

10-3-2024

## TOWN OF RUTLAND PLANNING COMMISSION MEETING MINUTES

DATE: October 3<sup>rd</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, Jerry Stearns, Mary Beth Poli, and alternate Jim Hall. Mr. Hall is not a voting member for this meeting.

Members of the Public Present: Bill Cohen, Ted Hubard Sr, Ted Hubbard Jr.

Approval of the Agenda:

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

New Business: Ted and Theo Hubbard subdivision hearing, Cold River Road

1. Bill Cohen spoke in favor of the subdivision.
2. There was no other public comment.
3. No Planning Commission members had any additional comments. Mr. Burgess moved to approve Subdivision #318, from the Hubbard's. Mr. Stearns seconded the motion. The motion passed unanimously.

Old Business: Diamond Run Mall development plans

1. Discussed the project plans.
2. There is a Vermont attorney who will be handling the Act 250 amendment process.
3. He will be invited to a meeting in the future.

Old Business: Rutland Town School land disturbance permit application

1. Rutland Town School is subject to the new 3-acre stormwater rule.
2. A permit information request was sent in regarding this.

Old Business: Selectboard guidance on Act 181

1. Discussed guidance received from the State.
2. A growth center or village center designation would be needed to take advantage of the bigger benefits in this legislation.
3. A meeting with some State reps will be needed to determine if this is possible given our geography.

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Old Business: Review 2 drafts of the subdivision ordinance

1. The review and recommendations from the Town attorney were extensive.
2. There are large parts of the current ordinance which cannot be included in a new draft.
3. The review included updates by section, as well as recommendations which relate to designating Town officials in the new copy, and how the regulations could be used in conjunction with zoning.
4. After an extensive discussion, Bill Sweet will use the draft and incorporate all the changes sent back to us. This new document will be sent back to the Town Attorney for another review.
5. A letter from the Town Attorney to the Selectboard will be requested which would include his comparison with towns that do and do not have zoning.

Announcements

A meeting was held recently with Green Mountain Power regarding the pocket park property. They are close to final details on the transfer. There are some grant opportunities which could help with funding the work.

Approval of Minutes September 12<sup>th</sup>, 2024:

Mr. Peterson moved to approve the minutes. Mr. McKane seconded the motion. A clerical change was made. The motion passed unanimously for the minutes as amended. Mr. Stearns abstained.

Adjournment:

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

The meeting adjourned at 8:00PM.

Respectfully submitted, Bill Sweet

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Barbara Pulling

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Date

Rutland Town Planning Commission Chair