

DRAFT

**Town of West Rutland Development Review Board (DRB) Meeting & Hearing Minutes
September 16, 2026 7:00 pm Town Offices (35 Marble St.)**

DRB Members present: Mike Moser (Chair), Yvonne Wedin, Tim Ponto (vice Chair).

Members absent: Ron Ryan, Deborah Higgins

Attending in Person: Jeffrey Biasuzzi (ZA & Recorder) Michael McGann, Charles Adams, Ingrid & Eric May, S. Michael Brzoza, Stanley Dziubek. There was no remote participation.

Call to Order: Chairman M. Moser called the in-person & remote Meeting to order at 7:01 pm. He led the reciting of the Pledge of Allegiance. The Meeting was electronically recorded on Zoom.

Meeting Agenda: At Chairman's request, Member Y. Wedin Moved to approve the draft Agenda. A majority of the Board approved and Motion passed.

Approve Past Minutes: As there was not a quorum of Members in attendance that were also at the 5/20/2026 Meeting; this item was postponed to a future Meeting.

M. Moser introduced DRB Members & ZA. Attendees that planned to present testimony were sworn in.

Open Public Hearing for Application 26-25 M. Moser Opened the Public Hearing on a request from Nancy J. Potter (Grantor) of 125 Five Birch Rd. (Parcel 08-0180500) for a Boundary Line Adjustment (BLA) of 0.112 +- Acres, to be transferred from Grantors' 155.92 acres and Merged To the 89.98 acres of S. Michael Brzoza, Jennifer R. Lucey & Jessica A. Lucey-Brzoza (Grantees & Trustees) of 262 Five Birch Rd. (Parcel 08-180262). At the Chairman's request, the ZA described the Application details; and that a new and separate (third) parcel was not being created. S. Michael Brzoza stated that this BLA corrected the original survey that created a three parcel subdivision (refer to Permit 16-37).

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.

Open Public Hearings for Applications 26-27 and 26-28: M. Moser Opened the joint Public Hearing on two requests for Boundary Line Adjustments from improved Land of Michael R. McGann (Grantor) who owns 0.62+- acres at 138 Dewey Ave (parcel 28-0150138) to adjacent Ownerships. Reference was a preliminary Site Plan prepared by R. Tinker (land surveyor).

- a. #26-27 requests transfer of 0.018 +- acres (785+- sq. ft.) from McGann to Merge with the 0.73+- (improved) acres of Eric & Ingrid May (Grantees) at 89 Fox Run (Parcel 28-0100089).
- b. #26-28 requests a transfer of 0.14+- acre (6200+- sq. ft.) of land from McGann to Merge with the (improved) 0.40 acres belonging to Charles & Patricia Adams of 116 Dewey Ave. (Parcel 28-0150116).

The Zoning Administrator discussed the details of these applications, stating that the proposed boundaries being created appear to conform to minimum setback requirements of Zoning Article V for setbacks and road frontage. The ZA emphasized that Grantor's McGann residual property had to maintain a minimum area of 20,000 sq. ft., and that the preliminary Site Plan indicates this is possible. A final survey plan should identify accurate areas resulting from the BLA, to be reviewed and approved by the ZA, and recorded by the Applicant(s) if approved.

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.

T. Ponto made a Motion to Close the Public Hearings on Applications 26-25, 26-27, and 26-28. The majority of DRB Members so Approved to Close the Hearings to further testimony.

Other Business: The ZA presented Members with copies of Application (#26-29) from Stewart's Shops Corp., received 8/31/2026. The ZA is still reviewing its details, and has reached out to the VT Flood Plain Manager for his review, as the new structure proposed is mostly within the Flood Hazard area. A Public Hearing for October 21, 2026 will be warned asap, providing the Members confirm their plans to attend.

Deliberative Session: Y. Wedin made a Motion to enter Deliberative Session to discuss All Applications presented at this Hearing. A majority of Members approved and Deliberations were started.

Next Meeting: Due to the late time, the Board agreed to Continue the Deliberations at their **next regular Meeting on Wednesday October 21, 2026** at Town Office (35 Marble St) to 6/10/2026, starting at 7:00 pm.

Adjournment

M Brzoza made a Motion to conclude the Meeting, seconded by Y. Wedin. The majority of DRB approved and the Meeting adjourned at 8:12 pm.

Respectfully submitted by Jeffrey Biasuzzi, Secretary

With majority approval, by _____ 10/21/2026
Chairman

