

## PEACHAM VILLAGE WALK

August 16, 2023

The prepared walk included 12 pre-selected sites illustrating existing land use patterns and potential for development in the village.

A related purpose was to gather information regarding on physical constraints and changes in use over time.

Participants were encouraged to ask questions and comment at each point.

Points 6, 7 and 8 were combined and the items of interest were discussed at point 6.

Points 10 and 11 were combined and Point 12 was canceled because rain interrupted the walk.

Site	Observation	Comment/Question
1	Library Walk Intro	Welcome
2	Old Cemetery RD. Potential for extending Village District	<ol style="list-style-type: none"> <li>1 Limited septic suitability (wet, ledgy) (could use a community system)</li> <li>2 There was a small house in this location</li> <li>3 Steep road makes it challenging for universal access</li> <li>4 Concern with risk of '50s, '60s style sprawl</li> <li>5 Balancing competing objectives of guiding growth to village and preserving farmland at the village edge</li> </ol>
3	6 residences on Bayley Hazen RD	<ol style="list-style-type: none"> <li>1 Potential to use this form – old farmhouse close to road with outbuildings and deep lots – for ADUs or subdivide making rear lots</li> </ol>
4	589 – 624 Bayley Hazen RD	<ol style="list-style-type: none"> <li>1 Existing historic form conflicts with current zoning bylaw (too close to street, side setbacks under 20ft)</li> <li>2 Call for protecting the streetscape with design standards for new construction</li> <li>3 604 B-H RD used to have the Post Office in structure to the rear</li> <li>4 These 4 houses currently only have a total of 6 people living in them and lots of other houses in the village also only have 1 or 2 residents. How to get younger families back into the village?</li> </ol>
5	511 – 555 Bayley Hazen RD	<ol style="list-style-type: none"> <li>1 B-H RD setbacks on west side are deep, with a largely obscured sidewalk. Deep setback and large existing structures have potential for accommodating more than 1 household (multi-unit housing)</li> </ol>
6		<ol style="list-style-type: none"> <li>1 Generous lots and substantial outbuildings could allow for ADUs or multi-unit-housing</li> </ol>
7	458 Bayley Hazen RD	<ol style="list-style-type: none"> <li>1 Very shallow setback suggests severe physical constraints of site (narrow shelf for house site, steep drop-off behind)</li> </ol>
8	749 – 791 Bayley Hazen RD	<ol style="list-style-type: none"> <li>1 This form is similar to what was suggested for point 3 (above) Features include shared driveway access, an interior lot without road frontage</li> <li>2 Village District ends at 769, could it be extended to include 749 and 752?</li> </ol>
9	Academy Science Building	<ol style="list-style-type: none"> <li>1 Potential for renovation of building for 4-unit apartment building</li> <li>2 Cost and condition of building were are concerns, as is capacity of shared wastewater system</li> </ol>
10	Kenerson Building	<ol style="list-style-type: none"> <li>1 6 apartment senior housing complex</li> </ol>
11	Town owned 12 acres adjacent to Cemetery	<ol style="list-style-type: none"> <li>1 Potential for residential development</li> <li>2 Town land is an asset, other communities have donated town land for senior or affordable housing</li> </ol>