

PEACHAM TOWN PLAN

2018 Update

PEACHAM PLANNING COMMISSION

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INTRODUCTION AND ACKNOWLEDGMENTS

A town plan sets forth the collective vision of the community for the future. It is a non-regulatory document that establishes the goals and policies of the town in broad terms. It also serves as the basis for zoning and subdivision regulation. The primary purposes of the town plan are to provide background on our people, landscape, and institutions, to document those things we value, and to provide both a blueprint and policy vehicle to help Peacham achieve its vision.

Methods of implementation, like the town itself, will forever be a work in progress. The strategies for implementation within this plan simply illustrate some of the many and diverse ways we can continue to work together toward our common goals.

Vermont's Land Use Law requires that town plans be updated every eight years for the purpose of keeping information current and taking note of development and land use trends that influence the vision the town has for its future or the town's game plan for reaching its goals. The town plan presented herein presents modest changes to the 2014 plan. Many changes are simply aimed at simplifying the plan's message and language. The substantive changes considered herein were crafted with the benefit of comments received during the "Community Conversations" held in September of 2017, and through the input the commission received via a community-wide survey made available from the spring through summer of 2017. The findings of the survey and transcription of the "Community Conversations" can be found in the appendices and by request.

COMMUNITY "LISTENING SESSIONS" & SURVEY

This plan has incorporated the public discussions taken at two public forums held on September 22nd and 23rd, 2017, and the community-wide survey conducted throughout the spring and summer of 2017.

First, the "Community Conversations" were organized to allow for participants to discuss topics of community interest. These conversations were designed to lead groups to actionable next steps. These actionable next steps or projects generally fell within the realm of non-municipal action, meaning, these items would be addressed by volunteers and groups within the community.

The top action ideas from "Community Conversations" were:

- 1) Support Working Farms & Land Conservation with Policies and Developing a Market for Their Products, including the Village Farm;
- 2) Develop More Affordable Housing Options, especially Younger People;

- 3) Create a Time Bank to Exchange Services Between Community Members;
- 4) Improve Broadband & Cellular Connectivity;
- 5) Develop an Accessible Community Calendar;
- 6) Tennis Court Redevelopment;
- 7) Develop a 15-Year Energy Vision;
- 8) Volunteer and Leadership Mentorship Program;
- 9) Redevelop Town Hall Complex;
- 10) Revitalize Village Center;
- 11) Develop a Community Fund for Peacham Initiatives & Projects;
- 12) Improve Access of Activities for All;
- 13) Pursue Liability Coverage for Community Activities & Events;
- 14) Reboot the Peacham Events & Activities Committee;
- 15) Improve Communication and Coordination Between Groups and Municipality;
- 16) Engage with School to Develop Student Volunteers;
- 17) Develop Peacham "Destination" Attraction;
- 18) Develop Community Resiliency Center;
- 19) Explore Ways to be More Diverse: A Diversity Initiative---Bring Together Groups and Residents;
- 20) Explore the Development of a Performance Space Venue; and
- 21) Explore Development of a Community Center.

While this list does not include every idea generated during the "Community Conversations", it does include the top ideas from the four discussion groups. At the conclusion of the "Community Conversations", participants voted to move forward with the top four ideas (listed above).

Second, the community-wide survey conducted through the spring and summer of 2017 focused on gathering feedback from the community on a number of topics. The results of the survey while not entirely surprising, are fairly consistent with the previous community survey conducted in 2003 to 2005 of challenges, opportunities and visions of the Peacham community. One question in particular is perhaps most important to this plan update, were the survey asked respondents to rate topics based on their importance to a high quality of life in Peacham. The following is that ranking (highest to lowest) based on responses received:

- 1) Rural Setting;
- 2) Quality of Education;
- 3) Internet Access (Broadband);
- 4) Scenic Views;
- 5) Natural Areas;
- 6) Protection of Agricultural Lands;
- 7) Access to Locally Grown Food;
- 8) Peace & Quiet;
- 9) Cellular Phone Signal;
- 10) Community Events & Activities;
- 11) Privacy;
- 12) Peacham Town School (Pre-K to 6);
- 13) Access to Locally Produced Goods & Services;
- 14) Services for Aging in Place;
- 15) Places to Socialize;
- 16) School Choice for Grades 7-12;
- 17) Pedestrian Access;

- 18) Farmstands;
- 19) Historic Buildings & Sites;
- 20) Farmers Market;
- 21) Recreational Opportunities;
- 22) Local Commerce;
- 23) Educational Opportunities in Agriculture & Forestry;
- 24) Local Availability of Household Goods & Services;
- 25) Access to Childcare;
- 26) Designated Historic Districts;
- 27) Educational Opportunities in the Trades;
- 28) Public Transportation;
- 29) Beach Access; and
- 30) Motorized Trail Access.

In addition, the survey asked respondents to list the top three community areas the Town should focus on---areas where the municipality should focus on and pursue solutions to. The top 10 areas were:

- 1) Recreation Resources & Activities;
- 2) Community Character (agricultural, historic, aesthetic, peacefulness);
- 3) Education;
- 4) Cellular Service;
- 5) Economic Development;
- 6) Broadband Access;
- 7) Roads;
- 8) Housing;
- 9) Childcare; and
- 10) Healthcare & Aging in Place.

This plan update uses the feedback from the community to create a proposed basic vision for the future. Some of the vision's actionable next steps will fall within the realm of the municipality (or town government), while others will be really up to volunteers beyond the walls of the government. There is so much the community can do, this plan can help guide those actions. Each section contains background information, a list of the current issues and needs, and recommended actions to address these needs.

A VISION OF PEACHAM IN THE FUTURE

Peacham in the future will look much as it does today - a small scale, rural community that supports the New England traditions of farmers working the land, sap being boiled to maple syrup, a parent taking a child hunting, the democratic forum of town meeting, gravel roads lined by maple trees. The way of life is still deliberate, relaxed, and rural. Peacham continues to be a special place. A mixture of landscapes and a diverse population contribute to its unique character. Preserving working dairy and other types of farming are a top priority for the community, as is improved management of forest lands through individual initiative. Recreation is available through the Groton State Forest, various trails, and town facilities. The special and unique places in town are protected through a variety of methods. Housing choices are available for all income levels. Educational opportunities exist for both children and adults. Peacham residents continue to be active in town government, and to meet challenges as they strive for greater efficiency in the provision of town services. As issues have become more complex, the residents contribute even more volunteer time. This tradition is important to maintain the democratic way of life.

We strive to build on the community's assets and strengths to accomplish these shared planning goals for Peacham:

1. **People and Social Capital:** Our vision is to foster a diverse community that creates multiple opportunities for people of all ages to interact, recreate, and celebrate the rich social and civic traditions of a rural community. Our vision supports a full array of housing options, including affordable housing opportunities for young people, families, and senior citizens, with an emphasis on the rehabilitation of existing structures. Quality educational services contribute to the enticement of young families to Peacham and assists in maintaining the current population of families with school-aged children. These young families are essential to the future of Peacham, as they benefit the town in a multitude of ways. We strive to ensure universal access to quality education, cultural enrichment, and lifelong learning. We also wish to establish an environment that encourages safe and affordable childcare.
2. **The Built Environment and Sense of Place:** We strive to conserve those rural, pastoral qualities of agriculture, forest, and settlement patterns that make Peacham an attractive community in which to live, work, and raise a family. Our vision supports a sustainable development pattern that conserves important historic and cultural resources for future generations to enjoy, including Peacham's many historic and archaeological assets and scenic viewsheds. Our vision-- which seeks to minimize the fragmentation of productive farm and forest lands and avoid encroachment into flood prone areas -- may be achieved through the creative and flexible design of traditional village centers in order to allow for a mix of housing, commercial, governmental, community, recreational, and social uses. Ensuring that there is a sufficient amount of land available in traditional village areas for development at higher densities will be critical to achieving this goal.
3. **Community Wealth and the Local Economy:** Our vision is to cultivate a sustainable local economy that is rooted in the community's strong ties to the working lands. We seek to strengthen the local agricultural and forestry-based economy by encouraging small-scale, family-owned farming and supporting businesses that promote the sale and use of local food and forestry products, as well as value-added production. As tourism is a critical component of Peacham's local economy, we strive to develop the town as a "destination" attraction. In regard to home occupations, we encourage development of a broad range of small non-agricultural businesses that provide employment and income opportunity to those who live here.
4. **Natural Resources and Conservation:** Our vision supports the conservation of unique natural areas and ecosystems that make up Peacham's diverse and scenic landscape by discouraging development on agricultural lands, hilltops, and environmentally sensitive areas. Our vision supports and encourages environmentally responsible land uses, as well as best practices in forestry and agriculture. We support the protection of habitats that provide for hunting, fishing, berry-picking, hiking, and outdoor interests.
5. **Services and Infrastructure:** Our vision supports the efficient provision of public services, while recognizing the limitation of the property tax system. The negative impact high taxes have on the viability of agriculture and on keeping the community open to all levels of income must be considered. Our vision also seeks to minimize the community's collective carbon footprint by promoting and supporting efficiency and weatherization initiatives. We support the replacement of fossil-fuel burning with clean renewable energy development of a scale that is appropriate to Peacham, and we specifically support the development of community-owned renewable energy generation.

1. PEOPLE AND SOCIAL CAPITAL

ISSUES AND CONCERNS:

- At this time there is insufficient day care provided in Peacham.

- The town tennis court is in sad repair, representing a lost opportunity to establish a central gathering space.
- The trail network throughout town should be maintained. Particular consideration should be given to the possibility of a nature/cross country ski trail connecting the three villages.
- The recreational needs of residents change and facilities require ongoing maintenance.
- Abuses by boaters may detrimentally affect wildlife habitats on small ponds.
- Infestation of Eurasian milfoil into our lakes is a growing concern.
- The Community Listening sessions identified a lack of affordable housing options, particularly for young families.

PEACHAM: A BRIEF HISTORY

In 1763 Governor Sensing Wentworth of New Hampshire gave a charter for the Town of Peacham to a group of proprietors. He also gave Peacham its name. The proprietors were speculators whose main role was to survey the town, sell lots, and lay out roads. In 1775, settlers, primarily from Connecticut and Massachusetts, bought the lots, built dwellings and developed the land. Crops, including wheat, grew abundantly in the fertile soil. Nine years later, records show about 200 people in town. The first recorded town meeting took place in 1784. Selectmen were duly elected to govern the affairs of the town. According to local tradition, as early as 1795 scholars studied in a log structure on the Bayley Hazen Road, halfway between the corner and Water Street (South Peacham). In 1795 Caledonia County Grammar School received its charter. In 1799, a library was established. A group of men established the Congregational Church in 1794. James Bayley organized a Free Will Baptist Church and served as its minister, it disbanded in 1819. Yet another group began the Methodist Episcopal Church in 1831 and built a chapel in 1832. Because of declining membership, the Methodists closed the church. The building later became the Academy gym and currently houses the town offices and post office.

The early farmers traded butter, eggs, and wheat for goods which they could not make at home. The distillation of whiskey produced a cash crop for distant markets, as did the making of potash. From 1800 to 1830, sheep farming flourished and, in 1840, the town reached its greatest population of 1,443. From that date, census numbers steadily declined. Farming methods changed and dairying became predominant. Even the labor-intensive farms of the late 1800's could not accommodate all members of the large families. Over the years Peacham had sent teachers and missionaries to distant parts. Young men and women went to the mills in Massachusetts and New Hampshire or, especially after the discovery of gold in California; they trekked west to seek their fortunes.

Almost from the beginning various trades and industries - as many as 30-35 at a given time-flourished in Peacham. Lumbering, coopering, milling, butter making, tin ware, tanneries and leather goods provided goods for local consumption. Today, carpenters, small contractors, and builders continue a long tradition, while local crafters, artisans, and artists prepare their wares for the global market.

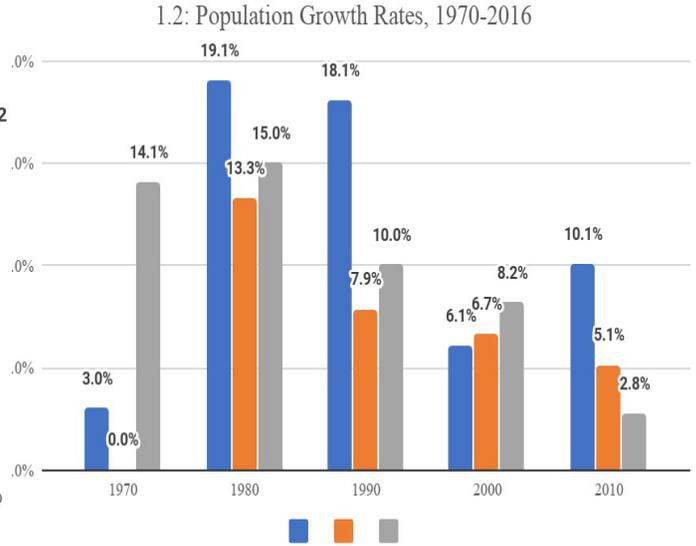
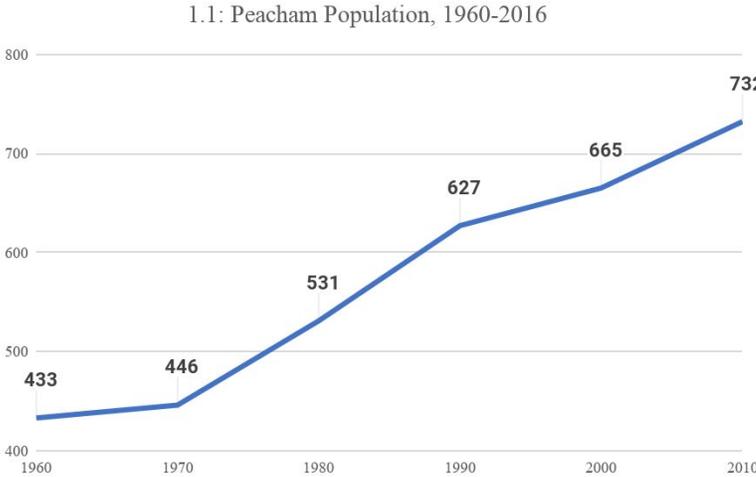
Tourism became important during the 1900's as people opened their homes to visitors from away. With the advent of the railroad in Barnet and then motor vehicles, Peacham became a popular location for summer residents, some of whom were educators' from Boston and New York. Their interest and stimulation enhanced the cultural interests of the town.

DEMOGRAPHICS

Peacham has experienced dramatic growth since 1970, with growth rates that often surpassed county and state rates. (Figures 1.1 and 1.2. Source: US Census Bureau.) Peacham even experienced double-digit growth over the most recent decade, an era characterized by economic upheaval and outmigration. This decades-long trend may be coming to a close, however, since most current population estimates suggest a slight population decrease at the

town, county, and statewide levels.

According to most recent data (Table 1.1) Peacham residents tend to be slightly older and are more likely to be have some form of post-secondary education. The median household income in Peacham is significantly higher than the county median, and even slightly higher than that of the state.



Peacham seems to have experienced more in-migration than the county or state. According to American Community Survey (ACS) estimates, 58% of Peacham residents were born in another state, which is significantly higher than Caledonia County (42.7%) or Vermont (43.6%). This figure probably correlates to the town’s double-digit population growth over the past decade.

