

Rupert Planning Commission

Minutes of June 1, 2020 Meeting UNAPPROVED

Planning Commissioners Attending: Jean Ceglowski, Kim Davis, Phil Mazzucco, Charlie Rockwell, Jed Rubin, Val Almosnino (Secretary) ZA: John La Vecchia Community: None

Meeting called to order at 7:10 pm

John La Vecchia began his report by explaining he had received a letter from Paul Vigue regarding a perceived change of use by his neighbor James O'Neill. The O'Neill property is on Foote Rd. Mr. Vigue contends that Mr. O'Neill is using his residential property commercially. Mr. O'Neill told John La Vecchia that he has had a home-based business, a lawn mowing and maintenance service, at that address since the early 1990s. There was a lengthy discussion about what a home-based business constituted and whether there was a lot of noise being generated by the mowers entering and exiting the O'Neill property. It was decided that the Zoning Administrator monitor the business.

The next topic involved a lengthy discussion about what kind of time frame is meant by temporary is it several months or several years? There is some concern about repairs being made to the Aldonando property on Route 153. This family converted a garage on the property into a temporary residence so repairs on the principal dwelling could be repaired. It seems the building's heating system failed during a particularly cold part of the winter several years ago and sustained major damage to the plumbing structure. It is unclear whether the building can be repaired. There is also a concern by neighbors of potential health issues because of a perceived improper septic system.

Jed asked about the updates to the Energy Chapter of the Town Plan. Val explained several commissioners read the entire plan and there were a significant number of changes that need to be made. They were begun by Val but had come to a standstill because of the pandemic. He said he would finish marking up the changes and submit them to Cat Bryars at the BCRC as soon as he could. He will advise the pc by email when the changes have been emailed to Cat.

Motion made by Jed, Seconded by Kim to adjourn @ 8:15 pm. Unanimous.

Respectfully submitted,
Val Almosnino, Secretary