

TOWN OF RUTLAND
PLANNING COMMISSION
MINUTES
12-3-15

Commissioners Present:

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

The meeting opened at 7:05 P.M.

Commissioners reviewed the 11-19-15 minutes. Mr. Burgess moved to approve the minutes of 11-19-15. Mr. McKane made a second to the motion. The motion passed unanimously.

Ms. Pulling informed Commissioners that the Select Board agreed to have the Town attorney determine what can be done with all of the glebe lands. She said the Town attorney will look at all options.

Commissioners reviewed a proposed two lot subdivision submitted by Mr. Jim Goss. Mr. Burgess said the map does not show any monuments and is a bit vague. Mr. Cohen moved to table Mr. Goss's application pending his appearance before the Commission. Mr. Peterson made a second to the motion. The motion passed unanimously

Mr. Cohen moved for the Town Administrator to invite Mr. Goss to the first meeting he can attend. Mr. McKane made a second to the motion. The motion passed unanimously.

Mr. Peterson made a motion to table discussion on the viewshed amendment until Mr. Biederman can be in attendance. Mr. McKane made a second to the motion. The motion passed unanimously.

Commissioners discussed the latest "Working Lands" definition. Ms. Pulling cited the new language which she and Mr. Ed Bove drafted. Mr. Peterson made a motion to modify the purpose of the "Working Lands" definition. Mr. McKane made a second to the motion. The motion failed by a vote of 2-3. Ms. Pulling abstained from the vote.

Mr. Peterson suggested the wording "other land uses that preserve the setting, natural features and contours with minimal impact on the original use of the land." It was decided Mr. Peterson's statement would be a new #3 in the working lands definitions.

Mr. Snee suggested the Commission add the words "commercial allowed" to the various sections of the working lands definition, since the Commission has broken the definition into six sections. Mr. Peterson said numbers 1, 2 & 3 should have commercial use.

Mr. Cohen said # 3 should read, "other commercial uses that preserve the natural setting, features and contours of the land such as golf courses, driving ranges and other similar enterprises".

Mr. McKane made a motion to accept Mr. Cohen's #3 on the permitted uses. Mr. Burgess made a second to the motion. Commissioners discussed the motion. The motion failed by a vote of 3 to 2. Ms. Pulling abstained from the vote.

All Commissioners said they would support Mr. Cohen's motion with the elimination of gold courses & driving ranges from permitted uses.

Mr. McKane moved to accept the draft as written by Mr. Cohen minus golf courses and driving ranges as the new # 3. Mr. Peterson made a second to the motion. The motion passed unanimously.

Mr. Peterson moved to accept the Conservation land Use District definition as written. Mr. McKane made a second to the motion. The motion passed unanimously.

Mr. Peterson moved to table review of the Future Land Use map to the next meeting. Mr. McKane made a second to the motion. The motion passed unanimously.

Mr. Peterson reminded Commissioners to submit their time sheets for payment for the December 17, 2015 meeting.

Mr. Peterson moved to close the meeting. Mr. McKane made a second to the motion. The motion passed unanimously.

Approved this _____

Barbara Noyes Pulling
Chairperson

