

**DRAFT MINUTES**  
**Town of Peacham Planning Commission**  
**Tues, Sept16, 2025 7:00 PM**  
**Hybrid Meeting**  
**In-person in the Peacham Library Community Room and via Zoom**

Present: Anna Rubin, Marilyn Magnus (via Zoom)

Public: John Reiss

Anna R. called the meeting to order at 7:05.

As there was no quorum, the Planning Commission could not take action on the issue of altering the proposed Land Use Map presented by NVDA. Discussion focused on the implications of Peacham's Agricultural Overlay on the proposed Land Use Map. The Agricultural Overlay is defined in Peacham's Zoning Regulations as:

Peacham's Zoning Regulations define the Ag Overlay with this language (pp 16-17):

Section 306: Agricultural Overlay (AO) The Agricultural Overlay district superimposes on top of the Rural District (RD) districts. The provisions of the overlay district take precedent over the requirements of the underlying district. This district contains the prime farmland as identified on the official overlay map located in the Town development and the parcelization of farmland should be limited to only those cases which support improved management of land or where potential adverse impacts on resource lands or farming can be eliminated. While the minimum lot size for the district is 2 acres, the density of housing in this district shall not be allowed to significantly increase. The purpose of allowing for a home to be built on as little as 2 acres is to reduce the extent of resource lands lost to residential use and to allow the sale of more affordable lots. Subdivisions of three or more parcels are required to obtain Planned Unit Development. The development of additional town roads within the district is discouraged.

Meeting adjourned at 7:40 PM.

Comments received by the Planning Commission:

Too the Peacham Planning Co. And TO WHOES PRENCE THESE WORDS MAY COME, GREETINGS, NOW COMES JOHN HOWARD REISS JR. IT IS MY RECOMENDATION THAT WE DENY THE NVDA MAP AND OR STRIP OUT ALL OF THE AG. OVERY LANDS.....THE PEACHAM VILLAGE IS MADE UP OF 99 PECENT OF AG OVERLAY LANDS WHICH 99 PERCENT OF THAT ARE THE VERMONT CURRENT USE PROGRAM . AND I STILL QUESTION HOW MUCH OF THAT HAS DONATED OR SOLD THEIR COMSERVATION EASEMENT TOO THE VERMONT LAND TRUST????? THE PEACHAM TOWN PLAN GOALS: PAGE #8 PEACHAM IN THE FUTURE WILL LOOK MUCH AS IT DOES TODAY , PAGE # 21 THETOWN PLAN EMPHASIZES PROTECTION OF FARM LAND pAGE 28 CONSERVING AVTICE FARM LAND IS A TOP PRIORTY. IN 1989 THE LESA SYSTEM WAS

DONE PAGE 42 AS OF 2018 THERE WERE 2472 ACERS OF PRIVATE LAND UNDER  
CONSEVATION EASEMENTS ..... i RECOMEND AND DEMAND THAT ALL  
AG OVERLAY LANDS BE TAKEN OUT OF THE NVDAS PROPOSED MAP OF THE  
VILLAGE,,, AND STILL STAY UNDER THE CURRENT BYLAWS,,, AND NOT BE EXEMPT  
FROM ACT 250 THANK YOU VERY MUCH JOHN HOWARD REISS JR