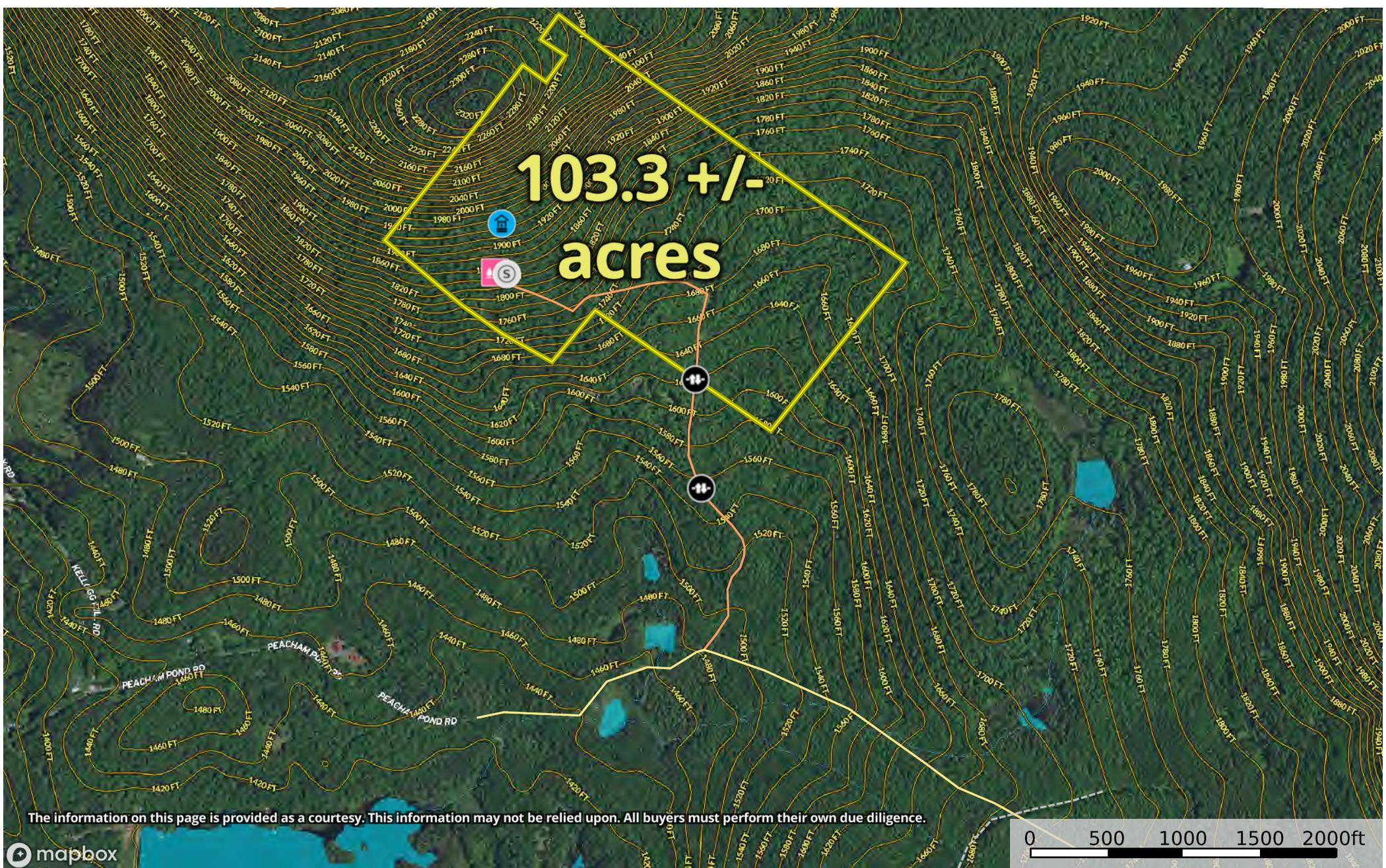


Peacham 100 acres - 527 Peacham Pond Road.

