

RUTLAND TOWN PLANNING COMMISSION MEETING MINUTES  
THURSDAY, FEBRUARY 9, 2017  
7:00 P.M.  
RUTLAND TOWN MUNICIPAL OFFICE

Present: Ms. Barbara Pulling, Mr. Dana Peterson, Mr. Fred Nicholson, Mr. Howard Burgess, Mr. John Snee, Mr. Alan Biederman, Mr. Jerry Stearns, (Mr. Andrew McKane via Phone).

- Meeting called to order by Ms. Pulling at 7:08 P.M.

**Approval of Agenda:**

- Mr. Nicholson moved to approve the agenda. Mr. Peterson made a second to the motion. Motion passed unanimously.

**Approval of Minutes January 1, 2017:**

- Mr. Peterson moved to approve the minutes. Mr. Nicholson made a second to the motion. Motion passed 4-0-3 with Mr. Snee, Mr. Stearns and Mr. Biederman abstaining from the vote.

**Public Comment/Questions:**

- There was no public comment.

**New Business:**

**Thomas and Sons, Inc. subdivision:**

- Ms. Pulling presented a letter from the Piscopos to the Commission regarding using their subdivision only as a buffer and not for development.
- Mr. Biederman stated the final mylar should have the lots numbered from the surveyor for recording and sees no reason not to approve it with conditions the lots need to be numbered.
- Mr. Biederman moved to approve the subdivision with the condition the mylar has designated numbers on said lots. Mr. Nicholson made a second to the motion. Motion passed unanimously.

### **Colomb Subdivision:**

- Ms. Pulling pointed out that the mylar also does not have lot numbers.
- Mr. Peterson cited the preliminary plat requirements at the previous hearing that were waived as non-applicable but there was an error as waiver #20 was marked as waiver #25. Mr. Biederman stated that if an abutting property owner objected to a waiver he/she would have come to the meeting and there is no opposition. Mr. Biederman cited Title 27 Chapter 17 VSA 1403 of the State Statute for the requirements for the recording of a mylar.
- Mr. Biederman moved to approve the subdivision with the condition the mylar has designated numbers on said lots. Mr. Nicholson made a second to the motion. Motion passed unanimously.

### **Select Board Committee/Water and Sewer infrastructure:**

- Ms. Pulling informed the Planning Commission the Select Board is forming a committee as a result of Key Collision pulling their permit because of the State imposing multiple requirements including the drilling a well. The committee will look at water and sewer infrastructure and what needs to be done to expand development. After some discussion it was decided Mr. Burgess will join the committee and Mr. Biederman and Ms. Pulling will be alternates. Mr. Burgess stated Select Board member Mr. Joe Denardo suggested the Town take over Fire District #1 and get water from the Town of West Rutland.
- Mr. Burgess informed the Board of the issue at General Electric when the water pressure increases or decreases it sets off the fire alarm, evacuating the building and affecting production which is something the committee will be looking at as well.
- The Commission discussed encouraging development on US Business Route 4.
- Mr. Burgess asked about proposed legislation to loosen up the criteria of 9L. Ms. Pulling stated if a project has passed all of the land use permits in the Town Plan town officials can send a letter of support for the project. Mr. Biederman said that the issue with that is if there is opposition it can delay a project and cost a lot of money.

**Old Business:**

**Act 174 Renewable Energy Plan:**

- Ms. Pulling told the Commission that Town resident Mr. Joe Denardo came to the last Planning Commission meeting and expressed a strong interest in putting solar project on his farm. Ms. Pulling stated Mr. Denardo is working with Gro Solar to create a map of the three phase power project and invited the Commission to the farm to see where the project will be located.
- Mr. Biederman suggested the Rutland Regional Planning Commission work with Green Mountain Power to come up with a bulk pricing for projects with the Act 174 Renewable Energy Plan and the extension of three phase power lines.
- The Commission discussed various lands for Act 174 Renewable Energy Projects.
- Ms. Pulling informed the Commission that the new Governor and Commissioner of the Public Service Department may decide to reduce the proportion of alternative energy that must be derived from wind projects.
- Mr. Peterson moved to adjourn. Mr. Biederman made a second to the motion. Motion passed unanimously. Meeting adjourned at 8:17 P.M.

