

TOWN OF RUTLAND  
PLANNING COMMISSION  
MINUTES  
11-19-15

Commissioners Present:

Howard Burgess, Andrew McKane, Jerry Stearns, Barbara Pulling, Norman Cohen, John Snee and Dana Peterson

The meeting opened at 7:05 P.M.

Mr. Cohen moved to accept the November 5, 2015 minutes. Ms. Pulling made a second to the motion. The motion passed unanimously.

Mr. McKane introduced Mr. John Snee to fellow commissioners. Mr. McKane informed Commissioners that Mr. Snee has been appointed as an alternate to the Planning Commission. Mr. Snee took a seat with fellow Commissioners.

Town resident Mr. Ed Dumas asked Commissioners if they can do away with the Town leasehold on a parcel of land said he the land is his for 999 years. He told Commissioners that his grandmother, his mother and he all had to difficulties with the Town when they proposed to subdivide the school lease land in question.

Mr. Dumas told Commissioners that he is aware that other towns have done away with their lease land and he inquired as to the process to do so in Rutland Town. Commissioners discussed the matter with Mr. Dumas and Mr. McKane said the matter would be brought before the Select Board.

Mr. Cohen made a motion to authorize the Chairman to discuss with the Select Board the issue of the Glebe land on Mr. Ed Dumas' property and to see if the Town can retain counsel for the purpose of resolving the ownership of the land and see if it can be conveyed to Mr. Dumas and his family.

Mr. Burgess made a second to the motion. Ms. Pulling and Mr. Stearns questioned if the Commission should limit the action to just the Dumas parcel or include all of the lease land. Mr. Cohen said he limited the motion to only Mr. Dumas because there may be glebe land owned by different organizations and leased. He said this one could be different than the next body. He said the Dumas parcel is the only one before the Commission.

(Mr. Peterson joined the meeting)

Commissioners discussed the matter further. Mr. Cohen withdrew his motion and Mr. Burgess withdrew his second.

Mr. Cohen moved that the Chairman be authorized to discuss with the Selectmen and to propose that the Selectmen hire counsel to look into the matter of resolving the ownership of all glebe land of the Town of Rutland. Ms. Pulling made a second to the motion. The motion passed unanimously.

Mr. Ed Bove reviewed the draft Future Land Use Map with Commissioners. Mr. Burgess cited a mistake on the map along the East Pittsford Road. He said Commissioners sought to designate 150' either side of the road, from US RT 7 N to the bridge on the East Pittsford Road, as Working Lands.

He said rather than measure from the road the map was made by following the parcel lines, which do not go back 150' in some cases. Mr. Burgess cited several additional corrections that need to be made to the map.

Mr. Peterson moved to convert the three parcels of land located south of Perkins Road to R40 A; the parcels are presently designated as Conservation. Ms. Pulling made a second to the motion. The motion passed unanimously.

Mr. Peterson made a motion to switch the Lloyd parcel to R40 A. Ms. Pulling made a second to the motion. The motion passed unanimously.

Commissioners discussed whether to change the Land Use designation of the Nissan Dealership parcel to something other than commercial, since the business is moving to Clarendon.

Mr. Stearns made a motion for the Garvey Nissan property to remain commercial. Mr. Burgess made a second to the motion. The motion passed unanimously. Mr. Burgess made a motion that the commercial property at the end of Park Street be changed to Working lands. Mr. Peterson made a second to the motion. The motion passed unanimously.

Mr. Bove and Commissioners discussed the working lands definition. Ms. Pulling said the proposed definition may be allowing too many permitted uses. Ms. Pulling questioned if the Commission should allow recreational uses like golf courses and soccer domes and concerts on working lands. Commissioners said the district should allow non-commercial recreational uses.

Mr. Peterson made a motion to accept sections "A", "B" and "D" from Mr. Cohen's "working lands" description regarding development density. Ms. Pulling made a second to the motion. The motion passed unanimously.

Mr. Cohen nominated Ms. Barbara Pulling to be the new Chairperson to be effective at the next meeting. Mr. Burgess made a second to the motion. The motion passed by a vote of 6 to 0. Ms. Pulling abstained from the vote.

The Commission briefly discussed the proposed Clarendon Town Plan. Ms. Pulling said Clarendon has added a ridgeline overlay.

Mr. Peterson made a motion to adjourn the meeting at 8:25 P.M. Mr. Burgess made a second to the motion. The motion passed unanimously.

Approved this \_\_\_\_\_

---

Barbara Noyes Pulling  
Chairperson

