



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 7, 2022

Present: Rebecca Mattis (RM), Alvin Figiel (AF), Sarah Roy (SR), *David O'Brien (DO) and Pat Griffin (PG).

Also Present: Andrew Strniste Planning & Zoning Administrator and Barbara Spaulding recording secretary.

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

- I. ADDITIONS/DELETIONS – None.**
- II. PUBLIC COMMENT – None.**
- III. APPROVAL OF MINUTES – November 2, 2022.**

AF moved to approve the minutes of November 2, 2022. RM seconded. RM asked to add “for better or worse” to her statement on page 4 regarding encouraging development in the POP. Motion was approved with the amendment.

- IV. NEW BUSINESS – None.**

- V. OLD BUSINESS –Proposed Zoning Bylaws draft review – Discussion of uses in Planned Office Park, Park and Civic Districts.**

RM read the description of the Planned Office Park District from the proposed zoning 218.C “The Planned Office Park district encompasses the Rutland Regional medical Center and surrounding properties, many of which are developed with health-related uses. The district is intended to accommodate well-designed sites primarily for professional offices and services that offer good transportation access, make efficient use of existing infrastructure, and provide for orderly transitions and buffers between uses.”

There was some debate about letting the market dictate whether single-family residences should be allowed in the POP district.

*DO arrived online.

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 POP District.

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

Uses		POP (Planned Office Park)
Residential Uses	1-Unit Residence	X
	2-Unit Residence	X
	3-Unit Residence	P/S1
	4-Unit Residence	P/S1
	5 or More Unit Residence	P/S2
	Accessory Dwelling	P*
	Bed & Breakfast	P/S1
	Dormitory	C/S
	Emergency Shelter	C/S
	Family Childcare Home	P*
	Home Business	P/S1
	Home Occupation	P*
	Residential Care Home	P/S1
	Residential Care Facility	P/S2
	Rooming & Boarding House	P/S3
	Short-Term Rental	P *****
	Transitional Housing	P/S2
	Transitional House, DOC-Funded	P/S2
	Bar	X
	Catering or Commercial Kitchen	P
Commercial & Industrial Uses	Communications Antenna	P/S1
	Communications Tower	P/S2
	Contractor's Yard	X
	Event Facility	P/S2
	Food or Beverage Manufacturing	X
	Fueling Station or Carwash	X
	Heavy Industry	X
	Information Services	P
	Laboratory or Research Facility	P/S1
	Light Industry	P/S3
	Lodging Facility	P/S2
	Metal Fabrication Shop	X
	Neighborhood Store	P/S1
	Nightclub	X
	Office or Service Business	P/S1
	Open-Air Market	X

Public Assembly and Community Uses	Repair Service	X
	Restaurant	P/S3
	Retail Store	P
	Sales Lot	X
	Salvage Yard	X
	Social Club	X
	Storage and Distribution Services	X
	Tank Farm or Fuel Distribution Services	X
	Transportation Services	X
	Veterinary or Animal Services	P/S2
	Waste Services	X
	Wholesale Trade	X
	Artist Gallery or Studio	P/S1
	Cemetery	X
	Childcare Facility	P/S1
	Commercial Outdoor Recreation Facility	X
	Correctional Facility	X
	Educational Institution	P/S3
	Funeral Services	P/S2
	Golf Course	X
	Government Facility	P/S3
	Healthcare Clinic	P/S3
	Hospital	P/S2
	Indoor Recreation Facility	P/S1
	Museum or Library	P/S1
	Private Parking Facility	P/S1
	Public Assembly Facility	P/S2
	Public Outdoor Recreation Facility	P/S1
	Public Parking Facility	P/S1
	Religious Institution	P/S2
	Utility Facilities	P/S1

The Commission then discussed the Civic District taking into consideration the definition in the proposed zoning 218.D Civic District. "The Civic district encompasses major city, school and state owned properties developed for a variety of civic, education and governmental purposes. It is not inclusive of all public lands in the city. The intent of this district is to provide for these civic functions and recognize their relationship to and impacts on surrounding neighborhoods.

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 Civic District.

The uses in the Civic District are provided below:

Uses		CIV (Civic)
Residential Uses	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
	Dormitory	C/S
	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
Commercial & Industrial Uses	Communications Antenna	P/S1
	Communications Tower	C/S
	Contractor's Yard	X
	Event Facility	P/S1
	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

Public Assembly and Community Uses	Neighborhood Store	X
	Nightclub	X
	Office or Service Business	X
	Open-Air Market	C/S
	Repair Service	X
	Restaurant	X
	Retail Store	x
	Sales Lot	X
	Salvage Yard	X
	Social Club	X
	Storage and Distribution Services	X
	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	P
	Childcare Facility	P/S3
	Commercial Outdoor Recreation Facility	X
	Correctional Facility	C/S
	Educational Institution	P/S3
	Funeral Services	X
	Golf Course	P/S2
	Government Facility	P/S3
	Healthcare Clinic	X
	Hospital	X
	Indoor Recreation Facility	P/S1
	Museum or Library	P/S3
	Private Parking Facility	X
	Public Assembly Facility	P/S3
	Public Outdoor Recreation Facility	P
	Public Parking Facility	P/S2
	Religious Institution	X
	Utility Facilities	P

VI. CORRESPONDENCE – None.

VII. ADJOURN – AF moved to adjourn. RM seconded. Motion was approved. The meeting ended at 7:01 pm. The next regularly scheduled meeting is December 14.

For the Commission: Barbara Spaulding, Recording Secretary