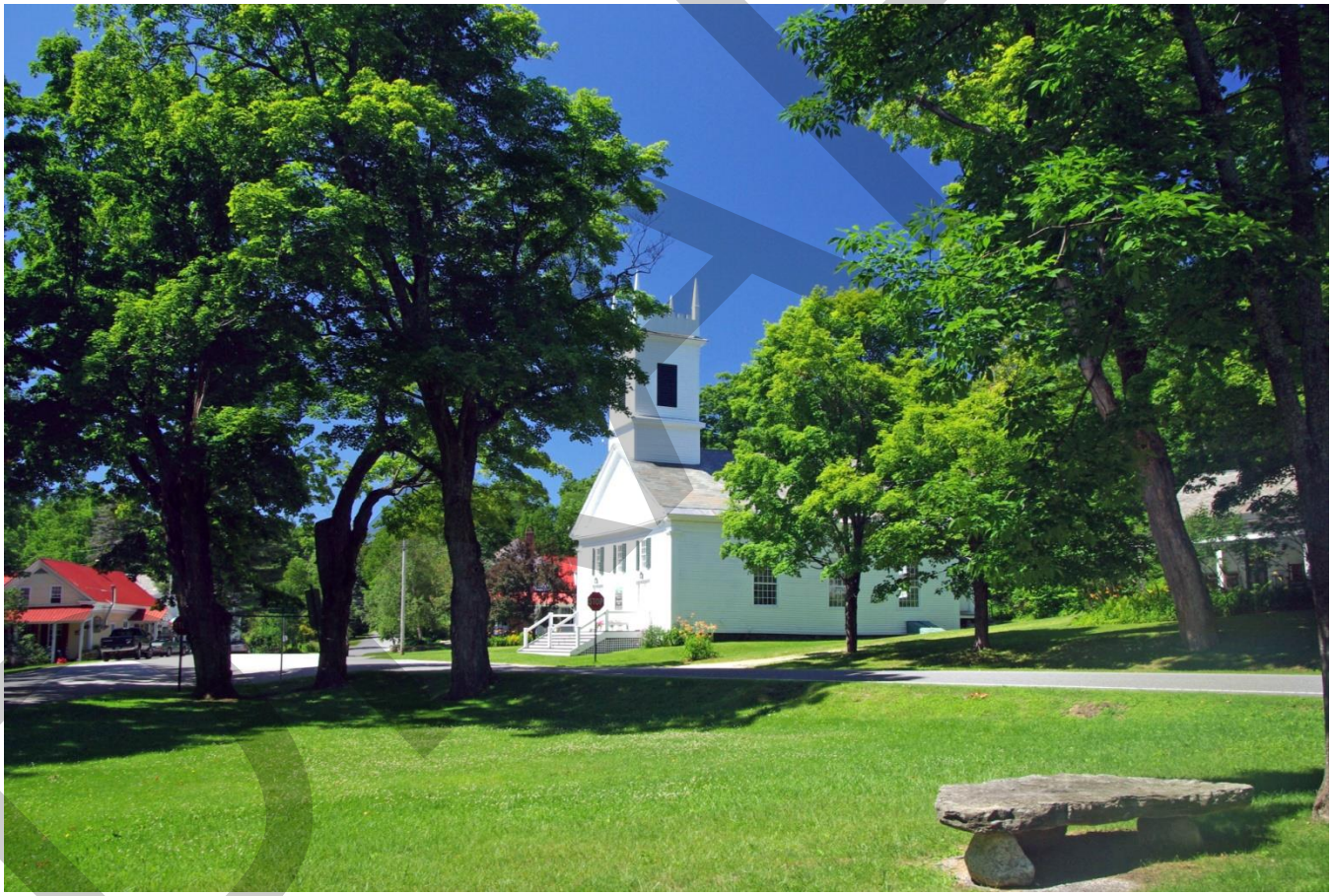
Town Plan
of
Peru, Vermont



Adopted by the Board of Selectmen: _____

The Peru Town Plan was prepared by the Peru Planning Commission with assistance from the Bennington County Regional Commission. Partial funding provided by the Vermont Department of Economic, Housing, and Community Development.

I. INTRODUCTION

The Town Plan is the product of an on-going planning process that is intended to provide the best possible quality of life and environment for the residents of Peru. It presents public policy concerned with the physical, economic, and social development of the town. Implementation of the plan will promote public health and safety, appropriate economic development, and the general welfare of the community and its residents. To achieve these objectives it is necessary to consider community needs and desires in the context of economic and environmental opportunities and constraints.

The Vermont Planning and Development Act (Title 24 V.S.A. Chapter 117) provides a framework for the contents and a basis for the policies of the plan. These policies and associated recommendations are more specifically defined by the planning commission, select board, and the local residents who participated in the development of this document.

The Town Plan should be referred to by local officials when considering new and amended regulations, when evaluating public investments, and when participating in state regulatory proceedings such as Act 250 (review of land development) and Section 248 (siting of public utilities). The plan should be reviewed and updated every five years to ensure that it continues to reflect current conditions and community values.

A Brief History of Peru

Original Charter

The Town of Peru, originally called variously Brindley, Brumley, or Bromley, was one of 128 Hampshire Grants made by New Hampshire's Governor Benning Wentworth in 1761. Having been commissioned by King George to extend the New Hampshire territory west of the Connecticut River, Wentworth had a grid drawn, forming -- wherever possible -- square towns six miles on a side. The lines cut across mountains and streams to form the grants, many of which later required new surveys. The original west boundary of the Bromley Grant was almost in East Dorset, the mountains effectively isolating settlers there from the rest of the town. The line was later redrawn, and that area eventually became part of Dorset. Each square was named, many of them after English peers whose favor was sought by Governor Wentworth, but the reason for the name Bromley is obscured by time.

Boundary disagreements between New Hampshire, New York, and Massachusetts ensued; each state claimed rights to the land, thus delaying all but a handful of grants. When war broke out between England and France in 1754, interest in this difficult and dangerous area faded.

The dispute was resumed after the war when in 1759 Governor Wentworth continued his grants on a larger scale, supported by the efforts of Ethan Allen's Green Mountain Boys. It was only resolved when the American Revolution began and most of the inhabitants of the New Hampshire Grants allied themselves with the New Yorkers in a common cause against the British.

The 23,040 acres that was to become Peru was chartered on October 13, 1761. Jurisdictional uncertainties apparently did little to deter settlement in many of the grants, but it wasn't until 1773 that the first settler arrived in the town of Bromley. Records of the town show him to have been William Barlow, who made his way from Connecticut and built a log house near what is now Lyon Pond. Four years earlier, Captain William Utley had come from Connecticut and settled in what he thought was Bromley, only to discover in 1797, when the town was surveyed, that he'd missed the eastern boundary.

His house was in an unmapped "gore" -- a narrow area where the original grid lines did not come together -- that eventually became the neighboring town of Landgrove.

The earliest settlers came on foot and horseback from Massachusetts, Connecticut, and New Hampshire seeking land and independence. Mountainous terrain along the rugged spine of the Green Mountains and thin-rocky soil poorly suited to cultivation characterized the western half of the town, which has one of the highest average elevations in Vermont, so most settlers located at somewhat lower elevations to the south and east. Their first homes were log cabins as there was plenty of timber but no sawmill nearby. Land was cleared using little more than axes and hoes to cut timber and dig out tree stumps and boulders. For each fifty acres owned, every grantee was required to plant and cultivate five acres.

The Nineteenth Century

The center of town originally developed on Hapgood Road, near Adams Road, where a cluster houses, shops, and workshops were established. There was another settlement farther out on the North Road where several houses and barns then stood. A plot of land there had been designated the Town Common, since it was closest to the geographic center of the six-mile square. In 1803, settlers David and Richard Stratton deeded to the town a piece of land there for the North Cemetery, and later the first church building was built across the road. Gradually the center of population shifted to the south, where Peru Village now stands. Nothing remains today of those original little settlements except the cemetery, and the stones marking the sites of the first church and the original schoolhouse.

The North Cemetery is near the Town Common, the original center of the community.

Early population growth was slow; by 1791 there were only 72 people living in Bromley. Between December 1803 and March 1804 the town was renamed, seemingly quite suddenly and with no mention in town records of any discussion. Legend has it that changing the name to Peru -- then associated with the wealth of South America -- would make the area more attractive to settlers. Perhaps it did, for by 1810 the population had swelled to 239, peaking in 1840 at almost 600. And perhaps the name change was prophetic, for there really was gold discovered in the town of Peru. In the mid-1800s, when gold fever gripped the country, a few flakes of gold were found in one of the local streams and a mine was dug into the hillside. Although nothing much came of it, and eventually it was dynamited and closed, it was clearly noted on the 1869 Beers Atlas map of Peru.

Economic Activity

Most early inhabitants of Peru were farmers, but lumbering soon became a booming business and many streams eventually boasted at least one sawmill. As early as 1803, sixteen townspeople united to build the first sawmill on Chandler's Brook (now called Farnum Brook). Two dams were washed away before the mill was finally constructed and it operated until one stormy night in 1816 when the

mill and dam vanished downstream in a flood. In 1820 Samuel, Josiah, and Joseph Stone built a sawmill at what is now Hapgood Pond (known as the Haynes Mill and then the Hapgood Mill) which continued to operate for nearly one hundred years.

With stubborn determination, and despite admonitions that it would never work, Ira Cochran succeeded in constructing a road on the west side of Peru through the steep mountainous terrain beside Mad Tom Brook. He built a mill at the top of the notch in 1849 and soon contracted with the Western Vermont Railroad to supply railroad ties from this enterprise. To transport the lumber, an ingenious wooden water chute was devised (old maps called it a "spout") that floated the lumber two miles down the mountainside to the railway depot at East Dorset.

Charcoal also was made near the notch mill, in big iron-banded brick ovens that resembled huge flower pots turned upside down. The tumbled-in remains of three of them can be found not far from Mad Tom Brook. Other charcoal ovens were located west of Peru Village on the north side of Route 11. The charcoal was shipped to foundries in Albany and Troy where it was used as the primary fuel for making iron.

Peru also was home to two or three grist mills, chair parts were produced by water-driven lathe at a mill near the corner of Adams Road and Hapgood Road, and a tannery operated at the stream by Adams Road. Among the other local businessmen were carpenters, blacksmiths, hat makers, shoemakers, and coffin builders. Hotels and inns provided shelter, food, and spirits to travelers on the stage road over the mountain; "Deacon Wyman's brickyard," on the hill behind the pasture at the west edge of the village, baked bricks from a clay bed there to build the Bromley House and many chimneys in town.

Merino sheep grazed in many of the high meadows after the potash and charcoal operations had created open spaces. Big hundred-pound blocks of ice were harvested each winter from area ponds and stored in sawdust-filled icehouses to use the following summer. Several stores were fleeting ventures, but in 1827 J. J. Hapgood opened a general store in the Village that operated continuously until it was briefly closed and then rebuilt in 2013. The J.J. Hapgood Store remains a center of community life today.

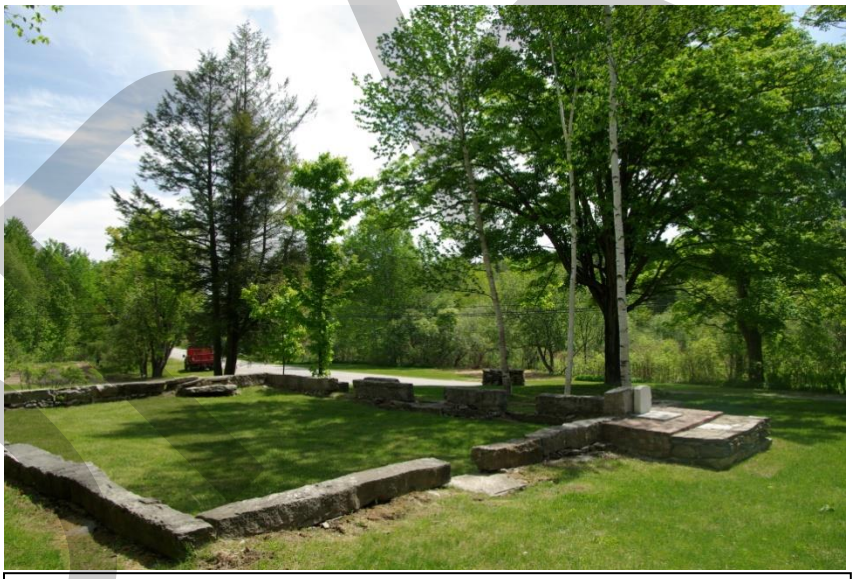
The town's church and meeting house was first built on North Road; a new structure was constructed in the present Village area in 1846.

Important Buildings

School was held in private houses until 1807 when the first schoolhouse, made of logs, was built near the southwest corner of the Hapgood Road and Adams Road; it is marked now by an inscribed granite stone. By 1866 the town was divided into seven school districts, each one with a schoolhouse. Of these seven only two remain today: District No. 1 School, known as the Lockhart Cottage, which stands immediately west of the present Bromley Market on Route 11, and the District No. 5 School located just off the Peru-Landgrove Road, on Forest Service Road 51. Both schoolhouses have become residences; the others fell into disuse and disrepair when districts consolidated as a result of declining population and improved transportation. Eventually, students from throughout the town attended the enlarged schoolhouse in the middle of the village.

The Congregational Church was organized by four Peru families in 1807. They were joined by others, and by 1814 the church membership had grown to 34. Services were held in the schoolhouse until a proper meeting house was built in 1815 at the Town Common, across the road from the North Cemetery. It was a plain dark yellow building, almost square, with a bell tower and two rows of windows. The interior was unfinished pine with box pews and an elevated pulpit. Some years later a long row of carriage sheds was added near the church to shelter the horses of the faithful during bad weather. By 1846 the center of the town's population had shifted; three-fourths of the congregation now came from the southern part of town, and -- not without great protestation from North End members -- it was decided to build a new meeting house in the little village that had grown up across the road from Hapgood's Store and Tuthill's brick hotel. The new church, built partly of lumber from the old meeting house, was completed in the spring of 1846. The site of the new village cemetery was bought in 1857 from Joel Adams for $100.

The first road over the mountain to Manchester was constructed several hundred yards north of the present Route 11. Jonathan Butterfield established the first "public house" in Peru along this roadway. Not long after, Reuben Bigelow opened another inn on what is now Hapgood Road, not far from Adams Road. When the new "turnpike" was built in 1816, however, it bypassed both hostelries and there was no stopping place for stage passengers in Peru until 1822 when Daniel Tuthill and his son built a tavern, constructed of bricks made in Peru, on the new turnpike. It thrived on passenger business from the Manchester stage which was by that time the main route from Boston to Saratoga and points west. Under a succession of owners, the inn prospered as the Bromley House, the local tavern and haven for travelers -- and later, skiers -- until a tragic fire destroyed it in November, 1974.



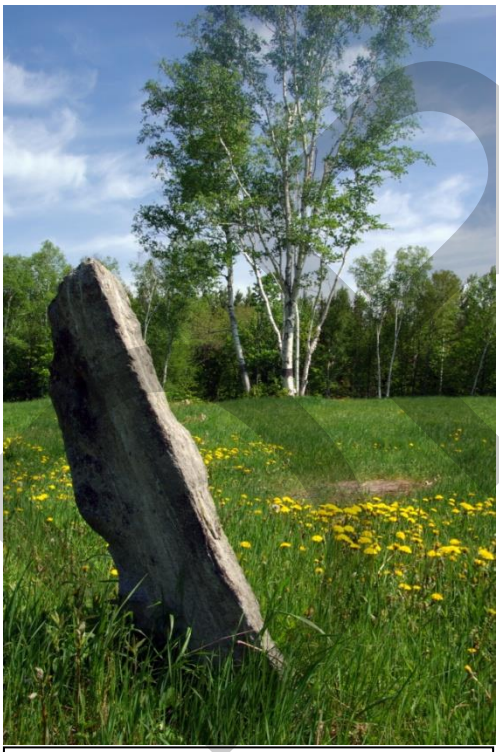
The site of the Bromley House is now a town green at the east end of the Village.

The Russell Inn was originally the home of Deacon Oliver P. Simonds, who built the house in 1841. It had an annex to the east end that contained his shoe-making shop and also served as the town post office for many years. At the turn of the century, the main house was remodeled and enlarged by Effie Lakin Russell to become the Russell Inn; it looked then much as it appears today.

Early Roadways

The first road through Peru was probably the trail made by General Stark's troops on their way to the Battle of Bennington as they bushwacked through from Landgrove to Manchester. This trail is believed to have run from somewhere near the Landgrove War Memorial monument in a westerly direction toward the present Hapgood Pond, then up the hill and across Farnum Brook. Stark's troops probably pushed on, heading southwest, taking a path almost a quarter of a mile uphill from the present Hapgood Road and then through the woods following Bromley Brook down the mountain to Manchester. When the first road was laid out in Peru in 1797, financed by a two-cent per acre tax, it most likely followed this track, but only a few years later was changed to more closely follow Hapgood Road as we know it today. For many years, however, the road from Peru Village toward Manchester continued to be uphill from the present highway, dipping and turning to avoid ledge and gullies. Connecting Winhall to the west and Landgrove to the east, this was the only road between Chester and Manchester until 1816, when the "turnpike" was constructed, about where Route 11 is today.

A monument memorializing General Stark's trip to the Battle of Bennington is located near the Village.



Many farms in Peru were abandoned beginning in the mid-1800s.

Population Decline

In the mid-1800s the population of Peru began to dwindle as people moved to the more productive farmland in the midwest and western states. Many of the old hill farms were sold to lumbering interests. Until late in the 1800s lumbering continued to be an important part of the local economy, but it became increasingly difficult as the accessible timber was cut off and gradually many mills fell into disuse. By 1900 there were only 373 people living in Peru, and there the population remained fairly stable for several decades. During the depression it dwindled again, and reached its lowest point -- 142 people -- in 1940.

The Twentieth Century

Green Mountain National Forest and Tourism

Depletion of timber resources eventually reduced land values and economic activity in Peru reached a low point. As the Great Depression reached its depths in 1932, President Herbert Hoover signed the proclamation that brought the Green Mountain National Forest into existence. The newly designated forest consisted of just 1,842 acres, a purchase from the Hapgood Estate in Peru. The greater boundary

area enclosed about 100,000 acres, an area within which the Forest Service was permitted to purchase land for inclusion in the National Forest. Additional land was added and the National Forest boundary extended through the following decades. As old farmsteads were acquired, houses and outbuildings were dismantled and taken away to prevent them from becoming safety hazards. Only the overgrown cellar holes remain today, memorials to another way of life.

Almost three-quarters of all land in Peru is currently owned by the Forest Service, a factor that significantly affects the town. Much Forest Service land is high and rocky, best suited for forest resource production and recreation. Although a portion bordering parts of the Long Trail is designated as wilderness area, the Forest Service manages most of the land for timber production, wildlife habitat, watershed protection, and recreation.

During the 1930s a Civilian Conservation Camp was established just off the North Road, near the old Hapgood Mill, to work on special projects within the newly created National Forest. One of the assignments was to demolish the old sheds and buildings, improve the mill pond, and construct a new dam, transforming the old site into the Hapgood Pond Recreation Area.

As the nineteenth century came to a close, Vermont was on its way to becoming a summer resort for well-to-do families escaping the heat and doldrums of New York, Philadelphia, and Washington. Traveling to such well-known hotels as the Equinox in Manchester, they soon discovered the charms of neighboring mountain towns. With their servants and trunks full of clothes, they arrived by stage to enjoy the cool mountain air. The stage picked them up in Troy, where they had journeyed by packet boat or train. Peru became a vacation destination -- a place to walk, fish and hunt, ride horseback, or simply to rest comfortably in the rocking chairs that lined the porch of the Bromley House. The Tuthills' brick inn had changed hands several times, grown a story taller, and added a large wing. It claimed to have the world's first outdoor fireplace. Visitors came to spend a week or two, or even a summer. For many years a stuffed bear stood under a small shelter in the triangle -- a Hapgood mascot that became a landmark.

High at the end of the North Road, George Richardson constructed a secluded retreat on the grounds of the old Aldrich place. The rustic-looking building had a long covered porch supported by unpeeled birch posts and a large living room dominated by a huge stone fireplace. Upstairs were three or four dormered bedrooms tucked under the eaves. An imposing barn stood nearby, with sofa-sized stones forming steps at one end. The lodge stood on an open hill, overlooking Peru to the south. Active until the 1920s, today the site is deep in the woods and some scattered stones and moss-covered bricks are all that remain of the lodge.

This barn originally stood near the center of the Village.

Peru Village

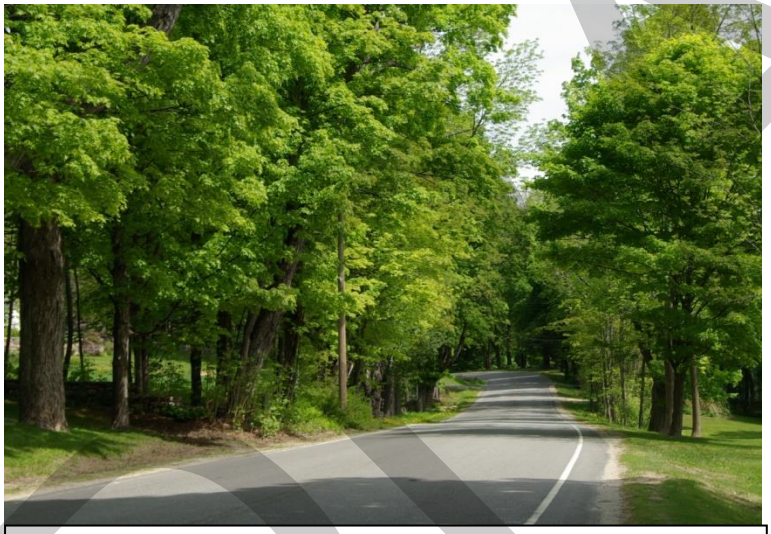
Peru Village remained the center of the community. In the 1890s a cheese factory was built to process the milk from farms in several nearby towns. It operated for twenty or so years, and then the building was conveyed to the town. For the next fifty years it served as the community house, town center, and home of the Peru Free Library. On the opposite corner, where the post office now stands, was a storage building that was connected to the Hapgood Store by an open shed that housed a wagon scale for weighing loads of hay

and produce. M. J. Hapgood's porch-wrapped house was just beyond the store. On the South Road, behind the storage building, stood a large cupola-capped barn. It was moved later to its present location south of Route 11.

Development of Roads and Infrastructure

Most of the houses and businesses in town had a well or water piped from mountain springs. For some time a central water system was discussed and in the early 1920s work began on a town reservoir. Water from a prodigious spring and small brook was contained by a concrete dam and piped to buildings in the village. Although frequently troublesome, this system supplied water for many years until driven wells and electric pumps became practical and affordable. The moss-covered dam remains to this day, still retaining the vestiges of the old reservoir, now partly silted in and filled with leaves.

Throughout much of the twentieth century the roads remained narrow gravel lanes. Horse-drawn sleighs made winter travel possible, but the deep snow had to be compacted so the sleigh runners would have a firm surface. Huge, heavy rollers covered with wooden slats and topped with a wide board seat were pulled by teams of four or six horses to pack the snowy roads. By spring this packed snow could be six feet thick. The coming of warmer weather brought new perils to the traveler. As the packed, layered road snow rotted, it often gave way unexpectedly, trapping horses and carriages. Snow melt from the accumulated layers saturated and softened the roads, making them all but useless. Mud season was a time of isolation for the outlying hill farms, even more than snowy winter.



Paved roads and electricity were relatively late arrivals in Peru.

Early automobile use in Vermont was limited to summer and fall. A few people experimented -- not too successfully -- with converting their cars for winter use by wrapping the rear tires with chains, and substituting ski-like runners for the front wheels. In 1926 Peru acquired a snowplow -- the first in the area. Crews from Peru cleared town roads; they also cleared Route 11 from Londonderry through Peru and sometimes all the way down the mountain to the toll gate near Manchester. This was no small feat, since the snowplow's top speed was about six miles an hour.

Discussions about paving Route 11 started in the late 1930s, but it was 1948 before the job was completed, and the state highway was diverted to the south, bypassing the village. It was a matter of no little controversy. Opponents to the highway relocation predicted grave economic consequences, but protectors of Main Street's ever-present children and dogs won out, thus preserving the essential character of the village.

Electricity was late coming to Peru. It was first talked about in 1928, but the proposition was turned down by the Wes-Lon Light and Power Company. In 1936, Central Vermont Public Service Corporation was approached, but they were reluctant to bring power up the mountain from Manchester. They foresaw endless maintenance problems because of the tree-lined narrow right-of-way. By 1938, however, the situation was becoming critical as the fledgling ski industry was creating new needs. Central Vermont Public Service agreed to a power line over the mountain, provided that the proponents

could sign up three subscribers per mile of new line. This was accomplished largely through the unflagging efforts of a handful of Peru residents. It was not an easy task, for the individual monthly charges and wiring costs were a heavy commitment. Many people couldn't visualize the advantages of electricity. They went to bed early, they liked the soft glow of kerosene lamps, and they were used to doing without electric conveniences. At last, with neighbors underwriting the few not ready to sign on, enough subscribers were found for Central Vermont to justify extending a line up from the valley. The formal opening of electric service was celebrated by a community supper and ceremony on December 12, 1939. To most people this meant modern conveniences -- electricity for water pumps, refrigeration, and thermostatically controlled central heat as well as for light and small appliances. But the coming of electricity reflected the advent of new developments that would change the quality of life in mountain towns far beyond the stretch of anyone's imagination.

Skiing and Bromley Mountain

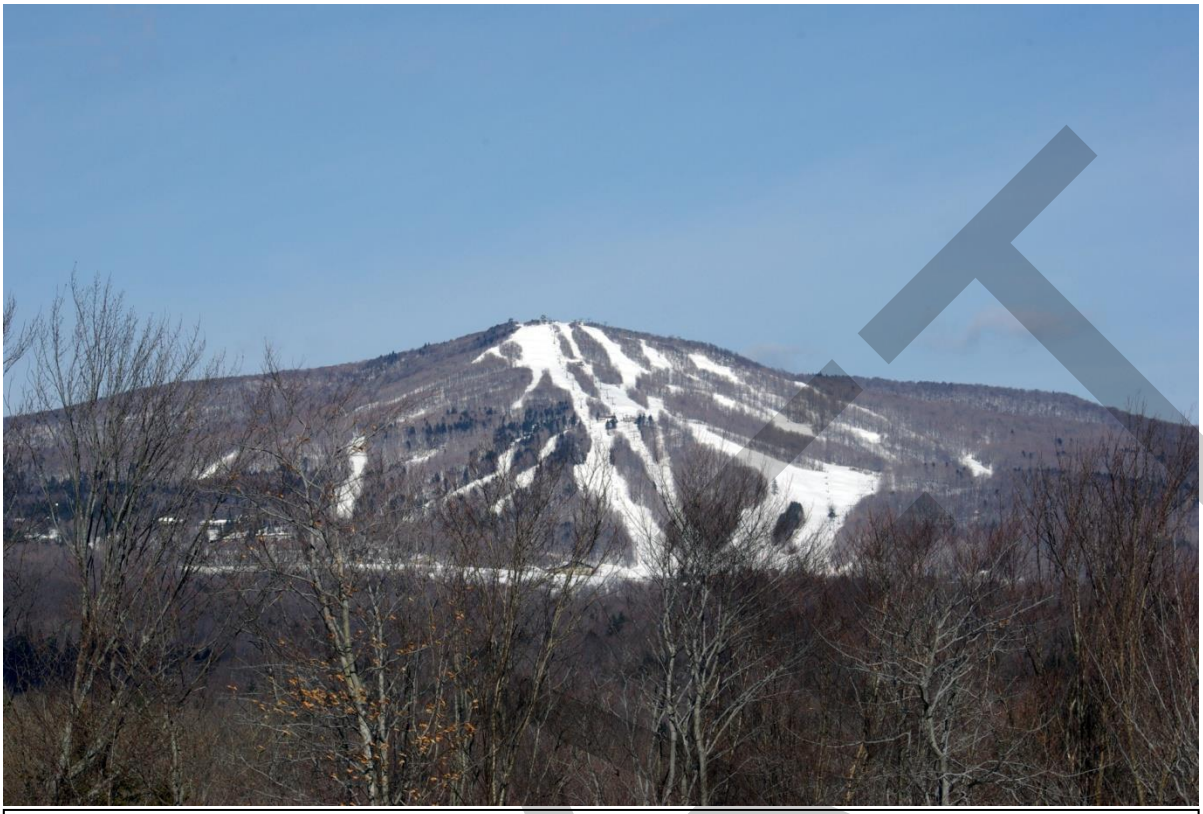
Scandinavians and Austrians skied, and so did some adventuresome people out west, but it was the 1932 Winter Olympic Games at Lake Placid that woke many Americans to the idea that winter had interesting possibilities. In increasing numbers, they began seeking open snowy slopes to climb and slide down on skis. The first skiing in Peru was on the south-facing hill on the north side of Route 11, a half-mile west of the village. An old photo shows cars lining both sides of the road and a surprising number of people skiing.

