

**TOWN OF RUTLAND PLANNING COMMISSION  
MEETING MINUTES**

DATE: February 18<sup>th</sup>, 2021  
Publicly accessible conference line  
OPEN MEETING 6:30 P.M.

Commission Members Present: Chairperson Barbara Noyes-Pulling, Dana Peterson, Howard Burgess, Sherman Hunter, Andy McKane, Jerry Stearns, Mary Beth Poli, Jim Hall and Norman Cohen

Members of the Public Present: Chris Howland, Mike Carlson, Mike McMillan, Sandy Fogg, Doug Best, Aaron Jones, Mary Ashcroft, Thomas Elaine, Doug Richardson, Kevin Walker, Keith Whitcomb, Richard Thomas

Approval of the Agenda:

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

New Business: Proposed Housing Project near Middle and Dyer Road

1. Mr. Richardson, VP of Planning and Acquisitions and Mr. Walker, VP of Engineering and Construction from the John Flately Company were present to discuss a proposed housing project.
2. Mr. Richardson reviewed a presentation he provided which covered design, scope, location, and details of the project.
  - a. Showed examples of other completed projects in different states and discussed amenities.
  - b. The complex will be developed on approximately 8% of the total 182-acre parcel being purchased.
  - c. They are focused on tenant retention.
  - d. They expect to have a minimal impact on the school system.
  - e. The undeveloped portions of the parcel will be left largely as is. Some walking trails may be developed, some is currently being used for farming and agreements may be made to continue this.
  - f. They intend to connect to municipal water and sewer services.
3. Mr. Burgess commented that this land is in the current use program. Mr. Richardson commented that portions of the area can be left in this program.
4. The company is engaged in a purchase and sale agreement.
5. Select Board Chair Mary Ashcroft was present and asked the developer to plan to present this to the Select Board as well.

6. Town Road Commissioner was present and asked if the developer had any intentions of turning this road over to the town at any point. They stated they do not, and that all maintenance will be handled by them. There are no plans to install any type of gate system.
7. There are access control points with key fobs and surveillance cameras around the facility.

#### New Business: Subdivision request from VELCO and Richard Thomas

1. A subdivision is proposed near the intersection of Post Road and Route 7 North between Richard Thomas and VELCO. Sandy Fogg, Doug Best and Andy McMillan from VELCO were present. Mr. Thomas was present also.
2. The project was reviewed to determine its subdivision classification. After some discussion it was determined to be a major subdivision due to the intent to connect to public wastewater systems.
3. VELCO plans to expand the existing sub-station facility to include a new control facility which dates back approximately 60 years.
4. Ms. Fogg asked if it could be classified as a boundary line adjustment. Due to the scale of the property being purchased and the new utility connection make it a subdivision.
5. Existing rights-of-way will be preserved.

#### Old Business List of Questions for Potential Developers

1. There is a preliminary list which was sent to the group for the meeting. Other members will forward their suggestion to Mr. Sweet to be included and then discussed at a future meeting.
2. The scope of this document was discussed. Debated if it should be specific questions to be asked, or if it should include topics to be discussed.

#### Announcements

1. The Select Board has asked that the Planning Commission look into information sent out by the state regarding review and approval of private airstrips and helipads. There are no requirements for review in the current policies and documents.
2. Ms. Ashcroft thanked the group for the work they have been doing.

#### Approval of minutes January 28<sup>th</sup>, 2021:

Mr. Peterson moved to approve the minutes. Mr. McKane seconded the motion. After clerical changes, the motion was amended to approve the minutes as corrected. Mr. McKane seconded the motion. The motion passed unanimously.

2-18-2021

Adjournment:

Mr. Stearns moved to adjourn. Mr. Peterson seconded the motion. The meeting adjourned at 7:51 PM.

Respectfully submitted, Bill Sweet

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Barbara Noyes-Pulling

Rutland Town Planning Commission Chair