

DRAFT MINUTES
Town of Peacham Planning Commission
Tues, Dec 19, 2023 7:00 PM

Via Zoom

Present: Adam Dobson, Katherine Siner, Marilyn Magnus, William Kempton, Anna Rubin, Bob Hanson, Alfred Dedam

Rod Francis and Brandy Saxton, Place Sense consultants

Minutes from November submitted.

Bylaw Modernization:

January 13, 2024, 2:00 – 4:00 PM public discussion of bylaw modernization in the Peacham Library.

DRAFT invitation language: The Peacham Planning Commission would like to hear from you! We're updating the Peacham Zoning Regulations to conform with current state law. We're also interested in knowing how zoning affects you. What changes could be made to our current regulations that would support the Peacham Town Plan that was adopted in 2017? Everyone is welcome! This is your chance to learn about updating our bylaws, to ask questions about the process, and to let us know what's important to you. This event is free and open to all. Join online or in person.

Discussion focused on

- Process: Planning Commission can go directly to the Selectboard with edits to the zoning regulations. Most of the changes are direct result of Act 47.
- ADUs: Peacham has been exceeding the required statutory size allowance for ADUs by allowing an ADU that is up to 50% of the floor area of the primary unit rather than the mandated 30%. Peacham could define an ADU differently than the state to allow for a larger unit. The larger unit would have to be granted a permit by the ZA if the structure met district standards (setbacks, height, etc.) without going to a DRB hearing. PC members asked for language that reflects the following:
 - Increase ADU floor area to 1,200 sf or 50% of primary structure (whichever is larger)
 - remove the owner-occupancy provision for ADUs
 - allow ADUs to be constructed inside existing principal structures (an apartment)
 - reduce the land area per unit in the Village district from 1/2 acre to 1/5 acre.

The PC considered the cost of holding a public meeting, including announcements and advertising.

Adjourned at 8:42