During the Depression years the WPA and Civilian Conservation Corps cut a few ski slopes from heavily timbered mountainsides in New England: Taft Trail on Cannon Mountain was one, and the Bromley Trail (on the western flank) was another; the Bromley Trail was cut in 1933. It was a half-hour hike from old Route 11 up the Long Trail to reach the ski slope; then the hikers had to climb up the hill and slide down. By the mid-1930s skiing had caught on, in spite of being a rugged sport, and skiers were flocking to Vermont. In 1935 an inn was opened near the Long Trail especially for skiers. Once people learned the fun of sliding downhill, they began to look for easier ways to get uphill. Woodstock, Vermont was the first place to have a rope tow, built in 1934 on Gilbert's Hill.

After experimenting with as many as seventeen small ski areas, Fred Pabst, the Blue Ribbon beer scion, decided to concentrate his efforts on developing Bromley. In 1937 he installed a rope tow on Little Bromley, the meadow that sloped southward from Route 11. The area has since been rearranged into the Bromley parking lot, but then it was a popular place to ski. The following year Pabst added another rope tow up the West Meadow, but skiing there required a considerable hike up from the highway. In the summer of 1939, a trail was cut to the summit, a good climb even for the hardiest skiers. It was to become the Shincracker, a trail that demonstrated the mountain's potential to Fred Pabst and sealed his commitment to making it a success.

By now, skiing was becoming important to the local economy. Johnny Seesaw's opened for skiers, who also stayed at the Bromley House, Russell Inn, and Wiley Inn. A "snow train" rumbled out of Grand Central every Friday night filled with skiers bound for Vermont.

In 1940 Fred Pabst bought the Walker farm and buildings, which became the base lodge area; it also enabled him to install a J-bar lift between the West and East Meadows. The lift began near the base lodge and carried skiers halfway up the mountain. It was the first step toward making Bromley a major ski area. In succeeding years Pabst installed four more J-bars and cut a dozen new trails. Finally, in 1959, the first chairlift at Bromley carried skiers from the base to the summit.



Development of the ski industry and Bromley Mountain has had a significant effect on Peru over the years.

Skiing changed the old way of life in Vermont. Formerly limited to summer and leaf season, winter tourism blossomed with the coming of snow. Motels, inns, and ski shops sprang up; the ski business brought jobs and new opportunities. Bromley was the first ski area in the East to understand that the average recreational skier wanted smooth, groomed trails and amenities such as a restaurant and babysitting. No longer a sport for the spartan, rugged adventurer, skiing had been popularized and softened; the fact that it was less demanding made it appeal to greater numbers of people. Many skiers now sought vacation homes of their own in Vermont.

Recent History

A number of trends and developments have influenced the character of Peru in recent years. Development has continued at and around Bromley Mountain as that enterprise has added new attractions to lure tourists in the summer and fall. Large new homes - many of them seasonal or vacation residences - have been built on many of the town's backroads. Logging and year-round recreational activities have continued in Peru's forests and established businesses such as the Hapgood Store and Wiley Inn have reopened after being closed for a brief period of time. The advent of high-speed "broadband" telecommunications allows residents to communicate, obtain information, and conduct business from Peru, although access to high quality service is not available in all parts of the town. The opportunities and ramifications associated with broadband availability in Peru are only now being explored, but could be as far-ranging as was the introduction of electricity in the 1930s.

Vision and Objectives

Vision

Peru will continue to provide an outstanding quality of life that includes:

- A clean mountain environment with natural beauty. The natural environment that includes forests, meadows, mountains, streams, ponds, and abundant wildlife will be protected and scenic roads and vistas preserved. The amount and type of development in Peru will be consistent with the need to maintain land and water quality.

- A rural New England way of life. A small but vibrant village will remain the center of the community, while many permanent and seasonal residents will maintain homes in the surrounding countryside. Excellent public services, including education and health care, will be available and convenient for residents. A range of small businesses supported by modern technology and communication systems will exist in Peru. Residents and businesses alike will conserve energy and generate renewable electricity to meet the needs of daily life.

- Natural resource based recreational and economic benefits. Peru's mountain location will continue to provide abundant opportunities for enjoying a variety of outdoor activities such as: alpine and nordic skiing, hunting and fishing, hiking, snowmobiling, camping, and bicycling. That same natural environment will provide economic opportunities, both through recreational activities and through forestry, agriculture, and related businesses. Bromley Mountain Ski Area and related businesses will remain an important asset for the community.

- A community of people with diverse backgrounds and interests working in harmony. Peru will continue to be a community that includes a diverse population living and working together. Economic and housing opportunities needed to maintain and enhance this diversity will be available.

Objectives

1. Maintain an effective planning process. Effective and responsible decision-making should be promoted through a coordinated, comprehensive planning process and policy framework. The process should be premised on the notion that residents of Peru should have the primary responsibility for shaping the town's future direction. Citizens should be encouraged to serve on town boards or commissions, attend public meetings and hearings, and otherwise participate in community planning activities. Peru should maintain regular communication with nearby towns because relatively few products and services are available locally, because activities and developments in nearby areas can affect the town, and to effectively address intermunicipal and regional issues.

2. Carefully manage future growth and development. Town policies, regulations, and investments should direct new development in ways that will:
    a. Preserve the town's unique character - a small historic village within a scenic mountain landscape.

b. Promote a sustainable and energy-efficient community that remains resilient to future social or economic changes;
c. Ensure that new development is carefully integrated with the natural landscape to preserve environmental quality and scenic values;
d. Closely cooperate with Bromley Mountain on any expansions to the ski area;
e. Prevent incompatible and uncoordinated development that would adversely affect the character of the community and property values;
f. Avoid soil erosion, surface or ground water contamination, and damage to other important natural resources;
g. Maintain population and housing densities at levels that ensure the continued feasibility of private on-site water supply and sewage disposal systems; and
h. Provide for a reasonable level of continued growth in both primary and seasonal housing units.

3. Identify and protect important natural resources, scenic values, and historic features. Significant natural areas, fragile ecological sites, scenic ridges, and other important landscape features, public roadways, waterways, and historic, cultural, and educational sites should be preserved for the enjoyment of the current and future residents of the town.

   The streams, wetlands, ponds, forests, agricultural soils, and important wildlife habitats present in Peru should be protected from incompatible development or use because they provide valuable recreational and economic opportunities, and maintain the quality of the environment.

   Peru relies on clean ground water for domestic water supplies; therefore, ground water recharge areas must be protected from incompatible development and contamination.

   Air quality is a natural asset of great value to Peru. Facilities or activities, whether local or beyond the town's boundaries, that would degrade air quality should be discouraged.

4. Maintain and enhance recreational opportunities. Public access to streams, forests, trails, and the natural resource based recreational opportunities they afford, should be maintained. Businesses and facilities that support recreational opportunities, such as Bromley Mountain, Wild Wings XC Center, and Hapgood Pond should continue to be available. The town should cooperate with other communities to help provide access to organized recreational facilities and activities that are not available in Peru.

5. Support appropriate economic activities. Bromley Mountain is an important local and regional economic resource that should continue to provide jobs and support other area businesses. Other than Bromley, however, Peru's remote location and environmental constraints will limit the scale and intensity of economic development. Small home-based businesses will play an important part in the local economy and should continue to be permitted. Economic activities that utilize local assets such as forest resources, agricultural land, and outdoor recreation also should be encouraged. Other commercial enterprises should be located in appropriately zoned areas, and should support revitalization of the historic Peru Village area. Expansion of telecommunication infrastructure, including broadband access throughout the town, is vitally important to businesses and residents.

6. Encourage energy conservation and appropriate development of renewable energy resources. The town's land use pattern, individual developments, and infrastructure should promote energy efficiency and conservation. Support should be given to programs and initiatives that encourage weatherization of existing buildings, proper construction of new buildings, and reduced use of transportation fuels. Properly sited and scaled renewable energy development is encouraged at Bromley Mountain, and by small businesses and homeowners.

7. Plan for, finance, and provide an efficient system of community facilities and services. Adequate public facilities and services must be available for residents of Peru. The local road system is of particular importance to the town; emphasis should be placed on maintenance of existing roads and bridges. Maintenance and reconstruction should be carried out in a manner that ensures that the transportation infrastructure can withstand flooding and other natural hazards.

    - The Town Hall should be maintained in good condition to ensure that it remains available and that future maintenance and energy costs are minimized.

    - The Peru Fire Department should be supported.

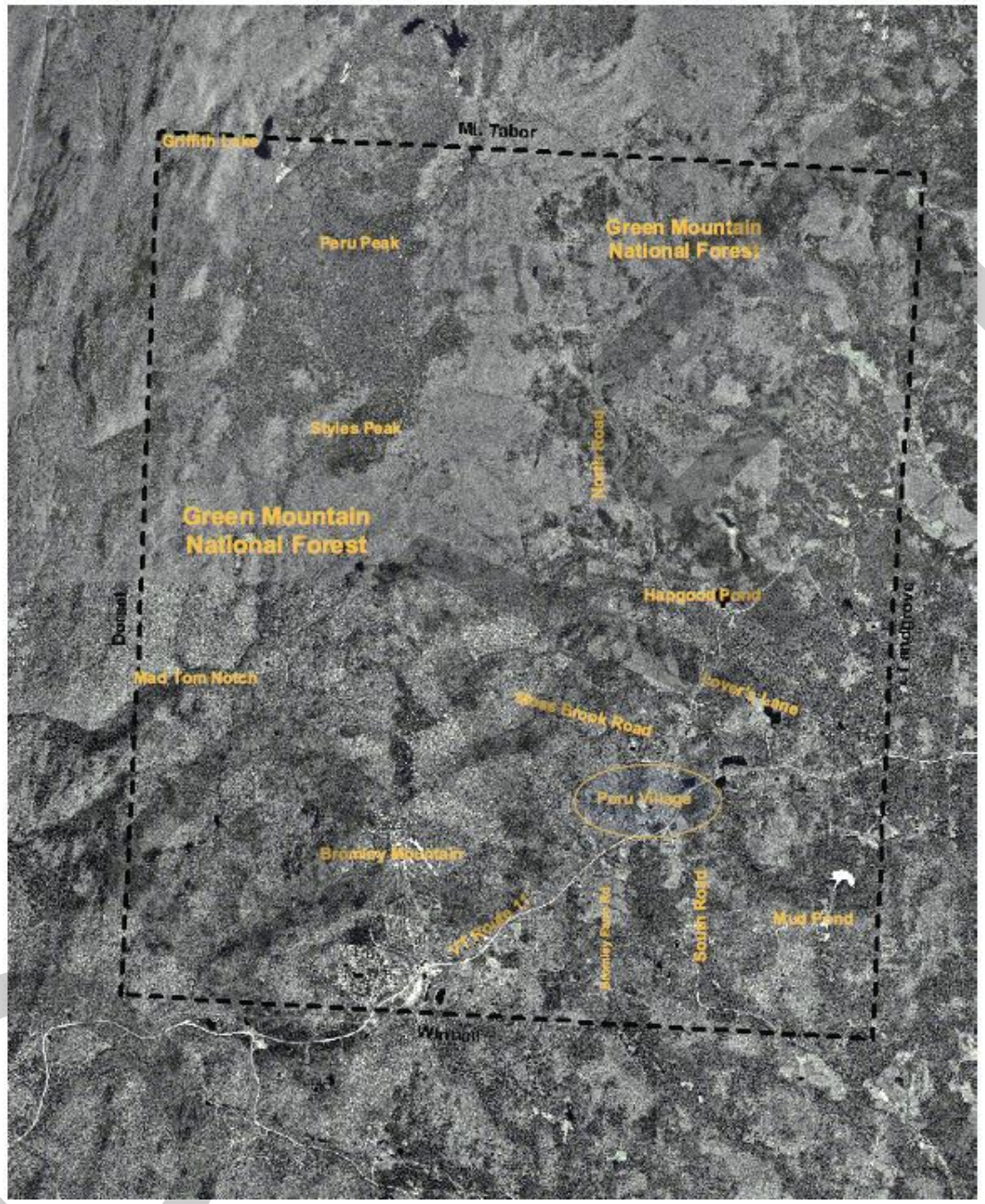
    - Other essential facilities and services requiring intermunicipal or regional planning and cooperation include: schools, communication systems, health care and emergency rescue services, and solid waste disposal.

    - Public capital investments should be planned to meet significant needs and coordinated so that excessive tax burdens are avoided.

8. Ensure access to good educational opportunities for all residents. A quality education should continue to be available to Peru's children at costs not excessive to the town's taxpayers. Access to adult/continuing education and specialized workforce training opportunities should be available to residents. Improved telecommunication infrastructure that would enable greater access to online learning should be pursued. The town should ensure that appropriate child care facilities can be developed in the community and that information about child care is available to residents and businesses.

9. Actively encourage a high quality of life for residents of the town. The underlying goal of Peru's planning effort is to ensure a high quality of life for all residents through economic, environmental, and community planning. Particular emphasis should be placed on the maintenance of a clean, healthy, and aesthetically pleasing environment, the provision of necessary services, and continuing development of a community that is socially and economically sustainable and resilient.

Map 1

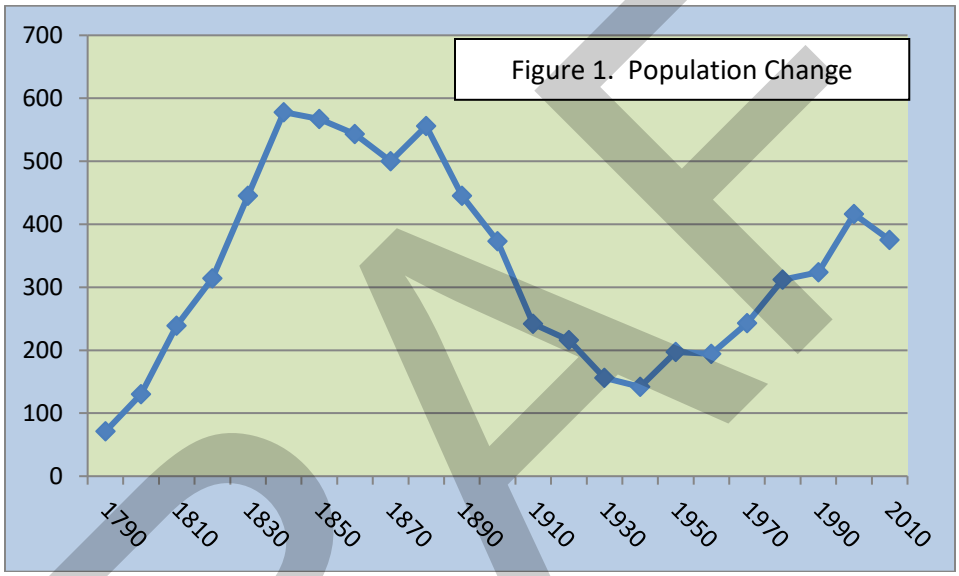


Peru's scenic character is shaped by its unique geography. It lies high in the Green Mountains, with the main ridge of that range running north-south through the eastern third of the town. The high elevation and steep slopes have limited development and agricultural uses while supporting a northern mixed hardwood-softwood forest, many small streams and ponds, and pockets of clearing and building that provide open views and interest to the pristine natural setting. The mountainous landscape also attracted recreational development, including the prominent ski area on the south-facing slope of Bromley Mountain.

II. ECONOMIC DEVELOPMENT

Demographic and Economic Characteristics

Peru is a rural community located in the Green Mountains of southern Vermont. The town's population peaked in 1840 and declined to a low of 142 in 1940. Its population increased from 1940 to 2000 and declined slightly in the first decade of the current century, reaching its current level of 375 (Figure 1, 2010 US Census). Vermont has the second oldest median population of any state (41.5 years) and Peru's median age is 47.8 years, reflecting a population that is much older than most communities in the state or country.



There are 177 Peru residents between the ages of 16 and 65 who are potential participants in the workforce. In addition, there are 70 residents over the age of 65, some of whom also work in full or part-time positions. Forty-nine residents between the ages of 25 and 64 have at least a bachelor's degree, 41 have an associate's degree or some college education, and 61 have a high school degree with no college. The two industries employing the greatest number of Peru residents (2010 US Census) are "Recreation, Accommodation, Food Service, and Arts/Entertainment" with 50 residents working in that sector and "Construction," employing 48 residents. Significant numbers of local residents also work in "Education, Health Care, and Social Services" (24), "Retail Trade" (15), "Public Administration" (12), "Professional Services" (11), and "Finance, Insurance, and Real Estate" (9). Other sectors employing one or more local residents include: "Agriculture/Forestry" (3), "Manufacturing" (3), "Wholesale Trade" (3), and "Transportation/Utilities" (2).

Based on travel time to work, as reported in the 2010 US Census, it appears that about half of the town's workforce works in, or very near, Peru and half travel some distance to work. Twenty-eight percent of local workers travel less than 10 minutes to work and 24 percent travel between 10 and 19 minutes to work. The greatest number (33 percent) commute between 20 and 29 minutes to work while 15 percent travel over 30 minutes to their jobs. Bromley Mountain is, of course, the largest employer in Peru and explains the large number of people working in the "recreation, accommodation, food service" sector as well as the relatively short commute time for many residents. The other Peru businesses (listed

below), along with home occupations and local construction firms, account for the other local jobs. Given commute times, it is likely that many residents work in nearby employment centers including Manchester, Londonderry, and the Stratton Mountain/Winhall area. Jobs in those communities may include construction, retail, professional, education, health care, social services, and manufacturing, as well as recreation, accommodation, and food service. Residents traveling the greatest distances to work may commute to Bennington, Rutland, Springfield, or some other regional employment center.

According to the Vermont Department of Labor (Table 1), there are 20 "establishments" in Peru, employing a total of 212 people. With the number of employees in Peru exceeding its workforce population, Peru might actually be considered an employment center, even though it lacks a commercial center and does not have many businesses that cater to local residents. Most of the business activity in Peru is focused in the "recreation, accommodation, and food service" sector, with Bromley Mountain being the largest single employer in the area. As an alpine ski center, much of the employment at that business is seasonal, although it does offer year-round attractions and requires ongoing maintenance throughout the year. Other local businesses in that sector include the Lodge at Bromley, Wild Wings cross-country ski center, Johnny Seesaw's Restaurant and Lodge, the Hapgood Pond Recreation Area (operated by the US Forest Service), and Horses for Hire, located on South Road. Several home-based small construction firms and professional occupations, the recently re-opened Bromley Market, the US Post Office, the Town of Peru, and the Peru Congregational Church also are included as local business establishments. The town also has some agricultural land where small-scale farming is conducted. The Wiley Inn, located along Route 11 between the village and Bromley Mountain, was closed recently. A local couple has purchased the JJ Hapgood Store and are advancing plans to erect a new general store on the site; the presence of such a business in the Peru Village area was identified as a priority economic and community development objective by respondents to the recent economic development survey that is discussed further below.

Median annual family income in Peru (2010 US Census) is approximately $64,000, comparable to the state median and slightly higher than the county median. The unemployment rate among the Peru workforce (October 2012, Vermont Department of Labor) is 4.6 percent, equal to the state rate and lower than the rate for Bennington County.

Table 1. Employment at Businesses within Peru (Vermont Department of Labor, 2011)

Type of Business	Number of Establishments	Total Employment
Construction	4	11
Retail/Gas Station	1	NA (Bromley Market?)
Professional Service	3	NA
Recreation	3	185
Accommodation	3	
Food Service	1	
Personal Services	3	NA
Federal Government	1	2
Local Government	1	2
Total	**20**	**212**

Economic Issues and Opportunities

Despite the relatively large number of jobs in Peru (relative to its population), the town has limited commercial activity in its state-designated village center. A mix of land uses, including

commercial businesses, is characteristic of Vermont towns and villages, and the lack of businesses offering services to year-round and seasonal local residents is a particular concern. The town is seeking to identify the type of business(es) that are most needed and desired by residents, those are most likely to be successful in town, and, in particular, small businesses that might locate in the designated village center.

Economic activity in Peru varies dramatically at peak periods in the winter and summer due to the influx of seasonal residents and overnight visitors. The size of the seasonal, overnight population cannot be determined precisely, but based on vacation home and lodging data, it can be estimated to be 3,100 at full occupancy. The visitor population during prime periods soars in the daytime as people come to Peru to take advantage of the recreation facilities. At certain times of year it is possible for Peru's population to swell to over ten times its year-round size.

The Bromley Ski Area is the major employer in the town and its economic future is closely tied to the economic future of the town. As a seasonal, tourist business Bromley is dependent on the availability of a part-time labor supply, weather factors, and the local protection of resources that tourists and seasonal residents come to enjoy. It also is dependent on the availability of adequate services, such as sewage disposal and water supply, roads, police and fire protection, and emergency services.

A vibrant local community centered on Peru's designated Village Center is a priority for the town.

There has been an increase of home industry in Peru, facilitated part by advances in computer technology and telecommunication systems. These businesses can occur in a rural setting without detracting from the quality of the area. Standards for allowing home occupations are provided in the zoning bylaws. A particular need of small businesses, including home occupations, in Peru is the availability of high speed broadband services, currently lacking in many parts of the town. Expansion of these services will increase business opportunities, make telecommuting possible, and generally improve communication for all residents and businesses.

A survey focusing on local business needs and opportunities was distributed as part of the Town Plan update process. A total of 121 surveys were completed and returned for compilation and assessment by the town. All of the survey questions, answers, and the town's assessment can be reviewed in Appendix A of this plan. The principal conclusions of the survey are straightforward:

- Municipal economic development efforts should concentrate on the Peru Village area, which was generally seen as needing significant revitalization.
- Economic development in the Village area must, however, be measured and not result in buildings or uses that are inconsistent with the scale and character of the community.
- Re-opening of the JJ Hapgood Store or a similar business was seen as a crucial need; that store was rebuilt and reopened and now not only serves as a center of economic activity in the Village, it also is a much-needed community gathering place.
- Small scale retail, shops featuring artwork and crafts, and small restaurants/cafes were viewed as potentially valuable additions to the Village.

Further discussions of economic development issues have noted other possibilities. For example, people suggested that events such as small concerts, ice skating, or art shows at the town green could help with Village revitalization efforts. Most residents also feel that the Village area, while attractive to tourists, should provide services that are useful for local residents; this is particularly true because of the need to develop more locally based and sustainable economic systems.

Economic Development Policies

1. Because the economic stability of the town is presently tied to the economic future of Bromley Ski Area, it is Town policy to cooperate with the owners of the Ski Area on their future plans for expansion, development of renewable energy facilities, and other projects.

2. Businesses offering stable year-round employment are encouraged, provided that they are consistent with town development policies.

3. There is the potential for an increase in home industries in rural areas; this increase is encouraged in the town, provided that zoning standards for home occupations are met.

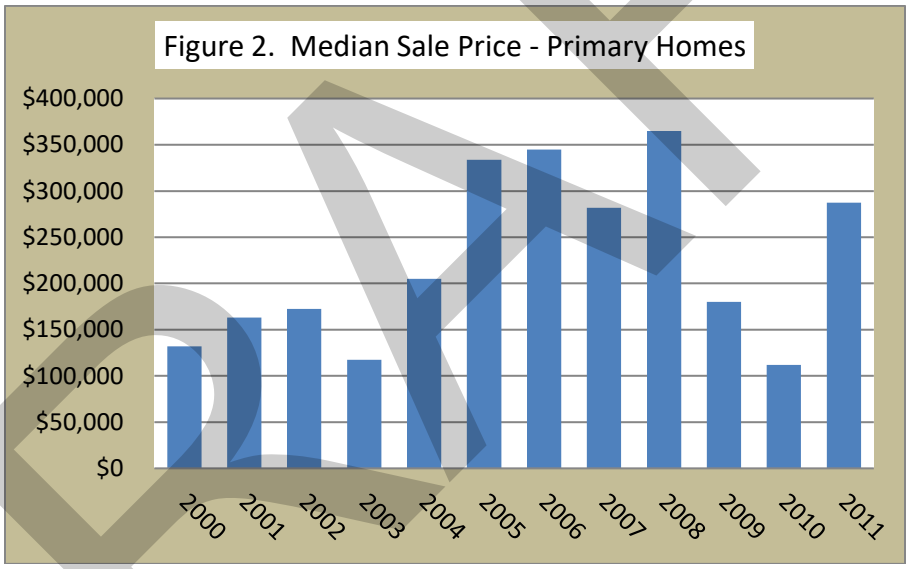
4. Historically agriculture and forestry have been important components of the town economy. The maintenance of these industries in the town is encouraged. The open condition of agricultural land should be maintained to make productive farming feasible.

5. Development and revitalization of the Peru Village area should be supported, provided such development is consistent in scale and character with the rural nature of the community. Such development should be economically sustainable and provide useful services to local residents.

III. HOUSING

Housing in Peru consists of year-round units, seasonal homes and condominiums, and lodging for transients. Most of the 300 units in the Bromley Village development, located adjacent to the Bromley Ski Area, are seasonal units built between the late sixties and 1985. In addition, several vacation-home oriented subdivisions have been developed in recent years.

The resident population occupies 165 households, 128 of which are owner-occupied and 37 of which are rented. It is important to note that there are an additional 508 seasonal/vacation homes in Peru, far more than the number of year-round homes or even the number of year-round residents. Permits for 43 new homes were issued during the ten year period from 2001 through 2010, but 35 of those permits were issued prior to 2006, and only two from 2008 through 2010. Although the limited number of transactions makes it difficult to draw any firm conclusions, the sale prices of primary homes in Peru has followed market trends, peaking in 2008 (Figure 2) – although a noticeable increase was observed in 2011. The trend for second homes in Peru has followed a similar trend; the median sale price of vacation residences sold in Peru in 2011 was approximately $224,000.



The conversion rate of seasonal homes to year-round occupancy is not known. Within Bromley Village, only 3 units out of a total of 300 are occupied by year-round residents. The number of single-family vacation homes that have been converted elsewhere in town is difficult to estimate. The growth in the number of seasonal homes relative to year-round homes indicates that such conversions are not now commonplace. However, if conditions change, the potential for a rapid increase in year-round homes certainly exists in Peru. The effect on the demand for town and educational services could be profound. The town should, therefore, continue to monitor this situation.

