



The City of Rutland, Vermont

Planning Commission

Meeting Minutes

Wednesday, April 8, 2026

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

Attendance: Rebekah Stephens (Chair), Aaron Hildebrand, Jared Blake, Susan Starr-Adams Morgan Via, Luke Alexander, Peter Franzoni, Patrick Griffin, Michael Allen, Peter Fanzoni and Ed Bove

1. **Call to Order** – The meeting was called to order at 5:36 PM.
2. **Additions/Deletions to Agenda** – No changes to agenda.
3. **Minutes** – Motion by Via to approve minutes of March 11, 2026. Second by Blake. Approved by voice vote.
4. **Public Comment** – Patrick Griffin made remarks during the Rutland City Municipal Plan agenda item.
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 20, 2026.

6. **Rutland City Municipal Plan**

Patrick Griffin discussed existing and future language regarding the Rutland Free Library in the Rutland City Municipal plan. He noted that there are only two references to the Library in the existing plan and would like to see more than one section on the topic.

Griffin highlighted the positive economic impacts of the Library, including the impact on property values and the fact that improvements to the Library's facilities are on the CEDRR Regional Project Priority List. He also discussed the desire to keep the Library close (within walking distance) to the Downtown area and backlash created when the Library proposed to relocate to a "drive-only" location outside of the Downtown area. The desire for the Library is to find a new home. The City of Rutland owns the building and there was discussion on what to use the site for if the Library were to relocate.

Michael Allen reviewed the municipal plan survey results. There have been 108 responses. Four top categories emerged, which were broken down into further sub-categories:

- Entertainment (year-round vibrancy for younger residents [movie theater])
- Streetscape and Roads (physical appearance hindering City)
- Shops and services (Downtown Vitality, good bones as a shopping destination – but could do more to reach potential, basecamp for Killington/Pico)
- Housing (affordability, condition of properties/slumlord activity, residential downtown, and homelessness)

There was discussion on the purpose of the plan including regulatory requirements, vision of the community, and the opportunity to bring residents together. With regards to formatting, the PC would like the community vision at the beginning along with an introduction on the planning process.

7. Land Development Regulations – Bove discussed the Rutland City Land Development Regulations update components. The work is being driven by the Rutland City Act 250 Tier 1A application, BOA interest in including Signage in the LDR (from the Building Code), simplifying the land use regulations for applicants and P&Z Staff, and addressing current development issues, such as ground-floor residential uses in the Downtown area.

Planning and Zoning staff will have draft edits to the Planning Commission by May 1st. The timing of the LDR update with the Act 250 Tier 1A application was discussed. The City of Rutland cannot submit a pre-application for Tier 1A until the RRPC has had its Regional Plan and Regional Future Land Use Map approved by the Land Use Review Board (LURB). Approval is expected in June/July.

8. Adjourn – Meeting adjourned at 7:00 PM. Next meeting of the Rutland City Planning Commission will take place on **Tuesday**, May 12, 2026.