



The City of Rutland, Vermont

Planning Commission

Meeting Minutes

Wednesday, March 11, 2026

City Hall, 1st Floor Conference Room
52 Washington Street, Rutland, VT 05701

Attendance: Rebekah Stephens (Chair), Aaron Hildebrand, Jared Blake, Morgan Via, Michael Allen (ReGrowth Planning), Devon Neary (Rutland Regional Planning Commission), Peter Fanzoni and Ed Bove

1. **Call to Order** – The meeting was called to order at 5:30 PM by Chair, Rebekah Stephens.
2. **Additions/Deletions to Agenda** – No changes to agenda.
3. **Minutes** – Motion by Hildebrand to approve minutes of January 14, 2026. Second by Blake. Approved by voice vote.
4. **Public Comment** – Peter Franzoni commented on the Development Review Board hearing scheduled for Wednesday, March 18th, regarding the Loretto Home zoning permit application. Chair Stephens provided an overview of the history of the Land Development Regulations Update process, including that property originally being proposed in the MR-1 District. After a public process, the Planning Commission decided to leave that property in the Park District, as there were still options to redevelop the site.
5. **Rutland City Action Plan** – The pros and cons of returning back to a 5-member Planning Commission, from the current 7-member board was discussed. The Rutland City Planning Commission had operated as a 5-member board until 2023.

The item will be referred to the Community and Economic Development Committee of the Board of Aldermen on April 6, 2026.

6. Rutland City Municipal Plan

- Devon Neary, Executive Director, Rutland Regional Planning Commission (RRPC) – Enhanced Consultation. Devon described the RRPC and the structure of Regional Planning Commissions in Vermont, since there is no county government in the state. The RRPC represents 27 towns in the Region, implementing a land use planning framework based on state statute (specifically T24, Chapter 117). The RRPC is governed by a Board of Commissioners – one of those being David Allaire, from Rutland City.

The update of the RRPC Regional Plan and Future Land Use Map was discussed, including the requirements of Act 181, passed in 2024. The existing RRPC Regional Plan expires in June 2026; the new draft plan is scheduled for adoption in May 2026. The new Center and Neighborhood designations on the Future Land Use Map will be created at that point. Rutland City is proposed for mostly Planned Growth Area and Downtown designations, which will set the stage for the Act 250 Tier 1A exemption area. Devon described the engagement process used for the Regional Plan update. Passive and active engagement strategies were discussed as they relate to the ongoing Rutland City Municipal Plan update process. He provided a draft copy of the DHCD updated “Planning Manual”.

- Michael Allen discussed the Public Forum on February 11th. The turnout was lower than expected, but the snowstorm may have played a factor. There have been comments to the public survey, with focus on housing, jobs, and economic development. Public outreach moving forward was discussed, including a future public meeting. Some of the outreach ideas from the RRPC Regional Plan process were analyzed. Mapping, data, and plan layout were discussed. Specific maps to include (compared to the existing Plan) were looked at.

7. Act 250 Tier 1A Update – Bove discussed the Rutland City Act 250 Tier 1A application. According to statute, the application cannot be submitted until the RRPC Future Land Use Map is approved by the Land Use Review Board (LURB), after it is adopted by the RRPC in May. Planning and Zoning staff are currently working on the application, based on LURB guidance and a draft of the application, which has not been made public yet. There will be minor Land Development Regulation updates needed for Tier 1A approval.

8. Adjourn – Meeting adjourned at 7:10 PM.

Next meeting of the Rutland City Planning Commission will take place April 8, 2026.