The presence of the Bromley Ski Area creates a demand not only for seasonal overnight accommodations, but also for housing for full- and part-time seasonal employees. In a given year, Bromley employs well over 500 different employees, mostly full-time seasonal and part-time seasonal. Because of the low number of rental units in Peru and the high cost of home ownership in town, housing for ski area employees, especially seasonal employees, is limited. A significant majority of Bromley's year-round employees also live outside of Peru.

The Bromley Ski Area is a major regional employer and thus a source of demand for rental accommodations. If future growth at Bromley generates additional demand for affordable local employee housing, the ski area and town should work cooperatively to ensure that this need is addressed. Most people prefer to live close to where they work to avoid the added cost of transportation and time that could better spent more productively. Affordable housing also affects the area's employers, since housing cost and wages are unavoidably interrelated. The community and area employers might benefit from discussions and experiences on this issue.

High property values and a lack of water and sewer infrastructure outside of the Bromley Village area create significant challenges for development of new affordable housing within Peru. The town's land use regulations do permit multifamily dwellings in several zoning districts (generally as part of a planned residential development) and accessory dwelling units are permitted as part of any single family use of property in town. Both of these options can provide opportunities for lower cost housing, and new subdivisions can be developed as planned developments, consistent with zoning requirements, in a manner that limits infrastructure costs and increases allowable density to lower overall housing costs. The town also should work with regional housing organizations in Bennington, Windsor, and Windham Counties to explore options for a properly sited small-scale housing development that addresses demonstrated local needs.

It is important that any new home construction be done in a manner that conforms to as many of the following "smart growth" principles as possible:

- Locating buildings to minimize impacts on important natural resources and open spaces.
- Relatively narrow roads that discourage high vehicle speeds and which form good connections to the existing road network.
- Carefully planned landscaping along streets and in any community open space areas.

The town also should encourage any new or rehabilitated housing to be made as energy efficient as possible. Adequate insulation, minimizing air infiltration, proper ventilation, efficient furnaces and appliances, and other structural features should be incorporated in new construction and substantial renovations to existing homes. All homeowners and builders should be made aware of the state Residential Building Energy Standards—mandatory for all new home construction and additions in excess of 500 square feet. The town should help publicize state and federal programs that provide incentives for weatherization of existing homes and for the purchase and installation of various renewable energy systems. Weatherization of existing homes to reduce living costs is another strategy to improve housing affordability and efficiency in Peru. See weatherization targets in Section VIII.

Housing Policies and Recommendations

1. Opportunities should exist for people to buy (or rent) a dwelling in one, two, or three-family buildings in appropriate locations as defined in the zoning regulations. Recognize and address the need for affordable housing by working with regional and state housing agencies and private developers on new development, and by improving the existing housing stock.

2. Residential developments should be designed to be compatible with the character of the town and provide safe, comfortable, and attractive neighborhoods for residents.

3. Energy conservation and efficiency should be an important consideration in new and renovated housing. Incentives for investment in conservation and renewable energy systems should be supported.

IV. LAND USE

Introduction

The total land area of Peru is 25,088 acres, including 17,284 acres within the Green Mountain National Forest and 118 acres within the Hapgood State Forest. In addition, the Town of Peru owns about 117 acres including woods, Peru Park, 2 cemeteries, the Stark Monument lot, the Town Center building, the "Cheese Factory," and two highway garages. This ownership pattern limits the range of opportunities for development in Peru and requires careful planning for the remaining undeveloped areas.

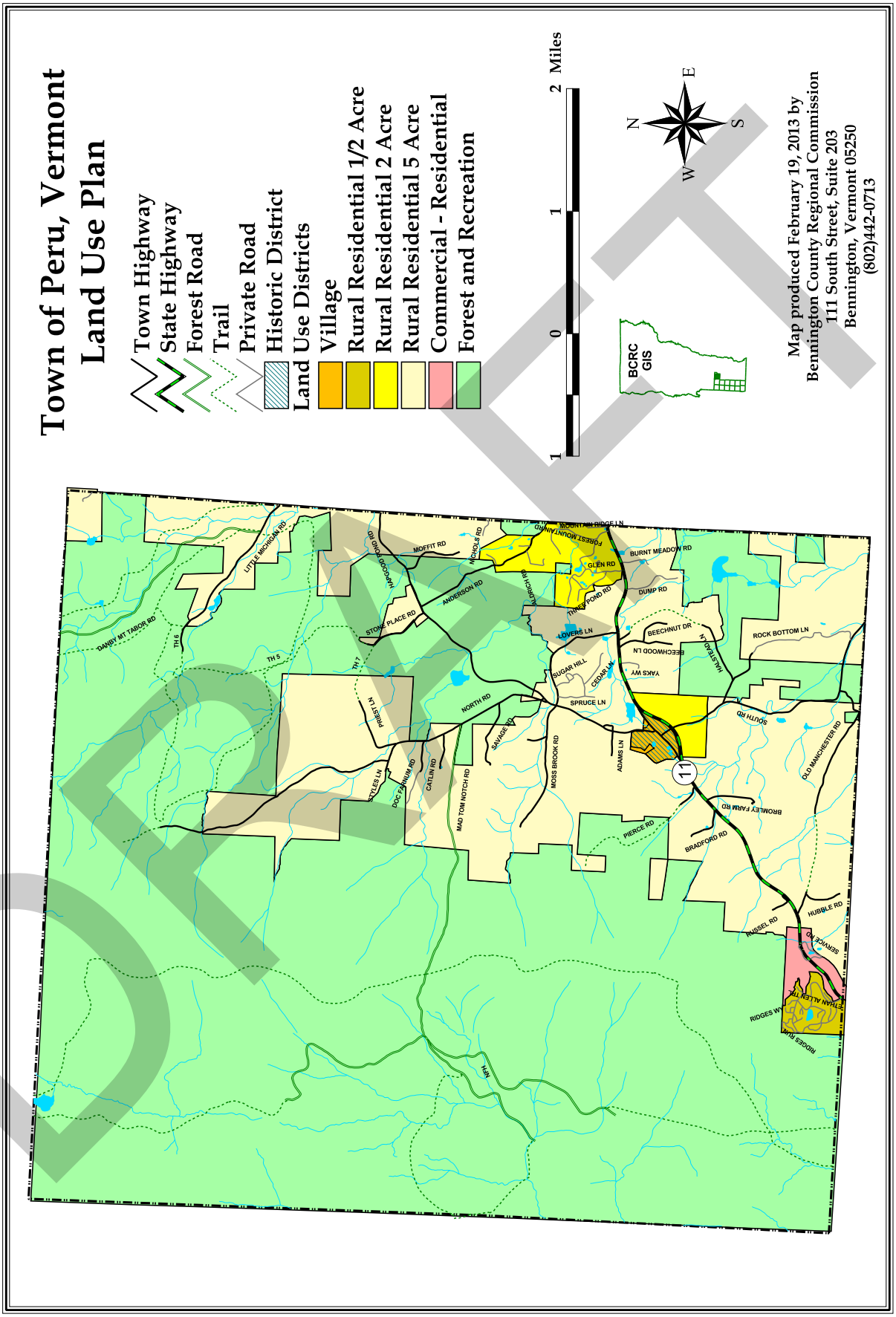
Private land is predominantly in the southeastern side along the Route 11 corridor, in the Styles Brook watershed, and contiguous to Landgrove in the northeastern corner of Peru. This land typically lies between 1,500 and 2,000 feet above sea level and is rolling with moderate slopes. Land use planning is a major focus of this plan; the town's land use plan includes a map (Map 2) and guidelines along with specific zoning regulations to ensure that this land is developed consistent with the town's vision and objectives.

Maintaining a high quality of life and an attractive and clean environment are key goals of the town's land use plan

The following six general land use areas form the basis for establishing land use policies for the town.

- Ski Village Planning Area
- Peru Village Planning Area
- Route 11 Corridor Planning Area
- Residential Development Planning Areas
- Rural Lands Planning Area
- Public Land Planning Area

Map 2


Town of Peru, Vermont
Land Use Plan
Town Highway
State Highway
Forest Road
Trail
Private Road
Historic District
Land Use Districts
Village
Rural Residential 1/2 Acre
Rural Residential 2 Acre
Rural Residential 5 Acre
Commercial - Residential
Forest and Recreation
2 Miles
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BCRC GIS
Map produced February 19, 2013 by
Bennington County Regional Commission
111 South Street, Suite 203
Bennington, Vermont 05250
(802)442-0713
DRAFT

General Land Use and Development Policies

1. Year-round residential development will occur in a concentrated pattern reflecting existing densities in Peru Village and in a dispersed, low density pattern elsewhere within the town. Outside the village, densities will be based on physical limitations to development, the proximity of town highways, the presence of sensitive areas, and existing parcel sizes.

2. Seasonal home development will occur predominantly in clusters within the Ski Village Area. There will be dispersed single-family vacation homes in rural settings elsewhere in town.

3. Residential development will not adversely affect sensitive areas and will occur in a pattern commensurate of the physical capabilities of the land.

4. Commercial uses accommodating the needs of town residents will occur predominantly in Peru Village. Commercial uses accommodating the needs of seasonal residents and visitors will occur predominantly within the Ski Village.

5. Planned-residential and planned-unit developments are recognized as desirable forms of development to minimize costs to homeowners and the town, to protect sensitive areas, to minimize natural resource consumption, and to plan according to land capability. Zoning regulations will require this approach to land development for subdivisions of a certain size and type. If a parcel is to be subdivided into more than three lots, a Planned Residential Development (PRD) review process will be mandated before any further development in the Rural Residential 5 area is allowed. The following areas may not be counted for density purposes in PRDs:

    - Soils with severe limitations for on-site sewage disposal
    - Wetlands
    - Flood hazard areas
    - Natural water bodies (excluding streams)
    - Slopes of 25% grade or greater
    - Elevations in excess of 2,500 feet MSL

6. Large-scale, private recreation facilities within which large numbers of people and activities can be concentrated will be limited to the Ski Village Area.

7. An average annual rate of growth in year-round residences no greater than 6% will enable the town to maintain its rural quality and plan for orderly growth.

8. An average annual rate of growth in seasonal accommodation units no greater than 6% will enable the town to maintain its rural quality and plan for orderly growth.

9. In no case will the rate of growth of development in the town cause a burden to town services and facilities or an excessive increase in the tax rate.

10. Seasonal recreation facilities will be balanced with the provision of necessary housing and support services.

11. Lands under state and federal ownership and with severe limitations to development because of remoteness, rugged terrain, and high elevation will be placed in a Forest and Recreation District.

12. The Town of Peru will support and, where appropriate, participate in private, voluntary approaches to land conservation, including donations of land and interests in land, bargain sales, purchase or transfer of development rights, and other innovative techniques.

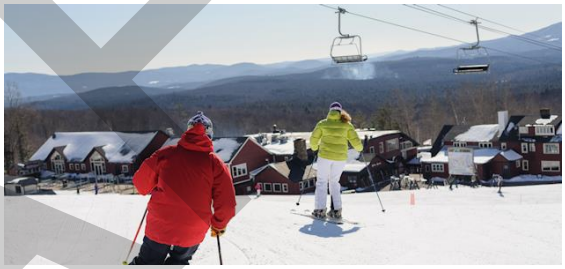
13. The town recognizes that the provision of housing at affordable prices for low- and moderate-income households and people who work in the town is difficult to achieve. The Town will encourage such housing within its authority through density bonuses for PUDs or PRDs, Residential Development areas, and exploring the use of town land for this purpose.

14. It is town policy to encourage the maintenance of its meadowlands in an open condition.

15. Small- and mid-scale renewable energy development is appropriate, when well-sited, in many areas of town. Large-scale renewable energy facilities are only appropriate in preferred areas.

Ski Village Planning Area

The Ski Village Planning Area encompasses lands that are used primarily for skiing, related services, and tourist accommodations. The area is characterized by a mix of public and private land ownership. The public land in the Green Mountain National Forest and the Hapgood State Forest is under lease to Bromley, Inc., while the private land is primarily owned by Bromley, Inc., although small parcels in other ownership do exist.



The Bromley Ski Area is a popular year-round destination; the adjacent Bromley Village is a large residential complex.

Bromley Ski Area

Bromley Mountain has been a ski area since 1937. It is popular with both local residents and tourists and is a center of commerce and recreation for the region. Buildings at the base of the mountain provide services as well as direct access to lifts and trails. Adjacent to the ski area is Bromley Village, where approximately 300 housing units, predominantly vacation homes, are situated. The parking area, maintenance area, and the sewage-treatment facility/spray irrigation site are located across Route 11. Commercial uses, including a lodge and ski shop, are located on Route 11. The owner of the ski area also own 230 acres, known as the Best property, on the eastern slope of Bromley Mountain. This property is being considered by Bromley for future residential and ski area related use.

The following land use (zoning) districts have been established in the Ski Village area: Rural Residential .5 (.5 acres per unit), Commercial Recreation (2 acres), Forest-Recreation, and Rural Residential 5 (5 acres per unit). The RR .5 District covers Bromley Village which is fully built-out at this time. The Commercial Recreation District lies along Route 11. Planned Residential Developments are allowed in the Ski Village Area and Planned Unit (mixed use) Developments are allowed in the Commercial Recreation District. The zoning regulations contain specific site plan review provisions for commercial and multi-family residential developments, and general and specific standards for PRDs and PUDs. The Forest-Recreation District comprises mostly public land within which the town has authorized ski areas and accessory uses. Several properties, including the Best parcel, are within the RR 5 District.

Land within the Ski Village Planning Area includes extensive areas with slopes greater than 15% predominate and some areas with slopes in excess of 25%. Significant areas within the State or National Forest boundaries exceed 2,500 feet in elevation. Soils pose moderate to severe limitations to development due to steepness of slope, depth to bedrock, and depth to water table conditions.

Three watercourses in the area flow from the higher elevation in the northwest to lower elevations in the southeast. One stream, the upper watershed of Cook Brook, flows along the northern boundary of the Best property; two other streams flow through the Best property, join south of Route 11, and eventually flow into Eddy Brook. These streams must be protected from incompatible land uses. The Zoning Bylaw affords a level of protection by requiring a setback for structures and sewage disposal systems, and by establishing mandatory vegetated buffers along streams. A third watercourse runs through the Bromley maintenance area and feeds two snow-making ponds. No wetlands have been identified in this area, according to the National Wetlands Inventory.

A community sewage treatment facility presently serves the ski area and Bromley Village. The capacity of this system is fully utilized, and there is no room for expansion at this time. This facility is owned by Bromley, Inc. Mechanisms should be in place to provide adequate surety to the town and to protect it from financial or legal responsibility for the facility in the event Bromley fails to operate or maintain it properly.

A community water system serves both Bromley Ski Area and Bromley Village. Investigations by Bromley indicate good potential for meeting water-supply demand from future development. The implication of water withdrawal to existing wells in the area is unknown. Water supply for snowmaking is provided by four ponds, two in Bromley Village and two on the south side of Route 11.

Bromley leases land from the Green Mountain National Forest and the State of Vermont to operate its ski lifts and trails within its boundaries. Both the State and the Green Mountain National Forest are public entities and therefore require environmental assessments for changes in use of their land. A major action involving the federal property could necessitate an Environmental Impact Statement. Lessees of state land are required to submit long-range plans and annual construction programs. Both state and federal regulations recognize that their decisions can impact adjacent private lands. Therefore, a coordinated approach by the town with the state and the US Forest Service is essential in the review of future or possible expansion plans in the Ski Village or to develop renewable energy facilities.

Ski Village Planning Area Recommendations

The Bromley Ski Area is the major component of the economic base of the Town of Peru. Because of the uniqueness of the Bromley Ski Area – its physical setting and the nature of the ski industry – it is recognized that the ski area and related businesses require special attention in planning for the future of the town. The purpose of this planning area is to provide for appropriate ski and ski-related development while ensuring that the town's interests are protected.

Ski Village Planning Area Objectives

1. Limit ski village development to the lands within the Ski Village Planning Area.

2. Recognize that Bromley Village is built to the limits of its capacity and that no further development can occur within it, unless additional adjacent land is acquired.

3. Enable orderly and environmentally sound growth of the Ski Village Planning Area in accordance with the following guidelines:

   (a) Limit development to those areas most suitable.
   (b) Preserve the Route 11 scenic corridor.
   (c) Preserve the unique and fragile areas within the Ski Village.
   (d) Control the location, density and rate of development.
   (e) Require adequate water supply and sewage disposal for present and future development.
   (f) Protect the town from being obliged to take over internal roads, water and sewer systems.
   (g) Provide a safe and healthy environment for residents, seasonal homeowners, and visitors to Peru, as well as neighboring towns and region.
   (h) Ensure adequate traffic circulation within the area.
   (i) Consider the capacity of the town to provide municipal services, such as fire and police protection, solid waste disposal, and other public services while maintaining sound fiscal policies for all residents.
   (j) Protect historic features.

4. Recognizing the potential for secondary impacts from ski area expansion, link further development and/or increased density in the Ski Village Planning Area, to protect a greenway area between Bromley Mountain and the Peru Village area and along the eastern boundary of the area. Such a greenway should preserve the scenic corridor along Route 11 through:

   (a) Protection of open lands already owned by Bromley, including the Best property.
   (b) Limiting curb cuts by providing parallel access road(s) to any development on Best lands.
   (c) Natural screening, including increased setbacks from Route 11.
   (d) Exploration of greenway protection of lands not currently owned by Bromley through outright purchase, the transfer of development rights, and other innovative land use mechanisms designed to preserve property values in the area while establishing the greenway.

5. Maintain the Village of Peru as the social and historical focus of the Town of Peru.

6. Reinforce land use capabilities as a basis for zoning densities.

7. Within the area, provide for the following types of uses:

   - Outdoor recreation facilities;
   - Accommodation units for overnight visitors;
   - Commercial uses to serve the visitors and employees;
   - Other recreation amenities with their associated services and utilities, including parking, maintenance areas, renewable energy generation, and waste water disposal sites.

<u>Ski Village Planning Area Development Guidelines</u>

The type, density, and location, of within the Ski Village Planning Area will adhere to all relevant zoning regulations. No changes requested by a property owner in the use or density requirements of the zoning will be considered until a master plan is submitted by the owners or controllers of the property to be affected and is approved by the planning commission. It is recognized that developments proposed under a master plan – a Planned Unit Development or a Planned Residential

Development – are likely to be large in scale and complex, particularly given the historical type and pattern of development in the Town of Peru. Accordingly, any Planned Unit Development, Planned Residential Development, or master plan proposed in this planning area will be subject to the following guidelines to the extent that they are applicable:

1. Principal commercial activities will be limited to an area around the base lodge.
2. Specific locations will be designated for accommodation units, inn sites, and residential areas.
3. Bromley Village is built to the limits of its capacity, and no further development will be allowed in that area.
4. Allowable densities in other areas will be increased from existing levels only in accordance with revised zoning provisions, and upon approval of the master plan for the entire area.
5. The plan will indicate sites for other recreation amenities within the Ski Village Planning Area.
6. The plan will indicate historic sites and buildings and how they are to be protected.

Ski Village Planning Area Greenway Guidelines

1. Along the Route 11 corridor, development will be prohibited on existing meadows. These lands will be required to be permanently protected as the area grows.
2. To prevent the future expansion of the Ski Village area to the east and south, a perimeter zone protected by an easement donated to the town will be established along the northeast, east, and southeast edges of the Ski Village Planning Area. Within this area no ski lifts, trails, utilities, roads, or other development will be permitted.
3. To ensure traffic safety and minimize congestion, access points to Route 11 will be limited and parallel access roads will be required.

Ski Village Planning Area Limitations to Development

1. Where the following conditions exist, no development will be allowed:
    - Slope greater than 25%
    - Shallow to bedrock soils
    - High water table
2. The three watercourses flowing through the area and any identified aquifer recharge areas will be protected by adequate setbacks.
3. Water withdrawals will not adversely affect existing water supplies or downstream watercourses.

Ski Village Planning Area Required Facilities and Services

1. All development will be connected to central sewage and water systems except for single family units on 5 acre or greater lots when on-site disposal is demonstrated to be feasible.

2. Because sewage disposal is a critical limiting factor for development in this area, applicants will be requested to submit a sewage disposal feasibility study, based on current State Environmental Protection Rules, as part of the master plan. The study should include a status report on the current community system and analyses and recommendations for expansion of this system or construction of a new system. The study will be reviewed by the planning commission and its consultants and will be submitted to the Bennington County Regional Commission and the Vermont Agency of Environmental Conservation for review and comment.

3. All central sewage disposal and water systems in the area will be required to provide to the town financial liability protection to ensure the successful installation and operation of the system. This financial liability protection could take the form of a surety bond, letter of credit, escrow account, or some other form.

4. The town also will seek to ensure that there will be adequate funds to operate and maintain the system. These measures could include assessment or lien provisions in permits, an escrow account, surety bond, or some other form.

5. Fire protection services will need to be upgraded as development occurs within the Ski Village. A site for a new fire station along with equipment may have to be located within or near the Ski Village.

Ski Village Planning Area Development Phasing

Phasing of large scale developments of accommodations or commercial facilities within the Ski Village Planning Area will be required. Considerations in setting the rate of growth will be the capacity of municipal facilities and services, protection of the character of the town, and town administrative capabilities. The recent rate of growth of vacation homes in the Town is less than 1% a year.

The phases will be coupled to the following: capital investments at the Ski Area; the provision of a mixture of uses, support services, and facilities; progress in establishing permanent greenway areas.

Ski Village Planning Area Master Plan Requirements

The procedures to be followed for any applicant proposing a master plan within this planning area are as follows:

1. Submission of a master plan for the entire property owned or controlled by the applicant to the planning commission.

2. Review by the planning commission according to the objectives and guidelines of the Town Plan.

3. (a) If the master plan is approved by the planning commission and if zoning amendments are required, the planning commission will begin immediately to prepare zoning amendments for public hearing.
   (b) If the master plan is disapproved by the planning commission, no zoning changes will be initiated by the commission and the proposal will be opposed in all land use and environmental proceedings.

(c) If approved with conditions, the applicant should revise and resubmit the plan before zoning amendments can be initiated.

4. Submission of the application for approval under the Planned Unit Development or Planned Residential Development procedures of the zoning regulations.

5. Review and approval of the plans will be undertaken in phases according to a conceptual master plan submitted for Planned Unit Development or Planned Residential Development approval.

It is recognized that housing for a primarily seasonal labor force at the Ski Area is a problem. To improve the availability of temporary and affordable housing for employees, the PUD and PRD regulations will enable a density bonus for the provision of labor force housing whether within the Ski Village or elsewhere in Town.

Ski Village Planning Area Implementation Measures

1. Insure that all development within the Ski Village Planning Area conforms to the objectives outlined above. Master plans, Planned Unit Developments, and Planned Residential Developments will be required to meet special state guidelines. Act 250 proceedings, zoning regulations, subdivision controls (if adopted), and national and state planning procedures for use of public lands will be utilized to accomplish these purposes.

2. Support zoning regulations to implement greenway protection requirements in the Route 11 corridor, including setbacks, access controls, and the protection of meadowland.

3. Support zoning regulations to incorporate site plan review standards for traffic and circulation, landscaping and screening, and parking.

4. Regulatory standards for PUD and PRD review shall include, but not be limited to, provisions for phasing, preservation of significant features and sensitive areas, preservation and use of historic features, buffers, review of impacts on municipal facilities and services, assurances to the town regarding private roads, water and sewer systems, protection of watercourses and water supplies, and bonus for provision of affordable housing for employees. Prohibitions of development in certain areas may be offset by increases in allowable densities in other areas, but maximum densities will be established.

5. Uphold zoning regulations to require all development, except for single family homes on lots of 5 acres or greater, to be serviced by central water supply and sewage disposal facilities.

6. Initiate zoning amendments for type, location, and intensity of uses in the planning area upon compliance by applicants with the master plan review procedures outlined in this section.

7. Require the assistance of developers within the planning area in monitoring growth within the area for its impacts on the town's tax base, demands for municipal services, demands for employee housing, traffic generation, conversion of seasonal homes to year-round occupancy, and operation of private sewage disposal and water supply facilities.

Peru Village Planning Area

Roadway entrance to the Peru Village area.

The Peru Village Planning Area consists of the existing Commercial-Village area and surrounding lands which have the potential to handle additional development and would allow the orderly expansion of the Village. The village is located just to the north of Route 11, the major transportation corridor within the town. It is linked to other parts of town by Hapgood Pond Road and South Road.

Peru Village is the historic center of the Town of Peru. It is within the village where small scale commercial services to residents have historically been found, municipal offices are located, and public buildings and land such as a church and cemetery are situated. The predominant land use in the village is residential. In contrast to other areas in town, houses in the village tend to be concentrated on smaller lots.

In recognition of the value of Peru Village to the character of the community, the town created a Peru Village Historic Overlay zoning district. The purpose of the district is to protect historic landmarks and ensure that new buildings or renovations to existing buildings respect the historic and architectural integrity of the area. A Peru Village Townscape Preservation Board has been created to oversee the values of this district and to promote its vitality as a village center through recommendations to the Planning Commission. Thirteen historic buildings lie within these boundaries. They are the J.J. Hapgood Store, the Peru Congregational Church, the General Stark monument, the 1895 Cheese Factory (The Creamery), the Deacon Wyman House, the 1864 schoolhouse, the early 20th century post office, the O.P. Symonds house (known as the Russell Inn), the Whitney Store (lace paper house) the Whitney Place, the Peru Church parsonage, the Bryant house, the Wyman house and three cellar holes, the Marshall Hapgood, J. Lincoln, and the Bromley House properties.

Because of the concentration of development in the Village, adequate waste disposal and the quality of the water supply are primary concerns. Soil maps indicate that there are two areas where there are soils suitable for septic systems. These areas are situated northwest of the intersection of Route 11 and the South Road, and at the eastern end of the village. Should future studies indicate on-site sewage disposal problems for existing uses, these sites should be investigated for a community on-site disposal system.

Natural features in the village include a wetland located in the northwest quadrant of the intersection of the South Road and Route 11, created when the highway was relocated to its present position, and three small ponds located north of Main Street at the entrance to the Village from the west.

The fire that destroyed the Bromley House where Hapgood Pond Road joins Main Street left a vacant space at a crucial focal area in the Town. This site, consisting of 4.66 acres, was acquired by the town in 2001 and has been developed as the Peru Village Green. The space is highly visible at the eastern end of the main Village street and a building on this location would create a sense of enclosure in the Village. If a structure is built on the site, sensitive design, complementary to the architectural

features in the Village, will be required. No project shall be allowed to eliminate the ability for future development.

Zoning in the village is designated as Peru Village (PV) [residential uses, municipal uses, retail stores, restaurants, inns, catalogue facilities, and professional offices are permitted]. There are special provisions in the zoning for site-plan review and historic preservation. The 2-acre minimum lot size reflects the physical limitations for on-site sewage found in some areas of the village and a desire to maintain a pattern of low-density uses in the area. Outside the existing Peru Village zone but within the planning area are several parcels of land now zoned RR 5 and RR 2. Because of existing development patterns, lot sizes, and soil suitability for development, these parcels would be appropriate for a Village designation. Caution should be exercised on development along the Route 11 Corridor. Access control, setbacks, and landscaping are necessary for development in this area.

Peru Village Planning Area Objectives

1. To maintain the image of Peru Village as the center of the town and as a small settlement surrounded by open spaces and forest land.

2. To serve as a commercial service and administrative center for Peru residents.

3. To provide a higher concentration of housing units than elsewhere in town, providing convenient and accessible housing and reinforcing historic patterns of settlement in the town.

