



Rutland City Planning Commission

Meeting Minutes

Wednesday, March 26, 2025

City Hall, 2nd floor Conference Room
52 Washington Street, Rutland, VT 05701
Recording of meeting: www.rutlandcity.org

Attendance: Rebecca Mattis, Susan Starr-Adams, Aaron Hildebrand, Patrick Griffin, Rebekah Stephens, Jacob Pluta, and Ed Bove

- 1. Call to Order** – The meeting was called to order at 5:30PM by Chair Mattis.
- 2. Additions/Deletions to Agenda** – No changes to Agenda.
- 3. Minutes** – Motion by Stephens to approve minutes of 3/12/25 as presented.
Second by Pluta. Approved by voice vote.
- 4. Public Comment** – No public comment.
- 5. Land Development Regulations Update**
 - Section §317. Screening, Utilities and Service Areas – No change from previous edits.

Pluta distributed photos of trash receptacles in Rutland. PC discussion on trash/dumpsters. Staff will research City of Rutland Trash and Greenbelt Ordinances.

- Section §311.C Trash, Composting and Recycling Storage Areas, Standards – Replace existing language with “All dumpsters and other facilities to handle solid waste, including compliance with any recycling, composting, or other requirements, shall be:
 - Located within or behind buildings and outside required setbacks to the maximum extent feasible.
 - Shown on the site plan when located outside a building.
 - Accessible, secure and screened with opaque fencing. The DRB may require screening to be enclosed on all four sides. In such instances, preference is that enclosed structures be designed to be compatible with the architecture of the principal building.

- Small receptacles intended for use by households, small businesses, or the public (i.e., non-dumpster, non-large drum, generally smaller than 1 cubic yard in volume) shall not be required to be fenced or screened.”
- Section 316.B Parking and Loading Areas, Applicability – Replace with “The City of Rutland does not require any development to include a minimum amount of parking spaces; however, the Zoning Administration and the Development Review Board have the authority to implement parking standards and maximum parking space allowances. In addition, all non-residential or mixed-use developments must provide loading areas in accordance with this section except:
 - (1) There will be no minimum amount of loading area required for non-residential uses in the Downtown Business zoning district.
 - (2) Any loading areas to be created or modified within the Downtown Business zoning district must conform to the applicable standards of this section.”
- Section 319 Specific Use Standards – No change.

The Planning Commission discussed the upcoming meeting schedule. Ed is not able to attend the regularly-scheduled April 9th meeting. The PC will meet anyway and apply the draft regulations to recent development project applications submitted to the Planning and Zoning office. The draft regulations will be sent to the Board of Aldermen Community and Economic Development Committee next month.

- 6. Rutland City Municipal Plan** – Ed discussed the Municipal Plan and required maps. The plan expires in 2028; however, the Future Land Use map of the plan will need to be adopted by the end of the year for the Act 250 Tier 1A application.

Planning and Zoning staff submitted a Municipal Planning Grant application for assistance collecting resources for the Municipal Plan update, Act 250 Tier 1A application, and Designated Center: Step 3 benefits. A discussion on private consultants ensued, referencing recent experience with the land development regulations update.

- 7. Adjourn** – Meeting adjourned at 6:40 PM.