Vermont, AC +/-

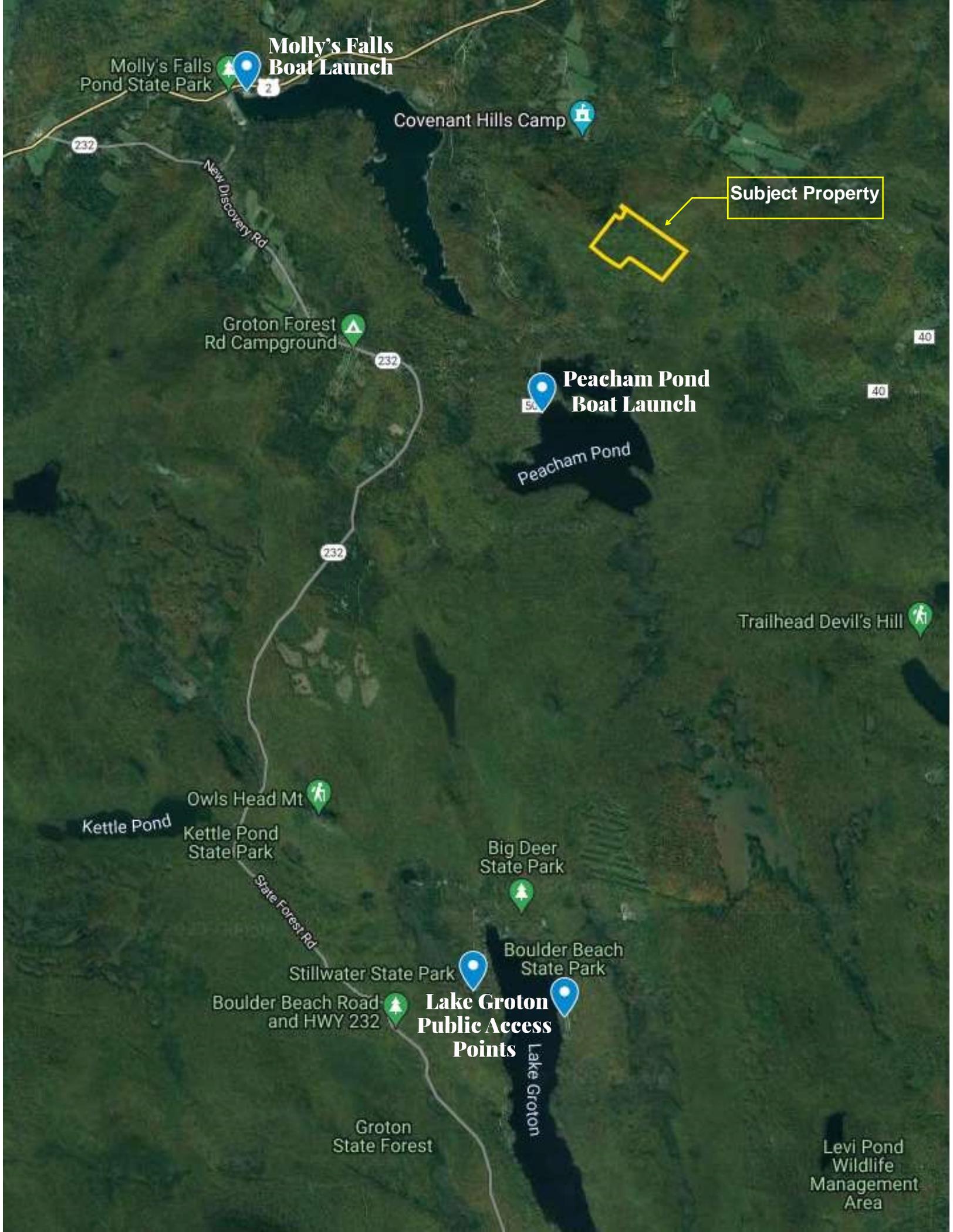


The information on this page is provided as a courtesy. This information may not be relied upon. All buyers must perform their own due diligence.



