

RUPERT PLANNING COMMISSION

Minutes of meeting Aug 5, 2019 UNAPPROVED

Attending: PC – Charlie Rockwell (acting chair), Bob Bain, Val Almosnino, Jean Ceglowski, Kim Davis, Peter Pelton, Phil Mazzucco, Phil Chapman (Secretary). DRB - Don Lewis. Zoning Administrator – John LaVecchia Jr. Other- Susan and David Nichols plus Catherine Bryars from the BCRC. Copy of minutes to Debby Baker (Select Board)

Meeting called to order at 7:04 PM

Catherine Bryars from the BCRC attended to provide an update on the status of the revised Energy Chapter proposed for the Town Plan. This meeting began with her presentation. The Energy Chapter has been completed and copies are available at the Town Office. Comments: Jean C “need to get Select Board involved”. David Nichols “Good stuff, but policies # 8 and 11 regarding public transit are irrelevant”. Charlie R asked about nuclear power and Cat replied that if items are not included in the State Plan then they cannot be in the Bennington Plan or on down the line to Rupert’s. Cat’s next step is to check the other chapters in our Town Plan for consistency. E.G. are our Housing and Land Use policies in line with the proposed Energy Chapter? Does our Plan take into account the new Act 171 regarding Forest Connectivity?

There are no deadlines for our accepting the new Chapter, but the threat of private parties’ setting up energy facilities (wind or solar installations) without any Town control will exist until we take action to accept the new Chapter. Message – “the sooner, the better”. Cat is available to work on the Town Plan but she will be on maternity leave at the end of October. Cat’s presentation ended at 7:28.

Minutes of the July Meeting were accepted.

The September Meeting was scheduled for Sept 9, as Sep 2 is Labor Day.

The next item was the review of the ZA report.

#1 -The Flanagan seasonal dwelling application and application for a Conditional Use permits were received on July 15. A conditional use permit is required for this type of structure in the Resource Management District. The application appears to be uncomplicated and the PC agreed that a Hearing could be held by the DRB at the Sept 9 PC meeting. This will require a notice in the Rutland Herald no later than Aug 21.

Other – brief discussions on the Maikish accessory dwelling, the Howell storage shed, the Buck house replacement at 365 Hidden Valley Rd, and the Jones residence shed on Kent Hollow Rd. All appear to fall within the decision authority of the ZA with no Hearings required. We also

touched on the 2 acres of Town Green, which will be discussed at the Select board meeting on Aug 13 to determine if a Hearing will be needed.

The ZA portion of the meeting concluded at 8:52.

The final Item was continued discussion of changes in the Land Use Regulations. We reconfirmed that section 3.04 (D) should be amended to read "A survey, stamped by a surveyor licensed in the State of Vermont, shall be completed". We then began a discussion of the general topic of Dimensional Standards and the waivers permitted by Table 7-A on page 7-5. The sense of the discussion was that strict dimensional standards are probably unrealistic in the case of large lots outside the Village Center and Village Residential districts. Acting Chair Charlie Rockwell will consult with absent Chair Jed Rubin prior to the next meeting on Sep 9.

Meeting adjourned at 8:30 PM.

Respectfully submitted, Phil Chapman, Secretary