



## RUTLAND CITY PLANNING COMMISSION

City Hall – 52 Washington St. – Rutland, VT 05701  
Mailing Address: P. O. Box 969 – Rutland, VT 05702  
Phone: 802-773-1800

### **Minutes August 23, 2017**

**Present:** Susan Schreibman (SS), Dave Coppock (DC), Larry Walter (LW), Alvin Figiel (AF) and Patrick Griffin (PG).

**Also Present:** Mike McClallen, Stephanie Lorentz, Ed Clark and Dave Cooper, of the Zoning Bylaws Advisory Group; Barbara Spaulding, recording secretary and Tara Kelly, Planning Director & Zoning Administrator.

SS, Chair, called the meeting to order at 5:30 pm.

- I. ADDITIONS/DELETIONS – None.**
- II. PUBLIC COMMENT – None.**
- III. APPROVAL OF MINUTES – August 7, 8, 9, 2017.**

DC moved to approve the minutes of August 7, 8, 9, 2017. LW seconded. There was some discussion regarding whether or not the July 26, 2017 minutes had been approved. Tara believed they had and would amend the August 7 minutes to reflect the approval. Motion was unanimously approved.

#### **IV. NEW BUSINESS – Southeast Neighborhood Walk.**

DC said the walkthrough was beneficial and provided a feel for the amount of traffic on Stratton Road. There was some discussion of the different perspectives on the Killington Avenue curbing.

#### **V. OLD BUSINESS – Zoning Bylaws Advisory Group Meeting.**

##### Table of Uses.

Tara had emailed a Sample Table of Uses and suggested that the group focus on each of the districts and whether the uses should require a zoning permit, administrative site plan review, DRB site plan review or if it is a permitted use.

PG asked what triggers the DRB review. Tara said a zoning permit is administrative but any waivers, floodplain review, conditional uses etc. all currently require DRB review.

Several members spoke about feeling overwhelmed by the number of categories and Dave Cooper suggested focusing on a single district. Discussion proceeded regarding Single Family Residential district. Tara said the SFR is the most restrictive district.

There was considerable discussion regarding the definition of Townhouse and duplex – the primary difference being ownership structure. Tara said she would research State Statute for procedure around creation of condominiums.

It was determined that it was important to have clear definitions for all of the uses identified in the table. For example, public facilities is broad. Some types of public facilities might be appropriate in SFR while others clearly would not be. There was also a question as to whether or not schools could be regulated in any of the districts; as State Statute may allow schools in all districts. Tara will research the statute. Definitions were needed for open space recreation, passive recreation and free-standing self-serve structures.

Bed and Breakfasts were discussed as a conditional use in SFR depending on where they were located on certain roads and their impact on a neighborhood. The draft definition of Bed & Breakfast limited the use to six rooms.

The group discussed how some of the existing districts could be consolidated and/or reconfigured with the possibility of a new district that is primarily residential but not as restrictive as SFR.

Tara said she thought it might be beneficial to this exercise if she drafted district boundaries, worked on clear definitions for all uses and refined the Table of Uses. She asked the group to consider the future and what might be missing from the table. The following list reflects the group's suggestions:

- Downtown dwellings
- Downtown hotel
- Transitional housing/shelters
- Hostels
- Tiny Houses
- Solar Farm
- Telecom structures
- Drug treatment/marijuana dispensaries – Tara said she believed the Board of Aldermen created an ordinance to disallow them.
- Fireworks – Prohibited in the City.

AF discussed his reasoning for the consolidation of the Gateway Districts as drafted.

PG said the PUD needs to be more clearly defined for mixed use. There was discussion of modifying the subdivision regulations regarding multi-family to create a master permit to include all mixed uses.

Tara said she would clear up the uses, work on the definitions and combine the boundaries for the September 27 meeting.

**Sign Ordinance Rewrite – Update.**

SS invited the Mayor and Brennan to the Sept. 13 meeting for an informal presentation of the sign ordinance. PG suggested including Mike Gauthier. DC suggested including the Board of Aldermen. Discussion continued on the goals of the presentation. Alvin volunteered to create a drawing that demonstrates defined signs. Barbara was asked to include the invitation in the Aldermen's board packet for the Sept. 5 meeting. The draft ordinance will be sent to VLCT following the presentation.

**VI. CORRESPONDENCE – None.**

**VII. ADJOURN.**

AF moved to adjourn. The meeting ended at 7 pm.

For the Commission:

Barbara Spaulding, Recording Secretary