- Gate
- Proposed Shallow Well
- Proposed WW Disposal
- Cabin
- VAST Trail Access
- Lanesboro Road ()
- Driveway
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Molly's Falls Boat Launch

Subject Property

Peacham Pond Boat Launch

Lake Groton Public Access Points

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT**LAWS/REGULATIONS INVOLVED**10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019**Permittee(s): Thomas Walsh
97 Dunder Road
Burlington, VT 05401****Permit Number: WW-7-6228**

This permit affects the following property/properties in Peacham, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
04013	04013-000	468-148-10351	103.30	Book:73 Page(s):738-739

This application, consisting of the construction of on-site wastewater and potable water supply systems to serve an existing primitive cabin to be converted into a 2-bedroom single family residence, located at 527 Peacham Pond Road in Peacham, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1. The permittee is responsible for recording this permit in the Peacham Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2. The permittee is responsible for recording the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Peacham Land Records.
- 1.3. Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4. The landowner is responsible for establishing any easement(s) shown on the approved plans. The land deeds that establish and transfer ownership of the approved lot(s) shall allow future owner(s) the right to construct, maintain, and repair the wastewater and/or potable water supply systems approved herein. If the landowner does not properly execute said easement(s), this permit becomes null and void for any subject lot conveyed without easement(s).
- 1.5. By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.6. This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.

2. CONSTRUCTION

- 2.1. Construction shall be completed as shown on the plans and/or documents prepared by Samuel Ruggiano P.E., with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Overall Site Plan	C-1	08/15/2023	
Partial Site Plan	C-2	08/15/2023	



- 2.2. Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3. No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

3. INSPECTIONS

- 3.1. No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests."

or which satisfies the requirements of §1-311 of the referenced rules.

- 3.2. Prior to the use of the potable water supply for the 2-bedroom single family residence, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. The Lead sample shall be a first-draw. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

4. DESIGN FLOW

- 4.1. Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
04013	Conversion	2-Bedroom Single Family Residence	280	280

5. WASTEWATER SYSTEM

- 5.1. Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2. Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3. A future replacement wastewater area is identified on the stamped plan(s) for the 2-bedroom single family residence. There shall be no construction or other activities that will affect the suitability of this area for the design and construction of a wastewater system.
- 5.4. Prior to the construction of a replacement wastewater system in the replacement area, the landowner shall file an application with the Drinking Water and Groundwater Protection Division pursuant to the Wastewater System and Potable Water Supply Rules.
- 5.5. This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

- 6.1. Prior to construction or site work, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.2. Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Julia S. Moore, Secretary
Agency of Natural Resources

By  _____ Dated August 31, 2023
Eric Deratzian
Environmental Analyst VI
St Johnsbury Regional Office
Drinking Water and Groundwater Protection Division

cc: Samuel Ruggiano P.E.



N/F
NEW ENGLAND-ANNUAL CONFERENCE
OF THE UNITED METHODIST CHURCH

N/F
JACOB

N/F
MACK'S MOUNTAIN TRUST

N/F
BURTON TRUST

N/F
WALSH

PROPOSED
WASTEWATER
DISPOSAL SYSTEM
SEE SHEET C-5

N/F
MACIE

N/F
MACK'S MOUNTAIN TRUST

N/F
JACOB

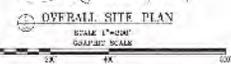
N/F
PELLER

PLAN REFERENCES:

1. TOPOGRAPHIC TABLE AND ORTHORECTIFIED INFORMATION TABLE ELECTRONICALLY FROM THE VERMONT CENTER FOR 2005/04/04 INFORMATION ON 08-16-03

NOTES:

- THIS DRAWING IS NOT A BOUNDARY SURVEY PLAN. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCES. THE PROPERTY LINES, DIMENSIONS AND CORNER MARKETS, DIMENSIONS, ETC. OF THIS DRAWING ARE THE RESPONSIBILITY OF THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION AND DETERMINING THE ACCURACY OF ALL DATA ON THE EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY.
- THE TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "OLD STATE" ABANDONED UTILITY LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY.



- LEGEND:**
- CONTRACT A WASTEWATER ISOLATION SYSTEM AND SHIELDING CALLED WELL FOR AN EXISTING PRIVATE CAMP.
 - ZONING CODES:**
ZONING DISTRICT - R-2A, RESIDENTIAL - RC
MINIMUM NUMBER OF ACRES - 2 ACRES
MINIMUM AREA - 9,000 SQ. FT.
 - REQUIRED SETBACKS:**
FRONT YARD - 45 FEET
SIDE YARD - 25 FEET
REAR YARD - 25 FEET
 - REQUIRED DIMENSIONS:**
FRONT YARD - 30 FEET
SIDE YARD - 10 FEET
REAR YARD - 10 FEET
 - UTILITIES:**
ELECTRIC - 100V-240V
TELEPHONE - 100V-240V
CABLE - 100V-240V
 - WELL:**
WELL NUMBER - 002-101251

