

Town of Peru, Vermont
Planning Commission
Unapproved Meeting Minutes
21 December 2017

Present: Stewart Beattie, Chair,, Robert Stelz, Lucas Hughes, Peter Berman,
William Stracher.
Hal Wilkins, Zoning Administrator.

Visitors: Bill Cairns, Michael Van Eyck, Adam Filson, Esq. – Bromley, Inc.
Sverre Caldwell – Priest Road Subdivision

Chair Stewart Beattie called the meeting to order at 7:00 PM

DISCUSSION ITEMS

1. Best Farm Expansion - Bromley, Inc.

Bromley, Inc. staff attorney Adam Filson explained the zoning requests that will allow the resort to expand onto its property to the east – the Best Farm – and provided the Planning Commission with maps that depict this request.

The current zoning of the Best Farm parcel does not permit the recreation and commercial uses that the Resort wants to pursue. Moving the CR Zoning District boundary to the east will accomplish this objective.

Bromley, Inc. contents that this change in the zoning district map will not be “spot zoning,” as it is the logical extension of the resort’s ownership; will include several other physically involved private properties, and provides significant benefits to all involved parties.

Following a review of the proposed zoning district boundary change, the Chair recommended that the new boundary follow the property lines rather than the 2300’ contour line – so as to prevent placing portions of the properties in two zoning districts.

Bromley, Inc. was asked to provide information regarding the use of lands on the south side of RT 11 that are presently the resort's septic system test area.

Concern was raised regarding the adequacy of screening of the parking areas along RT 11; Bromley, Inc. will include this information in its application materials and in the site plan review phase.

The Planning Commission suggested that the maps that will accompany a zoning permit application should depict only the zoning district lines and not the proposed uses, buildings, improvements, etc.

Motion Robert Stelz made a Motion for the Planning Commission to schedule a public hearing to consider Bromley, Inc's request for this zoning change. Included in the public hearing will be the request to increase the allowable building height from 35' to 45'. The Motion was seconded by William Stracher and approved with a unanimous vote of the Planning Commission.

2. Caldwell Subdivision – Priest Road

Property owner Sverre Caldwell described his proposed 2-lot residential subdivision at his Priest Road Property. The application was reviewed by the Zoning Administrator and determined to be complete. The Planning Commission considered the required elements of site plan review and the overlays. The ZA will coordinate with the surveyor (Dave Coleman) to include notes re compliance with the overlay items (steep slopes, treeline) and to include information re the forest management plan.

Motion Lucas Hughes made a Motion to accept the subdivision application as complete and to approve it. Peter Berman seconded the Motion and it was subsequently approved by unanimous vote.

The Zoning Administrator will ensure that the final plat (Mylar) contains all additional information that was requested by the Planning Commission

3. Administrative Matters

The Chair noted that the recording of meetings, while allowed, is a matter of courtesy and this should have been announced at the start of the meeting.

The role of clerk / recording secretary was discussed and the ZA was authorized to discuss this with Peru office personnel and to present options to the PC at the January meeting.

Conflicts with the current meeting date were discussed and the members of the PC who were present favored a 2nd Thursday meeting date. Absent members will be contacted regarding this selection and the Town Office will then be notified of the change of date.

4. Chace/Noyes Subdivision – Preliminary Discussion

The 16+/- acre parcel at the northerly end of Russell Road is the location of two residential structures that share a common access driveway. The applicants propose to subdivide the parcel into two lots of approximately equal acreage and to create an easement / right of way for the shared use of the driveway. No construction is proposed.

The ZA was instructed to advise the applicants to submit a formal land survey of the proposed subdivision and to investigate the need for a ZBA determination concerning subdivision of a property that is located in the secondary aquifer protection zone.

5. Zoning Compliance Matters

a. “Dangerous and Dilapidated Structure” - Transtar, LLC / Donald Dorr

The owner of this vacant residential property on RT 11 has been determined to be ‘dangerous and dilapidated; an attractive nuisance’ and the property owner has been issued (by certified mail) a Notice of Violation. The ZA has notified the Selectboard and the town attorney of this matter.

b. Batchelder Barn Road – New Barn / Gardner Orton

The ZA was asked to seek clarification from the owner regarding the disparity between the use listed on the zoning application – *Agriculture* – and the language in the VT DEC Wastewater Permit that references a disposal system to accommodate “10 employees.”

6. Administrative Matters – Open Meeting Law; Ethics Manual

The ZA provided all PC members with materials prepared by the Secretary of State and the VT League of Cities and Towns regarding the Open Meeting Law and will also provide the Commission with copies of the *Vermont Ethics Manual*.

7. Meeting Minutes

Errors in previous (unapproved) meeting minutes were discussed.

11 September Regional Planning Commission Meeting (at Burr & Burton Mtn Campus)

William Stracher was in attendance

19 October Meeting

The minutes of the 19 October 2017 meeting were unanimously approved. **(Motion to Approve was made by William Stracher; seconded by Paul Myers)**

The Town Clerk was asked to replace all draft or unapproved meeting minutes with the approved meeting minutes.

8. J J Hapgood Store

Corrections of Motions

The previous 5-part Motion (19 October meeting) was revised to reflect the 4-part Motion containing the actions that the Planning Commission imposed on the Applicant. The fifth item was 'for discussion' only and a report on that discussion items will be on the January 2018 agenda.

The requirement for an additional three parking spaces along Main Street was revised to reference "*additional parking spaces.*"

The ZA was instructed to advise the Applicant of the need to complete the four stipulated actions as soon as practicable.....and that no additional zoning application is necessary.

The Planning Commission also discussed the need to ensure that the building is in compliance with current Vermont fire safety / building code regulations and with the Conditions of the Land Use Permit.

Motion to Adjourn

At 8:40 PM William Stracher made a Motion to Adjourn; the Motion was seconded by Robert Stelz and then unanimously approved.

The 2018 schedule for Planning Commission meetings will be determined and published in early January.