

TOWN OF RUTLAND
PLANNING COMMISSION
MINUTES
1-15-15

Meeting open at 7:00 PM

Commissioners Present:

Raymond Leonard, Howard Burgess, Andrew McKane, William Matteson and Dana Peterson

Commissioners reviewed the 12-30-14 minutes. Mr. Leonard moved to approve the 12-30-14 minutes as presented. Mr. Peterson made a second to the motion. The motion passed unanimously.

Mr. Leonard presented a survey for a proposed two lot subdivision. Mr. Leonard said that all pins have been set and that the acreage of both lots is shown on the map.

Mr. Matteson questioned Mr. Leonard regarding a lot depicted with dashed lines within the proposed subdivision. Mr. Leonard said the dashed lines represent a lot that was previously created.

Mr. Burgess questioned Mr. Leonard regarding the total size of the parcel being subdivided. Mr. Matteson said the total lot size is 11.85 + or – acres. Mr. Matteson said the applicant will be subdividing 7.22 + or - acres.

Mr. Matteson moved to schedule a final hearing. Mr. Burgess made a second to the motion. The motion passed by a vote of 4 to 0. Mr. Leonard abstained from the vote.

Mr. Zingale will schedule a final hearing for February 19, 2015.

Mr. Zingale presented a map depicting a proposed .18 + or – acres of land swap between the Town of Rutland and the Cunninghams, who live on Hitzel Terrace.

Mr. Zingale explained the Town has proposed to swap .18 + or – acres of land for an equal sized parcel to be given to the Town by the Cunninghams.

Mr. Zingale said the Select Board needs to make the land swap in order to pond additional water on adjacent Cunningham land next to the Town's parcel.

He said in exchange the Town will give the Cunninghams land that is high and dry toward the back of their parcel. Mr. Matteson said both parcels should just be merged into the respective parcels they are going to.

Mr. Zingale said the proposed swap is the best way to accomplish the division of the land.

Commissioner reviewed a proposed agreement with the RRPC regarding updating the Town Lane Use map.

Commissioners discussed attending the upcoming PSB groSolar site visit scheduled for 1-26-15 at 1:30 P.M. Mr. Burgess said he planned to attend the hearing.

Mr. Zingale informed Commissioners that the Select Board is in the process of mailing out a Resolution seeking more say for municipalities in PSB Solar siting applications.

Commissioners and Mr. Zingale discussed the Rutland Commons/BJ's Act 250 hearing.

Mr. Matteson moved to close the meeting at 7:35 P.M. Mr. made a second to the motion. Mr. Leonard made a second to the motion.

The motion passed unanimously.

Andrew McKane, Chairman