

Town of Peru, Vermont

Zoning Board of Adjustment

Minutes of Wednesday, 27 June 2018 Meeting / Public Hearings

Present: Peter Bradford, Chair
Charles Howard
David Utiger
Chuck Black

Hal Wilkins, Zoning Administrator
Gardner Orton – Applicant (Tri-Mountain Farms)
Michael Van Eck – Applicant (Bromley Equity)

ZBA Chair Peter Bradford called the meeting to order at 7 PM and introduced the first public hearing, that of Gardner Orton / Tri-Mountain Farm's Conditional Use request, Application # 2212

Mr. Orton represented himself before the Board; there were no members of the general public present.

The Zoning Administrator provided the ZBA with background information on the site, the Zoning Bylaws, and the reason for this Conditional Use request. (The proposed use does not appear – either as Permitted, Conditional, or Prohibited – in the Bylaws - nor in the Definitions and must be evaluated under Sections 4.2.4 and 4.2.5....the General and Specific Standards for ZBA review. Applicant Orton provided the ZBA with additional details of his proposed use, level of activity, impacts, etc..

ZBA Chair Bradford reviewed the General and Specific Standards required for ZBA approval and asked the Board if any members had concerns or additional questions.

It was recommended that the *Decision* contain language explaining that the proposed use not be considered to be as a “Private Educational Institution.” The term “Healing Arts” was accepted.

A motion was made by ZBA Chair Bradford to Approve Gardner Orton / Tri-Mountain’s request for this Conditional Use Approval; seconded by _____; and approved unanimously.

The public hearing for the Orton/Tri-Mountain matter was then closed and ZBA Chair Bradford instructed the ZA to provide the Board with a draft *Decision* for review and comment

At 7:20 PM, ZBA Chair Bradford opened the public hearing for Bromley Equities (Bromley Ski Area); Application # 2213, to construct a pre-engineered steel storage building (“pole barn”) at its maintenance yard on the south side of VT RT 11.

Bromley was represented by Assistant General Manager Michael Van Eck. There were no members of the general public present.

This application before the ZBA is necessitated by Section 3.5.3 of the Peru Zoning Bylaws.....” *Accessory uses clearly incidental to winter skiing (and) exceeding 1000 SF*”may be permitted by the ZBA as conditional uses.

Similar applications for a pole barn / maintenance-storage shed at this location were submitted (and approved by the ZBA) in 2003 and again in 2011....but the building was not constructed and the permit lapsed.

Mr. Van Eck described the nature and use of the building and the Board considered that in the context of the General and Specific Standards of the Zoning Bylaws.

A motion was made by Chuck Black to approve the Conditional Use request; Charles Howard seconded the motion and it was then approved unanimously.

ZBA Chair Bradford then closed the public hearing and directed the ZA to provide the ZBA members with a draft *Decision* for review and comment.

The meeting was adjourned at 7:45 PM.

Hal Wilkins
Zoning Administrator, Town of Peru