

**DRAFT
TOWN OF RUTLAND
PLANNING COMMISSION
MEETING MINUTES**

THURSDAY, JANUARY 25, 2018
RUTLAND TOWN MUNICIPAL HALL
OPEN MEETING 7:00 P.M.

Present: Barbara Noyes Pulling, Dana Peterson, Fred Nicholson, Howard Burgess, Norman Cohen, Jerry Stearns, Dick Lloyd, John Snee.

- Ms. Pulling opened the meeting at 7:10 P.M. with the Pledge of Allegiance.

Approval Of Agenda:

Ms. Pulling read the revised agenda to the Commission. Mr. Nicholson moved to approve the revised agenda. Mr. Cohen seconded the motion. Motion passed unanimously.

Public Comment:

There was no public comment.

New Business:

Denardo Farm Proposed Solar Project:

Town resident Mr. Joe Denardo updated the Commission of the progress of a potential solar project on his property on an 8-12 acre parcel on the East side of North Grove Street. Ms. Pulling presented a map of the property and parcel and explained the legend colors of which sites are most and least preferred. Mr. Denardo expressed his frustration with the process as he doesn't want to use the best prime land on his property for a solar site yet the developer (Gro-Solar) wants the most cost effective site. Mr. Peterson requested Mr. Denardo create a map of the exact site for the proposed project. Ms. Pulling stated Mr. Denardo could sit down with the Rutland Regional Planning Commission's (RRPC) mapper for assistance. Mr. Cohen informed Mr. Denardo that the current Solar Siting Standards will be superseded with the adoption of the Enhanced Energy Plan and that may assist him with the proposed project.

Thomas Farm Proposed Solar Projects :

The Commission discussed the map of the Thomas' most and least preferred sites. After discussion it was decided the Commission view the proposed sites either separately or as a group and present their thoughts to the next Planning Commission meeting on February 15, 2018. Mr. Peterson suggested the RRPC perform an overlay over the proposed sites to determine natural constraints that aren't energy related. The Commission asked that solar developer Mr. Tom Garden provides the Commission with additional information as to the exact location of where the parcels are located.

- Mr. Cohen expressed his concern regarding residents coming in asking for re-designation of their land after the Enhanced Energy Plan is adopted. Ms. Pulling stated that once the Plan is adopted nothing can be changed until the Plan is open again for review.
- The Commission discussed educating Town residents and businesses about the Plan. Mr. Peterson stated the Commission did a good job creating the Land Use Map and at the Public Hearings residents will be able to express their thoughts and concerns for adjustments to be made. The Commission discussed current designations in the Town Plan that may need to be revised. No action was taken.

Old Business:

Update on draft Enhanced Energy Plan:

Ms. Pulling stated there should be a Plan available for review at the next meeting and will email it to the Commission members as soon as it is available.

Review of Business Route 4 study recommendation:

Ms. Pulling cited the two lengthy studies on her desk and said she is getting links for the two studies for the Commission to review on line.

Announcements/News:

Public Nuisance Ordinance:

Ms. Pulling stated that at the last Select Board meeting on Monday, January 22, 2018 the Board identified the following properties to target and enforce the Ordinance: Flory Heights, Gleason Road Route 4 intersection, and properties on the West Proctor Road, Perkins Road and East Pittsford Road. Mr. Burgess said he gave Board Member Ms. Mary Ashcroft information on a property on North Grove Street a resident complained to him about.

Minutes, January 4, 2018:

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

Minutes, November 30, 2017:

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

Minutes, November 9, 2017.

Mr. Nicholson moved to approve. Mr. Burgess seconded the motion. Motion passed unanimously. Mr. Cohen asked Ms. Pulling about the Commission's input regarding the proposed Service Road. Ms. Pulling stated there is a committee working on the issue.

- Mr. Peterson gave his report to the Commission regarding the last Select Board meeting in which he informed them of the options for a Viewshed Analysis and the Thomas Farm proposed solar project. Mr. Peterson stated that at the meeting the Select Board was clear the money in the Commission's budget was not to be used for a Viewshed Analysis. Ms. Pulling stated when she looked at the budget there were items charged to the Planning Commission that were supposed to be charged to other departments. After discussion the Commission decided collectively they should receive regular reports regarding their budget.
- Mr. Nicholson moved to adjourn. Mr. Peterson seconded the motion. Meeting adjourned at 9:03 P.M.