



RUTLAND CITY PLANNING COMMISSION

City Hall – 52 Washington St. – Rutland, VT 05701
Mailing Address: P. O. Box 969 – Rutland, VT 05702
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Meeting Minutes December 14, 2022

Present: Rebecca Mattis (RM), Alvin Figiel (AF), Sarah Roy (SR) and Pat Griffin (PG).

Also Present: Andrew Strniste Planning & Zoning Administrator, Barbara Spaulding recording secretary, John Ruggiero and John Mccann.

Absent: David O'Brien.

RM, Chair, called the meeting to order at 5:30 pm.

- I. ADDITIONS/DELETIONS – None.**
- II. PUBLIC COMMENT –** John Mccann introduced himself and said he was interested to learn about the function of the Planning Commission.
- III. APPROVAL OF MINUTES – December 7, 2022.**

AF moved to approve the minutes of December 7, 2022. SR seconded. Motion was approved.
- IV. NEW BUSINESS – None.**
- V. OLD BUSINESS –Proposed Zoning Bylaws draft review – Discussion of uses in Park District and review of zoning map and use chart.**

RM suggesting picking up at the discussion relating to Communications Antenna in the Park District.

The Commission came to a consensus on assigning P, S1, S2, S3 and Conditional for the uses, except for the Resource Based Uses, in the Park District.

The uses in the Planned Office Park District are provided below:

Residential Uses	Uses	PRK (Park)
	1-Unit Residence	X
	2-Unit Residence	X
	3-Unit Residence	X
	4-Unit Residence	X
	5 or More Unit Residence	X
	Accessory Dwelling	X
	Bed & Breakfast	X

Commercial & Industrial Uses	Dormitory	X
	Emergency Shelter	X
	Family Childcare Home	X
	Home Business	X
	Home Occupation	X
	Residential Care Home	X
	Residential Care Facility	X
	Rooming & Boarding House	X
	Short-Term Rental	X
	Transitional Housing	X
	Transitional House, DOC-Funded	X
	Bar	X
	Catering or Commercial Kitchen	X
	Communications Antenna	P/S1
	Communications Tower	C/S
	Contractor's Yard	X
	Event Facility	C/S
	Food or Beverage Manufacturing	X
	Fueling Station or Carwash	X
	Heavy Industry	X
	Information Services	X
	Laboratory or Research Facility	X
	Light Industry	X
	Lodging Facility	X
	Metal Fabrication Shop	X
	Microbrewery	
	Neighborhood Store	X
	Nightclub	X
	Office or Service Business	X
	Open-Air Market	C/S
	Repair Service	X
	Restaurant	X
	Retail Store, Large	
	Retail Store, Small	
	Sales Lot	X
	Salvage Yard	X
	Social Club	X
	Storage and Distribution Services	X

Public Assembly and Community Uses	Tank Farm or Fuel Distribution Services	X
	Transportation Services	X
	Veterinary or Animal Services	X
	Waste Services	X
	Wholesale Trade	X
	Artist Gallery or Studio	X
	Cemetery	X
	Childcare Facility	C/S
	Commercial Indoor Recreation Facility	
	Commercial Outdoor Recreation Facility	X
	Correctional Facility	X
	Educational Institution	X
	Funeral Services	X
	Golf Course	X
	Government Facility	C/S
	Healthcare Clinic	X
	Hospital	X
	Indoor Recreation Facility	-
	Museum or Library	X
	Private Parking Facility	X
	Public Assembly Facility	P/S2
	Public Indoor Recreational Facility	
	Public Outdoor Recreation Facility	P
	Public Parking Facility	X
	Religious Institution	X
	Utility Facilities	P/S

During discussion of the uses allowed in the Park District, the Commission examined the definition of the Park District as proposed in 2818-E "The Park district encompasses city land maintained for primarily recreation and conversation purposes. Some of the land within this district is part of the watershed for the city's drinking water supply, requiring careful consideration of any potential impacts from its use and development on water quality and production. Little change in use or development of these lands is anticipated."

The consensus of the Commission was that the 275 acres currently zoned Park District that includes the golf course and country club is privately owned and therefore should not be zoned Park District. Additionally, the lands owned by MSJ near Meadow Street Park should not be zoned Park District. The Commission recommended that the 275 acres be rezoned R-10 and to allow golf courses as a use in the R-10 district; and the lands owned

by MSJ should be rezoned R-7. There was also discussion of rezoning the city owned property that houses the Community Center as Civic.

Andrew suggested discussing Resource Based Uses at another meeting and use the remainder of this meeting to talk about the maps he prepared.

RM asked Andrew to add the Park District to the combined uses table and email to the Commission. Andrew said he would and he will also split indoor recreational facility into public indoor recreational facility and commercial indoor recreational facility, and retail store into retail store, large and retail store, small. In addition, Andrew will break out micro-brewery as a use based on the size for the number of barrels. John Mccann suggested using the beer industry definition for micro-breweries and research other cities as to how they define these endeavors.

RM suggested as homework the Commission should review the uses spreadsheet table for all the districts to see if each district is unique.

AF suggested reviewing the set-backs, lot size, coverage for the different districts to ensure they are not an impediment to the kind of development the Commission has directed in these districts.

Andrew suggested reviewing three of the maps he brought. The first map shows the existing non-conforming multi-housing, the second map shows the maximum number of units each lot can have under the proposed zoning and the third map depicts the location of the multi-units in the current zoning districts. Andrew proposed extending the R-5 district from up to Crescent Street and extend the R-7 district from Crescent to Vernon St to fill in the gaps. Andrew also proposed that the east and west boundaries of these districts to be for the R-5 East Creek to North Main Street (less the Gateway Business District) and for R-7 North Main Street to Baxter Street.

There was also discussion of changing the area of Marble and Dana Avenues to Gateway Business or Mixed Use. RM expressed concern with changing the zone in existing neighborhoods that are not naturally changing.

PG asked if Andrew could create a map using the proposed zoning showing the non-conforming lots to see if some of the nonconforming issues have been corrected. RM asked for a list of changes from Andrew for the Commission to review.

Andrew informed the Commission that there is a proposed bill in the Legislature that says wherever sewer and water is allowed, up to 5 dwelling units must be allowed, which would be the entire City.

VI. CORRESPONDENCE – None.

VII. ADJOURN – SR moved to adjourn. RM seconded. Motion was approved. The meeting ended at 7 pm. The next regularly scheduled meeting is January 11, 2023.

For the Commission: Barbara Spaulding, Recording Secretary