4. To preserve and enhance historic structures that are located in the Village.

Peru Village Planning Area Development Guidelines

1. The Village should provide a mixture of uses, including housing, retail stores, restaurants, inns, professional offices, personal services and municipal uses. These uses should be small in scale, and the commercial uses should be designed to accommodate primarily the needs of residents and secondarily the needs of tourists who visit the town on a seasonal basis. Large traffic generating uses, such as outlet stores, drive-in banks and fast food restaurants, will not be permitted so that the image of a small rural town can be preserved.

Peru Village Planning Area Implementation Measures

1. The minimum lot size in the village should be retained at 2 acres per use. Should a community sewage disposal system be developed, this lot size requirement could be reduced to accommodate the desired density of development.

2. To accommodate additional development and to service existing development, a site for a community septic system should be located. It is recommended that areas in the proximity of the Village having "slight limitations for development" be considered for a future on-site sewage disposal system. The extent of existing sewage disposal problems in the Village should be determined.

3. The planning commission should prepare a report describing the planning and design needs and opportunities in the Village; the report should also outline a plan to guide future development in a manner compatible with the historic qualities of the area.

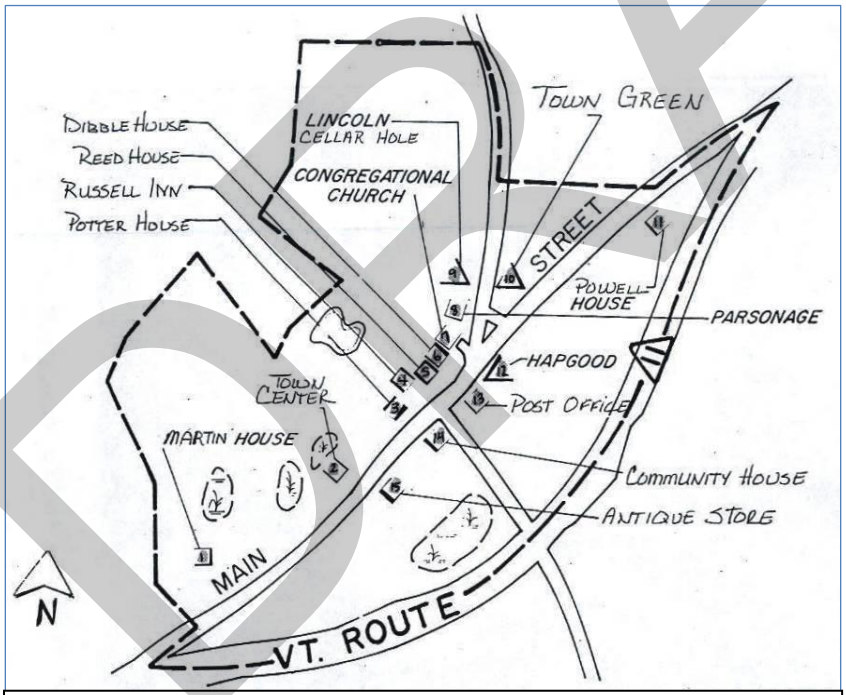
Peru Village Historic Overlay District

The Peru Village Historic Overlay District is intended to protect a unique concentration of historic landmarks, to guide the reconstruction of buildings on three historic sites, and to ensure that new development is in keeping with the historic pattern and character of development in the overlay district. The zoning bylaw provides general and more specific standards for reviewing development within the district. Additionally, the zoning bylaw provides for a Preservation Board with the responsibility of reviewing proposals within the district and making recommendations. The Planning Commission utilizes the procedures for site plan approval in issuing a decision related to design review.

Designated Village Center

The State of Vermont has established a Village Center Designation program to advance a number of key goals related to these important centers of community life and economic vibrancy. Village center designation is intended to support economic development, historic preservation, facilitating the establishment of healthy, walkable, and energy efficient development patterns, encouraging a diversity of housing opportunities, and assisting with the conservation of surrounding open rural lands.

Peru applied for and received a formal designation for its historic center several years ago; a designation that has since been renewed. That designation has helped the town focus attention on this well-defined area and attract public and private investment on several key properties. Since the village center received designation, a major renovation has been completed at the town center (office) property, resulting in a more functional and energy-efficient complex. The JJ Hapgood Store, a vital center of community life, was rebuilt and is a thriving business again, the Congregational Church has been been renovated so to accommodate expanded demand for services, and the town green has been fully developed as ideally located open space that also serves as a venue for numerous community events throughout the year.



Peru's state-designated village center offers opportunities for historic preservation as well as public and private investment that will support appropriate development opportunities.

The town will continue to pursue funding for needed planning studies and infrastructure that will support building re-use and infill development. Private property and business owners will be encouraged to access funding and technical assistance opportunities available through the program. The town should keep its designation current so that opportunities can be pursued when specific needs arise.

Route 11 Corridor Planning Area

Winter scene viewed from Route 11.

The Route 11 Corridor is an area extending 1,500 feet on either side of Route 11 primarily between the Ski Village Area and Lovers Lane on the north and Beechwood Lane on the south. The area is presently characterized primarily by open meadows, wooded land, and an occasional residence. Its rural character offers a sharp contrast to the denser complex of land uses at Bromley Ski Area and the small settlement at Peru Village.

Route 11 is an arterial highway of regional and state significance. The function of an arterial is to carry through traffic safely and without congestion between major concentrations of land uses. It is not a primary function of an arterial to provide direct access to adjacent land uses. The capacity of a roadway – that is, the number of vehicle trips per hour – is determined by its design, function, and the frequency of intersections and curb cuts. If development occurs along the roadway the capacity to handle traffic in a safe and efficient manner could be decreased if careful access management is not practiced.

Most of the land in the Route 11 Corridor planning area is zoned Rural Residential 5. Permitted uses include single-, two-, and multi-family dwellings, farming, certain public and quasi-public uses, and outdoor recreation uses. Uses permitted conditionally include ski areas, recreational facilities, inns, certain institutional uses, and light manufacturing. The minimum lot size is 5 acres per dwelling unit or use, setbacks are 50 feet in the front yard and 25 feet in the side and rear yards, and the frontage requirement is 200 feet. The Zoning Bylaw now includes a Route 11 Corridor Overlay district that details access requirements, establishes setbacks of at least 100 feet from Route 11, and sets standards for landscaping and scenic vista preservation. This overlay district also includes Peru Village and an area zoned Rural Residential 2.

Pressures in the future for land use change are likely to occur in this area because of the presence of the ski area. Developers seeking a highly visible and accessible location for their projects will look to properties along Route 11. Most existing lots along the corridor are quite large. The sale or subdivision of these large parcels could transform the area. Development must be sensitive to the scenic value and traffic safety concerns of this corridor. The requirements of the Route 11 Corridor Overlay zoning district must, therefore, be rigidly enforced.

The Route 11 Corridor is characterized by rolling hills and some open meadows and pastures interspersed in the predominantly wooded area. The meadows, including some that are part of an operating farm, are important to the scenic beauty of the town. Not only do they lend diversity to the landscape but they open up scenic vistas and views that would otherwise be obscured by the woods. Soil conditions in the western portion of the corridor make development unsuitable. There are several ponds located in the corridor, a large wetland east of the village, and a smaller riverine wetland south of the large one.

Route 11 Corridor Planning Area Objectives

1. To maintain the scenic value of the area along the roadway between the Ski Village and Peru Village.

2. To facilitate traffic flow along this major arterial and to minimize access points.

3. To prevent the scattering or spreading of commercial and residential development in a linear pattern along the corridor.

4. To preserve scenic vistas, views, and meadowlands.

Route 11 Corridor Planning Area Development Guidelines

1. To accomplish these objectives the plan recommends a combination of private initiatives and regulatory changes. The private initiatives include actions required of developers within the Ski Village Planning Area and cooperation with private, nonprofit land trusts. Through these initiatives, voluntary commitments by landowners to land preservation can be made through donations of land or interest in land, or bargain sales.

2. Regulatory controls for access, setbacks, vegetative screening, and siting of buildings should be maintained through the following zoning provisions:

   (a) Parcels along the corridor will be required to limit their access to secondary roads wherever possible; if access by secondary roads is not possible, they will be limited to one curb cut onto Route 11.
   (b) Residential structures will be required to be set back 100 feet from the edge of the highway right-of-way of Route 11.
   (c) Structures for institutional, industrial, quasi-public, and public uses will be required to be set back 200 feet on both sides of the road.
   (d) On both sides of the road vegetative screening between buildings and the right-of-way will be retained.
   (e) If a parcel is divided into more than three lots, development will be required to be approved through the Planned Residential Development (PRD) procedures.

Route 11 Corridor Planning Area Implementation Measures

1. Encourage developers of the Ski Village Planning Area to participate in the protection of the greenway.

2. Cooperate with and encourage private initiatives to protect the greenway.

3. Implement recommended zoning changes.

Rural Residential Development Planning Areas

The Rural Residential Development Planning Area is located near the eastern edge of Peru.

At the eastern edge of Peru in the vicinity of Route 11, there are areas where development has occurred more intensively than in other parts of the town. Several developments in this area were plotted before zoning was instituted. In other locations, the relatively small lot size (2 acres) required under existing regulations has resulted in several clusters of residences on small lots. Developments in this area include Burnt Meadows, Forest Mountain Estates, and Beechwood. Burnt Meadows is a subdivision of two-acre lots. Forest Mountain Estates, developed before zoning in Peru, contains over 90 lots averaging 1 to 2 acres in size served by private roads. The conditions of these roads create access problems for residents and emergency vehicles. The single-family homes located within it are primarily vacation homes. Beechwood contains about 20 lots primarily 2 to 3 acres in size. Several of these lots have not been approved for sewage disposal.

In contrast to other areas along Route 11, the road frontage in this area is more developed. Single-family homes dot the roadside. This pattern affects the safe and efficient functioning of Route 11 as an arterial.

This planning area is bordered by National Forest to the south and east and is traversed by Flood Brook to the north of Route 11. There are numerous ponds and wetlands between these streams.

In the northern end of the planning area along Anderson Road is a concentration of housing on small lots in addition to several large parcels of undeveloped land. This area is not easily accessible to the center of town or to Route 11. Further intensive development in this area could place a burden on town road and school services because of its remoteness.

Zoning in this area is primarily Rural Residential 2 (2 acres per dwelling unit); the only exception is in a small area of RR 5 around the Beechwood development. The zoning reflects the pattern of development that occurred before those regulations were enacted and is not always consistent with the physical limitations to development, the necessity to protect natural resources (ponds and wetlands), and the efficient delivery of town services (the remoteness of the northern section).

Rural Residential District Planning Area Objectives

1. To enable development to occur at higher densities in locations within the Town where existing small lots predominate.

2. To ensure safe and adequate disposal of sewage on site in compliance with the Vermont ANR Environmental Protection Rules for Wastewater Disposal.

3. To provide adequate roads to meet the needs of residents and to permit the access of emergency vehicles.

4. To protect the function of Route 11 as a major arterial.

5. To protect streams, ponds, wetlands, and deer yards in the area.

Rural Residential District Planning Area Development Guidelines

1. Subdivision of small lots before zoning was instituted has resulted in some occurring on sites with limitations for on-site sewage disposal. Other lots with poor site conditions have been approved for development as well. Certain areas have been zoned for a 2 acre minimum lot size where soils are severely limited for septic systems. Enforcement of land use and health requirements in all of these instances is critical.

2. Roads within the Forest Mountain Estates subdivision do not meet town specifications. These roads will not be taken over by the town until such time as they are built to town standards. Because better access for emergency vehicles and residents is needed, it is recommended that Forest Mountain Road be upgraded to town standards, that a bridge be installed over Flood Brook, and that a connection be made to Town Highway 12. When these improvements are made, the Town should take over this road. At this time it is recommended that no other roads within Forest Mountain Estates be taken over by the town.

3. Because of the existing small lots along Route 11, controls on curb cuts are difficult to implement. It is recommended that curb cuts be eliminated wherever possible by the sharing of driveways and the use of secondary roads. For new subdivisions only one access on parcels currently in existence will be permitted.

4. Through zoning and Act 250 reviews, policies in the plan for the protection of streams, wetlands and ponds, and deer yards will be implemented.

Rural Residential District Planning Area Implementation Measures

1. A developer or homeowners' association should upgrade Forest Mountain Road and install a bridge to town specifications for improved access for emergency services.

2. Maintain zoning for access control on Route 11 and for the protection of streams, wetlands, and ponds.

Rural Lands Planning Area

The remaining private land in town is classified as Rural Lands and includes land in the vicinity of Styles Brook, Farnum Brook, Cook Brook, Jones Brook, and Griffith and Utley Brooks (Little Michigan). This land is predominantly rural; what development has occurred is low density in accordance with zoning requirements.

These areas have limitations to development either because of physical constraints, the presence of important natural

Low density residential and open space uses predominate in the Rural Lands Planning Area.

and scenic resources, or their remoteness to town services. The areas of Styles Brook and Mud Pond South have steep slopes that limit the accessibility of certain lands and pose development constraints. Soils with severe limitations for development occur in several locations but predominate in the Styles Brook, Jones Brook, Little Michigan, and Mud Pond South areas. Wetlands and ponds are common in the Cook Brook and Farnum Brook regions. Deer wintering yards have been identified in the Little Michigan and Jones Brook areas. The entire area is served by scenic roads, including portions of Stone Road, Little Michigan Road, Priest Place Road, North Road Extension, Moffit Road, Anderson Road, Savage Road, Moss Brooke Road, and Old Manchester Road. Areas most remote from town services are Little Michigan, Jones Brook, Styles Brook, and Mud Pond South.

Zoning in this planning area is Rural Residential 2 and 5. RR 5 zoning includes areas close to town roads and not too distant from the town center. In the Cook Brook region, the RR 5 district boundaries are 600 feet from South Road. The area zoned RR 2 lies between Farnum Brook and Route 11 east of the village. The zoning in this area provides for a moderate density district close to the town center and major roads. However, soils in this area do pose moderate to severe limitations to development. There are several wetlands in the area as well as some large standing bodies of water.

Rural Lands Planning Area Objectives

1. To permit low density residential development only where it can overcome physical constraints to development and where it is consistent with other objectives for the area.

2. To protect significant natural and scenic resources.

3. To minimize development remote from town services.

Rural Lands Planning Area Development Guidelines

1. Because of the variety and location of physical characteristics of property in this area, it is recommended that a flexible approach to land development be taken. Through this approach the town will enable appropriate development and protect sensitive lands.

2. The following types of land will not be counted for determining allowable density for the development of a parcel into four or more lots:

    - Soils with severe limitations for on-site sewage disposal
    - Wetlands
    - Flood hazard areas
    - Natural water bodies (excluding streams)
    - Slopes of 25% grade or greater
    - Elevations in excess of 2,500 feet MSL

3. The types of land in item 2 have been mapped by the Town for general planning purposes. Applicants for Planned Residential Developments may submit more detailed information based on on-site studies. This information will be considered by the Planning Commission in determining the suitability of the land for on-site sewage disposal.

4. All applicants must meet the requirements of the state health ordinance.

5. Access to parcels will be limited to one point wherever possible. The design of the roads within the parcels will meet Vermont Agency of Transportation A-76 standards. Driveway intersections will meet Agency of Transportation B-13 standards.

Public Lands Planning Area

Many important natural areas are located in the Public Lands Planning Area.

Public lands in Peru include over 17,000 acres in the Green Mountain National Forest, 118 acres in the Hapgood State Forest, and 117 acres of town owned land. These lands may generally be characterized as forested with steep slopes and high elevations. They provide opportunities for natural resource protection and recreation. Two wilderness areas – the Peru Peak Wilderness and Big Branch Wilderness – are located in the National Forest. Within these areas timber management is prohibited and only limited recreation use is allowed. Recreational opportunities, including hiking, fishing, skiing, and snowmobiling are provided by scenic roads, trails (including the Appalachian/Long Trail and the Catamount SC Ski Trail), and rivers and ponds. More intensive recreation uses are provided at Hapgood Pond, where swimming, camping, picnics and boating is possible, and at Bromley Ski Area (which also includes a summer/fall recreation center). The Green Mountain National Forest maintains several town roads that run through its boundaries.

Because the National Forest is the major property owner in Peru and because activities permitted on its lands can have implications for town services (roads, rescue, and fire, for example) and town residents, it is important that the town participate in planning and decision making for the use of the National Forest.

Public Lands Planning Area Objectives

1. To provide opportunities for natural resource protection and use.
2. To provide public recreation opportunities.
3. To insure that activities occurring on public lands do not overburden town services (roads, rescue, fire prevention, solid waste disposal, and so on).

Public Lands Planning Area Implementation Measures

The town will participate in the U.S. Forest Service planning process and will review and comment on plans and proposed actions within the Hapgood State Forest. The Town will continue to exchange road maintenance services with the U.S. Forest Service to promote efficiency.

V. NATURAL, SCENIC, AND HISTORIC RESOURCES

Physical Characteristics of the Land

It is important to understand physical characteristics such as soil conditions, land slopes, elevation, and flood hazard areas to effectively plan for the future use of the town. Some areas are well suited for many types of development while others can pose serious limitations for development. Identifying and analyzing these characteristics are essential steps in the development of detailed planning recommendations.

Soils

The soil survey developed by the US Natural Resource Conservation Service describes the capabilities of each soil type for resource use and development. Proposals for the protection of resources and land development should consider these characteristics. With the exception of the Bromley Ski Area, all development in Peru relies on on-site wastewater disposal systems; the intensity of development should be consistent with the suitability of the soils for these systems (Map 3). Some soils are particularly well-suited for agriculture and/or forestry (Map 4); in these areas, development should be planned to retain, to the extent possible, the ability to manage the land for the production of food crops and forest resources. Acquisition of land or development rights by land trusts or other conservation organizations, including the Green Mountain National Forest, should be considered for lands containing particularly valuable agricultural or forest soils.

Land Slope

Topography can be classified by slope or gradient. As the gradient steepens, soils tend to be thinner and susceptibility to erosion increases. Lands with slopes of 0% to 5% are usually suitable for all types of development; those with slopes of 5% to 10% may have minimal gradient-related development constraints; slopes of 10% to 15% pose moderate limitations for development; land slopes of 15% to 25% present serious limitations for development; and on a slopes of 25% or more, no development should be permitted.

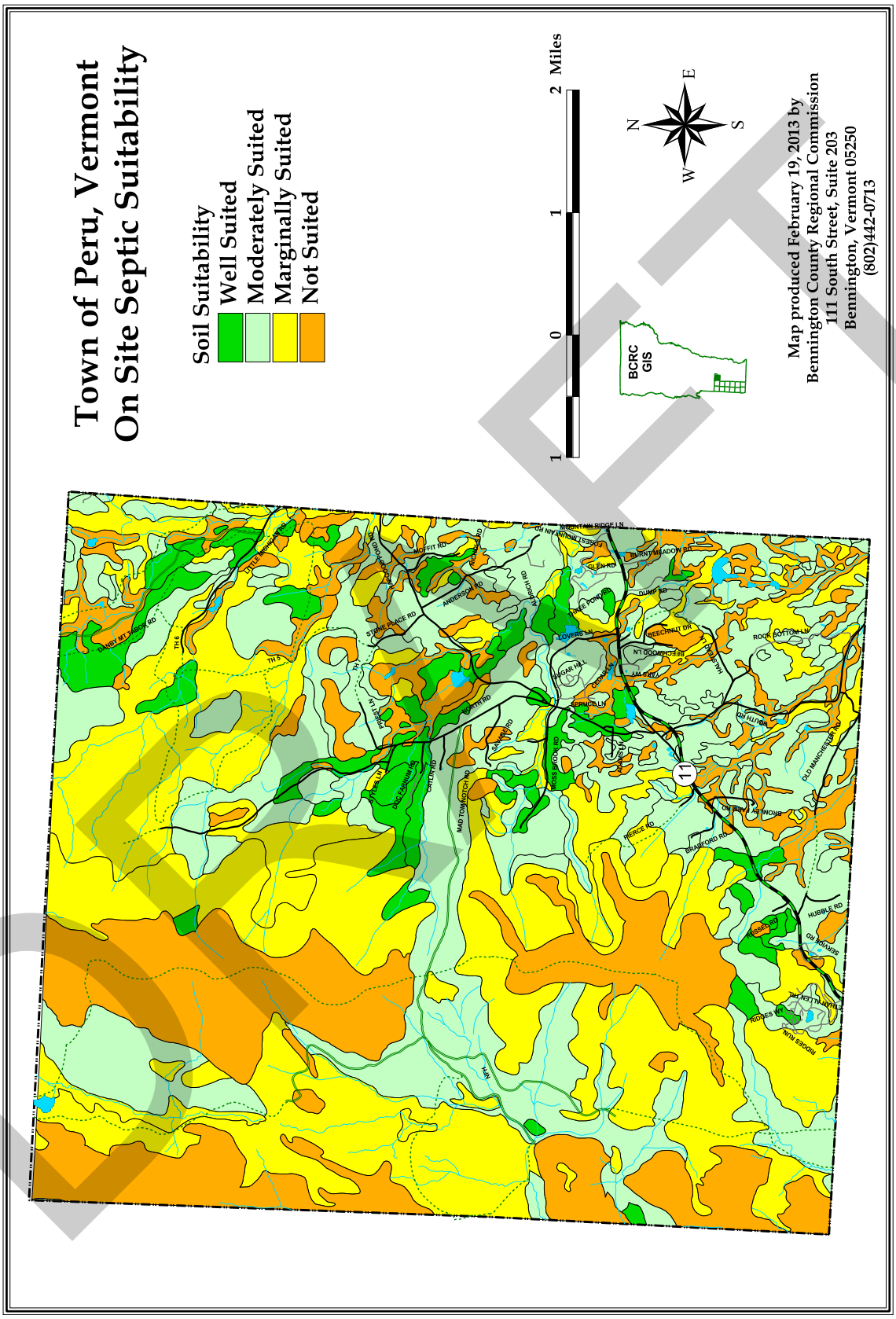
Outside the National and State Forest lands the steepest slopes (25% or more) are found around Bromley Ski Area, Mud Pond South, the Styles Brook region, and several other scattered locations.

High elevation lands along the Green Mountain range from the summit of Bromley.

High Elevation

Elevations higher than 2,500 feet above mean sea level have been identified by the state as extremely fragile and susceptible

Map 3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111 South Street, Suite 203
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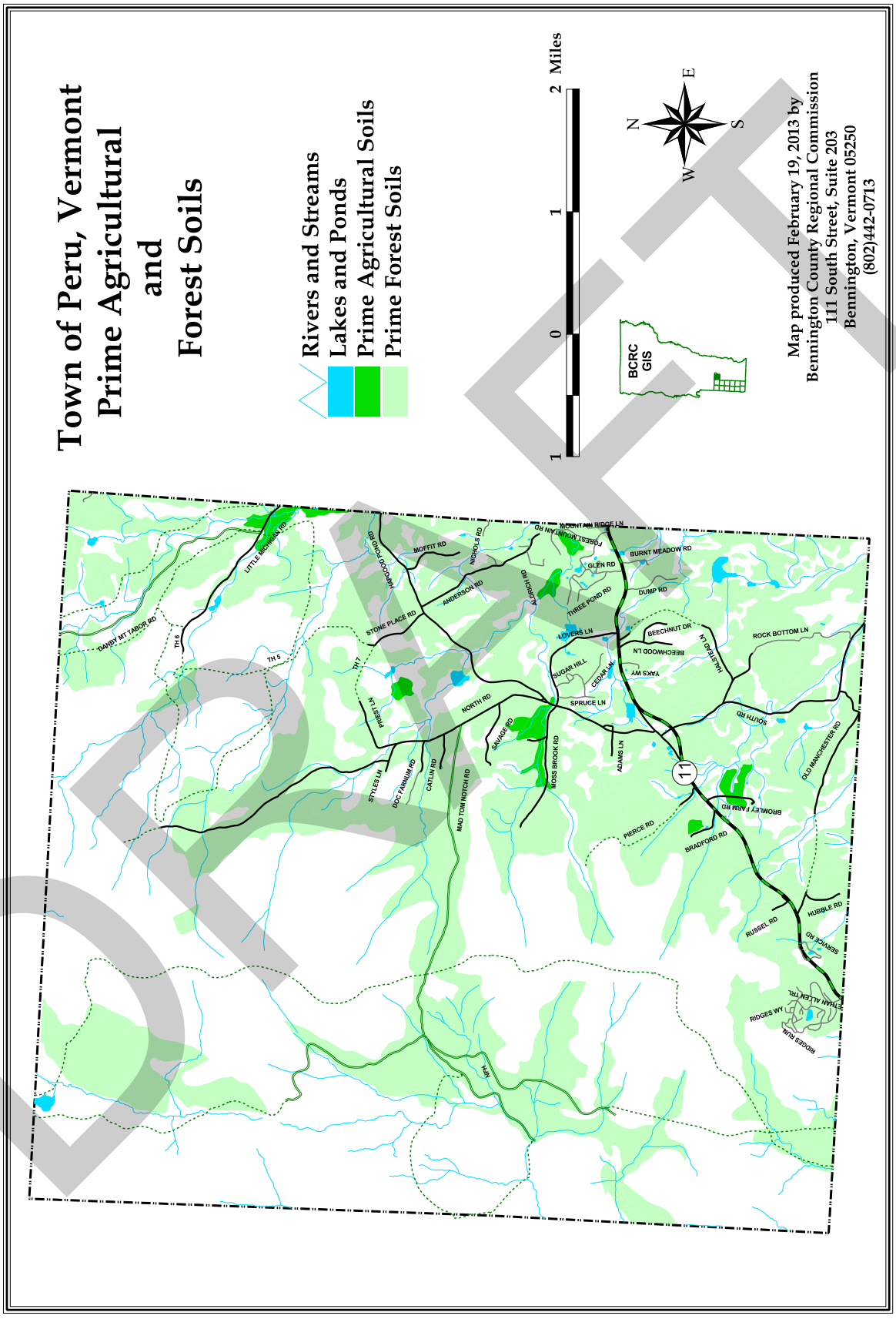
Map 4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Map produced February 19, 2013 by
Bennington County Regional Commission
111 South Street, Suite 203
Bennington, Vermont 05250
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to damage. Precipitation is greater, air and soil temperature lower, soils more shallow and poorly drained, and plant species fewer. The only area other than state or federal lands above the 2,500 foot contour is owned by the Bromley Ski Area. While appropriate for ski lifts and trails, this area is not appropriate for more intensive use.

Flood Hazard Areas and Flood Resilience

Peru lies along the crest of the Green Mountains; water flows from its streams to all of the major watersheds in Vermont: the Connecticut River, the Hudson River, and Lake Champlain. Consequently, most streams, and their associated floodplains and river corridors, are relatively small. Nonetheless, fast-flowing mountain streams and areas subject to flood inundation can have significant impacts on property and infrastructure in Peru.

Floodplains in Peru are located in low-lying areas along larger streams. Development in floodplain areas is inherently dangerous due to hazards associated with flood water inundation and to the increased flooding that may occur downstream when developed floodplains are no longer capable of retaining flood waters. Erosion impacting land, roads, and buildings adjacent to streams (whether or not those features are within a mapped floodplain) can be an even more severe hazard, as demonstrated throughout Vermont during Tropical Storm Irene in August 2011. The town should determine whether any significant "fluvial erosion hazard areas" exist along streams and take appropriate measures to protect roadways and limit future property damage in these areas.

