

**Peru Planning Commission
Approved Meeting Minutes
17 August 2017**

Present:

Stewart Beattie, Chair; Paul Meyers, William Stracher, Peter Berman, Lucas Hughes,
Peter Robertson, Robert Stelz.
Hal Wilkins, Zoning Administrator

Visitors:

Bromley Resort

Bill Cairns
Michael Van Eyck
Pat Gordon
Adam Filson, Esq.
Chuck Morneau

Public

Elizabeth Knox

J J Hapgood Store

Juliette Britton
Michael Russell, Esq, (via telephone)

Seesaw's, Inc

Ryan Prins

Chair Stewart Beattie called the meeting to order at 7:05 PM

The appearance of Ryan Prins of Seesaaw's, Inc. was noted and included on the discussion agenda

The minutes of the 12 July meeting were approved.

Presentation by / Discussions with:

Bromley Resort

Representatives from the resort provided the Planning Commission with a slide show (PPP) describing the proposed expansion to the east – onto the Best Farm property - and discussed in detail the necessary changes to the town's zoning bylaws that would enable the project to move ahead.

Michael Van Eyck (Marketing Director) explained the planning and permitting route that the resort will take; Investor/owner Chuck Morneau described the current financial environment of small, independent winter resorts, the economic impacts that Bromley generates in the region, the likely build-out term of the Best Farm project, and the continued financial viability that the

project would ensure. Resort counsel Adam Filson then reviewed the zoning bylaw and zoning district boundary changes that the Best Farm expansion project would require, the resort's request that the Town seek jurisdiction on several (C6, C7, and C10) of the ten Act 250 criteria; and also responded to several areas of concern (protection of the RT 11 corridor, careful review of access point from RT 11, setbacks and screening, building heights, first response personnel, etc.) that were raised by Planning Commission members.

Planning Commission members also discussed the need to ensure continued investment by the resort in its infrastructure.

J J Hapgood Store

Juliette Britton – owner/chef at the J J Hapgood Store – appeared before the Planning Commission to discuss the chronology of the permitting process, impacts to the Historic District, the recent site activities, the relationship between the store and the community, etc. Michael Russell, attorney for the Hapgood Store, participated via telephone conference call. Mrs. Britton was requested to submit a revised / complete zoning application and plan that would address all construction activities on the property: parking spaces, lighting, historic foundation work, plantings, the ice cream truck / trailer, etc. The Zoning Administrator was instructed to work with Hapgood Store personnel to ensure that a complete application and site plan would be distributed to the Planning Commission, Townscape Preservation Board, and the Selectboard and to seek comments regarding the Hapgood Store plan from those organizations.

The zoning office has developed a detail checklist of items that the store's architectural and legal consultants shall provide.... so as to ensure the application is deemed complete and project review could proceed.

Seesaw's, Inc.

Owner / developer Ryan Prins brought the Planning Commission up-to-speed on construction progress, phasing of opening plans for cabins, restaurant, shops, distillery, etc., his intention to "do it right" (rather than to cut any corners) and to be patient through the permitting and construction process was appreciated by the Planning Commission

Zoning Administrator Notes

Additional, detailed information on all topics will follow – including the agenda for the 21 September BRPC meeting and the possibility for a special meeting on Thursday, 7 August 2017 to review the revised (and complete) Hapgood Store zoning application.

Agenda items for the next meeting:

Proposed new access building / office / security gate for Bromley Village

Knox Subdivision (RT 11 / Old Manchester Road

Review application fee structure

New signage for Bromley Market

The next regularly scheduled meeting of the Planning Commission (Thursday, 21 September) coincides with the Bennington Regional Planning Commission's regional meeting at the Burr & Burton Mountain Campus on Hapgood Pond Road. That meeting will begin at 5:30 (food provided by BRPC) and will feature presentations by representatives from VT ANR and also by Bromley Resort. A more detailed agenda will be distributed a week prior to the meeting.

Planning Commission members may elect to schedule a special meeting before 21 September to consider requests from Bromley Resort for zoning changes and from J J Hapgood Store for site plan review. Additional information on both projects will be distributed to Planning Commissions members early next week.

The meeting was adjourned at 9:25 PM.

Hal J. Wilkins
Zoning Administrator