

Rupert Planning Commission

7 June 2021

Commissioners: Present: Jed Rubin, Chair ; Bob Bain ; Jean Ceglowski ; Kim Davis ; Phil Mazzucco ; Peter Pelton ; Charlie Rockwell ; Val Almosnino, Clerk

Zoning Administrator: John La Vecchia

Public: Donald Lewis, Richard & Sharon Rishell

Meeting called to order at 7:07 PM

Val read May 2021 Minutes. Consensus of Board to accept minutes as read.

Jed gave floor to Mr. & Mrs. Rishell. They explained they submitted an application to put a 12' x 28' pre-fab garden shed on their property and would be situated in front of the frontline of the main dwelling. The zoning administrator denied the application because current zoning in this zone prevents accessory structures to be situated in front of the main structure's frontline. They explained the site where they would like to put the shed is the only part of their property which would be convenient to installing electricity in the building, would not require installing a driveway in front of the house, not incur a lot of excavation and expense get it situated properly, and would not be difficult for them to access. There was further discussion about why these regulations exist and how the board might amend the zoning regulations in the future. The possibility of getting a variance from the Design Review Board (DRB) was also discussed. The Rishells' said they would wait to hear from the Town on how to proceed with their request.

John La Vecchia continued the Zoning Administrator's Report (available in its entirety at: <https://rupert.vt.gov/documents/meeting-minutes/zoning-administrator-reports/>).

White Doe Farm submitted a Change of Use Application for their property. They would like to use the second floor of one of their as an event space; it was used as retail space by the previous owner. This pending change of use may be subject to DRB referral and review.

Earl Connors would like to add a front porch (8' x 30') to his residence. He is working with the ZA in regard to setbacks.

The Rollysons withdrew their subdivision application. They expect to sell their property in its entirety shortly.

There have been various inquiries by current property owners and realtors regarding potential development to property in Town.

Motion by Pete, 2nd by Jean to adjourn at 8:25 pm. Motion Passed.

Next Meeting: **12 July 2021**

Respectfully Submitted,
Val Almosnino, Clerk