



The City of Rutland, Vermont

Planning Commission

Meeting Minutes

Wednesday, June 10, 2026 – City Hall, 1st Floor Conference Room
52 Washington Street, Rutland, VT 05701

Attendance: Rebekah Stephens (Chair), Susan Starr-Adams, Jared Blake, Morgan Via, Jeff Guevin, Luke Alexander (Staff), and Ed Bove (Staff).

1. **Call to Order** – The meeting was called to order at 5:30 PM.
2. **Additions/Deletions to Agenda** – No change to Agenda.
3. **Minutes** – Motion by Via to approve minutes of May 12, 2026. Second by Blake. Approved by voice vote.
4. **Public Comment** – No public comment.
5. **Rutland City Action Plan** – Bove provided an overview of Planning Commission projects and timeline. The Rutland City Municipal Plan update, Land Development Regulations update, and Rutland City Act 250 Tier 1A application were discussed.

The topic of ground floor residential units in the Downtown area was discussed. The PC will devote their August meeting to this subject, including a walking tour of Downtown. Bove stated that the DRB has not yet issued a decision regarding the 62 Center Street appeal.

6. **Land Development Regulations** – Bove discussed the Rutland City Land Development Regulations update components. The work is being driven by the Act 250 Tier 1A application, need to include Signage in the LDR (from the Building Code), and simplifying the regulations for applicants and P&Z Staff.

Edits to language in the Zoning Chapter were discussed, including the Zoning map and combination of all Gateway Business Districts into one district. Property owner outreach for properties whose districts will change was outlined.

Blake will research and provide language for an updated Residential Reentry Center definition.

A Public Hearing for the LDR will be warned for July 8, 2026.

7. **Rutland City Municipal Plan** – Michael Allen will return for the July meeting. The PC reviewed a few draft maps.
8. **Adjourn** – Meeting adjourned at 6:00 PM. Next meeting of the Rutland City Planning Commission will take place on Wednesday, July 8, 2026, after the LDR Public Hearing.