



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 November 2, 2022

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

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

Absent: David O'Brien.

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

- I. ADDITIONS/DELETIONS** – Barbara provided an update to the Zoning Bylaws Modernization grant application saying the application was filed on Oct. 26 and awards will be announced in December. Andrew added that Brandy is onboard with returning as the project consultant.
- II. PUBLIC COMMENT** – None.
- III. APPROVAL OF MINUTES – October 12, 2022.**

AF moved to approve the minutes of October 12, 2022. PG seconded. Motion was approved.
- IV. NEW BUSINESS** – None.
- V. OLD BUSINESS –Proposed Zoning Bylaws draft review – Discussion of uses in Industrial and Campus Development Districts.**

Andrew said he received clarification from Brandy on what constitutes a utility facility. He provided the Commission the email sent by Brandy, which stated: “something like a pump station, large utility cabinet, generator or transformer that is not going to be in the street right-of-way and is also too big to simply be exempt. The hospital probably has something that meets this definition somewhere on their property and it comes up sometimes on sites like hospital or business parks where there are specialized equipment utility needs or for new subdivisions. Often these things can be approved as an accessory structure, but from time to time they end up on their own lot and then technically they are the primary use.”

RM asked how electric car charging stations are listed. Andrew said they are considered fueling stations under the proposed regulations. PG suggested carving out an exemption for individual ones. Andrew said he would add residential charging stations under exemptions. RM suggested discussing the number of electric car charging stations that should be considered exempt at a later date.

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

The uses in the Industrial District are provided below:

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

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

The Commission discussed the Campus Development (CD) District. PG recused himself from the discussion due to his company's association with the lot recently purchased by

Casella. AF asked whether plans for the district met the definition of any other existing districts and could the CD district be absorbed into one of those. RM suggested the Commission consider the Mixed Use District for this area or keep it as its own district. AF said there is a need to add density to the City for a number of reasons. Andrew discussed the available infrastructure in the CD district. AF read the description of Mixed Use District as “combines residential and non-residential, allows an increased intensity of development than would typically be found in the surrounding residential areas. Provides convenient access to neighborhood oriented goods, services and employment opportunities.” Andrew suggested the Commission review what they assigned for Mixed Use to see if it is consistent with the future of Campus Development. SR said the CD district should be made more reflective of what the City wants it to be. The Commission came to a consensus to change the Campus Development District to the Mixed Use District with the following changes to two uses in the Mixed Use District:

Uses	MU (Mixed-Use)
Dormitory	C/S → P/S ¹
Laboratory or Research Facility	X → P/S ¹

The Commission discussed the Planned Office Park (POP) District with Andrew asking what is the Commission’s objective as it relates to single family housing, duplexes and other residential uses. He added that past conversations suggested that the Commission was trying to weed out some of the houses along Stratton Road and Allen Street with the hospital and associated services buying up everything to covert into a related service. PG said the traffic is excessive with all the stuff there now, but the challenge is all of the small lots.

RM said she wanted to talk about how the Commission could address the traffic problem on Stratton Road. Andrew said eventually the road will have to be widened. RM did not see how widening the road would prevent the bottleneck at the outlet. Andrew suggested the use of a roundabout where Stratton Road meets Allen Street. PG asked if there were grant funds for an engineering study for the traffic. Andrew said Devon Neary from the Rutland Regional Planning Commission might be aware of a potential grant. AF discussed the necessity for a by-pass for this community on the powerline route which could allow quick access to the hospital and a way to get from the south or east to the hospital. He discussed the potential for a train preventing an ambulance from getting to the hospital. RM thought the Aldermen might be less likely to be averse to a bypass for the purpose of safety to the hospital. RM said for better or worse, if we encourage the type of development in the POP with the infrastructure not there, will that force the traffic to be addressed. AF supported the suggestion of a roundabout at the intersection of Stratton and Allen. PG suggested the road diet example if the street is widened.

VI. CORRESPONDENCE – VT District Environmental Commission.

AF moved to receive and file the following correspondence. RM seconded. Motion was approved.

VT Districts 1 & 8 Environmental Commission, 10/14/22, Act 250 Project Review Letter Jurisdictional Opinion JO 1-418, Land Use Permit 1R0772 former College of St. Joseph campus.

VII. ADJOURN – PG moved to adjourn. AF seconded. Motion was approved. The meeting ended at 6:55 pm. The next regular meeting is November 9.

For the Commission: Barbara Spaulding, Recording Secretary