

TOWN OF RUTLAND
PLANNING COMMISSION MEETING
FEBRUARY 18, 2010

MINUTES:

The meeting opened at 7:00 P.M.

Commission members present: Howard Burgess, Tony Flory, William Matteson, Jerry Stearns, Tom Turner and Charles Vajda.

Review of the 2/4/2010 Minutes

A change was suggested on the section concerning the Route 4 and 7 Committee. The original paragraph is to be replaced. Voting on approving the minutes was postponed until the change is made.

Thomas Sketch Plan Hearing

Representatives from the Army Corps of Engineers, the Army, John Thomas and Atty. Kevin Candon were present to discuss the proposed three-lot subdivision of 102 acres of the Thomas property off of Route 7 and Post Road. The Army Corps intends to buy a twelve-acre lot at the back of the parcel. The two existing facilities in Rutland City, the Vermont National Guard on West Street and the Army Reserves on North Street, will be moving to the new facility. Baker Corporation was hired as engineers and Richard Barnett is the Project Manager and was also present at the meeting. They have talked to the City about using the water line. There is a twenty-foot water line easement to the City of Rutland water main for construction of a ten foot water main. The current plan is to have the construction completed by September of 2011.

Mr. Matteson asked that the entire proposed subdivision be put on a map. He suggested that Mr. Barnett review the requirements for subdivisions as well as the guidelines for the construction of roads for Rutland Town, including weight limits, since the Army Corp. would like to build an access road and then have the Town take it over. Mr. Thomas would like access to this road for his other lots. Mr. Matteson explained that it would be up to the Select Board if the Town would take over the road. Mr. Turner pointed out Section 185-23 for them to follow in mapping the subdivision. Mr. Matteson also mentioned that any requested waivers would be needed before the final warning could be posted.

Ed Skwira, a Town resident, and the Commission discussed the added traffic on Post Road which is weight limited. The only other sizeable business that uses Post Road is CVPS. The Army spokesperson said that the facility would not have very many vehicles at the facility at one time, mostly private vehicles for the ten full time

employees. There would be more on weekends when drills are conducted and only an 800-foot stretch of Post Road would be used. Mr. Matteson asked for a report on the vehicles that would be traveling on Post Road.

Mr. Matteson also said that Mr. Thomas would have to look at a possible cul-de-sac for future residential construction or a temporary easement and that more could be discussed on this at a future time. Atty. Candon said that the Army Corp is exempted from the Act 250 process but Mr. Thomas is not.

Mr. Turner brought up drainage and watershed issues and said that the Commission would like an engineer's report on the adequacy of the storm water management area. Mr. Turner also mentioned fencing for safety and night lighting and its affect on twenty-nine surrounding properties. Since this will be a maintenance facility, the disposal of oils and chemicals is an issue. Mr. Barnett said that this is covered by underground separators. Mr. Turner asked if the sewer pump would be able to handle the facility. Per Mr. Zingale, if the pump is working properly, it should be able to handle it but there have been some issues recently with the pump.

Ted Hubbard Jr. Subdivision

Mr. Hubbard explained to the Commission that he has changed his original plan for a four-lot subdivision to a three-lot subdivision. Mr. Burgess asked about driveway access for the two lower lots. Mr. Hubbard said that there is 382 feet from the posted speed limit sign at the top of the hill to the first driveway going down the hill. He will use City sewer and water with a six-inch water line. Mr. Turner reminded Mr. Hubbard that the house sites on the plat could not be changed by the builder, nor the driveways.

Mr. Matteson said that a survey needs to be done.

Mr. Flory motioned to accept the sketch and Mr. Burgess seconded the motion. All were in approval.

Training and Seminars

The Planning Commission attended the rail yard relocation meeting in the City on January 21st.

The Commission attended the Planned Unit Seminar at the Stafford Technical Center on February 4th.

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Another seminar is coming up concerning data resources a town needs for maps and geos on Wednesday, 3/10/2010, on interactive television. Mr. Turner expressed an

interest in attending this class. Other members were asked to let Mr. Zingale know if they wished to attend this class as well.

The regular March meetings will be held on March 4, 2010 and March 18, 2010 with presentations/training by Mark Blucher of the Rutland Regional Planning Commission. If other items arise, one session with Mr. Blucher will be postponed to an April meeting.

Mr. Flory motioned to end the meeting. Mr. Stearns seconded the motion. The motion passed unanimously. The meeting ended at 8:30 P.M.



William Matteson, Chairman

4-1-10

Date