

**TOWN OF RUTLAND PLANNING COMMISSION  
MEETING MINUTES**

DATE: October 29<sup>th</sup>, 2020  
Publicly accessible conference line  
OPEN MEETING 6:30 P.M.

Present: Chairperson Barbara Noyes-Pulling, Dana Peterson, Howard Burgess, Sherman Hunter, Andy McKane, Mary Beth Poli and Norman Cohen

Approval of the Agenda:

Mr. Peterson moved to approve the agenda. Mr. McKane seconded the motion. The motion passed unanimously.

Old Business: Pre-Hearing Discussion on Subdivision application from Mark Benetatos

1. Ray Page of Vermont Survey Consultants was present to discuss the application.
  - a. Mr. Page reviewed the application and the proposed changes to the parcel. [This is filed under subdivision # 309]
  - b. The state permit has been approved and received.
  - c. When the lots are conveyed there will be deferral of permit language included in the deed.
  - d. A comment from the Town Road Commissioner was discussed. He wanted to ensure when access was needed that any driveways allow for proper sighting along Post Road.
  - e. No driveways are proposed at this time, the application is only to subdivide the land.
  - f. The waivers requested were discussed.
    - i. #11 water courses – there are none on the property
    - ii. #12 there are no municipal or public utility rights of way or easements.
    - iii. #13 there are no sewer mains or municipal sewer systems on the property
    - iv. #14 there are no water mains or municipal water systems on the property
    - v. #15 there are no drainage systems or connections to municipal systems on the property
    - vi. #16 there are no parks or other open spaces on the property
    - vii. #17 there are no essential features
    - viii. #18 the location of all trees on site. Mr. Page said there are very few trees on the property and most of the property is an open field.
    - ix. #19 all adjacent information for landowners is included. This is not applicable
    - x. #21 cross sections of grading, streets, highways, and sidewalks. This is not applicable.
    - xi. #23 preliminary design of bridges and culverts. This is not applicable.
    - xii. #24 parcels proposed to be dedicated to public use. This is not applicable.
  - g. A public hearing is needed, and November 19<sup>th</sup> was discussed as the date. This date will be warned for the public hearing.
  - h. The commission discussed the waiver for #18. Mr. Page offered to add the tress if requested. Mr. McKane commented that several subdivisions have been approved without this

information being included. Mr. Burgess agreed with Mr. McKane. The question was whether the regulation was being followed.

- i. Mr. Cohen moved to approve the application and survey map as submitted. Mr. McKane seconded the motion. The motion passed with Mr. Peterson abstaining.
- j. The \$300 application fee needs to be submitted for the application to move forward for the public hearing on November 19<sup>th</sup>.

Announcements

1. Discussed the renaming of Blueberry Lane. The Select Board discussed it at their last meeting and will discuss it at a future meeting. There are concerns with the name ending only with extension. Mr. Burgess commented on the importance of this being names correctly, and not being changed. 911 addresses need to be correct and clear. The board wants to ensure the town is not obligated to maintenance in the future.

Approval of minutes 9/17/2020:

- Mr. Peterson moved to approve the minutes. Mr. Hunter seconded the motion. Clerical changes were discussed and made. Mr. Peterson moved to approve the minutes as corrected. Mr. Hunter seconded the motion. The motion passed unanimously.

Approval of minutes 10/15/2020:

- Mr. Peterson moved to approve the minutes. Mr. McKane seconded the motion. Clerical changes were discussed and made. Mr. Peterson moved to approve the minutes as corrected. Mr. McKane seconded the motion. The motion passed unanimously.

Ms. Noyes-Pulling and Mr. Peterson reviewed topics from a recent land use meeting they attended. It mainly focused on making decisions based on factual information presented. Mr. Peterson will put together a summary to share at the next meeting.

Adjournment:

- Mr. Cohen moved to adjourn. Mr. Peterson seconded the motion. The motion passed unanimously, and the meeting adjourned at 7:23 PM.

Respectfully submitted, Bill Sweet

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Barbara Noyes-Pulling

Rutland Town Planning Commission Chair