The following actions are intended to limit flood damage in Peru and enhance flood resilience:

- Maintain flood hazard regulations to strictly control development in flood prone areas.
- Identify fluvial erosion hazard areas and river corridors – zones within which a stream will move over time, resulting in significant erosion hazards – and avoid new development in those areas. Any existing public infrastructure or private buildings within the area should be designed to recognize the potential hazards or, when appropriate, relocated outside of the river corridor.
- Maintain natural vegetated buffers along streams to maintain the integrity of the stream channel, reduce erosive impacts, and to protect water quality and fish and wildlife habitat.
- Ensure that the town's road standards are current with recommendations from the Vermont Agency of Transportation. Any bridge and culvert repairs and replacements should be consistent with those standards and adequate to handle heavy flows during flooding events. Culvert replacement needs should be monitored through regular inventories.
- Forest cover should be maintained and riparian wetlands protected to attenuate downstream flooding by holding heavy rainfall and releasing water to streams more gradually.
- Peru should maintain and update a Local Emergency Operations Plan and always have an active designated Emergency Management Director.
- A Hazard Mitigation Plan should be developed and maintained. This Plan should identify known or potential hazards and include specific actions, and means of implementing those actions, that will reduce future damage from flooding.
- The Emergency Management Director should work with the Select Board, the regional Local Emergency Planning Committee, and communicate with nearby communities to plan for coordinated response to, and subsequent recovery from, future flooding events.

Important Resource Areas

A number of particularly important resources have been identified in Peru (Map 5 & Map 6) and include:

- Water Bodies
- Unique Natural Features
- Critical Wildlife Habitat
- Historic Sites
- Scenic Resources
- Mountains and Ridgelines
- Ground Water

These features are essential to maintaining the rural character of the town and to conservation of the environment. Development affecting these resources must be carefully planned to ensure that they retain their intrinsic values. More active conservation measures should be considered for particularly sensitive resources.

Water Bodies

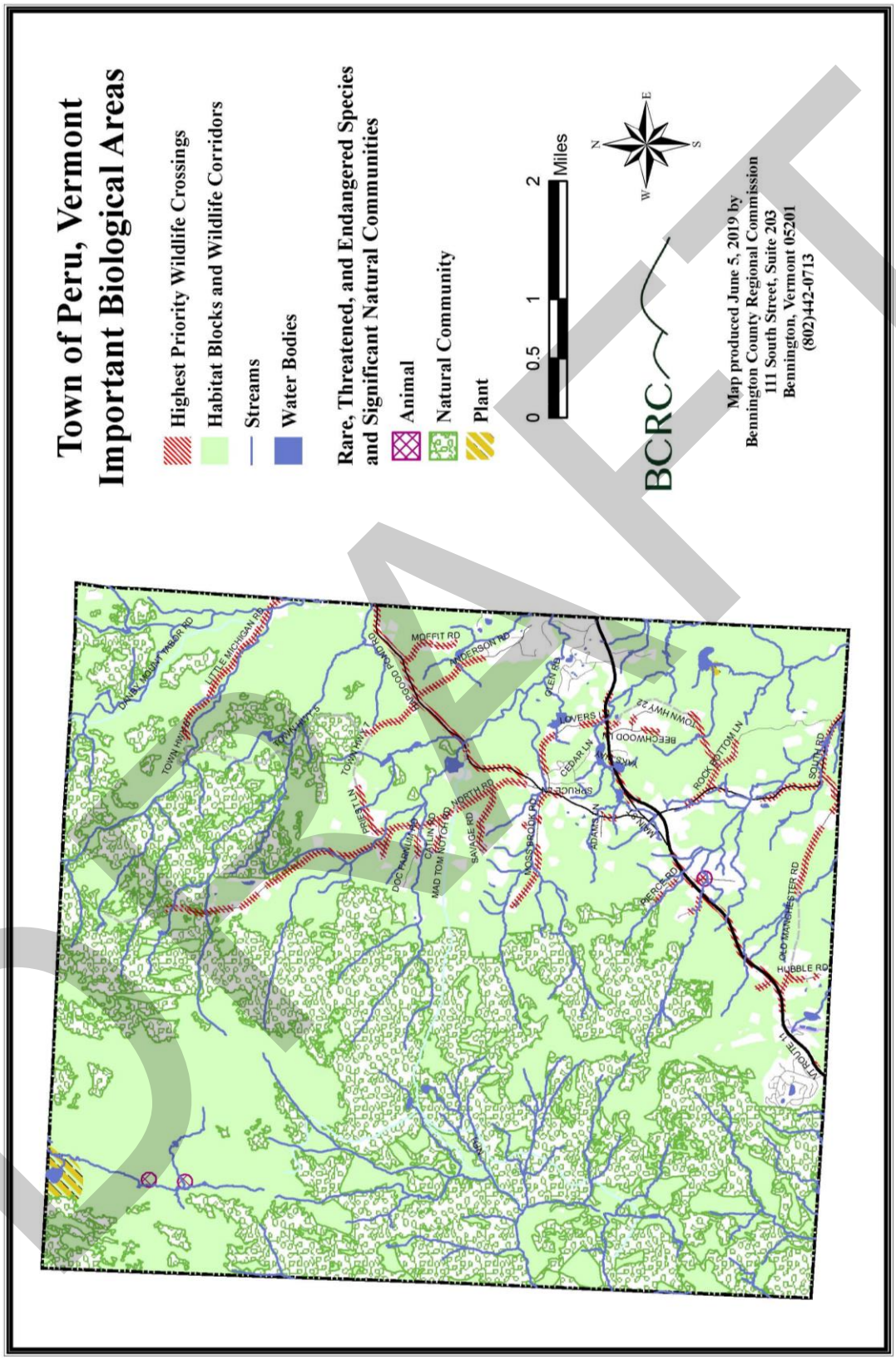
Peru contains several large ponds, nine drainage ways, and numerous small ponds and wetlands. These surface waters are important for public water supply, wildlife and plant habitat, and recreational use.

Many small streams flow from Peru's mountainsides.

Wetlands in Peru are found principally, but not exclusively, along stream valleys. These areas are transitional between aquatic and terrestrial systems where the water table is usually at or near the surface or the land is covered by shallow water. Benefits provided by wetlands include: flood and storm water control, maintenance of surface and ground water quality, scenic values, fish and wildlife habitat, and sources of nutrients for freshwater food chains. The Vermont Wetlands Rules and certain federal regulatory programs afford a level of protection to wetlands; it is possible to petition the Water Resources Board to reclassify very important wetlands to a more secure "Class I" designation. Draining, filling, flooding, or dredging of wetlands can have adverse effects on wildlife habitat and can increase flooding.

Three large lakes or ponds are located in Peru: Griffith Lake, Hapgood Pond, and Mud Pond. All three are within the National Forest boundaries and are thus afforded a significant level of protection. Portions of Mad Tom Brook, Griffith Brook, Utley Brook, Jones Brook, Cook Brook, Flood Brook, and Burnt Meadow Brook also are located within the National Forest. Other segments of these streams as well as Styles and Farnum brook and the upland streams of Eddy Brook and Bromley Brook lie on private lands and require protection of the ecological systems and water quality benefits they provide.

Map 5


Town of Peru, Vermont
Important Biological Areas
Highest Priority Wildlife Crossings
Habitat Blocks and Wildlife Corridors
Streams
Water Bodies
Rare, Threatened, and Endangered Species and Significant Natural Communities
Animal
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Map produced June 5, 2019 by
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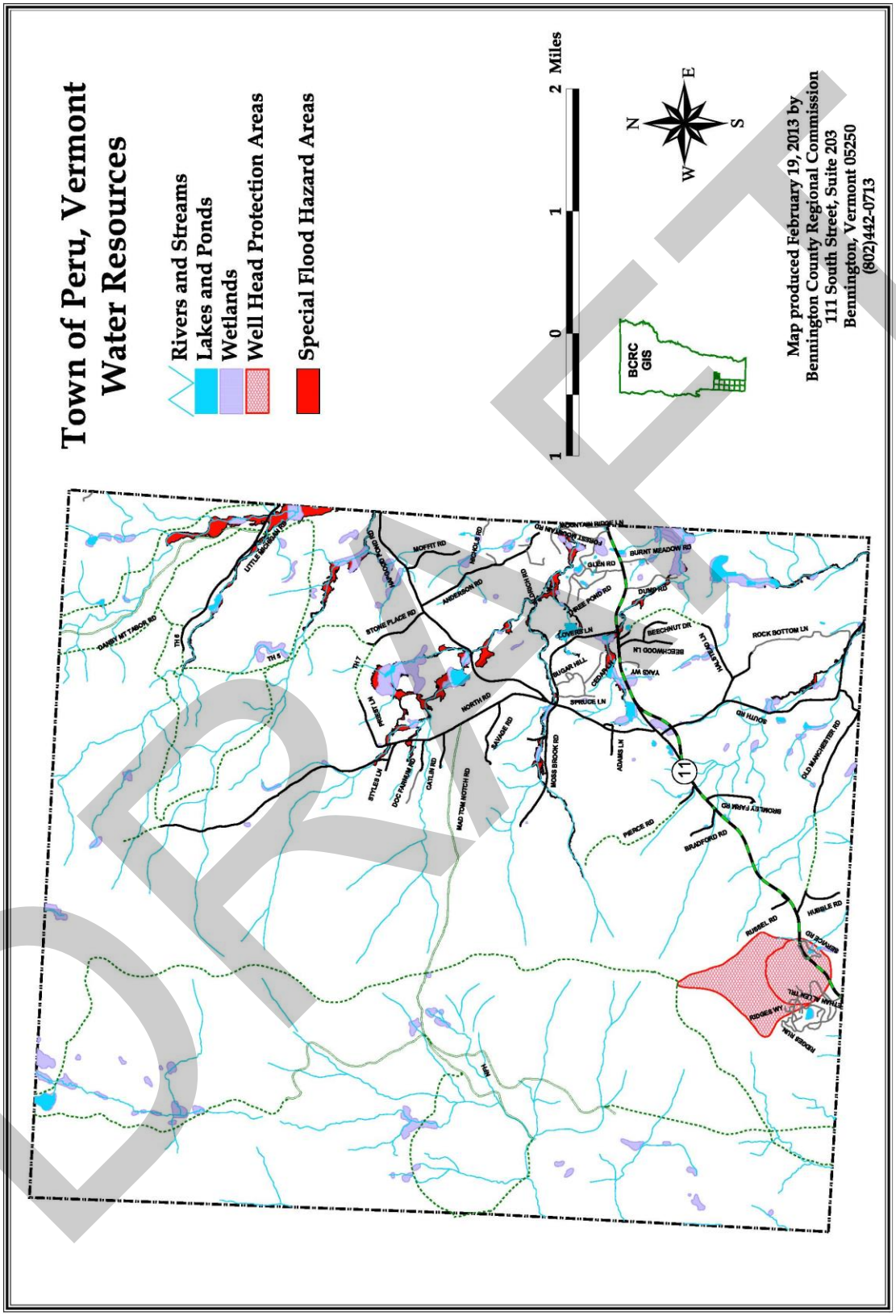
CEDAR LN
SPRUCE ST
ROCK BOTTOM LN
SOUTH RD
MAIN ST
ADAMS RD
PIERCE RD
OLD MANCHESTER RD
HUBBLE RD
VT ROUTE 11
MOSS BROOK RD
SAVAGE RD
NORTH RD
CATLIN RD
MAD TOM NOTCH RD
DOC PAMPLIN RD
PIKE HILL RD
TOWN HWY 5
TOWN HWY 7
TOWN HWY 8
LITTLE MICHIGAN RD
DAILEY HOLLOW TRAILER RD
GOODRO RD

Map 6


Town of Peru, Vermont
Water Resources
Rivers and Streams
Lakes and Ponds
Wetlands
Well Head Protection Areas
Special Flood Hazard Areas
2 Miles
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BCRC GIS
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111 South Street, Suite 203
Bennington, Vermont 05250
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Development along shorelines of ponds and streams should be carefully planned to maintain vegetative cover and to avoid erosion and resulting siltation. These practices also will protect important fish and wildlife habitats.

Unique Natural Features

Significant natural areas in Peru include rare biological sites located near Mud Pond, Griffith Lake, and Hapgood Pond. These areas are located within the Green Mountain National Forest; Forest Service land use plans and policies should place a high priority on conservation of these areas.

Mud Pond is an important natural area that provides valuable wildlife habitat.

Wildlife Habitat

Many wildlife species, both game and nongame animals, thrive in Peru and contribute to the rural character and quality of life that residents enjoy. The most important factor in maintaining viable populations of these animals is the protection of their habitats. Streams, wetlands, and the mix of land cover types—open field, hardwood forest, softwood forest—characteristic of upland areas in Peru, provide the diversity of habitats that support an abundance of wildlife. The Vermont Department of Fish and Wildlife has recently developed data layers for broad habitat blocks, forest connectivity blocks, and wildlife road crossings as well. Development and logging activities should be planned so as to avoid damage to these areas and critical habitats. Development policies and design of land use districts should prevent forest fragmentation by incorporating forest block analyses. Specific measures that can be taken to minimize adverse impacts on wildlife include: maintenance of natural buffers between developed areas and wildlife habitat, retention of vegetated corridors along streams and between similar but separate habitat areas, and utilization of construction practices that limit environmental disturbances.

Historic Resources

Historic marker in Peru Village.

Peru's historic sites and structures are important resources that provide residents with a sense of their heritage and a link with the past, promoting a feeling of community identity and pride. Historic buildings are found throughout the town, with particularly important sites such as the Hapgood Store, the General Stark Monument, the Peru Congregational Church, and the site of the Bromley House concentrated in the village area. Important public buildings, cemeteries, and stone walls also contribute to the town's historic character. A combination of regulatory controls, public funding for site and building improvements, and incentives for adaptive re-use of historic structures can help a town preserve its most important historic resources. The principal objectives of historic preservation in Peru are to:

- Maintain the community's special historic and cultural heritage and preserve a sense of place and pride for the town's residents;
- Maintain those historic and aesthetic qualities that are economic assets to the community and promote the economically viable reuse of historic structures;
- Ensure that renovations of historically important buildings preserve the character of the structures and are sensitive to adjacent historic buildings and sites whenever possible;
- Save historic structures whenever possible.

A complete survey of historic sites, including archaeological sites, should be developed.

Scenic Resources, Mountains and Ridgelines

Many individual factors come together to create Peru's unique and special visual landscapes. An appreciation of those scenic elements provides an improved understanding of each view and helps determine how to best protect those resources.

From its mountains to its historic village center, Peru contains such a rich variety of natural and cultural landscapes that efforts to distill them into specific elements can seem all but impossible. Scenic views that are widely appreciated do have a number of common elements, however, although not all may be present in every view and some many dominate more in some views than in others. Particularly important scenic resources include open fields, distant vistas, historic sites, and scenic roads.

Because mountain ridges and summits dominate the town's eastern side, and because of the importance of mountains to so many viewsheds, particular attention should be paid to protection of the natural appearance of those prominent features. The mountains form an unbroken high ridgeline that runs north to south through the entire eastern part of the town. This feature forms a dramatic backdrop for many of the scenic views in Peru, including those from the Route 11 corridor and from the isolated valleys found along the streams that flow eastward out of the mountains. There also are many lofty viewpoints on the mountains, accessible by trail or ski lift that provide dramatic panoramic views of the surrounding countryside.

Maintaining the scenic quality of the landscape is an important objective of the town's scenic resource study.

A town is most often viewed from its public places, and the most visited public places in a community are its roads. As such, public highways are extremely important to Peru's overall scenic character. Roads can be scenic features in and of themselves. A winding country lane lined by a stone wall or a village street running under a canopy of trees are distinctive scenic elements. Roadways also provide visual access to scenic views. Special attention should be given to protecting the town's scenic roads and to preserving the visual quality experienced when traveling along them, including the scenic Route 11 corridor.

The town completed an Inventory of Scenic Resources (2009) that discusses these and other scenic assets; it also includes a review of measures that can be used to protect scenic qualities throughout the town. That report should be consulted when planning for new development and when determining conservation priorities.

Ground Water

Most existing residences, as well as future development, depend on an adequate supply of clean ground water. This water is obtained principally from individual on-site wells. Historically, the low density of development in Peru has limited the potential for contamination of these wells. Future protection of these water supplies will depend upon strict adherence to local and state health regulations. Special consideration should be given to areas like the wellhead protection area that serves as a ground water recharge area in the vicinity of Bromley Mountain.

Natural, Scenic, and Historic Resource Policies

Physical Limitations to Development

1. It is a general policy of the town that development should not be permitted nor should land be counted for density purposes in Planned Unit or Planned Residential Developments where one or more of the following physical conditions exist:

    - Soils with severe limitations for on-site sewage disposal
    - Wetlands
    - Flood hazard areas
    - Natural water bodies (excluding streams)
    - Slopes of 25% grade or greater
    - Elevations in excess of 2,500 feet MSL

Applicants may submit detailed information based on on-site investigation to more specifically identify these areas on a parcel by parcel basis.

2. On-site investigations will determine the suitability of sites for land development where there are moderate soil limitations for septic disposal and where slopes range in gradient from 10% to 25%.

3. Appropriate uses of flood hazard areas include conservation, agriculture, and light recreation activities.

Best Uses of Natural Resources

1. Soil types that are highly productive for agriculture and forestry should be used for those purposes if possible; agriculture and forestry uses should have the highest priority.

2. Subdivision plans may have to be modified in order to protect resource lands.

3. Voluntary contributions, including donations of land or interests in land or bargain sales to private land trusts are supported by the town; these actions offer long term protection to resource lands.

4. Large scale wood harvestings should follow a professionally prepared management plan that respects the environment and avoids degradation of predominant ridge tops. Such plans should be developed and followed in conjunction with the County Forester. The town should consider the adoption of a model tree harvesting ordinance and should seek help from the County Forester in this effort.

Sensitive Areas

1. The following irreplaceable resources are essential to the rural quality of the town, its natural beauty, and environmental quality; where they are identified in the plan, they will be protected from encroachment or alteration for the worse:

    - Water Bodies
    - Unique Natural Features
    - Critical Wildlife Habitat – Habitat and Forest Blocks and Wildlife Crossings
    - Historic Sites
    - Scenic Resources
    - Mountains and Ridgelines
    - Ground Water

2. In order to protect water supplies, habitat, and scenic beauty and to prevent erosion and siltation, streams will not be altered, damaged, diverted, or contaminated.

3. Plans prepared by the Green Mountain National Forest will protect the scenic beauty and natural values of Mud Pond and Griffith Lake.

4. Habitat and Forest blocks, wildlife road crossings, and other critical wildlife habitats should be protected from incompatible development.

5. Important wetland areas will not be dredged, filled, drained, flooded, or otherwise altered.

6. Development should be designed to harmonize with the town's historic places.

7. Town road maintenance and improvement policies should protect scenic roads and roadsides.

8. Modifications to scenic roads will only be permitted if the work does not have an adverse impact scenic character.

9. Development on prominent mountains and ridgelines should be planned to limit the removal of vegetation and preserve their natural scenic qualities.

10. Existing and future community groundwater sources and their protection areas will be maintained and preserved from adverse development.

11. Ensure that the air quality of the upland environment is maintained and improved consistent with the Class I air quality designation of the Lye Brook Wilderness Area.

Specific recommendations

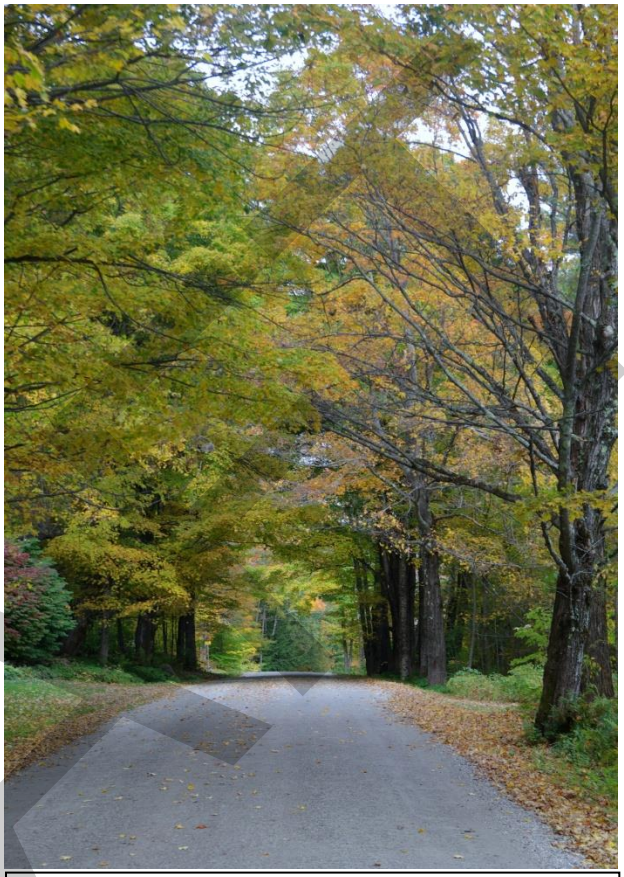
1. The town health regulations should be reviewed, updated as necessary, and administered with professional assistance.

2. The state wildlife biologist should be notified about any developments proposed that would affect deer wintering areas or other critical wildlife habitat.

3. Efforts to minimize the transport of air pollutants from out-of-state sources should be supported. The Federal Lands Manager has the responsibility to protect the natural resources of the Green Mountain National Forest. Likewise, Vermont and EPA have a similar obligation to ensure protection of natural resources. Research and monitoring of changing conditions should be an on-going responsibility of federal agencies and the state.

VI TRANSPORTATION

Local Transportation System



Peru's system of highways represents an important public investment

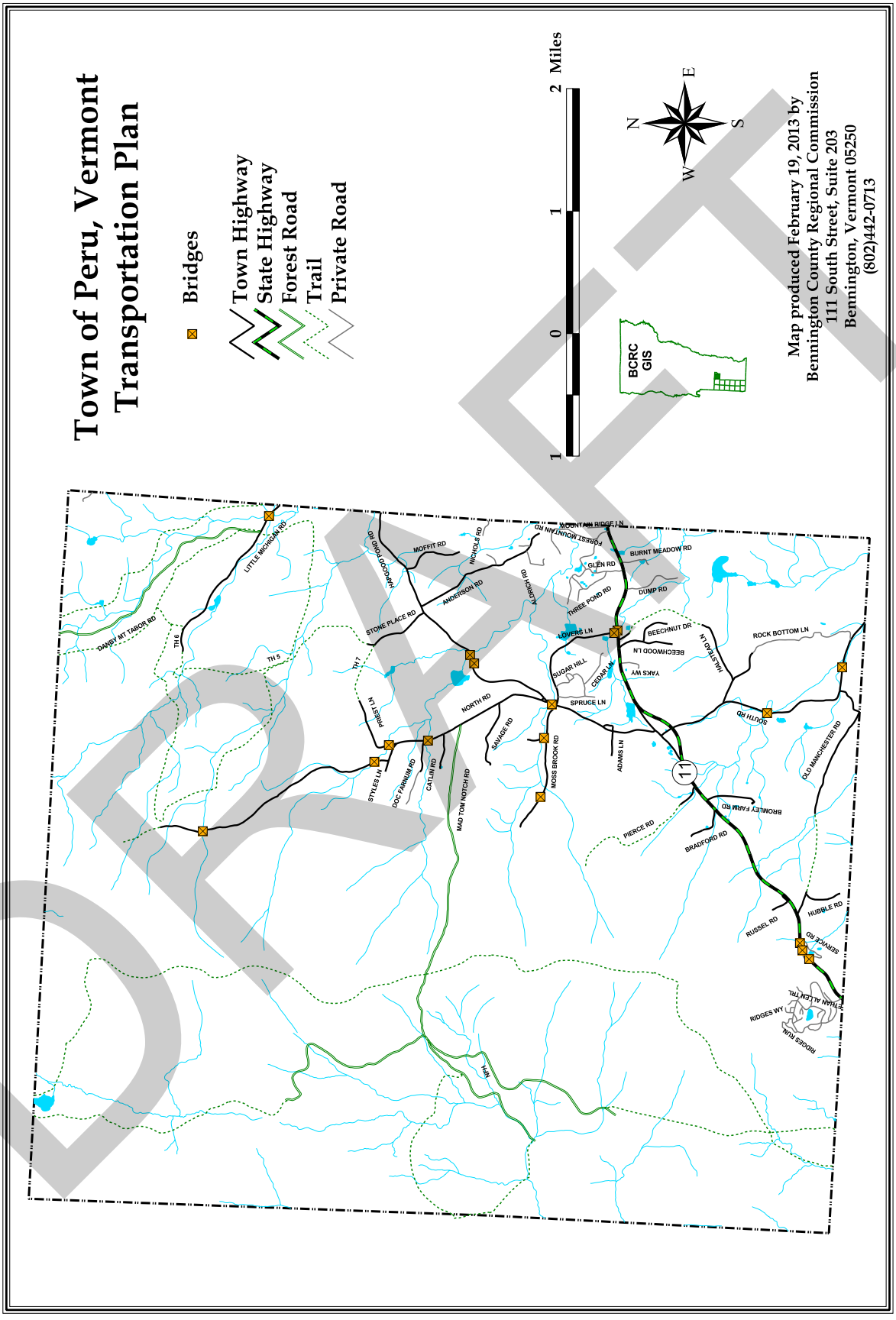
A safe, convenient, and economical transportation system is essential to the town and the local economy (Map 7). The system of local roads and bridges is the town's principal transportation infrastructure and maintenance of that system accounts for a significant share of the municipal budget. Effective management of the local highway system, combined with planning for a compact development pattern near existing roads system both will help control the level of required public investment. Vermont Route 11 is the only state highway in Peru; this minor arterial highway traverses the town from east to west, providing direct access to the Bromley Mountain Ski Area, a few homes and businesses, and to the network of primary and secondary town highways. There are no capital improvement projects planned for Route 11 in Peru, other than periodic repaving and related maintenance work.

Some of those same local and state highways also serve as transportation routes for pedestrians, bicyclists, and horseback riders. Reconstruction and maintenance practices should consider the mobility and safety needs of these other users as well. Of course, Peru also is popular destination for cross-country skiing, snowmobiling, hiking, and mountain biking. It is essential, therefore, that the system of trails on public lands be maintained to accommodate these recreational users while also protecting important biological resources.

Large-scale developments have the potential to add traffic and cause roadway safety and maintenance problems. If a sizeable new development is proposed, the probable impact on the town's transportation infrastructure should be determined and the developer should be responsible for the cost of required improvements. The traffic generated by the new Burr and Burton Academy Mountain Campus on the east side of Peru should be monitored; if auto and bus traffic begins to adversely affect that area, the town should discuss the need for mitigation with the school.

Heavy rain events, such as the August 2011 tropical storm, can inflict heavy damage, washing out culverts and vulnerable sections of roadway. The town should identify areas that have been, or are likely to be, impacted by such events and make sure that culverts and drainage systems are adequately sized and constructed. If they are not, replacements or reconstruction should be included in short and long range improvement plans.