LEGEND	
N/F	NON-OWNED PROPERTY
▲	ELECTRIC SERVICE
○	TELEPHONE SERVICE
○	CABLE SERVICE
○	WELL LOCATION
---	PROPOSED BOUNDARY LINE
---	EXISTING PROPERTY LINE
---	ALTERED PROPERTY LINE
---	EXISTING DRIVEWAY
---	PROPOSED DRIVEWAY
---	PROPOSED TREE LINE
---	PROPOSED MAIL LINE
---	PROPOSED CEMENT SEWER LINE
---	PROPOSED WASTEWATER ISOLATION SYSTEM
---	PROPOSED WATER SUPPLY ISOLATION SHIELD
---	RIGHT OF WAY

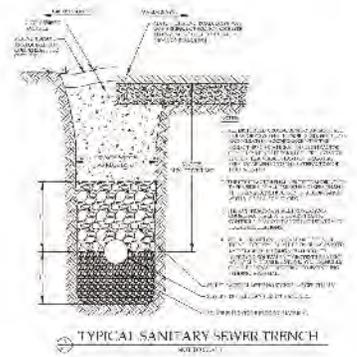
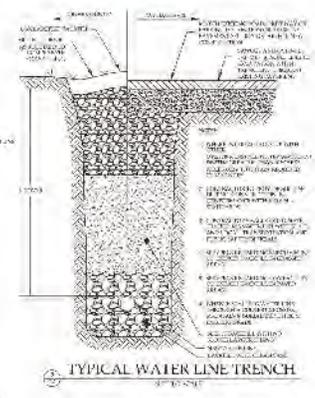
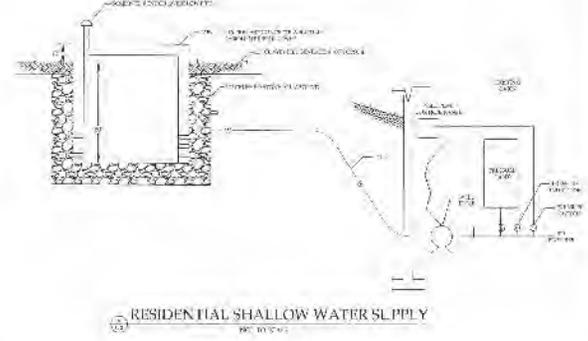
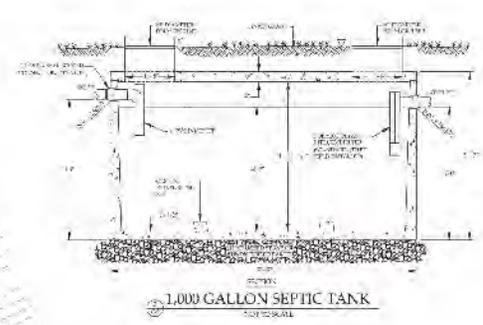
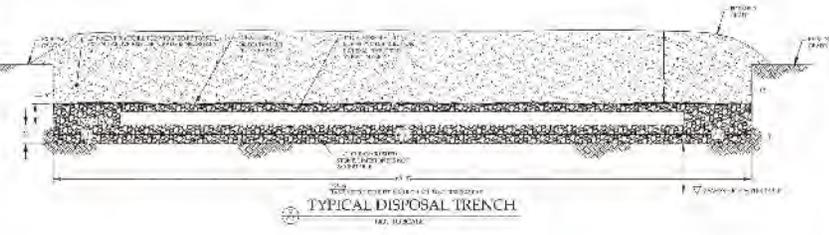
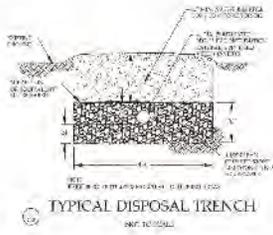
