

DRAFT MINUTES

Town of Peacham Planning Commission

Tues, June 25 2024 07:00 PM

Hybrid Meeting

In-person at the Peacham Library, Community Room

Online via Zoom

Present (in-person): William Kempton, Christian Snow, Anna Rubin, Bob Hansen

Present (online): Adam Dobson, Alfred Dedam

Public: Amy Ash Nixon (Caledonian-Record)

A. Rubin called the meeting to order at 7:10.

In addition to the distributed agenda, Katherine Siner sent a message requesting an open forum on the proposed Science Building project:

I am writing to express my strong request for the Peacham Community Housing (PCH) project of the Science Building with Rural Edge to have an open town forum on the next steps and “what to expect”.

I ask this forum to update the community on the property’s progress and project details. This transparency is greatly appreciated, and I look forward to participating in the discussion.

Given that Peacham does not have a Design and Review Board, I would like to request more detailed information about several aspects of the project:

1. Pavement Construction: Could you provide specifics on the type and scope of pavement construction planned for the project? How much green space is being used for pavement?
2. Lighting: Information on the proposed lighting for the development would be valuable. Specifically, we are interested in how the lighting will affect neighboring properties.
3. Signage: Details on any signage planned for the property would also be beneficial. This includes the design, placement, and any potential impact on the town’s aesthetic and historic character.
4. Historical Considerations: Given Peacham’s rich history, it is essential that new developments respect and integrate with our town’s heritage. We would appreciate insight into how Rural Edge plans to address and honor these historical considerations.
5. Is there any language PCH can provide within the sale agreement that Rural Edge has to abide by certain historical considerations?

A. Dobson moved and C. Snow seconded the motion to approve minutes from May.

A. Rubin opened the public hearing on proposed amendments to Peacham's Zoning Regulations and introduced the final report prepared by consultants Rod Francis and Brandy Saxton on the Bylaw Modernization Project. This report identifies the amendments to the zoning regulations that support safe and affordable housing:

The proposed amendments remove barriers to housing creation, particularly multi-unit dwellings in the Village district and ADUs in all zoning districts. The proposed amendments remove conditional use review for ADUs as required by statute and now make clear that 2-unit dwellings (duplexes) are a permitted use in all districts. .

Planning Commission members discussed the process and agreed that the proposed amendments represent a first step to align Peacham's regulations with current state law. The work with the consultants identified next-level changes that could support goals identified in the Town Plan.

A. Dobson moved and C. Snow seconded the motion to accept and approve the amendments to Peacham's Zoning Regulations as presented by Rod Francis and Brandy Saxton. With this approval, the Planning Commission will present the amendments to the Peacham Selectboard.

The motion was unanimously approved. A. Rubin will contact the Selectboard to be on the agenda.

Planning Commission members discussed ways to support economic development in Peacham's villages. The conversation turned to the Village Store, which has been unoccupied for several years and risks being damaged. PC members considered possible intervention and agreed that the best course is to support ongoing efforts of residents and the Selectboard. We agreed that this property is central to the community and its condition affects adjacent businesses.

The meeting was adjourned at 7:55 PM.

In addition to the agenda that was distributed, Katherine sent a note regarding the proposed work in Peacham Village that could involve the PC:

Dear Peacham Planning Commission, Rural Edge, and Town of Peacham,

As a resident of Peacham, I am writing to express my strong request for the Peacham Community Housing (PCH) project of the Science Building with Rural Edge to have an open town forum on the next steps and “what to expect”.

I ask this forum to update the community on the property’s progress and project details. This transparency is greatly appreciated, and I look forward to participating in the discussion.

Given that Peacham does not have a Design and Review Board, I would like to request more detailed information about several aspects of the project:

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Your responses to these inquiries will help us, as residents, to better understand this important project. We look forward to the continued dialogue this project will bring to Peacham.