

**Rupert Planning Commission Meeting**  
**7 December 2020**

Commissioners Present: Jed Rubin (Chair), Jean Ceglowski, Kim Davis, Phil Mazzucco, Peter Pelton, Charles Rockwell, Val Almosnino; (Clerk) Zoning Administrator: John La Vecchia; Community: Sam & Changwha Koo, Michael Paxson.

Meeting called to order @ 7:04 pm

A motion was made by Jean Ceglowski, seconded by Charlie to accept the minutes as printed on the website. Motion approved unanimously.

Jed turned the floor over to the Koos. Sam Koo explained Mr Markwald approached them about purchasing a parcel of land of approximately 10 acres from him in order for them to be able to protect the water source for their home. Sam further explained the land is a very wet valley area and there is not a viable area on the parcel which could be developed. He also mentioned that there is an old sap house and some detritus which would need to be removed in order to maintain the water source for their property.

Charlie mentioned John La Vecchia passed the issue to the Design Review Board per verbiage in the Zoning Regulations. There is a plan to have a DRB meeting on the first Monday in January 2021.

John Also noted both parties should be represented at the DRB Meeting.

Jed then yielded to floor to Mr. Michael Paxson. Mr. Paxson is a new resident in town. He and his family previously lived in Dorset but had recently purchased and occupied a home on Rte. 315. He was upset that there was a solar array recently installed on his neighbor's property which detracts from the view from his home. He said none of his neighbors knew a solar array was being installed. He wondered how people feel about the siting of the array. Mr. Paxson said he is trying to get answers from Vt Land Trust as to why the array was allowed to be sited where it was. Mr. Paxson also stated that when he did a search for the array, search results showed the array was in Dorset, not Rupert. Mr. Paxson also wondered if the Land trust notified abutting property owners and whether they are required to notify abutters.

Charlie said he will raise the issue with the Select Board per Mr Paxson's request.

Next, John La Vecchia gave the Zoning administrator's report. He touched on the Nims Road project and the Town Line issue. He said there has been discussion with Tyler Yando, the Dorset planner, to concur where the Town Line is. It was very close to the house that used to be there. There was mention that if Dorset disagrees where the Line is, onus is on Dorset to prove Rupert wrong.

There were inquiries about development on Kent Hollow Rd in regard to bridge access. Also, there was an inquiry about seasonal vs year-round development.

Following the Zoning Administrator's report there was discussion about making changes to the bylaws in regard to accessory structure size and location. Charlie feels the bylaws are geared more toward larger municipalities instead of small rural municipalities. We need less restrictions for accessory structures and we need to be consistent in our decisions.

Motion made by Pete, seconded by Jean to adjourn. Motion passed unanimously. Meeting adjourned 8:01 pm.

Respectfully submitted,  
Val Almosnino, Clerk