Data also suggest that Peacham’s population is aging. This is not surprising, since Vermont population projections for 2030 anticipate a county-wide decrease in every age group under the age of 60, and an increase in every age category over the age of 60. *But does this really mean that young people are leaving Peacham?* A thoughtful exploration of youth flight in VPR’s “Brave Little State” – which profiled Peacham – suggests otherwise. Although the ACS data sampling is too small (and probably unreliable) to examine in-migration by age group for Peacham, anecdotal evidence suggests that Peacham is indeed drawing young people and families to the area. What is drawing them to Peacham are the same attributes often cited in the Peacham Community Survey: small-town charm, slower pace of life, proximity to a school, school choice, and Peacham’s Instagram-friendly scenic beauty.[1]

Table 1.1: Peacham by the Numbers

	Peacham	Caledonia County	Vermont
Median Age (2010 Census)	48.5	42.1	41.5

% of households with someone under the age of 18	21.0	25.7	26.7
% of households with someone over the age of 65	29.4	31.9	29.4
% Born in Vermont	40.4	54.6	51.0
% Born in another state	58.0	42.7	43.6
Median Household Income	\$56,250	\$46,931	\$56,104
% High School Graduate or Higher	94.0	90.6	91.9
% Bachelors Degree or Higher	46.9	27.7	36.2

Source: American Community Survey (ACS) 5-Year Estimates 2012-2016, unless otherwise indicated

[1] Vermont Public Radio: “Brave Little State”, broadcast April 6, 2018
<http://digital.vpr.net/post/vermont-really-losing-young-people#stream/0>

EDUCATION

History

In 1795, Peacham voted to be the home of the Caledonia County Grammar School rather than the County Courthouse. The Town has maintained schools since that time, including various one-room schoolhouses, Peacham Academy, and presently Peacham Elementary School. This historical tradition is evidence of the commitment Peacham has shown for providing high quality education at a local level.

The Peacham School District is a member of the Caledonia Central Supervisory Union (CCSU), which maintains administrative offices in Danville. The CCSU includes the Towns of Barnet, Danville, Peacham, Walden, and Waterford. Peacham shares administrative and program service with the other districts and members of the Peacham School Board serve on the CCSU Board of Directors. The Peacham Elementary School operates a pre-school through grade six program. In 1993, through a bond vote, the school facility was enlarged to include two new classrooms, a multi-purpose room, a library, an office, teacher's conference room, and a nurse's station. The school is on a 12-acre site. The school population is approximately 48 students (K-6). Bus transportation is offered to and from school along routes defined by the School Board in conjunction with the service provider. Pupils in grades seven through twelve attend a school of their choice including Danville High School, St. Johnsbury Academy,

St. Johnsbury Middle School, Blue Mountain Union School, Barnet School, Riverside Day School, Highland School, Stevens School, Cabot School and Lyndon Institute. Pre-school children and their families are served by the Caledonia Rural Early Education Project, CREEP, which provides shared experiences, structured activities, parental guidance, and developmental screening for three, four, and five year olds. This program is administered through the CCSU office located in Danville. The statewide education funding law, Act 60, combined with the 2003 amendment, Act 68, will inevitably continue to present opportunities and challenges to the Town.

The Peacham Elementary School is a community of learners and teachers dedicated to developing the ability of each individual to think and communicate clearly, to solve problems creatively, to explore the world, to make responsible decisions, and to have concern for the common good. To that end, Peacham School strives for the continuation of excellent educational opportunities for students in grades K-6. Peacham benefits from the intrinsic value of its school in maintaining the vitality and community engagement of all citizens. The Peacham Planning Commission should undertake a study on the need for preschool child care and education and review the Town Zoning Ordinance regarding child care centers.

RECREATION

A variety of recreational programs and activities are available in Peacham. The town provides recreation through elementary school programs and furnishes financial assistance to the swimming program which serves town residents at Harvey's Lake. There is a small poorly maintained tennis court located adjacent to the former Peacham Academy gymnasium, now the town municipal building. The Town of Peacham manages the Luther Fletcher Parker Memorial Field and sponsors a number of recreational and educational programs using the talents and skills of residents who serve as instructors.

The Historical Association occasionally sponsors programs of old-fashioned games and recreations. Other organizations such as Scouting and 4-H are encouraged; nature programs run by citizens have been held during the summer. The Town of Peacham Trails known as Peacham Pathways is now in place. The plan and trail network is mapped and reflects the approach and goals of the Vermont Trails and Greenways Plan and represents an important step forward for the town in providing a healthy recreational outlet. The Peacham Pathways utilizes old and new trails and is expected to expand and improve over time. Maps of the network are available to the public.

The Bayley-Hazen Snowmobile Club maintains trails in Peacham. These trails which are interconnected with the Vermont Association of Snow Travelers (VAST) system are enjoyed by snowmobile operators and cross-country skiers alike; they are a valuable asset to the Community. Hiking, fishing, swimming, horseback riding, cross country skiing, snowmobiling and hunting are enjoyed on public lands and on much of the privately owned land in Peacham. Public fishing access is available at five of the town's ponds. The Peacham Fire District #1 has its own picnic grounds on Mack Mountain Road at which at least one village event takes place in the summer, the village picnic. There is increased interest in bicycling by children to and after school. Local residents as well as bike tour groups are more commonly seen biking on our roads.

A nature/cross country ski trail was completed in East Peacham. An extension is being considered to reach Peacham Corner. Other trails are being considered, both nature and cross country ski, such as a trail into Peacham Bog.

HOUSING

In 1989 the Peacham Housing Committee, now known as the Peacham Community Housing, Inc. (PCH), studied the needs of moderate income residents, especially the needs of elderly residents. They found there was not a very large need for additional housing at the time. The Community Conversation held in late 2017, however, identified a lack of affordable housing options, especially for younger working families. In 1997, a resource directory for

Peacham senior residents was published by Peacham Community Housing, Inc., following a survey done in 1996.

Here are some statistical insights on Peacham's housing stock:

- Peacham has long had a slightly larger share of senior citizens than the rest of the county, but that disparity is less significant in light of a more rapidly aging demographic throughout the entire county. In 1990, 19.6% of Peacham residents were at least 65 years old, compared to only 13.2% of the population county wide. In 2000, 15.3% were 65 and older, compared to 14.4% in the county, and in 2010 17.3% of the population were 65 and older, compared to 15.3% of the county.
- Peacham's housing stock tends to be older and slightly larger than that of the rest of the county. According to latest five-year estimates from American Community Survey (ACS, 2012-2016), more than 36% of Peacham's housing stock was built before 1939, compared to just under 33% county-wide. Older houses tend to be larger and more costly to heat. In a similar vein, latest ACS statistics show that nearly 24% of Peacham's housing stock has four bedrooms or more, compared to just under 20% county-wide.
- Unlike much of the Northeast Kingdom, the growth in Peacham's population from the 2000 Census slightly outpaced the increase in housing stock over the same period -- 10.1% compared to 7.8%.
- In 2000, there were 263 units of year-round housing while 224 units were used for seasonal houses. The number of seasonal housing units increased nearly 20% in the 1990s. In the 2010 Census, however, the number of seasonal units actually dropped slightly from the previous period. As the Northeast Kingdom becomes an increasingly popular retirement designation, it is possible that this slight decrease could represent a broad region-wide trend of seasonal conversions.
- There were only 40 renter-occupied dwellings in Peacham in the 2000 Census and 36 renter-occupied dwellings in the 2010 Census. The drop reflects the loss of the "Science Building," which housed four apartments. The building has now been acquired by PCH with intentions to rehab the structure, should funding become available. Apart from the twelve apartments in Peacham Corner, the bulk of renter-occupied dwellings are single-family homes.

As of 2004, an amendment to Vermont statute requires most accessory dwelling units to be treated as a permitted use of an owner-occupied single-family dwelling. Peacham's zoning bylaw has been revised to meet this statutory provision, and this may be a relatively low-cost way to meet future housing demand. Discussions have been underway between Peacham Community Housing (PCH) and Housing Vermont to review the current amount and conditions of the Village Apartments and the needs of the accessibility to its residents. These discussions should continue within the larger Peacham Corner planning community. Re-establishing Village Center designation may make tax credits available for fit-up of the apartments, and may even improve funding availability for rehabilitation of the Science Building.

Affordability

A household's total housing costs should be 30% or less of the household income in order to be considered affordable. While the 30% rule generally applies to housing costs for all income brackets, Vermont statute sets different income limits for owner-occupied housing and rental housing. Rental housing is considered "affordable" if it serves households earning no more than 80% of the area median income (AMI), while owner-occupied housing is considered "affordable" if it is priced to serve households earning up to 120% of the AMI. This change in statutory definition accounts for the number of higher-income individuals who still have difficulty finding suitable housing.

The 120% threshold is often referred to as “workforce” housing. It is typically used to describe housing for those who are gainfully employed in occupations that are essential to the community, such as teachers, healthcare workers, first responders, as well as occupations that may pay relatively lower incomes, such as food services, retail, hospitality, and tourism. It does not typically include age- or income-restricted housing, nor is it likely to be supported through the use of subsidies.

By contrast, many affordability programs, such as HUD, are income restricted -- up to 80% of AMI. According to 2017 data from the Vermont Housing Finance Authority, there are six rental units that are age- and income-restricted, and there are three units that accept housing choice vouchers.

According to latest ACS data, homeowners -- particularly those without a mortgage -- are likely to struggle with housing costs in Peacham. (Table 1.2) ACS data is subject to a margin of error. Nevertheless, the high percentage among Peacham residents who own their homes “free and clear” may have something to do with the larger share of older and outsized housing stock.

	Peacham	Caledonia County	Vermont
% of homeowners with a mortgage who pay more than 30% of income	27.5%	35.0%	34.6%
% of homeowners without a mortgage who pay more than 30% of income	40.7%	21.5%	23.2%
% of renters who pay more than 30% of income on gross rent	14.3%	54.2%	51.0%
Source: American Community Survey 5-Year Estimates, 2012-2016			

ADJACENT COMMUNITIES

Peacham depends on the adjacent communities for many services. The town is part of a mutual aid agreement for firefighting, the junior high and high school students all go out of town for their education and nearly all the jobs that residents rely on are in other communities. Peacham shares boundaries with Danville, Barnet, Ryegate, Groton, Marshfield, and Cabot. The development pattern of Peacham is compatible with that of its abutting towns in almost all directions. It is unclear, however, how compatible the town's zoning ordinance is with that of adjoining towns. After adoption of the revised plan, when a review of the zoning ordinance is appropriate, the Planning Commission should communicate with adjoining towns to ensure that the land use regulations, especially those in effect near border areas are as consistent as possible. This coordination should extend, as it already does, to cooperation on reviewing and regulating, where appropriate, development that occurs at mutual borders or on land parcels with boundaries that lie within two or more towns.

PEOPLE AND SOCIAL CAPITAL: GOALS AND STRATEGIES

Goals	Strategies
<ul style="list-style-type: none"> Continue to improve 	<ul style="list-style-type: none"> Repair the existing court or repurpose the court as a central gathering space.

<p>and encourage the use of present recreational facilities primarily through voluntary efforts.</p> <ul style="list-style-type: none"> Promote responsible public use of private lands for recreational use. 	<ul style="list-style-type: none"> Support the State of Vermont's efforts to determine and regulate appropriate use of ponds and lakes. Encourage boaters to check their boats and motors for Eurasian milfoil before using Peacham's ponds. Obtain grant funds to support a "greeter" on Peacham Pond. Encourage the Conservation Commission to complete the nature trail, cross country ski and additional trails as interest and need arise. Work with the Groton State Forest to promote and integrate trail development and maintenance. The Conservation Commission should work to maintain the trail network throughout town. Maintain existing public rights of way and legal trails. Encourage residents to support the Conservation Commission through volunteer action.
<ul style="list-style-type: none"> Ensure a variety of housing units for all income levels and age groups within the town, emphasizing the rehabilitation of existing structures in favor of building new ones. 	<ul style="list-style-type: none"> Continue to review the Peacham zoning bylaws to identify potential barriers to affordable housing. Pursue Village Center Designation for Peacham Village. Publicize the availability of USDA lending and subsidy programs for upgrading housing stock.
<ul style="list-style-type: none"> Improve access to community activities for all residents. Promote diversity in the community by bringing groups and residents together. 	<ul style="list-style-type: none"> Engage with the Peacham School to develop and mentor student volunteers. Re-establish and revitalize the Events and Activities Committee. Establish a community fund for all initiatives and projects. Create a timebank to exchange services between community members. Develop an easy-to-use community calendar. Pursue liability coverage for community activities and events. Explore the development of a Community Center with performance space.
<ul style="list-style-type: none"> Improve the availability of affordable childcare. 	<ul style="list-style-type: none"> The Peacham Planning Commission should undertake a study on the need for preschool child care and education and review the Zoning Ordinance regarding child care centers.

LAND RESOURCES

The Land Resources section of this plan provides insight into the town's stated vision for future growth and land use development.

ISSUES/CONCERNS:

- The Groton State Forest represents a valuable resource available to Peacham residents.
- The Town Plan emphasizes protection of farmland and other land resources, and the Zoning Ordinance allows for the creation of 2 acre lots throughout town. While this is a classic contradiction that exists in

many town plans and zoning ordinances, Vermont law may require an increased effort to bring the two documents into conformance.

- The slow erosion of agricultural, resource, and habitat areas can be affected by poor road maintenance and careless land development.
- The potential conversion of part-time or seasonal housing to permanent housing could have significant impact on roads, septic systems, wells, and land development patterns.
- State Environmental Protection Rules require attention by the Select Board, Planning Commission and Administrative Officer.
- The historic character of the village adds to the community and should be maintained.
- Future development around the three villages could substantially change the current character of the town. Recently trees have been planted in and around the village under the Tree City USA Program.

LAND USE

Physical Characteristics

Peacham lies in the geographic region known as the Piedmont. This area is characterized by glacial uplands with hilly terrain and the absence of true mountains. The town land formations are the result of ancient uplifting of geologic plates and the subsequent wearing down and erosion through time. The last advance of ice, known as the Shelburne drift, occurred during the Wisconsin glacial period approximately 12,000 years ago, and gave the region the last major change in landforms. At that time, the parent material for the present day soils was laid down by the churning action of the retreating glacier. Since this glacial epoch, the formation of specific drainage patterns, soil formation processes, and ultimately the development of plant and animal life formed pre-settlement Peacham.

The advent of white settlers and the clearing of forest land for agricultural purposes shifted the predominantly forest ecosystem to one of nearly all cleared land in many areas. Today, many of the marginal farm areas have reverted back to forest cover; The Town of Peacham contains approximately 30,000 acres of land. As illustrated on the land use map in Appendix #2, the town is primarily made up of six types of land and/or water; forests, agricultural, open non-agricultural, developed residential, ponds, and wetlands. Forests account for 23,365 acres or 78.0% of Peacham's land area. Agricultural accounts for 2,050 acres or 6.8%; Open Non-Agricultural accounts for 2,224 acres or 7.4%; Developed Residential is 627 acres or 2.1 %; Wetlands account for 1,066 acres or 3.6%; and Ponds are 636 acres or 2.1 %. 2,574 acres of the agricultural lands are part of the agricultural overlay. Topographic elevations range from the peak of Cow Hill at 2,566 feet to a low of 888 feet (above sea level) along the eastern edge in the Peacham Hollow Brook; Peacham has the distinction of containing an important watershed divide. The range of hills starting with Cow Hill to the north and continuing southward including Mack Mountain, Lookout Mountain, Morse Mountain, Devil's Hill, and Jennison Mountain direct drainage on the west side primarily to the Winooski River and ultimately Lake Champlain. Drainage on the eastern slopes of these hills winds its way to the Connecticut River.

These hills have had a strong influence on the town's development. Population centers, agricultural, and business activity occupy the eastern half. Development in the west remains minimal except for occasional houses, and the recreational and seasonal use of shore lands, forests, and mountains.

