

*DRAFT*

**Town of West Rutland Development Review Board (DRB) Meeting Minutes  
November 15, 2017 - 7:00 pm - at Town Offices, 35 Marble St.**

**DRB Members present:** Mike Moser, Denis Lincoln, Rick Hart, Tim Ponto  
DRB Member Absent: J. Mumford

**Also Present:** Jeffrey Biasuzzi (Zoning Administrator, Recorder), refer to Attendance Roster (addendum 1 attached)

Chairman M. Moser called the Meeting to order at 7:00 pm, and led the reciting of the Pledge of Allegiance. The Meeting was not electronically recorded.

M. Moser requested a MOTION to accept the Meeting agenda. R. Hart made the MOTION to accept the agenda; all approved, and MOTION passed.

**NEW BUSINESS:**

M. Mosher swore in all interested Parties who intended to participate in the Public Hearing.

M. Moser opened the Public Hearing of Application #17-27 by **S. J. Wilk Property LLC** (S J Wilk) and **Wilk & Wilk Realty Inc.** (WWR).

J. Biasuzzi described this two-part application which requests:

1. A minor Subdivision of Parcel #4020730, a 3.8+/- acre property owned by Wilk & Wilk Realty Inc. (WWR); with two sections fronting on US Rt. 4A, and bisected by the Clarendon River. The proposed subdivision would run along the centerline of the Clarendon River, creation two smaller lots of approximately 1.9+/- acres each.
2. A Boundary Line Adjustment (BLA) which exchanges two small areas between S J Wilk and WWR.

The Zoning Administrator (ZA) stated that, in his opinion:

1. He finds the proposed subdivision in compliance with the dimensional requirements of Article V of the Zoning Regulations (2008), for the Commercial Zoning District.
2. He finds the requested BLA moves the non-conforming boundary line that runs between the pre-zoning building on each adjacent lot, and the resulting setbacks would still be non-conforming. However, the buildings are too close together to ever conform with current setbacks, and the BLA would not have a significant impact to the pre-existing situation.

Chris Blanchard, the Applicant's attorney, added that the BLA did not significantly alter the setbacks of the existing buildings; and later added details of the proposed subdivision

D. Lincoln asked of the purpose for the subdivision. Owner/Applicant S. Wilk replied that he would like to sell the eastern parcel that would result.

M. Moser asked for any further questions or testimony. Hearing none, the Chair closed the Public Hearing at 7:14 pm.

**OTHER BUSINESS:**

M. Moser requested any public comment; receiving none.

J. Biasuzzi then introduced Paul Vitagliano and Michele Reveal, principals in Ice House Limousine Service, who would like to construct a fleet vehicle garage in the R2 Agricultural Zoning District. They have requested an information discussion with the DRB regarding this project.

T. Ponto stated his objection to discussing a project without having a formal application to act on.

M. Moser stated that the DRB was not an advisory panel, but a quasi-judicial decision board. The business Owners were welcome to review their project with the ZA, or hire an attorney or other consultants in the development of a formal project application that the DRB could then decide on.

T. Ponto made a Motion that a formal application should be required for the DRB to review and further act upon. M. Moser asked for any discussion. D. Lincoln expressed his opinion that the DRB should be open to a project's introduction by a future applicant without an application requirement. The Chair requested a vote on the Motion. M. Moser, T. Ponto, and R. Hart voted in favor. D. Lincoln opposed. The majority ruled in favor of the Motion.

The Chair reviewed the status of past month's meeting Minutes.

J. Biasuzzi presented a survey Mylar for the Morlinc Farm LLC subdivision (Permit #17-08), for final review and Chairman's signature, per the Subdivision regulations. T. Ponto made a Motion to approve the mylar, and authorize the Chair to sign on behalf of the Board. All voted in favor, and Motion passed.

M. Moser opened the floor to other & miscellaneous business. M. Moser noted that the Westway Mall owners are in initial planning to expand the Mall by conducting a feasibility study and a flood elevation determination for the open acreage. J. Biasuzzi discussed a recent request by the management of Ryder (of Northern New England) to lease the Noonan truck maintenance facility east of Clarendon Avenue, to service Ryder Fleet vehicles. They may apply for a conditional use permit to also lease trucks at that location.

M. Moser requested a MOTION on Application 17-27 by S J Wilk and WWR for a minor subdivision and BLA. D. Lincoln made a Motion to approve both sections of the application as requested and without conditions; and authorize the ZA to issue Permit 17-27. All present voted in favor, and the Motion passed.

The next regular meeting of the DRB was scheduled for Wednesday, December 20, 2017, at 7:00 at Town Office; providing there is official business to conduct.

M. Moser asked for a MOTION to close the Meeting. R. Hart MOVED to conclude the Meeting. All approved, Motion passed, and the Meeting adjourned at 8:15 pm.

Respectfully submitted by

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Jeffrey M. Biasuzzi, recorder

Approved by the DRB on \_\_\_\_\_, by \_\_\_\_\_  
Chairperson