

7-13-2023

## TOWN OF RUTLAND PLANNING COMMISSION MEETING MINUTES

DATE: July 13<sup>th</sup>, 2023

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, and Mary Beth Poli. All members are voting members for this meeting.

Members of the Public Present: None

Approval of the Agenda:

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

New Business: Request from Don Folsom for a letter of support for a grant application

1. Don Folsom, owner of Fortress of Fun in Center Rutland, is applying for a grant to help fund improvements which will help employ more people. They are working on a municipal wastewater connection which is projected to cost over \$20,000.
2. The plaza has 2 businesses in it which would not be able to remain open without these connections.
3. After discussion, Mr. Hunter moved to provide a letter of support for the project. Ms. Poli seconded the motion. The motion passed unanimously.
4. A copy of the grant information will be sent to the Town for Commission members to review.

New Business: Meet with the developer of the proposed Post Road Solar project

1. Thomas Hand reviewed the project with the Commission.
2. MHG Solar is the company which is proposing the project.
3. This project would generate approximately 3MW of power.
4. Standard setbacks have been included.
5. The CPG will likely be filed in the fall.
6. Discussed a wider setback area along Route 7. Mr. Hand said based on current vegetation, and planned screening, they were not considering it at this time.
7. This site is not one of the ones identified in the town plan as preferred.

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8. Discussed the project being developed on prime ag soils. Mr. Hand felt most open land could be considered prime ag and that it should not be a factor in this case.
9. A site visit was discussed and will be coordinated with all interested parties.

New Business: Billings Wind CPG application

1. No one representing the project was present but they provided a letter to the Commission.
2. Reviewed the project location, in relation to neighbors, and the possible impacts it could have on them. Sound was the biggest concern. According to information provided, the turbines produce approximately 48 decibels. This is the equivalent to a running refrigerator and 200 feet.
3. It does not appear the project would have an adverse visual impact.
4. After discussion, the commission did not have any objections to the project.

Announcements

The fireworks for July 4<sup>th</sup> had to be postponed and are planned now for the Town Wide celebration.

The Select Board is planning to discuss the Short-Term Rental ordinance this coming Tuesday.

Approval of Minutes June 22<sup>nd</sup>, 2023:

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

Adjournment:

Mr. Peterson moved to adjourn. Mr. Burgess seconded the motion. The motion passed unanimously, and the meeting adjourned at 7:35 PM.

Respectfully submitted, Bill Sweet

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Barbara Pulling

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Date

Rutland Town Planning Commission Chair