TOWN OF PERU PLANNING COMMISSION

MINUTES FOR THE MEETING OF 5/15/25

*Pursuant 1 V.S.A. § 312 meeting minutes shall be posted no later than five calendar days from the date of the meeting*

PRESENT

LJ Petra-Secretary, Lucas Hughes, Andy Dahlstrom, Jim Jordan

Will Goodwin ZA, Sally Ogden -Township Preservation Board , Alan Benoit -Applicant, Alice Dibble

Call to order 5:32 P.M.

Changes to Agenda: None

**Hearing**

Alan Benoit’s Application for exterior changes to a house in the Peru Village Historic District.

Mr. Benoit described a mid century house that is in the historic district, but is not on the National Register of Historic Places. The house has structural and cosmetic problems due to being located in a low spot, having a roof that is too flat for Peru’s snowy climate, and having inadequate sunlight due to a row of hemlock trees. He said that the plan is to cut down the trees, change the pitch of the roof, replace siding and windows, and build a screen porch in the rear. The owners would also like to replace the garage, but that may involve a stream alteration permit, and the applicant has not heard from the ANR stream alteration division yet.

The board reviewed the materials submitted with the application, and asked questions of the applicant. There was discussion of what rules for historic buildings in the PVHD would apply to a preexisting house that is in the district, but not one of the houses on the National Register. There was a discussion of updating the bylaws that cover the Historic District.

The hearing was closed, and the guests left the meeting.

**Minutes:** L.J. Petra moved the approval of the minutes of 4/9/25, Andy Dahlstrom seconded- passed unanimously.

**New Business**: The board discussed three administrative permits that had been issued

**Old Business**: The board discussed typos in the printed copies of the bylaws and discussed a property which has setback and state permit issues.

**Deliberations**

The board went into deliberative session and voted on the Benoit application.

Meeting adjourned at 6:35 P.M.

Approved \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

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