

DRAFT MINUTES
Town of Peacham Planning Commission
Sat, Jan 13, 2024 2:00 – 4:00 PM
Hybrid In-person/online
Peacham Library Community Room and via Zoom

Present: Anna Rubin, Adam Dobson, Katherine Siner, William Kempton, Bob Hansen

Consultants Brandy Saxton and Rod Francis

This public meeting was held to review ongoing work to update our zoning regulations so they comply with current statute.

More than 20 people attended (in person and via Zoom).

Anna Rubin opened the meeting at 2:00 PM. In 2023 the Planning Commission prioritized a project to modernize Peacham's zoning regulations, which had not been updated since 2017. Some language in these regulations contract current statutes. The Planning Commission also wanted to review the regulations to see how they align with the Town Plan (revised in 2021). The goal is to make necessary changes to Peacham's zoning regulations to comply with state laws and support the vision for our community that is described in the Town Plan.

Once fundamental changes are in place, the Planning Commission will be able to focus on other issues that are priorities for our community.

Brandy Saxton and Rod Francis were engaged by the Planning Commission with support from a grant. They have helped us understand the implications and limitations of our current zoning regulations. They have also created an audit of these regulations with suggestions for areas to amend in order to comply with the current state laws.

Consultants Brandy Saxton and Rod Francis described their process and suggested edits to the current regulations. See their presentation for details.

A full recording of the meeting is available via Zoom. These summary notes cover only the headline topics that emerged through the conversation, facilitated by Adam Dobson and Anna Rubin:

- Maintaining Peacham's character small village character is a priority
- Some updates to the zoning regulations are necessary – required changes have been identified by Place Sense consultants in their technical review.
- Act 47 (Homes Act) makes it possible to have 2 dwellings on a site that was formerly zoned for 1 dwelling.
- Construction in Peacham Village is limited by potable water access and wastewater regulations.
- Peacham Fire Department should be involved in further conversations regarding housing.

- Proposed language regarding Accessory Dwelling Units (ADUs) needs to be clarified with the state. (Anna has asked for legal review from the VT League of Cities and Towns.)
- Various village designations and maps could be overlaid and aligned
- Homes in Peacham Village were constructed to accommodate more people.
- Some homes in Peacham formerly had apartments and boarders.
- Additional changes to the zoning regulations required by earlier laws have been included in this project.

The Planning Commission welcomes this exchange. Our work is ongoing, and public participation makes it stronger.