

6-2-2022

TOWN OF RUTLAND PLANNING COMMISSION MEETING MINUTES

DATE: June 2nd, 2022

LOCATION: Town Hall and a publicly accessible conference line

OPEN MEETING 6:30 P.M.

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

Members of the Public Present: None

Approval of the Agenda:

Ms. Pulling requested an addition to the agenda for a discussion with Town resident Josh Shepard.

Mr. Hunter moved to approve the agenda as amended. Mr. McKane seconded the motion. The motion passed unanimously.

New Business: Meeting with Town Resident Josh Shepard

1. Mr. Shepard is proposing to build a microbrewery on his property on Countryside Drive.
2. There is a pre-existing space which is being repurposed.
3. This will be a production only facility and will not be open to the public.
4. There will be no onsite sales, and there will be a staff of 1.
5. Discussed if this would be considered a cottage industry, since there would be less than 3 employees.
6. Act 250 did ask for an application for information purposes but did not indicate to Mr. Butler an Act 250 permit would be required.
7. A wastewater permit has been approved for the project.
8. It was suggested to Mr. Butler that he inform his neighbors of his plans, and he agreed.

New Business: Honey Bee Place Construction / Town Communications

1. The resident received a notice of violation of the ordinance.
2. They came in to talk with Selectboard Chairman Don Chioffi and they may be coming to the next Selectboard meeting to discuss the fine with the Board.
3. The Listers are now able to go up and perform a proper inspection of the property. His property crosses municipal boundaries into the Town of Mendon.
4. There have been some storm water discharge issues related to development.
5. Discussed this as one of the reasons changes to building permits may be needed.

Old Business: Subcommittee Report on Building Notification Ordinance

1. A draft revision to the permit form is being worked on.
2. The biggest challenge seems to be the general awareness of Town residents not knowing it exists.
3. Discussed having the changes to the process, or permit be reviewed by the Selectboard and Town Attorney.
4. Discussed increasing the cost of the fines.
5. Discussed removing some of the exemptions in the existing ordinance.
6. Discussed adding language about other permits which may be required.
7. Part 4 of the Enforcement section does not make sense in the context of the ordinance.
8. The changes discussed will be brought up at the next Board meeting to get their opinion on the efforts.
9. Mr. Peterson moved to recommend the draft questionnaire to be included with the recommendations regarding the Permit Tracking Ordinance to be brought to the Selectboard. Mr. McKane seconded the motion.

Announcements

The Town Wide Celebration is scheduled for August 27th. The Selectboard was in favor of Planning Commission members attending this event with the energy plan and the survey.

Approval of Minutes May 12th, 2022:

Mr. Peterson moved to approve the minutes. Mr. McKane seconded the motion. The motion passed unanimously. Mr. Peterson and Mr. Hunter abstained from the vote.

Adjournment:

Mr. Peterson moved to adjourn. The meeting adjourned at 7:32 PM.

Respectfully submitted, Bill Sweet

Barbara Pulling

Rutland Town Planning Commission Chair