



RUTLAND CITY PLANNING COMMISSION

City Hall – 52 Washington St. – Rutland, VT 05701
Mailing Address: P. O. Box 969 – Rutland, VT 05702
Phone: 802-773-1800

Amended Meeting Minutes May 25, 2022

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

Also Present: Alderman Etori, John Ruggiero, Andrew Strniste Planning & Zoning Administrator, Chris Barnett and Barbara Spaulding recording secretary.

Absent: David O'Brien.

RM, Chair, called the meeting to order at 5:31 pm.

- I. ADDITIONS/DELETIONS – None.**
- II. PUBLIC COMMENT – None.**
- III. APPROVAL OF MINUTES – May 11, 2022.**

AF moved to approve the minutes of May 11, 2022 with a correction on page 1, final paragraph, that he suggested the district closest to the Downtown should be Mixed Use, not R-5. RM seconded. Motion passed unanimously.

- IV. NEW BUSINESS – None.**
- V. OLD BUSINESS – Proposed Zoning Bylaws Development Standards.**

Andrew discussed where the Commission left off at the last meeting and suggested that they use this meeting to review Section 3 Development Standards. He also explained how the exercise will help the Commission determine which uses will be either permitted, permitted with site plan review, conditional use review and prohibited. Andrew asked the Commission to consider which standards should apply to all development and which are more specific for site plan review. As the lengthy discussion ensued, PG kept track of which uses the Commission designated as standards that apply to all uses and which ones were more specific for site plan review. By the end of the meeting, the list for General Standards included all of existing sections already under general standards (§301-307), §309 Drive-Through Facilities, §310 Fences, Walls and Berms, §312 Outdoor Lighting, §315 Performance Standards, §318 Trash, Composting and Recycling Storage. The list for Site Plan Review included §308 Access and Circulation, §311 Landscaping, §313 Outdoor Use Areas, §314 Parking & Loading Areas, §316 Screening and §317 Stormwater Management.

Originally, Andrew suggested that §301, 302 and 303 should be moved under Specific Use Standards; however, after further discussion, the Commission decided to keep those sections under General Standards. Further discussion ensued about the potential renaming of the Site Design and Performance Standards subchapter.

Alvin asked why the Zoning Administrator couldn't be solely responsible for determining which projects could be reviewed by him and which need to go before the DRB. Andrew explained for fairness and consistency. RM mentioned that Mike McClellan of the DRB felt that [discussed the difficulty with getting members of the DRB to] making a list of those projects they feel should be handled by the Zoning Administrator and those they should hear is not feasible. John Ruggiero added that he has faith in the current Zoning Administrator to make those decisions, however in the future another less proficient individual may be in the position and for that reason the Zoning Bylaws need to be specific. He also opined that the Zoning Bylaws should be written assuming the worst zoning administrator in the position possible.

Andrew suggested the Commission review §423 Site Plan Review for the next meeting.

VI. CORRESPONDENCE – Incomplete Letter 2, VT Natural Resources Board.

5/13/22 – Ocean State Job Lot of Rutland, Additional Information Required – Act 250 Land Use Permit Application 1R0794-5A, signage.

AF moved to receive and file. RM seconded. Motion passed unanimously.

VII. ADJOURN – PG moved to adjourn. AF seconded. Motion passed unanimously. The meeting ended at 7:05 pm. The date of the next regular meeting to be determined.

For the Commission: Barbara Spaulding, Recording Secretary