

draft
West Rutland Planning Commission (PC) Special Meeting Minutes
February 8, 2024 6:00pm Town Offices, 35 Marble St.

Members Present: Sean Barrows (Chair), Michael Brzoza (Vice-Chair), Leona Minard, Jim Flint
Also Present: Jeffrey Biasuzzi, as Recorder and Zoning Administrator (ZA); Public in attendance identified on Attendance Roster (exhibit I) attached.

Call to Order: Chair S. Barrows called the Meeting to Order at 6:08 pm and led the reciting of the Pledge of Allegiance. The Meeting was not electronically recorded.

Agenda:

S. Barrows requested Motion to approve the proposed Agenda. L. Minard Moved to approve the Agenda. M. Brzoza seconded, all approved, and Motion passed.

Approval of Minutes:

L. Minard. Moved to approve the PC Meeting Minutes of 1/5/2024. J. Flint seconded, all approved and Motion passed. M. Brzoza Moved to approve the Minutes of the Special Meeting and Public Hearing of 2/5 2024. L. Minard seconded, all approved and Motion passed.

Deliberation & Decision on Public Hearing Testimony:

Town residents in attendance offered their opinions on the draft Town Plan (TP), and the revised text following the 2/5th Public Hearing:

J. Biasuzzi distributed information from Rutland Regional Planning Commission Planner Logan Solomon on Act 171 (re: Forest Blocks and Wildlife Habitat), confirming that the draft TP conformed to VT requirements on this issue. An outline of minor changes to the draft TP made as a result of public comments at the 2/5 Hearing was also provided.

Lisa Wright complemented the PC on its continued efforts. She questioned definitions for energy generation projects (residential, commercial, industrial) and suggested adding height limitations to wind energy generators.

Leona Minard voiced her concern on all the attention given wind generation, compared to (aesthetic) impacts of solar generation facilities.

Christie Wright also supported height limitations for wind generation.

L. Wright asked how Zoning changes could be approved prior to Town Plan approval. J. Biasuzzi relied that a Town Plan provides guidance to Zoning regulation; but that either can be amended at any time the need to update was apparent. She also asked if the electrical generation (in kW) could be more restrictive.

Jennifer Fredrick submitted 3 pages of questions and suggested changes to the TP, related to wind energy generation and wildlife & vegetation habitats. She requested assurances on height limitations for wing energy generators. J. Flint was concerned that adding height limitations would be a substantial change to the draft PC.

Christopher Cressy stated that the average blade length on a 100kW wing generator was 75 feet (resulting in a total height of the assembly to be over 150 feet).

S. Barrows discussed the TP adoption schedule was very short, and that significant changes to wind generation limits would postpone approval.

Pamela Sokel commented on wind generator heights. She noted that the TP section referencing ATV trails located on Clark Hill Rd (T.H. 16 and approved for ATV travel) incorrectly mentioned State Forest Rd. (a private road and not approved for ATVs).

L. Wright suggested just readopting the 2016 Town Plan for the time being. J. Biasuzzi stated the 2016 Plan contained outdated statistical data, and that the draft TP included a much improved format and updated information on Town infrastructure improvements. S. Barrows thought the 2016 Plan would be unlikely to comply with current standards required by Regional & VT Plans.

The visitors left the Special Meeting at 7:40 pm. PC members continued discussion on the input received at the 2/5th Hearing and current Meeting.

L. Minard made a Motion to add the following changes to the draft TP:

Pg. 15 - Correct and clarify the ATV uses on Clark Hill and State Forest roads.

Pg. 49 – Clarify text for Figure 46 (Future Land Use Map).

Pg. 2 - Add photo and recognition of L. Solomon's assistance.

M. Brzoza seconded, all approved and Motion passed. J. Flint would edit the TP and email to PC and RRPC.

Chairman S. Barrows requested a Motion to approve the Town Plan with the revisions discussed and forward to the Select Board for their review and scheduling of a Public Hearing to adopt. M. Brzoza so Moved, L. Minard seconded, all approved and the Motion passed.

It was agreed that the PC should send at least one Member to attend the Select Board Public Hearing.

Schedule next Meeting:

The PC decided to cancel their regular March Meeting on 3/6/2024. Their next regular Meeting will be on Wednesday April 3, 2024 at 6:00 pm, at Town Office (35 Marble St.).

Adjournment:

J. Flint made a Motion to end the Special Meeting. L. Minard seconded, all approved, and the Special Meeting adjourned at 8:20 pm.

Respectfully submitted by Jeffrey Biasuzzi

Approved _____