

Draft (revised)  
**West Rutland Planning Commission (PC) Regular Meeting Minutes**  
**February 4, 2025 6:00pm Town Offices, 35 Marble St.**

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

**Call to Order:** Chair S. Barrows called the Meeting to Order at 6:15 pm and led the reciting of the Pledge of Allegiance. The Meeting was electronically recorded on Zoom.

**Agenda:** L. Minard made a Motion to approve the draft Agenda. M. Brzoza seconded the Motion, all approved and the Motion passed

**Approval of Minutes:** The Members reviewed Minutes for 1/7/2025 Meeting. J. Flint Moved to accept the Minutes as drafted. M. Broza & S. Barrows approved. L. Minard was absent on 1/7/25 and abstained. The Motion passed and the Minutes approved.

**Public Input:** No Public participated in the Meeting.

**New Business:** J. Biasuzzi provided Members with a selection of information from Town of Poultney's proposed zoning regulations. These highlighted specific changes to address VT's Act 47 (HOME Act) requirements.

There was discussion to amend the Village district's minimum front setback from 25' to 20', have the side setback reduced to 10', and no change the rear 15' setback. Minimum Lot depth was reduced from 120' to 110'.

The Members discussed relocating the Commercial and Industrial district boundaries to reflect current uses, but no specific boundary relocations were identified. Also discussed was allowing new residential housing in these districts, but further discussion was tabled for a future meeting.

Article VI (parking) was reviewed and Members decided to add clear language to prohibit vehicle parking in front yards. Members agreed to amend Section 602 to allow One 8' x 20' =160 sq. ft.) parking space And reduce the number of spaces to one for Residential and Home Occupation uses.

Review of Section 1017 was started to conform Accessory Dwelling Unit to Act 47 requirements.

**Miscellaneous Business:** None discussed.

**Schedule next Meeting:**

There will *not* be a conflict with Town Meeting Day, so the next regular PC Meeting will be on Tuesday, March 4, 2025 at 6:00 pm, at Town Office (35 Marble St.).

**Adjournment:** L. Minard made a Motion to end the Meeting. S. Barrows seconded, all approved, and the Meeting adjourned at 8:15pm.

Respectfully submitted by Jeffrey Biasuzzi

Approved \_\_\_\_\_