

RUPERT PLANNING COMMISSION

Minutes of meeting April 1, 2019 UNAPPROVED

Attending: PC – Jed Rubin (Chair), Charlie Rockwell, Bob Bain, Phil Mazzucco, Val Almosnino, Jean Ceglowski, Kim Davis, Peter Pelton, Phil Chapman (Secretary). DRB - Don Lewis. Zoning Administrator – John LaVecchia Jr. Other – Susan Nichols. Copy of minutes to Debby Baker (Select Board)

(Administrative Note – Phil Mazzucco is a member of both the PC and the DRB. With his membership plus the other 4 new members appointed by the Select Board there are now 9 members on the PC, the maximum allowed under section 7.03 on page 7-1 of the Land Use Regulations.)

Meeting called to order at 7:05 PM

Minutes of meeting Mar 11, 2019 were approved

Next meeting: May 6, 2019

First order of business was a discussion of the ZA report.

Pending Application: Soderlind 2381 Rte 315. Septic permit OK. Building is ready to be placed upon new foundation.

Potential Project: Possible replacement of an existing cabin at Merck Forest. If replacement is at a different location or is of a larger size, a DRB review will probably be required.

Other: Renovations at 259 Dorset West Road. There was a brief discussion of whether a permit would be required if a new dormer would increase the size or alter the exterior of the current residence. Issue was not resolved. We will await further details from the builders.

The rest of the meeting was devoted to the question of amendments to the Land Use Regulations. As mentioned in previous meeting minutes, there have been several instances of contradictions or lack of clarity in the Regulations, as we have reviewed applications. The annexed “Revisions to Land Use Regulations” lists 5 such cases between December 2016 and the present. We discussed two in detail and reached recommended conclusions. Discussions about case # 3 began but will be continued at the next PC meeting in May.

Dec 2016 – is an accessory structure in the RM Zone a permitted use or a conditional use? The consensus of the Commission was that an accessory structure for residential use should be permitted but an accessory structure for commercial use should be conditional and subject to review. C. Rockwell made a motion, seconded by P. Chapman, to move category

1340 (see section 2.08, C. Conditional Use –Residential- line 1340 (accessory structure or use) to Part B- Residential Permitted Use. Motion was passed unanimously.

Dec 2017 – This issue arose due to a request from John Thrasher to clarify the definition of “dwelling” (see # 8 on page 8-4) by adding “unit”. The current definition describes a single building and restricts this to occupancy by one family or household. Most of the other definitions (see #10,#11,#12,#14,#15,#16) use the term “dwelling unit”, which emphasizes the uses to which the building is put and allows for a larger number of residents. Val Almosnino motioned, and Charlie Rockwell seconded, to amend page 8-4 Section 8 (02) (D) (8) to read “DWELLING UNIT” and to amend the final portion to read “intended for occupancy by one family or household”. The motion passed unanimously.

Sep 2018 –calculation of waivers (see section 7.07 on page 7-5). Discussion began but was not concluded. To be continued at the May 6 meeting.

Meeting adjourned at 8:45 PM

Respectfully submitted,

Phil Chapman, Secretary