

Rupert Planning Commission Meeting 4 January 2021

Commissioners Present: Jed Rubin (Chair), Kim Davis, Phil Mazzucco, Peter Pelton, Charles Rockwell, Val Almosnino; (Clerk) Zoning Administrator: John La Vecchia

Meeting called to order at 7:20 pm, following DRB Meeting.

Val read minutes from December meeting. Motion by Charlie, Seconded by Peter to accept December minutes with correction of house to accessory building in regard changes to zoning bylaws.

John gave Zoning Administrator's Report.

Mr. Paxson and Green Mountain Power have discussed the solar array located in Mr. Paxson's neighbor's field very close to Rte. 315. Mr. Paxson did email Charlie to express his concern about the array being connected to the power grid.

Charlie, Tom Wilson, John La Vecchia, Mr. Nielsen and David Leach were in attendance as the array was hooked up to the power grid.

David Leach has applied for and received a Certificate of Public Good (CPG) for a mounted solar array on his Route 30 property. He had questions about siting requirements. He plans to site the array behind the cemetery. Mr. Leach also had some questions for John regarding a gazebo.

Dan Buck is planning to build a pole barn.

Biagiolli purchased land from Fram, in early planning stages of house design and location.

Deb and Dan fuller would like to replace the existing house on their property on Sandgate Road, near the town line. They would like to erect a structure in a different location. They are in preliminary stages, no application, yet.

Nalefsky property is for sale on Sykes Hollow Road. Inquiry from realtor about possibility of another house on the property – perhaps a guest house.

There was a question about a wastewater permit on Pawlet mountain Road.

There was also an inquiry about a "Clean Slate Exemption" regulation. The question asks whether a seasonal residence, which is used during a brief time as a full- time residence in the last 20 years, could be considered to have its use changed from "Seasonal" to "Year-Round".

Charlie asked if we could discuss at the February meeting "what we were supposed to be looking for in regard to Boundary Line Adjustments vs. Subdivisions." Other topics brought up for discussion in February included footprint sizes on buildings, and accessory structures.

Val brought the issue of having an Agenda/Warning page on the Town Web site. He noted there is not currently a page on the site to post agendas or warnings for public hearings. John will follow up with Jane Davies on creation of that page.

Motion by Charlie, seconded by Val to adjourn. Motion passed, Adjourned at 8:01 pm.

Respectfully,
Val Almosnino, Clerk