

Draft  
**West Rutland Planning Commission (PC) Meeting Minutes**  
**November 4, 2021 6:30pm Town Offices, 35 Marble St.**

**Call to Order:**

**Members Present:** D. Lincoln (Chair), Michael Brzoza (Vice-Chair), Sean Barrows, Leona Minard

Also Present: Jeffrey Biasuzzi (as Alternate & Recorder), Maryann Goulette (Town Manager)

Chair D. Lincoln 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:**

L. Minard made a Motion to accept the draft agenda. M. Brzoza seconded, all approved, and Motion passed.

**Approval of Minutes:**

Approval of the August 3, 2021 minutes was not addressed and postponed to next meeting.

L. Minard submitted a revision to the draft Minutes, which was discussed. The members in attendance in October agreed to amend the Minutes, referring the subject of changes to Article V (especially on Setback and Coverage standards in the Village Commercial Zoning Districts) was deferred to future Meetings. S. Barrows made a Motion to accept the amended Minutes (including future discussion on Article V); M. Brzoza seconded. D. Lincoln abstained (as he was absent in October), all others approved; Motion passed.

**Open Meeting-Public Input:**

MA Goulette presented Members with copies of "*Rutland Housing Needs Assessment for Rutland City and Towns of Rutland, West Rutland & Brandon*" prepared 6/2021 by consultant John Ryan (Development Cycles),; and prepared for the Rutland Housing Trust. She stated that (in part) the current W.R. zoning rules were incompatible with today's objectives of developing additional Housing by in-fill of vacant areas within a Village location. She updated the Members of a proposal by the Housing Trust, in co-operation with developer firm Evernorth, to construct a 30 Dwelling Unit (DU) structure on the Bluebird Capital and NAPA properties on Main St. (totaling 0.58 acres).

The key challenges to this development are Flood Plain and current zoning standards. The Flood Plain issue is to be determined and (hopefully resolved ) with assistance by the VT Flood Plain Manager and developer's engineer. The Zoning issues need the assistance of the PC. As a Conditional Use, Multi-Family construction requires 10,000 sq. ft. of land for each DU. As a Planned Unit Development (PUD), the current requirement is a parcel minimum of 5 acres. Neither of these old standards are applicable in an urban location with typical parcel sizes less than one acre.

Meeting participants reviewed (draft) Zoning maps prepared by the R.R.P.C., which presented the "Future Land Use Map" currently in the 2016 Town Plan. There was a draft Zoning Map that shows revised Zoning Districts, as described in draft Zoning regulations. Finally, there was a proposed map that depicted the businesses in the area of Main St. & Clarendon Ave. as being in the Commercial District versus the Village District. MA Goulette explained efforts to amend and expand the current "VT Designated Village District" east along the north side of Proctor St.; in order for new uses to qualify for development tax credits. After further discussion, the PC proposed zoning map changes to accommodate this design, and changing the existing commercial businesses south of Main St. (including entire Westway ownership) to be in the Commercial zone. (draft map prepared by ZA attached).

MA Goulette noted that the deadline for Developers of this project to apply for financial support (grants) was in first quarter 2022. The ZA commented that, IF the revised zoning work on Article V could be finalized in January, the draft regulation with work accomplished to date; could be presented for adoption on a Time Line to be in effect in April 2022.

**Zoning Administrator & RRPC Representative reports:**

This was deferred until December meeting.

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

Discussion continued on need to update setback & coverage in Table V. The RRPC was to provide some suggestions. J. Biasuzzi suggested referring to recommendations in the 2020 publication "Enabling Better Places: A Zoning Guide for VT Neighborhoods", available on-line at

<https://accd.vermont.gov/sites/accdnew/files/documents/CD/CPR/CPR-Z4GN-Guide-Final-web.pdf>

The draft Section addressing Farm Animals was discussed briefly. D. Lincoln is to supply enclosure and setback recommendations for poultry. The Member are to review and make recommendation to the ZA by next meeting.

**Meeting Schedule:**

The next scheduled P.C. meeting is for **Wednesday December 1, 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 9:00pm

Respectfully submitted by J. Biasuzzi

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