

DRAFT MINUTES
Town of Peacham Planning Commission
Tues, Oct 21, 2025 7:00 PM

Hybrid Meeting
In-person in the Peacham Library and via Zoom

Present: Anna Rubin, Doug Morton (in-person), Marilyn Magnus (via phone)

Public: John Riess

Anna R. called the meeting to order at 7:13 PM.

Anna confirmed that the public comment period for the Land Use Map proposed by NVDA in accordance with Act 181 had ended. The proposed map had been in the Peacham Town Office since it was brought to the Selectboard's attention in July. Public comments had been included in the message to NVDA, which did not suggest changes to the proposed map.

John R. indicated that he was not content with the map and timeline. Doug M. commented that other communities had followed the same schedule. The mapping guidelines were defined by Act 181. [NVDA has posted information about Act 181 and the implications for Vermont designations](#). NVDA has also held a series of workshops on Tier 3 rulemaking in the Act 250 Review process, and [recordings from these sessions are available here](#).

[The State of VT has published an overview of changes related to Act 181.](#)

We agreed that there was a lot of information, and this group had not been able to study every implication for Peacham. Concerns about potential changes should be brought to the attention of our state representatives.

Planning Commission members agreed to continue the discussion regarding Peacham's Hazards Mitigation planning. Anna with follow-up with Neil Monteith.

Planning Commission members discussed the possibility of meeting every other month, unless there was something urgent to consider. There were no objections to this proposal.

Meeting was adjourned at 7:47 PM.