TOWN OF PERU PLANNING COMMISSION

MINUTES FOR THE MEETING OF 6/11/25

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

PRESENT

Mike Gayda-Chair, LJ Petra-Secretary, Lucas Hughes, Andy Dahlstrom

Will Goodwin ZA, Ryan Prins (on telephone)

**Call to order** at 5:35 P.M.

**Changes to Agenda**- Add discussion of the zoning bylaw section on the Peru Village Historic District

**Approve Minutes** of 5/14/25 moved by L.J.Petra, seconded by Andy Dahlstrom, passed unanimously

**Old Business**: none

**New Business**: The board discussed revisiting the previous set of Zoning Bylaws and undoing the changes made to the section on the Peru Village Historic District (PVHD) in 2024. There was then a discussion of replacing the rest of the 2024 zoning bylaws with the previous version, with only the addition of items that have been mandated by the state. The board asked the ZA to produce a version of the current bylaws with notes in the margins saying what changes had been mandated by changes in state statute. The board feels that this should be a higher priority than updating the town plan.

**Hearing**

A hearing was held on Ryan Prins’ and landowner Richard Rouse application to demolish an existing camp and build a new Accessory Dwelling Unit (ADU) in the PVHD. Mr. Prins said that the new camp will be for Mr. Rouse’s children to use when visiting Vermont. Mr. Prins testified that the existing camp was not worth saving; it has no foundation, and it had not been well maintained. Lucas Hughes testified that the camp was architecturally interesting, the ZA testified that the camp is not on the National Register of Historic Places. Mr. Prins testified that they hope to keep the stone chimney of the old camp to use as an outdoor fireplace. The board reviewed the criteria for approving permits in the PVHD found in sections 209 and 501-504 of the Peru Zoning Bylaws, they looked at the elevational drawings of the proposed A,D.U., and asked questions about the materials that would be used to construct the new structure. The board expressed concern that the existing driveway was not adequate for emergency vehicle access, Mr. Prins said that the owner would upgrade the driveway as necessary. Mr. Prins left the meeting, and the board went into deliberative session.

At 6:40 Mike Gayda moved that the meeting be closed, L.J.Petra seconded, passed unanimously.

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

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