

**RUTLAND TOWN**  
**PLANNING COMMISSION MEETING**  
**MARCH 18, 2010**

**Minutes:**

The meeting started at 7:00 P.M. Commission members present were Howard Burgess, Tony Flory, Dick Hoenes, Andy McKane, Bill Matteson, Jerry Stearns, Tom Turner and Charles Vajda.

**Belgian Waffle House**

The Belgian Waffle House planned for US Route 4 East, next to the Nordic Motel, is undergoing an Act 250 permit process. They have asked that the Planning Commission write a letter stating that they are in compliance with the Rutland Town Plan. Mr. Hoenes motioned to write the letter and Mr. Burgess seconded the motion. All were in approval. Mr. Zingale, the Town Administrator, will draft the letter. At a later date, Tracy Taylor, owner of the property where the Waffle Cabin will be located, will be in for a subdivision.

**Thomas Sketch Plan Hearing**

Attorney Kevin Candon addressed the Commission concerning a four-lot subdivision for John Thomas. The Army Reserves and the National Guard will be occupying one of the proposed lots.

Mr. Candon said that the City would like the tap-ins to the water line to be at right angles. Mr. Thomas has asked the Army Corps of Engineers to have the water lines follow the power line right of way. Mr. Burgess said that in looking at the map, if tap-ins were at right angles this may not always follow the power line right of way. He asked if there had been discussions with CVPS and VELCO on this and was told that there are negotiations ongoing and that they are asking the power company to raise the lines.

Mr. Candon said that the roadway may have to be widened by the Army in order to make a turnaround. Eventually, they would like to turn the road over to the Town. Mr. Matteson said the road would need to be constructed to be able to handle the equipment that will travel it. This would most likely mean according to State standards. Mr. Candon said that this is not currently part of the subdivision application. Mr. Matteson said that the Select Board would ultimately have to make the decision to take over the road. Ed Skwira, a Town resident, was concerned about water runoff from the proposed paved parking lot at the Army site. Mr. Turner read a portion of the February 18th minutes that stated that the Commission has asked for an engineer's report on storm water runoff. Mr. Skwira also asked if this project was in compliance with the Town Plan. He was told that the US Government is exempt from this requirement and there can be no conditions on

national security facilities. However, issues can be discussed and hopefully resolved ahead of time in an attempt to satisfy all parties. Mr. Matteson said that the Army Corps of Engineers has already agreed to most of the Town's concerns.

Mr. Candon said he would like a minor subdivision but Mr. Matteson said that due to the scope of the Army's use of the land, the Town would like assurance that some of their concerns will be alleviated.

Mr. Candon asked for waivers on #'s 18 and #19 on the subdivision regulations and a partial on #20. #18 involves the depiction of all trees, #19 involves distances of 100 feet from abutters but Mr. Zingale said this is usually in regards to septic and wells and the Army is going to use municipal utilities. #20 involves contour lines and Mr. Matteson said that this will be important in relation to the building of the road and drainage but is not necessary for the whole parcel.

Mr. Candon also asked about corner markers and monuments. Mr. Matteson said this is required and Mr. Thomas said that the Army is currently conducting a survey.

Mr. Turner pointed out that parcel #3 cannot be landlocked so the owner of parcel #2 would have to give an ongoing easement to avoid this. This will have to be depicted on the final map.

Mr. Burgess said there should be a site visit. Mr. Matteson said that someone from the Army should attend as well as the Select Board and any neighbors that would like to be involved. This will be done some evening before the final hearing and perhaps before the preliminary hearing.

#### **Hubbard Subdivision**

Mr. Matteson said that there should be a site visit for Ted Hubbard Jr.'s subdivision as changes have been made to the driveways. He said that Mr. Hubbard should flag the driveways for this. The site visit will take place on April 1, 2010 at 6:00 P.M. before the regular meeting.

#### **Mark Blucher's Presentation**

Mark Blucher from the Rutland Regional Planning Commission was present to review his last presentation on the "Roles and Responsibilities of Local Land Use Officials" and give a new presentation on the "Best Practices and Guidelines for Holding Meetings and Hearings and Making Decisions".

Mr. McKane motioned to end the meeting. Mr. Burgess seconded the motion. All were in approval. The meeting ended at 8:50 P.M.

  
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William Matteson, Chairman

4-1-10  
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Date