

# **TOWN OF PEACHAM**

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## **Development Review Board Hearing Results for**

### **Peacham Zoning Application 5-25, 311 Field Road**

#### **INTRODUCTION AND PROCEDURAL HISTORY**

1. The hearing was to review an application for variance to reduce the front yard setback from 65' to 46'.
2. The application was filed at the Town Office, transmitted to the Zoning Administrator, and referred to the DRB on April 21, 2025. On June 10, 2025, the application was amended verbally, to increase the proposed front yard setback from 38' to 46' (centerline of the road to the face of the new structure).
3. A copy of the notice of the public hearing was mailed to the Property Owner and the Applicant, and the adjoining property owners.
4. The notice of a public hearing and zoning application were posted in three places in town and on the town website. A copy of the notice of a public hearing and the zoning application were made available at Peacham Town Office.
5. The notice of a public hearing was published in the *Caledonian Record*.
6. The zoning application was considered at a public hearing on Jun 10, 2025, both in person and by ZOOM "videotelephony" services. The zoning application was reviewed under the *Town of Peacham, Vermont Zoning and Flood Hazard Regulations* adopted February 28, 2017.
7. Participating in the hearing were members of the Peacham Development Review Board: Marilyn Magnus, Rick Scholes, Matt Kempton, Cody Patno, Adam Dobson, and Rusty Barber. Also attending was the Peacham Zoning Administrator, Bob Hansen.
8. Others wishing to achieve status as an interested person were given the opportunity, under 24 V.S.A. § 4465(b), to demonstrate that they met the criteria set forth in the statute. No interested persons were identified.
9. During the hearing the following exhibits were considered:
  - a. The zoning application including a plot plan.
  - b. A list of abutting properties.
  - c. Photographs of the site.

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## **FINDINGS**

Based on the application, testimony, exhibits, and other evidence, the Development Review Board makes the following findings:

- The property is in the Rural District.
- The front yard setback would be reduced from 65' to 46'

## **DECISION**

At the conclusion of the hearing the Development Review Board adjourned and considered the application in deliberative session.

**Based upon the Findings, and Conclusions, the Development Review Board**

**APPROVES THE APPLICATION.**

June 15, 2025.

Peacham Development Review Board

Adam Dobson, Chair

***NOTICE:** This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s). Such appeal must be taken within 30 days of the date of this decision pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.*