

1-23-2025

## TOWN OF RUTLAND PLANNING COMMISSION MEETING MINUTES

DATE: January 23<sup>rd</sup>, 2025

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, Jerry Stearns, Mary Beth Poli, and Norm Cohen. All members are voting members for this meeting.

Members of the Public Present: Jim Goss, Jim Levins, Christa Thomas, Glen Cousineau, Carol Baird, Francis Levins

### Approval of the Agenda:

Mr. Stearns moved to approve the agenda. Mr. Burgess seconded the motion. The motion passed unanimously.

### Old Business: VELCO / Thomas subdivision boundary lines on Post Road.

1. Attorney Jim Goss was present to discuss the topic.
2. A history of the subdivision and changes was done.
3. In May of 2010, Subdivision permit RT-276 was approved. This divided the original single parcel into 4 tracts. All 4 tracts have easements for access and utilities.
4. The Thomas family wants to convey tract #1, and they need confirmation from the Commission that no further subdivision action is needed.
5. Discussed some possible errors on the maps. The Listers are aware of the issues.
6. Tract 2 was part of a subdivision in 2021, RT-311.
7. After discussion, Mr. Stearns moved to approve tract 1 and tract 4 are independent as drawn in 2021 and can be conveyed independently of each other without further approval from the town. Mr. Peterson seconded the motion. The motion passed unanimously.

### New Business: Boundary Line adjustment for Baird / Levins on McKinley Avenue

1. Jim Levins reviewed the request for the BLA.
2. Reviewed parcel maps and surveys going back to 2008. The Baird house lot was built in the 70s. This is one of the parcels in the request to be adjusted. The original maps had parcel 1, lot 1 with 14.4 acres. This was recently transferred to Francis Levins. This is the other parcel in the request.
3. A new deed has been created showing the result of this adjustment.
4. No new building lots will be created and will have no impacts on rights of way.
5. According to Mr. Levins, the amount of land affected is +/- 1 acre. There are some discrepancies in acreages. The Stannard map, from 2008, shows parcel 1 lot 1 as being 14.4 acres. After the land adjustment, which would add land, it would be 13.4 acres. Mr. Levins explained there is less total overall after the addition of land due to several factors. During a land transaction in 2008 of an adjoining parcel to the east, a part of parcel 1 lot 1, that is lot b, was conveyed to the Town of Rutland at the back of the current facility, approximately

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0.232 acres. In 2011, Hurricane Irene moved East Creek. This is part of a 1500' boundary of parcel 1, lot 1. This reduced the size of the parcel. It is challenging to measure the acreage of the boundary of a meandering stream.

6. The Marc Courcelle survey of parcel 1 lot 1 is believed to be accurate at 13.3 acres and the house lot of 4.3 is also believed to be accurate.
7. There is an easement for the septic of the house lot included as well.
8. The list of requirements was reviewed. No issues were noted.
9. The application is ready for a hearing which will be held on February 13<sup>th</sup>.

Old Business: Sub division ordinance update

1. The working group met recently and went through more of the recommendations from the town attorney. Another meeting is planned soon.
2. Work on the procedure section is still needed. This needs a full update.
3. There is only 1 other town in Rutland County that has subdivision regs and does not have zoning.

Old Business: River corridor ordinance review

1. Discussed some of the sections.
2. Section 7 will be reviewed at the next meeting.

Old Business: Pocket Park grant update

1. There is an update to the trail system.
2. Names of the different trail sections were reviewed.
3. Discussed options for fencing. Wood, aluminum or steel are options. Steel is preferred
4. A 20% local match is required, and this is a federal grant. The maximum award is \$50,000.
5. Discussed options for signage. The initial investment using the grant funds may be better spent on fencing, which is more expensive, and add the signs later.

Approval of Minutes January 2<sup>nd</sup>, 2025:

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

Adjournment:

Mr. Peterson moved to adjourn. Mr. Burgess seconded the motion. The motion passed unanimously. The meeting adjourned at 8:07PM.

Respectfully submitted, Bill Sweet

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Barbara Pulling

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Date

Rutland Town Planning Commission Chair