Groton State Forest and other water areas

The Groton State Forest includes 7,212.58 acres of land and water or about 23% of the Town of Peacham and represents a major natural resource that provides nearby opportunities for hiking, cross-country skiing, snowmobiling, swimming, and fishing, among other activities. The State Forest is actively managed and administered by Vermont's Department of Forests, Parks and Recreation (DFPR). The State of Vermont provides payments in lieu of taxes (PILOT) to the Town of Peacham. It would seem that the State's lands are outside Peacham's direct jurisdiction, but there are some Peacham lands that are in-holdings of the State Forest. Because of

the important resources shared with the State Forest, it is important that Peacham participate actively in the State Forest Plan process. Improving access to State Forest lands, advising on types of recreational use Peacham residents enjoy in the Forest, and enhancing Peacham residents' knowledge of the Forest and its resources are all important. Not only should the planning and conservation commissions maintain an active interest in the State Forest, but the planning commission should appoint a subcommittee to serve specifically as a watchdog for the Town on the future of Groton State Forest. Peacham has, partially or wholly within its borders, eight lakes and ponds. (1) Peacham Pond (341 acres) borders on Groton State Forest with extensive cottage development on about a third of its shoreline. (2) Martin's Pond (73 acres) has extensive cottage development on half of its shoreline, with the remaining undeveloped area residing in Groton State Forest. (3) Osmore Pond (51 acres) is completely within Groton State Forest, and has only a picnic area developed along its shore. (4) Kettle Pond is in Groton State Forest with 800 feet of shoreline in Peacham. (5) Foster Pond (56 acres), (6) Ewell Pond (40 acres), and (7) Keiser Pond (34 acres, most of which lies in Danville) have little development. (8) Mud Pond (31 acres), which is largely marsh land, is owned by the Vermont Department of Fish and Wildlife. Public fishing access is available on Peacham, Martins, Foster, Ewell, and Keiser Ponds. The two notable bogs in Peacham are owned by the State. Stoddard Bog is on the northern fringe of town and Peacham Bog is in Groton State Forest. Devil's Hill, along the main mountain ridge, has glacial caves on its western slope. Owl's Head, in Groton State Forest, can be approached by car to within 1/8 mile of its summit, where there is a stone observatory with beautiful views. Extensive panoramas from the wooded summits of Cow Hill and Lookout Mountain have been available in the past. The Northeast Kingdom Audubon Society has provided land in East Peacham with an excellent platform for viewing birds and other wildlife along East Peacham brook.

Soil Characteristics

Soils in Peacham result from glacial activity during the recent geological past. The parent material (the material from which soils are derived) was deposited through the violent action of the ice sheet as it gouged and ground along the earth's surface. Eventually melting as the climate became warmer, the glacier dumped this material randomly over the ground. Known as "glacial till", this heterogeneous material gives rise to a variety of soil types from very fine silts and clays to areas covered by large boulders, Soil types consequently can and do change over relatively short distances as the parent material, topography, vegetation, and water regimes shift. Soils derived from glacial till are known as loams and contain varying proportions of sand, silt, and clay. Soils are classified according to chemical and physical properties and are given common names usually associated with the locality where they were first mapped. The soil called "Peacham" is such an example, and in this case, the name refers to a poorly drained soil found in low lying areas along streams and drain ways. This soil is too wet for tillage, but is typically found in unimproved pastures. It is often suitable for pond building, and is scattered throughout town. Buckland is a finer textured better drained soil than Peacham, and is capable of supporting agriculture although it has a restrictive layer or "pan" occurring at about 20 inches. This pan can be a limitation to house siting as slow infiltration can necessitate a mound type sewage disposal system at added costs. The Glover and Lyman soil series are also commonly found in Town and, unlike Buckland, are shallow in depth thus not well suited to tillage. These thin soils lack sufficient water holding capacity for productive forage and are often found atop knolls and hilltops covered with sparse grass or forested. Dummerston is an excellent example of a deep, very fine sandy loam with excellent drainage. Well suited to tillage, this soil has been recognized by the State of Vermont as a prime agricultural soil of high potential. Many of Peacham's more productive forage and corn land fields are this soil type. Because of Peacham's geographic location in the "upland" drainage region, it is nearly void of the rich bottomland soils found in towns along the Connecticut River. A few areas along Peacham Hollow Brook and South Peacham Brook are subject to local flooding periodically and would constitute the only farmed land in this category. Landowners are reminded, however, that they often can produce loamy soil by planting crops such as legumes and barley and use rotation as a method to improve texture and richness. The above are examples of commonly found soil types and give a representative, but not exhaustive picture of soils occurring in Peacham, The United States Department of Agriculture Natural Resources Conservation Service (NRCS) updates the soil survey periodically.

For an update on this work, contact the NRCS.

RECOMMENDED ACTION: The Planning Commission should gain familiarity with the present management plan and implications for Peacham.

CURRENT LAND USE PATTERNS AND CONTROLS

Peacham is an example of the pattern of development for which Vermont is well known. Historically, development in Peacham has occurred in and around compact villages with surrounding land uses appearing as a patchwork quilt of open farmland, managed wood lots, and large tracts of forested land. The small amount of residential development that has occurred outside of villages has, for the most part, occurred as low density housing (housing lots of 10 acres or more).

Peacham has also benefited from many landowners who have maintained open land even if it is not actively farmed. There is strong public support for maintaining slow growth and the existing pattern of development through the town planning and development review process.

Zoning

Peacham has enforced local zoning regulations since the mid 1980s, The purpose of zoning regulation is to promote the health, safety, and welfare of the populace; protect and conserve the value of property; and guide future development so it conforms to the town's land use plans. The zoning ordinance, through its terms, conditions, and guidance, is the principal vehicle by which the goals of the Town Plan can be realized.

Act 250 and State Subdivision Review Law

Additional land use controls exist through state law. Act 250, passed by the legislature in 1970, requires that commercial and large residential subdivisions meet ten environmental and planning criteria prior to the grant of a state permit. Presently, state subdivision law requires that any subdivided lot less than ten acres in size obtain a state subdivision permit. Such lots must meet the standards for water supply and waste water disposal as provided in the State Environmental Protection Rules (EPR). Act 250 jurisdiction, in regard to residential subdivision, is generally not triggered unless the sub-divider of the lots has created more than nine lots over a five-year period within the same Environmental District (Peacham is in District 7, which encompasses Essex, Orleans and Caledonia Counties). Although Act 250 rarely plays an active role in Peacham's development review processes, it can be argued that it does, indirectly, influence land use by acting as a disincentive to the creation of subdivisions.

RECOMMENDED ACTIONS: The Planning Commission consider the implementation of form-based code for, at minimum, the Peacham villages and higher density areas. Lands outside of the villages and more densely populated areas may not be suitable for form-based code, so it may be that future zoning regulations contain a mix of traditional zoning regulatory codes and form-based code. It is believed that form-based code can help communities conserve the character of place and easing landowner conformance.

3. Community Wealth & the Local Economy

EMPLOYMENT AND LOCAL ECONOMY

Background Information

When travel was hard and people stayed close to home, small communities thrived. People were reliant on their community for their education, entertainment and survival needs. Bartering was common. One can only imagine living in Peacham when there was over twice the population as today: 2 gristmills, 4 operating sawmills, a flax mill and tannery. Almost anything one would need was available in your community. Your neighbors were blacksmiths, tinsmiths, tailors, shoemakers, hat makers, and harness makers; some working from their homes and most

everyone had a hand in farming. Stores, taverns and saloons were lively meeting places. And the production of alcoholic and malt beverages was a lucrative business. Despite the transportation and the modernization of industry resulting in a decline of industry and commerce in Peacham, there are still a variety of home based businesses: Christmas tree, dairy, organic vegetables and alpaca farms, maple sugaring, sawmills, small scale textiles, specialty foods, children's day care, and bed and breakfasts. There are antique shops, carpenters, furniture makers, a variety of artists and craftsmen, an insurance agency, a farmers market and an astronomy center in town.

Commercial Development, Tax Base and Other Economic Matters

While the vision for Peacham is often considered in terms of its natural beauty, the warmth of community life, and a continuation of the working landscape, it is important that attention be given to the economic realities and prospects for the town and its residents. Peacham is largely a residential community with few businesses providing jobs or taxes to run town government or the school system. In order for the town to continue providing the services its resident's desire and for residents to find employment, income-generating jobs either in Peacham or the surrounding region are essential. While there are a number of summer residents and retirees in Peacham who do provide valuable tax revenue and tend to demand few services, there is a difficult balance to maintain among jobs, personal income, and local tax revenues.

EMPLOYMENT

Most of the workforce in Peacham is dependent on jobs outside town. St. Johnsbury, Montpelier, and other smaller communities provide a large portion of the employment available to Peacham residents. An increasing number of jobs, however, are found within Peacham. In addition to teachers and other local government employees, there are several in the construction trades, agricultural enterprises, retail trade, and home occupations. As communication technology advances, it is assumed that a larger number of home occupations may grow. Currently, the job opportunities revolve around the regional economy centered in St. Johnsbury and to a lesser extent the Upper Connecticut River Valley and the Capital Region (Barre and Montpelier). Prospects in these regions for the near future are uncertain; however, the growth in the Northeast Kingdom is projected to be the lowest in the state in the next few years. The Town of Peacham must remain attentive to the region of which it is a part in projecting its own growth in population, its school age population, and its tax base. There currently are limited, but important opportunities for commercial growth in Peacham. Retail business could benefit from increased business through regional cultural heritage tourism programs, bicycle tours, or snowmobile travelers as well as the annual fall foliage activities and other holiday celebrations in town. Regional cultural heritage programs hold promise because they can divert tourists from typical routes that skirt Peacham in favor of those that have Peacham as a destination. Developing and advertising the historic and cultural resources of the community and providing information for self guided tours of the community for those who visit Peacham could be important elements of these programs. Participating as part of a regional effort could also pay dividends in terms of commercial revenues.

Home occupations are another area for growth. These span traditional "cottage industries" to a range of professional services. These opportunities result largely from the communication revolution. There may be steps that can be taken by the town to further encourage and support these businesses. Favorable zoning bylaws should exist that provide substantial flexibility for commercial, industrial and home occupations.

AGRICULTURE

Peacham is a rural town where agriculture and dairy farming in particular, have long served as a touchstone for our rural identity. Increasingly, residents have expressed concern for the future of agriculture in Peacham. As dairy farmers become further challenged by higher production costs, tax burdens, and lower prices for milk, the likelihood of farms going out of business increases. In recent years the subdivision of lands formerly used for agriculture has heightened our awareness that agriculture needs to be strongly supported if it is to remain viable.

While at one time most of Peacham's land area was in open farmland, in 2010 only approximately 2000 acres

remain devoted to active use. In addition there is a lot of abandoned or underused farmland which will either become forested or once again be put into agricultural use. The farmland in Peacham plays an important role in providing a balance between forest cover and open land. Farmland, more than any other land type, is most vulnerable to conversion that results in a visual impact and permanent loss of agricultural uses. Dairy farming has been stable in the last decade in Peacham. **The age of the current dairy farmer in Peacham is much younger than the state average.** In 2010 there are 5 operating dairy farms accounting for approximately 565 milking cows. In addition to the milking cows, there are approximately 450 young stock to support the dairy herd. In addition to the 5 operating dairy farms in Peacham, one large dairy farm and several small ones outside of Peacham own and/or lease several tracts of land in Peacham which adds to the agriculture land base in Peacham used for dairy. Approximately 1050 acres of good productive land are used to support the dairy cows in Peacham. Approximately 1000 acres of low productive land are used to support other agricultural activities.

[Insert Table of Dairy Farms]

The active farmland (cropland, hayland, and pasture) is concentrated in the southeast quarter of town, and includes the majority of Peacham's dairy farms. This core group of contiguous properties represents the most productive farmland in town, and is vital to supporting present and future agricultural enterprises.

A 2016 study by the American Farmland Trust highlights the uncertain future of farming in the Northeast Kingdom. Using a special tabulation of the 2012 Agricultural Census, the study found that of the 151 farms in Caledonia County with a principal operator aged 65 or older, only five farms had identified a potential successor (i.e. an additional operator under the age of 45). With roughly a third of our region's farmer's likely to exit farming over the next two decades, technical services and public policy need to be better aligned to facilitate succession planning.

Planning for Agriculture

Recognizing that some development of Peacham's remaining open farmland will occur, it is critical that local planning and development review processes guide development so as to protect important farmland and maintain its future potential for agriculture. The Vermont Department of Agriculture originally published "Sustaining Agriculture" in 1994. This handbook was significantly updated by the Farm-to-Plate Agricultural Land Use Planning Task Force into a series of easy-to-use online training modules, covering a broad range of topics, such as conservation techniques, farmland and taxation issues, and the state and location regulatory context. The modules are periodically updated and are available here:

<http://www.vtfarmtoplate.com/features/sustaining-agriculture-land-use-planning-modules#.WvtP54AvyUk>

Through the Conservation Commission the town can purchase land with scenic, ecological, wildlife, or recreational values for use by town residents. The Conservation Commission should establish, advertise, and continually augment the Conservation Fund for such purchases. Where the development rights to a property have been donated or sold to a conservation organization, the value of the property may decline, in which case the town can reduce its assessment, lowering the owner's taxes. This provides an added incentive to landowners to conserve their land.

Conservation easements are a popular alternative to outright acquisition and have been used in Peacham. They are typically sold to the Vermont Land Trust, although sometimes they are donated. Under such an arrangement, the property owner retains ownership of the property, but sells the "development rights," meaning that the owner cannot further develop or subdivide the land. Landowners with conservation easements still pay taxes on the property, so many lands with easements are often also enrolled in the Current Use Program to reduce their tax burden. To date, Vermont Land Trust has conservation easements on about 173 acres of agricultural land in Peacham.

The Vermont Department of Taxes' Use Value Appraisal Program (also known as "Current Use") is a tax program designed to support the state's agriculture and forest products economy. It relieves the burden of property taxes on farmers by assessing taxes based on the productive agricultural or forestry value of the land rather than on the land's potential for development for other uses. While enrollment in current use does place a lien on the property which remains in place until the Land Use Change Tax is paid, it does NOT place a permanent deed restriction on the property like a conservation easement would. Rather, Current Use provides a financial incentive to the landowner to keep property undeveloped. More enrollment into the program does not shift the tax burden to other property owners in town. In fact, towns are reimbursed by the state, and the tax burden is spread equally across all taxpayers in the state. Studies of the cost of community services have repeatedly shown that open or forest land, even in current use, pays more in taxes than it requires in services.[1]

[1]Trevor Evans, Northern Woodlands, November 22, 2010. "Debunking Misinformation about Vermont's Current Use Program"

<http://northernwoodlands.org/articles/article/debunking-misinformation-about-vermonts-current-use-program>

ISSUES/CONCERNS: The local zoning regulations should be designed to support local agriculture. This can be done by designing flexibility into the review process, and encouraging cluster developments. People often do not understand estate planning or the Use Valuation Program, or use creative ways to subdivide and develop land. High property taxes make farming more challenging and jeopardize the long term viability of farming, forestry, and maintaining open space.

The Development Review Board process should ensure that the sites of buildings, roads and other structures have the least significant impact on agriculture. An example might be to locate a proposed house along the edge of a field instead of in the middle thus preserving the field's agricultural potential. Ensure the potential for future agriculture by protecting prime agricultural soils.

