

draft

**West Rutland Planning Commission (PC) Special Meeting Minutes
November 19, 2024 6:00pm Town Offices, 35 Marble St.**

Members Present: Sean Barrows (Chair), Michael Brzoza (Vice-Chair), Leona Minard, Jim Flint
Also Present: Jeffrey Biasuzzi, as Recorder and Zoning Administrator (ZA);

Call to Order: Vice-Chair M. Brzoza called the Meeting to Order at 6:10 pm and led the reciting of the Pledge of Allegiance. Chair S. Barrows arrived shortly after. The Meeting was electronically recorded on Zoom.

Agenda:

J. Flint requested Motion to amend Agenda to include reviewing the (corrected) August 6, 2024 Minutes. S. Barrows seconded the Motion, all approved and the Motion passed.

Approval of Minutes:

J. Flint Moved to approve the corrected PC Meeting Minutes of 8/6/2024, L. Minard seconded the Motion, all approved and Motion passed. M. Brzoza Moved to approve the Minutes of October 1, 2024 with the added notation that J. Flint prepared them. L. Minard seconded, all approved, and the Motion passed.

Old Business:

J. Biasuzzi discussed the statutory difference between Variances (24 VSA Section 4469) and Waivers (24 VSA Section 4414(8)). He noted that Waivers authorized the Development Review Board to consider specific applications with fewer limitations. He a Zoning Waiver example from Brandon's zoning regulations. The ZA also noted that the PC could specify that Waivers could apply to *just* residential structures, and not accessory structures or commercial uses; an approach the Members favored.

The Members than discussed formal adoption of River Corridors, in an effort to improve the Town's ERAF rating. The ZA is to seek RRPC assistance in identifying which Town properties might be negatively impacted by any new River Corridor restrictions.

New Business:

J. Biasuzzi discussed adding the Judicial Division of VT Superior Court as an enforcement option; establishing a Standard Penalty procedure for Violations not appealed to VT Environmental Court; and/or adding an additional ZA Administrative Fee (Select Board Approved) for Owners that start a project without a permit or that start before waiting the statutory 15 day warning period.

Public Input:

No Public participated in the Meeting.

Miscellaneous Business:

J. Biasuzzi reported on the in-person October VLCT Zoning Forum he attended.

L. Minard reported on changes in the Rutland Regional Planning Commission annual member Dues. Instead of a common flat fee and separate charges for specific services (example : preparing a Town Plan), the RRPC will assign Dues based on the Municipality's population. While all the details on services proved under this new schedule were not clarified, W. Rutland' annual Dues could increase from \$1000.00 to \$2500.00 under this proposal.

J. Biasuzzi asked J. Flint to comment on the recent Casella Act 250 Public Hearing on its expanded training facility on Casella Lane. J. Flint provided details on conditions that Casella's Waste Management Division agreed to, in order to mitigate current issues with late night traffic and noise.

Schedule next Meeting:

Their next regular Meeting will be on Tuesday December 3, 2024 at 6:00 pm, at Town Office (35 Marble St.).

Adjournment:

J. Flint made a Motion to end the Meeting. L. Minard seconded, all approved, and the Meeting adjourned at 8:00 pm.

Respectfully submitted by Jeffrey Biasuzzi

Approved _____