

# TOWN OF PEACHAM

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Development Review Board  
Hearing Results for

## Headline/Teegarden Zoning Permit Application 14-21, 1536 Peacham Pond Road

### INTRODUCTION AND PROCEDURAL HISTORY

1. The hearing was to review the application for an addition of a small screened porch to a camp building.
2. The application was received at Town Office on July 31, 2021. The warning for this hearing was posted in three places in town plus the town website on September 22, 2021, and it appeared in the *Caledonia Record* on January 24, 2021.
3. On September 22, 2021, a copy of the notice of a public hearing was mailed to the applicant, the DRB board members, and to the following adjoining property owners: Suzanne Ferrall, Elizabeth Lilly, John and Jennifer Hollar, and Vermont Department of Forrest and Parks.
4. The application was considered at a public hearing on October 11, 2021 both in person and by ZOOM “videotelephony” services. The zoning application was reviewed under the *Town of Peacham, Vermont Zoning and Flood Hazard Regulations* adopted February 28, 2017.
5. Participating in the hearing were members of the Peacham Development Review Board: Marilyn Magnus, Morris McCain, Rick Scholes, and Rusty Barber; and the Peacham Zoning Administrator, Bob Hansen.
6. Others wishing to achieve status as an interested person were given the opportunity, under 24 V.S.A. § 4465(b), to demonstrate that they met the criteria set forth in the statute. Interested persons were: David Teegarden, Carol Teegarden, and Elizabeth Lilly.
7. During the course of the hearing the application, dated July 31, 2021, along with the following exhibits were considered:
  - a. A hand-drawn site plan.
  - b. Two exterior elevation drawings of the porch addition.
  - c. Photographs of the site.

### FINDINGS

Based on the application, testimony, exhibits, and other evidence, the Development Review Board makes the following findings:

- The applicant seeks a permit to reduce the required side yard setback on the north side of the site from 25 feet to 22 feet.

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- The property is:
  - In Shoreland 1 zoning district.
  - According to the current town parcel map the site is .38 acres.
  - The hand-drawn site plan indicates 150' width at the shore.
  - The required minimum side yard setback is 25'

### **DECISION**

At the conclusion of the hearing the Development Review Board conducted public deliberations to consider the application.

**Based upon the Findings the Development Review Board, by unanimous vote, grants the application.**

October 18, 2021.

Peacham Development Review Board

James (Rusty) Barber, Chair

**NOTICE:** This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s). Such appeal must be taken within 30 days of the date of this decision pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.