

Draft
West Rutland Planning Commission (PC) Special Meeting & Public Hearing Minutes
April 15, 2026 6:00pm Town Offices, 35 Marble St.

Members Present: M. Brzoza, Tom Fagan, Leona Minard, Sean Barrows (Chair). Absent: Jim Flint (resigned).
Other(s) present: J. Biasuzzi (ZA and Recorder) No Public in attendance.

Call to Order: Chair Sean Barrows called the Special Meeting to Order at 6:08 pm and led the reciting of the Pledge of Allegiance. The PC Member introduce themselves. The PC Meeting was electronically recorded on Zoom.

Meeting/HearingAgenda: M. Brzoza made a Motion to approve the draft Agenda. T. Fagan seconded, All approved and the Motion passed.

Open Public Hearing: Chairman Barrows opened the (warned) Public Hearing for the draft amendments to the current Flood Hazard Area (FHA) and River Corridor (RC) regulations (i.e. Article 16 of the Zoning Regulations adopted 12/19/2022). There were no members of the public in attendance for the Hearing, either in-person or remotely. The ZA has not received any written comments on the proposed FHA regulations.

M. Brzoza asked how the addition of the River Corridor had impacted the current regulations. ZA J. Biasuzzi noted that the proposed River Corridor was mostly within existing mapped FEMA Flood Hazard Area and National Wetlands Inventories, and appeared to present minimal additional (expanded) impact to new areas.

J. Biasuzzi summarized the need for the updated FHA & RC regulations by presenting (in part) a 3/30/2022 letter from Kyle Medash, the VT Western Floodplain Manager (Addendum A, attached) which stated the Town's current 17.5% ERAF (emergency funding) rating would be negatively impacted by allowing introduction of Fill under new Structures in a FHA. To prevent the ERAF contribution from being reduced to 12.5%, amendments to the regulations to include River Corridors and flood-resistant design and materials would be necessary.

After asking for any further discussion, and hearing none; S. Barrows asked for a Motion to Close the Public Hearing. T. Fagan so Moved to Close the Public Hearing, L. Minard seconded, All approved and the Motion passed.

In accordance with 24 VSA Section 4441, the PC shall submit the proposed amended bylaw, with any reports to the Select Board (S.B.). Not sooner than 15 days after the PC's referral to the S.B. , and not more than 120 after, the S.B. is to hold at least one (or more as required) Public Hearing following a minimum 15 day warning in accordance to the statute.

The Special Meeting then continued with :

Old Business / Approval of Minutes: The Members reviewed Minutes for the Special Meeting held 3/24/2026. J. Flint had emailed the ZA that he was absent at that meeting and the draft needed correcting T. Fagan Moved to approve Minutes as written (except for correction). M. Brzoza seconded. Four Members approved and the Motion passed.

New/Continued Business:

1. T. Fagan plans to attend (remotely) the Mt. Ascutney PC Municipal Planning training on 4/16//26; and the RRPC Plan Implementation Training (in-person) on 5/21/26.
2. J. Biasuzzi provide Members with copies of the Town of Rutland's draft Subdivision regulations, suggesting they may assist in updating the W.R. (2005) Subdivision regulations in the future.
3. The Members reviewed other proposed changes to the Zoning regulations, as discussed over passed months, and with regard to Act 27 and 181 compliance. This update and review to be continued.

Schedule Next Meeting: The next Regular Meeting is scheduled for Tuesday, May 5, 2026, starting at 6:00 pm at Town Office (35 Marble St.).

Adjournment: T. Fagan made a Motion to end the Meeting. M. Brzoza seconded, All approved, and the Meeting adjourned at 7:30 pm.

Respectfully submitted by Jeffrey Biasuzzi Approved _____



Vermont Department of Environmental Conservation
Watershed Management Division | Rivers Program
450 Asa Bloomer State Office Building, 88 Merchants Row
Rutland, VT 05701-5903

ATTACHMENT TO P.C.
MEETING & PUBLIC HEARING
MINUTES 4/16/2026
VERMONT
Agency of Natural Resources

March 30, 2022

Jeff Biasuzzi
Zoning Administrator
Town of West Rutland, VT
802.438.2204 x 16
zoning@westrutlandvt.org

Subject – DEC Floodplain Manager comments regarding ATTACHMENT A, TOWN OF WEST RUTLAND FLOOD HAZARD AREA REGULATIONS, Proposed Amendment to 6/11/2012 Regulations, DRAFT (3.21.2022)

Mr. Jeff Biasuzzi,

Thank you for providing the draft for review. The proposed amendments which would now allow for new structures and new fill in the SFHA within the Village, Residential, Commercial, and Industrial Zoning Districts would be permissible in regards to the required NFIP minimum standards. However, it would have an adverse effect on the Town's ERAF reimbursement rate. Currently, the Town is at a full (17.5%) reimbursement rate for ERAF, mainly due to being an early adopter and higher flood standards (no new structures/fill in the SFHA). In order to keep the full rate (17.5%) and amend the flood regs, the Town would have to adopt River Corridor Protections similar to the State Model to maintain current ERAF status. I'm available to attend a meeting to talk more about adopting River Corridors and answer any questions. By a quick map review it looks like most of the RC is aligned with the conservation districts and wetlands, so RC adoption is presumably not much more prohibitive beyond what's currently in place.

With the Town considering allowing new development and fill within the SFHA in certain zoning districts, it may be worth taking a closer look and consider being more selective of what areas new structures are allowable and to what standards those structures are built to provide better protection from flood risk amid a changing climate. For example, the Town may consider adding a 2' above BFE standard as opposed to the current 1' above BFE requirement for new structures, substantial improvements, fuel storage tanks, etc.

