

Planning Meeting 6.3.19 Rupert Town Hall

Present: Jed Rubin, Val Almosnino, Jean Ceglowski, Peter Pelton, Don Lewis, Bob Bain, John LeVecchia, Phil Mazzucco, Charlie Rockwell, Kim Davis. with S. Nichols also attending.

Meeting called to order 7:05pm

Meeting Minutes for May 2019 were accepted.

Next Meeting is 7.1.19

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

ZA Report: John L

1. Gaudreau – approved application for garage / accessory structure
2. Old Grey Barn/ Calfee TTM Associates – approved; sign is on their property and not State Highway; out of the ROW.
3. Soderlind Residence – have all maps and approvals.
4. Smith R – boundary adjustment – approved. ZA met w Ray. Adjusted to give a bit more land to the property that includes the sheep farm. Less to the cabin property. Mylar finished shortly. Exempt from wastewater permit. C Rockwell – Does town have digital file w lines? ZA thinks it receives paper files.
5. Lovemark – porch addition – approved application. Closer than set back regulations; just a continuance of the front façade.
6. Scarnecchia – across from Youlin Rd. Want a farm stand by the road; exempt from permitting. Looking to replace the current stand and make a few feet longer. ZA to reach out to owners for clarification and for exact size.
7. Buck – 365 Hidden Valley – repair or replace house partially in flood hazard area. ZA will get back to them for project timing (could be later this year) and to provide information re: building in a flood hazard zone. Lot has a drilled well and sub-standard septic.
8. Zapletel – ZA met with him on sub-division guest house on large property (end of Rogers Rd). Want to build smaller house for themselves and leave larger property as timber.
9. Mazzucco – met with ZA about cabin project on his property near the NY border. Discussed set back requirements.
10. Saunders, Tonya – has potential purchaser for parcel 10403 who wishes to put a slightly larger mobile home or home on property; currently a single-wide. New home might get close to lines. Discussed setbacks. It is less than a 3-acre parcel. Was sub-divided from the house.
11. Mychack – 61 East St, re: zoning compliance. ZA to see if any zoning violations. Small pre-existing lot. House fills the lot. Current house is a mobile home. ZA not aware of any zoning violations at this time.
12. Lourie sub-division – What are survey requirements before he files a final plat? Needs a final survey to establish boundaries. Discussion on boundary adjustments pertaining to regulations that apply. Perhaps the parcel being sub-divided off should be surveyed and the remaining parcel no. Other points (Val): “Shall be a survey of newly created parcel.”

Other Business

Recommended: Present to Select Board revision of the By-Laws; specifically:

C Rockwell: Need to think about changing the language of the by-laws as follows.

After PC discussion it was agreed:

“A Vermont licensed Land Surveyor shall complete a survey of the newly created parcel set out for transfer or sale.”

Move to adjourn 8:31 pm.

/kd