

TOWN OF PEACHAM

Development Review Board
Hearing Results for

Scott Von Stein
Zoning Application
703 Onion Point Road

INTRODUCTION AND PROCEDURAL HISTORY

1. The hearing was to review a zoning permit application submitted by Scott Von Stein. The zoning application was received at the Town Office on September 3, 2025. The application was referred to the Development Review Board on September 20, 2025.
2. The warning for this hearing was posted in three places in town, and on the town website on October 6, 2025, and it appeared in the *Caledonia Record* on October 7, 2025. A copy of the application and site information was available at Peacham Town Offices. On August 6, 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. The October 6 notice was supplemented by a notice on October 16, 2025, updating the Zoom link for the meeting. The supplement was mailed to the applicant and to the owners of abutting properties (who were also contacted by telephone on October 21 and October 22) and published in the Caledonian Record on October 21, 2025.
3. The application was considered at a public hearing on October 23, 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, Rick Scholes, Rusty Barber, Matt Kempton and Cody Patno.
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. There were no interested persons present.
6. During the hearing, the following exhibits were considered:
 - The application including a list of abutters.
 - A site survey showing the parcel which is the subject of the zoning application.

FINDINGS

The zoning permit application required a waiver of the minimum lot area and dimensional requirements applicable to the relevant zoning district. Based on the application, testimony, exhibits, and other evidence, the Development Review Board makes the following findings:

- The property is in a Shoreland 1 district.
- The property will not meet the setback requirements applicable to the Shoreland 1 district.
- The applicant received a Shoreland Protection Individual Permit in respect of the subject property.

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CONCLUSIONS

803: Waivers

1. The proposed development will not alter the character of the area in which the property is located.
2. The proposed development will not impair the lawful use or development of nearby property.
3. The proposed development will not be detrimental to public health, safety or welfare.
4. The proposed development is reasonable and similar to development on other properties in the area.
5. The applicant is proposing adequate mitigation through design, screening or other remedy.

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.

October 27, 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.*