

MEMO

To: Peacham Planning Commission
From: PlaceSense
Date: 14 July 2023
Re: Peacham Bylaw Technical Review

Peacham received a Bylaw Modernization Grant from the Vermont Department of Housing and Community Development (DHCD) to support regulatory reforms with the goal of increasing housing choice, affordability and opportunity.

Enclosed is an analysis of Peacham's existing land use regulations that examines the extent to which they support or pose barriers to housing creation. The technical review evaluates the existing (adopted) Peacham zoning bylaw against the 2019 Peacham Town Plan, current statute — including Act 47 the HOME Act — and the [Enabling Better Places Guide](#) (BPG) produced by DHCD which is a useful summary of what DHCD regards as best land use planning practice. The BPG is a reliable gauge of what a community would need to do to participate in state designation and similar programs.

This technical review of your zoning bylaw shows wherever possible how the current bylaw conflicts with current statutory language or misses the mark with the BPG or the 2019 Town Plan. Our advice is to use this technical review as a long-range guide to improve your bylaw, not everything needs to be changed immediately to meet the objectives of this project – which is to ensure that the bylaw does not unduly hinder the creation of housing in your community.

We will be available to discuss the review in detail with you and make sure that the priorities of the project are clear, and we develop a manageable set of draft revisions for adoption.

How to read the technical review (reading from left to right):

Bylaw Section identifies by article number and section the relevant text.

Text summarizes the bylaw section and evaluates it vis-à-vis the 2019 Town Plan, statute and the BPG.

PLAN	connects the section of bylaw to the relevant pages of the 2019 Town Plan
VSA	indicates where the bylaw no longer conforms to statute.
BPG	indicates where the bylaw could be improved by responding to the relevant area of BPG