

RUTLAND TOWN PLANNING COMMISSION MEETING MINUTES  
Thursday, September 7, 2017  
7:00 P.M.  
RUTLAND TOWN MUNICIPAL OFFICE

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

- Meeting called to order by Ms. Pulling at 7:03P.M.

**Public Hearing-Dumas and Thomas Final Subdivision Approval:**

**Dumas Subdivision Final Hearing:**

Mr. Burgess suggested adding a measurement of 33.42 feet on the Mylar to define the center line of the right of way. The Committee reviewed the deed language. After discussion Mr. Peterson moved to approve the subdivision with the condition of the submission of the corrected Mylar with the added measurement. Mr. Peterson withdrew his motion. Mr. Burgess moved to approve the subdivision with the condition that a correction is made to the Final Plat adding the 33.42 foot measurement showing the center line of the right of way. Mr. Cohen moved to approve the Thomas subdivision with the condition the right of way description corrected by Mr. Burgess appear in the deeds of conveyance to be recorded in the Land Records, and by approving the subdivision, the Commission is not passing on the legal sufficiency of the right of way. Mr. McKane seconded the motion. Motion passed 5-0-1. Mr. Peterson abstained from the vote.

**Thomas Subdivision Final Hearing:**

Ms. Pulling stated the Committee gave preliminary approval with the conditions the land will not be subdivided or developed. Mr. Nicholson moved to give final approval. Mr. Burgess seconded the motion. After discussion motion passed 5-1. Mr. Cohen voted in the negative.

Ms. Pulling declared the Public Hearing closed and the Commission moved into their regular meeting.

**Kinney Motors Presentation:**

President and owner of Kinney Motors Mr. Bryan Haggerty presented the Commission with information regarding the progress of expanding their dealership to sell Dodge vehicles.

**Approval of Agenda:**

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

**Approval of Minutes-Thursday, August 17, 2017:**

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

**Old Business:**

Ms. Pulling reminded the Commission on the Local Concerns Meeting regarding the connector road on Route 7 South on Thursday, September 14, 2017 at 6:00 P.M. at the Rutland Town Municipal Office.

The Commission discussed the proposed Rutland Town/West Rutland Bike/Pedestrian Path and if the Commission should make a recommendation to the Select Board. After discussion Mr. Nicholson moved to recommend to the Select Board that no options be taken off the table at this time. Mr. McKane seconded the motion. Motion passed unanimously.

**Renewable Energy Plan:**

Ms. Pulling informed the Commission the Select Board decided not to hire an Aesthetic Consultant for a Viewshed Analysis and suggested the Commission go to the State and inquire why the Town has to pay for the Analysis. Ms. Pulling stated the Public Service Department has offered to review plans ahead of time. No action was taken.

Ms. Pulling cited a map in which the Preferred Areas discussed at the last meeting have been identified: behind the Town Transfer Station Stump Dump, US Business Route 4 West, behind the Diamond Run Mall, the end of Park Street, behind the Green Mountain Shopping Plaza, and the industrial southern part of Town. Mr. Burgess said he has spoken with Town resident Mr. Mark Foley, Sr. who owns property behind the Green Mountain Plaza and is open to using the land as a solar site. After discussion Mr. Peterson moved to authorize the Planning Commission Chair draft a proposal for the next budget cycle for an Aesthetic Consultant to perform a Viewshed Analysis in the amount of \$6,000.00 to present to the Town Select Board. Mr. Nicholson seconded the motion. Motion passed unanimously.

Ms. Pulling asked the Commission to come up with a list with areas that are not desirable for projects in addition to the Viewsheds.

Ms. Pulling asked Mr. Peterson to work with her on the Pathways Implementation Action Items PIAI. After some discussion Mr. Nicholson moved for the Chair and Mr. Peterson form a sub-committee to work on the PIAI and prepare a list for the Commission. Mr. McKane seconded the motion. Motion passed unanimously.

Ms. Pulling cited language from the State of Vermont Public Utility Commission regarding infrastructure in the Rutland Area for review.

Mr. Burgess moved to adjourn. Mr. Cohen seconded the motion. Motion passed unanimously. Meeting adjourned at 8:56 P.M.