

DRAFT

**West Rutland Planning Commission (PC) Special Meeting Minutes
February 15 2022 5:00 pm Town Offices, 35 Marble St.**

Call to Order:

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

Member Absent: Sean Barrows

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

Chair D. Lincoln called the Meeting to Order at 5:20 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. L. Minard seconded, all approved, and Motion passed.

Approval of Minutes:

D. Lincoln made a Motion to approve the 2/2/ 2022 minutes. M. Brzoza seconded, all approved and Motion passed.

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

Review of proposed amendments to Zoning Regulations:

J. Biasuzzi reported on a 2/14 Zoom meeting he attended with Mary Cohen (Rutland Housing Trust), Patrick Griffin (a project engineer), Ed Bove (RRPC), Kyle Medash (VT Flood Plain Manager), and M.A. Goulet (Town Manager). Discussion was focused on recently determined Base Flood Elevations on the proposed Main St. Housing Project and restrictive language in the Current Flood Plain rules. It was noted that the current rules could also impact future development of other properties along Main St. and Rutland Road. The ZA had emailed the proposed changes to Flood Plain rules to the PC members in advance of the Special Meeting, which were discussed. After some minor changes, the consensus was to amend the following parts of the Attachment A "W.R. Flood Hazard Area Regulations (adopted 6/11/2012)":

Section V – In only the Village, Commercial, and Industrial zoning districts; constructing new structures, storage, and placing Fill under new structures in the Special Flood Hazard Zone only (not Floodways), would all be reviewed as Conditional Uses by the DRB.

Section VI (Paragraph B(7)) would include the Conditional activities referenced Section V as Permitted Development; and Paragraph C would be amended in its entirety to permit the Conditional Uses. Paragraph G would include new construction in the first sentence. Paragraph G(3) would be amended to provide for an extension for another 12 months if requested and granted DRB approval.

The ZA relayed the concern expressed by M. Cohen & P. Griffin on the 10 foot minimum setback restriction proposed in Section 404(K) for multi-family structures. The Member's understand that a 5.8' setback is in the current Housing Trust's (initial) design, but felt that the setback needs to be applicable to *all* future *projects*. The PC agreed that a 10 feet minimum should be maintained, and that the DRB should not be compelled to grant a waiver to that minimum without taking all other factors (snow-piling, pedestrian travel, driver visibility, etc.) of a project into consideration.

The revised Article V was reviewed and found acceptable to the Members present.

Other & Miscellaneous Business: there was no discussion.

Meeting Schedule:

The next Meeting is not yet determined. Members are **to notify the ZA by Thursday 2/24th** what date works best; *either Wednesday March 3rd or March 9th*, at 6:00 pm. Once the ZA learns what day will result in the greatest attendance; he will select and warn the meeting accordingly.

Adjournment:

L. Minard Moved to conclude the Meeting; M. Brzoza seconded, All approved and the Meeting adjourned at 6:55 pm.

Respectfully submitted by J. Biasuzzi

Approved: _____