

APPROVED **West Rutland Planning Commission (PC) Meeting Minutes** *APPROVED*
July 1, 2020 7:00 pm Town Offices, 35 Marble St.

Members Present: Denis Lincoln (Chair), Michael Brzoza, Sean Barrows Member absent: Leona Minard,
Others Present: Jeffrey Biasuzzi (Alternate & Recorder)

D. Lincoln called the Meeting to Order at 7:05 pm. It was not electronically recorded.
The Chairman led the reciting of the Pledge of Allegiance.

D. Lincoln requested a Motion to accept the draft agenda; Sean Barrows so Moved, M. Brzoza seconded, all approved and Motion passed.

Old Business:

At Chairman's request, M. Brzoza made a Motion to approve the Minutes of 6/3/2020, S. Barrows seconded, all approved, and Motion passed.

Public Comments/Input: No public in attendance; no input submitted.

Review of Zoning Regulations:

The Meeting opened with continued review of **Section 404 (Conditional Uses)**. Members agreed on the definition for over night and specialty camps to be: "**Camp - Overnight & Specialty:** a recreational or educational institution, providing facilities for out-of-doors activities (such as sports) and/or indoor activities (such as arts & crafts, technical training) where the participants may stay on the Camp's premises overnight or longer."

Article III will identify "Camp- Overnight & Specialty" would be Conditional uses in the Res.2 (now Res.2A), Conservation 1 & Conservation 2 zoning districts.

The definition for "**Veterinary Hospital/Clinic**" was finalized as, "A business where veterinary services are provided by a licensed professional to domestic pets, farm animals, and injured wild animals; either on an out-patient or over-night stay, as necessary for the animal's treatment and recovery.

Article III will identify Veterinary Hospital/Clinics as a Permitted Use in the Commercial, Industrial, Residential 2 (now Res2A), and Conservation 1 zoning districts.

Community Care Facility was unchanged, except to correct typo.

Convenience Store (without gasoline sales) was amended. Instead of "no street parking", the following was approved, "Convenience Store w/o fuel sales: street parking may be allowed by the DRB, for properties that may lack adequate off street parking areas.

Inns - The maximum number of persons seated for meals shall be determined by the VT Department of Public Safety, adequate off-street parking, and other applicable considerations. An Inn is limited to a maximum of 25 guest rooms.

Fuel Distribution - Discussion included clarifying the difference between Bulk Fuel Storage and Fuel Distribution. Proposed conditional Use is to be changed to:

Fuel and combustible liquid or gas Storage: Includes stocking of lubricants, diesel, heating, gasoline, kerosene, liquefied natural gas, and propane.

1. **Fuel Storage; Bulk** is to be defined as large volumes of combustible liquids or gasses, stored on the premises of one primary consumer (examples: factory, energy generation plant).
2. **Fuel Storage, Distribution** is to be defined as large volumes of combustible liquids or gasses, stored for retail sales and delivery to consumers.

Discussion on adding OPTIONAL LANGUAGE to Article III (Table of Uses), to allow the DRB to consider a proposed use not identified in Table III, as a conditional Use was tabled until the next Meeting.

Kennels (see definition for Animal Housing Facility) - Revised language was approved (with typo correction).

Nursing Homes - The maximum number of patient beds is to be determined by the capacity of the facility, parking, and other applicable considerations.

Restaurants - Maximum capacity is to be determined by the capacity of the facility, parking, and other applicable considerations.

Windmills (not exempt from local zoning by 30 VSA, Section 248) - suggested language revision accepted.

Multi-Family Dwellings - suggested language revision accepted.

Planned Unit Developments - no language revision , except for reference from PC to DRB.

ARTICLE V: Table of Uses - This spread sheet has yet to be revised and reviewed to reflect the reduction in Zoning Districts. J. Biasuzzi suggested adding a foot note on setbacks for exempt Accessory Structures (proposed exemption for structures under 120 sq. ft. & 10 ft. high) referring to Section 1103.

ARTICLE VI: Parking & Loading - Discussion included adding language to clearly require that exterior illumination must be confined within the owners property, and be minimized when the property is not in use (i.e. when a business is closed for the day). J. Biasuzzi will review language details and submit suggested revisions.

ARTICLE VII – no suggested revisions to existing language.

The PC will take up review of ARTICLE VIII: SIGNS at its next Meeting.

Other & Misc. Business: There was no other business discussed.

The next scheduled P.C. meeting is for Wednesday, August 5, 2020, at 7:00 pm at Town Office.

Adjournment:

D. Lincoln made a Motion to conclude the Meeting, M. Brzoza seconded, all approved and the Meeting adjourned at 9:05 pm.

Respectfully submitted by: Jeffrey Biasuzzi

Approved_____