



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 July 12, 2023

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

Also Present: Andrew Strniste Planning & Zoning Administrator, *Alderman McCann and John Ruggiero.

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

- I. ADDITIONS/DELETIONS – None.**
- II. PUBLIC COMMENT – None.**
- III. APPROVAL OF MINUTES – June 14 and June 28, 2023.**

RM moved to approve the minutes of both June 14 and June 28, 2023. PG seconded.
Motion was approved.

- IV. NEW BUSINESS -** RM said she will be on vacation from July 22 to August 14. PG suggested rescheduling one of the meetings to enable RM to attend at least one. Andrew said there is potential for the Mayor to nominate a new commissioner at the next Aldermen's meeting. SR proposed canceling a meeting during the summer. RM proposed canceling the August 9 meeting and the Commission agreed.

- V. OLD BUSINESS – Review of dimensional requirements, Architectural Review Overlay Districts and other proposed bylaw regulations.**

Andrew discussed the Mayor's request for the Commission to reconsider administrative Architectural Review from the Downtown area to Cramton Avenue, as there is potential for this area to function as a gateway from the west. RM asked if Architectural Review would affect residential. Andrew said it would be for new development and modifications. RM suggested that the Mayor bring it up during the Aldermen's review of the bylaws.

*Alderman McCann arrived.

Andrew said the Commission needs to finish up with Alvin's suggestions relating to the design review standards.

- 1. New buildings shall abut front property lines or streets R.O.W. – remove.
- 2. Building heights shall be 2 story minimum, 7 story maximum – remove.

3. Add "Aside from architectural details" to the proposed suggestion of building exteriors shall be brick masonry, stone masonry or masonry in conjunction with metal or precast concrete – keep in Downtown.
4. Principal street level facades "should" replicate traditional storefronts with large areas of glazing and a shop cornice – keep in Downtown. The word "should" replaced the word "shall."
5. No mirror, reflective or heavily tinted glazing shall be permitted at street level or upper floors – remove.
6. Strip windows shall be prohibited on upper floors – remove.
7. Additions and/or alterations to buildings listed as a contributing historic structure on the State of Vermont Register shall adhere to the US Secretary of the Interior's Standard for Rehabilitating Historic Structures – remove.
8. Lighting shall be designed so as to minimize the visual glare to adjacent properties and be compatible with the traditional character of the district – remove.

Building Requirements and Prohibitions Rutland Shopping Plaza

1. Additional buildings may be added at the edge of the public right of way along the west side of Merchants Row and Strongs Avenue – remove.
2. Any additional buildings must conform to requirements and prohibitions of the section 3 above – remove.

Building Requirements and Prohibitions

Building heights shall be 3 story maximum – remove.

Building siding shall be clapboards, simulated clapboards, shingles, brick, stone, stucco, metal or glass – remove.

"Building roofs may be low pitched with pitched roofs encouraged on smaller buildings replaced" by "Street facing elevations must include pitched roofs or parapets elevator/height changes" – Gateway only.

Buildings of one story shall have a footprint area not exceeding... - remove.

Building siding shall be clapboards, simulated clapboards, shingles or brick – remove.

Lighting shall be designed so as to minimize visual glare to adjacent properties – remove.

Building heights shall be 2 story minimum and 3 story maximum – remove.

All buildings shall have pitched roofs with gables, hips or gambrels. Roof pitches shall be 1:6 or greater – keep for Historic.

Building siding shall be clapboards, simulated clapboards, shingles, brick or stone – keep for Historic. Stone was added to the original proposed language.

Building footprint areas shall not exceed... - remove.

Small, building mounted directory signage shall not be permitted at building entrances – remove.

Additions and/or alterations to buildings listed as a contributing historic structure... - remove.

Lighting shall be designed so as to minimize visual glare to adjacent properties... - remove.

Buildings of one story shall have a footprint not exceeding... - remove.

Andrew suggested talking about the exemptions, storm water, administration and procedure at the next meeting. He also said Brandy will be present to discuss the walking tours. PG suggested tabling the discussion of the KFC sign until they discuss signs.

VI. CORRESPONDENCE – None.

VII. ADJOURN – RM moved to adjourn. AF seconded. Motion was approved. The meeting ended at 7 pm. The next regularly scheduled meeting is July 26 in the Hub CoWorks.

For the Commission: Barbara Spaulding, Recording Secretary