

Town of West Rutland Development Review Board (DRB) Special Meeting & Public Hearing Minutes
May 1, 2019 - 6:00 pm - at Town Offices, 35 Marble St., W. Rutland

DRB Members present: Mike Moser, Denis Lincoln, Jim Mumford, Tim Ponto

Also Present: Jeffrey Biasuzzi (Zoning Administrator & Recorder), Daniel Pratt (Applicant)

Call to Order: Chairman M. Moser called the Meeting to order at 6:00 pm, and led the reciting of the Pledge of Allegiance. The Meeting was not digitally recorded due to equipment failure.

Agenda: M. Moser requested a MOTION to accept the Meeting agenda. T. Ponto made the MOTION to accept the Agenda; all approved, and MOTION passed.

Public Concerns and Input: There was no Public in attendance and no input.

Public Hearing: T. Ponto swore in D. Pratt and J. Biasuzzi

M. Moser opened the Public Hearing for Application 19-03; a request by Daniel & Jayne Pratt for a setback variance. They propose constructing a 10' X 4' addition to an existing bedroom and a 4' X 8' open porch, on the north side of their Single Family Residence at 242 Old Town Farm Road (Parcel #22-0140242). The construction is designed to adapt their primary residence to one level living. The construction would intrude into the prescribed 40 foot minimum setback required in the Residential 2 Zoning District.

D. Pratt distributed architectural drawings (Sheets A thru D) and a Site Plan (Sheet L) to Board Members. He also provided review Sheets detailing Section 708 (Non-Conforming Structures) and Section 1208 (Variances) from the West Rutland Zoning Regulations (2008), detailing how his proposal did not increase the non-conforming setbacks of the existing structure, and met variance criteria. Mr. Pratt noted that a recent fall on the staircase (leading to upstairs bedrooms) emphasized the need to remodel their house to provide for first floor living. The addition was to enlarge an existing (single twin bed) bedroom just enough to accommodate a larger bed. The proposed open porch could accommodate an ADA access ramp when the need arose.

J. Biasuzzi submitted a copy of Permit #06-41, in which the W.R. Zoning Board of Adjustment granted a variance to the Pratts in 2006, for a very similar project in the same location. The Property Owners let this permit expire without any construction.

M. Moser asked all in attendance for any additional questions or testimony. Hearing none, he asked for a MOTION to close the Hearing for Application 19-03. D. Lincoln so Moved to close the Hearing to testimony, all approved and the MOTION passed.

Miscellaneous & Other Business:

M. Moser asked for a MOTION to reschedule the Public Hearing for Application 18-34, that had been recessed on 3/20/2019; by Paul Vitagliano (Applicant) for development of a portion of lands of Michael Tyminski, located at 839 Clarendon Avenue (Parcel #28-1330839). The April 17, 2019 continued Hearing scheduled was cancelled for lack of a quorum. D. Lincoln made a MOTION to continue to recess the Public Hearing on said application until the next regular DRB Meeting on May 15, 2019, at 7:00 pm, at Town Offices. All approved and the MOTION passed.

Next regular Meeting of the DRB: Scheduled for 7:00 pm Wednesday, May 15, 2019 at Town Office.

Deliberative Session (D.S.): T. Ponto made a MOTION to enter Deliberative Session to review Application 19-03; and have the ZA attend to provide assistance with the Zoning regulations as needed. All Approved and the Board entered D.S.

D. Lincoln made a MOTION to exit D.S. and Approve Application 19-03 as submitted; and instruct the ZA to issue Permit 19-03 without any special conditions. All approved and MOTION passed.

Adjournment: J. Mumford made the Motion to conclude the Special Meeting. All approved and the Meeting adjourned at 6:35 pm.

Respectfully submitted by J. Biasuzzi

Approved _____