

TOWN OF RUTLAND PLANNING COMMISSION MEETING MINUTES

DATE: March 12th, 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: Tom Donahue, Gayle Donahue

Approval of the Agenda:

Mr. Peterson moved to approve the agenda. Mr. Cohen seconded the motion. A discussion on the subdivision bylaw was added to the agenda. The motion passed unanimously.

New Business: David Grayck's presentation on Super Walmart

1. Craig Jewett from MSK Engineering and Scott Walker representing Walmart were also present.
2. Attorney Grayck provided several items for reference for the meeting. All of them came from the Act 250 permit and are available online with the application. The Act 250 permit number is 1R-661.
3. Briefly discussed the demolition portion of the project. Attorney Grayck said it will happen at the end of 2026, or the beginning of 2027.
4. Reviewed the planned changes to the property, the orientation of the new building, site access, and other aspects.
5. The developer needs a vote from the Planning Commission that this project conforms to the Town plan.
6. Discussed what anticipated financial impacts could be seen in the region. A more in-depth presentation will be given to the Selectboard. The Commission will vote on conformance with the town plan at their next scheduled meeting after this presentation.
7. Attorney Grayck gave a review of how this project is believed to conform.

Old Business: Pocket Park Kiosk sign development

1. Green Mountain Power needs feedback and a recommendation on the physical design soon.
2. Several options and designs were reviewed and discussed.
3. The more popular design discussed was 3 sided, each panel measuring approximately 4' x 4' with a roof.
4. After discussion, Mr. Hunter moved to recommend the 3-sided kiosk with a roof. Mr. Peterson seconded the motion. The motion carried unanimously.
5. The Town did not get selected to receive the grant we applied for with T-Mobile. Discussed reapplying again. Applications are due by the end of the month.

Announcements

There is an effort started to secure a grant to rehabilitate the covered bridge owned by the town and move it to Northwood Park.

The next meeting will include presentations on historical information about the pocket park area.

We received feedback from the town attorney on our subdivision bylaw. Copies were provided to the members to review. Members were asked to look at this and provide feedback by next Thursday.

There are 4 members who are up for reappointment. They are Howard Burgess, Jerry Stearns, Sherman Hunter and Andy McKane. All 4 are in favor of being reappointed.

Approval of Minutes February 19th, 2026:

Mr. Peterson moved to approve the minutes. Mr. Hunter seconded the motion. There was one clerical change. The motion carried unanimously.

Adjournment:

Mr. Hunter moved to adjourn. Mr. McKane seconded the motion. The motion carried. The meeting adjourned at 8:29 PM.

Respectfully submitted, Bill Sweet

Barbara Pulling

Date

Rutland Town Planning Commission Chair