

Rupert Planning Commission Meeting 1 February 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 7:09 pm.

Val read minutes of last meeting. Jed pointed out two error. David Leach was not present at the grid array connection and Biaggioli purchased property from Crumley not Fram.

Motion by Charlie, seconded by Kim to accept minutes as corrected. Motion passed. (Corrected Minutes posted to website 02/04/2021)

John La Vecchia gave Zoning Administrator's Report. Some topics covered were: Buck Pole Barn Application approved; Rollyson to apply for a subdivision; Mr. Murtaugh picked up an application for a potential project; there have been several adjustment requests for the Mestel application – setback adjustment and a change in the footprint size. Charlie said there has also been some discussion with the Dorset for them to make the driveway in Dorset a private road. That would allow Rupert to make the side where the driveway/private road is a front line and the town line a sideline. There was discussion with Mr. Mestel regarding whether decks and/or patios need to meet setback requirements. Charlie said he and John are holding firm that the application needs to conform to all zoning regulations. There is an intent to have a DRB hearing in March on the Mestel application if all the requirements have been met. There was some discussion on the definition of an interior and exterior lot. Also discussed the difference between a driveway and a private road. There was further discussion on DRB waiting for Dorset's decision on the private road issue before holding a hearing.; John met with Mr. Paxson regarding his concerns about his neighbor's solar array. Jed posed the question of whether the PC wants to get involved in the issue. There was some discussion of writing a letter to the Land Trust and our legislators saying the issue has been handled poorly. The Certificate of Public Good application sites the site in Dorset and it is not. Also, many times the Land Trust restricts any development to the 2-acre house site envelope. There was a lot of discussion

about zoning and siting of solar arrays. It was the consensus that Jed will write a letter to the Land Trust and our legislators on the issue and will then circulate the letter to the board for signature.

The PC then moved on to potential changes to the Bylaws. There was discussion about the opacity of overlay districts and whether the overlays should indeed be districts themselves instead of overlays. Charlie & John will look into getting mapping digitized for the Town.

There was also discussion of why rental dwellings are not allowed in AG and RM districts and should it be allowed as long as population density is maintained.

There was also some discussion about tree clearance.

Motion made by Charlie, seconded by Peter to adjourn at 8:35. Passed

Next meeting will be March 8, 2021 because March 1st is Pre-Town Meeting.

Respectfully submitted,
Val Almosnino, Clerk