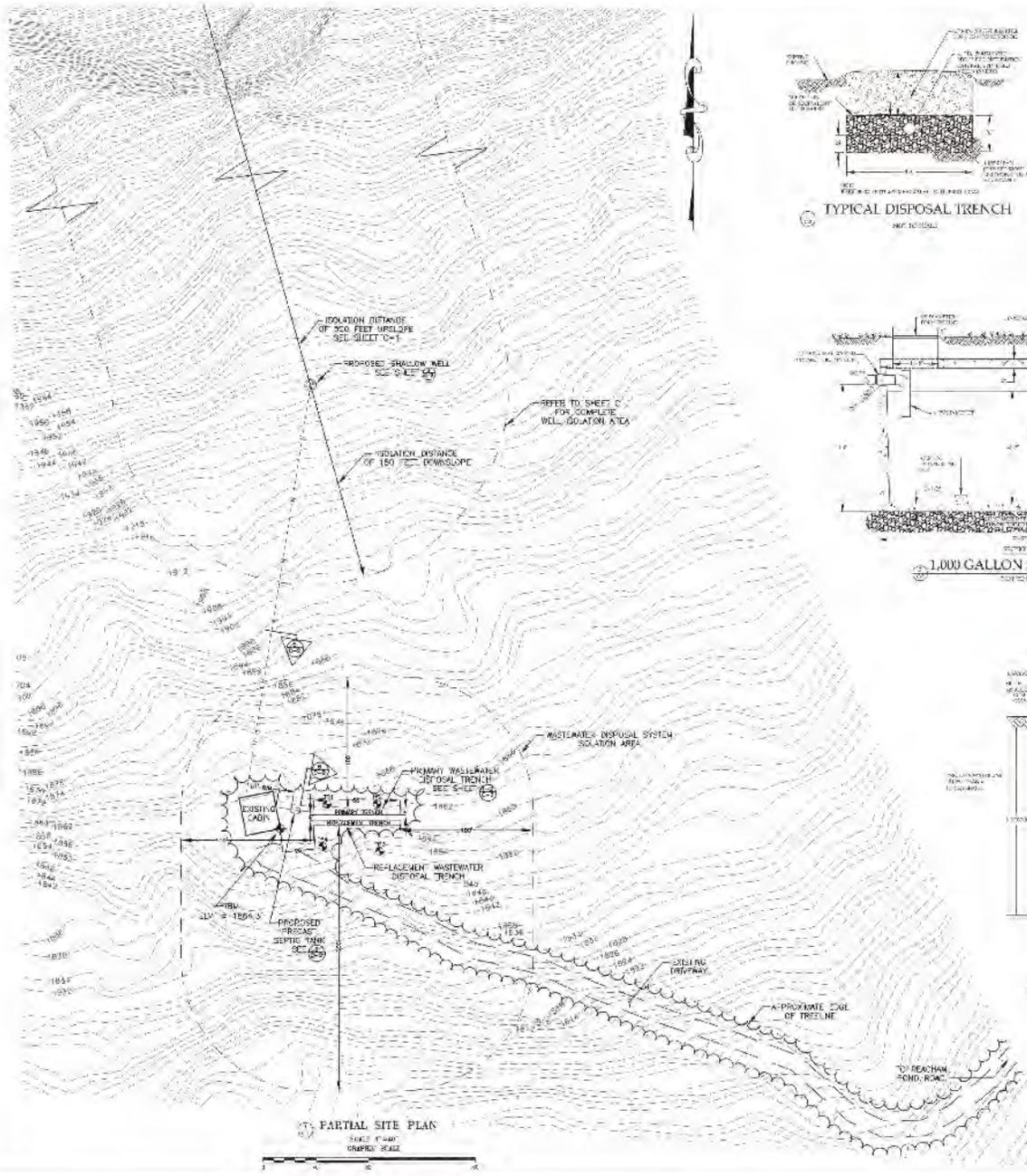


Sam Ruggiano Consulting, PLC
100 W. MAIN ST. SUITE 200
WATERBURY, VT 05671
PHONE: 802-244-1111
FAX: 802-244-1112
WWW.SAMRUGGIANO.COM

PROJECT NO. 002-101251
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 08/15/22

SHEET NO. **C-1**
1 OF 2 SHEETS

OVERALL SITE PLAN
527 PEACHAM POND ROAD
PEACHAM, VT



VERMONT
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Creating Water & Wastewater Pollution Control
THIS IS SUBJECT TO PROVISIONS
OR CONDITIONS LISTED IN PERMIT
Permit #: _____
Date: _____



Sam
Ruggiano
Consulting, PLLC
1000 Peacham Pond Road
Peacham, VT 05762
Tel: 802.533.1234
Fax: 802.533.1235

