

**Unapproved minutes
February 2021 Peacham Planning Commission Meeting**

The meeting was called to order by Jock Gill at approximately 7:05 PM.

Jock Gill, Bruce MacLean, Marilyn Magnus and Adam Dobson were present. Bob Hansen was present. Mark Elliot, a member of the public from California, was also present.

No additions. Minutes approved. No public comment. No old business.

Jock Gill summarized recent members with the town's collaborators group, including as to land use and the future of Peacham, including the Peacham Housing Association's plans for the Science Building. The members discussed the 2017 Peacham Community Survey Findings and Community Forums Transcription of Notes from 2017 and their utility as a revised Town Plan and amended zoning bylaws are developed. The members discussed affordable housing, the requirement of a certificate of occupancy the development of local commercial opportunities and incentives which the town could put forward. Mark Elliot mentioned commercial vacancy taxes and the members discussed. Adam Dobson discussed drafting issues in the current bylaws and the members discussed areas of interest to be addressed in any amended bylaws, including noise, height restrictions, housing density and the general purpose of zoning regulations given limited enforcement opportunities. Adam Dobson was to explore possible enforcement mechanisms. Bob Hansen discussed enforcement issues and provided an update on the junkyard issue on County Road.

As per usual there was no correspondence. There were no voted. Adjournment was approximately 8:18 PM.