Additionally, there are 3 different Village Districts and 3 different residential districts in addition to commercial and industrial, so this draft is essentially allowing development in SFHA's everywhere but the 2 conservation districts. Is it worth looking at this a little closer and maybe limiting it to the areas with recently expanded utilities? My understanding is that recent utility expansions and the flood regs prohibiting new structures in the SFHA was the original concern in regard to economic development in Town. I recommend considering the finer points of this concern rather than wholesale allowing new development and fill in all SFHA's with the exception of the conservation district where it is currently (mostly) prohibited. It would be beneficial to frame this in a way that recognizes existing developed and utility served areas can be developed, rather than having regulations that allow for creating flood prone new development that has potential for future strain on the Town's resources during and after a flood.

For context on the current floodplain mapping, The maps in Rutland County were digitized in 2008; however, that update in 2008 did not include any actual updates from the mapping completed in the 1989, it was only a digitization of 1989 data. Meaning the current flood conditions shown on the 2008 FEMA mapping might not be the best representation of future flood conditions for planning purposes.

Please let me know if you have any questions. Happy to discuss this further at a meeting as well, please let me know.

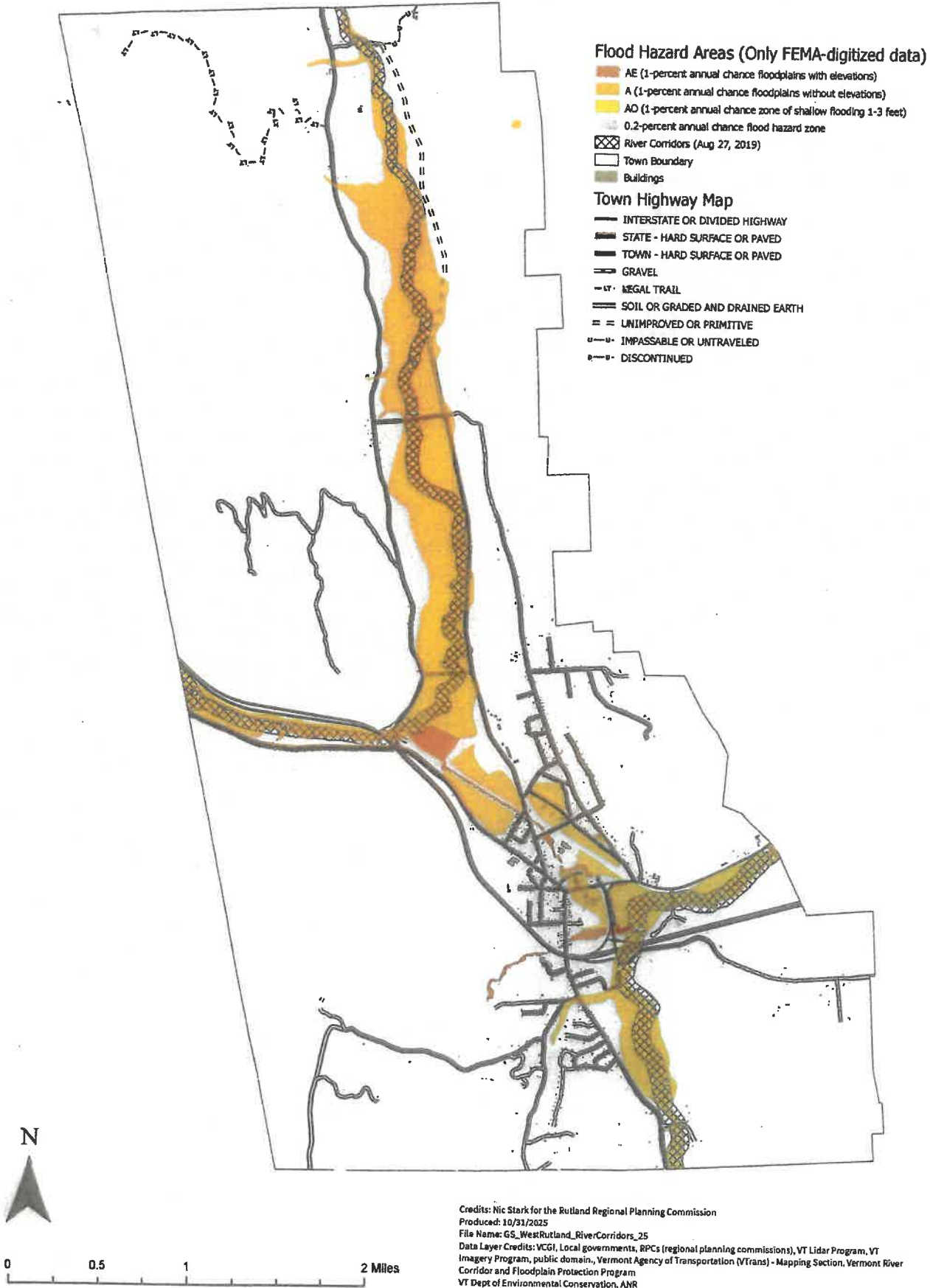
Sincerely,



Kyle Medash | Western Floodplain Manager
Vermont Agency of Natural Resources | Department of Environmental Conservation
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WEST RUTLAND

FEMA Flood Hazard & River Corridors (MARCH, 2026)



Credits: Nic Stark for the Rutland Regional Planning Commission
 Produced: 10/31/2025
 File Name: GS_WestRutland_RiverCorridors_25
 Data Layer Credits: VCGI, Local governments, RPCs (regional planning commissions), VT Lidar Program, VT Imagery Program, public domain, Vermont Agency of Transportation (VTrans) - Mapping Section, Vermont River Corridor and Floodplain Protection Program
 VT Dept of Environmental Conservation, ANR