

Minutes
West Rutland Special Selectboard Hearing
Monday, December 19th, 2022
6:00 pm

Present: Chet Brown, Nick Notte, John Harvey, John Center and Dick Daley

Others Present: Mary Ann Goulette, Jeff Biasuzzi, Denis Lincoln, Sean Barrows, Leona Minard, Matt Moore with EverNorth.

Call to Order: The meeting was called to order at 6:00pm by John Harvey with the pledge of allegiance.

Agenda Approval: Motion by Chet seconded by John Center to approve the agenda as presented. Motion approved unanimously.

a) Planning Commission - Presentation of Bylaw Update

Jeff and Denis addressed the board with the proposed changes to the 2008 zoning regulations and 2012 flood hazard regulations. The changes are the result of over 52 meetings by the Planning Commission; several reviews by VT ANR/River Management, Rutland Regional Planning Commission, a VLCT legal review and 240 hours of town staff. The most significant changes include:

- a. Simplify zoning districts
- b. Update and simplify the table of uses
- c. Grant the DRB authority to approve setback waivers and adjust coverage so to allow greater utilization of a parcel and accommodate multi-family and PUD housing proposals.
- d. Integrate Special Flood Hazard and Source Water Protection rules within the Zoning regulations.
- e. Allow for installation of fill under new structures so to elevate above base flood elevation in a SFH area.
- f. Clarify terms and add cross references to other applicable sections in the regulations

b) Selectboard Member Comments – Discussion that the bylaws will be more business friendly and encourage development with less restrictions such as setbacks and parking. The selectboard thanked Jeff and the planning commission for their time and dedication to this effort.

c) Public Comments/Questions – Matt Moore asked when the bylaws would become effective. Jeff indicated if there are no changes to the document then the document becomes effective 21 days after Selectboard approval.

d) Adopt Zoning Bylaw Regulations – Since there are no changes from the public and/or selectboard the update can be adopted. Motion made by Chet seconded by Nick to approve the updated zoning bylaw regulations as presented. Motion approved unanimously.

Adjournment: Nick made a motion to adjourn the meeting at 6:40 pm and Chet seconded.
Motion approved.

Respectfully submitted,
Mary Ann Goulette