FORESTRY AND WILDLIFE

Forests cover 78% of Peacham Town's land area, are significant in the town's economy and, along with mountains, ponds and streams, and working farms, are a major feature of the town's lovely physical setting. They also provide habitat for the Town's varied and bountiful wildlife, income from timber harvesting, maple sugaring, and tourism, and enjoyment for residents and visitors. Forests and other aspects of the physical environment are critical to the sightseeing, hunting, snowmobiling, and other recreation that are vital contributors to the State and local economies. The fall foliage season in late September and early October vividly expresses the meaning of Peacham to its inhabitants and others, when many visitors come from elsewhere in the U.S. and abroad to view Peacham's splendors. In the past two centuries our forests have come full circle. When the first colonists arrived, late in the 18th century, our area was almost entirely forested. By the 1830s and 1840s, it had been transformed into open land and subsistence agriculture, with more than double the present population. Then a few decades later the land devoted to agriculture began to recede, and over the next century the forest steadily reestablished itself as the dominant factor in the landscape. Our forest is a mixed forest, typical of this region. The three major forest types are spruce-fir, pine-hemlock, and northern hardwoods. Among the latter are maple, beech, ash, and birch. The predominant softwoods are fir, spruce, hemlock, pine, and cedar. Wood products regularly harvested include saw and veneer logs, pulp, chips, and firewood. There are a few small, intensively managed Christmas tree plantations

from which, in some cases, green boughs are also cut for seasonal ornaments. Maple sugaring generates income and satisfaction to sugar makers, and interest among Town inhabitants and visitors. Peacham is home to eight small lakes, all of which enjoy excellent water quality. This is due in part to the intact forest that makes up their watersheds. Around 7,000 acres, or roughly a quarter of the Town's area, is owned and managed by the State of Vermont as a portion of the Groton State Forest. About 740 acres of this total are in a wetland known as the Peacham Bog, which attracts much attention from forestry and wildlife scholars. Aside from small parcels owned by the Town and the Village Fire District #1, virtually all of the remaining forested land in Peacham consists of private holdings. The small forests owned by the Town and the Village provide protection for water supplies, wildlife habitat, and public recreational sites. In order to improve their visibility to residents and ensure proper long-term maintenance, the Town Forester must update the management plan for these parcels. Here and there in the Town are undeveloped and relatively undisturbed forest areas of several hundred to two thousand acres, these are important for wildlife and also for the sturdy hiker and skier who likes to explore the wilderness. The current predominance of forest cover in Town makes this resource less threatened at the moment than open agricultural land. But the forestry sector does have two principal problems, both of which have aroused wide public concern: poor management on the part of a few, and fragmentation through subdivision of large timber tracts into smaller lots. The former problem results either from neglect, lack of knowledge of good forestry practices or, from the desire of some landowners and loggers to extract maximum immediate financial return at the expense of long-term forest health and income. The second problem stems from the purchase and subdivision of land for profit or from residents who see in subdivision a means of enlarging their income or financing their retirement. The health of the forest is of paramount concern to Peacham. The Town looks with favor upon wise forest management on the part of both private and public owners because it enhances timber quality and beauty as well as higher long-term financial returns to owners when it is harvested. There is a need for a greater awareness in Peacham of the availability, without charge, of County Forester and State District Biologists for advice and assistance in forestry and wildlife matters. Conservation and improvement of the forest and wildlife habitat are essential to the preservation of Peacham's character. Important specific objectives include maintaining forest beauty, improving forest quality and economic potential, holding fragmentation and destructive logging practices in check, fostering wildlife habitat, and ensuring access for recreation.

ISSUES/CONCERNS: Private land owners may need advice and assistance to improve the quality, beauty and economic value of their timber. There is need for more constructive ideas on effective forest management. Wildlife habitats are evermore threatened by new development and insufficient knowledge regarding what Wildlife is in the woods, their likely habitat locations, and what can be done better to protect and enhance them. Fragmentation of the forest will reduce wildlife habitat for such species as bear, bobcat, and certain birds that rely on unbroken forest. Conservation of forest and meadow is important to maintenance of the beauty and unspoiled character of Peacham. High property taxes often prove unduly burdensome for land owners committed to long-term ownership and management of their forest lands.

RECOMMENDED ACTIONS: Forest land owners can obtain free assistance and advice from the County Forester, State Biologists and several local Vermont Coverts "Cooperators". New forest land owners should be provided packets containing information on sources of advice and assistance. One of the best sources of helpful information and advice is the paperback *Working with Your Woodland: A Landowner's Guide* by Mollie Beattie with Thompson & Levine, University Press of New England. The Peacham Conservation Commission can promote the education of landowners regarding the forest management practices. Those owners in the Vermont Current Use Value Appraisal Program are required to arrange any logging in accordance with their State-approved individual management plans. Land owners should be encouraged to engage only loggers dedicated to acceptable agriculture practices and State rules, particularly loggers who have completed the LEAP certification program established by the UVM Extension Service. Thorough treatment of this subject is available in the Congressionally-sponsored Northern Forest Lands Council study (1988-94), particularly in Council recommendations to Vermont and the other three

participating states. Free advice and assistance can be obtained from the Vermont Department of Fish and Wildlife District Biologists in St. Johnsbury (phone 751-0100). The USDA Natural Resources Conservation Service offers the Wildlife Habitat Incentive Program (WHIP) to help landowners implement management practices (Telephone 748-3885). Also local Vermont Coverts cooperators can be consulted. The Town should consider zoning rules that discourage subdivision of large forest tracts, which introduces housing, industry, and other human activity into the wilderness. Conservation arrangements with the Vermont Land Trust and the formation of voluntary neighborhood woodland owners' associations should be encouraged. The Peacham Conservation Commission should explore the use of the FLESA system to develop criteria better to assess forest parcels relating to town planning issues. Grants are available to the Town to help cover the costs of such a project. Forestland owners can participate in the State's Current Use Value Appraisal Program and more Town input is needed in the management of the Peacham portion of the Groton State Forest, which occupies nearly 25% of the Town's area.

The forests owned by the Town and Village offer opportunities that are currently underutilized. The Town should consider additional incentives for sound long-term private forest management. The Peacham Conservation Commission or a committee of the Planning Commission should monitor the State Forest's long-term management plans and maintain a dialogue with the Vermont Department of Forests, Parks and Recreation planners. Peacham residents should be encouraged to participate in Groton State Forest hearings and other public meetings involving the State Forest. The Town Forester should develop and keep current long-term, multiple-use management plans for the Town forests.

VISION: Maintain in Peacham a healthy and vibrant forest and forestry industry as well as foster wildlife habitat through improved forest practices, long-term stewardship, and protection of the land resource from degradation and fragmentation.

COMMUNITY WEALTH & THE LOCAL ECONOMY: GOALS AND STRATEGIES

Goals	Strategies
<ul style="list-style-type: none"> Support working farms and and conservation with policies. 	<ul style="list-style-type: none"> Support succession planning efforts through organizations such as the Vermont Land Trust and Land For Good.
<ul style="list-style-type: none"> Develop a market for local farm products, including the village farm. 	<ul style="list-style-type: none"> Ensure that zoning regulations encourage and support agricultural. For example, non-traditional agricultural uses -- such as on-farm value-added processing, and farm-based tourism -- should be appropriately sited.
<ul style="list-style-type: none"> The Conservation Commission should examine ways to encourage farming in Peacham. 	<ul style="list-style-type: none"> Host workshops and distribute written materials on estate planning, the Use Valuation Program, and on creative ways to subdivide and develop land to minimize the impact on the agricultural resources. Use the Farm to Plate Agricultural Land Use Planning Modules.

5. SERVICES & INFRASTRUCTURE

ISSUES AND CONCERNS:

PEACHAM CEMETERY

Peacham contains five public cemeteries. There is one on the Peacham/Groton town line, the Worcester Cemetery, the Old Cemetery, Woodard Cemetery, and the current cemetery that is on a beautiful site overlooking South Peacham. The main cemetery has been enlarged to accommodate future needs. The Select Board is the Cemetery Committee and appoints sextons. Cemetery maintenance is a continuing challenge and involves expenses for cutting, trimming, removing, planting, and replacing trees, The Select Board is in the process of developing a long-range plan for all of the Town's cemeteries.

TRANSPORTATION

Peacham residents are dependent on a well maintained road system, summer and winter. They are also concerned with safety for travelers and pedestrians and that the roads support and enhance the rural and scenic character of the town. Except for travel along the Groton-Peacham, Danville-Peacham and Mack Mountain Road there is little through traffic. The major routes in the region (1-91 and U.S. Rte. 5 to the east, U.S. Rte 2 to the north and west, and Rte. 302 to the south) provide excellent access to the region, to Canada, and to other parts of New England.

Table 5.1: Status of Major Roads Into and Out of Peacham

Road	Current Status (2018)	Future Status
Danville-Peacham Road	Resurfaced in 2004	Maintain as is
East Peacham-Danville Road	Reconstructed in good condition	Maintain as is
East Peacham Road (East)	Gravel in good condition	Maintain as is
Peacham-West Barnet Road	Resurfaced in 2004	Maintain as is
Mack Mountain Road	Gravel in good condition	Maintain as is
Peacham-Groton Road	Pavement in poor condition	Resurface soon
Bayley-Hazen/Main Street (Peacham Corner-South)	Paved and in fair condition	Maintain as is

The road network consists of:

Class I Town highways - 1.6 miles: Class I town highways are those town highways that form the extension of a state highway route. The Agency of Transportation shall determine which highways are Class I highways. The only Class I highway in Peacham is the 1.6 miles of the Groton-Marshfield highway - Route 232.

Class II Town highways -10.0miles: These are the most important highways in each town. As far as practicable, they shall be selected with the purpose of securing main lines of improved highways from town to town and to places which by their nature have more than the normal amount of traffic. They are designated by the Select Board and approved by the Vermont State Highway Board.

Class III Town highways -51.6 miles: These are all traveled highways other than Class I or II. The Select Board, after conferencing with a representative of the State Agency of Transportation, shall determine Class III highways. The minimum standards for Class III highways are that they be negotiable under normal conditions all seasons of the year. This would include, but not be limited to, sufficient surface and base, adequate drainage, and sufficient width to permit winter maintenance.

Class IV Town highways -7.9 miles: Class IV town highways include all other town highways as designated by the Select Board. These roads are typically 3 rods wide (unless otherwise recorded), are not eligible for state aid funds and are not maintained for winter use. These highways are maintained for summer service only; persons erecting dwellings served by these roads cannot expect winter service. There has been little change in the classification of roads in the past five years, and there is no anticipated change during the current planning period.

Road and Roadside Safety

The quality of roads and their surfaces affect their safety for vehicular traffic as well as the safety of pedestrians, and bicyclists. In addition to effective signage in the villages, other techniques for traffic control and calming should be considered. Guidelines have been developed by the Local Roads Program of the State of Vermont to assist the road crew including guidelines for erosion control, the issuance of driveway permits, and cost effective solutions to protect water quality near town roads. Peacham should continue to take full advantage of these materials and others provided by the Agency of Transportation, the Vermont League of Cities and Towns, NVDA, and others.

Storm drainage

Storm drainage is a significant problem on a few roads in Peacham. Without adequate facilities, such as drainage ditches or underground pipes, erosion can and does occur, consuming time and expense in road maintenance. Areas that consistently suffer from erosion or drainage into streams and other water bodies should be identified and corrected.

Road Policy

The Select Board has adopted the town road policy and it appears as an Appendix to this Plan.

ISSUES/CONCERNS: Safety is the primary transportation concern in Peacham, but every effort should be made to conserve (and enhance) the beauty of the roadways. The long-term costs of road maintenance are substantial. New driveways can produce erosion and drainage problems. The classification and maintenance of roads affects development patterns and access for recreational vehicles.

WATER AND SEWER

Peacham Fire District #1

The Peacham Fire District #1 supplies water to all homes, apartments and public buildings in the Peacham Corner (as defined in 1927). This service is managed and paid for by those to whom water is provided in Peacham Corner. In addition, the Fire District provides and maintains the street lights within the Village, the Village Picnic Ground on Mack Mountain Road, and the Village Green Christmas tree. The Fire District's major responsibility, the water system, was originally put in place in 1927 using spring water from Kettle Springs on Mack Mountain Road to supply a reservoir located just below the Kemble property and near the Shenck property. As supplemental sources, two wells were created, one in 1968 and a second in 2000. The springs that provide water to the Village normally flow October through June without supplement from the wells. Most years the wells are needed in the drier, summer months only. A major upgrade to the system was completed in 2000. There are no plans at this time to replace the old pipes within the Village. The costs would be significant to the users of the system. Additional users could be added when the mainline passes their property and a curb stop is in place. If there were to be new residents within the Village boundaries, the system would be obligated to serve them. Any expansion beyond the

Village limits and significant changes and improvements to the system would require approval from the Village residents.

SERVICES & INFRASTRUCTURE GOALS AND STRATEGIES

GOAL	STRATEGY
<ul style="list-style-type: none"> ● Maintain the quality of Peacham’s cemeteries in a cost-effective manner. 	<ul style="list-style-type: none"> ● Refine and adhere to the long-range maintenance plan.
<ul style="list-style-type: none"> ● Maintain the rural, scenic quality of Peacham’s roads. 	<ul style="list-style-type: none"> ● Tree removal along roads should be minimized. ● The Planning Commission should develop a scenic byways plan to guide road management for scenic purposes.
<ul style="list-style-type: none"> ● Ensure safety on Peacham’s roads for motorists, cyclists, and pedestrians. 	<ul style="list-style-type: none"> ● Replace guard rails throughout town where appropriate. ● Travel speed is a major concern in the villages. The Select board should consider strategies for controlling the speed of vehicles.
<ul style="list-style-type: none"> ● Minimize the long-term costs of road maintenance. 	<ul style="list-style-type: none"> ● The Select Board should continue its no new roads policy for Peacham, and consider the long term costs and effects of upgrading roads from one class to another. ● Monitor and refine the Capital Budget and Plan to account for MRGP Stormwater Management Plans and Short Structures inventory. ● Apply to the Better Backroads Program for grants.
<ul style="list-style-type: none"> ● Minimize erosion runoff from Peacham’s roads. 	<ul style="list-style-type: none"> ● Maintain the VTrans Roads and Bridges Standards (aka Orange Book). ● Consider state guidelines in issuing new driveway permits. ● Participate in the Regional Road Foreman Group facilitated by NVDA and the VTrans District.
<ul style="list-style-type: none"> ● Increase awareness of the importance of recycling and investigate methods of encouraging the reduction of waste and more recycling. 	<ul style="list-style-type: none"> ● The Select Board should increase awareness of the costs of solid waste disposal and carefully monitor the costs and revenues of the transfer station operation. It should also consider incentives and techniques for separating recyclables from other trash.
<ul style="list-style-type: none"> ● Seek out and support bringing broadband to rural areas. 	<ul style="list-style-type: none"> ● The Selectmen should consider the development of a telecommunications fund that could enable the community to build out infrastructure where state, federal and private industry will not, helping to bring equity and equality to all those in the Town of Peacham. ● The Selectmen should continue to work with broadband and cellular providers as well as regional, state and federal officials and grant funding sources to encourage and help along the buildout of broadband and cellular

	<p>service in the Town.</p> <ul style="list-style-type: none"> ● The Selectmen should consider the development of a cellular/broadband mesh network utilizing public femtocells and/or wireless routers strategically placed throughout the area around the Town core village area, e.g. Town Office, Peacham School, Library, and Fire Department. Providing this mesh network will allow visitors and residents to access cellular and broadband service in at least one location in the community, a sort of stop gap measure while the forces outside of the community's control work on last mile buildout of broadband and cellular service throughout the rest of the Town.
--	---

RECOMMENDED ACTIONS: Tree removal along roads should be minimized. Guard rails throughout town are replaced where appropriate to help ensure safe travel. The Planning Commission should develop a scenic byways plan to guide road management for scenic purposes. The Select Board should continue its no new roads policy for Peacham, and consider the long term costs and effects of upgrading roads from one class to another. State guidelines are considered in issuing new driveway permits. Travel speed is a major concern in the villages. The Select board should consider strategies for controlling the speed of vehicles.

VISION: Safe vehicular and pedestrian traffic is assured while travel routes are maintained in a manner consistent with the rural character of the town.

Peacham Community Survey Findings Report

September 2017



A part of the Peacham Conversations & Call to Action programming and engagement effort lead by the Peacham Planning Commission with assistance through a 2017 Vermont Municipal Planning Grant and in partnership with the Vermont Council on Rural Development and the Northeastern Vermont Development Association.

Peacham Planning Commission
Town of Peacham
Peacham, Vermont 05862

Geoffrey Sewake, Chair
Nicholas Commerci
Rene Joly
Melissa Laurita Kohl
Marilyn Magnus

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Cover Image by Geoffrey Sewake.

I. Background.

A word from the Peacham Planning Commission:

This survey is part of a community-wide engagement effort by the Town to encourage community members to create and take part in volunteer community groups and projects to meet the needs of Peacham. As an added benefit, this survey will also be used for developing and refreshing the Town's municipal plan. While surely a municipal plan is not generally exciting or of usual public interest, the deep engagement process of which the survey is a part, and the related community forums, to be held on September 22nd and 23rd, 2017, will certainly contribute valuable insight from a wide range of Peacham residents that will benefit the planning process. The survey is intended to reach a wide range of community members and give them all an opportunity to express their thoughts on Peacham, the assets, opportunities and challenges. The following community forums will give Peacham residents another opportunity to provide feedback and better yet, brainstorm for community-based action that participants might take upon themselves to rollout. It is true that the municipality has control over a number of things in town, like roads and the municipal buildings, but there are many more community features that the public has domain, for instance, community activities and festivals. If the community desires something in that domain, a volunteer group might come together and action plan how to make that happen---this community-wide engagement process is intended to create a space where that or other volunteer groups and ideas might form.

