

TOWN OF PEACHAM

Development Review Board

Hearing Results for

Dorcas Gray Generation Skipping Trust Property Subdivision, Zoning Application 9-25 859 Penny Street

INTRODUCTION AND PROCEDURAL HISTORY

1. The hearing was to review an application for subdivision of land submitted by the Dorcas Gray Generation Skipping Trust. The zoning application was received at the Town Office on July 3, 2025. The application was referred to the Development Review Board on July 7, 2025.
2. The warning for this hearing was posted in three places in town, and on the town website on August 4, 2025, and it appeared in the *Caledonia Record* on August 6, 2025. A copy of the application and site information was available at Peacham Town Offices. On August 4, 2025, a copy of the notice of a public hearing and the zoning application were mailed to the applicant and to the owners of abutting properties.
3. The subdivision application was considered at a public hearing on August 21, 2025. The application was reviewed under the *Town of Peacham, Vermont Zoning and Flood Hazard Regulations* adopted January 21, 2025.
4. Present at the hearing were members of the Peacham Development Review Board, Adam Dobson, Rusty Barber, Matt Kempton and Marilyn Magnus.
5. Those 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. Interested people were Barbara Hegenbart and Stephen Moore.
6. During the hearing, the following exhibits were considered:
 - The application including a list of abutters.
 - A site survey prepared by Matthew T. Otterman, dated June 18, 2025 showing the parcels which are the subject of the zoning application.

FINDINGS

Subdivision of property is considered conditional use and is evaluated in accordance with *ARTICLE 8: SPECIAL PROVISIONS*. Based on the application, testimony, exhibits, and other evidence, the Development Review Board makes the following findings:

- The property is in a Rural District.
- Existing Lots 2 and 4 are to be adjusted into new Lots 1 (8 acres), 2 (231.4 acres), 3 (44.20 acres), and 4 (35.2 acres), each with frontage along a common right-of-way exceeding the minimum requirement of 200 feet
- Lot 1, Lot 2, Lot 3 and Lot 4 all comply with the Minimum Lot Area and Dimensional Requirements of Rural Districts.

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CONCLUSIONS

802.1: General Standards of Review

(A) The Capacity of Existing or Planned Development.

- 1) The project will not result in undue impacts on the municipal water supply.
- 2) The project will not cause other undue impacts on the municipality including but not limited to education, fire protection, emergency services, health services, recreation, waste disposal, and recycling.

(B) The Character of the Area Affected.

- 1) The proposed project, by its nature, scale, appearance, or operation, will not adversely change the character of the potentially affected area as it exists or as the area is projected to exist in the municipal land use plan and the zoning by-law in effect.

(C) Traffic on Roads and Highways in the Vicinity.

- 1) The project will not significantly reduce the safety of existing pedestrian, vehicular, or recreational uses of the highways affected.
- 2) The proposed use will not exhaust or exceed the physical capacity of the affected highway. In general, the project shall not substantially overburden the municipality in providing adequate highway construction and maintenance services.

(E) Utilization of Renewable Energy Resources.

- 1) No renewable energy resources are proposed.

DECISION

At the conclusion of the hearing the Development Review Board conducted private deliberations to consider the application.

Based upon the Findings and Conclusions the Development Review Board grants the application.

The approval of the subdivision will expire 180 days from the date of this decision unless the approved site survey is recorded in the office of the Town Clerk.

September 2, 2025

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.*