

*DRAFT*

**West Rutland Planning Commission (PC) Special Meeting Minutes  
October 25, 2022 6:30 pm Town Offices, 35 Marble St.**

**Call to Order:**

Members Present: Michael Brzoza (V-Chair), Leona Minard, Sean Barrows, D. Lincoln (Chair)  
Also Present: Jeffrey Biasuzzi (as ZA , Alternate, & Recorder). Also participating via Zoom Matt Moore (for Evernorth and Halie DelGiudice (for Housing Trust of Rutland Co.)

D. Lincoln called the Meeting to Order at 6:40 pm, and led the reciting of the Pledge of Allegiance. The Meeting was not electronically recorded.

**Agenda:**

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

**Approval of Minutes:** M. Brzoza Moved to approve the 10/18/ 2022 Minutes. L. Minard seconded, all approved and Motion passed.

**Open meeting Public Input:** J. Biasuzzi introduce the PC members to the attending guests. D. Lincoln noted that the objective of this special meeting is to finish language review of the draft Zoning regulations, a last step before initiating the adoption process.

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

To expedite the review process the panel had assigned specific sections to each Member:

Leona M. submitted her suggestions for Article 8. She suggested that Section 901 could be clarified. ZA to reword for review at next meeting.

Denis L. submitted his review for Article IX thru Article 12. J. Biasuzzi noted that Warehouse was defined but absent as a Use in Article III. The members added Warehouse to Table of Uses as a conditional use in the Commercial , Industrial, and R2 zoning districts.

Sean B. submitted his review for Article XIII thru Article 15.

M. Moore recommended an adjustment to front setbacks in the Village and Commercial districts, from 25' to 10 ft. J. Biasuzzi noted that Multi-family housing could request a setback waiver from the DRB to 10 feet. Mr. Moore also requested confirmation that the Flood Hazard Area regulation had been amended to allow new buildings to be elevated above BFE by the addition of fill under the structure. The ZA assured Mr. Moore that this was a proposed change to the FHA regulations.

The remaining sections, ending at Article XV (Definitions) was reviewed with only minor corrections. The consensus was that (following revisions noted) the document would be ready for start of adoption process.

**Other & Miscellaneous Business:**

Discuss interest in attending the VT Municipal Day training in Montpelier on 10/28/2022.

**Meeting Schedule:**

**The next meeting was scheduled for Wednesday November 2, 2022, at 6:00 pm, in Town Office.**

**Adjournment**

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

Respectfully submitted by J. Biasuzzi

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