

Minutes
January 23, 2019

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

Also Present: Tara Kelly, Planning Director and Zoning Administrator; Pati Beaumont of Rutland Middle School and her students Stefano Falco, Joey Notte, Sammy Doenges, Josie Muro; Laura MacLachlan, Vermont Energy Education Program; and Trevor Kelly Hinterberger, Long Trail School.

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

- I. ADDITIONS/DELETIONS – None.**
- II. PUBLIC COMMENT – None.**
- III. APPROVAL OF MINUTES – January 9, 2019.**

DC moved to approve the minutes of January 9, 2019. LW seconded. Motion passed unanimously.

- IV. NEW BUSINESS – None.**
- V. OLD BUSINESS – Tiny House Discussion.**

The Commissioners introduced themselves to the students and educators present.

SS said the City's Zoning Bylaws are currently being updated and the discussion of Tiny Houses was timely. Currently the zoning does not allow tiny houses.

The students and educators introduced themselves and said they were involved in a school project to design a tiny house, 500 sq. ft. or less, that would eventually be built by Stafford Tech students. The students discussed how tiny houses lessen the carbon footprint and listed a number of attributes of tiny houses and why they should be allowed in Rutland. The students shared their blueprints with the Commission. The blueprints were based on the City's Housing Standards § 1312. Interior Structure Title 31.

DC asked if the tiny house would be a permanent structure. The students knew that purchasing a lot for the tiny house would add cost and therefore were not sure if the house would be on its own lot or share a lot. Currently the zoning does not allow accessory dwelling units that are detached from the main house.

AF discussed how the perceived negative impact of tiny houses on property values could be an issue for some neighbors.

DC suggested that the students get the Rutland Herald involved and describe their effort and why they think tiny houses are a good option.

Discussion continued regarding variances and waivers that may allow for this tiny house.

Joey Notte suggested creating a district within Rutland for tiny houses. He said a tiny house is affordable and costs between \$30,000 - \$40,000.

Tara Kelly said it is recognized that tiny houses are on trend and change is happening. She will research the regulations for studio and efficiency apartments. She added that mobile homes are grandfathered and a mobile home could be replaced by a tiny home because it would be smaller or the same footprint.

PG said aesthetics are not controlled by zoning.

AF suggested that the students take a field trip to Linden Terrace to see a custom-built tiny house.

SS explained the timing for an interim change to the zoning bylaws. Tara said the Planning Commission would need to create the language, hold a public hearing; send the proposed language to the Board of Aldermen who would then conduct two public hearings before making a decision. The students were encouraged to attend the public hearings and contact the Rutland Herald to do a story on their project. SS thanked the students for their input.

Tara distributed copies of the Current City Ordinance Issues re: Tiny Houses and proposed language for the new zoning. Discussion followed on the proposed language; whether or not they should be allowed in all districts; whether or not an architectural standard would help such as the size should be "proportionally similar"; if functioning as an RV should have a waste water disposal plan; limit the time someone can live in an RV to 30 days.

VI. CORRESPONDENCE – None.

VII. ADJOURN.

PG moved to adjourn. AF seconded. The meeting ended at 7 pm. The next meeting will be held February 7 with Charter & Ordinance Committee. The tiny house discussion will continue on Feb. 27.

For the Commission:

Barbara Spaulding, Recording Secretary