



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 October 12, 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 – September 28, 2022.**

AF moved to approve the minutes of September 28, 2022. RM seconded. Motion passed 3-0.

- IV. NEW BUSINESS – None.**

SR joined 5:32 pm.

- V. OLD BUSINESS – Zoning Bylaws Modernization Grant resolution.**

Andrew explained that initially, when Barbara brought the grant application to the Commission, the Planning Commission was not interested in applying for the grant. Andrew has since had a conversation with Jacob Hemmerick at DHCD who said that if a municipality was already in the process of updating their zoning bylaws, it could use the services of the previous/existing consultant and not be required to go out to bid. Andrew said he has re-engaged with Brandy Saxton who is willing to come back in the spring and assist the Planning Commission with clarifications and the public outreach portion of the process. AF moved to support a Zoning Bylaws Modernization grant application and for the Chair to sign the resolution. SR seconded. Motion passed 4-0. Andrew said the next step would be to go before the Aldermen on Monday Oct. 17 and request their support and signing of the resolution.

Proposed Zoning Bylaws draft review – Discussion of uses in Downtown Business and Industrial Districts.

DO arrived 5:43 pm.

The Commission came to a consensus on assigning P, S1, S2, S3 and Conditional for the uses in the Downtown Business District, as well as for a portion of the Industrial District, with the exception of short term rental and the Resource Based Uses.

The uses in the Downtown Business District are provided below:

Uses	GB (Gateway Business)	DB (Downtown)
1-Unit Residence	X	P*
2-Unit Residence	X	P*
3-Unit Residence	X	P/S ^{1*}
4-Unit Residence	X	P/S ^{1*}
5 or More Unit Residence	C/S	P/S ^{1*}
Accessory Dwelling	P*	P
Bed & Breakfast	P*	P
Dormitory	C/S	P/S ¹
Emergency Shelter	X	X
Family Childcare Home	P*	P*
Home Business	P/S ^{1*}	P
Home Occupation	P*	P*
Residential Care Home	P*	P/S ¹
Residential Care Facility	P/S ²	C/S
Rooming & Boarding House	X	P/S ¹
Short-Term Rental	P*	P *
Transitional Housing	X	C/S
Transitional House, DOC-Funded	X	C/S
Bar	P/S ²	P
Catering or Commercial Kitchen	P/S ²	P
Communications Antenna	P/S ¹	P/S ¹
Communications Tower	C/S	X
Contractor's Yard	X	X
Event Facility	P/S ²	P/S ¹
Food or Beverage Manufacturing	P/S ²	P/S ¹
Fueling Station or Carwash	P/S ²	X
Heavy Industry	X	X
Information Services	P/S ¹	P/S ¹
Laboratory or Research Facility	P/S ²	P/S ³
Light Industry	P/S ²	P/S3

Uses	GB (Gateway Business)	DB (Downtown)
Lodging Facility	P/S ²	P/S ¹
Metal Fabrication Shop	X	X
Neighborhood Store	P/S ²	P
Nightclub	X	P
Office or Service Business	P/S ¹	P
Open-Air Market	C/S	P
Repair Service	P/S ²	X
Restaurant	P/S ²	P
Retail Store	P/S ² *	P
Sales Lot	X	X
Salvage Yard	X	X
Social Club	P/S ¹	P
Storage and Distribution Services	X	C/S
Tank Farm or Fuel Distribution Services	X	X
Transportation Services	X	C/S
Veterinary or Animal Services	P/S ¹	X
Waste Services	X	X
Wholesale Trade	X	X
Artist Gallery or Studio	P/S ¹	P
Cemetery	X	X
Childcare Facility	P/S ¹	P
Commercial Outdoor Recreation Facility	P/S ²	P
Correctional Facility	X	X
Educational Institution	P/S ¹	P
Funeral Services	P/S ¹	X
Golf Course	X	X
Government Facility	P/S ²	P
Healthcare Clinic	P/S ²	P
Hospital	C/S	X
Indoor Recreation Facility	P/S ²	P
Museum or Library	P/S ¹	P
Private Parking Facility	P/S ² ^	C/S
Public Assembly Facility	P/S ²	P
Public Outdoor Recreation Facility	P/S ¹	P
Public Parking Facility	P/S ² ^	C/S

Uses	GB (Gateway Business)	DB (Downtown)
Religious Institution	P/S ¹	P
Utility Facilities	P/S ²	?

RM reminded Andrew to contact Brandy for more information on Utility Facilities and said the Industrial District uses will be discussed at the next meeting.

DO asked Andrew to update and recalibrate the completed district tables for the next meeting so that the Commission can see how each district relates to one another. He also asked when the Commission plans to involve the Aldermen, CEDRR and other entities in the Bylaws discussion. Andrew suggested that first the Commission should get through assigning the uses for each district and the zoning map section. He asked DO to get him his use charts for the POP, Civic and POP districts.

SR asked for clarification regarding recent articles in the Rutland Herald related to the RRA and City Planning Commission. Barbara explained that Brennan Duffy, Executive Director of the RRA, had suggested a revision to the City Municipal Plan's Economic Development Section 10, as a way to provide the RRA with a redevelopment plan going forward. AF said the City's Planning Commission is tasked with maintaining the municipal plan. Andrew added that it would be difficult for this Commission to take on that task in the midst of rewriting the Zoning Bylaws.

VI. CORRESPONDENCE – None.

VII. ADJOURN – DO moved to adjourn. RM seconded. Motion passed 5-0. The meeting ended at 7:05 pm. The next regular meeting was adjusted to November 2.

For the Commission: Barbara Spaulding, Recording Secretary