The Peacham community has a long and proud history of volunteer engagement and community participation. It is our hope that this community-wide engagement process can support those efforts to keep energy flowing, encourage new and continued participation, and have a moment to consider our community goals and objectives moving forward. While this type of process is not new, it can be an opportunity to check in and make sure that as a community, we are going strong and on the right path. Some Peacham residents may remember a similar process several years back, in 2003-05, when the Town conducted a similar survey and community forum. While not all of the ideas from that process have come to fruition, many have. Many in the community expressed a desire for some sort of café, to have more festivals and activities, and to attract young families that might help support the Peacham School---those things *have* happened, and by the effort of community volunteers and individuals. This process is a new chance to identify opportunities, find community support, and move forward with energy and passion to grow and enrich the Peacham community.

While not everyone in the community may like or want every outcome or action from this effort, their participation in, and contribution to, the process is important. Hopefully, in all, the results of this effort will generally be positive, regardless of whether they be a new festival, community space, or what have you, the process will provide an opportunity to engage the community, bring folks together around common goals, and cultivate new volunteers, young and old.

Thank you to all those who participated and will participate---this is your town.

Sincerely,

The Peacham Planning Commission

II. Brief Community Demographic Profile.

The Town of Peacham, Vermont is located in Caledonia County. It is located south of US Route 2, north of US Route 302, and west of Interstate 91; while none of these major throughways enter the Town, there are three main routes that lead to them, the Peacham Danville Road, Groton Road and the East Peacham Road. Nearby towns include Danville to the north, Cabot to the northwest, Marshfield to the west, Groton to the south, Ryegate to the southeast, and Barnet to the east.

As of 2010, the population of the Town of Peacham was 732, with 62.4 percent of the population under the age of 55, see Table 1.¹ Between 2000 and 2010, the population grew by 10.1 percent. In regards to the Town's racial makeup, 98 percent of the population identified as white.² There were 299 households, with 27.4 percent having individuals under the age of 18. Comparatively, 31.1 percent of households had individuals aged 65 and older.³

Table 1. Population by Age Cohort.

Age Cohort	Percent of Population
0 to 19 years old	23.2%
20 to 34 years old	11.4%
35 to 44 years old	11.3%
45 to 54 years old	16.5%
55 to 64 years old	20.2%
65 to 74 years old	9.8%
75 to 84 years old	5.8%
85 and older	1.8%

In regards to employment of Peacham residents, there were 2.1 percent reported as unemployed, with 475 residents in the labor force, with an average commute time of 26.5 minutes.⁴ The median household income was \$56,563, and a per capita income of \$25,210.⁵ In terms of poverty, 5.8 percent of the population in the Town of Peacham had income below the poverty level.⁶

Housing stock in the Town of Peacham in 2010 was noted as 542 units, 55.2 percent were occupied, while the remainder were vacant with the majority, 89.7 percent (or 40.2 percent of all housing units), were listed as seasonal, recreational, or occasional use.⁷

¹ US Census, American FactFinder, "Peacham town, 2010",

<https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>, Accessed August 15, 2017.

² Ibid.

³ Ibid.

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

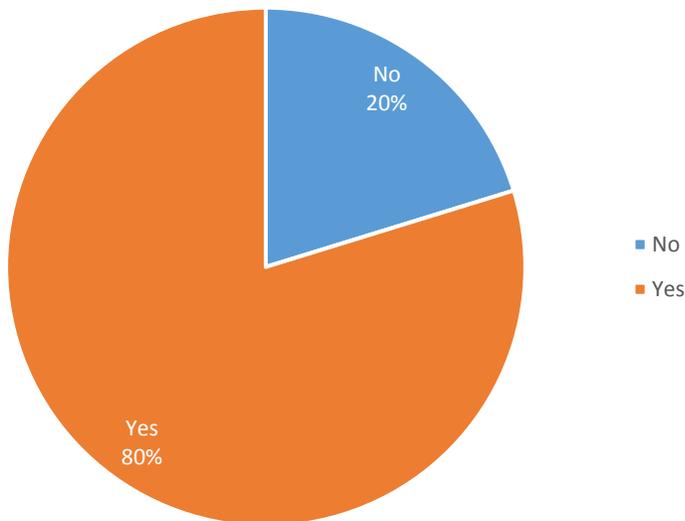
III. Survey Findings.

The community-wide survey was conducted between March 7th, 2017 and July 15th, 2017. The survey due date was extended twice to accommodate additional participation from as many Peacham residents and property owners as possible. The survey was developed by the Peacham Planning Commission using the Danville Community Survey as a starting template. The survey was available online and on paper. The survey was promoted at Town Meeting Day 2017, through Front Porch Forum, and through a postcard mailing using the Peacham Town Master Tax List. While this survey is only a sampling of the community, it was successful in garnering 169 total responses, or about 30 percent of the adult population (using the 2010 US Census).

Note, “Count” describes the number of survey respondents to answer to a question. For example, for the Question 1, “Are you a full time Peacham resident”, there was a count of “34” to the response “No”, and a count of “134” to the response “Yes”. That means there were 34 survey respondents who answered “No” and 134 survey respondents who answered “Yes” to the question of, “Are you a full time Peacham resident”. Please note, not every survey respondent answered every question, and some survey questions allowed for multiple responses. Counts are given to provide context.

1. Are you a full time Peacham resident?

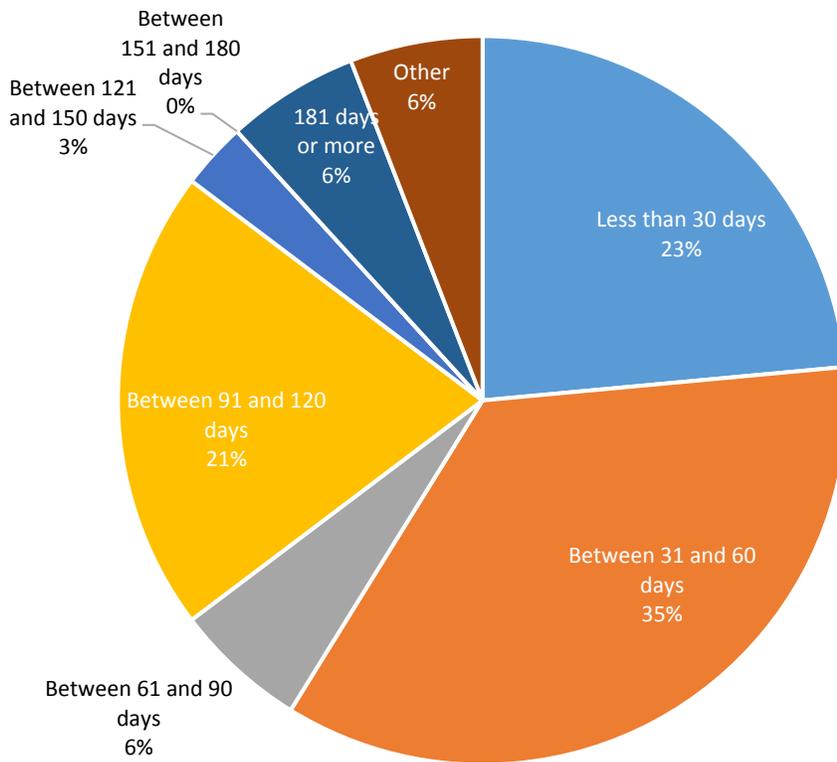
Response	Count
No	34
Yes	134



1a. If No, how many days per year do you usually spend in Peacham?

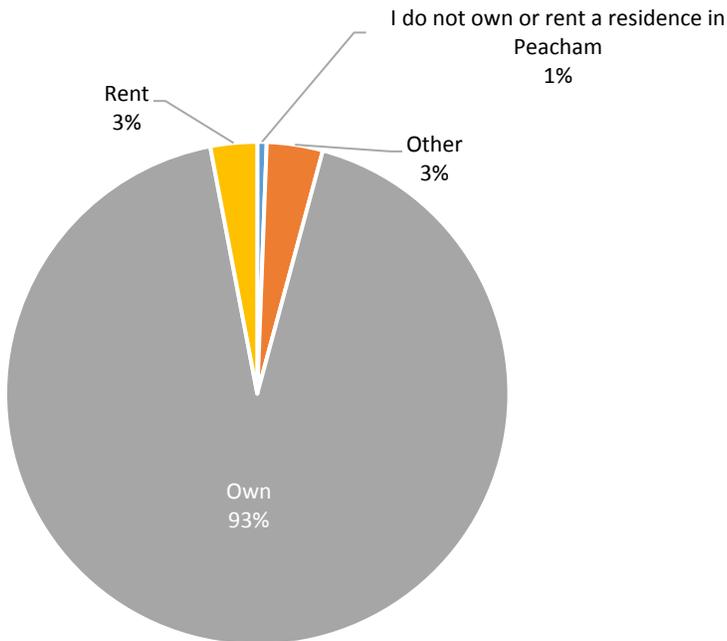
Count	Length of Time
8	Less than 30 days
12	Between 31 and 60 days
2	Between 61 and 90 days
7	Between 91 and 120 days
1	Between 121 and 150 days
0	Between 151 and 180 days
2	181 days or more
2	Other

Count of If No, how many days per year do you usually spend in Peacham?



2. Do you own or rent your residence in Peacham?

Response	Count
I do not own or rent a residence in Peacham	1
Other	6
Own	155
Rent	5



Other (text):

Full time resident +/- 1970-1011, now rent

I grew up in Peacham and moved away. Now, I typically spend a few weeks a year there with family. I hope to move back to Peacham soon.

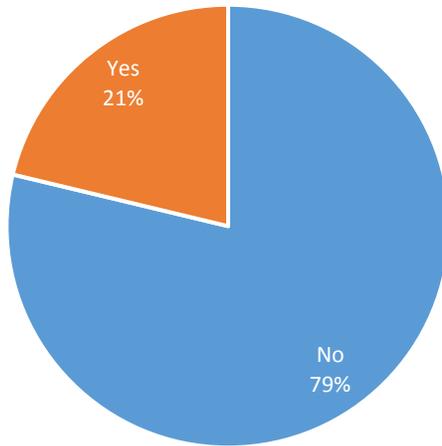
I own land in Peacham.

Land

live in a shared family residence

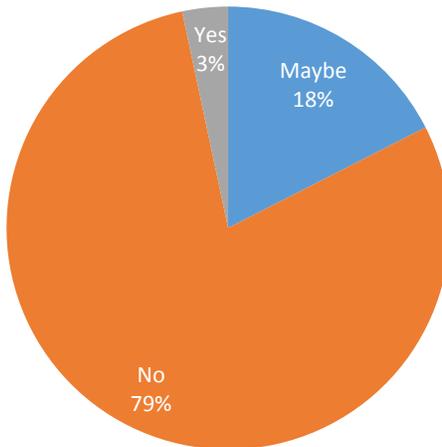
3. Do you own or operate a business in Peacham?

Response	Count
No	126
Yes	34



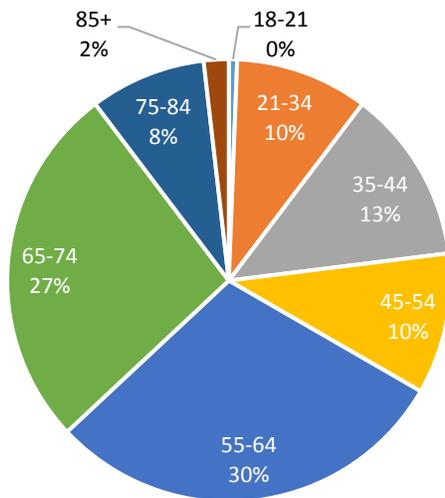
3a. If No, are you considering doing so?

Response	Count
Maybe	21
No	95
Yes	4



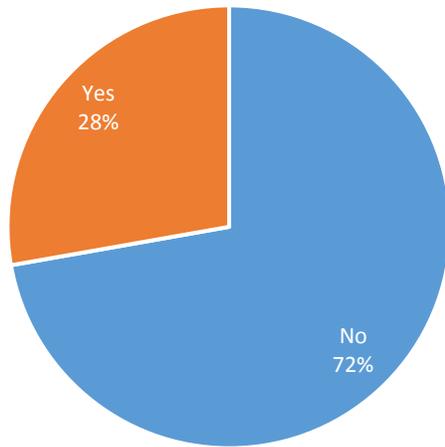
4. What is your age?

Response	Count
18-21	1
21-34	16
35-44	21
45-54	17
55-64	49
65-74	44
75-84	14
85+	3



5. Do you (or will you) have children (aged 0 to 18) living with you in Peacham over the next three years?

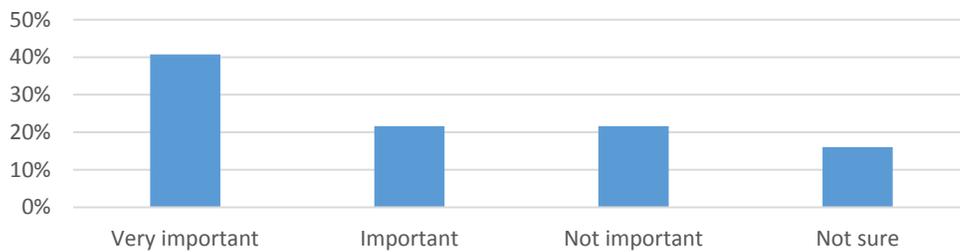
Response	Count
No	117
Yes	45



6. How important is retaining unlimited 7/8 school choice for the community and its students?

Response	Count
Important	35
Not important	35
Not sure	26
Very important	66

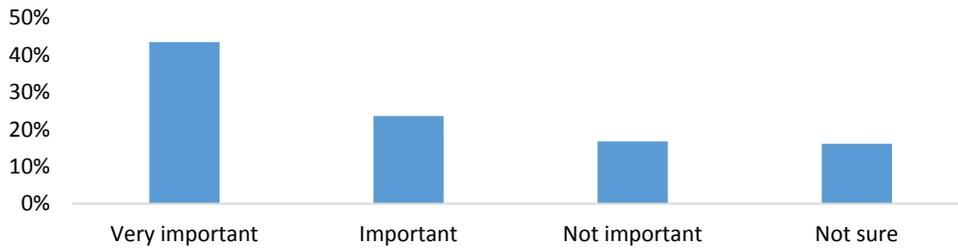
How important is retaining unlimited 7/8 school choice for the community and its students?



7. Given that new funding formulas from Act 46 may make Peacham School increasingly expensive to operate, how important is it for Peacham to retain its school?

