

**TOWN OF RUTLAND  
PLANNING COMMISSION  
MEETING MINUTES**

THURSDAY, MARCH 8, 2018  
RUTLAND TOWN MUNICIPAL HALL  
OPEN MEETING 7:00 P.M.

Present: Barbara Noyes Pulling, Fred Nicholson, Howard Burgess, Norman Cohen, Dick Lloyd, Dana Peterson, Andrew McKane via skype

- Ms. Pulling opened the meeting at 7:03 P.M. with the Pledge of Allegiance.

Approval Of Agenda:

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

Public Comment:

There was no public comment.

New Business:

Gerdon, Jr. /Christensen Minor Subdivision:

Attorney for Ms. Sally Christensen Mr. Gary Kupferer presented information regarding a subdivision from the Gerdon, Jr. Estate to Ms. Christensen.

The Commission and Mr. Kupferer reviewed the Application and Final Preliminary Plat Final Requirements. After discussion Mr. Nicholson moved to accept the plat with the minor change of naming VELCO as the owner of the prior Gerdon, Jr. property. Mr. Lloyd seconded the motion. Motion passed unanimously.

Act 171-Forest Fragmentation:

Ms. Pulling informed the Commission of a law that took effect in 2018 that put a new requirement for Town Plans regarding Forest Fragmentation. Ms. Pulling presented a document which gives examples of the new language that needs to be put into the Town Plan, as well as changes to the map.

Mr. Dana Peterson entered the meeting at 7:30 P.M.

Old Business:

Otter Creek One and Two:

Ms. Pulling cited the Certificate of Public Good for the projects in the Commission's packets. Ms. Pulling stated that between the two projects there is 7.19 megawatts generation which is approximately 64% of the target goal for the town. Ms. Pulling noted there is an issue with Otter Creek One regarding getting their power sold.

Public Service Department Review:

The Commission discussed the final review from the Public Service Department. No action was taken.

Net Metering Letter:

The Commission discussed the Net Metering Letter for the Thomas Dairy Solar Project submitted by solar developer Mr. Tom Garden. Mr. Nicholson suggested Mr. Garden be more specific in his letter by designating the 17.42 acres of development rather than referring to portions of the 181 acres. Ms. Pulling suggested language to be put into the letter citing sites 1, 2, and 3. Mr. Nicholson moved to authorize the Chair to sign with the corrected language. Mr. Lloyd seconded the motion. Motion passed unanimously.

Letter from Mr. Joe Denardo/Possible solar site:

Ms. Pulling presented a letter from Mr. Denardo asking for preferred status for net metering regarding a proposed solar site on his farm. After discussion Ms. Pulling will send the letter for the Thomas Dairy site as an example of what the Commission is looking for. Upon further discussion, Ms. Pulling will create a list of criteria for future Town residents seeking preferred site status for their land.

View shed Analysis/Middlebury College:

Mr. Nicholson moved to accept the proposal. Mr. Peterson seconded the motion. Ms. Pulling informed the Commission she spoke with a GIS Professor at Middlebury College and presented information on five projects her students have completed. After discussion Mr. Peterson made an amended motion to contact Middlebury College and obtain a proposal. Mr. Nicholson withdrew his motion and seconded Mr. Peterson's motion. Motion passed unanimously,

Business Route 4 Study Recommendations:

Ms. Pulling informed the Commission she and Mr. Peterson met and formulated a plan for the study. Mr. Peterson stated he and Ms. Pulling looked at the two studies and identified areas for evaluation: Land Use, Transportation, Economic Development and Recreation. Mr. Peterson explained there is a scoring scale to apply to the areas and suggested two work groups go through the thirty two recommendations and create a list. After discussion two groups were formed and the recommendations will be discussed at the next meeting.

Announcements/News:

Minutes, January 25, 2018:

Mr. Nicholson moved to approve. Mr. Lloyd seconded the motion. Motion passed unanimously.

Minutes, February 15, 2018:

Mr. Nicholson moved to approve. Mr. Cohen seconded the motion. After a minor language correction, motion passed 4-0-2. Mr. Peterson and Mr. Burgess abstained from the vote.

Adjournment:

Mr. Nicholson moved to adjourn. Mr. Cohen seconded the motion. Motion passed unanimously. Meeting adjourned at 8:50 P.M.

Respectfully submitted, Bill Sweet