

4-21-2022

TOWN OF RUTLAND PLANNING COMMISSION
MEETING MINUTES

DATE: April 21st, 2022

LOCATION: Town Hall and a publicly accessible conference line

OPEN MEETING 6:30 P.M.

Commission Members Present: Chair Barbara Pulling, Dana Peterson, Howard Burgess, Sherman Hunter, Andy McKane, Mary Beth Poli, and Jim Hall. All members in attendance are a voting member for this meeting.

Members of the Public Present: Sarah and Jeff Patch, Donovan Ward

Approval of the Agenda:

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

New Business: Boundary Line Adjustment for Sam Fucile and Jeff and Sarah Patch

1. Jeff Patch presented their application for a Boundary Line Adjustment. A complete survey has been done and copies were provided.
2. They are proposing to change a boundary line with their neighbor, purchasing 1.84 acres from Mr. Fucile and adding it to their parcel.
3. After some review, the prerequisites have been met and the application is complete except for the permit fee. This will be needed before the hearing.
4. A public hearing will be needed. This will be planned for the next meeting on May 12th.

New Business: 5-lot subdivision request from James Theodore

1. Donovan Ward was present representing Mr. Theodore. Mr. Ward prepared the application.
2. An overview of the lots and their future uses was discussed.
 - a. The subdivision would be done in order to sell the individual lots for housing.

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- b. There is a possibility it may be reduced to 4 lots to avoid crowding.
- c. The existing dirt road will be upgraded to gravel and will be used with the driveways accessing it and continuing up to Hawley Lane.
- d. There are some wetlands in the area, but impact is expected to be minimal and would only impact the wetland buffer.
- e. Soil testing has been done for wastewater systems. State wastewater permits have not been applied for yet. They are waiting for approval of this request from the town before filing.
- f. Discussed the need for town permits. Driveway access permits may not be needed. Mr. Donovan was encouraged to discuss this with the Selectboard. They are not intending on this new section being a town road.
- g. Discussed ensuring the driveways and road can support emergency vehicles. Mr. Donovan was encouraged to discuss that with the Selectboard as well.
- h. The list of criteria on the application were reviewed. There were no issues.
- i. Discussed if this would be considered a major or a minor subdivision. After reviewing the definitions and criteria in the ordinance Mr. Peterson moved to characterize the application as a minor subdivision contingent on the information provided at this meeting not changing. If the application were revised, a redetermination may need to be made. Mr. McKane seconded the motion. After a brief discussion the motion passed unanimously.
- j. It was recommended to Mr. Donovan that he come back and update the Commission on their progress prior to the final hearing.

Old Business: Subcommittee Report on Building Notification Ordinance

- 1. No progress has been made on this.
- 2. Discussed the intent of the ordinance and that enforcement is a major component of this effort.
- 3. Recommendations will be put together and made available for the next meeting.

Old Business: Subcommittee report on Enhanced Energy Plan

- 1. The Planning Commission subcommittee met with the Selectboard Energy Committee recently to discuss the survey questions which are proposed to be sent to town residents.
- 2. The initial goal will be to gather information from town residents.

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Old Business: Report from the Selectboard meeting

1. Discussed the evolving use of the Cortina Inn.
 - a. Discussed if there was anyone overseeing the use of the facility and the resources which are being made available to the individuals staying there. It is believed there is not someone in this role.
 - b. The Selectboard is working towards getting a handle on the situation and have been discussing it at their meetings.
 - c. After July 1st, Mr. Peterson may be interested in providing some his knowledge to help coordinate efforts.

Old Business: Update on the Pocket Park

1. The updated map based on new right of way information was shown.
2. VTrans is largely in favor of our project and offered a few suggestions.
3. Discussed what could be done with the watering trough. VTrans was not in favor of the original proposed location.
4. Reviewed the other recommendations for the project area.
5. More work needs to be done and agreements are pending with GMP.

Approval of Minutes March 31st, 2022:

Mr. Peterson moved to approve the minutes. Mr. Hunter seconded the motion. The motion passed unanimously.

Adjournment:

Mr. Hunter moved to adjourn. Mr. McKane seconded the motion. The motion passed unanimously, and the meeting adjourned at 8:03 PM.

Respectfully submitted, Bill Sweet

Barbara Pulling
Rutland Town Planning Commission Chair