

DRAFT **West Rutland Planning Commission (PC) Meeting Minutes** DRAFT  
December 2 2020 7:00 pm Town Offices, 35 Marble St.

**Members Present:** Denis Lincoln (Chair), Sean Barrows, Michael Brzoza; Leona Minard

**Others Present:** Jeffrey Biasuzzi (Alternate & Recorder)

D. Lincoln called the Meeting to Order at 7:10 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. Michael Brzoza so Moved, Sean Barrows seconded, all approved and Motion passed.

Sean Barrows made a Motion to accept the Minutes of 11/4/2020, Michael Brzoza seconded, all approved and Motion passed.

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

**Review of Zoning Regulations:**

The Members opened with brief discussion on Section 1011 (Destroyed or Demolished Structures). S. Barrows recommended additional language to assure timely site cleanup soon after a disaster or demolition. The members agreed to revise portions of Section 1011 by adding (new ppg. #2), "All debris, trash and garbage shall be removed from interior and exterior of premises within 60 days after it was created."

Section 1020 (Vegetative Buffer Strips) was reviewed D. Lincoln is to contact ANR Steam Management specialist for current setback standards. Path width was increased from 6' to 10'.

Section 1022 (Golf Courses) was left unchanged.

Section 1023 (Fences) edited paragraph 2 to read, "Such a fence is to be set back a minimum of 5 feet from a Town sidewalk except in Village Zone where the distance from the sidewalk edges will be 3 feet, AND a minimum of 32 feet from centerline of travel lane of 3 Rod (total width of Right Of Way (R.O.W) = 49.5 ft.) wide roads in Residential, Commercial, Conservation, and Industrial zoning districts.

*The ZA recommends adding the following language to Section 1023 Ppg. 3, "if a property line fence is proposed, the Applicant must obtain written permission from all adjoining property Owners impacted, signed and dated by all such Property Owners that, unless other written arrangements are agreed, mutually consent to All the following:*

1. The approximate location of the common boundary line (plus/minus one foot on to either property);
2. That the Parties agree on the fence placement, design, and facing of finished side;
3. That the fence is the sole ownership of the Party installing the fence; who is then responsible for the fences customary maintenance, repair, and replacement;
4. That, the adjoining property Owner grants the fence owner permission to access adjoining ownership in order to maintain and repair fence.

*This agreement shall be submitted with any application for fences proposed on or within one foot of a Boundary Line or legal private easement or R.O.W.*

Section 1025 (Open Storage) was reviewed; no additional revisions were suggested.

D. Lincoln reported progress on researching a new zoning section that discusses regulation (number, isolation distances, noise, feed storages, waste management) of Farm Animals, especially on smaller parcels in an urban location. This to be reviewed at January meeting.

Section 1101 (Zoning Administrator) was reviewed; only changes were to typo errors.

J. Biasuzzi presented Members with suggested revisions to Article XII (Development Review Board); for future discussion.

Review will continue with Section 1103 (Exemptions) at the next Meeting.

**Discuss Other and Miscellaneous Business:**

No RRPC Update presented.

Denis Lincoln announced his mid-December retirement after a life-long career working for the VT Department of Forest, Parks & Recreation. Michael Broza has also recently retired. The ZA extends his Congrats and Best Wishes!

**Meeting Schedule:** The next scheduled P.C. meeting is for **Wednesday January 6, 2021, at a New (trial) Time of 6:30 pm** at Town Office. This next meeting should include annual appointment of Officers.

*ZA Note: The Town Manager has established a ZOOM account for just PC or DRB Public Hearings. Mary Ann could Host the Meeting; but any Member is welcome to do so. Zoom log in instructions to follow.*

**Adjournment:**

D. Lincoln made a Motion to conclude the Meeting, S. Barrows seconded, all approved and the Meeting adjourned at 9:10 pm

Respectfully submitted by: Jeffrey Biasuzzi

Approved \_\_\_\_\_