

RUTLAND TOWN PLANNING COMMISSION MEETING MINUTES  
THURSDAY, April 13, 2017  
7:00 P.M.  
RUTLAND TOWN MUNICIPAL OFFICE

Present: Ms. Barbara Pulling, Mr. Fred Nicholson, Mr. Howard Burgess, Mr. Norman Cohen, Mr. Alan Biederman (Mr. Andrew McKane via Phone).

- Meeting called to order by Ms. Pulling at 7:03 P.M.

**Approval of Agenda:**

- Mr. Biederman moved to approve the agenda. Mr. Cohen seconded the motion. Motion passed unanimously.

**Approval of Minutes March 23, 2017:**

- Mr. Cohen questioned the meaning of the first bullet on page three. Ms. Pulling said the bullet was reassuring Mr. Cohen that existing projects in the Town that are already in place will be considered in the Renewable Energy Plan. Mr. Nicholson motioned to approve the minutes with the correction. Mr. Burgess seconded the motion. Motion passed 4-0-1. Mr. Biederman abstained from the vote.

**Public Comment/Questions:**

- There was no public comment.

**New Business:**

- Town resident Mr. David Kellogg presented information on a subdivision of his property on Cedar Avenue.
- Mr. Kellogg expressed his concern regarding the spring on the property he is subdividing.
- Mr. Biederman cited the regulations which state the applicant needs to provide the Commission information on the subdivision, and the Commission needs to determine if the sketch will conflict with the Town Plan, any zoning issues, existing facilities services and special problems

that may be encountered. Mr. Biederman said the Commission can approve the subdivision subject to conditions that no residents can construct on the property without a State Health Department Permit.

- The Commission reviewed the Town Plan Map and determined Mr. Kellogg's property is designated the property to R40A.
- After reviewing the Preliminary Plat General Requirements Mr. Biederman moved to approve the requirements with the following conditions waived for the plot plan: 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, and 25. Mr. Nicholson seconded the motion. Motion passed unanimously.
- The Commission reviewed the list of Planning Commission re-appointments and other notices for information only.
- Ms. Pulling informed the Commission that West Rutland will be presenting information regarding the Rutland Town/West Rutland Pedestrian Bike Path at the next Select Board meeting on April 18, 2017.
- Ms. Pulling said there is a site visit planned for April 25, 2017 at Randbury and Farrell Road at 6:00 P.M.

**Old Business:**

**Act 174 Renewable Energy Plan REP):**

- Mr. Biederman informed the Commission of a discussion with a representative from the Vermont League of Cities and Towns (VLCT) regarding some revisions to Act 174. Mr. Biederman stated VLCT would be proposing that towns don't have to include all forms of renewable energy. Mr. Biederman told VLCT he would draft a pattern document for the legislature that all towns can draw from as Rutland Town has a reputation for being the pioneer town for these projects.
- Mr. Burgess said of the New England grid the state of Vermont has 4% of the workload and 20% of the headache as the peak load for power to be available has shifted from 2:00 P.M. to 8:00 P.M. Mr. Biederman cited an article he read regarding towns being able to store power.
- Ms. Pulling stated if Rutland County went with all solar projects we would need 2,000 acres however the primary targets are 12,000 acres. Ms. Pulling said the Rutland Regional Planning Commission (RRPC) will be giving targets to the region's towns taking into consideration

population and how much acreage they have in the prime areas. Ms. Pulling presented data that all towns will be getting to help assist in formulating renewable energy projects.

- The Commission discussed various examples of getting information out to the public as well as receiving public input.
- Mr. Nicholson stated the RRPC is not designating areas for the projects rather identifying the areas that will support a type of alternative energy. It is up to the Planning Commission to decide what areas will or won't work and why.
- The Commission considered the clustering of renewable energy projects.
- Ms. Pulling stated the RRPC Renewable Energy Committee meetings are open to the public and the next one is Tuesday, April 18, 2017 at 5:00 P.M.
- Mr. Cohen moved to adjourn. Mr. Biederman seconded the motion. Motion passed unanimously. Meeting adjourned at 8:42.