Response	Count
Important	38
Not important	27
Not sure	26
Very important	70

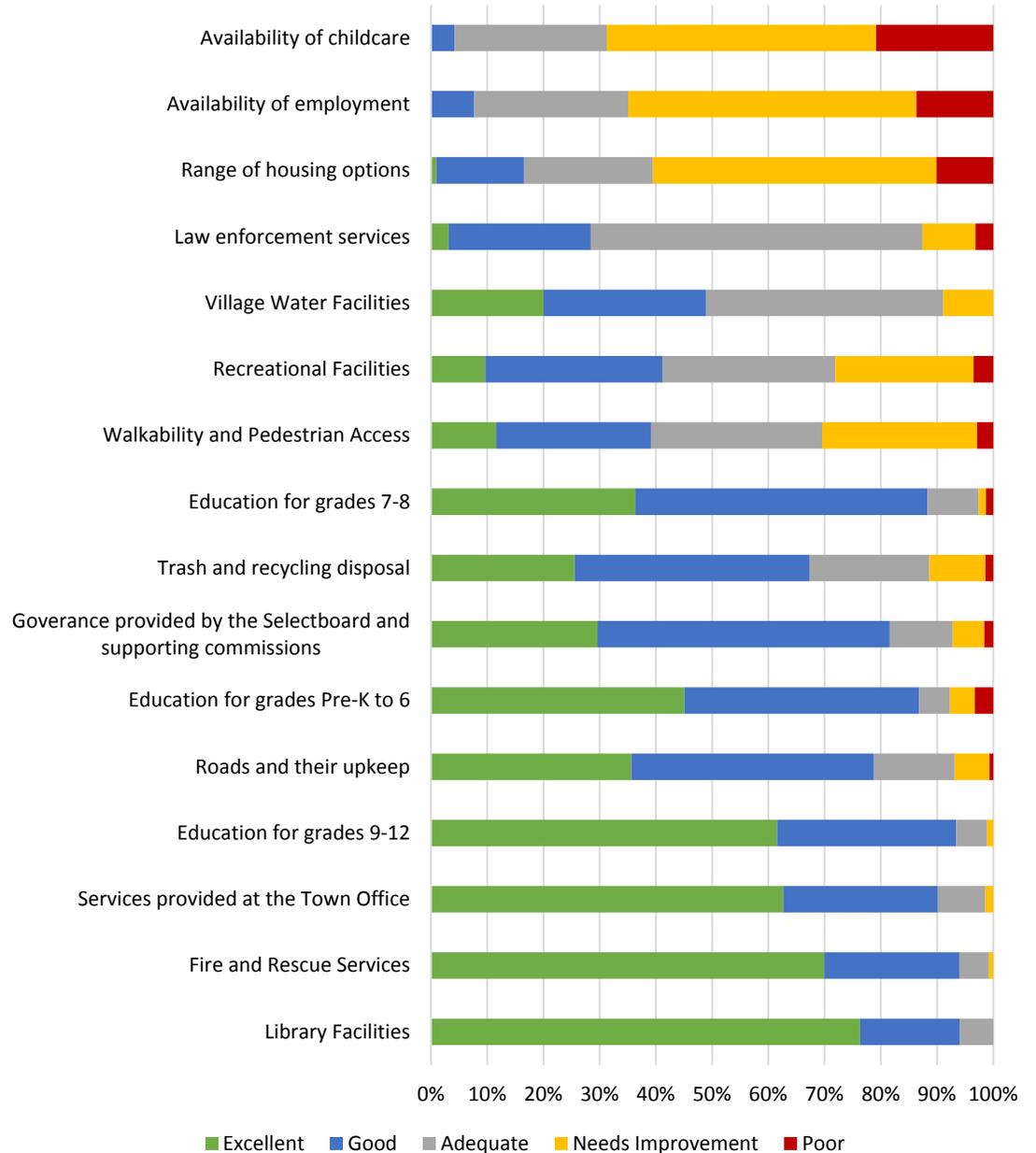
Given that new funding formulas from Act 46 may make Peacham School increasingly expensive to operate, how important is it for Peacham to retain its school?



8. Please rate the quality of services and facilities available in the Town of Peacham.

Category	Excellent	Good	Adequate
Library Facilities	103	24	8
Fire and Rescue Services	93	32	7
Services provided at the Town Office	89	39	12
Education for grades 9-12	56	29	5
Roads and their upkeep	52	63	21
Education for grades Pre-K to 6	41	38	5
Governance provided by the Selectboard and supporting commissions	37	65	14
Trash and recycling disposal	36	59	30
Education for grades 7-8	28	40	7
Walkability and Pedestrian Access	16	38	42
Recreational Facilities	11	36	35
Village Water Facilities	9	13	19

Quality of Peacham Services



Other (text):

Excellent	Needs Improvement	Poor	(blank)
Cafe	Appearance of the town	Financial situation	I would love to find a way to have access to the mail box's after hours. Options for more business' to open up in town.
Cemetery is beautiful !	Cost of education is becoming unsustainable.	Property taxes	Lack of broadband access to dirt road addresses is a concern. It's 2017. Peacham needs to make internet access standard.
ride-share and carpool opportunities	out of town taxes are too high. we get no services but pay dearly for them.,	Value received for school taxes spent	People drive too fast over Academy Hill. It is an accident waiting to happen. Speed sign? Close it off for farmers when they have work to do in the village? Ideas?
	Post Office		Taxes are ridiculous for services offered. Owners on Peacham Pond receive only a small amount of road care - nothing else.
	school board		The addition of rental housing and lower income housing would be positive
	Town needs to consider increased senior housing facilities...		
	Wireless services / Internet		

8a. Please list the top three service and facility areas that the Town should focus on.

A wide range of responses were provided to Question 8a. To better provide context, the answers were categorized by general theme. The complete responses can be found in the Appendix.

Rank	Theme	Count ⁸	Percent
1	Housing	56	12.5%
2	Recreation Resources & Activities	55	12.2%
3	Education	50	11.1%
4	Economic Development	43	9.6%
5	Roads	38	8.5%
6	Walkability (sidewalks, access)	28	6.2%
7	Broadband Access	22	4.9%
8	Childcare	16	3.6%
9	Cellular Service	15	3.3%
10	Healthcare & Aging in Place	14	3.1%
11	Town Office	12	2.7%
12	Emergency Services	11	2.4%
13	Water Service	11	2.4%
14	Jobs	10	2.2%
15	Library	8	1.8%
16	Speed Enforcement	8	1.8%
17	Transfer Station (waste, recycling)	7	1.6%
18	Public Transportation & Ride Share / Carpool	7	1.6%
19	Attracting Young People / Families	6	1.3%
20	Taxes & Other Income Generation	6	1.3%
21	Community Character (agricultural, historic, aesthetic, peacefulness)	4	0.9%
22	Maintain Sense of Community	3	0.7%
23	More Sophisticated Contra Dances	3	0.7%

⁸ Responses were weighted based on the importance given by the survey respondent. A “#1 Focus” response was given the highest weighted value of “3”, “#2 Focus” response was given a weighted value of “2”, and a #3 Focus response was given a weighted value of “1”. The count is the total weighted value calculated for each theme.

8a. Ranking Continued

Rank	Theme	Count ⁹	Percent
24	Post Office	3	0.7%
25	Town Services	3	0.7%
26	Environment	2	0.4%
27	Renewable Energy	2	0.4%
28	Town Meeting	2	0.4%
29	Government Efficiency	2	0.4%
30	Communication with Voters	1	0.2%
31	Village Property Quality Enforcement	1	0.2%

8b. Comments, see Appendix.

⁹ Ibid

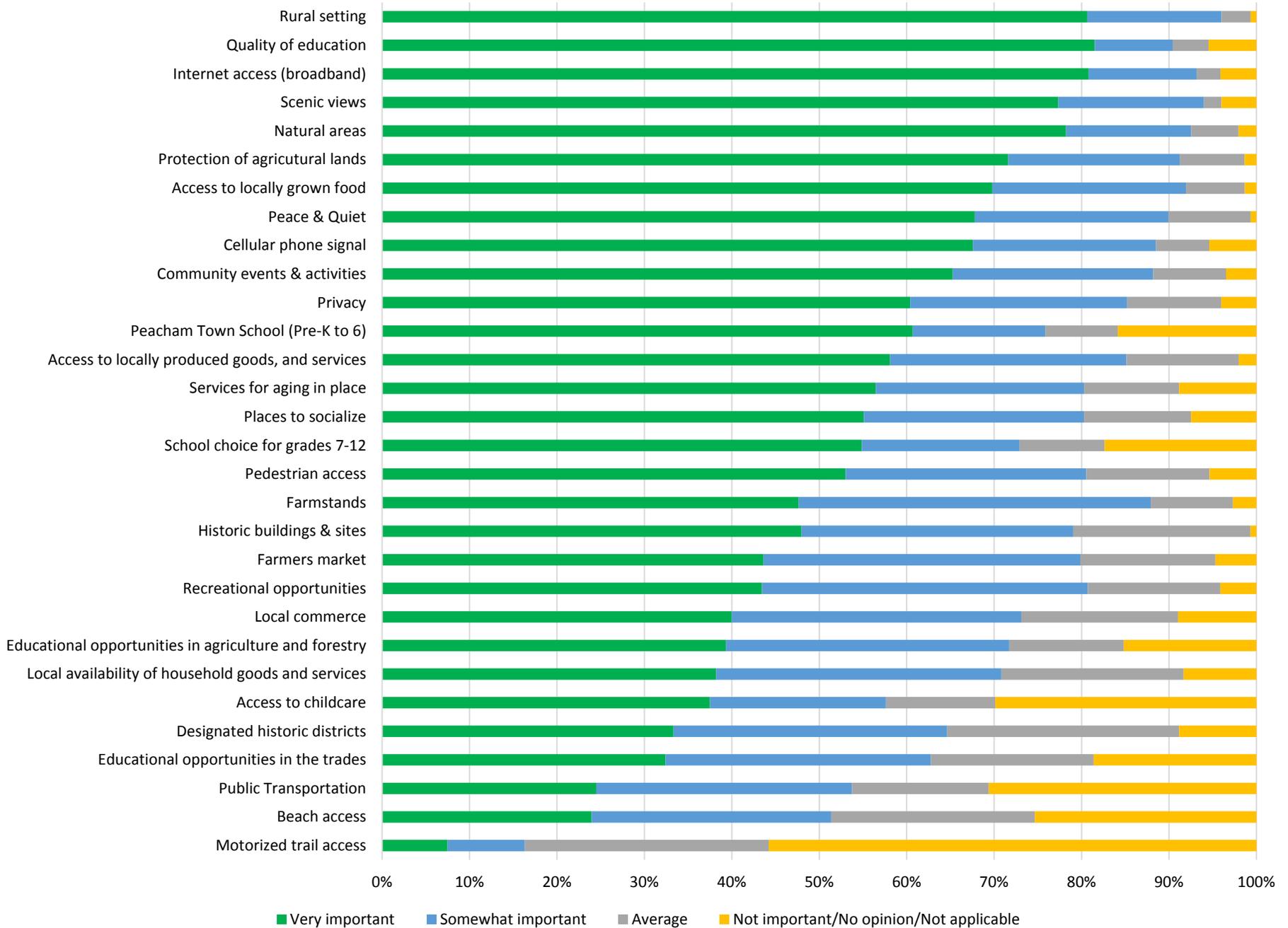
9. Please rate how important the following are to a high quality of life in Peacham.

Category	Very important	Somewhat important	Average	Not important / No opinion / Not applicable
Rural setting	121	23	5	1
Quality of education	119	13	6	8
Internet access (broadband)	118	18	4	6
Scenic views	116	25	3	6
Natural areas	115	21	8	3
Protection of agricultural lands	106	29	11	2
Access to locally grown food	104	33	10	2
Peace & Quiet	101	33	14	1
Cellular phone signal	100	31	9	8
Community events & activities	94	33	12	5
Privacy	90	37	16	6
Peacham Town School (Pre-K to 6)	88	22	12	23
Access to locally produced goods, and services	86	40	19	3
Services for aging in place	83	35	16	13
Places to socialize	81	37	18	11

9. Categories continued

Category	Very important	Somewhat important	Average	Not important / No opinion / Not applicable
Pedestrian access	79	41	21	8
School choice for grades 7-12	79	26	14	25
Historic buildings & sites	71	46	30	1
Farmstands	71	60	14	4
Farmers market	65	54	23	7
Recreational opportunities	63	54	22	6
Local commerce	58	48	26	13
Educational opportunities in agriculture and forestry	57	47	19	22
Local availability of household goods and services	55	47	30	12
Access to childcare	54	29	18	43
Designated historic districts	49	46	39	13
Educational opportunities in the trades	47	44	27	27
Public Transportation	36	43	23	45
Beach access	35	40	34	37
Motorized trail access	11	13	41	82

Importance to High Quality of Life in Peacham



9a. Please list the top three community areas that the Town should focus on.

A wide range of responses were provided to Question 9a. To better provide context, the answers were categorized by general theme. The complete responses can be found in the Appendix.

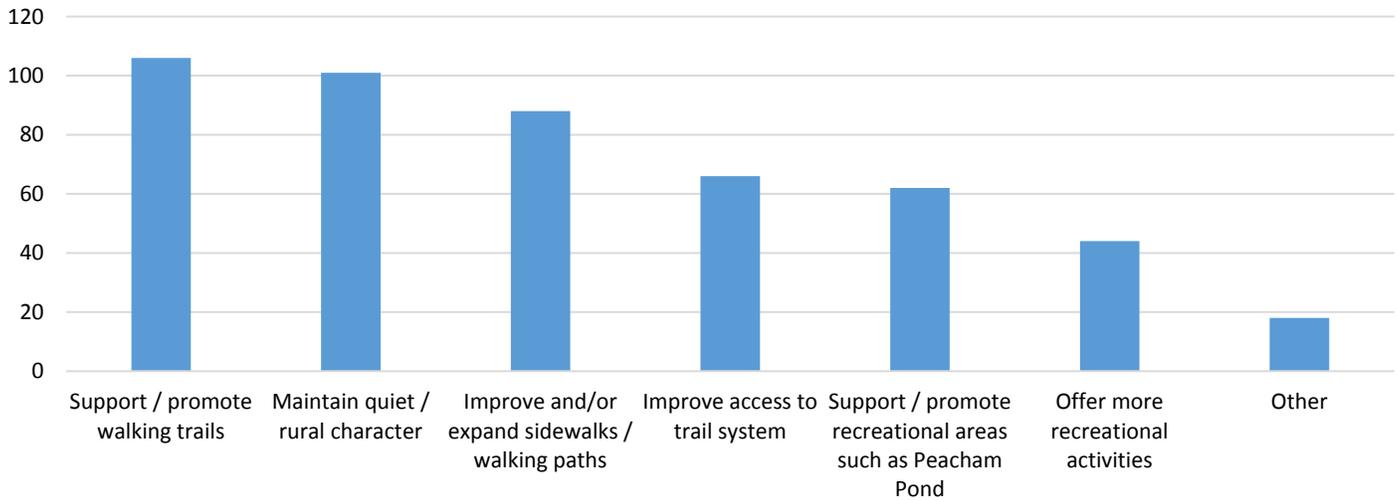
Rank	Theme	Count¹⁰	Percent
1	Recreation Resources & Activities	113	18.5%
2	Community Character (agricultural, historic, aesthetic, peacefulness)	91	14.9%
3	Education	76	12.5%
4	Cellular Service	64	10.5%
5	Economic Development	54	8.9%
6	Broadband Access	36	5.9%
7	Roads	20	3.3%
8	Housing	19	3.1%
9	Childcare	19	3.1%
10	Healthcare & Aging in Place	18	3.0%
11	Public Transportation & Ride Share / Carpool	17	2.8%
12	Food	13	2.1%
13	Library	9	1.5%
14	Maintain Sense of Community	9	1.5%
15	Renewable Energy	8	1.3%
16	Emergency Services	5	0.8%
17	Attracting Young People / Families	5	0.8%
18	Speed Enforcement	5	0.8%
19	Town Office	5	0.8%
20	Jobs	4	0.7%
21	Taxes & Other Income Generation	4	0.7%
22	Environment	4	0.7%
23	Walkability (sidewalks, access)	4	0.7%
24	Water Service	4	0.7%
25	Transfer Station (waste, recycling)	4	0.7%

9b. Comments, see Appendix.

¹⁰ Responses were weighted based on the importance given by the survey respondent. A “#1 Focus” response was given the highest weighted value of “3”, “#2 Focus” response was given a weighted value of “2”, and a #3 Focus response was given a weighted value of “1”. The count is the total weighted value calculated for each theme.

10. What strengths or assets could Peacham build on to improve the recreational opportunities of the town?

Categories	Count
Support / promote walking trails	106
Maintain quiet / rural character	101
Improve and/or expand sidewalks / walking paths	88
Improve access to trail system	66
Support / promote recreational areas such as Peacham Pond	62
Offer more recreational activities	44
Other	18



10a. Other (text), see Appendix.

