



Rutland City Planning Commission

Meeting Minutes

Wednesday, November 12, 2025

City Hall, 2nd floor Conference Room
52 Washington Street, Rutland, VT 05701

Attendance: Rebekah Stephens, Susan Starr-Adams, Aaron Hildebrand (by phone), Jared Blake, Luke Alexander, Michael Allen, and Ed Bove

1. **Call to Order** – The meeting was called to order at 7:00 PM by Chair Rebekah Stephens.
2. **Additions/Deletions to Agenda** – No changes to agenda.
3. **Minutes** – Motion by Blake to approve minutes of October 22, 2025. Second by Starr-Adams. Approved by voice vote.
4. **Public Comment** – No public comment.
5. **Planning Commission Action Plan** – Status updates were provided on the Act 250 Tier 1A application, Rutland City Designated areas/RRPC FLU map, Special Flood Hazard Area bylaws, and the Rutland City Municipal Plan.

When the Rutland City Land Development Regulations are approved, hopefully on November 17th, Planning and Zoning staff can turn their attention to the Act 250 Tier 1A application. The application, however, cannot be submitted until the Rutland Regional Planning Commission Future Land Use Map is approved by the Land Use Review Board. Approval of the RRPC Regional Plan and map is expected within the next two or three months. Planning and Zoning staff are working off of a draft Tier 1A application, as the final application is still being developed by the Land Use Review Board.

6. **Rutland City Municipal Plan** – Michael Allen, from Regrowth Planning, introduced himself, as did all PC members and staff. He described his role as the hired consultant for the Planning Commission and his plans for assisting with the Rutland City Municipal Plan update.

Discussion topics included:

- Tour of Rutland City. Michael, Ed, and Luke will coordinate.
- Project steps, schedule, and in-person meetings. A proposed schedule was distributed, aiming for a spring 2027 adoption.
- Tasks, milestones, and goals.
- Data and mapping – GIS layers will be available to City of Rutland.
- Review of existing plan – the good and the bad.
- Vision of new plan and Planning Commission input.
- Public Input. 1st public meeting scheduled for February 11 @ The HUB. Ideas for public survey.
- Design, layout, and theme of plan.
- Draft and Final Plans.
- Resource documents/past planning efforts/existing planning efforts (TOD/US4&US7 Intersection Scoping study).
- Rutland 2050 – Executive summary of plan to serve as “prospectus” for City of Rutland.
- Planning webpage creation.
- December 2025 Planning Commission municipal plan agenda items.

7. Adjourn – Meeting adjourned at 6:46 PM. Next meeting of the Rutland City Planning Commission: December 10th.