

**TOWN OF PEACHAM**  
Development Review Board  
Minutes for Hearing of April 14, 2026

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**David K. Hough**  
**Zoning Application**  
**41 Peacham Pond Road**

**INTRODUCTION AND PROCEDURAL HISTORY**

1. The hearing was to review a zoning permit application submitted by David K. Hough (the “Application”). The Application was received at the Town Office on February 16, 2026 and referred to the Development Review Board on February 18, 2026.
2. The warning for this hearing was posted in three places in town, and on the town website on March 27, 2026, and it appeared in the *Caledonia Record* on March 30, 2026. A copy of the Application and site information was available at Peacham Town Offices. On March 27, 2026, a copy of the notice of a public hearing and the Application were mailed to the applicant and to the owners of abutting properties.
3. The Application was discussed at a public hearing at 7:00 pm on April 14, 2026.
4. Present at the hearing were members of the Peacham Development Review Board (the “Board”), Adam Dobson (via Zoom), Rick Scholes, Rusty Barber, Matt Kempton and Marilyn Magnus (via Zoom). Bob Hansen, the zoning administrator, attended in person. The applicant, David Hough, and Candy Hough also attended in person.
5. Those wishing to achieve status as an interested person were given the opportunity, under 24 V.S.A. § 4465(b), to demonstrate that they met the criteria set forth in the statute. Cathie Peller attended as an interested person but had no comment.
6. During the hearing, the following exhibits were considered: (x) the Application and (y) a site plan showing the parcel which is the subject of the Application.

**DISCUSSION**

The Application requested a waiver of the minimum setback requirement applicable to the Rural District where the subject property is located as set forth in the *Town of Peacham, Vermont Zoning and Flood Hazard Regulations* adopted January 21, 2025 (the “Zoning Regulations”). The Board reviewed the Application and site plan with the applicant and the zoning administrator.

After discussion, the applicant agreed that he could site the proposed structure at least 40 feet from the near edge of the existing road right-of-way for Peacham Pond Road as exemplified by the power pole sited there (*i.e.*, 40 feet from the power pole), meaning that no waiver of the minimum setback requirement would be required in connection with the proposed structure. Consequently, it was not necessary for the Board to make a decision on the Application. It was further discussed that the applicant will contact the zoning administrator regarding a permit with the indicated setback.

The Board also observed that several existing structures indicated on the site plan appeared to be in violation of the Zoning Regulations. The zoning administrator and applicant confirmed that no zoning permits had been submitted in respect of those structures. The Board encouraged the applicant to correct existing zoning violations and obtain necessary permits, as applicable.

The meeting adjourned at approximately 7:45 pm.