

**DRAFT Minutes**  
**Town of Peacham Planning Commission**  
**Tues, May 16, 2023 07:00 PM**  
**Via Zoom**

Present: Anna Rubin, Adam Dobson, Marilyn Magnus, Bob Hansen, Will Kempton, Katherine Siner

Public: Mark Milazzo, Jock Gill, Allie Webster, Jake Thomas, Rebecca Washington

Anna R called the meeting to order at 7:02 PM

Marilyn M made a motion to approve the minutes from the April meeting with no changes, seconded by Adam D. Minutes were approved.

A discussion of the Bylaw Modernization project centered on priorities to align with the Town Plan:

**Support for local businesses**

*“Community Wealth and the Local Economy: Our vision is to cultivate a sustainable local economy that is rooted in the community’s strong ties to the working lands. We seek to strengthen the local agricultural and forestry-based economy by encouraging small-scale, family-owned farming and supporting businesses that promote the sale and use of local food and forestry products, as well as value-added production. As tourism is a critical component of Peacham’s local economy, we strive to develop the town as a “destination” attraction. In regard to home occupations, we encourage development of a broad range of small non-agricultural businesses that provide employment and income opportunity to those who live here.”*

Commission members and public discussed ways to support businesses in downtown districts.

1. Action: Consider a noise ordinance that defines hours when noises from businesses are acceptable. This will make it easier for residents and potential businesses to set parameters.
2. Action: Consider a vacant building ordinance to address unused retail and residential buildings.

Next Step: Anna will approach the Selectboard with these suggestions.

**Accessory Dwelling Units/Short Term Rentals**

Commission members and public discussed the value of regulating Accessory Dwelling Units and Short Term Rentals. This conversation was prompted by action taken in Waterford, Kirby, and Sutton, where short-term rentals have been disruptive to residents. The group also recognized that short-term rentals are a valuable source of income.

The conversation considered incentives and enforcement concerns. The most effective way to encourage responsible short-term rentals would be to incentivize longer minimum stays. This would lead to people visiting for several weeks or using ADUs for long-term rentals.

1. Action: Develop incentives for longer stays (consider example in Woodstock)
2. Action: Consider regulation to require property owners to register short-term rentals and require conditional use review.
3. Action: Consider requiring safety inspection
4. Action: Consider requiring a responsible person to be on-site

Next step: Anna will approach Selectboard with these suggestions.

## **Energy Efficiency**

*“Services and Infrastructure: Our vision supports the efficient provision of public services, while recognizing the limitation of the property tax system. The negative impact high taxes have on the viability of agriculture and on keeping the community open to all levels of income must be considered. Our vision also seeks to minimize the community’s collective carbon footprint by promoting and supporting efficiency and weatherization initiatives. We support the replacement of fossil-fuel burning with clean renewable energy development of a scale that is appropriate to Peacham, and we specifically support the development of community-owned renewable energy generation.”*

Commission members and public discussed goals and incentives to build houses that are easy to heat and affordable. [The Health Equity Toolkit developed by the Lamoille County Planning Commission](#) offers clear examples of ways to incorporate health equity planning into bylaws. The discussion focused on compact, efficient development within village, including existing and new structures.

## **Fireworks Ordinance**

Commission members and public discussed how to address unlawful fireworks displays set off from private homes. After considering requiring fireworks to be registered, the Commission decided to pursue this issue through a noise ordinance.

1. Action: Revise previous noise ordinance to focus on fireworks and downtown businesses.

**Municipal Energy Resilience Program** - Community Capacity Building Mini-Grants: up to \$4,000 to support energy resilience community capacity building. Planning Commission may work with the Energy Committee to make use of this resource later in the summer.

Meeting adjourned at 8:22.