10b. Are you aware that the following are available for your use:

Town Hall Gym / Response	Count	Percent
No	26	18%
Yes	120	82%

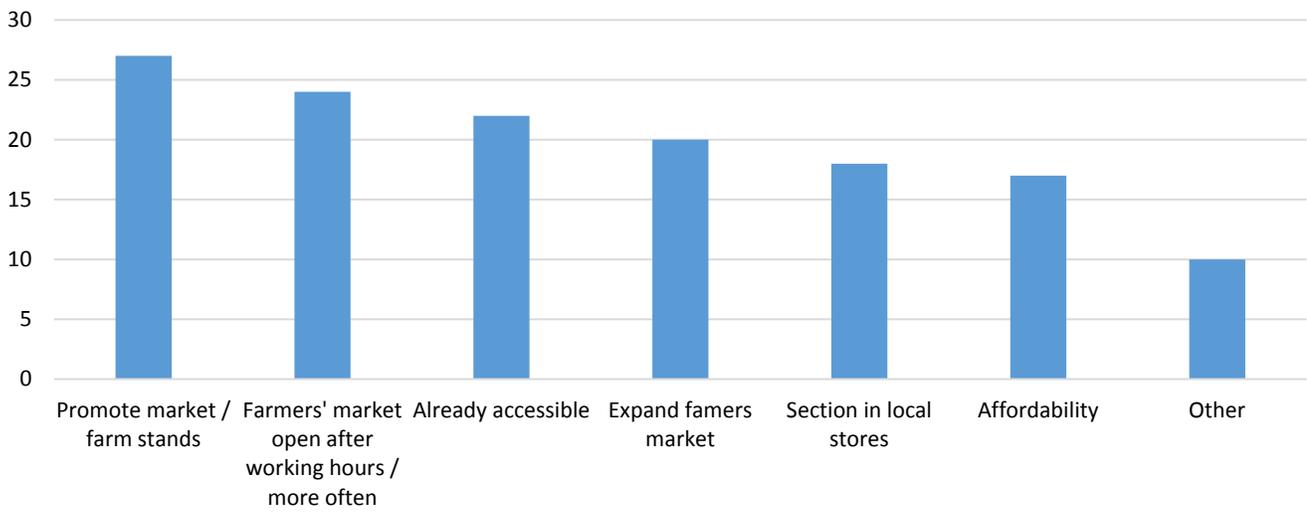
Picnic Area in Town Forest / Response	Count	Percent
No	63	43%
Yes	82	57%

Peacham Pathways / Response	Count	Percent
No	31	21%
Yes	115	79%

Tennis Court / Response	Count	Percent
No	38	26%
Yes	106	74%

11. What would make locally grown foods more accessible to you and your family?

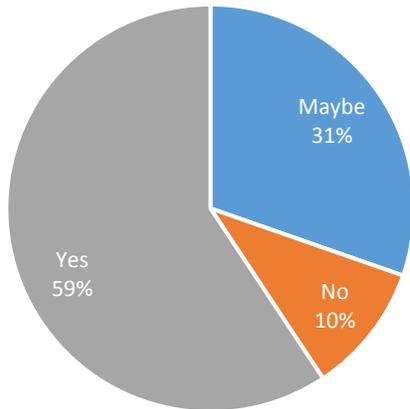
Response	Count
Promote market / farm stands	27
Farmers' market open after working hours / more often	24
Already accessible	22
Expand famers market	20
Section in local stores	18
Affordability	17
Other	10



11b. Comments, see Appendix.

12. In regards to wind, solar, hydro, and/or biomass energy sources, should the Town develop specific standards for siting, and maps for the most and least favorable locations in Peacham?

Response	Count
Maybe	44
No	15
Yes	86



12a. Comments, see Appendix.

13. If you wanted to age in your own home, what services would you need?

A wide range of responses were provided to Question 13. To better provide context, the answers were categorized by general theme. The complete responses can be found in the Appendix.

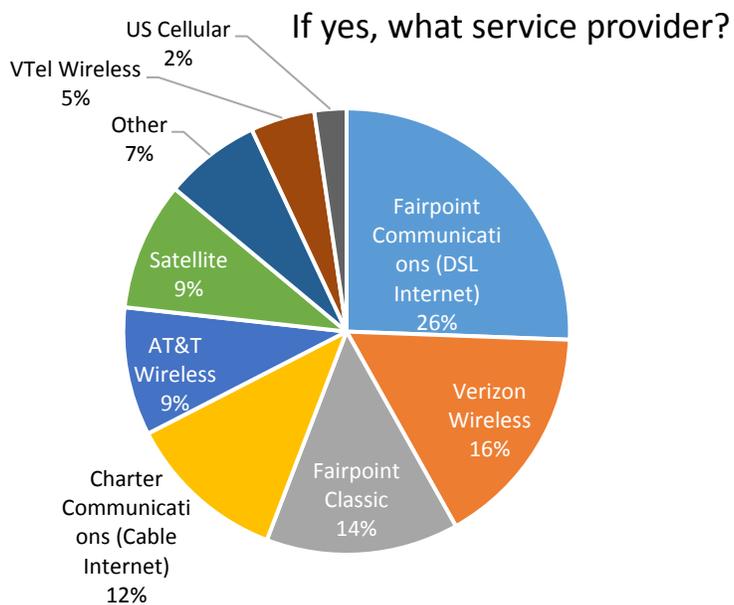
Theme	Percent
Home Care / Assistance & General Services	35%
Transportation	23%
Medical (Nurse, ambulatory, other)	21%
Family & Community	7%
Cost of Living	5%
General Accessibility	3%
Internet & Cellular Service	3%
Life Facility	1%
Not a concern, focus on young people	1%
Smaller Home	1%
Don't know	1%

14. Do you have access to the internet from your home/business in Peacham?

Response	Count	Percent
No	16	11%
Yes	131	89%

14a. If you answered yes, from whom do you receive service?

If yes, what service provider?	Count
Fairpoint Communications (DSL Internet)	11
Verizon Wireless	7
Fairpoint Classic	6
Charter Communications (Cable Internet)	5
AT&T Wireless	4
Satellite	4
Other	3
VTel Wireless	2
US Cellular	1



If yes (Other) (text):

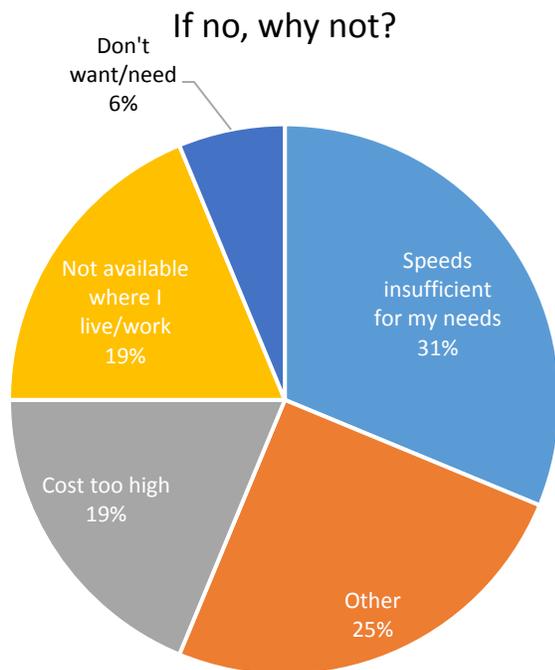
It is deathly slow

Our tenant has great internet access, but not sure which service she uses.

Speed available in insufficient

14b. If you answered no, why not?

If no, why not?	Count
Speeds insufficient for my needs	5
Other	4
Cost too high	3
Not available where I live/work	3
Don't want/need	1



If no (Other) (text):

dial up cumbersome

Requires annual contracts that are prohibitive for summer residents.

Satellite internet is garbge.

The options are not worth the investment. The only truly affordable access is cable, however cell service is not even available at my home!

Final request for comments on last page, see Appendix.

IV. Appendices.

A. Survey Data.

B. Survey Instrument.

A. Survey Data.

- i) Question 8b.
- ii) Question 9b.
- iii) Question 10a.
- iv) Question 11b.
- v) Question 12a.
- vi) Final Comments.
- vii) Full Data Set.

i) Question 8b.

	<p>Comments*: *We are particularly interested in hearing details about items you listed as “Poor” or “Needs Improvement” so we have a better idea of how to improve these services.</p>
#	
1	Need more patrols to help slow down drivers in town
2	Peacham desperately needs more affordable housing for both young families and seniors.
3	Recreational Facilities - We have facilities not being utilized, the Luther Parker Field, the baseball field and basketball court at the school, tennis court, and Peacham walking path. With new State legislation affecting small childcare facilities, many were forced to close (across our area) and this left Peacham residents with very few options.
4	I listed housing as needs improvement. It seems difficult for young families to move in to Peacham. Jobs, of course, need improvement in the entire region for the same reason.
5	<p>There is currently no licensed childcare within Peacham town, and the closest options are in Danville, which is not convenient for my family.</p> <p>Obviously, education is a major concern for the town, as it navigates Act 46. My family moved to Peacham in order to live within walking distance of a small, good, school. It is extremely important to us to retain that school within Peacham!</p> <p>The range of housing options skews heavily towards higher value properties, with not much by way of low/middle income or rental properties.</p> <p>The rec facilities that are available are in pretty bad shape. Even the town gym, which is a really nice facility to have in such a small town, isn't a very welcoming place, with terrible lighting, etc.</p>
6	The need for affordable high speed internet is a huge concern for my family. The option are beyond limited in the area. This is one way of growing our population, and making our town more inviting to young families.
7	Allow for more buisness to come into town. Atleast leave it to a open vote.
8	I think some effort could be put into walkways.
9	If the transfer station could be open one other day than saturday that would be good.
10	<p>The town has no real welcoming and comfortable space for townwide events. Church and library are limited in what they offer and who feels comfortable using them.</p> <p>Affordable housing for families in the village would increase the vitality of the village community and enrich the peacham community as a whole.</p> <p>On commerce: the cafe has added so much to the town, but the absence of a small functioning store is still a problem for seniors and residents.</p>
11	<p>My observation is that childcare works fairly well for parents with school-age kids, but it is important make sure we have facilities and personnel to help two-wager-earner families.</p> <p>It has long seemed to be the case that Peacham could use more moderately priced housing for working families. We need a full range of ages in the town for the school, for volunteers, for diversity of intersts, and for diversity of skills and perspectives.</p>
12	<p>Employment: Not much the town fathers can do about this.</p> <p>Housing: Need more affordable housing</p> <p>More recreational opportunities for residents.</p> <p>There are no sidewalks and walking through/around Peacham is not easy - you need to share the roads</p>
13	<ol style="list-style-type: none"> 1. Paved sidewalk on one side of streets in town 2. A shaded park with benches, playscape, performance stage, skate board ramp, play water fountain etc at the war memorial green. 3. I'm not aware of any childcare in area. 4. Selectboard governance summaries- Short, zippy, interesting and with a picture perhaps posted to For the

	Love of Peacham FB site. 5. What are the Law Enforcement Services?
14	1. Would like to see taxes following the student to independent schools because public education is poor & a disservice to the student. 2. Peacham can become even more attuned with nature in so many ways! Thank you
15	Housing in Peacham is very expensive and the local job situation in the county is not great at all. It can be difficult making ends meet.
16	Childcare has been a big issue for us, as there just aren't any inexpensive options. Additionally, school choice and the quality of K-6 education are huge issues for us. We've found the inability of the school superintendent to foster a nurturing environment and a structure that is flexible/forward thinking enough to effectively teach to the individual needs of the students has been a big reason that some of Peacham's brightest students have chosen to go elsewhere.
17	Turn the science building into lower income housing. Add sidewalks throughout the village area Add to the trails system
18	What needs urgent improvement is dealing with the abandoned Peacham Store that is an eyesore in the middle of the village.
19	Sidewalks in the center of town from the school to the library, church, and town hall would be helpful. Affordable housing options have been an issue for a long time. Shared housing or other similar possibilities should be considered and encouraged through housing codes, etc. Our roads are generally in very good shape. Providing adequate training, supervision, pay, and benefits would help to retain good employees.
20	Walkability and pedestrian access - especially on the paved roads there is a Wild West of speeding. It's downright dangerous to walk. We need to fix that. It should be much safer for walking and biking in the village AND outside the village, if we want more young families to move to Peacham.
21	Cell tower service is weak
22	The property taxes are too high (both in Peacham and statewide) -- Please keep this in mind when making decisions. A trash, recycling and compost service/pickup day to the Peacham Pond area would be great!
23	Roads around the Peacham Pond area could be better cared for
24	Need sidewalks in the village to get people from place to place. Retreatment of roads still needs work. Some older people need assistance to stay here in their homes.
25	People from Vermont and elsewhere think Peacham is an absolutely beautiful Village. It is one of the few places in Vermont that is still untouched by developers. Emphasize the HISTORIC aspects of the Village Center. Keep the Village looking like you just stepped back in time to 1790! Emphasize the historic buildings and architecture. Get rid of the 1980-ish street lights that look so out of place - and replace them with more historically appropriate "lantern" lighting. Windham and Old Bennington have beautiful street lights. The Cafe is nice - but too modern...not comfortable. Try to buy the run down red store and turn it into an old fashioned "Country Store". Tourists, bicyclists, and locals would make it a destination - now they just sit on the porch and look in the windows.
26	Unfortunately, it's been so long since I lived full time in Peacham I have very little real info to form any sort of valuable opinion. I *remember* it as being a beautiful place with (mostly :) friendly people, cows, views, sugar

	houses, etc. I try to visit my land at least once a year.
27	I live close to Marshfield and have a Marshfield mailing address. Because of that, I feel more connected to Marshfield. It's library is closer for me. I go to Marshfield often and only go into Peacham center when I go to the dump. Also, I rarely hear about anything going on in Peacham and that may have to do with my mailing address. So, I feel like a Marshfield resident and couldn't really answer most of your questions. It's kind of like living on the wrong side of the tracks. I must applaud Kitty Toll for coming to my house, though. She's the only politician to ever do so!
28	Peacham is a very special place. No doubt about that. But isn't there anything - governance wise - that can be done to constrain owners of properties right in the center of town to keep their buildings well maintained. Specifically, the Peacham Store is an absolute wreck. What a shame. Also, the beautiful, large federal house, just opposite the store across Church Street, is badly in need of repair and painting. It just amazes me that people don't care enough to do this and keep their properties up, or, if need be, the town can't enjoin them to do the same.
29	dirt roads always will need a lot of upkeep and I have no problem with that, but plows have taken out my mailbox and made large ruts when turning around in my driveway. Maybe more careful driving there? It would be nice if there was another week day for having the dump open, but I realize it costs money to open. My house was broken into last October, and the constable was alerted and said some other homes were also broken into. He was going to notify the state police and said they would contact me but they never did. Not sure what else could have been done. I still have a hand print on a window and thought finger prints could be taken by someone.
30	The Peacham School is too expensive for very few students. Children do not have enough options for advanced learning and will not be ready for the St. J Academy. Costs are ridiculously high per student and property taxes are amongst the highest in the state. Prospective home buyers will look elsewhere if this continues.
31	Let Jeremy do his work and have more responsibility. The green and Escalada lawn is getting smaller and smaller due to traffic trying to miss potholes.
32	Peacham has a tradition for fostering education, but it can't support the traditional classroom model with fewer than 120 students. If the Town can innovate, using computer and communication technology to support a closely supervised home-schooling model, it can cut costs drastically while providing a more individualized education for all residents, not just K-5.
33	I have grandchildren that live in Peacham and because there isn't any daycare in Peacham, she has to take her non-school age children to Danville. The after school program is great, but should go from the start of school until the school year is done. The last 2 weeks of school the after school program wasn't running and she didn't have a way to pick up the kids from school and/or get them to her day care in Danville.
34	Reduced hours at post office is inconvenient---it would help if post mistress could use lockers for packages.
35	Plowing of roads and sidewalks
36	Would love to recycle all plastics, not only #1-4. Also would love to have a sidewalk to school.
37	Speed issue---move radar units - maybe speed cameras; Childcare---opportunity for new jobs and trained care people
38	Peacham needs improved economic development and opportunity. It would be a shame if Peacham faded into a forested town with nothing but faded glory. Peacham School: Not necessarily expensive to operate if: 1) You need to ask if 9-12 choice would be acceptable; 2) If we can get our school population from 97 to about 105, then the \$200,000 per year penalty goes away. Can't actually go down.
39	sidewalks in town, maintain and for winter use

