

DRAFT (revised)

**Town of West Rutland Development Review Board (DRB) Meeting & Hearing Minutes
May 20, 2025 7:00 pm Town Offices (35 Marble St.)**

DRB Members present: Mike Moser (Chair), Yvonne Wedin, Ron Ryan, Deborah Higgins. Absent: Tim Ponto (vice Chair)

Attending in Person: Jeffrey Biasuzzi, Zoning Administrator (ZA & Recorder), Robert Foster, Molly Russell, Harvey Garrapy, Shirley Garrapy, Phillip J. Gawet

There was no remote participation.

Call to Order: Chairman M. Moser called the in-person & remote Meeting to order at 7:05 pm. He led the reciting of the Pledge of Allegiance. The Meeting was electronically recorded on Zoom.

M. Moser introduced DRB Members & ZA.

Open Public Hearing for Application 26-08: M. Moser Opened the Public Hearing from Stewart's Shops Corp. (Stewart's) and swore in all Interested Parties for this Application. The ZA was then asked to describe the Application details. J. Biasuzzi discussed that the application requests a Boundary Line Adjustment (BLA) of 0.09 acres. This involves a 15.0 foot wide by 147.5 ft. long strip of land belonging to Gawet Marble & Granite Inc. (W.R. Parcel 26-0030026) that runs northerly from Main St. (VT Rt. 4A); between the eastern border of lands of Robert & Patricia Foster (Parcel 26-0010266) and the western boundary of Stewart's property ((Parcel 26-00100232), to the larger portion of the Gawet ownership. The BLA would transfer this 0.09 acres from Gawet M&G Inc.'s ownership, and would be perpetually merged to the west side of the Stewart Shops Corp.'s ownership. No new and separate (third) parcel was to be created. Next, M. Russell (Facility Administrator for Stewarts Shops Corp.) further explained that this BLA would benefit any future expansion to the existing convenience store.

The Chair then requested input from others in attendance. P. Gawet stated that Gawet M&G Inc. would access its retained land from Elm & Marble Streets. Neighboring owner Robert Foster discussed plans to sell his property to Stewart's. Neighbors H. & S. Garrapy stated they were in attendance to learn about the application.

Chairman Moser asked DRB Member, the ZA, and others present for any further questions or input. Hearing none, the Chairman explained that the Board would move on to address other Meeting Agenda items, then enter into Deliberative Session to review the Application. Following Deliberative Session the Board would vote to either: Close the Hearing and issue instructions to the ZA OR vote to Continue the Hearing to a future date, time, and place. Attendees were welcome to stay for the remaining portions of the open Meeting.

New Business:

- a. **Annual Election of Officers** - R. Ryan made a Motion to nominate M. Moser as Chairman. D. Higgins seconded, All approved and M. Moser accepted. D. Higgins Moved to nominate T. Ponto to continue as Vice-Chair. Y. Wedin seconded, and All approved and Motion passed. J. Biasuzzi was appointed to continue as DRB Secretary.
- b. **Regular Meeting Schedule**- Members in attendance agreed to continue regular Meetings on the third Wednesday of every month, starting at 7:00 pm, to be held in the Town Hall (35 Marble St.), providing there is business for the Board.
- c. **Miscellaneous Business** –
 1. J. Biasuzzi informed Members of a request from Carris Reels Inc. for an extension of Conditional Use Permit 24-09, which approved movement of 100,000 cu. yds. of earthen fill for a VT-mandated upgrade to the facilities' Storm-water and Erosion Control system. Due delays and changes to design in the multi-agency regulatory process, the final design was not approved until recently, and the permit will expire (if not complete) 8/10/2026. The final engineering design also relocates a storm water sediment basin by approximately 50 feet from the original location. Both VT's Flood Hazard and Wetlands specialists have reviewed and accepted the revision. The ZA's opinion is that this is a minor revision, involving the same volume of fill as approved, that the engineers are better qualified than the Town to address any negative impact, and that no further Town Permit review is required. The ZA stated that the request conforms

to Zoning Section 1106, for a one year extension. The Chairman requested a Motion on this request. R. Ryan Moved to grant Carris Reel’s request. All approved and Motion passed.

- 2. Walgreen’s Dilapidated Fence – M. Moser reported on this property’s history and his efforts to have Walgreen’s repair it’s deteriorated perimeter fencing, The ZA reported that the original (30 year old) Planning Commission Approval lacked any maintenance conditions. The ZA has recently written to the Property Owner’s (Walgreens is a tenant) and that it is likely going to take some reasonable time for a new fence installation.

Deliberative Session:

M. Moser requested a Motion to enter Deliberative Session. D. Higgins so Moved, all approved and Deliberations were started on Application 26-08.

Due to the late time of day, the Board agreed to Recess the Public Hearing and Continue Deliberations at a Special Meeting at Town Office (35 Marble St) on 6/10/2026, starting at 7:00 pm.

Adjournment

Y. Wedin made a Motion to conclude the Meeting. All approved and the Board adjourned at 7:58 pm.

Respectfully submitted by Jeffrey Biasuzzi, Recorder/Secretary

Approved _____ 6/___/2026