

TOWN OF PEACHAM
Wednesday, July 16, 2025
Selectboard Meeting
Hybrid meeting in the Peacham Library Community Room and via Zoom

Attendance

In-person: Alfred Dedam, Selectboard Chair, Peter Craig, Selectboard, William Kempton, Selectboard, Christian Snow, Selectboard, Anna Carvalho, Selectboard Clerk, Anna Rubin, Doug Morton, Bob Hansen

Via Zoom: Dave Edwards, Janie Carle

Minutes

1. Call to order by Alfred at 06:30pm, on Wednesday, July 16th, 2025
2. Selectboard vacancy appointment
 - a. Molly resigned due to time constraints on July 10th, 2025. On July 15th, 2025, she followed up with a formal resignation effective immediately. Andrea Otto is willing to fill the position until the next Town Meeting. Alfred confirmed with VLCT that the board does not have to formally accept a resignation.
 - i. **William moved to appoint Andrea Otto to fulfill the term until town meeting, seconded by Christian, all in favor, so moved.**
 - ii. Alfred will catch up with Andrea
3. Additions to the agenda – none
4. Highway Department Update – Jeremy not present
 - a. Alfred met with him early in the week. Jeremy received a construction cost estimate from Ruggles Construction regarding the bridge on Mill Trace Bridge, but it was \$134,000 for the concrete planks they had discussed previously. This is significantly higher than they had expected.
 - b. Roadside mower came too early. He is unable to come back later. Alfred expressed his dissatisfaction. Discussion about what to do next year.
5. Town Clerk/Treasurer Update – email from Rebecca Washington
 - a. Listers did not set the Grand List yet. Can't set tax rate until next meeting.
 - b. New board member needs to stop by the office.
 - c. The Board of Civil Authority meeting for the biennial review of the voter checklist is on July 23rd at 6:30pm. She requested Selectboard members attend. Alfred explained this process.
 - d. Received update from the state regarding FEMA reimbursements. There could be a delay on funding for one of our bigger projects, which cost \$213,000 (it includes the bottom of Gov Mattock's Rd). Our state and FEMA reps are not sure

how long this additional layer of approval will take. It won't delay the smaller projects we're in the process of seeking reimbursement for. *"Under the direction of DHS, FEMA has implemented additional controls to ensure that funding activities are consistent with law and do not promote fraud, waste or abuse, as it has in the past. Under President Trump and Secretary Noem's leadership, we are making reform across the federal government to eliminate egregious waste and incompetence that has been happening for decades at the expense of the American taxpayer. Secretary Noem will be the ultimate authority who reviews and considers proposals for agency obligations for expenditures exceeding \$100,000."* Peter commented his support for this measure.

- e. Private burial map for approve. The Health Officer has done a site inspection and ensured it is the minimum distance from water sources.
 - i. **Peter moved to accept the map and location of the private burial ground, seconded by William, all in favor, so moved.**
- f. Board members agreed to pay Molly for her 4 months of service on the board.
- 6. Set 2025 Municipal Tax Rate – tabled.
- 7. Planning Commission – Anna Rubin, Doug Morton, & Bob Hansen
 - a. Anna presented the map that was delivered to the Planning Commission from the NVDA that represents a proposed redrawing of designated land use areas due to ACT 181, which modernizes VT's designation program. The goal is to make more housing available and easier to construct and to accommodate more housing in VT communities. The basic changes would be in the Village Center, which has been expanded, making new area eligible for benefits, grants, and support.
 - b. Doug Morton explained that Act 181 reorganizes, renames, and addresses issues in Act 250. It requires that the land use categories and future land use maps have consistent land use categories, so they are consistent with other regions in VT. Statute requires updating existing maps to eliminate inconsistent categories. There is a change from Act 250 town by town jurisdiction to a location-based jurisdiction, based on the existing infrastructure. NVDA has a series of webinars that layout the importance of the change and answer questions about why it needs to be dealt with as a town.
 - c. Peacham is relatively untouched by the changes. There is a timeline to review the map and respond to NVDA. There will be action needed to be taken by the town eventually to accept, deny, or change the map. The Planning Commission will review it fully. The map is available on the town website, and can be made available to any interested resident.
 - d. The presentation is just an introduction, but it is necessary. If the town takes no action, the NVDA will move forward with what they have presented. They want to make sure people have time to see it and ask questions.
 - e. South Peacham and East Peacham would qualify as "hamlets" not villages.

- f. Peter expressed his dissatisfaction and distaste for the zoning regulations. Anna, Doug, Bob Hansen, and board members explained that zoning laws are not changing, but new statute requires consistent land use categories, so this is a planning exercise. The purposes is for future planning of land use, but doesn't necessarily mean any development would happen or that zoning laws would change.
 - g. Alfred asked about the zoning map, and Doug explained this map is not meant to replace that, but rather represents a consistent future land use designation. There will be less impact on our small town than some larger towns.
 - h. There are a lot of moving parts for this project, but this stage is just the mapping, so Doug encouraged the Selectboard and the DRB become familiar with Act 181 moving forward. He offered to arrange a more detailed discussion.
 - 8. Zoning Application for PCH properties– Bob Hansen, Zoning Administrator
 - a. He is an employee of Rural Edge, which is working on rehabbing the Science Building and apartments. He has a conflict of interest as the Zoning Admin. He'd like to recuse himself and ask for someone else to be appointed in his place. He mentioned Rusty Barber as a replacement. Bob explained where the Rural Edge process is at, and that Rusty is familiar with it.
- **The meeting was interrupted by multiple participants entering the Zoom with inappropriate and obscene images and language, so the Zoom was ended prematurely. Due to the disruption, Alfred did not feel as though the meeting should continue, and confirmed that the majority of the agenda items could wait. He decided to table everything but the bills and minutes.**
- 9. Tree Board update – tabled
 - 10. Transfer Station assistant – tabled
 - 11. PDRA appointments – tabled
 - 12. Public comment – tabled
 - 13. Approve minutes
 - a. **William moved to approve minutes from Wednesday, July 2, 2025, seconded by Christian, all in favor, so moved.**
 - 14. Review and approve bills
 - a. **Peter moved to approve bills as presented, seconded Christian, all in favor, so moved.**
 - b. Discussion about a storage shed related to a bill paid.
 - 15. Review correspondence - tabled
 - 16. Christian moves to adjourn at 7:35pm, seconded by William, all in favor, so moved.

Documents provided to the Selectboard and discussed at this meeting are available by request to the Town Office.