

**TOWN OF RUTLAND PLANNING COMMISSION
MEETING MINUTES**

DATE: November 19th, 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, Jerry Stearns, Jim Hall, and Norman Cohen

New Business: Public Hearing on Mark Benetatos Subdivision

1. The public hearing began at 6:30 PM.
2. Ray page of Vermont Survey Consultants was present representing Mr. Benetatos.
3. No development on any of the new lots is proposed and they have secured all necessary state permit.
4. The \$300 fee has been received.
5. No member of the public present had any comments, questions, or concerns.
6. The public hearing was closed at 6:37 PM.
7. If approved, the mylar will be due by February 17th, 2021 and would need to include a check for \$25 for the filing fee.
8. Mr. Peterson moved to approve the Benetatos subdivision application as submitted. Mr. McKane seconded the motion. The motion passed unanimously.

Approval of the Agenda:

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

New Business Scott Dillon from the VT Div. of Historic Preservation to discuss the archeological significance of parcels owned by the Thomas family near Route 7 North

1. Ms. Noyes-Pulling asked about the area, and how in the future what can be done with the land.
2. Mr. Dillon gave some history of the progress of development of this area, when the Army Reserve Center was built, they did an archeological survey of the area. A 4-lot subdivision was done to create the parcel for the reserve center. 5 historic sites were identified including the Adams Farmhouse and Native American historic sites.
3. There are no large-scale protected areas. Mr. Dillon said the largest area is approximately .75 acres and is archeologically significant enough to be able to be placed on the National Registry.
4. Mr. Dillon shared a plot map of the area which highlighted the areas of significance.
5. No ground disturbance work can be done without further work to investigate the site.
6. Mr. Dillon said the age of artifacts and occupancy of the site dates back approximately 6000 years. This was determined through a variety of scientific processes.

7. The landowner, Richard Thomas, was present on the call and stated that the tracts of land being discussed are currently listed for sale.
8. Mr. Dillon said the entire land area around has not been surveyed for additional artifacts. Depending on what was being proposed in a particular location would drive what further research would have to be done in the area.
9. Ms. Noyes-Pulling asked about future development which may occur, what could be done to help with developing the area. Mr. Dillon said without any additional work, no ground disturbance could be done.
10. Mr. Dillon discussed a project proposed in the past, a car body shop, which ultimately withdrew but not for archeological issues.

New Business Discussion of the Planning Commission budget for 2021 – 2022

1. Ms. Noyes-Pulling discussed the proposed budget for next year. The commission did not use its entire budget last time. The miscellaneous line was decreased by 30% and all the other lines were level funded.
2. Discussed an outstanding expense for the interactive stormwater map which has yet to be charged again the current budget. When it comes, after some discussion, it will be charged to the consulting fees line.
3. Discussed removing the word “zoning” from the budget lines. Mr. Hall commented this has to do with flood plain zoning and is important it be left due to insurance coverage.

Old Business update on the Harbor Freight project

1. Ms. Noyes-Pulling and Mr. Sweet updated the commission on the status of the project. Several weeks ago, there was an issue of a sidewalk holding the project up. The Select Board offered to the developer that the town would offer to take over the section of road leading past Aldi’s to the Harbor Freight store there by assuming the liability and removing it from the property owner in an effort to help the project move forward. In the meantime, the developer submitted new plans with a sidewalk on their parcel only, this was accepted, and the permit was granted last Friday. The developer plans to start construction in the spring.

Old Business update on the naming of the section of road past the end of Blueberry Lane

1. The Select Board discussed this at their recent meeting and approved the name of Blueberry Lane Extension PVT.
2. Mr. Burgess brought this to the Town of Pittsford, and they have accepted this name.

Announcements

Discussed the progress the Board is making on a connected sidewalk to Northwood Park from the school. An easement was secured and funds for engineering and design are included in the budget to allow it to move forward.

11-20-2020

Approval of minutes October 29th, 2020:

Mr. Peterson moved to approve the minutes. Mr. Hunter seconded the motion. After a minor clerical correction, Mr. Peterson moved to approve the minutes as corrected. Mr. Hunter seconded the motion. The motion passed unanimously.

The next meeting is planned for December 9th. The commission will not meet on the next date scheduled after that, which is December 31st. A discussion of the meeting schedule for next year will be held at the next meeting.

Adjournment:

Mr. Peterson moved to adjourn. Mr. McKane seconded the motion. The meeting adjourned at 7:32 PM.

Respectfully submitted, Bill Sweet

Barbara Noyes-Pulling

Rutland Town Planning Commission Chair