

Town of Peru, Vermont
Planning Commission
Unapproved Meeting Minutes
16 November 2017

Present: Stewart Beattie, Chair; Paul Myers, Robert Stelz, Lucas Hughes, William Stracher. Hal Wilkins, Zoning Administrator.

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

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

DISCUSSION ITEMS

1. Nichols Road Rental Property

Lucas Hughes noted that the Kolotov property, located at the end of Nichols Road has been occupied by large groups and that their activities are not in keeping with the character of the residential neighborhood. The ZA will contact the property owner about this situation.

2. Bromley Resort

The Zoning Administrator informed the Planning Commission that more detailed mapping for the Best Farm / Bromley East expansion will be presented. Bromley has been provided with the Commission's specific requirements (contours, building locations and elevations, setbacks, screening, vehicle maneuvering areas, etc.) for site plan review (Zoning Bylaw Section 4.3 and following).

The need to include the Chace/Noyes parcel in any rezoning plan was discussed – as not including this parcel in the revised zoning district would be considered to be spot zoning. It was recommended that Bromley and the owners of the Chace/Noyes property discuss this matter

3. Batchelder Barn Road Residence

The requested floor plans have been received at the town office.

4. South Road Residence

The new barn appears to be in compliance with the information that appears on the zoning application.

5. Vacant Residential Property, Route 11

The property owner has been provided with Section 5.18 of the Zoning Bylaws (“Dangerous and Dilapidated Structures”) and advised that a formal Notice of Violation will follow if the property is not properly secured against entry.

The Commission discussed the time limits, enforcement procedures, possible fines, etc. for this violation of the Zoning Bylaws.

6. Communication with Planning Commission Members

The ZA will contact each Planning Commission member via email to ensure correct addresses. If so requested, subsequent meeting minutes and agendas will also be distributed by regular mail.

7. J J Hapgood Store

{From the 19 October Meeting Minutes:

“The Commission discussed the matter of the J J Hapgood Store and the status of the recent, unpermitted site improvements. Paul Myers made a motion that the ZA will develop a plan for the Hapgood Store to be brought into compliance with local and state regulations. The motion was seconded by W. Stracher and approved unanimously.”

The Planning Commission reiterated that the four primary compliance actions be satisfactorily completed by the J J Hapgood Store....and discussed the following motion:

Paul Myers presented the **Motion** – incorporating the 15 August 2017 **Notice of Violation** and in lieu of a monetary fine – to approve the 19 October **Motion** that the specific conditions of compliance (contained in correspondence between the Zoning Administrator and the J J Hapgood Store dated 17 November 2017) shall be completed to the satisfaction of the Town no later than 1 June 2018.

The **Motion** was seconded by William Stracher and, following a brief discussion, was unanimously approved.

Motion to Adjourn

At 8 PM William Stracher made a Motion to Adjourn; the Motion was seconded by Lucas Hughes and then unanimously approved.