

DRAFT MINUTES

Town of Peacham Planning Commission

Tues, May 21, 2024 07:00 PM

Via Zoom

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

Anna R. called the meeting to order at 7:04 PM.

Adam D. moved to approve the minutes from April; Christian S. seconded. Minutes were approved.

Commission members welcomed Chirstian Snow and introduced themselves. Members mentioned their interests, which include preserving Peacham's historic charm, addressing housing and economic issues, and supporting regulations that encourage our community to realize its potential. "Peacham's bylaws should promote and protect the town."

Bylaw Modernization Project:

- Members had read the report drafted by Place Sense consultants. It reflects the scope of amendments to Peacham's bylaws that the commission wished to submit at this time. Recognizing that this grant-funded effort has a limited timeframe, PC members were satisfied with the focus on aligning Peacham's bylaws with current state statute regarding housing.
- Adam D. noted that the amendments do not modify any existing regulatory regimes. There was discussion about including this language in the report to make it clear that changes to the zoning regulations would not affect existing wastewater or fire regulations. Instead of changing the Final Report, members agreed to submit the report to the Selectboard with a cover letter that includes a statement about no changes to existing regulations.
- Adam D. moved to approve the Planning Commission Report on Proposed Bylaw Amendments. Christian S. seconded. The report was approved unanimously.

According to Vermont State procedure to amend bylaws, the report, proposed bylaw amendment, and notice of a public hearing must be transmitted to

- Planning Commission chairs of adjoining municipalities
- Executive Director of Northeastern Vermont Development Association
- VT Department of Housing & Community Development

The Planning Commission must hold a public hearing that is warned 15 days in advance by publication in a local newspaper and posting notice in 3 places in Peacham including "date, time, place and purpose of hearing with a summary including a statement of purpose, geographic areas affected, listing of section headings, and a description of the place within the municipality where the full text may be examined."

Anna will work with the Town Clerk and Selectboard to identify a date for this public hearing.

Planning Commission members agreed that their work is most effective when the focus is broad. Discussion followed about topics that have come up recently, including short-term rentals, cluster housing, smart growth, walkable village center, economic development. Anna R. will review the Town Plan for language to guide the next steps.

Anna R. recognized that the Planning Commission is charged with reviewing the town's All Hazards Mitigation Plan.

Discussion followed about efforts to preserve and support Peacham's historic buildings. Planning Commission members expressed interest in incentives to encourage investment in the Historic Village District. There are other groups in Peacham also working on this issue.

The meeting was adjourned at 8:10 PM.