

DRAFT MINUTES
Town of Peacham Planning Commission
Tues, Nov 21, 2023 7:00 PM
VIA ZOOM

Present: Anna Rubin, Adam Dobson, Alfred Dedam, Bob Hansen

Anna called the meeting to order at 7:05 PM.

We discussed the process for editing Peacham's Zoning Regulations to comply with statute.

Anna shared the response received from the VT League of Cities and Towns:

There is a thorough process with prior public and regional notice and hearings by the planning commission followed by prior public notice and hearings by the selectboard (aka legislative body) as outline in the Vermont Land Use & Training Collaborative's [Plan and Bylaw Adoption Tools](#) - see outline starting on page 10 for bylaw adoption/amendment/repeal. The tool is somewhat dated but still applicable except that the Home act (Act 47) repealed the provision for voters in rural towns to require that bylaw adoption/amendment/repeal be approved by the voters (see page 10 of the tool: "*or a rural municipality with a population of less than 2,500 that has previously elected at a special or regular town meeting to require bylaws/ amendments/repeals be adopted by Australian ballot*" is no longer applicable). Although the selectboard is empowered in all circumstances to approve bylaw amendments on their own, they could still choose to put the question to the voters at their discretion, they just can't be forced to do so by the voters and any pre-existing vote to require a public vote is now void. If there is a vote, it can either occur at a special or annual town meeting.

We had a brief exchange about bringing the mandated changes to the Selectboard after a public question-and-answer forum.

The PC will set a date for a public conversation in January 2024.

The meeting ended abruptly when Anna's internet connection failed.

Follow-up: Anna has asked Rod Francis and Brandy Saxton the following:

- Regarding ADUs: We only see one choice presented (30 or 50% max size for ADU). We were under the impression that this is what would be presented as well as other standalone options which would go beyond state minimum, and that those could then be discussed further and either approved or declined by the SB. Could you please draft other standalone options for Peacham to help make a decision regarding ADU size?
- Regarding final presentation: I've attached a Word doc of the bylaws. Please let me know when you will be able to make changes that could be presented to the Selectboard.

- We'd like to hold an in-person public meeting in the Peacham Library to talk through the proposed changes. We are considering dates in January -- are there specific dates and times when you are able to join via Zoom?