Map 7


Town of Peru, Vermont
Transportation Plan
Bridges
Town Highway
State Highway
Forest Road
Trail
Private Road
2 Miles
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BCRC
GIS
Map produced February 19, 2013 by
Bennington County Regional Commission
111 South Street, Suite 203
Bennington, Vermont 05250
(802)442-0713
DRAFT
LITTLE MICHIGAN RD
DANBY MT TABOR RD
TH 6
TH 5
TH 7
MOFFIT RD
HAGGOOD COMB RD
NICHOLS RD
ANDERSON RD
STONE PLACE RD
ADAMICH RD
FOREST MOUNTAIN RD
MOUNTAIN RIDGE LN
BURNT MEADOW RD
GLEN RD
DUMP RD
THREE POND RD
LOVERS LN
BEECHNUT DR
BEECHWOOD LN
HASTY RD LN
ROCK BOTTOM LN
SUGAR HILL
CEDAR LN
YAKS WY
SPRUCE LN
NORTH RD
SAVAGE RD
MOSS BROOK RD
ADAMS LN
SOUTH RD
OLD MANCHESTER RD
PRIEST LN
STYLES LN
DOC FARNUM RD
CATLIN RD
MAD TOM NOTCH RD
11
BROMLEY FARM RD
PIERCE RD
BRADFORD RD
HUBBLE RD
RUSSEL RD
SERVICE RD
RIDGES WY
RIDGES RUN
ETHAN ALLEN TRL
MAY

Highway System Classification

There are 22 miles of state-aid town highways in Peru and 4.62 miles of state highway (Route 11), and several roadways owned and maintained by the National Forest Service. The Vermont Agency of Transportation sufficiency ratings (2010) indicate ratings of fair to poor for sections of Route 11 through Peru and Landgrove. The poor rating is attributed to structural condition (foundation, drainage, surface) and service (grades, passing sight distances, width). Average traffic volumes are slightly under 4,000 vehicles per day.

Route 11 (4.62 miles): Vermont Route 11 is classified as a Rural Minor Arterial; these highways provide service between communities in the region, connecting community centers, and may service larger traffic generators such as resort areas. Minor arterial roadways also provide direct access to abutting properties.

Class 2 Town Highways (6.18 miles): Class 2 town highways are important local highways in each town which provide direct travel routes from town to town and to places which by their nature have more than a normal amount of traffic. These highways generally constitute approximately 25 percent of local roadways.

Class 3 Highways (15.830 miles): Class 3 town highways are all traveled town highways other than Class 1 or 2 highways. The Select Board, after conference with a representative of the Vermont Agency of Transportation, determines which highways are Class 3 town highways. The minimum standards for Class 3 highways are a highway negotiable under normal conditions all seasons of the year by a standard manufactured pleasure car. This would include, but not be limited to, sufficient surface and base, adequate drainage, and sufficient width capable to provide winter maintenance.

Class 4 Highways (5.86 miles): Class 4 town highways are all other town highways. The Select Board determines which highways are Class 4 town highways (19 VSA, Section 302(4)).

Town Trails: These unmaintained town rights-of-way often follow the course of roads which the town no longer maintain; they can be particularly important for preserving public access along a corridor.

Forest Service Highways

Several scenic highways maintained by the U.S. Forest Service traverse parts of Peru. Particularly important Forest Service highways include the road crossing Mad Tom Notch between Bromley Mountain and Styles Peak, the road that provides access to the Griffith Lake trailhead, and the road that passes through Peru between Landgrove and Danby. All of these roads are exceptionally scenic, offer outstanding recreational opportunities, and provide access to important trails, streams, lakes, and other natural areas. The Hapgood Pond Road is paved and provides access to the popular Hapgood Pond recreation facility. Access areas along these roadways need to be carefully managed, not only for recreation use, but for compatibility with the resource values identified in the Green Mountain National Forest Resource Management Plan.

Scenic Road Designations

The town's narrow rural roadways contribute to the unique scenic character of the community. Indeed, it is from these public spaces that most travelers observe the surrounding landscape. The roads themselves are scenic as well, often lined by trees and stone walls, and relating to both surrounding

historic village and rural landscapes. The Town has completed a comprehensive scenic resource inventory, a section of which is devoted to scenic roads. Recommendations for maintaining the scenic character of Peru's roads that are outlined in that inventory should be adhered to whenever possible.

Road Policies and Practices

The town has adopted a set of road standards; the town will consider accepting new public roads only if these standards are met. Town roadway maintenance practices and infrastructure replacement also should be consistent with those standards. Adopted town policies for opening Class 4 roads for public use and for payment of improvements to town highways necessitated by development also should be followed. The town has a full-time road commissioner and one full-time highway employee. The road equipment consists of a grader, a backhoe-loader, a dump truck with plow and sander, and a one-ton truck with plow; other equipment is rented as needed. It is important that the town plan ahead for replacement of this equipment so that impacts on the municipal budget are minimized.

Great amounts of energy are expended to transport goods and people from their homes to work, shopping, and beyond. To reduce energy expenditures for daily light duty vehicle use, increased opportunities for ridesharing and public transit should be explored. Electrification of the personal vehicle fleet with incentive support from Efficiency Vermont for electric vehicle (EV) purchases and the installation of EV charging stations at public locations throughout town will be a key strategy to meet lower future energy use and increase reliance on renewable, locally-generated electricity.

VII COMMUNITY FACILITIES AND SERVICES

Peru's residents and visitors benefit from a variety of community facilities and services (Map 8): highways (discussed above), schools, recreation, general government administration, water supply and wastewater disposal, fire protection, security, and solid waste disposal. The ability to provide these services depends on public or private financing, and may be affected by a growing population and increased demands on the systems. In Peru some of these services are provided by the municipality, some by the state, and others are privately delivered. How they are handled in the future will be a function of growth management in the town.

Schools

The small population of the town makes it impractical to operate a school locally. Peru recently joined Londonderry, Weston, and Landgrove to merge local school districts with the Flood Brook Union District to form the Mountain Towns Regional Education District. The new "RED" is now part of the Bennington-Rutland Supervisory Union (BRSU). Local students continue to attend school from kindergarten through grade eight at Flood Brook. The town traditionally has supported school choice and students have attended various high schools in the area, with the town paying a fixed amount toward tuition that is approved annually.

The Flood Brook Union School in Londonderry is near capacity, with 295 students enrolled in the current school year. If enrollment continues to increase, the town should work with the RED and other towns to explore alternatives for meeting future elementary school needs, potentially including expansion of the Flood Brook School. Small increases in enrollment can lead to significant fluctuations in cost per student and local property taxes. The per student expenditures at Flood Brook, however, have been consistently less than the state average in recent years, and the RED governance structure should help to stabilize future fluctuations.

Secondary students from Peru attend Burr and Burton Academy in Manchester, Green Mountain Union High School in Chester, or private boarding schools. Burr and Burton Academy has recently established a new "mountain campus" in Peru. Each semester, 25 to 30 Burr and Burton students attend the mountain campus to pursue experiential and interdisciplinary studies in environmental science, humanities (English and social studies), and outdoor leadership. The interdisciplinary nature of the program also allows students to integrate art, music, economics, mathematics, and other disciplines into the curriculum.

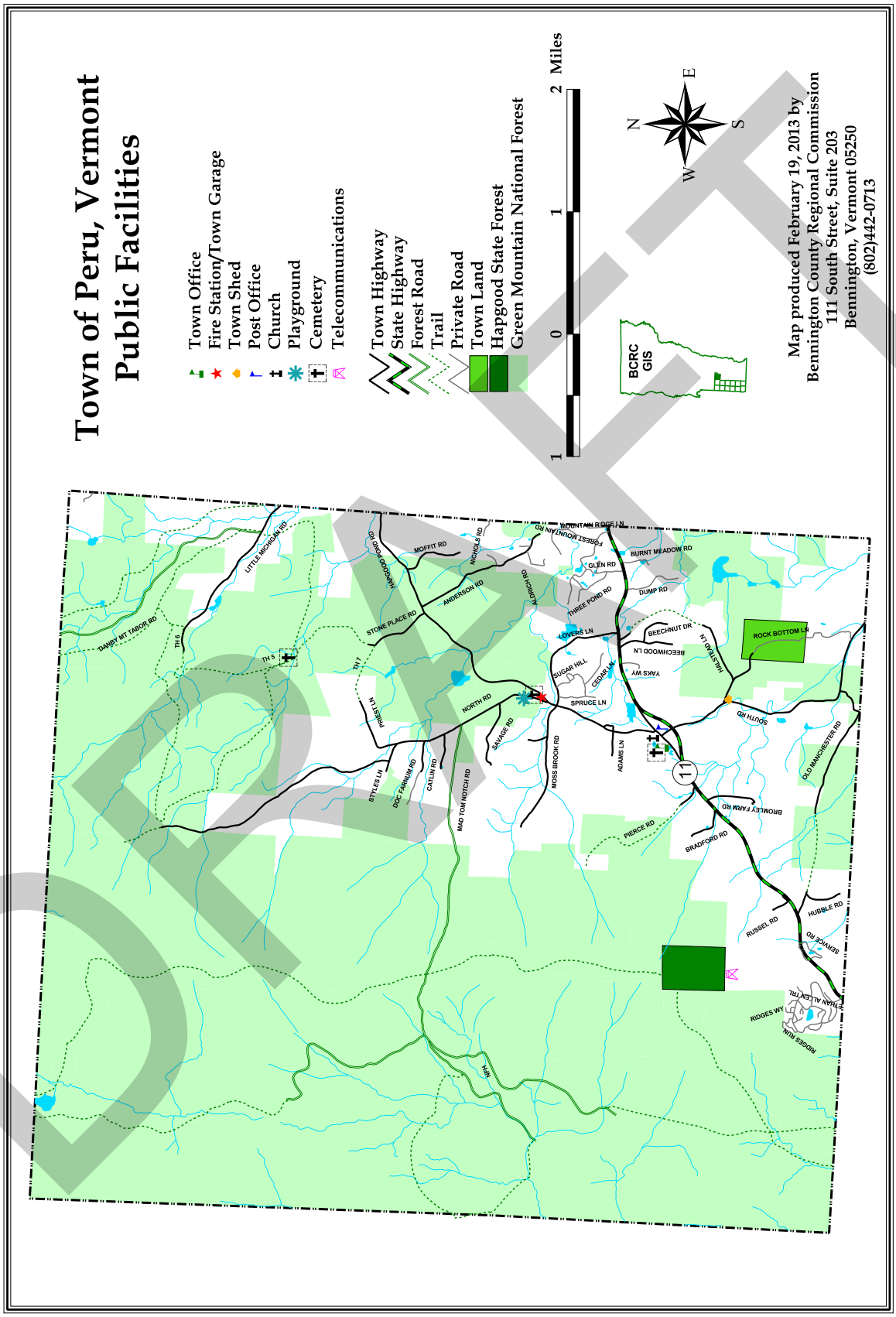
The town should remain actively involved with the Mountain Towns RED, the BRSU, and with the high schools that serve the community. Coordination between town and school expenditure budgets is particularly important because a significant majority of the total local budget is attributable to educational costs.

Emergency Services and Law Enforcement

Fire protection is provided by the Peru Fire Department, staffed by the Peru Volunteer Fire Company. Equipment is located in the town garage at the intersection of North Road and Hapgood Pond Road and includes:

- International Pumper Tanker: 1,500 gpm pump. 1,500 gallon water tank. 35 foot extension ladder. 1,000 foot 4 inch hose. 400 foot 1 ½ inch attack hose. 200 foot 2 ½ inch hose attached to a 500 gpm blitz nozzle.

Map 8


Town of Peru, Vermont
Public Facilities
Town Office
Fire Station/Town Garage
Town Shed
Post Office
Church
Playground
Cemetery
Telecommunications
Town Highway
State Highway
Forest Road
Trail
Private Road
Town Land
Hapgood State Forest
Green Mountain National Forest
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BCRC GIS
Map produced February 19, 2013 by
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- Ford water supply tanker-pumper (1981): 1,000 gallon tank. 1,000 gallon/minute pump. 2 air packs. 2,000 feet 4 inch hose. 1,000 gallon folding tank. 35 foot ground ladder. 12 foot roof ladder. Miscellaneous hardware and equipment.

- International 4-wheel drive attack pumper (1992): 1,000 gallon/minute pump. 500 gallon tank. 4 air packs. One 24 foot ladder. Miscellaneous hardware and equipment.

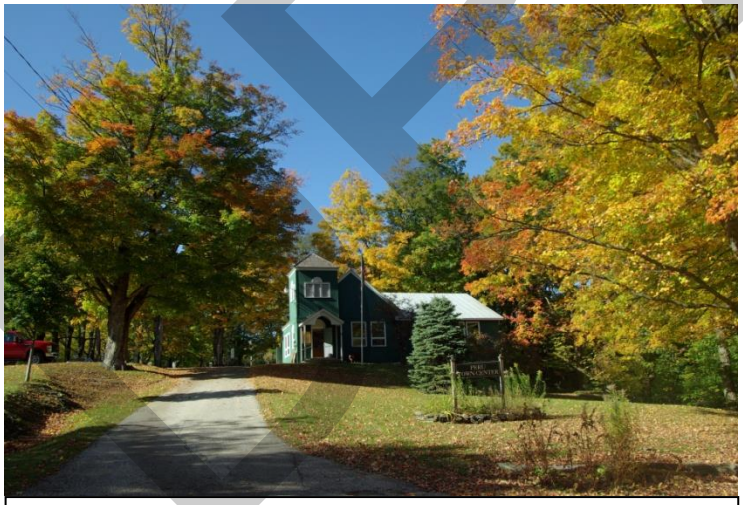
Fourteen volunteers provide staffing for the Fire Department. Expenses for equipment, supplies, and training are supported by town funds and fundraising efforts. The new additional fire truck can travel faster than the older trucks, thereby alleviating concern about response time to the largest concentration of development in town (3.3 miles from the station).

The town is served by the Londonderry Volunteer Rescue Squad (LVRS), which, like the Fire Department, can be reached by dialing "911." The LVRS is an independent first response ambulance service and rescue squad which offers basic and advanced life support, as well as rescue services such as vehicle extrication, back-country rescue (i.e., hikers and snow mobilers), high- and low-angle rescues, and water rescue. It operates two fully stocked Advanced Life Support ambulances, one heavy duty rescue truck, and an MCI (Mass Casualty Incident) trailer.

The Vermont State Police serves the local area from the Rockingham barracks. A locally elected constable serves the town when called upon.

Solid Waste Disposal

Peru is one of five towns utilizing the Londonderry transfer station for solid waste disposal. Recycling is available at that site as well. New state requirements for waste reduction, recycling, and composting of organic wastes will require considerable planning, so the town should continue to participate in the most efficient regional solid waste management program available.



The recently renovated Town Center houses local government offices and documents.

Town Buildings and Land

The Peru Town Center recently has been extensively renovated. It is conveniently located adjacent to the village center and provides facilities for town administration, including meeting rooms, document storage, the town clerk's office, and a kitchen facility. The historic "Cheese Factory" currently houses the Historic Society of Peru and was used as a meeting facility while the Town Center building was being renovated.

A two acre town park is located on the site of the old town common. This facility is being developed through private fundraising efforts. To date, picnic tables, a sandbox, jungle gym, basketball court, and soccer net have been added to the park. The former Bromley House property, consisting of 4.66 acres at the east end of

the village was purchased for the use of the town. Landscaping, benches, and other amenities have turned this site into a picturesque historic park.

Recreation

The Town of Peru is fortunate lie in a landscape of dense forests, mountains, and cascading streams where it is possible to ski, hike, camp, hunt, fish, and study nature. Much of this land is in public ownership. Hapgood Pond is a recreational facility owned by the United States Forest Service where people may camp, fish, picnic, swim, boat, and hike. Other important natural resource based recreational resources in Peru include the Appalachian/Long Trail, the Catamount Trail, Little Mud Pond, Griffith Lake and the Griffith Lake Trail, and several other trails running through the forest between Peru, Dorset, and Landgrove.

Many people enjoy walking and biking on the town's network of rural roadways. Because Hapgood Pond Road is an important recreational corridor that also experiences considerable high speed vehicle traffic, the town should investigate opportunities to construct a planned pathway along that roadway.

The major private recreation facility is Bromley Ski Area, a winter ski resort that also offers summer activities including an Alpine Slide a variety of other rides and activities. The Wild Wings Ski Touring Center is a popular Nordic skiing venue on North Road.

Water Supply and Wastewater Disposal

All water-supply systems in the town are private, and the majority of systems use groundwater as a major source. An exception is the Bromley Ski Area, which uses surface water for its snowmaking ponds. Community water supply systems serve Bromley Village and the lodges and other facilities at the Bromley Ski Area. The state has designated an aquifer protection area for the groundwater that supplies this system. The land use plan and zoning regulations are intended to insure that water quality and availability are protected for the many domestic wells in town.

All sewage disposal in the town is a private responsibility—from individual on-site systems to community systems. The Town has adopted wastewater regulations covering the design and construction of onsite disposal systems; adherence to these regulations is critical to protection of public health. Community wastewater systems, serving more than one user, exist at the Bromley Ski Area and Bromley Village.

Electricity and Telecommunications

Satisfactory electric and land line telephone service is available throughout Peru. The town should continue to pursue improved access to broadband (fiber optic, cable, or other broadband services) and cellular phone coverage where it is not available. The town encourages use of creative means of placement and configuration of telecommunication towers, transmitters, and other related infrastructure to avoid unnecessary aesthetic impacts. Co-location of transmitters on single towers or existing structures is encouraged. The location of any such infrastructure must take into account nearby uses and sensitive areas. Although the Federal Communication Commission (FCC) pre-empts local government concerns about health and safety (electromagnetic radiation exposure), it should not limit the community's concerns or participation in proceedings to ensure safety of the residents and visitors. The

following specific policies apply to cellular phone and broadband telecommunication towers and related infrastructure in Peru:

1. To allow the construction of towers in Peru.
2. To preserve the scenic vistas, views, ridge tops, and historic sites which might be adversely affected by the construction of the towers.
3. To co-locate towers with other existing structures or towers.
4. To insure the continued health and quality of life currently experienced by the town's people and visitors.
5. To regulate the dismantling of derelict towers.
6. To provide full information on what is being proposed prior to construction.
7. Regulatory controls for setbacks, access, vegetative screening, the siting of towers and their wires should be cintinued to maintain appropriate regulatory control.

Health Care

Health care is available at the Mountain Valley Medical Center, located on Route 11 near the Landgrove/Londonderry town line. Regional hospitals are located in Bennington, Springfield, Rutland, and Lebanon, New Hampshire. Also providing services to residents of Peru are the Visiting Nurse Alliance of Vermont and New Hampshire, the Vermont Center for Independent Living, and the Mental Health Service of Southeast Vermont. Continued support for these existing services should ensure that adequate health care services remain available to the community.

Childcare

Childcare centers and family childcare homes provide care and early education for the town's children and contribute to the local and regional economy by enabling parents to participate in the workforce. A licensed childcare facility is located at the Bromley Ski Area and the town's land use regulations allow home-based childcare centers in accordance with Vermont state law.

Governmental Services

Landgrove has a small municipal government that provides an array of important services to the community. In addition to overseeing the maintenance of the network of local roads and bridges, town officials are responsible for property assessments, managing municipal finances, implementing land use regulations, and the many record-keeping and licensing functions overseen by the town clerk's office. These functions all rely on significant effort by elected and appointed volunteers. Town boards and commissions include:

- Select Board: the town's elected legislative body—develops budgets, hears and responds to citizen concerns, votes to adopt ordinances and bylaws, enters into contracts for services;
- Board of Adjustment: rules on specific types of zoning applications and appeals;
- Planning Commission: prepares the Town Plan, land use regulations, and reviews certain site plans for conformance with regulations;
- Energy Committee: education and outreach on energy issues, support for local energy conservation initiatives;

- Cemetery Board: oversees maintenance of local cemeteries;
- Justices of the Peace: among other duties, hear appeals of property assessments;
- School Directors: represent the town on the regional educational district board;
- Listers: determine property values for the purpose of local taxation;
- Auditors: review the towns books and accounts;
- Bennington County Regional Commission: Peru is entitled to two representatives to this county-wide organization that provides technical planning assistance to towns in a number of areas.

The cost of providing public services has continued to grow over time (Table 2). The most significant increase has resulted from enactment of a statewide property tax system to fund education. Total education-related expenditures account for over 75% of all costs incurred by the town. Municipal expenditures also have increased over time, amounting to over $600,000 in 2011, with spending on the local road system and general government being the largest budget items.

The town relies on property taxes for the vast majority of its revenues. The largest non-property tax revenue sources have been state aid for the local highway system, interest income, and payments from the Green Mountain National Forest. Because of increasing costs and a relatively small base to the grand list, property taxes have risen over time; the current average (year-round) residential property tax payment in Peru is over $6,500. It will be important to control costs, to the extent possible, and to promote responsible growth in the tax base to ensure that property taxes do not excessively burden residents, property owners, and businesses.

The town can act proactively to limit future municipal expenditures by requiring developers to contribute to the cost of necessary roadway and fire protection improvements, requiring that all new infrastructure, whether constructed by the town or by private developers, be built to town standards, and ensuring that private roads, water supply, and wastewater systems remain the responsibility of those private entities.

Table 2. Peru's Expenditures, 1991 – 2011

Service	1991	1996	2001	2006	2011
Schools	295,900	438,035	1,117,481	2,371,067	$3,292,285
Roads/Highways	109,241	133,042	125,483	190,019	$268,150
Fire prevention	18,874	18,880	17,787	25,045	$37,650
Solid waste	11,174	3,987	14,145	39,075	$32,500
General govt.	74,776	84,033	147,906	143,300	$242,750
Fire equipment	15,000	16,000	15,000	32,513	$17,500
Debt service	0	0	0	0	0
TOTAL:	**524,965**	**693,977**	**1,437,802**	**2,801,019**	**$3,890,835**

NOTE: Services do not include expenditures made with revenue sharing funds.

Policies

1. The Town will provide adequate public facilities and services to accommodate a realistic rate of growth.

2. No commercial and industrial development may occur that overburdens facilities and services in the town. Adequate public services to accommodate development must be in place in order for the development to proceed.

3. It is a policy of the town to avoid excessive tax rate growth because of unanticipated expenditures for new or improved town facilities or services.

4. The town will continue to set aside money in reserve funds to pay for capital items, such as road and fire equipment and road improvements, to minimize high expenditures for these items in any one year. A reserve fund should be established and funded to cover potential capital costs for solid waste disposal.

5. Town and state highways shall function at Level of Service C or higher at the design hour (30th peak hour). The owners of a development that causes this standard to be exceeded will be responsible for improvements to the roadway network to maintain at least a Level of Service C condition.

6. The town will negotiate with developers in the Ski Village Planning Area through town regulatory procedures in order to upgrade fire protection services in or near this area.

7. The town will maintain professional assistance for general administration, and administration and enforcement of its ordinances.

VIII ENERGY

Overview

Even small, rural towns like Peru are inextricably tied to global trends and need to make decisions based on the probable local impact of "external" changes. This is especially true of energy planning, as rapid, unanticipated fluctuations in the availability of energy supplies combined with economic and environmental volatility can threaten stability and quality of life. Our daily activities depend absolutely upon energy supplies - to make products, grow food, pump water, drive cars, and keep homes comfortable. A recent trend toward using more renewable energy sources such as solar, hydro, and wind in place of fossil fuels such as coal, oil, and gas is transforming the way we live in the era of global climate change. To reduce our impact upon the environment and our vulnerability to disruptive change, we have to adapt our lifestyles by reducing overall energy demands and switching to more energy efficient behaviors and technologies.

VT Energy Goals and Policies (VT CEP 2016):

- Obtaining 90% of energy for all uses from renewable sources by 2050;
- Reducing greenhouse gas emissions to 50% below 1990 levels by 2028 and 75% by 2050;
- Relying on in-state renewable energy sources to supply 25% of energy use by 2025;
- Improving the energy efficiency of 25% of homes by 2025.

An important step in pursuing these goals is to take advantage of enhanced energy planning opportunities established through Act 174 legislation of 2016. This state legislation established a way for municipalities to have greater understanding of their energy futures and input on the siting of electric generation facilities through local land use planning. The Act established standards that – if met by a regional or municipal plan – give their contents 'substantial deference' in Section 248 proceedings of the Public Utility Commission (PUC) regarding the siting of renewable energy facilities. Peru's energy chapter has been updated with support of the Bennington County Regional Commission (BCRC) to comply with Act 174 standards, which stipulate that Peru's energy planning be consistent with statewide energy goals as outlined in Vermont's Comprehensive Energy Plan (CEP), updated in 2016. A key goal of the plan is to source 90% of the state's total energy consumption from renewables by the year 2050.

Reaching this and other ambitious statewide energy goals will be a challenge, but also an opportunity for our community to prevent instability in coming years. As a region, Bennington County spends over $150 million each year on imported fuels and electricity costs (2014 data). Redirection of these cash flow to local sources of energy will retain significant wealth in our communities and has the opportunity to provide jobs and economic opportunity locally. The cost of energy even in a small town like Peru is considerable, as is the need for a more diverse and resilient economic profile.

Peru Energy Goals for Years 2025 and 2050:

- Cut total energy use by half by 2050;
- Increase reliance on renewably-sourced electricity; power half of all energy use through electricity by 2050;
- Residents use 17 electric vehicles by 2025;
- Households switch to 8 cold-climate heat pumps as primary heat source by 2025;
- Weatherize 14 households by 2025;
- Develop renewable energy resources locally.

The Energy Chapter of the Town of Peru is intended to provide the residents and local leadership of the town with information and strategies to plan for an energy future that maintains a vibrant community. The Town of Peru aims to transform its energy sector to lower energy costs for residents and business owners, promote local renewable energy development, and better protect the environment.

Current and Future Energy Use in Peru

Peru, a rural town with just 348 year-round residents, a high percentage of seasonal home owners (73%), and a major regional employer, is unique among Bennington County towns. According to LEAP (Long-range Energy Alternatives Planning) model projections (see BCRC Regional Energy Plan 2017, page 39, for more details), Peru consumes over 68 billion BTUs (British Thermal Units) of energy per year. This energy powers the town's transportation, space heating, and electricity needs. Figure 3 shows how current energy costs are allocated across the three major energy sectors: transportation, space heating and cooling, and electricity.

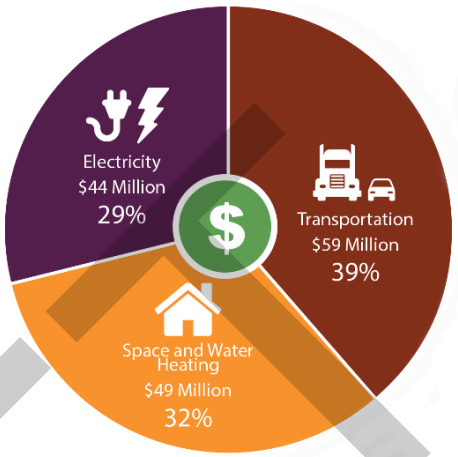
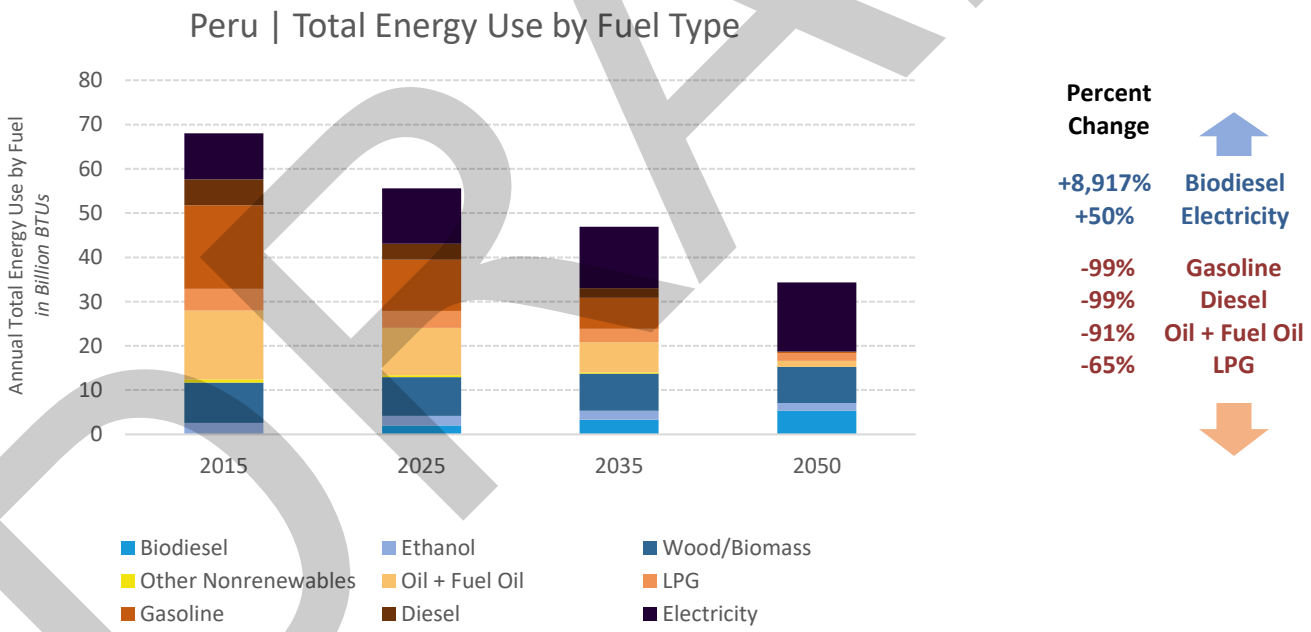


Figure 3: Energy Cost Share by Sector | BCRC Region
Based on 2014 data from Census Bureau, VT Dept. of Motor Vehicles, and US Energy Information Administration.

