

TOWN OF PEACHAM

Development Review Board
Hearing Results for

Churchill Subdivision Application 10-26, 637 Maple Tree Lane

INTRODUCTION AND PROCEDURAL HISTORY

1. The hearing was to review an application for subdivision of land submitted by Jonathan Churchill. The zoning application was received at Town Office on July 15, 2026, and was transmitted to the Zoning Administrator on the same day. The application was referred to Development Review Board on July 29, 2026.
2. The warning for this hearing was posted in three places in town plus the town website on August 6, 2026, and it appeared in the *Caledonia Record* on August 9, 2026. A copy of the application and site information was available at Peacham Town Offices. On August 6, 2026, a copy of the notice of a public hearing and the zoning application were mailed to the applicant and to the owners of abutting properties.
3. The subdivision application was considered at a public hearing on September 3, 2026. The application was reviewed under the *Town of Peacham, Vermont Zoning and Flood Hazard Regulations* adopted January 29, 2025.
4. Present at the hearing were members of the Peacham Development Review Board, Marilyn Magnus, Morgan Gold, Cody Patno, Rick Scholes, and Rusty Barber. Also attending was the Peacham Zoning Administrator, Bob Hansen.
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. The Interested Persons was Matt Kempton.
6. During the hearing the application along with the following exhibits were considered:

A site survey prepared by Truline Land Surveyors, dated 6/26/2026 showing both parcels of the subdivided land.

FINDINGS

Development Review Board makes the following findings:

1. The applicant seeks a permit to subdivide the 23.78-acre property at 637 Maple Tree Lane, Parcel 00610.000, into two parcels.
2. The property is in the Rural Zoning District.
3. The newly created parcel with the existing house will be 6.78 acres with frontage of 548.36' on Maple Tree Lane.
4. The remaining undeveloped parcel will have approximately 17 acres.
5. Both parcels are in an Agricultural Overlay District.
6. Both parcels meet the 2-acre minimum lot size and 200-foot minimum road frontage requirements in *Section 302, Rural District (RD)*.

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7. No wastewater plan that meets State of Vermont requirements for the unimproved lot has been submitted.

DECISION AND CONDITIONS

The Development Review Board, grants the application subject to the following condition.

No wastewater plan meeting the state of Vermont requirements for the unimproved lot has been submitted. If no plan is submitted and approved by the state of Vermont prior to filing of new deed then Vermont law states that any unimproved lot created by an act of subdivision that occurs on or after January 1, 2007 be exempt from a permit provided that the deed that is recorded and indexed, that describes the affected property contains the following language:

“Notice of permit requirements. In order to comply with applicable state Rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable Rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.”

The approval of the subdivision will expire two years from the date of this decision.

Dated at Peacham, Vermont this September 4, 2026.
James (Rusty) Barber, Chair

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s). Such appeal must be taken within 30 days of the date of this decision pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.