



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

Meeting Minutes February 23, 2022

The meeting was held in person and by teleconference due to COVID.

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

Absent: David O'Brien (DO).

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

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

- I. ADDITIONS/DELETIONS – None.**
- II. PUBLIC COMMENT – None.**
- III. APPROVAL OF MINUTES – February 9, 2022.**

PG moved to approve the minutes of February 9, 2022. RM seconded. Motion passed unanimously.

- IV. NEW BUSINESS – None.**
- V. OLD BUSINESS – Draft Zoning Bylaws Zoning Districts.**

Andrew asked the Commission for their input regarding rezoning Stratton Road as Neighborhood Business District (NB) and consider the area of Cleveland Avenue and Spruce Street as NB as well. Andrew explained removing the NB district along Cleveland Avenue and Spruce Street is logical as it only pertains to 15-20 properties in the City. Discussion continued regarding the similarities between the NB and Mixed Use District (MU) and whether the NB district could be eliminated due to their similarities or whether the area of Stratton Road should be included in the Planned Office Park District (POP). RM pointed out that there are more permitted/conditional uses in the NB District than the MU District and asked whether the MU Districts near Belden Road and the Downtown Business District (DB) might also be rezoned to NB.

PG suggested rebranding the Industrial district (I) as NB by changing the uses from permitted to conditional for control over the more intense uses. Andrew suggested to keep the southwest corner of Park Street as Industrial due to access to and from Route 7 in that area. John Ruggiero discussed the trends in those neighborhoods and asked the Commission to consider that commercial business is taking over the neighborhoods and they should look toward the future and encourage more commercial development in those

areas. AF did not want to rule out residential in those areas. Andrew suggested that it would be helpful if a Future Land Use Map was included in the City's Master Plan.

Discussion continued regarding the Civic Districts at the fairgrounds and on Stratton Road. Andrew read aloud the description of Civic District on page 40 (218.D) in the draft zoning bylaws. There was a consensus among the Commissioners to re-zone the Industrial district as NB. RM asked Andrew to prepare a summary of the uses for both the Industrial and NB Districts before moving forward with any permanent changes. RM also wanted clarification on what triggers site plan review in those districts and how it might affect the work load for the DRB. Andrew discussed how determining the difference between minor and major permits will assist in determining what projects go before the DRB and which have Administrative Review. Andrew suggested looking at the uses and specifically identifying which uses are minor site plan review and which are major site plan review. AF added that all uses in the Industrial District require site plan review. Andrew discussed creating a list of light commercial vs. heavier commercial uses.

John Ruggiero discussed the history of NB District saying that businesses provided services to the neighborhood which he does not feel adequately describes what is on the ground today or should be on the ground in the future. Discussion continued regarding 108 James Street and the Industrial District in that area. SR discussed the success of Jump Fore Fun business at 135 Granger Street which is very different from 108 James Street. Andrew suggested allowing indoor recreational facility in the R-7 district and the Commission agreed.

Discussion moved on to changing the MU District to POP on Allen Street and potentially reclassifying the Civic district on Allen Street. John Ruggiero explained that if the property doesn't remain a school with the City as the landholder, it would revert back to the hospital's ownership. He proposed that it be included in the POP district and that the MU District on Stratton Road also be included in POP. Andrew added that currently many properties along Stratton Road have low intensity businesses. RM asked about the traffic implications on Stratton Road if the district were changed and how this could be mitigated. PG agreed there is a traffic problem there with the number of curb cuts which could be decreased by combining lots for commercial enterprise and increasing setbacks. John Ruggiero proposed rezoning the east side of Stratton Road to Jackson Avenue and potentially Killington Avenue. RM suggested the Commission think about Stratton Road for the next meeting.

Andrew listed the items he will prepare for the next meeting including an updated map with the proposed district changes, a spreadsheet listing the uses in NB and denoting whether the uses are light or heavy commercial and a proposed district that would encompass the DB district.

PG suggested setting a deadline before the 2023 election to complete the zoning bylaws update. Andrew added with next week's election the Aldermen won't set committee assignments until the 21st at which time a potential new liaison will be assigned to the Planning Commission.

VI. CORRESPONDENCE – None.

VII. ADJOURN – AF moved to adjourn. Motion passed unanimously. The meeting ended at 7:08 pm. The next regular meeting will be held March 9, 2022.

For the Commission: Barbara Spaulding, Recording Secretary