

Peru Selectboard Meeting September 19, 2018

Present: Todd Williams, Chuck Black, Gail Acosta, Wayne Blanchard and Jill Braddish

Meeting Called to Order: Todd called the meeting to order at 6:30pm.

Review and Approve Minutes: Todd made a motion to approve the minutes from the September 5, 2018 meeting as written; Gail seconded; all in favor; motion passed.

Request to Change Agenda/Public Comment: None

New Business

None

Old Business

Village Green Update: Barbara has ordered a plaque to recognize the donation made by the Kelton Community Fund. Chuck will fertilize the green after the Peru Fair.

Other Business

Zoning Administrator's Points for Consideration: See attached.

Road Foreman Report: The work on North Rd has started. Wayne asked for clarification on the original agreement for the proposed work to be done. Wayne will order a sign for Batcheleders Barn Rd. 1800 sq yards of Sand will be delivered from Jeff Yrsha at the same price as last year. Wayne has not received salt prices from the State. He is preparing the 550 for winter however, Todd and Wayne agreed that the Town should start looking into replacing this truck.

Executive Session(Personnel): Todd made a motion to move into executive session at 7:49pm to discuss personnel medical condition. Executive session ended at 8:07pm and no action was taken.

Review Bills and Approve Payments: The Selectboard viewed and approved all bills for payment.

Adjournment: Todd adjourned the meeting at 8:13pm.

Respectfully Submitted,
Jill Braddish
Peru Town Clerk

1. J J Hapgood Store Compliance

Juliette has been given until Monday, 8 October to satisfy the Planning Commission's site restoration conditions. Todd was instrumental in developing the final settlement, so I suspect he'll be able to provide any additional information that you need.

The select board reviewed Juliette's submitted zoning permit 2211 last night. We are accepting of the verbiage that she has added to the permit, which generally states that the store will do its best to make sure that the grass grows in the spring.

2. Revisions (minor) to Zoning Bylaws

Pending.....to be discussed at the October PC meeting

What are the minor changes?

3. Property Inspections / Certificates of Use

Last year in response to numerous requests by local attorneys for what they call the "Bianchi Letter", we created a "Certificate of Zoning Compliance" form (\$35 cost) and have used it with 5 or 6 requests for reviews of conformance with Peru zoning bylaw usually in conjunction with a real estate closing, refinancing, etc.

When I met with the SB several weeks ago, we discussed the need (or not) for a Certificate of Occupancy that is used in many Vermont towns. Checking the Zoning Bylaws, I noticed that we do have a "Certificate of Use" (Bylaw Section 6.6) that is required of all properties.

6.6 CERTIFICATES OF USE: It shall be unlawful to use or occupy, or permit the use or occupancy of any land or structure, or part thereof, Created, erected, changed, converted or wholly or partly altered or enlarged in its use or structure, after the effective date of these bylaws, within the Town of Peru, until a Certificate of Use is issued by the Administrative Officer, stating that the proposed use of the structure or land conforms to the requirements of the zoning regulations.

If the SB wants to eliminate this requirement, I will present it to the Planning Commission at its October meeting.
Alternately, you could establish a fee (\$35, \$50...?) for the task and that should cover the costs of the inspection, correspondence, filing, etc.
Let me know how you want me to proceed with this.

Hal, the Select board has agreed that we should enforce the zoning bylaws. The “certificate of use” however, should be a “certificate of occupancy”. This will need to be amended in the bylaws soon. Section 6.6 should then read CERTIFICATES OF OCCUPANCY, with any mention of certificate of use to now read certificate of occupancy. The select board feels that we should add a \$40 fee for the certificate of occupancy. This fee should be added to new zoning permits when they are applied for.

We will not be charging residents addition fees, Warnings etc at this time.

4. Enforcement Actions

Conlin

I introduced Paul Conlin to Steve Hall of Landgrove. Steve has contacted him about demolishing the old house – before winter.

Don Dorr Residence, VT RT 11

I was shown a photograph of the rear of the Dorr D&D house on RT 11. While he's placed plywood on the windows that face the state highway, the doors and windows on the rear are wide open. I have sent a reminder note to Don about securing the house before winter.

There is to be NO TRESPASSING by any board member, town employee or any person providing evidence of a zoning violation. We need to ask permission to be on private property. Please convey this to the pc at next month's meeting!

5. Driveway / Access Permit Form

I located a copy of a form that other towns use for this action and will leave it with Jill for your review on Wednesday.

There was not a form left on Jill's desk, however I located one that you had previously placed in the select board file. The select board is not going to use this application, but rather leave the way it is.

6. Electric Vehicle Recharging Station

VT Buildings and General Services has distributed information about a grant that will underwrite the cost of installing electric vehicle charging stations at schools and town offices. I'll do the paperwork for the grant (applications are due 30 November, Detailed information will be available on 9 October)

Thank you. Please keep us informed.

7 Roland Williams

Absent Tom Dibble, some of the earlier problems with Roland seem to be re-occurring and the neighbors indicate that they won't endure another winter of Roland's burning. The trash is again accumulating at his house and small animals, bears, etc, will soon be frequent visitors, plus the odors. I've contacted TAM about having them provide two small (50 gallon?) plastic receptacles for Roland to use and will let you know the costs involved

Gail is going to communicate with neighborhood connections to see if they can help. The board will not have employees remove garbage from his property nor will the town provide trash containers again. We will keep you informed.

8. South Road

I've been asked to request that a "*Horses Crossing*" sign (or two) be approved for installation in the vicinity of the Horses for Hire facility at 893 South Road.

The board agreed to purchase two "horse crossing" signs to be placed on the two posts which Deb had previously asked for, which say "caution 40 MPH". Deb will reimburse the town for these signs. Adding to these two existing posts will insure that people are aware of horses crossing in this section of South Road. After receiving payment from Deb, the signs will be installed.

The resident there has also requested information on the procedure for having the speed limit reduced in this section of the town. (This was

also discussed by area residents at the Hodis / ZBA site inspection in August.)

The town highway ordinance can be amended.

Also, the same resident is interested in knowing the procedure for purchasing and having a “local business” sign installed (similar to these):

The town is willing to purchase a sign and bracket to be placed above the South Road sign at the intersection of South Road and Rt 11. Deb will reimburse the town for these as well. After receiving payment from Deb, these will be installed.