



# Rutland City Planning Commission

## Meeting Minutes

**Wednesday, December 4, 2024**

City Hall, 2<sup>nd</sup> floor Conference Room

52 Washington Street, Rutland, VT 05701

Online at: <https://ruvt.my.webex.com/meet/mayor>

---

Attendance: Rebecca Mattis, Susan Starr-Adams, Aaron Hildebrand, Patrick Griffin, Rebekah Stevens, April Cioffi, and Ed Bove

- 1. Call to Order** – The meeting was called to order at 5:30PM by Chair Mattis.
- 2. Additions/Deletions to Agenda** – The Correspondence item will be removed and discussed at the next meeting.
- 3. Minutes** – Motion, Griffin, to approve minutes of 11/13/24 with edit (add received and filed by the Planning Commission to Correspondence). Second by Hildebrand. Approved by unanimous voice vote.
- 4. Public Comment** – No public comment.
- 5. Municipal Plan** – Ed provided a presentation on the municipal planning process in Vermont and distributed information on the topic.
- 6. Land Development Regulations Update** – The PC reviewed the memos from outgoing Zoning Administrator Strniste, which provided an overview of the draft Land Development Regulations and final edits to the document.

The PC discussed the following edits:

- Section 227.C(5) Historic Structures in the Flood Fringe – will add reference to 229.A (32 [Substantial Damage] and 33 [Substantial Improvement]). "Historic Structures. For historic structures that would mee the definition of substantial improvement or substantial damage (see Section 229.A (32&33))...."
- Section 227.I Subdivisions and Planned Unit Developments (PUDs) in the Flood Fringe – leave as written.

- Section 228.E Substantial Improvement and Substantial Damage Determinations – will add reference to 229.A (32 [Substantial Damage] and 33 [Substantial Improvement]). “The Zoning Administrator will make a determination of substantial improvement or substantial damage (see Section 229.A (32&33))....”
- Section 230.B Purpose of the Architectural Review Overlay District – edit to read, “Architectural review is not necessarily intended to promote strict imitation of existing buildings or historic architectural styles. The standards of this section...”
- Section 231.B Applicability Architectural Review Overlay District – Planning Commission will take up sign ordinance at a later time.
- Section 234.D Demolition of Historic Structures – edit to read, “Any principal structure to be demolished in the Downtown and Historic Architectural Review Overlay Districts must undergo a determination of historic significance by the Architectural Review Committee and will require approval from the Development Review Board as a conditional use in accordance with the following:.....”
- Section 503.L (1) Land Development – add (e) “demolition of principal structures in the Downtown and Historic Architectural Overlay Districts.

Next Planning Commission meeting will take place on 12/11/24.

**7. Adjourn** – Meeting adjourned at 7:04PM.