

DRAFT

**Town of West Rutland Development Review Board (DRB) Meeting & Hearing Minutes  
October 19, 2022 7:00 pm Town Offices (35 Marble St.)**

**DRB Members present:** Mike Moser (Chair), Tim Ponto (vice –Chair), Deborah Higgins, Jon Wallace.  
Member Absent: Denis Lincoln

**Attending in Person:** Jeffrey Biasuzzi , Zoning Administrator (ZA & Recorder), James Finger, Patricia Merrill, Paul Gilman, Paul Kulig, Aleda Dutton, Ray Ault. There were no remote (via Zoom) attendees.

**Call to Order**

Chairman M. Moser called the Meeting to order at 7:04 pm, and led the reciting of the Pledge of Allegiance. He then Introduced DRB members and ZA to the attendees. The Meeting audio was electronically recorded.

**Agenda:** M. Moser requested a Motion to approve the draft Agenda. J. Wallace so Moved, all approved and Motion passed.

**Minutes:** The Chairman asked for a Motion to approve the Minutes of 7/20/2022. T. Ponto so Moved, all approved and Motion passed.

**Public Concerns and Input:** M. Moser asked for any Public comments or concerns outside of the upcoming Hearing. None were expressed.

**Public Hearing for Application 22-22**

M. Moser opened the Public Hearing on Application 22-22. He then swore in the interested parties to the Hearing , which included James Finger, Patricia Merrill, Paul Gilman, Paul Kulig, and Jeffrey Biasuzzi. There was no remote participation.

At the Chairman’s request, J. Biasuzzi gave a brief introduction on Application 22-22; a request by Regional Ambulance Service Inc. (Applicants) for a *Change in Conditional Use Permit and Site Plan #22-15* (which became effective on 9/19/2022) to the Building and Grounds owned by Chase Realty Partners LLC at 484 Main St. (Tax ID Parcel # 26-0010484). The request also includes a request for a change of use of an adjacent vacant land at 496 Main St. (Parcel #26-10496) owned by Phillip Gawet. He noted that both property owners had granted the Applicant permission to submit this request. The ZA then referred description of Project details to James Finger (Chief Executive Administrator) for the Regional Ambulance Service Inc. (Applicant).

Mr. Finger introduced into testimony a “Permit Request Information” package (accepted by the Chairman as “Article #1”) that proposed purchasing and merging the two parcels; removing the former drive-thru station and constructing a four-bay addition (approx. 30’ X 60’ x 12’h.) to the west side of the existing (former bank) building to house ambulances; and converting the building interior to accommodate Staff with office, kitchen, bathing and sleeping facilities. The south-eastern Entrance would be used as in the past. The Applicant may request Select Board approval of a future widening of the curb cut to the existing south-western Exit.

The existing exterior sign location would be repurposed (new sign details were not included in this application). Landscaping was discussed and a site plan included in Article 1.

The Applicant requested that the DRB remove Permit 22-15’s condition to install illuminated “Emergency Vehicles Entering” signage as it is an unnecessary expense. He did state the company would comply with DRB’s condition.

The Applicant is now requesting approval to install a new 10’ x 20’x16’h. detached storage shed to the west of the current dumpster location.

The Applicant noted that “time is of the essence” in order to close the sale and start the project.

M. Moser asked about the location of the man-door entry in the western side of the ambulance bays. J. Finger noted that final structure details were going to be determined by VT Labor & Industry requirements.

J. Wallace stated his support of using the Ambulance's warning lights when exiting the facility. He also suggested that use of just reflective (vs. illuminated) "Emergency Vehicle Exiting" signs was adequate.

J. Biasuzzi asked Mr. Finger if Phillip Gawet had reserved a legal Right-of-Way through the parcel he is selling to the Ambulance company. J. Finger stated no ROW was reserved.

M. Moser asked the neighboring owners present for any input. Paul Gilman stated he was OK with the Landscape Plan and removal of four trees along his common border with the bank property as proposed, and supported the project.

Patricia Merrill noted that the junk currently in the back of the Gawet parcel belonged to the tenant in the adjacent Sevigny rental property. She did not believe that "Vehicle Exiting" signage would be effective.

The Chairman asked the Applicant if he had any additional information to present. He then asked DRB members if they had any further questions or discussion. Hearing none, the Chair asked the same of the Zoning Administrator and those in attendance. Hearing no further testimony or comments, M. Moser asked for a Motion to close the Hearing to Testimony. J. Wallace so Moved to close the Hearing and enter into Deliberative Session, with the ZA to attend as zoning consultant and receive further instructions. Chairman Moser amended the Motion to include requesting the Applicant to remain available for DRB questions. All voted in favor of the Motions, which were approved. The Public Hearing was closed and the Members entered into Deliberative Session.

After some time, M. Moser requested a Motion to come out of Deliberative Session. T. Ponto so Moved, All approved, Motion passed and the regular Meeting resumed.

#### **Discuss Miscellaneous and Other Business**

J. Biasuzzi reported that the Planning Commission was working towards starting the adoption process in November.

#### **DRB Discusson:**

j. Wallace reported his research on vehicle noise concerns: It is a violation to alter manufacturer approved specifications; install non-conforming after-market exhaust systems; and fail to maintain road vehicles in good condition. The problem continues to grow due to little or no enforcement.

**Schedule Next Meeting:** The next regular Meeting was scheduled **for 7:00 pm Wednesday November 16, 2022;** at Town Office; providing there was business for the Board.

#### **Adjournment**

D. Higgins Moved to close the Meeting. All approved and Meeting adjourned at 9:25 pm.

Respectfully submitted by

*J.M. Biasuzzi*  
Jeffrey M. Biasuzzi, recorder

Attachment: Article 1 - Applicant written Testimony submitted 10.19.2022

Approved:

