

Rupert Planning Commission

Minutes of January 6, 2020 Meeting UNAPPROVED

Planning Commissioners Attending: Jed Rubin (Chair), Bob Bain, Jean Ceglowski, Kim Davis, Phil Mazzucco, Peter Pelton, Val Almosnino (Secretary)
ZA: John LaVecchia Community: Susan Nichols

Meeting called to order at 7:10 pm

Minutes of December 2, 2019 read and approved.

Jed passed out copies of the Town Plan to the Board while he explained the Plan has to be reviewed every five years. The current five year period is up in February 2020. During this review, any necessary changes can be made. Jed asked the board to read the plan and note any changes they feel should be made. The Plan will be discussed at February's meeting and necessary changes will be made.

There was no new information from the BCRC nor were there any septic permits.

John LaVecchia gave highlights of the ZA Report.

There was a discussion about the Driveway Access Permit being issued by the Select board before a Zoning Permit can be issued. Any property owner who wants to build on property without an existing driveway must apply to the Select board for a Driveway Access Permit. The constructed driveway must meet the State B-71 Standard for Access onto a Town Highway before the Select board will issue the Permit. There was also discussion about requiring the permit to be attached to the Zoning Application.

John mentioned that perhaps Zoning Applications should be revised.

The topic of merging non-conforming lots with contiguous property was brought up. There was much discussion about why non-conforming lot(s) should be merged and what would happen if the property owner, at some future time, wanted to resubdivide the lot. The board decided to continue this discussion in the future.

Meeting adjourned at 8:40 pm.

Respectfully Submitted:

Val Almosnino, Secretary