RUTLAND CITY PLANNING COMMISSION
RUTLAND, VERMONT 05701

Minutes
May 15, 2013

Present: Jack Facey (JF), Jerry Hansen (JH) and Alvin Figiel (AF). Also Attending: Brennan Duffy, RRA Executive Director.

The meeting was called to order by JF, Chair, at 6:34 pm.

I. APPROVAL OF MINUTES – April 17, 2013.

JH moved to approve the minutes of April 17, 2013. AF seconded. AF asked what was a MS4 permit. JH said it had to do with storm water. Motion carried unanimously.

II. NEW BUSINESS – GMP Stafford Hill Solar Farm.

Green Mountain Power sent a letter and design plans regarding a new solar electric generation facility proposed on Gleason Road in Rutland City. The project known as Stafford Hill Solar Farm involves 2.2 megawatts of new generation on the City's capped landfill adjacent to Rutland High School and the transfer station.

Before any work can begin, GMP must obtain a Certificate of Public Good from the Vermont Public Service Board. Before a CPG can be issued consideration has to be given to the municipal legislative bodies.

AF moved to support the Stafford Hill Solar Farm project as shown at the City's landfill on Gleason Road near the transfer station. JH seconded. Motion carried unanimously.

RRPC Zoning Change Recommendations.

Following a review of the City of Rutland Zoning Bylaws by Ed Bove, Senior Planner at the Rutland Regional Planning Commission, a list of zoning change recommendations was sent to the Planning Commission for consideration. The changes include bringing the bylaws into compliance with Chapter 117, as well as, provisions that are not required but should be considered for inclusion.

AF moved to table the recommendations until a future meeting. JH seconded. A copy of the recommendations will be sent to each planning commissioner. Motion carried unanimously.

III. OLD BUSINESS - Rutland City Master Plan Update.

Section 2: Executive Summary and Statement of Objectives

Brennan explained that this section will need to be revisited at the end of the review process as changes to subsequent sections will need to be reflected in the summary.

AF said the Route 4/7 Bypass language should not be removed from the plan and he is convinced the City needs a bypass as a quality of life issue. JH respectfully disagreed stating that the anticipated traffic relief count was too low to justify the high cost of the bypass. JF added that the Master Plan does not propose a solution. Discussion continued on the pros and cons of a bypass. A consensus was reached to add language leaving the bypass as an option as population and traffic needs change in the future.

JF asked what "plan" was being referred to in paragraph 5 page 3. Brennan felt it was referring to the 2002 VAOT scoping plan. JF suggested striking the last sentence of the same paragraph as the Planning Commission opposes removing the curb cut from Main Street to Main Street Park. AF offered to get clarification on this curb cut and the proposed combined use path to be installed from West Street to Clover Street.

JF said the Downtown Parking Garage referred to in the first paragraph under 2.4c should be changed to the"Multi-Modal Transit Center."

JF suggested for 2.5a Rehabilitation that the original wording be used regarding collaborating with local housing agencies. In 2.5d Permit Process JF changed the date the new zoning was adopted to 2004.

The Commission asked for clarification on the status of the Combined Sewer Overflow (CSO) project. It was also suggested to strike section 2.11.

AF said language should be added to section 2.12 Rutland County Solid Waste Management to encourage both mandatory recycling and adding types of materials that can be recycled.

Section 4: Land Use Plan - Brennan made minimum changes to this section based on the RRPC consultation. He found that Rocky and Muddy Ponds are owned by the Rutland Country Club. Following discussion there was consensus that the City keep an interest in the purchase or at a minimum facilitate a conservation restriction.

IV. ADJOURN.

There was a motion and second to adjourn. Motion carried unanimously. The meeting ended at 8 pm.

For the Commission, Barbara Allen, Recording Secretary