The chart below illustrates this current energy use by fuel type and charts a potential pathway for the town to reduce its energy consumption gradually over time through adaptation and fuel switching. With the year 2015 as a baseline, the town has identified energy use targets by fuel/energy carrier for years 2025, 2035, and 2050:

Figure 4: Peru Total Energy Use by Fuel Type, 2015—2050. Based on LEAP projections.



According to LEAP projections for energy use through the year 2050, Peru will phase out fossil fuel use through electrification of the transportation and heating sectors, with biodiesel replacing some conventional diesel and oil fuels, and with widespread use of woody biomass for space heating. Over time, electricity will go from meeting just 15% of total energy needs in 2015 to 46% of energy needs in 2050. More details on how specific technologies and strategies will achieve this energy reduction and fuel conversion are broken down by energy sector below.

Residential Energy Use

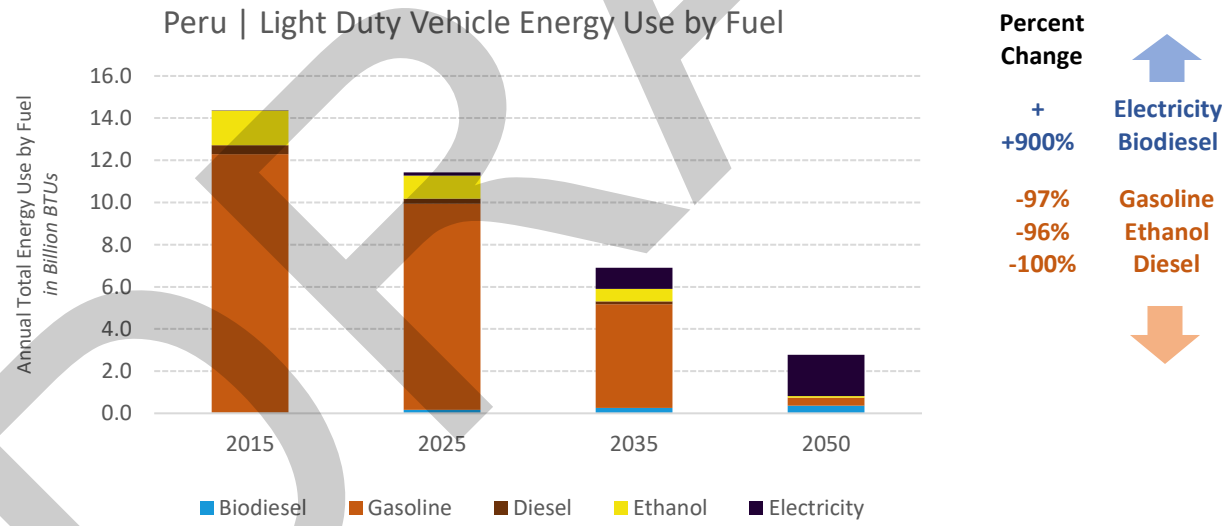
Energy use can be grouped into 3 major sectors: transportation, thermal (heating and cooling), and electricity. Peru's roughly 350 residents consume large amounts of energy for transportation, to heat space and water, and to power lights and appliances with electricity. By identifying technologies and practices capable of catalyzing the transformation of each energy sector, Peru aims to provide its residents and municipal officials with the tools necessary to realize the state's energy goals.

Transportation

In Peru, and across all Vermont, transportation consumes the most energy of any one sector. Due to Peru's rural location, people and goods constantly travel long distances to move to and from the community. The light duty vehicle has made this independent mobility and the freedom and access that come with it possible, yet most vehicles rely on vast amounts of non-renewable fuel inputs to function. Given the dependence most households have developed on fossil fuel vehicles, transportation represents one of the greatest challenges to reducing overall energy use.

For example, consider commuting to work. The average worker living in Peru has a mean commute time of 19.2 minutes, or about 25 miles roundtrip per day. With roughly 130 resident workers commuting to work alone, commuting accounts for approximately 3,250 miles per day of travel, almost 27,000 gallons of gasoline per year, and a yearly cost of over $70,000 to all Peru commuters. It is estimated that Peru residents own over 250 vehicles and drive about 3 million miles per year, so commuting represents only a fraction of total transportation in the town (all data based on 2015 American Community Survey [ACS] Census Bureau estimates).

Figure 5: Peru Light Duty Vehicle Energy Use by Fuel, 2015—2050. Based on LEAP projections.



Electric vehicle (EV) technologies have advanced significantly in recent years and these systems are projected to dominate the car industry in coming decades. By electrifying the light duty vehicle fleet, Peru residents have the opportunity to improve transportation efficiency and divert money currently spent on fossil fuels into local renewable energy sources.

Over the next three decades, total energy for transportation is predicted to fall gradually to just 20%, or one fifth, of current levels by 2050. Electrification of 70% the light duty vehicle fleet will account for much of this reduction in energy use. The following EV vehicle count targets should guide adoption rates in Peru: by 2025, 17 EVs; by 2035, 116 EVs; and by 2050, 239 EVs (targets generated

through LEAP analysis). A combination of biodiesel and gasoline fuels will power the remaining portion of light duty vehicles.

There are three main kinds of EVs: all-electric vehicles, plug-in hybrid electric vehicles, and hybrid electric vehicles (in the latter the battery recharges from the combustion motor and from braking so there is no plug-in component). Today's EVs have a fuel efficiency many times greater than that of combustion engine vehicles (about 100 mpge [mile per gallon equivalent] compared to about 30 mpg), and the range and efficiency of EVs are projected to improve further (U.S. Dept. of Energy). According to Efficiency VT 2018 records, there are two EV's currently registered in Peru – one all-electric and one plug-in hybrid.

While EVs will play a major role in reducing energy use while allowing Peru residents to continue to rely on some personal vehicle travel, efficiency gains from EVs alone will not account for all the energy reduction needed to meet future transportation energy targets. Conservation through behavior changes such as increased reliance on carpooling, transit use, and walking and biking will be critical to reaching 2050 energy targets. Policies that encourage dense land use development and implementation of Complete Streets road design are necessary to shift the predominant transportation model from being vehicle-centric to multimodal and efficient-by-design.

Thermal

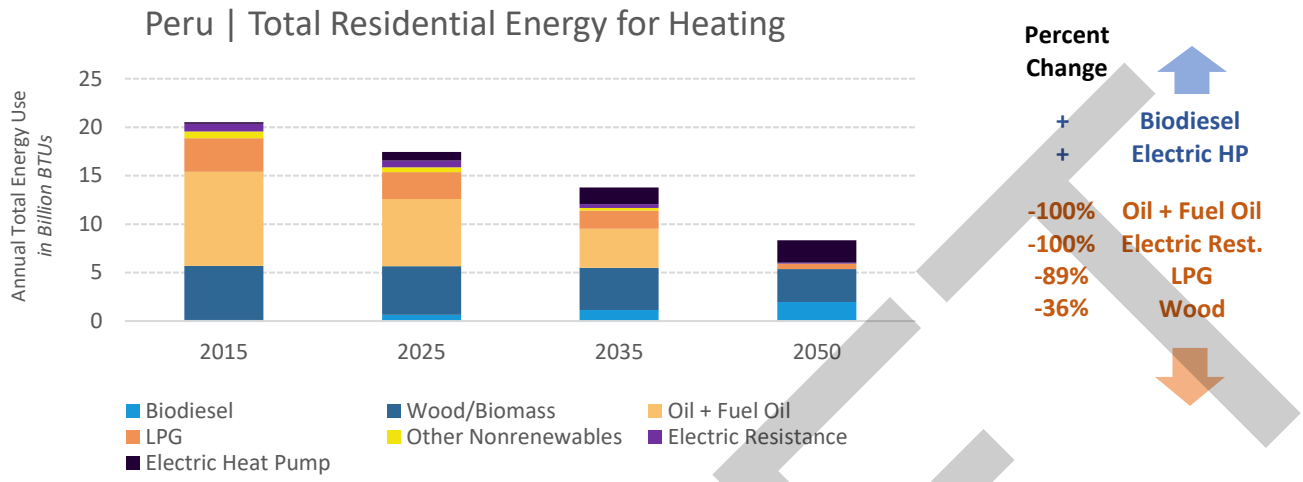
Close to half of Peru homes are heated throughout the 7-month heating season by oil. Though this fuel source has been inexpensive and widely accessible in the past, projected future shortages of fossil fuels suggest that the town should mitigate reliance on this fuel source by switching to more efficient systems that can be powered by local resources. Woody biomass is one abundant local resource already used for space heating. Wood and pellet stoves currently heat 27% of Peru residences, and this proportion is projected to increase to about 41% of Peru homes by 2050. Though the number of homes heated by woody biomass will increase, the total energy consumed by these systems will lower from about 6 billion BTUs to 3 billion BTUs as aging stoves are replaced by newer, more efficient ones.

Peru energy use for residential heating will decline to just 40% of current use, or 8 billion BTUs, by 2050. Cold-climate electric heat pumps are another highly efficient technology that will play a major role in lowering overall energy consumption in the town through electrification. By 2050, one in four homes will use an electric heat pump as its primary heating source. Cold-climate heat pump technology, based on the mechanism that cools refrigerators by extracting cold air from ambient space, has improved significantly in recent years. In addition to being more energy efficient than other heating technologies, heat pumps can cool one's home during the warmer months. To meet 2050 goals, LEAP projections suggest that electric heat pumps will be adopted in accordance with the following household target counts: by 2025, 8 households heated primarily by cold climate heat pump; by 2035, 20 households; and by 2050, 44 households.

The overall shift in residential thermal energy use can also be shown by portion of households. According to LEAP estimates, of Peru's more than 150 households, about 65 homes will rely for heating on woody biomass through high efficiency pellet and wood stoves, about 44 homes will use electric heat pumps, and over 35 homes will use biodiesel-based systems. Some homes will continue to use liquid propane gas (LPG), but at a fraction of today's usage (about 11 homes in 2050).

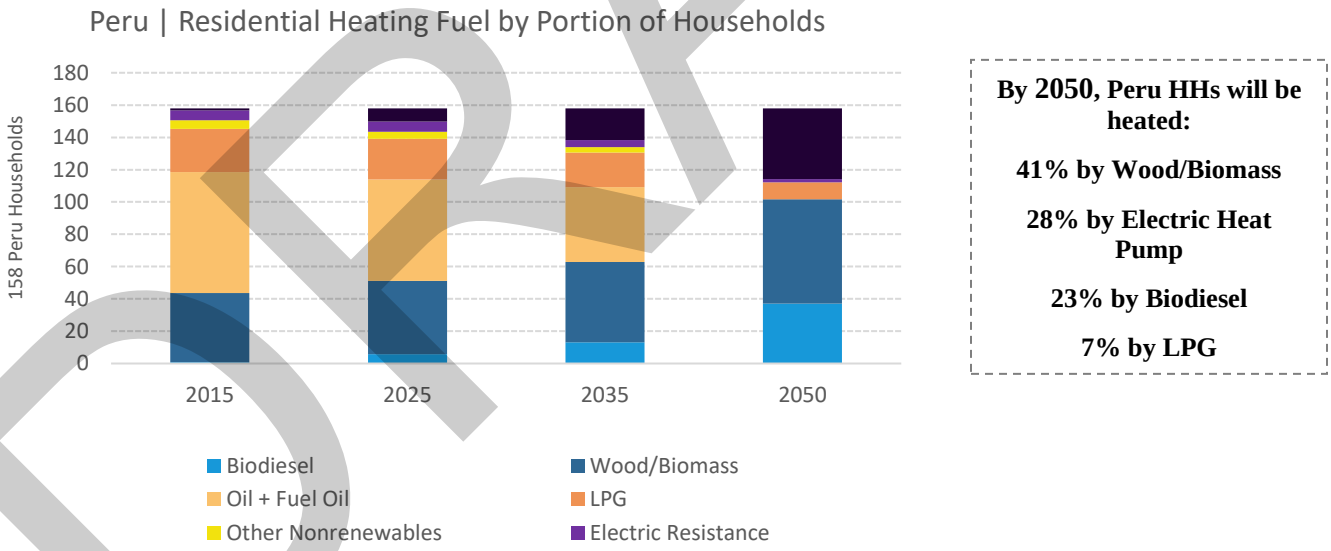
Gradually switching thermal systems to more efficient electric options will do much to improve energy efficiency, but thermal conservation gains will rely on extensive weatherization of existing homes and incorporation of building codes for new construction. The following household weatherization count targets can help guide efforts in Peru: 14 households weatherized by 2025; 44 households by 2035; and 96 households by 2050 (targets generated using ACS 2014 estimates).

Figure 6: Peru Total Residential Energy Use for Heating, 2015—2050. Based on LEAP projections.



By better sealing and insulating homes, total energy use will decrease drastically since it requires less energy to heat and cool a weatherized home. NeighborWorks of Western Vermont is a regional organization that offers technical assistance and financing options to make weatherization programs accessible. Efficiency Vermont data shows that at least 28 Peru households have made thermal shell improvements as of May 2018, indicating that residents already value this approach to efficiency.

Figure 7: Peru Total Residential Energy Use for Heating by HH, 2015—2050. Based on LEAP projections.



Electricity

As mentioned previously, electricity use will expand greatly in the future since it is a reliable way to make renewable energy sources available for use. Electricity is a conductor of energy, not a source, but electricity is often mentioned as if it were an energy source since widespread adoption of appliances, vehicles, and thermal technologies powered by electricity are critical to achieving Vermont's energy goals. Here is a snapshot of recent electricity use by homes and businesses in Peru:

Table 4: Peru Electricity Usage by Year and Sector (in kWh). Source: Efficiency Vermont, May 2018.

Sector	2015	2016	2017
Residential	6,072,666	5,586,212	5,642,873
Commercial & Industrial	4,718,162	8,843,126	4,650,141
Total	**10,790,828**	**14,429,339**	**10,293,014**
Count of Residential Premises	675	675	674
Average Residential Usage	8,997	8,276	8,372

Efficiency Vermont reports that per capita electricity use has declined in residences since 2015, in part due to efficiency enhancement programs and initiatives. Efficiency Vermont estimates that Peru homes have saved $44,303 since 2015 by switching to high efficiency appliances and weatherizing their homes. While these trends suggest per capita decline in electricity consumption, total electricity use will eventually begin to increase as Peru residents switch to electric transportation and thermal systems.

As part of this process, total electricity use is expected to increase to 15.6 billion BTUs, a 50% increase from current usage, by 2050. This increase may seem contrary to energy use reduction goals, but since electricity is much more efficient than the fuels it will replace, total energy consumption will decline even as electricity use rises. More is said about local generation of electricity in a later section on *Local Renewable Energy Potential*.

Commercial and Industrial Energy Use

Peru is home to 20 business establishments, which include construction, retail, professional services, and hospitality businesses that provide almost 250 jobs to the area. About 15 establishments are classified as commercial (service producing) and 5 as industrial (goods producing) (VT Dept. of Labor, 2018). The largest single establishment is Bromley Mountain Ski Resort. Seasonal influx of visitors and condominium owners to the ski areas and the production of snow in warm winters inflate the town's total energy use considerably beyond what the roughly 150 year-round households consume in the town. Other prominent businesses include Bromley Market, Johnny Seesaw's, and JJ Hapgood's.

With the support of Efficiency Vermont, Bromley Resort has undertaken many efficiency improvements (27 projects since 2000), which include upgrading snowmaking guns to low-energy, high-efficiency ones. These improvements earned Bromley a 2017 Energy Leadership award from Efficiency Vermont. Bromley's owner company, the Fairbank Group, has shown themselves to be energy-conscious at all their properties, which include Jiminy Peak Mountain Resort in Massachusetts, a net zero operation supported by onsite solar and wind installations. Bromley is exploring the potential for siting solar and/or wind facilities in the future.

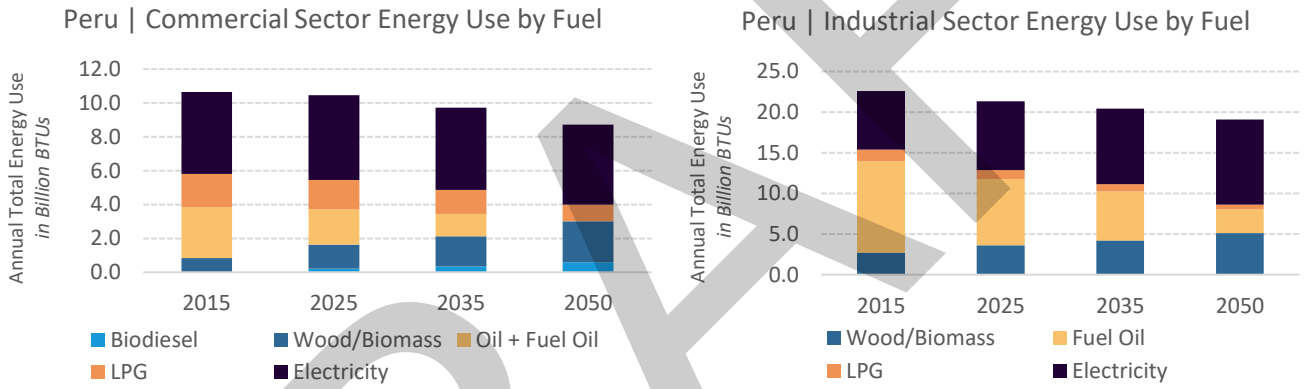
Another prominent local establishment is the refurbished ski lodge and restaurant, Johnny SeeSaws, which reopened in 2018 and includes a

Though Peru has only about 150 year-round households, Bromley Mountain attracts many more seasonal residents and visitors to the area throughout the year for outdoor recreation. This influx of activity raises total energy consumption for the town considerably. Conservation and efficiency measures, together with fuel switching from fossil fuels to more renewable energy sources at the ski resort and local hospitality establishments, will reduce the impact of this seasonal energy use.

shop, restaurant, lodge with 7 bedroom units, and 3 cabins. The new owners are highly motivated to meet high standards for efficiency and took great steps to source local and recycled materials in construction. Buildings adhere to state commercial building codes, there are 4 electric vehicle (EV) charging stations for guests, the main building has propane radiant floor heating, and the cabins rely on cold climate heat pumps for both heating and cooling. Bromley Sun Lodge provides additional housing for seasonal visitors to Bromley Mountain and is a good example of a local business that has taken initial steps to improve efficiency, but finds further improvements challenging or cost-prohibitive. The Lodge has improved efficiency by updating all lighting to LED fixtures with timers, but insulation of the building is a challenge since it is all concrete wall construction with no insulation. This weatherization challenge is common to other buildings in the town, including the Town Offices.

Below are future projections for commercial and industrial energy use in Peru, which will decline less dramatically than in the residential sector:

Figure 8: Peru Total Commercial and Industrial Energy Use by Fuel, 2015—2050. Based on LEAP projections.



By 2050, total Peru commercial sector energy use is projected to decline by 18% to 8.7 billion BTUs. By 2050, total Peru industrial sector energy use is projected to decline by 15% to 19 billion BTUs. These projections, however, do not factor in the expansions in energy use that will result from renewed activity at Johnny SeeSaw's, reopened in 2018, or, more importantly, a Bromley Ski Resort expansion planned to begin in the early 2020's.

Municipal Energy Use

Local governments are significant consumers of energy, and their energy costs have a direct bearing on taxes. Energy conservation and use of alternative energy systems in this sector have the potential to produce significant savings for the community and to set a visible example of responsible energy use. Peru's Town Hall building currently has several structural and technological inefficiencies to address. The base building originally constructed around 1836 has been amplified by several piecemeal expansions since then. This add-on construction pattern typically leaves buildings with an insufficiently-sealed building envelope and a layout that fails to take advantage of passive solar heating.

The Town Hall exemplifies this type of building inefficiency. The kitchen expansion on the northwest corner of the building entirely lacks insulation on the north exterior wall, where water pipes run along the wall and an unsealed exterior door allows massive heat loss in the winter months. The southeast expansion, which houses the administrative offices and vault, was built with a single layer of exterior concrete block wall and no insulation. Tall, east-facing basement windows allow natural light

into the lower floor of the building but are also thermally porous and highly inefficient. Additional heat loss occurs through a BILCO basement door on the northwest corner of the building that leads down to the boiler room, and through the tower above the southern building entrance.

Table 5: Annual Fuel Consumption and Cost for Public Buildings, FY17-FY18 (except June): Peru, VT.
Estimates from Town, 2018.

Town Offices			
Oil Heat	1077 gallons	$2.85/gallon	$2,359
Electricity	5,486 kWh	$0.15/kWh	$1,204
Town Garage			
Propane Heat	1,423 gallons	$3.75/gallon	$3,060
Fire Department			
Propane Heat	1091 gallons	$3.75/gallon	$2,346
Town Garage and Fire Dept.			
Electricity	6,874 kWh	$0.15/kWh	$1,505
Diesel Fuel	6,357 gallons	$2.61/gallon	$16,610
Community Building			
Propane Heat	278 gallons	$3.75/gallon	$598
Electricity	254 kWh	$0.15/kWh	$242
South Rd Salt Shed			
Electricity	937 kWh	$0.15/kWh	$360
Route 11 Street Lights			
Electricity	12,093 kWh	$0.15/kW	$1,814
Total Cost			**$30,098**

Though partial energy audits have been done in the past, the Town Hall needs a comprehensive energy audit to assess needs for weatherization, technology upgrades, and renewable energy. Initial findings show that the Town's 2010 Buderus boiler powering the building's radiator oil heat is a solid system that will last for many more years, though the system should be checked and cleaned regularly to make sure it is operating at maximum efficiency. The Town Hall's 2010 water heater could be upgraded to an on-demand water heater. Some insulation has been added above the administrative offices, but more ceiling insulation is needed in the rest of the building. Exterior doors require sealing, and the town should consider adding vestibules to exterior door entrances to reduce heat and cooling losses. It is likely that the basement BILCO door should be eliminated and the area sealed as part of a broader effort to weatherize the basement and address heat loss through the glass basement windows.

In addition to the Town Hall, Peru maintains a community building for a Maker Space and other community activities. Costs for heating and electricity for these spaces and other municipal buildings and services are listed in Table 5. The largest single cost to the town is diesel fuel for the town's municipal road maintenance fleet.

Peru residents send their children to schools in neighboring communities, and therefore the town hosts no schools of its own. Burr and Burton Academy (BBA), a private high school in Manchester that children of Peru residents attend, has a 'mountain campus' in the community. The campus consists of several acres of land and an ecologically-designed building with classrooms for students of environmental sciences. The BBA campus is designed to high standards of energy efficiency and

passive heating, and future endeavors of BBA to enhance the site's resilience, such as the siting of renewable energy facilities on the property, should be supported by the Town.

Renewable Energy Generation and Potential

Generation of energy from renewable energy resources supports conservation of non-renewable energy resources while helping to maintain a clean environment. Potential renewable energy resources in Peru include:

- Small and mid-scale wind turbines to generate electricity at suitable sites.
- Use of cordwood to heat homes; the town already has a relatively high percentage (27%) of homes using wood for heat. An adequate supply of this fuel exists locally to meet all of the town's residential space heating needs and potential may exist to obtain funding to support development of a small district heating facility in the village area.
- Solar energy to heat buildings, water, and to power photovoltaic cells.
- Methane-based energy systems using waste from livestock operations.
- Liquid fuels such as vegetable oils and biodiesel from crops such as canola and sunflowers.
- Geothermal energy to supplement space heating systems.

Much of the town's energy is used in the form of electricity and it is critical to assure an adequate supply from both generating sources and the capacity of transmission and distribution systems. It will be important to maintain reliable sources of supply while additional generating capacity is developed. Ultimately, a "smart grid" will be needed to much more efficiently manage the generation, transmission, and use of electricity. It is likely that the smart grid will rely on many distributed small generators located closer to the points where the electricity is used; consequently, the town should support economically and environmentally sound development of local electricity generating capacity, improvements to the "Southern Loop" transmission system, and development of smart grid technology.

As of 2019, Peru has 13 solar installations connected to the grid, with a total capacity of 96.5 kW. Three of these solar systems are ground-mounted and the rest are roof-mounted. The town currently has no other renewable facilities connected to the grid. For up-to-date information on renewable energy sites and capacities, visit the VT Community Energy Dashboard online at: https://www.vtenergydashboard.org/my-community/peru/statistics .

