

Draft  
**West Rutland Planning Commission (PC) Meeting Minutes**  
**October 6, 2021 6:30pm Town Offices, 35 Marble St.**

**Call to Order:**

**Members Present:** Michael Brzoza (Vice-Chair), Sean Barrows, Jeffrey Biasuzzi (as Alternate & Recorder), Leona Minard  
**Members Absent :** D. Lincoln (Chair)

Vice Chair M. Brzoza called the Meeting to Order at 6:45 pm, and led the reciting of the Pledge of Allegiance. The Meeting was not electronically recorded.

**Agenda:**

S. Barrows made a Motion to accept the draft agenda. J. Biasuzzi seconded the Motion , all approved, and Motion passed.

**Approval of Minutes:**

As a quorum the Members who participated in the August Meeting were absent; approval of the August 3, 2021 minutes was postponed until November's Meeting.

J. Biasuzzi made a motion to accept the Minutes of September 1, 2021 as written. S. Barrows seconded, all approved and Motion passed.

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

**Zoning Administrator & RRPC Representative reports:**

J. Biasuzzi relayed highlights of a recent meeting with the Town Manager, the Rutland Housing Authority and Investor/Developer EverNorth (Burlington VT). A proposal being considered is to develop the two adjacent parcels owned by Cristopher Brown on Main Street into housing for 20-30 Dwelling Units. To accomplish this would likely require amending current Zoning with regards to:

1. Table V (Lot Size, Setbacks, Coverage, & Height Limitations) – adoption of current standards recommend that allow for greater utilization of a property.
2. Clarification and updating rules for Multi-Family structures and Planned Unit Developments.

J. Biasuzzi distributed Town's copy of A Zoning Guide for VT Neighborhoods; a 2020 compilation of recommendations for greater use of urban space for housing. This reference should be reviewed when considering changes to Table V.

M.A. Goulette is applying for a Planning Grant to fund RRPC assistance, and legal expenses to review the entire draft Zoning Regulations (prior to starting adoption process).

L. Minard relayed some of her experiences working with the Housing Authority. There was no discussion about RRPC activities.

S. Barrows expressed concern that residential-only use of the location would reduce the availability for new commercial business. J. Biasuzzi commented that the Westway Mall provides considerable area for future commercial expansion. The *current demand* has clearly been for additional and more efficient Housing that suits resident demographics (smaller family size; senior friendly, walking distance to services, etc.) .

J. Biasuzzi stated that the Developers are on a relatively short deadline (early Spring 2022) in which to apply for VT funding assistance. In order to amend the zoning and get through the adoption process by Spring, he asked if the Members would consider meeting two times monthly. Reviewing the current draft regulation at home would also expedite revision and correction time

All this is still to be discussed at next Meeting.

S. Barrows relay his recent participation on the VT Transportation Advisory Commission, who plan and develop projects for the SW Regional Airport. Currently, there is demand for new airplane hanger capacity, in order to increase airplane use; which would also result in an increase in (profitable ) aviation fuel sales.

**Review of proposed amendments to Zoning Regulations:**

J. Biasuzzi noted he is still working on the proposed language for (new) Section 1026 (Farm Animals).

**Meeting Schedule:**

The next scheduled P.C. meeting is for **Wednesday November 63 2021, at regular time of 6:30 pm** at Town Office.

**Adjournment:**

L. Minard Moved to conclude the Meeting; S. Barrows seconded, All approved and the Meeting adjourned at 8:47 pm

Respectfully submitted by J. Biasuzzi

Approved: \_\_\_\_\_