

DRAFT MINUTES
Town of Peacham Planning Commission
Tues Jan 20, 2026 7:00 PM

Via Zoom

Present: Marilyn Magnus, Doug Morton, Anna Rubin

Public: Charlie Byron (Energy Committee), Robert Starbuck (Emergency Management Director), Jon Reiss

Anna R. called the meeting to order at 7:03 PM.

Marilyn M. moved to approve draft minutes from November 2025. Doug M. seconded. Minutes were approved.

Anna explained that guests had been invited to bring together groups that are discussing issues related to energy and infrastructure to coordinate efforts. The planning commission sees an opportunity to open discussions and coordinate to accomplish shared goals.

Charlie B gave an overview of the energy committee's focus, which includes proactive thinking, especially around solar energy. A robust discussion is happening regarding solar energy development, particularly the difference between investor and private solar arrays.

Robert S. described his involvement to update the local Hazard Mitigation Plan. This includes identifying potential hazards, and planning for preparation, response, and mitigation. Flood zones, flood plains, and energy use could be affected by climate change, creating new risks for Peacham residents.

There was discussion about how risks are identified and what the village can do to prepare for them.

The group agreed that climate change is a factor influencing energy use, potential threats, and planning. Anna described a recent conversation following an application she had submitted for support through the State of VT Municipal Climate Planning Guide Pilot Program: "*The Climate Action Office is seeking to identify six communities to participate in a nine-month pilot program. These six communities will receive drafts of the guide and technical assistance from Regional Planning Commissions (RPCs), the Siler Climate Consulting project team, and the Climate Action Office. They will test out the draft guide to inform the final resource, which will be available by the end of 2026. Throughout the pilot, technical assistance will be provided to participating municipalities.*"

The group discussed capacity to work on this project together and agreed that the timing and focus aligned with the interests of several community groups. Anna will confirm a timeline with the program representative.

Doug asked about Peacham's Town Plan, which was revised in 2021. Anna requested clarification from Alison Low (NVDA) about when the Town Plan needs to be reviewed. Her response: *“According to our records, your plan expires on July 17, 2027. We also note that you have an enhanced energy plan, which gives your town heightened standing in the Section 248 process. We have new energy use estimates, targets for weatherization, etc. Another updated requirement will be housing targets.”*

The group agreed that a Municipal Climate Planning Guide could inform a revised Town Plan.

Doug suggested that the planning commission should not apply to be one of the VT Climate Economy Resilient Communities program in 2026. All agreed.

All agreed to continue discussions on the Municipal Climate Planning Guide.

Meeting adjourned at 8:06 PM.