

**Draft  
PLANNING COMMISSION  
MEETING**

MINUTES: February 25, 2016

Board members present: Jerry Stearns, Howard Burgess, Barbara Pulling, Dana Peterson, Norman Cohen, Alan Biederman, via phone Andy McKane

Ms. Pulling opened the meeting at 7:05 P. M.

Ms. Pulling reported the only item on the agenda would be the agenda for the Thursday, March 3, 2016 Public Hearing at 7:00 P.M. for changes made to the Town Plan.

Rutland Regional Planning Director Mr. Ed Bove was present.

Commissioners discussed who will make various presentations at the hearing.

- Ms. Pulling will make the opening statement.
- Mr. Dana Peterson and Mr. Howard Burgess will discuss the Land Use Map.
- Mr. Alan Biederman will discuss View Sheds.
- Ms. Pulling will discuss Working Lands and set up for discussion.

Some other key points made by the Commission:

- Mr. Biederman suggested the Commission not go into too much detail.
- Mr. Burgess said the Commission needs feedback from the public.
- Mr. Bove said most people will want to know if their land was changed and if so, what they can do with it.
- Mr. Biederman suggested hand out of the definitions for all Land Use Designations be available.
- Mr. Cohen suggested a map with markings of the properties that have been affected.
- Mr. Stearns suggested the opening presentation be no longer than five minutes.
- Mr. Biederman said it would be important to point out to the public that the Town Plan is not zoning.
- Mr. Peterson said that he thought the Commission was going to put together a list of those properties which were changed and solicit comments and ideas from the public.
- Mr. Bove informed Commissioners that the Public Service Board (PSB) recently rejected the scenic views section contained in the Chelsea Town Plan.
- Mr. Bove said for the Town to argue the point with the PSB the Commission would have to be very detailed or very general.
- Mr. Biederman suggested submitting the list to the public as the Commissioners starting place.
- Mr. Burgess inquired whether Boardman Hill is on the scenic views list.
- Mr. Stearns and Mr. Biederman will work on the scenic views list for the public hearing.

- Ms. Pulling told Commissioners that some Town residents were unhappy with the fact there was only one map included in the mailing.
- The Commissioners considered the meeting room layout for the Public Hearing.
- Ms. Pulling said the Select Board would like the Planning Commission to review Ecos Solar's Otter Creek1 & Otter Creek 2 regarding compliance with the Town Plan.
- Mr. Biederman stated he did not feel comfortable assessing a project the Commission knows nothing about.
- The Commission will invite Ecos Solar officials back to discuss as to how they will comply with the Town Plan.
- Ms. Pulling read a letter from Rutland Town Fire District # five requesting road salt reduction in the area of their community well.

Mr. Peterson made a motion to adjourn. Mr. Cohen made a second to the motion. Meeting adjourned at 9:07 P.M.

