

**West Rutland Planning Commission (PC) Meeting Minutes  
February 2 2022 6:30pm Town Offices, 35 Marble St.**

**Call to Order:**

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

Member Absent: Leona Minard

Also Present: Jeffrey Biasuzzi (as Alternate & Recorder),

Chair D. Lincoln called the Meeting to Order at 6:32 pm, and led the reciting of the Pledge of Allegiance. The Meeting was not electronically recorded.

**Agenda:**

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

**Approval of Minutes:**

J. Biasuzzi noted that, under "Review of proposed amendments to Zoning Regulations" of the January 2022 Minutes, there was an error in the last sentence of the first paragraph. The correct Building Coverage should be 50% of lot area. S. Barrows made a Motion to approve the 1/5/ 2022 minutes with this correction. M. Brzoza seconded, all approved and Motion passed.

**Open Meeting-Public Input:** There was no Public input.

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

D. Lincoln opened discussion on the draft language submitted by the ZA that amended language in Section **404(K); Multi-Family Dwellings**. Following a lengthy review, the consensus was that paragraph 404(K) should be changed to state:

1. "Purpose: The intent of this section is to provide flexibility in ~~setback~~-dimensional requirements (length, width, height, & coverage) for the placement of primary **multi-family structures** and related secondary structures, in all zoning districts *while maintaining the character of the area impacted*.
2. For new structure construction or expansion of existing structure's exterior dimensions that will be served by Public sewer and water systems, the number of Dwelling Units allowed on a parcel will be limited by standards set in Article V (Lot Size, Setbacks, Yards, Height Limitations) unless otherwise granted a waiver or a variance by the Development Review Board (DRB).
  - a) That the minimal dimensional requirements established in Article V of these regulations (excepting minimum Lot Size for new parcels created) may be waived by decision of the DRB providing:
    - i. The application provides explanation(s) for the need of a waiver(s); satisfactory to the DRB.
    - ii. That the waiver granted is for the minimal extent required by the project **and** shall not to be less than ten (10) feet from any property boundary, not to exceed ten (10) feet above maximum height, and not to exceed ten (10%) percent of maximum coverages.
    - iii. That adequate areas for resident vehicle parking (both on and off-site), walkways, snow piling and trash storage are established.
3. For new structure construction or expansion of existing structure's exterior dimensions on properties not served by both Public sewer and water systems, the minimum parcel area required shall satisfy all the waiver requirements identified in Section 404(K)(2) **and** provide adequate additional area for private on-site septic disposal and potable water supplies.
4. For changes in Use of an existing building that will not involve exterior expansion of the structure, any increase in the number of dwelling units shall be contingent on site plan approval that addresses adequate areas for resident vehicle parking (both on and off-site), walkways, snow piling and trash storage.

5. Vegetative screening is to be established around the **side and rear** perimeter of the property, consisting of hedge-type plantings with a minimum height of three (3) feet at planting and spaced to successfully mature into a healthy and effective privacy screen. **The vegetation is to be set back from town infrastructures (road and sidewalk rights-of-way, underground utilities) and maintained so that the mature plants will not interfere with regular use or servicing of the public infrastructure.**
- a) **If or where site conditions are inappropriate for vegetative screening, the DRB may approve a privacy fence, installed in accordance with Section 1023 of zoning regulations, or a combination of screening designs.**
  - b) All Privacy screening shall be well maintained and /or replaced as necessary within a reasonable time as necessary; *in perpetuity for the life of the multi-family structure, and regardless of any change in ownership.*

Review then moved to ZA proposed changes to Article V. The ZA has recommended reductions in minimum Lot Sizes and increasing the maximum coverages allowed. Details to be retyped and submitted for acceptance at next PC meeting.

**Zoning Administrator & RRPC Representative reports:** There was no reports presented or discussion held.

**Meeting Schedule:**

To provide for member's plans to travel in February and early March, the PC has scheduled **a Special Meeting for 5:00 pm Tuesday Feb. 15<sup>th</sup>, in Town Clerk's Office.** The ZA will provide light eats and beverage.

**Adjournment:**

D. Lincoln Moved to conclude the Meeting; S. Barrows seconded, All approved and the Meeting adjourned at 9:10 pm.

Respectfully submitted by J. Biasuzzi

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