

**DRAFT
TOWN OF RUTLAND
PLANNING COMMISSION**

MINUTES: January 7, 2016

Commissioners Present:

John Snee, Jerry Stearns, Barbara Pulling, Dana Peterson, Norman Cohen, Andrew McKane, Alan Biederman

The meeting opened at 7:03 P.M.

The Commission reviewed the agenda. There were no questions.

Mr. Cohen inquired about the addition of questions from the floor being added to the agenda. Mr. Cohen moved to amend the agenda to include questions from the floor. To be placed after approval of minutes on the agenda. Ms. Pulling made a second to the motion. The motion passed unanimously.

Mr. Cohen made a motion to accept the amended minutes of the December 17, 2015 meeting. Mr. Dana Peterson made a second to the motion. Motion passed 4-0. Messrs. Biederman, Stearns and McKane abstained from the vote.

There were no questions from the floor.

Commissioners discussed the Goss subdivision. Mr. Biederman recused himself from the Goss Subdivision application. Commissioners discussed possible amendment language to be included in the Goss Subdivision application approval.

Town Administrator Mr. Joseph Zingale Jr. expressed a concern that the Commission may not have the authority to condition, to whom, Mr. Goss can sell parcel #2. Alternate Commissioner Mr. Fred Nicholson cited the fact that unless parcel #2 is merged into an abutting parcel, it would still be a land locked parcel.

Mr. Peterson made a motion to require Mr. Goss to include a right-of way to the land locked parcel. Mr. McKane made a second to the motion. Motion passed unanimously.

Rutland Regional Planning Commission Executive Director Mr. Ed Bove was present and reviewed the most recent Land Use Map of 12/01/2015 with Commissioners. Mr. Biederman moved to approve the most recent Land Use Map dated 12/01/ 2015. Mr. Stearns made a second to the motion. Motion passed unanimously.

Mr. Zingale informed commissioners that a solar development company representative would like to be on the Commission's 1/21/16 agenda. He said the property is located off the Cold River Road. Mr. Zingale reported the Town has received the applicant's 45 day notice. Mr. Zingale will contact the company and request an electronic copy of the entire application.

Ms. Pulling reported that she and members of the Select Board will be presenting solar sighting testimony before two State Legislative natural resource committees on 1/20/2016.

Ms. Pulling presented a revised "Working Lands" definition for consideration. Ms. Pulling told Commissioners that she changed the wording from "Agricultural Working Lands" to "Agricultural and Forest Working Lands".

She read the State's definition of Agritourism. Commissioners discussed what size lots should be considered for development in the Working Lands District. Mr. Biderman moved for the commission to adopt the Working Lands definition set forth in the document the Chair now has with the following modifications:

- 1) Eliminate the requirement of minimum lot.
- 2) Alter paragraph "D" to read "one residence in any lot up to 10 acres in size".

Mr. Peterson made a second to the motion. Motion passed unanimously.

The Commission worked on the View Shed amendment to the Town Plan.

Mr. Cohen said he needs more time before voting on the proposed amendment. Mr. Stearns encouraged Commissioners to vote on the amendment. After some discussion, Mr. Biederman moved to adopt the amendment with the changes outlined by Mr. Peterson and the larger page three. Mr. McKane made a second to the motion. Motion passed unanimously.

Mr. Peterson made a motion at 7:55 P.M. to adjourn the meeting. Mr. McKane made a second to the motion. Motion passed unanimously.