

TOWN OF PEACHAM
MINUTES OF THE SELECTBOARD TOWN PLAN HEARING
Wednesday, July 10, 2019
APPROVED

Selectboard Members Present: Beatrice Ring, Peter Craig
Public: Selectboard Clerk Rebecca Washington, Suzanne Schoenfeld, Alex Schoenfeld,
Jessica Philippe, Nick Comerci, Jock Gill, Johanna Branson

1. The hearing was called to order by Peter Craig at 6:42pm.
2. Comerci, a member of the Planning Commission, gave a background of the current Town Plan draft.
 - a. The Planning Commission picked up working on the Town Plan where a previous Planning Commission had left off. They first finalized the Zoning Regulations and then moved on to work on the Town Plan. Geoffrey Sewake developed two public workshops for community input and the committee also used input provided by Mike Bruton on the history of Peacham.
 - b. The things that cropped up were:
 - i. Changes in the zoning districts:
 - a) Village districts were realigned to fit the surveyed lots so that someone didn't have a parcel that was in two different districts.
 - b) There is now only one rural residential district instead of two.
 - ii. Concerns with the vitality of the town.
 - iii. Agriculture and forestland were important.
 - iv. The cafe and social aspects of the town.
 - v. Attracting new families and younger families to town.
 - vi. At some point there will most likely be an addendum regarding energy.
 - c. Issues and concerns were listed in the plan as well as action items.
 - d. Corrections and updates that were made:
 - i. Committee and group changes.
 - ii. On the maps, Martin's Pond was incorrectly labeled as Mud Pond.
 - e. The Planning Commission thinks the plan is reflective of what was brought up at the community meetings and people's input.
3. Gill said that the Energy Committee is working to develop an Enhanced Energy Plan which will be an addendum and that it's a year to 18 months out.
4. Ring asked, since the plan is a guidance document, is it left to the various boards to implement it or does the Planning Commission keep its hands on, and encourage, and push.
 - a. Comerci responded that it can be both and that boards can use it for guidance but that it's not a legal document. The plan is useful when applying for grants and funding for projects that are in the Town Plan. It can also be useful to the Development Review Board when making decisions.
5. Branson asked if the plan was necessary for certain other things to happen in the village and if it was a trigger or a precondition for other processes.
 - a. Philippe answered that the plan was a precondition to getting a village center designation which was a precondition for a lot of funding.
 - b. Gill said that it was a precondition for getting a grant to do the Energy Plan.
6. Discussion ensued about the timeline for approving the plan. The Selectboard plans to approve the Town Plan at their July 17th meeting and NVDA's Alison Low is trying to get a quorum together for regional approval.
7. Ring found it encouraging that a lot of the things that were talked about have already started.
8. Ring asked the public if they had any concerns about the plan.
 - a. Philippe pointed out that the plan said that the Peacham Childcare Center would be in the Science Building and she wanted the Selectboard to remove any reference to an actual location since the location is not finalized yet. Discussion ensued on where in the plan the references to the Science Building were made.
9. Comerci said that the maps were pretty straightforward and were generated by NVDA.
 - a. Craig pointed out that the Zoning District map still said Mud Pond instead of Martin's Pond. Comerci will inform Alison Low.
10. Comerci explained that if people have concerns about the plan after it's adopted, they can go to a Planning Commission meeting and the plan can be revised and amended.
11. Comerci will invite Alison Low to a Selectboard meeting to discuss the benefits of the Town Plan and how the town can use it.
12. Discussion ensued on who the Town Forester is.
13. Ring asked who was responsible for applying for the village center designation.
 - a. Washington read an email from Richard Amore, a planning and project manager from the Vermont Department of Housing and Community Development. Amore said that he's happy to meet to discuss the project, do a tour of the town, and help the town apply for village center designation.