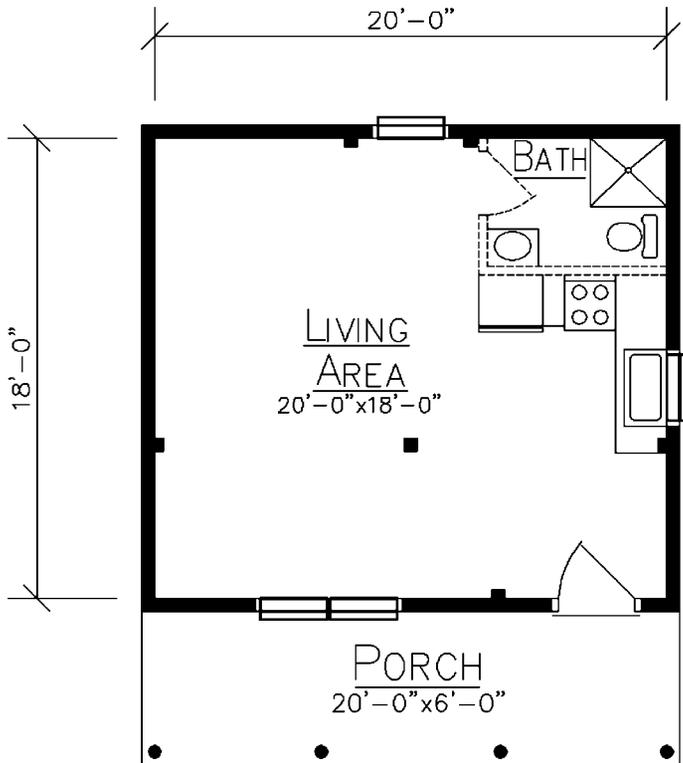
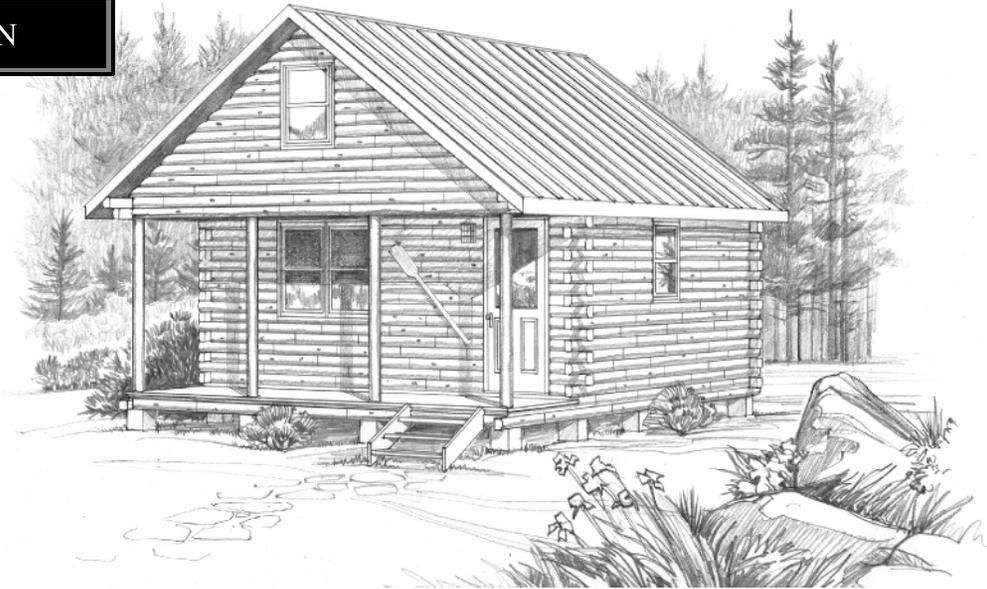
PARTIAL SITE PLAN
527 PEACHAM POND ROAD
PEACHAM, VT

