

RUTLAND TOWN PLANNING COMMISSION MEETING MINUTES  
THURSDAY, AUGUST 25, 2016  
7:00 P.M.  
RUTLAND TOWN MUNICIPAL OFFICE

Present: Ms. Barbara Pulling, Mr. John Snee, Mr. Andrew McKane, Mr. Norman Cohen, Mr. Jerry Stearns, Mr. Alan Biederman, Mr. Fred Nicholson

- Meeting called to order by Ms. Pulling at 7:03 P.M.
- Mr. Nicholson made a motion to approve the agenda. Mr. McKane made a second to the motion. Motion passed unanimously.
- The Commission reviewed the Thursday, August 8, 2016 minutes. Mr. McKane made a motion to approve. Mr. Stearns made a second to the motion. Motion passed 5-0. Mr. Cohen and Mr. Nicholson abstained from the vote.

Public Comment/Questions:

- Rutland Southern Vermont Regional Airport Manager Mr. Chris Beitzel was present and reported to the Commission he spoke at the Tuesday, August 23, 2016 Select Board Public Hearing regarding adding some language to protect the instrument approach air space for the airport under the transportation section of the proposed Town Plan. Mr. Beitzel explained to the Commission the reasoning behind adding the language, and read an example of how he thinks it should read.
- Ms. Pulling stated the Select Board asked the Commission to consider Mr. Beitzel's request. Mr. Cohen asked Mr. Beitzel to supply the Commission with additional information regarding proposed language and the section of the plan it applies to. Mr. McKane asked for a larger drawing of the space the airport wants to protect. Mr. Beitzel will attend the next Planning Commission meeting on Tuesday, September 15, 2016 at 7:00 P.M. for further discussion.

Orin Thomas and Sons, Inc. Final Hearing:

- Ms. Pulling called the meeting to order.
- Attorney for Orin Thomas and Sons, Inc. Mr. Jim Goss referred to the updated application permit that was revised after addressing the concerns of the Commission.

- Mr. McKane made a motion for final approval. Mr. Nicholson made a second to the motion. Motion passed unanimously.
- Mr. Goss stated the Act 250 Permit should be ready within the next ten days and will send it to the Commission.

**New Business:**

- Ms. Pulling updated the Planning Commission on the Select Board's second Public Hearing regarding the adoption of the Town Plan on Tuesday, August 23, 2016.
- Ms. Pulling cited the letters sent to the Select Board and Town residents from PLH, LLC.
- The Commission considered the language in the Proposed Town Plan regarding specifying clustered housing development in the AG40 designation and space conveyance. Mr. Nicholson cited language from the plan regarding density and minimum lot size. After some discussion it was decided the Commission will rewrite the language in the way it was intended.
- Mr. McKane expressed concern of having to start the process from scratch. Ms. Pulling stated the Select Board can have as many hearing as they want as they haven't voted on the Draft Plan, only changes to it. Ms. Pulling said changes can be made up until the final hearing.
- Mr. Biederman offered to create some language regarding the issues and circulate it to the Commission for discussion at the next meeting.
- Ms. Pulling updated the Commission on the changes to the Open Meeting Laws.
- The Commission viewed and discussed Mr. Brad Wilson's presentation to the Select Board from the Public Hearing on Tuesday, August 23, 2016 regarding changing ECOS Solar and PLH, LLC's land designation from industrial/commercial to Agricultural/Working Lands.
- Mr. Cohen made a motion to Adjourn. Mr. Biederman made a second to the motion. Meeting adjourned at 8:17 P.M.