



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

Amended Meeting Minutes January 10, 2024

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

Also Present: Andrew Strniste Planning & Zoning Administrator, Ed Bove Executive Director RRA, Barbara Spaulding recording secretary, Alderman McCann and Eddie Grove.

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

- I. ADDITIONS/DELETIONS – None.**
- II. PUBLIC COMMENT – None.**
- III. APPROVAL OF MINUTES – December 13, 2023.**

AF moved to approve the minutes of December 13, 2023. SR seconded. RM asked for a correction on page two paragraph two from “lot frontage” to front setback. AF moved to approve the minutes as amended. SR seconded. Motion was approved 4-0.

*PG arrived.

IV. NEW BUSINESS - Neighborhood Designated Area NDA.

Andrew informed the Commission that the City is considering expanding the NDA to include the areas of the 4/7 intersection, [Loretta] Loretto Home and the Correction Center and Northwest School to align with the Tax Increment Financing (TIF) District. The NDA provides benefits within the area to developers to spur housing development including Act 250 relief, easier permitting and tax credits. Andrew further advised that areas in the floodplain or river corridors were ineligible.

V. OLD BUSINESS –Dimensional Standards.

Discussion began with the homework assignment regarding height limits within the different zoning districts. The Commissioners agreed to the following changes:

- Exclude hospitals from height limitations;
- 4-story maximum in both the Hospital District and Commercial District (subsequently renamed [Industrial] Industry District later in the meeting);
- Remove the proposed maximum building footprint dimensional standard;
- Reduce the building height in Residential-5 District from 65 ft. 60 ft.;
- Increase the building height in the other Residential Districts by 5 ft.;
- Set a maximum of 8 stories in the Downtown Business District and define “story;” and

- Cap the Industry/Commercial District height to 75 ft. with no limit on the number of stories.

JP asked Andrew to update the chart before the next meeting. RM asked for an updated use chart as well.

Chapter 3 – Development Standards

Andrew distributed copies of the draft Chapter 3 Development Standards regulations. Discussion began with driveway width and the following was agreed upon:

- The name of the Commercial District will be called the Industry District;
- Curb cuts are under the jurisdiction of DPW who will collaborate in producing a stand-alone ordinance;
- 304.A (1) may include shared driveways with an associate easement(s); and
- Clarify language in 304.E (2) using 50 ft. of an abutting lot.

RM suggested resuming the development standards at 304.G Driveway Standards at the next meeting. Andrew discussed the possibility of scheduling additional meetings to get through the bylaw rewrite including Jan. 31 and Feb. 7. There was agreement to meet on January 31.

VI. CORRESPONDENCE.

PG moved to receive and file the following correspondence. SR seconded. Motion was approved 5-0.

12/19/2023 – District 1 Environmental Commission, Land Use Permit Amendment, Green Mountain Development Corp, 101 Mahoney Ave LLC (Hospital Heights) with attachments: Hospital Heights Apartments Outline Specification and Waste Reduction Plan;

12/26/2023 – District 1 Environmental Commission, Jurisdictional Opinion JO 1-463, Green School Initiative, Rutland High School; and

12/27/2023 – District 1 Environmental Commission, Act 250 Jurisdictional Opinion JO 1-460, combined sewer overflow project, Connor Park 41 Meadow St. Rutland.

VII. ADJOURN – SR moved to adjourn. AF seconded. Motion was approved. The meeting ended at 7:03 pm. The next regularly scheduled meeting is January 24, 2024 in the Hub CoWorks.

For the Commission: Barbara Spaulding, Recording Secretary