

*DRAFT*

**West Rutland Planning Commission (PC) Special Meeting Minutes  
September 21, 2022 6:30 pm Town Offices, 35 Marble St.**

**Call to Order:**

**Members Present:** D. Lincoln (Chair), Michael Brzoza (V-Chair), Leona Minard, Sean Barrows  
Also Present: Jeffrey Biasuzzi (as ZA, Alternate, & Recorder)

M. Brzoza called the Meeting to Order at 6:35 pm, and led the reciting of the Pledge of Allegiance. D. Lincoln & L. Minard arrived shortly after. The Meeting was not electronically recorded.

**Agenda:**

J. Biasuzzi made a Motion to accept the draft agenda. S. Barrows seconded, all approved, and Motion passed.

**Approval of Minutes:** S. Barrows Moved to approve the 9/7/ 2022 minutes. J. Biasuzzi seconded, all approved and Motion passed.

**Open Meeting-Public Input:** No public Input received.

**Review of proposed amendments to Zoning Regulations:**

J. Biasuzzi opened discussion on the draft zoning regulations revisions recommended by VLCT. He had reviewed and edited the minor attorney suggestions (up to page 23). The following more significant suggestions were discussed by the Members:

**Article II – Special (zoning) Districts:** The Members agreed with VLCT to relocate the special *Conditions* identified with the Special Flood hazard, Ridgeline Overlay, and Source Water Protection Overlay districts to Section 404 (L, M, & N) which included Conditional Use standards as “Additional Criteria for Specific Conditional Uses.”

Definitions used in the Special Flood hazard Areas should be moved to Article XV as Section 1503. Source Water Protection Overlay Definition should be moved to Section 1504.

**Article III – Section 302:** The PC conceded to VLCT, which stated that this section was vague, unenforceable, and recommended its removal. The PC conceded, but suggested *revising Section 301(d)* to read, “If the Table of Uses does not identify a proposed use as Permitted, Conditional, or Exempt, the ZA may refer the application for a proposed use to the DRB for review as a Conditional Use, providing:

1. The DRB determines the Proposed Use conforms with *all* applicable standards in Article IV. If the DRB determines the proposed use does not conform, the use may not be allowed, and the application denied.
2. The proposed Use is not identified as a Prohibited Use per Article X, Section 1019. **Add the Prohibited Uses listed in the Source Water Protection Overlay District to Section 1019.**

The Table of Uses should amend “Day Care Group Home” to read just “Day Care”. The Use “Group Home” should be added (alphabetically) with the same Permitted and conditional uses as Day Care.

Section 602 – Parking: To address the VLCT input of parking requirements for Multi Families, PUD’s, etc, the PC proposed, “the DRB shall require a Parking Design prepared by a qualified civil engineer to determine the minimum number of Parking Spaces or Parking Lot appropriate for the Project being reviewed.”

**Other & Miscellaneous Business:** No discussion.

**Meeting Schedule:**

The next regular Meeting of the PC will be Wednesday October 5, 2022, at 6:30 pm, in Town Office.

**Adjournment**

M. Brzoza Moved to close the meeting, L. Minard seconded all approved and meeting adjourned at 8:30 pm.

Respectfully submitted by J. Biasuzzi

Approved: \_\_\_\_\_