

RUPERT PLANNING COMMISSION

Minutes of meeting Oct 7, 2019

APPROVED AS CORRECTED Nov 4, 2019 Respectfully, Val Almosnino Secretary

Attending: Planning Commission: Jed Rubin (Chair), Val Almosnino, Bob Bain, Jean Ceglowski, Phil Mazzucco, Peter Pelton, Charlie Rockwell, Phil Chapman (Secretary)
ZA: John LaVecchia

Meeting called to order at 7:05 PM

Minutes of meeting Sep 9, 2019 accepted.

First order of business involved personnel: Need appoint a new Secretary of the PC , a new Clerk of the DRB and add at least one new member of the DRB all due to Phil Chapman's leaving Rupert., and we must find at least one new member of the DRB. (apologies throughout these minutes for referring to myself in the third person). Val Almosnino volunteered to be Secretary and simultaneously volunteered to join the DRB as Clerk for that board as well. Peter Pelton volunteered to join the DRB. Both of these volunteer offers were accepted and Charlie Rockwell said he would advise the Select Board of these changes at the meeting on Oct 8. ~~We also agreed that Jed Rubin should henceforth be the acting ZA in any application for which John LaVecchia may have to recuse himself.~~ The Select Board decided the Chair of the Planning Commission shall be acting ZA in the absence of the ZA.

Most of the remainder of the meeting was devoted to further discussions of amendments to the Land Use Regulations.

- a- Neither Variances (section 7.06 B) nor Waivers (section 7.07) have proved satisfactory for resolving certain issues – Variances are almost impossible to implement and Waivers are State Law so cannot be modified.
- b- Resource Management District. There is no clear definition of what property qualifies. Perhaps we should eliminate this category. See page 2-17
- c- Lengthy discussion of Density Zoning.
- d- Accessory buildings. General comments were that having different maximum size for accessory buildings in different zones is unrealistic. Motion was made (Val Almosnino), seconded (Peter Pelton) to change the accessory structure size in the VC District (see page 2-6) from 1,000 square feet maximum to 60 % of the lot size of the primary structure. Motion passed.

- e- Setback requirements for Accessory Structures (see VR P. 2-8 and VN P. 2-10) Motion (Jed) seconded (Val) to replace setback for Accessory Structure from the current “20 ft minimum from the Principal Building Frontline” to the same “15 ft minimum 40 foot maximum” decreed for the Principal Structures. The motion was passed

- f- Motion (Jed) seconded (Val) to ~~reduce~~ change maximum lot coverage in the Village Center (see 2.03 D 4) ~~from 80% to 60%~~ of the lot size. The motion was passed.

We quickly reviewed the ZA Report but there appeared to be no applications that would require Warned Hearings at our next meeting.

Final business was an invitation from Charlie Rockwell to all members of the PC as well as other attendees to a “Thank you to Phil Chapman” for some 15 years of service as Secretary of both the Planning Commission and the DRB. The event will take place at the new Sheldon Store Café from 4:30 to 6:30 on Friday Oct 25. A flyer with further details will be posted soon.

Next meeting scheduled for Nov 4, 2019

Meeting adjourned 8:35 PM

Respectfully submitted:

Phil Chapman Secretary