



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 September 14, 2022

Present: Rebecca Mattis (RM), Sarah Roy (SR), *David O'Brien (DO) and Alvin Figiel (AF).

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

Absent: Pat Griffin (PG).

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

- I. ADDITIONS/DELETIONS** – RM moved to add correspondence to the agenda. AF seconded. Motion passed unanimously.
- II. PUBLIC COMMENT** – In congruence with the Board of Aldermen, Andrew suggested that the Planning Commission add detail to its agenda going forward.
- III. NEW BUSINESS** – None.

*DO arrived.

IV. APPROVAL OF MINUTES – August 31, 2022.

AF moved to approve the minutes of August 31, 2022. RM seconded. Motion passed 3-0 with 1 abstention, SR.

V. OLD BUSINESS – Proposed Zoning Bylaws draft review – Gateway Mixed-Use.

Andrew distributed copies of the updated spreadsheet of uses previously discussed. He also distributed copies of the revised zoning map.

Andrew read the description of Gateway Mixed-Use 214.B from the proposed bylaws on page 36 and reminded the Commission that they agreed that it would be seen through the lens of areas such as the Court House District and North Main Street.

The Commission came to a consensus on assigning P, S1, S2, S3 and Conditional Use for the uses in the Gateway Mixed-Use District, and partially, the Gateway Business District, with the exception of the Resource Based Uses.

The uses in the Gateway Mixed-Use District and part of the Gateway Business District are provided below:

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

	GMU (Gateway Mixed- Use)	GB (Gateway Business)
Public Assembly and Community Uses	Office or Service Business	P/S ¹
	Open-Air Market	C/S
	Repair Service	X
	Restaurant	P/S ²
	Retail Store	*
	Sales Lot	X
	Uses	X
	Social Club	C/S
	Storage and Distribution Services	X
	Tank Farm or Fuel Distribution Services	X
	Transportation Services	X
	Veterinary or Animal Services	C/S
	Waste Services	X
	Wholesale Trade	X
	Artist Gallery or Studio	P/S ¹
	Cemetery	X
	Childcare Facility	P/S ¹
	Commercial Outdoor Recreation Facility	X
	Correctional Facility	X
	Educational Institution	P/S ³
	Funeral Services	P/S ¹
	Golf Course	X
	Government Facility	P/S ²
	Healthcare Clinic	P/S ²
	Hospital	X
	Indoor Recreation Facility	P/S ²
	Museum or Library	P/S ¹
	Private Parking Facility	X
	Public Assembly Facility	C/S
	Public Outdoor Recreation Facility	C/S
	Public Parking Facility	X
	Religious Institution	P/S ³
	Utility Facilities	X

The Commission agreed that further discussion was needed with regard to "Retail Store," and to determine a way to distinguish between a small neighborhood store-like retail stores and larger retail stores like "Wal-Mart." RM suggested as homework, the Commissioners should consider what parameters could define the difference between a small and large retail store.

RM read the description of Gateway Business District 214.E on page 36 of the proposed zoning and the Commission agreed to focus on South Main Street, Strongs Avenue and Woodstock Avenue.

In considering whether the Commission thought residences made sense in those areas, while also acknowledging that they currently exist, Brandy's recommendation of a P* designation was discussed. Andrew explained that the P* designation refers to 217.A Residential Uses and states that (1) New 1-unit and 2-unit residences, are prohibited in the Downtown Business and Gateway Business districts. Lawful, pre-existing 1-unit residences may be replaced, converted into 2 or more unit residences, and used for uses accessory to a 1 unit residence as allowed by §216. The Commission agreed to continue utilizing P*.

*DO left.

RM suggested picking up this discussion at the next meeting, as well as, how traffic is looked at by the DRB for PS2 and Conditional Use.

VI. CORRESPONDENCE – VT District 1 & Environmental Commissions.

RM moved to receive and file the following correspondence. SR seconded. Motion passed unanimously.

VT District 1 & Environmental Commissions, 9/7/2022, Jurisdictional Opinion Letter, re: development at 194 & 196 Columban Avenue Rutland City, Act 250 permit required.

VII. ADJOURN – AF moved to adjourn. RM seconded. Motion passed unanimously. The meeting ended at 7:03 pm. The next regular meeting will be held September 28.

For the Commission: Barbara Spaulding, Recording Secretary