

DRAFT

**Town of West Rutland Development Review Board (DRB) Meeting Minutes
September 19, 2018 - 7:00 pm - at Town Offices, 35 Marble St.**

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

Also Present: Jeffrey Biasuzzi (Zoning Administrator, Recorder), Lori Lyons, Paul Vitagliano, Mary Ann Goulette

Chairman M. Moser called the Meeting to order at 7:00 pm, and led the reciting of the Pledge of Allegiance. The Meeting was digitally 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. Moser swore in all interested Parties who intended to participate in the Public Hearing for Application 18-33. He noted that the Applicant is a friend and former co-worker.

M. Moser opened the Public Hearing on Application #18-33 for property belonging to **Lori Lyons**, at 1746 Pleasant Street (Parcel # 08-0041684), and located in the Residential II Zoning District.

At the Chairman's request, J. Biasuzzi outlined the application for a minor subdivision of a 15.6 acre parcel. Referring to the approved VT Waste Water Permit (#WW-1-1082.2) "Parcel 2" is a 13.62 acres with the existing Single Family Residence and town road frontage. The new parcel requested, a.k.a. "Parcel 3", is a vacant a 2.0 acre lot; and is without town road frontage. The application requests access via a permanent 50 foot wide Right of Way, connecting the lot to Pleasant Street. The access point on Town road is the same as the existing driveway serving Parcel 2. Parcel 2 would be served by connecting to existing municipal water & sewer lines serving an adjacent property.

M. Moser asked for any further questions or input from the Board or participants. Hearing none, he asked for a Motion to close the Hearing to testimony for Application 18-33. D. Lincoln so Moved to close the Hearing; all approved and the Motion Passed.

M. Moser swore in all interested Parties who intended to participate in the Public Hearing 18-34.

M. Moser opened the Public Hearing for Application 18-34, by Paul Vitagliano (Applicant) for development of a vacant portion of lands of Michael Tyminski, located at 839 Clarendon Avenue (Parcel #28-1330839).

J. Biasuzzi described the application to remove the old barn on the property and construct a 80' X 80' garage in approximately the same location. The new structure would house the applicant's limousine fleet and provide office space. The structure would be built on a leased portion of a 18.57 acre parcel owned by Michael Tyminski.

The Applicant further described the project and provided a general site plan (not to scale, without any setbacks). He did not have any building schematics to present, and stated he is considering a couple of different designs. In general, the three garage doors proposed would be located on the buildings east (rear) side. The structure would be heated, and the office would be sized for a small staff (2 persons presently). There would be a waste water and potable water supply, with plans to connect to municipal services. The vehicles would be (mechanically) serviced off-site, but washed and detailed on the premises. A landscaping plan has not been prepared.

T. Ponto asked if the outside parking lot would be paved. The response was to use a crushed stone or gravel material for the driveway and parking areas for now.

D. Lincoln asked about hours of operation and other uses for the building being considered. The Applicants stated that there would not be other outside traffic, other than their drivers coming and leaving work. The buildings main purpose is to house the company's limo fleet. Fleet departure and return time would vary with the work.

M.A. Goulette was sworn in and testified as Town Manager and a member of the Rutland Economic Development Corporation (REDIC). She appreciated that guidelines need to be followed, but stated that the application involved a somewhat unique business; and asked that special circumstances involved be considered. The limos were presently being parked at the Owners residence, in a suburban neighborhood. The project location is only a block from their house, but better suited on a class 1 road without the same concentration of neighboring residences. Although preferring to stay in West Rutland, the Applicant has been searching the region for almost a year, without

finding another suitable site. She noted that there is an existing maintenance garage next door. The existing barn was not capable of housing the business, and that a new building could be designed to be compatible with the rural setting.

M. Moser asked for any more testimony on the building 's specifics, citing the lack of detail in the application. J. Biasuzzi noted that there had been an ACT 250 Land Use Permit on the property in 1988, and asked the Applicant if the VT Permit Assistance Specialist have provided any input on VT permits required. The response was no input had been received from R. Oberkirch at this time.

D. Lincoln made a Motion to recess the Public Hearing to 7:00 pm, Wednesday October 17, 2018, at Town Office, to allow the Applicant time to prepare a more complete application package , and confer with the other Town and VT departments about the other permits that the project will require. All approved the Motion and the Public Hearing was recessed to the time, date, and place specified.

M. Moser then requested a Motion and amend the Meeting Agenda to add going into Deliberative Session at this time, and invite the Town Manager and Zoning Administrator to participate. All approved and Motion passed.

T. Ponto made a Motion to exit Deliberative Session, all approved and an Open Meeting format resumed.

M. Moser requested a Motion for Application 18-33, the L. Lyons subdivision request. R. Hart Moved to approve the application for a two lot subdivision, with the private Right of Way requested to access to new lot created. The vote was three in favor for approval, with M. Moser abstaining. The Zoning Administrator was instructed to draft a Decision for Application 18-33, and forward to the DRB.

The Hearing for Application 18-34 was recessed to the next meeting of the DRB at 7:00 pm, October 17, 2018, at Town Office.

M. Moser opened the floor for Miscellaneous and other business. There was no RRPC report as the delegates had attended the Town Planning Commission meeting that same evening. J. Biasuzzi reported on his attendance at the Act 250 information session held in Rutland on 9/5/2018. He also supplied information on the upcoming VLCT Planning & Zoning Forum and VT Municipal government days. M. Moser reported that a resident had expressed a concern about glare that may be reflected off the solar panels planned to be installed on the new cabins at the Paw House, 1376 Clarendon Ave.

T. Ponto made a Motion to approve the Minutes of 8/17/2018. All approved and Motion passed. Approval of the Minutes of January 17; March 21; and June 20, 2018 were postponed until the next Meeting.

D. Lincoln made a Motion to Adjourn; all approved and the meeting ended at 8:30 pm.

Respectfully submitted by

Jeffrey M. Biasuzzi, recorder

Approved by the DRB on _____, by _____
Chairperson