



RUTLAND CITY PLANNING COMMISSION
RUTLAND, VERMONT 05701

9/26/12

Minutes
September 26, 2012

Present: Jack Facey (JF), Mike Roberts (MR), Mike Hughes (MH) and Alvin Figiel (AF).

Also attending: City Attorney Andrew Costello.

The meeting was called to order by JF, Chair, at 6:04 pm.

I. PUBLIC HEARTING – Zoning change for 6 Tremont Street from Single-Family Residential to Gateway Business – Woodstock Avenue.

JF opened the public hearing and discussed the report prepared by the Planning Commission in accordance with 24 VSA 4441(c) regarding amending the existing zoning as stated in the hearing notice.

MR asked if the abutters were notified about the public hearing and zoning change request. For the purposes of this public hearing the three entities required to receive a copy of the written report, delivered with proof of receipt, were the Rutland Town Manager, Regional Planning Commission and Department of Housing and Community Affairs. Additionally a public notice was published in the newspaper at least 15 days prior to the hearing.

MR was concerned that the abutter at 8 Tremont Avenue be aware that if the zoning change is granted the entire property can be developed and the developer is not restrained to the proposal that has been presented.

JF asked if there were any comments from the public seated outside the rail.

Johanna Keefe, 8 Tremont Avenue Rutland, asked if the proposed plan is changed will there be another public hearing.

JF said that changes to the proposed site plans would be required to go back before the Development Review Board for public comment.

David Shelburne, 217 North Main Street Rutland, said the developer would have to honor the requests of the public.

JF discussed the Commissions concerns with the project being consistent with the characteristics of the GBW zoning. He discussed the GBW criteria and hopes the

Development Review Board will adhere to those standards. JF distributed a picture of a Connecticut Dunkin Donuts in a "colonial" style.

Hearing no further comment from either inside or outside the hall a motion to adjourn the public hearing was made by MH and seconded by MR. The motion carried unanimously.

II. APPROVAL OF MINUTES – September 5, 2012.

MR moved to approve the minutes of September 5, 2012. AF seconded. Motion carried unanimously.

III. OLD BUSINESS.

Zoning Amendment – 6 Tremont Avenue.

JF asked for clarification as to the number of feet the boundary would be moved to make the parcel consistent with the northerly boundary of the Gateway Business District. The developer responded 100 feet.

AF moved to submit the written report with the addition of the 100 feet clarification to the Board of Aldermen. MH seconded. The motion carried unanimously.

Main Street Park – Removal of Curb Cuts on Route 7.

Alderman Allaire, as a member of the 4&7 Committee was invited to attend the meeting to discuss VTrans plans to dead end Court Square and remove the curb cut along Route 7. Alderman Allaire was not present.

JF asked Attorney Costello to apprise the Commission of any information he had with regard to Vtrans' plans. Attorney Costello said the Board of Aldermen had only taken action on the curb cut for the visitor's booth as it was deemed unsafe. This was brought to the Board's attention because there was a cost involved to removing the visitor center. The Aldermen have not weighed in on the removal of the Court Square curb cut on Route 7. Attorney Costello suggested that if the Commission felt strongly about not removing that curb cut, it should write a letter to the Board of Aldermen to have the issue sent to committee.

AF said that sacrificing a part of history for the sake of moving a few cars faster does not make sense. JF added that use of Main Street Park for events such as Art in the Park would be greatly diminished if the curb cut is removed.

AF moved that due to a concern for Rutland's historical legacy (Court Square was one of Rutland's first municipal streets and has been a city street since before Center

Street) as well as concern for diminished access to future events that are held at Main Street Park, the Rutland City Planning Commission opposes eliminating the curb cut from Route 7 to Court Square. MH seconded. Motion carried unanimously.

IV. CORRESPONDENCE.

MR moved to receive and file the following correspondence. MH seconded. Motion carried unanimously.

September 17, 2012– Proposed revisions to a net metering application filed 9/4/12 for photovoltaic installation at 11 Cleveland Avenue in Rutland City, Green Mountain Power.

IV. ADJOURN.

MH moved to adjourn. AF seconded. Motion carried unanimously. The meeting ended at 6:25 pm.

For the Commission, Barbara Allen, Recording Secretary