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## TOWN OF RUTLAND PLANNING COMMISSION MEETING MINUTES

DATE: March 7<sup>th</sup>, 2024

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, and Jerry Stearns. All members are voting members for this meeting.

Members of the Public Present: Marsha Cassel, Donna Miller, David Dempsher, Eric Dutil, Toni Dutil, Spencer Fenn, Andrea Hathaway-Miglorie

### Approval of the Agenda:

Mr. McKane moved to approve the agenda. Mr. Hunter seconded the motion. Discussed amending the motion to change the description of the sub-division hearing. No action was taken. The motion passed unanimously.

### Public Hearing for the North Grove / McKinley Avenue Sub-Division

This application was originally proposed as a 2-lot sub-division. Since the end of the last meeting, it was determined this is likely a 4-lot sub-division.

There was a question from Mr. Dutil on whether or not the parcels on the East side of McKinley and the West side of North Grove Street were already separate parcels. In reviewing the town tax maps, the entire parcel has 1 ID assigned to it. There was extensive discussion on the topic.

Members of the public who were present were given the opportunity to ask any questions.

There was further discussion on how the roads affected boundary lines for the parcel. The Town roads do not separate this property into separate parcels as it exists currently.

The public hearing closed at 7:10 PM.

### New Business: Decision on North Grove / McKinley Avenue Sub-Division

1. After a review of the maps submitted and the proposed new boundary lines within the parcel, and extensive discussion, the Commission agreed approval would create 4 lots.
2. Mr. Peterson moved to accept the proposed North Grove Street / McKinley Avenue sub-division as a 4-lot sub-division. Mr. McKane seconded the motion. The size of Parcel A will be

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+/- 24.9 acres, Parcel B will be +/- 20.5 acres, Parcel C will be +/- 19 acres, Parcel D will be +/- 62.1 acres. The approval is contingent upon the final plat showing the 4 correct lot sizes.

3. The motion passed unanimously. Mr. Hunter abstained from the vote.

#### New Business: Short-Term Rental Ordinance

1. The ordinance was passed at a recent Select Board meeting.
2. The approved version is on the website. It takes effect April 29<sup>th</sup>, but the first registrations are not due until January 1<sup>st</sup>, 2025.
3. There is not much work needing to be done until registrations start coming in.

#### Old Business: Review Housing Survey

1. The survey is now closed with approximately 70 responses.
2. Handouts with the data summarized were given to members. The topic will be on the next agenda.
3. The planner from the Regional Planning will be invited to the meeting on March 28<sup>th</sup> to discuss it.

#### Old Business: Outreach to commercial/business property owners in the River Corridor

1. Reviewed a draft letter being proposed to send to property owners. There are approximately 12 commercial property owners who would be affected.
2. Some revisions to the draft were made.
3. After discussion, a meeting with the property owners will be planned for May 9<sup>th</sup> or May 30<sup>th</sup>.

#### Announcements

There are 5 commission members up for reappointment by the Select Board. They are Barbara Noyes-Pulling, Dana Peterson, Mary Beth Poli, Norm Cohen and Jim Hall. This will be brought up at the next Board meeting.

Reviewed a request made to the Board by the property owner looking to sub-divide the property on Hawley Lane. They were looking for a deviation to have the road width be 12' instead of 20'. The Board did not grant the deviation.

#### Approval of Minutes December 7<sup>th</sup>, 2023:

Mr. Peterson moved to approve the minutes. Mr. McKane seconded the motion. The motion passed unanimously. Mr. Stearns and Ms. Noyes-Pulling abstained.

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Approval of Minutes February 15<sup>th</sup>, 2024

Mr. Peterson moved to approve the minutes. Ms. Pulling seconded the motion. The motion passed unanimously. Mr. Hunter and Mr. Stearns abstained.

Adjournment:

Mr. Hunter moved to adjourn.

The meeting adjourned at 7:46 PM.

Respectfully submitted, Bill Sweet

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Barbara Pulling

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Date

Rutland Town Planning Commission Chair