

## PEACHAM VILLAGE WALK

<b>1</b>	Walk starts at the library
<b>2</b>	Four residences on Old Cemetery Road are oriented to the street with shallow setbacks reflecting the traditional village built form. Lots are similar in size (about 0.6 acres). One undeveloped parcel at 71 Old Cemetery Road. Village zoning districts ends at 102 Old Cemetery Road. Should village zoning be extended further along Old Cemetery Road?
<b>3</b>	Six residential properties on Bayley Hazen Road north of the library are less consistent in size and pattern of building placement. Could there be opportunity for infill development on the interior or back portion of those larger lots?
<b>4</b>	589 to 624 Bayley Hazen Road illustrate a regular pattern of lot size and building placement. Front setbacks are consistent in the range of 15' to 30' and lot frontage averages around 60'. Three of the buildings are oriented with their narrow gable end facing the street, typical of the pre-automobile era settlement pattern. The side setbacks between the buildings is very shallow (less than 10'). The zoning standards for lots and setbacks do not reflect this built form.
<b>5</b>	511 to 555 Bayley Hazen Road have a deep, consistent setback of about 50' from the edge of the current right-of-way. This unusual pattern likely reflects the road's heritage as a military road that historically would have had a wider right-of-way. While the lot sizes and frontages are not significantly different than the group of homes closer to the library, the scale of these homes and the depth of the front yards lends a different character to this road segment. These are large homes that were likely occupied by much larger households and possibly intergenerational family in earlier eras. Could buildings of this size be converted to accommodate more than one household in the future?
<b>6</b>	Many residential properties in the village have large outbuildings – barns, carriage houses, garages. These offer opportunities for adaptive reuse and infill within the existing built form of the village. Should the zoning facilitate alternative uses of these buildings?
<b>7</b>	458 Bayley Hazen Road has a very shallow front setback and unusual orientation to the road for a historic home. This likely reflects the challenges of the building site. It is one the larger parcels in the village at almost 3 acres and abuts the school.
<b>8</b>	749 to 791 Bayley Hazen Road have more typical village setbacks. There is shared driveway access, including to 775 which is on an interior lot without road frontage. The village zoning district ends at 769 Bayley Hazen Road. Should it be extended to include 749 and 752?
<b>9</b>	The feasibility of rehabilitating the Science Building and converting it to a four-unit apartment building is currently being explored by Peacham Community Housing.
<b>10</b>	The former Kenerson Building was previously converted to a six-unit apartment building by Peacham Community Housing. The building shares a septic system with the Town Office / Post Office and the Congregational Church.
<b>11</b>	The Town of Peacham owns a large amount of undeveloped land behind 145 Church Street (Historical Society) that stretches behind the cemetery. The area abutting 145 Church Street is about 3 acres, while the portion of the land currently leased for farming is more than 8 acres. Should the zoning regulations facilitate infill housing in this area? If so, what type of housing?
<b>12</b>	Most of the non-residential uses in the village are along Church Street and clustered around the intersection. Are more businesses desirable in the village? If so, where and what kind / size?
<b>13</b>	Walk ends at the library