SHEET
C-2
2 OF 2 SHEETS



P.O. Box 72
 Houlton, ME 04730
 800-341-1566
 www.wardcedarloghomes.com

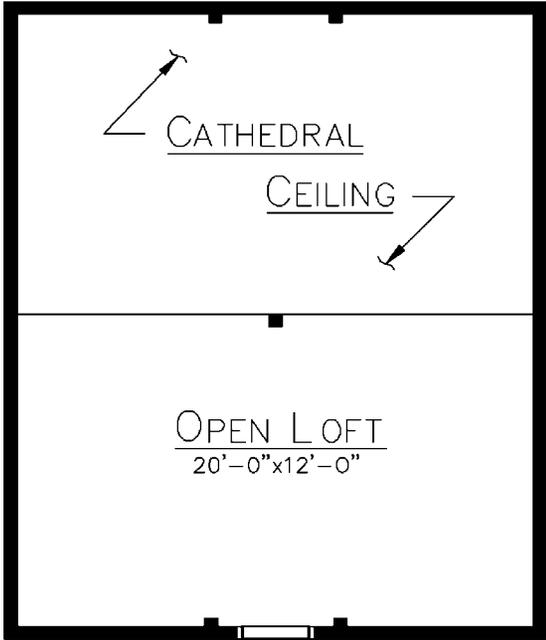
MATAGAMON



FLOOR PLAN

First Floor
 360 Sq. Ft.

Loft
 240 Sq. Ft.



LOFT PLAN

73/738

TOWN OF PEACHAM, VT

Received for record April 24, 2023

at 9:00 o'clock A.M. and recorded in

Peacham Land Records Vol. 73 Page 738-739

Attest: *[Signature]* Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231

-ACKNOWLEDGMENT-
RETURNS RECEIVED

Return No. 2210
Signed *[Signature]* Clerk
Date April 24, 2023

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **BLAKE GINTOF**, of Jeffersonville, in the County of Lamoille and State of Vermont, Grantor, in the consideration of TEN OR MORE Dollars, paid to my full satisfaction by **THOMAS G. WALSH**, of Burlington, in the County of Chittenden and State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said, **THOMAS G. WALSH**, and his heirs and assigns forever, a certain piece of land and all improvements thereon situated in Peacham, in the County of Caledonia and State of Vermont, described as follows:

Being all and the same land and premises conveyed to Blake Gintof by Warranty Deed of James F. Casey and Lisa B. D'Amelio, dated July 12, 2104 and recorded on July 21, 2014 in Volume 66 at Page 779 of the Town of Peacham Land Records, and described as follows:

Being a seasonal dwelling and land on Hooker Mountain, Peacham, Vermont.

The Property is subject to utility line easements, water rights and water restrictions, and highway rights-of-way of record, insofar as the same are now in force and affect the Property.

The Property is benefitted by and subject to access right of ways as described in Warranty Deed of The Forestry Development Corporation dated March 5, 1969 and recorded in Volume 29 at Page 137 of the Town of Peacham Land Records.

Reference is hereby made to the aforementioned instruments and to the references contained therein and records thereof in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said, **THOMAS G. WALSH**, and his heirs and assigns, to their own use and behoof forever; and I, the said **BLAKE GINTOF**, for myself and my heirs, executors and administrators, do covenant with the said Grantee, **THOMAS G. WALSH**, and his heirs and assigns, that until the ensealing of these presents I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are

FREE FROM EVERY ENCUMBRANCE; and I hereby engage to WARRANT and DEFEND the same against all lawful claims whatever, except as aforesaid.

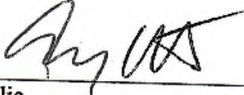
IN WITNESS WHEREOF, I, **BLAKE GINTOF**, hereunto cause my hand and seal this 21st day of April, 2023.



BLAKE GINTOF

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Williston, this 21st day of April, 2023, personally appeared **BLAKE GINTOF**, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me: 

Notary Public
My commission number: _____
My commission expires: 01/31/2025

Notary Public State of Vermont
AMY E. ESCOTT
Commission * No. 0004824*
My Commission Expires 1/31/25

Know all Men by These Presents:

That The Forestry Development Corporation, a New York Corporation

of Lake Placid in the County of Essex and State of New York Grantor,
in the consideration of one dollar and other good and valuable consideration Dollars
paid to its full satisfaction by

