

Town of Peru Planning Commission (PPC)
Minutes for the Meeting of Wednesday, 12 September, 2018 - 7PM

Present:

L.J. Petra
Hal Wilkins
Paul Myers
Stewart Boattic
Peter Robertson
Catherine Bryars, BCRC
Sheila Selden, Recording Secretary
Troy Williams, Peru Selectman (left after Hapgood discussion)

Call to Order:

Stewart called the meeting to order at 7:05pm.

Requests to change agenda:

Change to accomodate Todd William's schedule to put Hapgood Store first on the agenda.

JJ Hapgood Permit # 2211:

Hal brought everyone up to date on what the Hapgood Store situation involved concerning application #2211 permit application to add parking spaces, adding the historical markers on the original Hapgood home foundation, and removing 4-6 inches of stone and replace with topsoil on the old foundation and other compliance issues. Some discussion followed on what, exactly, permit #221 should reflect and what it does reflect. Hal noted that additional parking spaces came up at July 208 meeting. Stewart disagrees. Todd noted that Juliette and Tim Britton, owners of the Hapgood Store, attended last Selectboard meeting to discuss problems in complying with the PPC requirements and asked the selectboard to sign off on existing improvements. The Brittons will put up a sign suggesting more parking in the area behind the store rather than add 2 more parking areas to the front. They have complied with the screening and will take out the stone to seed and mulch after the Peru Fair. They will add the 2 front markers on the foundation. Todd asked the Board on behalf of the Brittons to resolve this issue tonight to avoid an unending battle. Discussion followed concerning parking with a review of a drawing of the back area of the store for parking. Paul Myers questioned why we need 2 more spaces as there appears to be adequate parking. There was no clear answer. Otter Creek engineering, working on behalf of the Brittons, states 2 more spaces would be dangerous. The town would need to come up with an engineering

report of their own to fight Otter Creek's findings which will be expensive and unnecessary. L.J. Petra made the motion to approve and complete corrective action if the stone is removed and area is seeded after the Peru Fair. Everything else will be approved. It's not necessary to create 2 more parking spaces. Seconded by Paul Myers. The stone will be removed and area seeded by October 6, 2018. The markers will be placed soon after. Unanimous vote to approve. Catherine Bryars suggested drafting a memorandum of understanding that will be signed by all parties to aid in communication. Hal will write up agreement which Todd will review before sending to the Brittons.

Presentation by Catherine Bryars from Bennington County Regional Energy Planning:

Explained regional mapping of which Peru is a small portion. To reach the goal for 2050 we have to generate much more electricity locally. Resource maps show us where we can produce this electricity. This covers Solar, Biomass, Hydro and Wind. Reviewed constraints, solar distribution lines map, state map showing solar potential areas, agricultural soils areas unsuitable for energy development. Peru needs to do a map similar to Bennington showing preferred sites and unusable sites. The state not, then, determine otherwise. If we do not provide a plan, it will be up to the state to determine where energy development will be in the future. What Peru needs is 3 megawatts of solar production. Solar requires 7 acres per megawatt of production at current technology. In Peru we can only count on 20% rooftop solar. The rest will need to be ground installed. Reviewed similar maps for Wind. Noted that 1500 small windmills equal the output of one large one. Peru must produce 3.7 megawatts which is equal to about 30 acres of land usage, either solar or wind or combined. Peru must note historical or environmental areas that are protected in the town energy plan or they are open to development. Stewart noted that 80% of Peru is National Forest which explains why we have less land to use than most. Some discussion ensued on how the National Forest Service does not respond to inquiries. Catherine suggests that towns still be site specific with regard to the NFS and to reach out to individual landowners who may be open to being included if their land shows to be usable. Landowner parcels are easily identified from the map because parcels are already on the map. It can be matched to the tax map. Peter suggested that the town publish the map so all residents can participate rather than go individually to residents. Catherine suggests going to larger businesses like Bromley and Johnny Seesaws, and using municipal properties, first. Some discussion ensued on diversification of energy sources. Timeline for this phase of the work is self-determined. L.J. suggested having a meeting to review and continue the work on this phase of work. Catherine noted that ad hoc groups can and have done a lot of the work, moving faster because they are not public. At the point that the planning commission gets involved it becomes a warned meeting. Peter suggested using municipal property and Bromley, who can and has done wind previously, to meet the initial requirements and later open the program up to individual landowners which will require much more organization. Catherine added that after the plan has been approved private

landowners can become preferred sites by agreement. She also noted that until a plan is done by the town there is no protection to keep development from happening where preferred sites exist. The town can also determine unsuitable sites where absolutely no energy development can be done. The town can also designate areas where development is capped to 75 kilowatts or less which means that area won't be financially feasible. The plan that will be adopted by Peru can be amended at a later date. The regional energy commission determines if the town has met the threshold. Wind gets much more capacity per installation. If the town is doing only solar, there will be fewer megawatt hours per installation. Therefore, the town will need to do some wind installations or more than 3.7 megawatts of solar.

Based on tonight's conversation next steps include:

- Catherine needs a comprehensive list of town owned properties and Bromley property. Hal will provide.
- Catherine will contact CAI to get parcel information to apply to maps.
- Town Planning Commission must have a working session to dedicate to determining map of preferred sites completed.
- Catherine will help develop solar siting criteria requirements by bringing in examples of other towns' work and make recommendations to the PCC.
- Catherine will come back with maps showing her recommendations for both wind and solar for Peru's municipal properties, BBA and Bromley.

Peru Fair Map:

Discussion concerning electrical needs and extension cords.

Review and approve minutes of 8 August, 2018:

With the correction of spelling of Paul Myers name, Todd (not Troy) Williams and Chuck Black are Selectboard. Approved minutes as written with these minor corrections. Paul Myers moved to approve minutes with corrections and removal of Hapgood discussion (which was the prior meeting) but mention that David Cooper, Hapgood attorney, was present; seconded by L.J. Potra. Unanimous approval of minutes with corrections.

Zoning Department Activity:

Completed applications include 6 approved. Those applications that are not complete are not included. All approved permits are hanging on the board and all permits are on file. Discussion on the Knox property which is a boundary change. Hal noted that the state rerouted the road. Stewart asked why the the town cannot do anything to eliminate the problem with AOT. Also, is Seasaw's not entitled by squatter's rights (adverse possession)? Hal noted that Ryan would

appreciate the town taking an interest in this issue. Hal will follow up on this and inform Ryan.

Fees: Hal has asked selectboard to approve that this burden be switched to

Small scale renewable energy: Catherine explained preferred sites and deference.

Energy Efficiency of the Town Buildings: Review of buildings was done; report needs to go to the Selectboard to approve. Stewart noted that the bell tower to the town hall is not insulated and it's open to the elements.

Selectboard New Members:

This issue will come up at next meeting since last meeting was taken up with Hapgood discussion.

Other business:

- Propane tanks have been moved and look good. Stewart said covering needs to be painted white.

Next meeting:

Set for October 10th, 2018

Paul Myers moved to adjourn; seconded by Peter Robertson.

Adjourned at 9:20pm by Stewart Beattie.