

TOWN OF RUTLAND PLANNING COMMISSION MEETING MINUTES

DATE: April 23rd, 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, Jerry Stearns, Norm Cohen, and Demetrio Gagnon. All members are voting members for this meeting.

Members of the Public Present: Christa Thomas, Marlene Allen, Philip Allen, Kate Golden, Dylan Moore

Approval of the Agenda:

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

Public Hearing on Repeal of Subdivision Ordinance / Replace with Subdivision Bylaw

1. A summary of the changes was read
2. No one from the public spoke for the hearing.
3. The public hearing closed.

New Business: Action on Repeal of Subdivision Ordinance / Replace with Subdivision Bylaw

1. A positive vote from the Commission sends this to the Selectboard for their review. They will have their own public hearing. Some of the related documents are recorded with the Clerk.
2. There were no questions or comments. Mr. Peterson moved to repeal the current subdivision ordinance. Mr. Cohen seconded the motion. The motion carried unanimously.
3. Mr. Peterson moved to approve the subdivision bylaw as the Planning Commission has drafted for submission to the Selectboard. Mr. Cohen seconded the motion. The motion carried. Mr. Cohen, Mr. Burgess, Mr. Gagnon and Ms. Pulling voted in favor of the motion. Mr. Stearns voted against the motion. Mr. Peterson abstained from the vote.

New Business: Orin Thomas Subdivision application, Rt 7.

1. Christa Thomas and Kate Golden were present for the application.
2. This would be considered a minor subdivision, dividing one lot into two.
3. There is an existing +/- 178 acre lot and the proposal is to take +/- 2.24 acres out to create a new lot.
4. The Thomas Family is moving toward dissolving the corporation.
5. Reviewed the maps included with the application.
6. One map of the entire parcel, one map of the proposed new parcel and a wastewater permit map were provided. Mr. Peterson moved to table any further discussion on this particular topic until we can get the appropriate materials in front of the Commission to evaluate the request. Mr. Cohen seconded the motion. There was extensive discussion. The motion failed.

Mr. Peterson and Mr. Cohen voted for the motion. Mr. Burgess, Mr. Stearns, Mr. Gagnon and Ms. Pulling voted against the motion.

7. The application checklist was reviewed. All components were found to be present. Mr. Gagnon moved to approve the application and set a public hearing for May 14th. Mr. Burgess seconded the motion. The motion carried 5 – 1. Mr. Peterson voted against the motion.

New Business: SameSun solar project notice, Rt 4 at Bellevue Lane

1. Marlene and Phil Allen of SameSun solar were present to discuss the proposed solar installation on the Killington Heights property on US Route 4 East.
2. Final conceptual drawings were not available. The application to the State utility commission has not been submitted yet.
3. The panels will be located on open land on the corner of US Route 4 East and Bellevue Lane and will be setback approximately 40 feet from the road.
4. They expect to file the application prior to July 1st.

Old Business: Assignments for Pocket Park work

1. Reviewed the jobs needing to be done.
2. A contract with Otter Creek Engineering was approved by the Selectboard to help create the site plan for the park.

Announcements

Former Commission member Jim Hall's wife passed away recently.

Approval of Minutes April 7th, 2026:

Mr. Peterson moved to approve the minutes. Mr. Gagnon seconded the motion. There was a clerical change made. Mr. Peterson moved to approve the minutes as amended. Mr. Gagnon seconded the motion. The motion carried unanimously.

Adjournment:

Mr. Peterson moved to adjourn. Mr. Stearns seconded the motion. The meeting adjourned at 7:55 PM.

Respectfully submitted, Bill Sweet

Barbara Pulling
Rutland Town Planning Commission Chair

Date