

**Peru Planning Commission
Approved Meeting Minutes
11 September 2017**

Present:

Stewart Beattie, Chair; Paul Myers, Peter Berman, Lucas Hughes, Peter Robertson. Hal Wilkins, Zoning Administrator

Visitors:

J J Hapgood Store
Juliette Britton
Michael Russell, Esq,

Chair Stewart Beattie called the meeting to order at 7:10 PM

The minutes of the 17 August meeting were approved.

Presentation by / discussions with: representatives of the J J Hapgood Store, specific to their revised zoning application.

Attorney Russell (MR) presented the recently-revised site plan and answered questions raised by the Planning Commission (PC). MR emphasized that the proposed ice cream wagon is a temporary, seasonal, and accessory use and that its placement in the historic foundation has been approved by the District Commission and by the VT Dept. of Historic Preservation.

The recommendations of the Townscape Conservation Board were entered in the record and matters relating to parking, signage, screening / landscaping were discussed.

The PC enquired regarding the wastewater disposal system's ability to accept additional flows from the likely increase in use that the ice cream wagon will generate and a similar increase in the demand for parking spaces.

Chairman Beattie spoke of the need for better cooperation / coordination with church patrons who understandably park in front of the store on Sunday morning.....and suggested that Pastor Dawedeit mention this problem to her congregation and suggesting parking at locations other than along the sidewalk at the front of the store.

MR offered to provide the PC with photographs of similar food service operations in similar, sensitive locations.

The matter of completeness of the application was raised by MR and that review was then undertaken. The PC voted unanimously to consider the J J Hapgood Store zoning application to be complete and to move on to specific questions concerning the existing and proposed operation – the information for which MR and JJH personnel will submit.

Detailed information concerning these outstanding issues is being prepared and will be available before the 21 September BRPC meeting at the Burr & Burton Mountain Campus.

The PC then re-opened the discussion of the Bromley Best Farm Master Plan and identified several items that it would need before undertaking any sort of substantive review of the multi-year project.

Invitations to the 21 September meeting of the Bennington Regional Planning Commission were distributed.

A motion to adjourn was made at 9:50 PMand was unanimously approved.