



## 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 February 7, 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 and Barbara Spaulding, Recording Secretary.

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

- I. ADDITIONS/DELETIONS** – PG asked to add State Designations discussion to the agenda.
- II. PUBLIC COMMENT** – None.
- III. APPROVAL OF MINUTES** – **January 23, 2019.**

DC moved to approve the minutes of January 23, 2019 with the addition of “under 400 sq. ft. to paragraph 2 under Old Business – Tiny House Discussion. LW seconded. Motion passed unanimously.

**IV. NEW BUSINESS – State Designations.**

PG suggested that the City consider applying for the Neighborhood Redevelopment and Growth Center designations. Discussion continued regarding the benefits of the designations for the City and whether the RRPC was the entity to file on behalf of Rutland. SS said she would reach out to Ed Bove at the RRPC and invite him to the next Planning Commission meeting to discuss the designations. Tara volunteered to research the benefits of the designations.

**V. OLD BUSINESS – Sign Ordinance Draft.**

SS asked Tara if she had an update on the status of the sign ordinance draft. Tara said there was no update at this time.

**Tiny House Discussion.**

Tara distributed copies of the Model Code for Accessory Dwelling Units and the 11 bulk standards list for Single Family, Multi-Unit, Attached and Detached Residential Units.

Discussion started on whether tiny houses would be considered as accessory or primary. There was discussion about whether a tiny house could be a primary structure and, if so,

whether or not that would be allowed in all districts provided the aesthetics related to the surrounding properties.

Discussion continued regarding a more specific set of architectural standards for tiny houses such as roof pitch and a front porch would add to the architectural design as it relates to the neighborhood. Lot sizes for SFR and MR1 were also discussed. AF suggested that the foot print ratios of a tiny house should be in proportion to adjacent buildings.

How accessory structure setbacks would pertain to tiny houses was also discussed.

The following standards for tiny houses were determined as they related to the list provided.

1. No unit smaller than 200 sq. ft.
2. Setbacks will be the same as primary structures in new zoning. The following design control for tiny houses: 7/12 pitch roof minimum with overhang, has to meet Architectural Standards, foundation.
3. Must follow Building Standards.

SS suggested pursuing an interim bylaws process, instead of waiting for new zoning, to address tiny houses. Tara suggested adoption of interim bylaws is no less onerous than amending the current zoning. She will look into the difference and bring the information back to the Commission.

PG suggested holding a public meeting to hear people's thoughts about tiny houses. DC volunteered to reach out to other towns that allow tiny houses in all districts.

**VI. CORRESPONDENCE – None.**

**VII. ADJOURN.**

PG moved to adjourn. LW seconded. The meeting ended at 6:57 pm. The next meeting will be held February 27.

For the Commission:

Barbara Spaulding, Recording Secretary