

DRAFT MINUTES

Town of Peacham Planning Commission

Tues, Aug 19, 2025 7:00 PM

Hybrid via Zoom and in the Community Room of the Peacham Library

Present: Adam Dobson, Doug Morton, Anna Rubin (in person)
Marilyn Magnus (via Zoom)

Public: John Reiss

Meeting called to order at 7:03 PM

Anna mentioned that the June minutes had been edited to correct the spelling of John Reiss's name. Marilyn M. moved to accept the updated minutes of June 2025. Doug seconded. Minutes were accepted.

All Hazards Mitigation Plan: Anna and Doug reported on meetings they attended. Neil Monteith is coordinating with the consultant to update codes and standards.

Commission members discussed the proposed Land Use Map created by NVDA and presented to in June. Anna brought the map to the Selectboard in July. The map is available for residents to review and comment. Doug explained that the criteria for land use designation is the presence of soils that would allow certain types of development. The map reflects goals of Act 181, which "overhauls Vermont's planning framework for coordinating state, regional, and municipal land use." This work involved reorienting systems to make them consistent across the state, with the aim of providing incentives for new housing in certain areas and reducing regulation in village centers.

John Reiss asked to see a tax map overly. Commission members did not see a need for this information to evaluate the proposed map.

John Reiss asked about conservation easements and agricultural overlays. Anna will ask NVDA about these maps.

Commission members considered a Municipal Planning Grant. Anna will connect with Rebecca W. to ask about Selectboard priorities.

Meeting adjourned at 7:55.