

Peru Planning Commission Meeting

Town Office Building Peru, VT05152

2-8-18

6:50 PM

Committee Present:

Hal Wilkins Peter Robertson Lucas Hughes Robert Steltz Stewart Beattie Peter Berman

From Bromley:

Bill Cairns

Adam Filson Brian Fairbank Michael Van Eyck

Public:

Chuck Black, Fire Chief / Selectboard (arrived late)

Meeting called to order at 7:08PM by Stewart Beattie

Stewart noted there was no public present for the meeting scheduled for 7:15 as yet. Stewart suggested skipping over the meeting minutes until after Bromley presentation.

Committee went to Subdivision Status:

Hal noted we are waiting for completed applications from both applicants.

Public Hearing:

Zoning Hearing for the CR District for Bromley Expansion Project

Bromley group brought a presentation showing what would happen if these changes came about in the form of handouts as well as large board.

Bromley presented case for zoning changes for expansion of the CR District in order for Bromley to build condos with parking as per compliance requests from the board's last meeting.

Bromley has made suggested changes from the board to run along lot lines for extension of the district. Large board shows the proposed areas, now changed since the last meeting. Section 10 request from the board that Bromley made an argument for allowing increase in height From 35' - 45' in the district and that their plans do not deviate from the PUD zoning bylaws.

Stewart asked for any questions or discussion:

UNAPPROVED

Hal Wilkins stated that he spoke with Peter Bradford and there is no need for the ZBA to participate in variance for the secondary recharge zone. Also Hal spoke with members from BCRC meeting who were in favor of the zoning change. Chuck Black stated that the fire department has no problem with zoning if the new construction is sprinklered throughout the buildings. Bromley replied that they will add 3rd criteria that buildings will be sprinklered and will have a water suppression system to meet the suggestion of fire department. They will comply with the CR District and the PUD bylaws. Stewart raised a question about setbacks that was posed by Chuck Black. Bromley replied that that change is not necessary because of the new layout. Board members agreed that discussion was over. Motion to approve and send to the selectboard for approval by Bob Steltz. Seconded by Peter Robertson. Unanimous vote for approval by the board. Hearing for the Bromley zoning change completed at 7:30pm.

Review and Approval of Past Minutes:

19 October 2017 - Was approved with changes in November. But changes were not correct. Those changes will now be corrected in the November minutes as stated below. Minutes approval for October is in November minutes.

16 November 2017 - Point # 7 states that the zoning administrator will develop a plan for compliance. The correct information is that the plan was created by the board in the October meeting that included 4 points of compliance which are (1) turning the building site back to grass (topsoil, seed and mulch) (2) place 4 corner markers marking historical site (3) add approximately 3 parking spots (4) add screening for the power panel. Motion made by Lucas Hughes and seconded by Peter Berman to approve minutes as amended tonight. Minutes approved as amended unanimously.

11 September 2017 - Bill Stracher will be added as present. It was agreed he had been there but his name was mistakenly left off of those present. Motion to approve with addition made by Bob Steltz; seconded by Peter Berman. Unanimous approval.

21 December 2017 - Note in meeting minutes #7 states that October minutes were approved but did not reflect the need to add the 4 criteria for the compliance plan for JJ Hapgood Store permit violation and did not site the actual motion for this. Motion to approve minutes as revised made by Peter Berman; seconded by Steltz. Unanimously approved.

11 January 2018 - No minutes to approve. No meeting due to lack of attendance.

Zoning Administrator's Report:

1. Received letter from Dorr saying he understands and asking for patience so that he can do

this in the spring. Replied that he was given warning that he is expected to comply at the

beginning of spring.

2. Batchelder Barn - Orton does not plan to sell anything; agricultural efforts are personal;

there will be no retail sales of farm products. He will need a certificate of occupancy once the construction is complete. It was noted that there was no permit applied for, for home

industry. Discussion included noting that if there are occupants living there or if there are any sales there will be the need for proper permits.

3. Letter was sent to owner of 263 Rt 11. This building is vacant and is dangerous and dilapidated. No response received.
4. Recent application by Prouty to do major renovations on the Ashforth property in the name of Clearbrook, LLC. Nothing is scheduled to happen till spring. Prouty is applying for them; there is no individual name attached to the property.
5. Catherine Bryars from Bennington Regional Planning Commission will come to speak on municipal energy planning and changes needed. Will advise as to when she can come.
6. Complaint received concerning Roland's dumpster and porta potty as being not in keeping with the aesthetic. The porta potty has been removed. In the spring the porta potty will come back but be located in a better place for aesthetics. Mabel Brown Trust pays for wood and services provided for Roland. It does not cost the town anything to provide for him.

Further discussion:

1. 911 Addresses. Stewart noted that if anyone has a problem concerning the town or town business they may contact any public official and they will be helped. All buildings must have a 911 address whether or not they are occupied.

2. Stewart asked for any further to discussion, new or old business. There was none. Motion by Berman to end the meeting; seconded by Robertson. Meeting ended at 8:20pm.

Approved by the Chairman of the Board (or acting chair)

Stewart Beattie



