

# TOWN OF PEACHAM

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## Development Review Board Hearing Results for

### Town of Peacham, VT, Application 7-23, 79 Church Street

#### INTRODUCTION AND PROCEDURAL HISTORY

1. The hearing was to review an application for the addition of a roof shelter to protect new heat pump units for the building.
2. The application was filed at the Town Office and transmitted to the Zoning Administrator on July 25, 2023. The application was referred to the DRB on July 31, 2023. The application was amended on August 7, 2023.
3. On August 22, 2023, a copy of the notice of public hearing was mailed to the Property Owner and the Applicant, and the notice of public hearing and zoning application were mailed to the following adjoining property owners:
  - a. Nancy Saidi and Juliette Avots
  - b. Lawrence and Rebecca Jensen
  - c. Town of Peacham
  - d. Peacham Community Housing
  - e. Madge Rossinoff
  - f. Peacham Historical Association
  - g. Katherine Siner
  - h. Peacham Congregational Church
4. On August 22, 2023, the notice of a public hearing and zoning application were posted in three places in town and on the town website. A copy of the notice of a public hearing and the zoning application were made available at Peacham Town Office.
5. On August 22, 2023, the notice of a public hearing was published in the *Caledonian Record*.
6. The zoning application was considered at a public hearing on September 7, 2023, 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.
7. Participating in the hearing were members of the Peacham Development Review Board: Marilyn Magnus, Morris McCain, Rick Scholes, and Matt Kempton. Also attending was the Peacham Zoning Administrator, Bob Hansen.
8. 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. Dick Browne and Dave Stauffer were identified as interested persons.

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9. During the hearing the following exhibits were considered:

- The application.
- A site plan indicating the location and dimensions of the structure.
- An “Amendment to Zoning Application 7-23”, clarifying the structures dimensions.

## **FINDINGS**

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

- The property is in the Village District.
- The required side yard setback is 25 feet. The proposed setback is 12’-6”

## **DECISION**

**Development Review Board GRANTS THE APPLICATION.**

September 12, 2023.

Peacham Development Review Board

Richard Scholes, Acting 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.