

TOWN OF RUTLAND PLANNING COMMISSION MEETING MINUTES

DATE: September 17th, 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, Alternates Norm Cohen, and Demetrio Gagnon. All members except alternate Demetrio Gagnon are voting members for this meeting.

Members of the Public Present: None

Approval of the Agenda:

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

New Business: Super Walmart Act 250 pre-hearing update

1. There was a site visit then a hearing at the Regional Planning Commission.
2. At the hearing, three group, the Vt Natural Resources Council, the Rutland Development Authority, and Vt Preservation Trust were there to ask for party status.
3. A full hearing is planned for December and is likely to be a couple of days.
4. The Act 250 application materials are available on the Act 250 site.

New Business: Reclassification of Quarterline Road (TH-24)

1. The entire length of the roadway is being warned by the Selectboard for reclassification as Class 3 from part 3 and 4.
2. There is a site visit on October 20th to start the process.

New Business: Fees for the Subdivision bylaws set by the Selectboard

1. The new bylaws have fees referenced that need to be set by the Board.
2. The Board set a Boundary Line Adjustment fee of \$100.
3. The Board set a Minor Subdivision fee of \$100.
4. The Board set a Major Subdivision fee of \$300.

Old Business: Town Plan Update

1. A survey of town residents was taken at the recent community day. They provided some topics for discussion of what can or should be included.
2. Assistance is available from the Regional Planning Commission, and a representative will be helping us at future meetings.
3. Discussed surveying residents at the November election. There are rules as to where a surveyor can be located.
4. Discussed how surveys can be collected, electronically, on paper or return by mail.

New Business: Pocket Park Otter Creek Engineering Design

1. Copies of the new design were provided to members. The new design included the concrete detail work.
2. Clearing of the right of way was done this week.
3. In removing the old blacktop road surface. Under the end near the bridge a concrete slab was observed. It was assumed it was part of the approach for the bridge. After further investigation, it was found to be 20 feet wide by 110 feet long, 6" reinforced concrete. Our Highway crew does not have the equipment to remove this much. After discussing this with the engineer earlier in the day, the plan will likely need to be adjusted to allow this to remain in place and anchor the furniture and other features to it.
4. The signage is still in progress but work with Awesome Graphics is going well and good progress is being made.

New Business: Recent projects going to Act 250

1. The Selectboard has been asked to sign 2 Municipal Impact Questionnaires as part of Act 250 applications.
 - a. The Vermont Federal Credit Union plans to build a new branch at the corner of Holiday Drive and Cop John Drive.
 - b. General Electric is planning an addition to the east side of the main plant to create a new chemical process area.
2. There is a planned development on Post Road across from the Town school. They have not submitted their application yet.

Announcements

The Selectboard was told about the opportunity to create a formal capital improvement plan with help from the Regional Planning Commission.

Additionally, the Board was told about opportunities to have more control over housing projects if some zoning regulations were adopted.

Approval of Minutes August 27, 2026:

Mr. Peterson moved to approve the minutes as presented. Mr. McKane seconded the motion. The motion carried unanimously.

Adjournment:

Mr. Hunter moved to adjourn. Mr. Burgess seconded the motion. The meeting adjourned at 7:40 PM.

Respectfully submitted, Bill Sweet

Barbara Pulling

Date

Rutland Town Planning Commission Chair