

TOWN OF RUTLAND
PLANNING COMMISSION
MINUTES
3-19-15

Meeting open at 7:00 PM

Commissioners Present:

Raymond Leonard, Howard Burgess, Andrew McKane, Jerry Stearns, William Matteson and Dana Peterson

Commissioners reviewed the 2-19-15 minutes. Mr. Peterson cited a typo on the top of the second page.

Mr. Burgess moved to approve the minutes with corrections. Mr. Stearns made a second to the motion. The motion passed by a vote of 5 to 0. Mr. Matteson abstained from the vote.

Mr. Ed Bove, Executive Director of the Rutland Regional Planning Commission, met with Commissioners and discussed strategies to update the Town Plan Land Use Map.

Mr. Bove said the Commission would conduct public outreach with the goal of updating and creating a new Land Use Map.

Mr. Bove suggested the Commission do several site visits to get a better understanding of the relationship between how Town land is designated and how the land is actually being used.

He said by driving around Town and looking at existing land uses Commissioners would be in a better position to make changes to the existing Town Plan land Use map.

Mr. Bove said grant money could be used to pay for gas to drive around Town and make observations and inventory what is there. Mr. Bove said the Commission may decide there are too many zones on the map or may decide to combine various zones into a single large zone. He said answers to these type questions will lean to a new Land Use map.

Mr. Burgess cited the fact that some commercial and industrial designated parcels are actually located in floodplain. Mr. Matteson cited the fact that the Commission has discussed creating a Forest District.

He said lands presently in R 40 A or other designations, which are heavily forested, might be placed in a new Forest District.

Mr. Stearns cited the fact that a large forested parcel is slated for solar development since it is located in an industrial district. He said the parcel is forested not industrial and that it backs up to farm land.

Mr. Matteson said the Commission should take a look at how land is designated and then decide whether the designation is appropriate. Mr. Matteson said the Commission should also review the various districts as to what is and is not allowed. Mr. Matteson said it would be helpful to see zoning maps from other towns.

Commissioners and Mr. Bove viewed Town GIS maps and Google Earth imagery of the Town in preparation of beginning work on the Town Plan Land Use map.

Mr. Matteson made a motion to keep the same membership on the Commission until the Select Board makes new appointments. Mr. Stearns made a second to the motion. The motion passed unanimously.

Mr. Matteson moved to close the meeting at 8:30 P.M. Mr. Leonard made a second to the motion. The motion passed unanimously.

Andrew McKane, Chairman