



Rutland City Planning Commission

Meeting Minutes

Wednesday, April 30, 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 5:33PM by Chair Mattis.
2. **Additions/Deletions to Agenda** – Motion by Mattis to approve agenda with amendment (Add discussion item of Pluta's zoning ChatGPT report). Second by Starr-Adams. Approved by voice vote.
3. **Minutes** – Motion by Pluta to approve minutes of 3/26/25, as presented. Second by Mattis. Approved by voice vote.
4. **Public Comment** – No public comment.
5. **AI Zoning Review** – Pluta distributed copies of the Land Development Regulations summary report created with ChatGPT. The report discussed specific items in the draft bylaws such as nonconforming structures, overlapping terms, and legal clarity; but also broader topics such as development flexibility, design standards and density. The report also addressed potential barriers to accessibility and discussed potential user guides, FAQs, or training sessions during the transition to the new document.

The Planning Commission felt the exercise provided a logical analysis, which was helpful. Questions arose regarding the staff time/size needed to administer the new bylaws. Mattis will work on creating a user guide for the draft Land Development Regulations.

6. **Land Development Regulations Update** – The Planning Commission discussed the next steps in the LDR update process, including Board of Aldermen Committee meetings and the public hearings required. There are two public hearings necessary for adoption. One by the Planning Commission and the other by the

Board of Aldermen. Motion by Stephens to refer the draft Land Development Regulations to the Board of Aldermen. Second by Hildebrand. Approved by voice vote.

- 7. Land Municipal Plan/Act 181/Future Land Use Map** – The Planning Commission reviewed the RRPC Memo to the Rutland City Board of Aldermen regarding Act 181 requirements and the Regional Future Land Use Maps. Bove discussed the connection to the Act 250 exemption areas and designation program benefits. RRPC Staff will be meeting with the Rutland City Board of Aldermen Community and Economic Development Committee on May 21st to discuss the map and implications of Act 181. The Planning Commission has been invited to join.

There was further discussion on the City of Rutland Municipal Plan Future Land Use Map and how that ties into the RRPC Regional Future Land Use Map. The Municipal Plan Land Use chapter was also discussed. The Planning Commission reviewed some existing municipal plan Land Use Chapters from other towns in the region, such as Danby, Hubbardton, Shrewsbury, and Chittenden.

- 8. Correspondence** – The Planning Commission reviewed the Schedule G for the Rutland Regional Medical Center (RRMC) project at 435 West Street. The project primarily involves site and accessibility improvements. Motion by Stephens to review and file. Second by Griffin. Approve by voice vote.
- 9. Adjourn** – Meeting adjourned at 7:05 PM.