

RUTLAND TOWN PLANNING COMMISSION MEETING MINUTES  
THURSDAY, July 27, 2017  
7:00 P.M.  
RUTLAND TOWN MUNICIPAL OFFICE

Present: Ms. Barbara Pulling, Mr. Dana Peterson, Mr. Fred Nicholson, Mr. Jerry Stearns, Mr. Norman Cohen, Mr. Howard Burgess.

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

**Approval of Agenda:**

Mr. Peterson moved to approve. Mr. Nicholson seconded the motion. Motion passed unanimously.

**Approval of minutes July 6, 2017:**

The minutes were inadvertently left out of the packet.

**Public Comment:**

There was no public Comment.

**New Business: Viewshed Analysis Presentations:**

**Ms. Natalie Steen, Project Manager-Landworks:**

Ms. Pulling explained the reason behind the need for a Viewshed Analysis. Ms. Steen stated that a Section 48 Analysis would require the Town to follow the Queeche Analysis and named a number of analyses Landworks has completed for other Towns that were approved by the Public Service Board (PSB). Ms. Steen cited questions from the Queeche Analysis that will need to be addressed: is there a clear community standard, is it offensive, and have reasonable mitigation steps been taken.

Mr. Stearns asked what the estimate will cover. Ms. Steen said it would cover identifying specific Viewshed resources, making additions if necessary, reviewing the resources and rating them on a level of scenic quality. A map will be created defining the level of sensitivities and offer suggestions for goals and policies.

Ms. Steen stated the process Landworks uses comes from the Bureau of Land Management and is something the Commission can stand behind.

Ms. Pulling asked what the bottom line would be. Ms. Steen estimated the cost would be no more than **\$5,000.00**.

Mr. Cohen asked the estimated time of completion. Ms. Steen stated October of 2017.

Mr. Cohen asked how the analysis will be integrated to ensure Substantial Deference. Ms. Steen said it should be adopted in the Scenic Resources of the Town Plan as well as a part of the Renewable Energy Plan.

**Mr. Jeremy Owens-T.J. Boyle Associates:**

Mr. Owens stated T.J. Boyle and Associates perform work in the aesthetic field as well as landscape architecture. Mr. Owens said the company does a lot of aesthetic work for energy and works with the Department of Public Service reviewing applicants work with co-owner Mr. Mike Busher.

Ms. Pulling asked what the reviews are that are done for the PSB. Mr. Owens cited different examples of looking over the application to creating an application. Mr. Owens stated the bulk of the projects have been solar projects.

Mr. Owens presented information for the Commission. Mr. Owens said he and Mr. Busher looked over the Rutland Town Plan and stated there is nothing in the Town Plan that doesn't cover the language in the Queeche Test.

Mr. Owens presented the Energy Planning Standards worksheet to assist Towns in what Act 174 will be requiring created by T.J. Boyle and Associates. Mr. Owens stated that there will be Viewsheds that may not pass as opposed to others and the list may have to be altered.

Ms. Pulling said the Commission is confused about what is needed for an analysis. Mr. Owen said it could be as simple as vetting the Viewsheds and getting the information to the State for Act 174, or follow through with an inventory of the Scenic Locations in the Town. Mr. Owens said T.J. Boyle could run a Geographic Information System (GIS) analysis on the Viewsheds. Mr. Owens presented an example map for South Burlington, VT. and presented the other option of taking the Viewsheds already established and any others discovered and prepare an overlay analysis.

Ms. Pulling asked how the estimate might change if the Commission decides to restrict the analysis to what is needed for Act 174. Mr. Owens did not have an answer however did say that the language in the Town Plan does not give a lot of guidance or specificity and cited examples of other Towns and how they are proceeding. Mr. Owens said T.J. Boyle and Associates are flexible regarding what the Town

wants and needs. Mr. Owens stated the bare minimum may cost **\$6,000.00**. The Commission discussed the different tiers of gathering information for an analysis and what the Town would gain. Mr. Owens said his biggest concern is the language in the Town Plan will not protect the Viewsheds. Mr. Owens explained to the Commission a “not to exceed” number” can be placed on the project and what isn’t spend will be refunded.

Mr. Nicholson asked for a recommendation of what exactly the Commission needs to have to protect the Viewsheds. After some discussion Mr. Owens suggested a sample of the proposed categories and suggestive language for protecting each resource.

**Thomas Subdivision:**

Postponed

**Old Business:**

**Viewshed Analysis Recommendation:**

The Commission discussed the two presentations and the pros and cons of each.

Mr. Nicholson suggested a revised proposal from T.J. Boyle and Associates.

**Renewable Energy Plan:**

The Commission discussed components of the Plan.

**Minute Taker:**

Mr. McKane moved to ask the Select Board for an Impartial stenographer to take meeting minutes at the cost of \$2000.00 per year. Mr. Nicholson seconded the motion. Motion passed unanimously.

**Storm water Ordinance:**

Ms. Pulling updated the Commission on the Storm Water Ordinance.

Mr. Burgess moved to adjourn. Mr. Stearns seconded the motion. Meeting adjourned at 9:30 P.M.

