

West Rutland Planning Commission (PC) Meeting Minutes
January 6, 2021 7:00 pm Town Offices, 35 Marble St.

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

Member Absent: Leona Minard

D. Lincoln called the Meeting to Order at 7:00 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, Michael Brzoza seconded, all approved and Motion passed.

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

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

Appointment of Officers postponed to next meeting.

Review of Zoning Regulations:

The Members opened with continued 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 further revise portions of Section 1011 by adding, **“As much as safe conditions allow, debris, trash and garbage shall be removed from interior and exterior of premises.”** to the last sentence in paragraph 1.

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'.

The Members added “Hedges “ to Section 1023 (Fences) and to the definition of Fences, and edited paragraph 2 to read, “ Such a fence **or vegetative hedge** 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 recommended the language to Section 1023, Ppg. 3 be revised to “if a property line fence is proposed, the Applicant must first obtain written permission from all adjoining property Owners impacted, signed and dated by all such Property Owners documenting (unless other written arrangements are agreed) mutual 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.

D. Lincoln will continue research on 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 is to be reviewed at February meeting.

Section 1103 (Exemptions to required Permit) is to include item #13, "Projects (including Conditional Uses) involving Essential Town Services (i.e. Town owned Office, Maintenance, Waste Disposal, Public Works, Fire & Rescue, Highway, Recreation, and School Facilities), providing the project or use (upon review by the Zoning Administrator) conforms to Articles III, V, VI, VIII of zoning regulations.

Review will continue with Section 1106 at next meeting.

Discuss Other and Miscellaneous Business:

No RRPC Update presented.

Meeting Schedule: The next scheduled P.C. meeting is for **Wednesday February 3, 2021, at New 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 9:00 pm

Respectfully submitted by: Jeffrey Biasuzzi

Approved _____