

## TOWN OF RUTLAND PLANNING COMMISSION MEETING MINUTES

DATE: January 8<sup>th</sup>, 2026

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, Norm Cohen, and Demetrio Gagnon. 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.

Old Business: Subdivision Bylaw review before sending to the Town Attorney

1. The document with the latest revisions from December was provided for review.
2. Reviewed each of the sections and made changes to grammar, punctuation and for clarification.
3. Reviewed language which could be used to protect agricultural areas. Mr. Peterson moved to eliminate the advisory language concerning building sites. Mr. McKane seconded the motion. After extensive discussion, the motion passed 6 to 1 with Mr. Cohen voting against the motion.
4. Discussed right to farm covenant language. Mr. Peterson moved to remove additional language which is already referenced in state statute. Mr. McKane seconded the motion. After extensive discussion, the motion carried 6 to 1 with Mr. Cohen voting against the motion.
5. Discussed removing additional language from the agricultural section. Mr. McKane moved to remove this language. Mr. Burgess seconded the motion. The motion carried 5 to 1 with Mr. Cohen voting against the motion and Mr. Gagnon abstaining.
6. Discussed updating the remaining sections for clarity after the removal of the previous language. Mr. Peterson moved to approve the changes as discussed. Mr. Hunter seconded the motion. The motion carried 6 – 0 with Mr. Gagnon abstaining.
7. After a final discussion, Mr. Peterson moved to forward the January 8<sup>th</sup> final draft of the new subdivision bylaw to the Town attorney for his review. Mr. Gagnon seconded the motion. The motion carried unanimously.

Old Business: Pocket Park update, T-Mobile grant application

1. Thanked everyone for their help in getting this grant submitted.
2. A meeting with the indigenous tribes will be planned for February 19<sup>th</sup> to discuss what they feel should be included on the informational signs.

Announcements:

The next meeting will be a discussion on the Walmart project.

Approval of Minutes for December 4<sup>th</sup>, 2025

Mr. Peterson moved to approve the minutes. Mr. Hunter seconded the motion. The motion carried 6 – 0. Mr. Hunter abstained.

Adjournment:

Mr. Peterson moved to adjourn. Mr. Hunter seconded the motion. The meeting adjourned at 8:48 PM.

Respectfully submitted, Bill Sweet

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Barbara Pulling

Date

Rutland Town Planning Commission Chair