

RUPERT PLANNING COMMISSION

Minutes of meeting July 1, 2019 UNAPPROVED

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

Meeting called to order at 7:07 PM

Minutes of June 3 meeting approved.

Next meeting: August 5, 2019

Energy sub-committee Update. The next meeting is scheduled for July 15. Val and Jean are working on location(s) for wind turbine installations. The overall schedule now calls for a draft Rupert Chapter to be ready in October. This draft would be subject to review and/or approval by the Town.

ZA Report (copy attached). The report contains the usual very complete listing and commentary on Approved, Pending, Potential projects. These notes pay more attention to those projects that may require a Warned Hearing by the DRB, normally projects involving a subdivision or a conditional use.

Young/McAleenan boundary adjustment. ZA questions whether this is a boundary adjustment or will require a subdivision. This, plus a related additional application, appear to involve a reduction of one property in order to provide acreage to tow other properties. ZA is awaiting further clarification from the applicants before deciding if a boundary adjustment will be allowed.

McChesney inquiry about permitting requirements for a camp off Kent Hollow Rd. This may entail a Conditional Use in the RM District and a DRB Hearing.

Marckwald Property (not mentioned in the ZA Report, but was discussed as a further example of the blurred lines between a boundary adjustment and a subdivision). It appear that Marckwald is preparing to offer parcels of land to 4 different parties and is suggesting that all transactions could be completed via boundary adjustments without the need for a subdivision. The consensus of the PC was that a subdivision hearing will probably be required, but no action can be taken until application(s) are submitted.

The remaining portion of the meeting was devoted to further discussion of amendments to the Land Use Regulations, in particular Section 3.04 on pages 3-3 and 3-4. The minutes of the June 3 PC Meeting concluded that “A Vermont licensed Land Surveyor shall complete a survey of the

newly created parcel set out for transfer or sale". The current language of Section 3.04 (D) states that "A survey...shall be completed" but then adds ambiguous language as to conditions under which a survey may not be required. The discussion within the PC voiced concern that, in the absence of a survey, it is very possible that inaccuracies in total acreage of an original parcel may only be revealed after a number of subdivisions/boundary adjustments have been made. Jed made a motion that Section 3.04 (D) should say, in full, "A survey, stamped by a surveyor licensed in the State of Vermont, shall be completed." The motion was seconded by Jean and passed unanimously.

Jed motioned, Val seconded and the PC agreed to adjourn the Meeting at 8:50 PM

Respectfully submitted, Phil Chapman, Secretary