

**Town of Peru, Vermont
Planning Commission**

Unapproved Meeting Minutes
Wednesday, 11 January 2017
Peru Town Office Building

Present:

Stewart Beattie (Chair), Robert Stelz, Peter Robertson, Lucas Hughes,
Hal Wilkins (Zoning Administrator)

Meeting Called to Order:

Chairman Stewart Beattie called the meeting to order at 7:05 PM

Review / Approve Minutes

The minutes from the 11 January meeting were reviewed and unanimously approved

Requests / Public Comment:

There were no visitors / members of the public present.

New Business

Building Permit Application

Kolatov Repair / Reconstruction
Nichols Hill Road.

Owners of this residential property appeared at the Town Office on Thursday, 2 March to discuss the proposed building repairs – resulting from a structural fire several weeks ago .

Discussion with ZA Hal Wilkins

In response to ZA Wilkins' question re a size below which a structure would not require a building permit, the commission responded with reasons that supported the continuance of the existing policy of requiring a zoning permit for all development.

Town Documents

ZA Wilkins was asked to ensure that all Planning Commission documents – meeting agendas and minutes, zoning bylaws, application forms, etc. are posted on the town's website.

The ZA will research the following matters and report to the Planning Commission at the April meeting:

Current Supreme Court decisions and recommended language regarding model junkyard ordinances.

Recent “model” zoning ordinances that more effectively address housing types, group homes, extended stay facilities, etc.

Comparison of Peru’s zoning fee structure with that of comparable towns.....and a system to ensure that the zoning permit accurately represents what is actually constructed

Old Business

1. Review of procedures relating to the determination / classification of a “*Dangerous and Dilapidated Structure*” and the actions that the ZA should take to remedy this matter. ZA to report to the Planning Commission at the April meeting regarding progress.

Other Business

None.

Adjournment:

The meeting was adjourned by Chair Stewart Beattie at 8:15 PM

Next Meeting:

The next meeting of the Peru Planning Commission is scheduled for Wednesday, 12 April 2017 at 7 PM in the town office building.

This will be the annual organizational meeting at which time the Chair, Vice Chair, and Clerk will be approved and any new members welcomed.

Hal J. Wilkins
Peru Zoning Administrator