40	Would love to have real sidewalks installed particularly for school to walk to Town Gym
41	Wireless services / Internet - needs much improvement
42	universal cell coverage. Need to encourage hi-tech employers.
43	Would like a more defined and shoveled sidewalk connecting school to town and library. Could we pay money to Barnet and make access to Havey's Lake Beach free to all?
44	Younger volunteers needed in all areas and committees.
45	condition of paved roads. safety for walkers in the village (Peacham Corner) from speeding cars.
46	Gym---excellent; other rec resources---adequate. Classes in the gym---yoga, dance, sports? It would be nice to open the gym to regular classes/activities that would be paid for by attendees. Regular potluck/picnics in the summer would be good! more opportunities to get together with neighbors other than Town Meeting.
47	*Transfer station: need to be able to recycle more items that can be recycled; there needs to be collaboration with NEK WS to find ways to be able to recycle more! *The main streets needs to provide a safe walkway for residents, school and visitors. Walking in the road is not acceptable. *Affordable housing for young families.
48	we need a permanent sidewalk along Bayley-Hazen Road
49	Trash & Recycling: Adding another open day would make it easier. Zero sort recycling please.
50	Would be great to have housing that middle class, working families could afford---in the village specifically. Thanks for doing this. Keep up the good work!
51	It appears this is a request for identifying areas for spending money. As a retiree with a very small camp on Peacham Pond, I find the taxes excessively high given the limited resources we utilize. I would like to see taxes spread more evenly across all households prior to spending monies. My camp has been in our family for many years, and I should not be forced to consider selling because of the taxes.
52	No brilliant ideas -- services for young, disadvantaged, unemployed & elderly are an endemic problem everywhere & if Peacham can come up with solutions, bravo! One ideal would be local voc. ed. (LNA training, auto mechanics, youth farming, what else?) but I doubt if we're big enough to make it practical, alas!
53	Affordable housing is a priority as more children will make the school more sustainable. Childcare 0-3 will also encourage young families to move here.
54	Peacham need its own trash facility. Road conditions heading toward and on the east side of Peacham pond road needs drainage improvement.
55	Repaint walkway between Cafe and Library to 'signal' pedestrian traffic; maintain walkways where it makes sense - open walkway through cemetery (gate) so it can be enjoyed by all. Let's treat all of our assets (Greens, Cemetery, ball fields, etc). to encourage use.
56	Taxes are ridiculous for services offered. Owners on Peacham Pond receive only a small amount of road care - nothing else. And that isn't great.
57	Walkability: sidewalk along Bayley Hazen Road in the Village is needed. Village Water: Heroic efforts are made by the Peacham Fire District #1, but the system is ancient & needs huge funding to continue running our great water. Law Enforcement: speeding through town is in of more attention.
58	I love Peacham! Keep the School, no matter what
59	Sidewalk should be handicapped accesible. Houseing market survey. Encourage collaborators to look at job exchanges. Identify all entrepreneurs in the area and encourage them to employ local citizens.
60	1. Make "The Science Bldg" into housing for families. 2. Get the the State to fix income-sensitivity compensation re: property tax so wealthy folks are omitted and their share is given to those in genuine need. 3. The school board needs to listen less to Matt Forest's opinions, use him as a resource (not as their boss). Get 7th/8th grades into local public schools.
61	Affordable housing -> so hard to afford living here.
62	Continue to improve the ball field.
63	We are fortunate to have great childcare but recognize that reliable childcare is very difficult to find.

64	1. Utilize the school building to offer 0 - 3 childcare options - give free space for a provider to run a childcare business. 2. Offer a "office" workspace for individuals who work from home to utilize.
65	PLEASE: institute zero-sort recycling
66	Recreational - more opportunities for the young. Pathways for the elderly. Housing - more options for young families and for elderly.
67	Little we can do about employment opportunities.
68	# 4 Roads
69	I like peacham. It's a nice place to have my camp. But I do not benefit in almost any way from the services my taxes provide. I don't have a problem paying for stuff that does not benefit me personally but I do think I pay more than I should.
70	So much could be done with the store where the movie was filmed. Also the Town green could and should be maintained better.
71	Might be interesting to talk to BMA and Sterling College about whether institutions such as those contribute to community invigoration +/- desire of grads to stay, add to area and contribute to it.
72	It would be nice to have some apartments - but not a new building, please! Science building maybe.

ii) Question 9b.

#	Comments:
1	Peacham should look at its relative lack of motorized recreation (compared to neighboring towns) as an asset and build upon that. Walking, skiing, snowshoeing, horseback riding, etc are greener, cost less and are less intrusive to residents who might be more willing to allow access to land for these types of activities. We should distinguish ourselves from other towns and embrace green recreation vs recreational pollution.
2	I would love to see more public transport. We have to face we are a old time town in a modern age. We need broadband and cellphone. Cellphone is just good for emergency.
3	Watching the old Peacham Store literally falling down, is a disgrace. The town should do something about this. The Cafe showed that we can, as a a community, raise money for a community supported enterprise. Let's duplicate that for the Store and get rid of the current owners who appear to have abandoned the place.
4	Have done so on proceeding page€!..
5	Having a store locally would be an asset
6	I love peacham because of it is quiet and rural with beautiful views. I love the historic buildings and architecture. I also appreciate that I can drive an hour to Montpelier or St.Johnsbury if I need to - and back to beautiful Peacham.
7	Did we not already this question?
8	I'd propose a community-wide project---perhaps a sister city project in a country that could use our help. (The town in the Dominican Republic where Wendy MacKenzie volunteers perhaps) I'd be interested in helping with this. (Jane Alper)
9	We seem to be improving in most areas; let us keep up this progress.
10	It's the economy stupid. Was true in 1992 and is true today. Powered by education and broadband. This century. The question is how to make Peacham a "destination" for both visitors and potential residents.
11	We have a beach? Educational Opportunities in the Trades---Where are we going with this? 4 yr academic degrees are becoming necessary. We don't need a trade school in Peacham.
12	It would be great to have a town picnic area and paths in the town forest
13	Peacham needs to move forward and allow absentee ballot voting most other other towns. Folks that need to work - and are likely paying the highest taxes - should not have to take a day off to vote.
14	Many community areas as listed on the previous page are not governed by the town, but town encouragement and support in community and/or private efforts are welcome and often needed.
15	Join the Barnet district. Get some simple, solid housing built for middle income families.
16	Peacham is a great place to live - highly appreciative of all that it offers and its many generous people.
17	1. Preserving beauty of our community 2. Provide excellent education and choices 3. Guide infrastructure so people can make a living here.
18	Protecting ag lands; helping to sustain farmers
19	Would like a town Conservation Fund to buy lands for protection until they can be permanently protected by land trust, for instance.

iii) Question 10a.

#	Comments:
1	I would love access to the peacham pond that didn't take me 20min to circumvent around to it. The fact that there is no even semi direct route there from the town center to it.
2	I will comment on the tennis court, see below. It needs work!
3	We need to build the bridge between the "haves" and the "have nots" in town. I know there is resentment from many of the old timers about the new folks in town.
4	Where is the town forest?
5	All of the above!! But non-motorized!
6	We must strive to make every Town resource work to maximum advantage. The Library is a good example; the school building is not.
7	tennis court not in great enough shape for playing
8	We need healthy activities for all. Less mechanical recreation and more appreciate of the natural world.
9	Become more progressive w/ recreational activities
10	let us truly use the beautiful aspects of our town
11	Tennis Court---What and where? The asphalt mess by Town Hall is NOT a tennis court.
12	Peacham Pathways--- continues to need work / better signage. Picnic Area in Town Forest---map?
13	Would eliminate the tennis courts and replace with a more popular activity
14	Could a town information brochure produced annually be of help in informing residents and visitors?
15	Covered pavilion on tennis courts

iv) Question 11b.

#	Comments:
1	It would help if residents would commit to supporting local growers and producers - and understand how fortunate we are to have them working hard to provide these foods and products.
2	Love our farm stands. Maybe there could be a way to donate extra produce to the farmers market?
3	Add a "Yellow Pages" section to the Town Telephone Directory.
4	Why come to Peacham farmer's market? Need strong attractions. Perhaps a program offering senior discounts?
5	Can't access during weekday because I work out of town and don't return until 5:30pm or later so I do not go. If in evening or weekend would go.
6	Affordability---Biggest hurdle - quality is not
7	We will support the market every week, we're a family of 4. Diversity (cheese, bread, lots of veg) is great. Miss Tony's desserts---new pastry maker?
8	Sad to loose Willow Brook Farm
9	No improvement needed
10	While I sense the Farmers Market is struggling, why not leverage the Cafe more? They already offer many local products and their infrastructure is in place. It would help if we promoted the Cafe as an asset for everyone to take advantage of.
11	Let's make sure Nattie & Molly are successful
12	plenty of local farm stands
13	Recruit vegetable growers and meat growers in town.

v) Question 12a.

#	Comments:
1	Would need to know more.
2	Do not believe we should do wind in Peacham
3	It is good to know where people would be ok with it so it won't meet with resistance to do something so beneficial. Its really not hard to hide the small solar farms.
4	No wind!! and not other form that would be objectionable to ANY resident....we pay too much in taxes to lose our views, peace, quiet or privacy for any reason, including energy source
5	Absolutely a priority to do this so that the town's wishes are clear if/when a developer comes to town.
6	Absolutely, I am seeing other towns taking the initiative, and Peacham seems to be passing on opportunities to do our share with 'renewables' and perhaps save money in the long-run.
7	Alternative energy sources are the future. Would be nice if Peacham was on the cutting edge. Fast broadband and reliable cell signal would provide the base for job creation here. Solar arrays nearby. I consider the arrays beautiful, but some don't, so tucking in an underused area would be good. I endorse using the Academy Science building for affordable housing. RCT (Rural Community Transport provides free reliable trips for seniors which would help save money for those on tight budgets-like me!) How about a visible bus stop at the main intersection and maybe a defined time for daily or weekly transportation to St. J for shopping.
8	Homeowners are best equipped to make renewable energy decisions based on the needs of the individual and the contractor and technology chosen. For larger scale projects the town of Peacham can gain party status under the current rules. Determining the best siting for renewable energy requires expertise that most local authorities do not posses.
9	Rooftops first!
10	It's important for people to be able to do what they want on their own property. If the town could recommend places where it would be a good idea, that could help landowners with decision making.
11	Not sure all of those are relevant, but my point would be, we should be intentional and should plan, not just let things happen to us.
12	Need more information
13	Solar and wind generators are only viable if subsidized. Small hydro is reliable, producing full output 24/7. All of the Town's industries were water-powered at one time. It worked then, it can work now.
14	People need professional advice on how to implement alternative energy
15	Standards are required but taxpayers need the freedom to decide what the highest and best use of their land is. We should consider town owned energy parks/farms.
16	Strongly agree to need for site approval criteria
17	I would work on this! Sustainability is key to our town
18	Needs to be in current town plan - not for future adoption
19	No wind power farms!
20	Absolutely!
21	They should be encouraged and not restricted
22	No industrial wind in any rural areas of VT.
23	Peacham's landscape should not be disrupted by such energy sources
24	Unclear Questions. Is this for private installation, if so no interference please.
25	We should move towards renewable energy.
26	No industrial sized wind! Go solar and "hide" it as well as possible.
27	I am firmly opposed to industrial scale wind, solar, and biomass development in Peacham. This invites "green-washing" investors. Home scale wind and solar do fit the rural landscape.
28	No industrial wind!

vi) Final Comments.

#	Comments
1	Do not limit size of lots any further to limit middle to low income people be able to live here. I do not like being told what I can do with my own property within reason.
2	Thank you for taking the time to do this.
3	Thank you for soliciting feedback.
4	GO SOLAR!!!
5	Australian ballot for more votes @ Town Mtg
6	Keep up the good work. Peacham needs a strong plan, supportive zoning, as well as a capital improvement program.
7	Peacham is a unique town, even within Vermont. Some people want to rush to change it so that it will be like other towns with stores etc. Once it has lost its character, there is no going back. People who want Peacham to be more modern, or like other towns, can always move to a bigger town. But once we've lost our lovely, rural character, there is no going back. Value what we have. It is unique!!!
8	Help us save the store!
9	And thank you all for asking !
10	In large part, the future of Peacham depends on attracting young families to live in town year round.
11	I truly appreciate the efforts of Frank and Patrice in putting on PAMFest. Additionally, the Winter Carnival and 4th of July are great events that help us celebrate the town.
12	It would have been helpful to go back to earlier answers. I hope that the 2017 Town Plan addresses the siting of solar panels, protection of agricultural lands, and building a strong sense of community.
13	Thanks for doing this!
14	I think keeping peacham rural and agricultural is very important and needs to be promoted and preserved.
15	"Tread lightly on sacred soil" Please do not use this Town Plan opportunity to overdo various ideas. Please keep it simple and streamlined.
16	Again we own a home in Peacham, but do not live there. That said, keeping up the physical appearance of the town, beginning with the general store, is very important to my wife and me. It's a shame the way it looks and that it is not operated as a general store. If my wife and I were younger, we might consider buying the property and run the store ourselves. But at 71 now, that's not in the cards.
17	Many thanks for conducting this survey.
18	Make it easier for young people to be able to live here.
19	Thanks for conducting this survey. Town meeting doesn't give voice to part-year residents. We need to promote smart energy = how do we help residents reduce the amount of energy they must buy? How do we help the town produce its own energy? How does the town promote the all electric future? Looking forward to electric cars as the principal mode of transportation. Where will we have public charging stations?
20	Tennis Court - If it is set up, seriously neglected at the moment.
21	I appreciate being asked for my views. Peacham is the best governed place I've ever lived!
22	Internet - Yes, sporadic at best.
23	Internet access---Yes, but its terrible
24	Need better internet service. Faster, more reliable.
25	Desperately need better/faster, more reliable internet connections.
26	Density housing important, stop putting single family homes in good fields.
27	Thanks for doing this! Out internet is consistently poor - would be great to upgrade. Keep up the good work! Thank you - Robert Van Vranken

28	<p>Thank you for your service. It's a great Town thanks to folks like you.</p> <p>[Note from next to question 7]</p> <p>Join the Barnet, et. al. group:</p> <ol style="list-style-type: none"> 1. The Kids get great schools 2. Families enjoy local, public education 3. Taxpayers save. <p>There is no choice for the families who cannot afford the time, money, etc. needed to accommodate the distant independent schools. Many special needs students can be refused admissions at independent schools. Public schools take all kids - and proudly so - despite the disadvantages they endure relative to the independent schools's fewer restrictions/demands from the state. It's unAmerican and morally wrong for one public penny to go the an independent school! Unless they play by the same rules.</p>
29	<p>This is a great town! I am grateful that I was able to buy a home here and move here. It is efforts like Peacham walking group, care, library, and all the many events that have made thus a great place - not mention the many great people!</p>
30	<p>Thank-you</p>
31	<p>More flexibility on set backs. Criteria for building rather than arbitrary lot sizes.</p>
32	<p>Could use some "Peacham Pride" to keep Town houses and buildings looking good!</p>
33	<p>Please include plans for:</p> <ol style="list-style-type: none"> 1. Preserving character of village w/ designated district 2. Preserve the Village Farm

vii) Data Set.

The digital copy of this document contains the data set in the pages below. However, to save on printing, paper copies of the Survey Findings document do not contain the Data Set. To receive a copy of the Data Set please contact the Peacham Town Office.

B. Survey Instrument.

The digital copy of this document contains the Survey Instrument in the pages below. However, to save on printing, paper copies of the Survey Findings document do not contain the Survey Instrument. To receive a copy of the Survey Instrument please contact the Peacham Town Office.