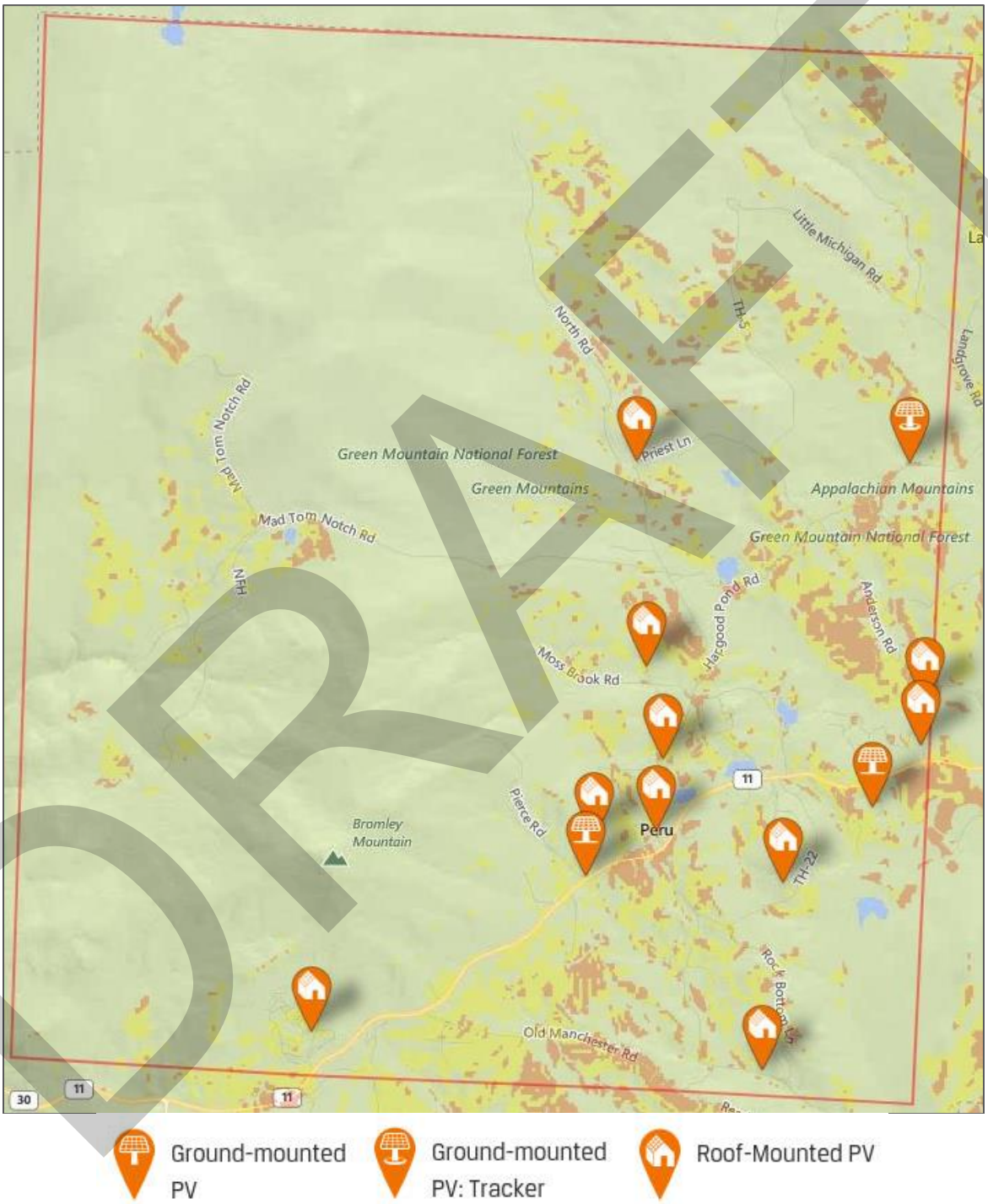
Act 174 Renewable Resource Mapping

There are many more areas in the municipality where specific scales of solar and wind development are appropriate. The renewable resource maps at the end of this section, which comply with Act 174 standards for renewable resource mapping (for more details, see Bennington County Regional Energy Plan, pages 80-83), are intended to provide information about renewable resource availability in the town. Maps were generated using GIS data layers developed by VCGI (the VT Center for Geographic Information).

Renewable resource layers were mapped, and then Act 174 'Known Constraints' (vernal pools; river corridors; floodways; state significant natural communities and rare, threatened, and endangered species; national wilderness areas, and class 1 and 2 wetlands) were removed entirely from available resource areas. Then 'Possible Constraints' (VT agriculturally important soils; special flood hazard areas; protected lands; deer wintering areas; conservation design highest priority forest blocks; and hydric soils) were overlapped with renewable resources to highlight where there are potential

complications for developing generation facilities. Remaining resource areas that do not overlap with any environmental constraints are considered 'Prime' resource areas, and resource areas that overlap with Possible Constraints are considered 'Secondary' resource areas.

Figure 9: Peru Existing Renewable Energy Generation, June 2019. Data from Community Energy Dashboard.



Energy Conservation, Efficiency, and Renewable Energy Strategies

To achieve the energy goals advanced by the state of Vermont, Peru's residents and municipal officials must commit to concrete actions that reflect the transformations required for this undertaking. Achievement of 90% renewable energy by 2050 will depend on improving efficiency, conserving energy, and developing local renewable energy facilities at a steady, resolute pace over the next three decades.

The town has identified the following policies and actions as the most effective pathways to realize the town's energy planning objectives. Many of the policies indicated here are discussed in more detail in relevant sections of the *Peru* Town Plan, particularly in the areas of transportation and land use. The town referenced both the Bennington County Regional Energy Plan (2017) and Act 174 guidance and standards documents published by the Vermont Department of Public Service to prepare these policies.

Municipal Leadership and Land Use Planning

1. Municipal Energy Committee: The town shall re-establish and support a municipal energy committee to implement this plan and track progress on the policies and actions stated herein. This committee will promote local residential and commercial efficiency and conservation improvements through coordination of information, education, and technical assistance. The group will also advocate for appropriate renewable energy generation throughout the town and will report regularly to the Select Board.
2. Land Use Policies: Land use policies must promote compact, historical development patterns. Most future development should be concentrated in the village center to establish a walkable, multi-use activity hub. EV charging stations may be installed in conjunction with development projects. The town shall maintain its Village Center Designation and utilize its associated development incentives. Identify potential for infill development in the village center. Conservation of rural, open spaces and agricultural lands shall be supported.
3. Municipal Infrastructure. All municipal infrastructure and community structures should be evaluated with energy audits to identify opportunities for efficiency improvements and renewable energy generation and use that save the town money by reducing the local tax burden. These include the town offices, town garage, and the community center. The town's capital budget program should consider weatherization improvements and upgrading existing heating systems and municipal vehicles to high efficiency electric or biodiesel technologies. At the town offices, an EV charging station may be installed and the viability of installing solar panels on the building's roof shall be assessed.
4. New Development: New development in Peru shall adhere to the state-mandated Residential Building Energy Standards. Verify that these building standards are met upon granting Certificates of Occupancy. The Site Plan and Subdivision Review processes shall assess how development may take advantage of a site's solar resource or other renewable energy potential.
5. Peru Fair: Use this popular public event as an opportunity to celebrate sustainable practices in the community. Work with Efficiency VT and local partners to host an EV car show as part of the attractions. Share information about weatherization and other efficiency programs. Demonstrate best practices with recycling and collection of compostable food wastes.
6. Energy Storage: Support integration of advanced energy storage in the area through cooperation with utilities and review of town plan policies and land use standards.

7. Smart Grid: Support full integration of "smart grid" technology throughout the town and region and use of "smart rate" pricing plans. Cooperate with Green Mountain Power and VELCO to ensure that areas planned for new renewable energy generation are consistent with the capacity of the grid infrastructure and to ensure that any upgrades needed are implemented.

Conservation and Efficient Use of Energy

8. Residential: The Peru municipal energy committee should work with BCRC to coordinate presentations and local workshops that promote residential energy efficiency and conservation through the following programs: the "Energy Star" building performance rating system; educational programming and appliance upgrade rebates available through Efficiency Vermont; and weatherization assistance provided by the Bennington Rutland Opportunity Council (BROC) and NeighborWorks of Western Vermont (NWWVT). Providing information on programs that assist low-income residents and owners of rental units in pursuing weatherization and thermal systems upgrades should be prioritized. Innovative approaches to get seasonal homeowners in Peru to improve the efficiencies of their properties shall be supported.
9. Commercial and Industrial: Energy efficiency and conservation may be promoted at these sites in the following ways: by requiring all new commercial and industrial buildings meet the state mandated Commercial Building Energy Standards; by encouraging existing business to explore efficiency and conservation strategies outlined by Efficiency Vermont, which include promoting carpooling and alternative commuting modes among employees, completing energy audits, installing EV charging infrastructure, and upgrading thermal and transportation systems to higher efficiency and electric technologies when possible. Work with major local businesses such as Bromley Ski Resort, Johnny SeeSaw's, Bromley Market, and JJ Hapgood's to inventory and reduce overall energy use, including when expansions of facilities are planned.

Transportation

10. Electric Vehicle (EV) technology: The Town of Peru shall pursue installation of an EV charging station at the town offices. Informational presentations for Peru residents and business owners on the advantages of EV technologies as well as state and federal rebate opportunities may be coordinated with the assistance of Efficiency Vermont. 32. Consider purchase of more fuel-efficient municipal vehicles, including electric vehicles where practical.
11. Alternatives to Single Passenger Vehicle Commuting: The municipal energy committee, in partnership with BCRC and other groups, can share information with local businesses and institutions on promoting rideshare, vanpool, and car-sharing, and on using telecommuting to reduce energy expended for work travel. The Town shall promote use of the Park-and-Ride lot at the town offices as well as the one by Route 7 in Manchester.
12. Complete Streets Design: Though the town is largely rural and sparsely settled, it shall explore opportunities for safe and convenient walking and biking activity on existing roads. Areas for improvement should be prioritized and funding sought to align these areas with Complete Streets guidelines.

Local Food Production

13. The municipal energy committee can help facilitate dialogue between local/regional food

producers and local/regional institutions such as schools, hospitals, and meal delivery or provision programs to enhance the interconnectedness of the regional food system. Conservation of prime agricultural soils is a priority in the community and renewable energy development should mitigate impacts on these soils.

Renewable Energy Development

14. The town should offset ongoing fossil fuel consumption by developing renewable energy facilities on appropriate town-owned parcels. The town should support interested residents in developing renewable energy facilities on their properties.

Biomass and Liquid Biofuels

15. The town should consider trialing use of blended biofuel in diesel-powered municipal trucks and equipment.
16. The town should support efforts to develop appropriate cost-effective biomass energy resources and help promote combined heat and power biomass projects.
17. The town should support efforts to help farmers produce oil seed crops and liquid biofuels that can be used to operate equipment and machinery on their farms, and potentially supply other businesses and the town with renewable fuels.

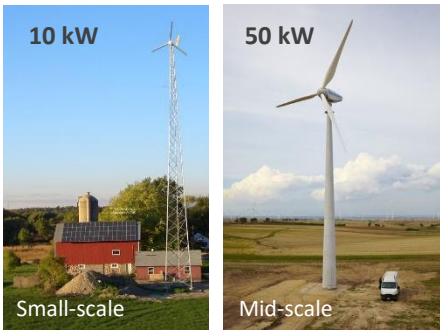
Hydroelectric Generation

18. The potential for hydroelectric generation is limited due to environmental constraints and the prohibitive costs of rehabilitating existing dam sites. The town supports efforts to develop environmentally-responsible hydro development, if possible, in the future.

Wind Generation

19. Many of the higher elevations on Bromley Mountain and adjacent ridgelines offer opportunities for wind power development (Figure 10). Due to concerns for habitat connectivity and the conservation of protected forest lands, and due to the lack of existing road and utility infrastructure to support a large-scale facility, utility-scale wind (100 kW capacity or greater) shall not be permitted in the town at this time. Smaller-scale wind projects, including residential-scale turbines (generally less than 10 KW) and turbines installed at farms, municipal properties, or businesses (up to 100 KW) may be appropriate as long as noise from the turbines does not adversely affect neighboring residential properties. Figure 10 illustrates locations in Peru where wind speeds may be adequate for a small or mid-scale wind turbine. Information on noise and consistency with state regulatory standards will be required as part of the Public Utility Commission's Section 248 review process.

Wind Scale Examples



500 kW turbines in Searsburg, VT
New turbines in Deerfield, VT have capacities of **3.75 MW** each

Solar Generation

20. The town particularly encourages solar energy development, of any scale, on building rooftops.
21. The town strongly supports the development of small- scale (75 KW capacity or less) electricity generation from solar energy at homes, businesses, schools, and other institutions, as well as community solar projects.
22. The town supports larger scale solar development (greater than 150 kW capacity) on preferred sites as defined in state statute or as delineated on the solar energy resource map (Figure 11). Such projects also may be located on sites with good access to solar energy, where minimal or no environmental constraints are present (Figure 11), subject to the following siting criteria:

Community solar projects are group net metered solar energy installations between 15kW and 150kW in size, with shares in the facility sold to the site owner, neighbors, community members, nonprofit organizations, and local businesses. These energy users buy shares in proportion to their annual electrical usage. When construction is completed, power is fed directly into the grid, and a group net metering document is filed with the utility showing the allocation of shares among the various members. The utility then splits the output of the solar farm among the members in proportion to their share size, crediting their utility accounts.

- New solar facilities shall be restricted to areas that do not adversely impact the community's traditional and planned patterns of growth, of compact (downtown/village) centers surrounded by a rural countryside, including working farms and forest land. Solar facilities shall, therefore, not be sited in locations that adversely impact scenic views and scenic roads, nor shall solar facilities be sited in locations that adversely impact any of the following scenic attributes: views from public roadways across open fields, especially when those fields form an important foreground; prominent ridgelines or hillsides that can be seen from many public vantage points and thus form a natural backdrop for many landscapes; historic buildings and districts and gateways to historic districts; and, scenes that include important contrasting elements such as water. The impact on prime and statewide agricultural soils currently in production shall be minimized during project design.

- The use of perimeter fencing around solar installations should be limited to the extent possible to avoid adversely impacting both aesthetics and wildlife. Alternative perimeter treatments, including natural vegetative screening, should be considered and used whenever possible.

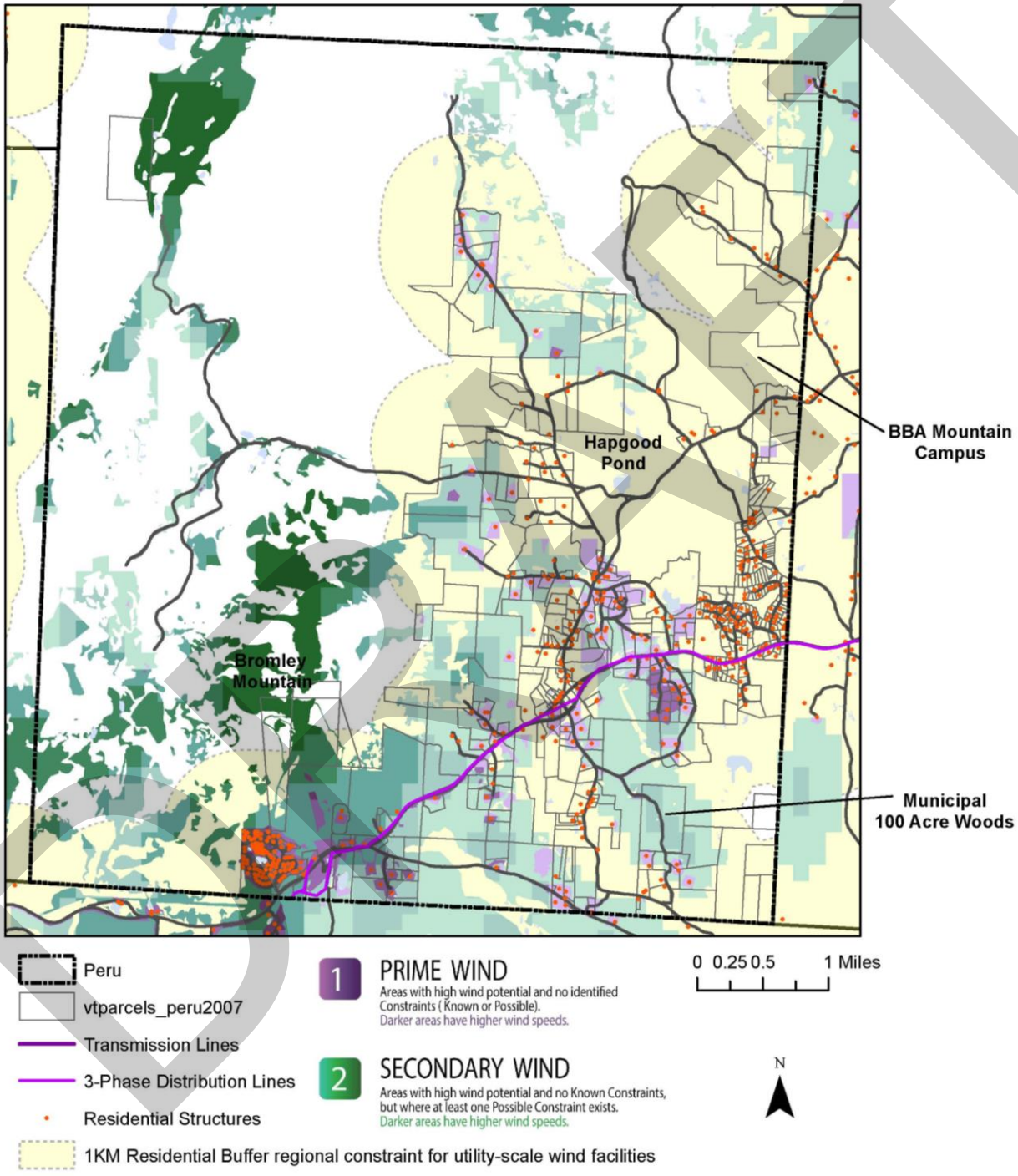
- Development of solar generating facilities shall be excluded from the following locations:
  - Floodways shown on Flood Insurance Rate Maps (FIRMs);
  - Fluvial erosion hazard areas (river corridors);
  - Class I or II wetlands;
  - A location that would significantly diminish the economic viability or potential economic viability of the town's working landscape, including productive forest land and primary agricultural soils (as defined in Act 250 and as mapped by the U.S. Natural Resource Conservation Service);

Solar Scale Examples

- Rare, threatened, or endangered species habitat;
- Steep slopes (>25%);
- Surface waters and riparian buffer areas (except for stream crossings);
- Ridgelines or other landscape features where the facility would be prominently visible against the skyline from public vantage points such as roads;
- A site that causes adverse impacts to historical or cultural resources.

2018 Energy Booth at Peru Fair – Booth hosts distributed information about lowering energy use through conservation and efficiency measures and getting started with renewable energy generation and storage options. Established contact with town residents looking for more information on solar installations, heat pumps, and home energy assessments and audits. Energy Booth will be a recurring feature at future Peru Fair events.

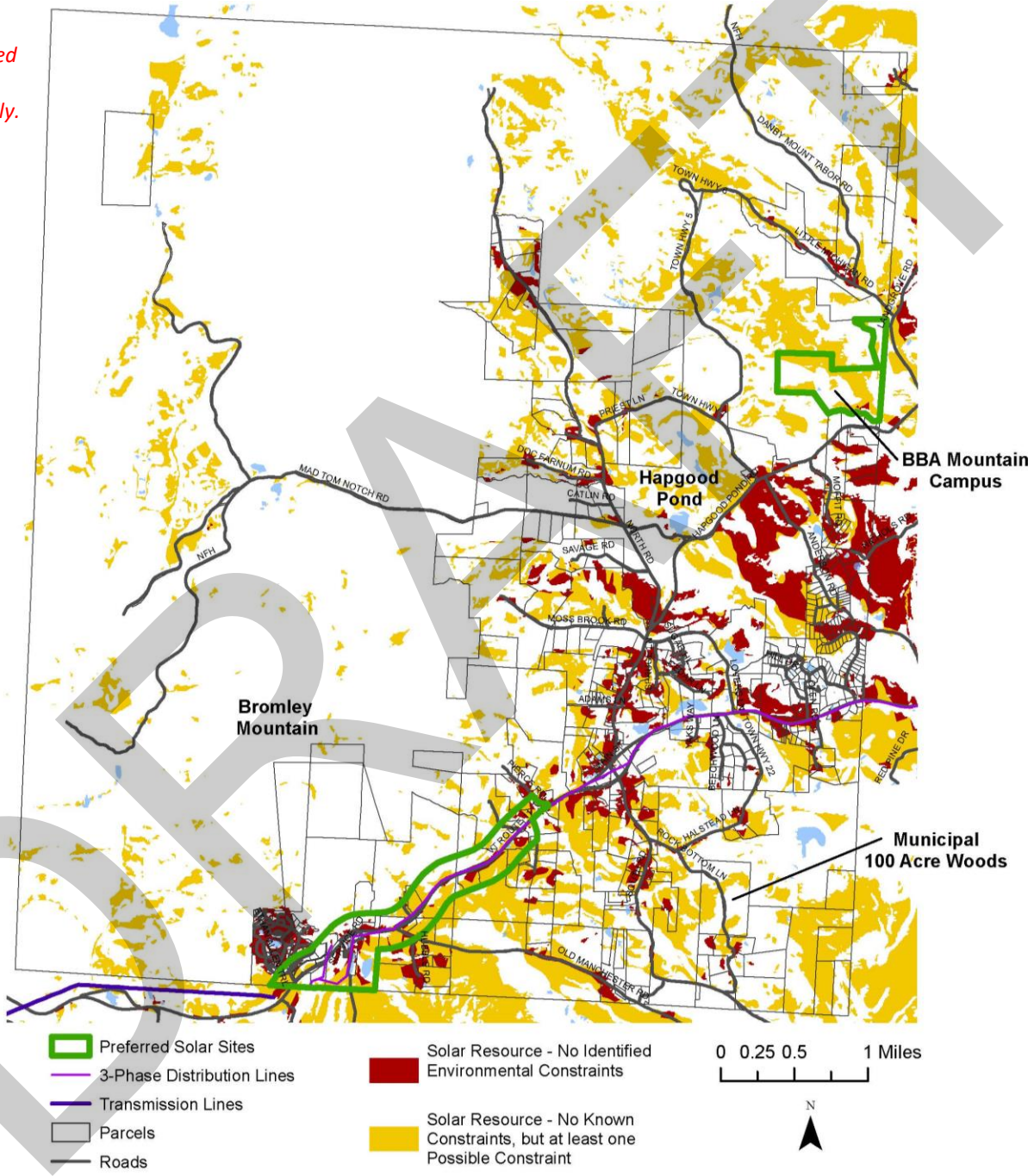
Figure 10: Peru Wind Resource Map. Data from VCGI and the Peru Planning Commission. Utility-scale wind projects (100 kW capacity or greater) shall not be permitted in the town at this time. Smaller-scale wind projects, including residential-scale turbines (generally less than 10 KW) and turbines installed at farms, municipal properties, or businesses (up to 100 KW) may be appropriate as long as noise from the turbines does not adversely affect neighboring residential properties.



Map intended for planning purposes only.

Figure 11: Peru Solar Resource Map. Data from VCGI and the Peru Planning Commission. The preferred solar sites highlighted in the map contain an estimated 42.8 acres of viable solar resource. This area, together with anticipated rooftop and community solar installations, is adequate to meet Peru's solar capacity target of 3.7 new MW solar by 2050. The town supports larger scale solar development (greater than 150 kW capacity) on preferred sites. The town strongly supports the development of small- scale (75 KW capacity or less) electricity generation from solar energy at homes, businesses, schools, and other institutions, as well as community solar projects.

Map intended for planning purposes only.



Preferred Sites Methodology. A quarter-mile area along the southeastern leg of Route 11 and a selection of southern-facing Bromley-owned lands were identified as preferred sites because of their proximity to 3-phase distribution lines and Bromley Ski Resort and the town's main commercial corridor where energy use is concentrated. Additionally, the BBA Mountain Campus was identified. Additional preferred sites may be designated at any time by seeking approval from the Peru Planning Commission.

IX CONSISTENCY WITH STATE PLANNING GOALS

Statutory Requirements

The Vermont Municipal and Regional Planning and Development Act encourages towns and villages to develop plans that are compatible with the plans of other municipalities in the region and with the regional plan, and which are consistent with the goals that are contained in 24 V.S.A. Section 4302. The following section will detail this plan's consistency with those goals and also will include a brief discussion of the Town Plan in the context of the Bennington County Region and nearby municipalities.

Consistency With State Goals

Required Elements

The Town Plan includes all of the following required elements and maps:

- Statement of Objectives, Policies, and Programs;
- Land Use Plan;
- Transportation Plan;
- Utility and Facility Plan (Community Facilities and Services);
- Policies related to Natural Areas, Scenic and Historic Resources;
- Educational Facilities Plan (within the Community Facilities and Services Plan);
- Implementation Plan: Implementation measures are included in each chapter;
- Relationship to adjacent towns and the region;
- Energy Plan;
- Housing Element;
- Economic Development Plan.

Statewide Planning Goals

1. Land Use: This goal is effectively addressed through a combination of factors, including a clear focus on Peru Village as the center of social and economic activity for the community, restrictive zoning in outlying areas, large amounts of public land ownership in remote and mountainous areas, an avoidance of any type (or even appearance) of strip development along Route 11, and a requirement for planned unit developments. Special consideration is given to the Bromley Mountain ski area – and special planning districts and regulations apply to that part of town.
2. Economic Development: A new Economic Development chapter was added to the plan with the most recent update (2012). The discussion of economic development was informed by results from a widely distributed survey and several public meetings. Data on the current economic conditions in Peru are presented, and the importance of the Bromley Ski area, and especially the central importance of the Peru Village area, are highlighted. Strategies to promote desired economic development and revitalization of the Village area are presented.
3. Education: The plan discusses educational opportunities and needs – local and regional elementary and high schools – and a commentary on educational costs and property taxes. The

recently formed Mountain Towns Regional Education District and the new Burr and Burton Academy Mountain Campus, located in Peru, are highlighted.

4. Transportation: Transportation goals are well-integrated with the land use plan, and considerable attention is given to access management and directing investment to existing infrastructure and centers of development. The new plan update recognizes the importance of alternative transportation options and discusses opportunities for improve mobility and access.
5. Natural, Scenic, and Historic Resources: Maps and descriptions of these resources are included, together with policies designed to promote conservation. The plan notes that a scenic resource inventory and plan was recently prepared by the town planning commission. The plan also describes the historic resources in the Peru Village area and the importance of protecting those community assets. The plan also includes a discussion of non-regulatory protection measures.
6. Air, Water, Wildlife, and Land Resources: The land use and natural resource chapters contain policies related to protection of these resources. Emphasis is placed on the land use plan, careful development practices, and conservation measures, especially those afforded through public land ownership (the large acreages owned by the US Forest Service and the importance of participating in their planning process is discussed).
7. Energy: The plan contains an Act 174-compliant Energy chapter that documents current and projected future energy use in Peru, identifies key issues, and establishes policies to lower energy use and increase reliance on renewable energy sources. Specific energy conservation initiatives and the role of the Peru Energy Committee in implementing plan policies are emphasized.
8. Recreation: The plan describes public and private recreational resources, with a strong emphasis on the vast outdoor recreational opportunities available in town. Public access is discussed in the context of public land ownership, roads, and trails.
9. Agriculture and Forestry: Recognition of soil conditions and planned unit developments are identified as methods to help protect potentially important agricultural and forestry lands. There is some discussion of the economic value of agriculture, forestry, and value-added ag and forest products. A discussion of proper agricultural silvicultural practices and the need to protect the environment is included. Public and private investments are directed toward areas of existing development to protect productive agricultural and forest areas.
10. Efficient use of natural resources/extraction and restoration of earth resources: This issue is identified , although discussion is somewhat limited because Peru has relatively few earth resources.
11. Safe and affordable housing: New housing information has been included in the most recent plan update (2012). Issues identified include a shortage of affordable/workforce housing and conversions of seasonal housing to year-round housing. No clear plan, note that further discussions would be appropriate. The discussion of a possible community wastewater system in/near Peru Village supports the goals of revitalizing the village center while also possiblyfor some higher density housing.
12. Community Facilities and Services: The plan includes a comprehensive description of existing facilities and services, needs, and recommended policies and actions. An important point is the significant difference between the highly developed infrastructure serving Bromley and dispersed/minimal infrastructure elsewhere. Appropriate growth rates are discussed in the context of the ability to provide services.
13. Child Care: A new section on child care has been added to the plan in the most recent update (2012) – addressing existing resources and provisions made in the land use regulations to accommodate new child care businesses.

Relationship to Regional Plan and Adjacent Towns

Peru is bordered by the Towns of Dorset, Landgrove, Mount Tabor, Weston, and Winhall. All of the towns have vast forested tracts, and a considerable amount of land is in the Green Mountain National Forest. All of the towns have plans and policies for the protection of natural resource lands including policies for land with limitations for development. The eastern side of the town is rural, and allows for low density development similar to the rural area in the Landgrove Town Plan. The Bennington County Regional Plan is consistent with the major categories of land use common to both the town and regional plan, including forest and rural designations. The Peru Plan includes discussion of important intermunicipal issues (e.g., highways, schools, solid waste). The U.S. Forest Service is the largest property owner in Peru, and their plan and management has an influence on the town and its residents. Close liaison needs to be maintained to ensure a desired outcome of forest plans, policies, and their effect on the area's residents.