Philip E. Jacob and Betty M. Jacob, husband and wife
of Philadelphia in the County of Montgomery and State of Pennsylvania Grantees,
by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees,
Philip E. Jacob and Betty M. Jacob, husband and wife with full rights of survivorship

and their heirs and assigns forever, a certain piece of land in Peacham in the
County of Caledonia and State of Vermont, described as follows, viz: Being a part of the same land
and premises conveyed to Forestry Development Corporation by Warranty Deed from Damon E. Goslant
dated September 8, A.D. 1962 and recorded in Book 28, Page 170 of the Land Records of the Town of
Peacham, being more particularly described as follows, viz: The land herein conveyed is Lots
Number 21 and 33, as shown on a map of the third division of lands of the Town of Peacham, situated
northerly of the "Old Lanesboro Road", so-called, and southerly of Hooker Mountain, supposed to
contain approximately two hundred (200) acres, be the same more or less.

There is also included in this conveyance a certain right-of-way three (3) rods wide, the
required width for a public highway. Said right-of-way leads from the east side of the property
herein conveyed, and which is the east side of Lot No. 33 to the present Public Road, described as
follows: Commencing at the Public Road on the Northeast side of Peacham Pond in Lot No. 32 of
the third division of lands of the Town of Peacham, thence along the Old Lanesboro Road easterly
to a point (50) feet east of the eastern boundary of Lot No 32 with a total width of three (3)
rods, including all or part of the road bed, and a strip of land on the south side of the road that
was conveyed to the Forestry Development Corporation by Damon E. Goslant by his deed dated May
2, 1961 and recorded in Book 28, Page 114 of the Peacham Land Records; thence along the Old Lanesboro
Road, from the eastern boundary of Lot No. 32, which runs through the corners of Lots No.
34 and 35, a distance of approximately 1398 feet to an old logging road, including in this
distance a right-of-way three rods wide, one and a half (1½) rods in width of this right-of-way
is from the land conveyed to the Forestry Development Corporation, by Damon E. Goslant by his deed recorded
in Book 28, Page 114 and one and a half (1½) rods in width of this right-of-way is from land
conveyed to Forestry Development Corporation, by Damon E. Goslant by his deed recorded in Book
28, Page 170, both of Peacham Land Records; thence turning left from the Old Lanesboro Road
and following along a logging road, with a width three (3) rods wide as follows: North 52½ degrees
E. 252 feet; north 15½ degrees E. 217 feet; North 49 degrees E. 94 feet; North 46½ degrees east
124 feet; North 7 degrees E. 140 feet and North 29 degrees W. 291 feet and to the east side of
Lot No 33, which is the east boundary of the property herein conveyed. Excepting, however, and
forever reserving a right-of-way twenty (20) feet wide along the logging road above described that runs
through Lot No. 33 to 42 of the second division of the lands of the Town of Peacham.

Reference may be had to the afore-mentioned deeds, to the records thereof, for a further
and more complete description of the land and premises herein conveyed.

We have and in with said granted premises, with all the privileges and appurtenances thereof, to the said Grantees,
Philip E. Jacob and Betty M. Jacob, husband and wife, with full rights of survivorship

and their heirs and assigns, to their own use and behoof forever;
and the said Grantor, Forestry Development Corporation
successors and assigns, for its
and Philip E. Jacob and Betty M. Jacob, husband and wife, and their

heirs and assigns, that until the sealing of these presents it is the sole owner
of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY
ENCUMBRANCE;

it does RETURN NO. 80740
hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever. Forestry Development Corporation,
in witness whereof SIGNED its hand and seal this 5th day of March A. D. 1969

IN PRESENCE OF DATE March 31, 1969
Joseph P. Mc Entyre Forestry Development Corporation L. S.
Judith G. Mc Entyre By: William Brandt, Agent L. S.
L. S. L. S.

State of Vermont } At this 5th day of March A. D. 19 69
FORESTRY DEVELOPMENT CORPORATION County, ss. Forestry Development Corporation, by its Agent, Wilmer Brandt

personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his
free act and deed and deed of the Forestry Development Corporation

Before Me Joseph P. Mc Entyre Notary Public,
Peacham Town Clerk's Office March 31 A. D. 1969, at 9 o'clock 25 minutes A. M.
Received for record a Deed, of which the foregoing is a true copy.

A True Record. Attest, Louis A. Hawthorn Clerk.
I hereby certify that United States stamp to the amount of \$ _____ were affixed to the foregoing
instrument and were duly canceled.
Attest: _____ Clerk.