

**TOWN OF RUTLAND**  
**PLANNING COMMISSION MEETING**  
**JANUARY 7, 2010**

**MINUTES:**

The meeting opened at 7:10 P.M.

Commission members present: Howard Burgess, Tony Flory, Richard Hoenes, Ray Leonard, William Matteson, Jerry Stearns, Tom Turner and Charles Vajda.

**Review of the 11/19/2009 Minutes**

Mr. Turner motioned to accept the minutes from 11/19/2009 as written. Mr. Hoenes seconded the motion. All were in approval.

**Select Board 4 and 7 Committee**

It was originally planned to have the Select Board present to discuss the proposed road that would run parallel to Route 7S from the Holiday Inn to the Cold River Road intersection as well as a new road between the Cold River Road and the Seward Road/US Route 7S intersection. Since the State is not allowing curb cuts along Route 7 S these roads would help development in this area. There is also hope for some stimulus money.

**Ted Hubbard Jr. Subdivision**

Ted Hubbard Jr. is planning a three-lot subdivision with approximately one acre per lot. There are three existing driveways and three additional driveways are planned. Byron Hathaway, the Town Road Commissioner, would have liked these driveways to be at the back of the properties. One lot would need an easement for access over another lot.

The Planning Commission intends to make another site visit.

**Rail Yard Relocation**

There will be a meeting on the rail yard relocation on January 21, 2010 at Rutland City Hall at 6:00 P.M. Mr. Matteson asked that the Planning Commission attend. They will be taking public comment after the presentation.

The plan is to have an Environmental Assessment and if this is negative, then there will be an Environmental Impact Statement.

If the plan to relocate the rail yard in Rutland City fails, then the alternatives would be in Rutland Town.

Mr. Hoenes motioned to have the regular scheduled meeting of the Planning Commission be replaced by the rail yard meeting in the City. Mr. Burgess seconded the motion. All were in approval.

Also relating to the railroad, Mr. Matteson asked that Mr. Zingale, the Town Administrator, contact AOT for a reassessment of Seward Road. Robert Ide is no longer in charge at the State level but the Planning Commission would like a meeting with his replacement.

#### **Education Sessions for the Planning Commission**

Mr. Matteson has said the Town will receive an \$800 grant for two educational sessions. On February 4, 2010, there is a session at the Stafford Technical School on "Development Through Planned Unit Development". Mr. Zingale will check out how many are signed up.

On February 18<sup>th</sup>, the Rutland Regional Planning Commission will attend the regular scheduled meeting. Mr. Matteson will set up educational sessions with Mark Blucher.

The second meeting in March will be the second educational session.

Mr. Hoenes and Mr. Leonard reported that they would be gone for part of February and March.

#### **Miscellaneous**

There is a planned zoning change for Spruce Street in Rutland City.

The Belgian Waffle Shop, planned next to the Nordic Inn, has had some interaction with the State. They have applied for a lot line adjustment permit as suggested by the Rutland Town Planning Commission. They will then go before the Rutland Town Planning Commission.

The Army Reserves will ask the Town to accept their proposed road off of Post Road, near the VELCO substation, and to maintain it.

Mr. Hall wanted to know who would own the adjacent property. Mr. Matteson said he would like to see what is being done as there will eventually be a subdivision. Mr. Zingale said that the plan is to build in the spring or summer and he has been dealing with an army contractor in Pittsburgh, PA.

Mr. Flory motioned to end the meeting. Mr. Leonard seconded the motion. The motion passed unanimously.

The meeting ended at 7:40 P.M.

  
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William Matteson, Chairman

4-1-10  
Date