

Minutes
May 8, 2019

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

Also Present: Alderman Rebecca Mattis; Tara Kelly, Planning Director and Zoning Administrator; Barbara Spaulding, recording secretary; Pati Beaumont of Rutland Middle School; Joey Notte, student at RMS; Laura MacLachlan, Vermont Energy Education program; and City Atty. Bloomer.

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

- I. ADDITIONS/DELETIONS** – SS added a discussion with Atty. Bloomer regarding “preferred sites” and a letter of support for the NBRC grant application.
- II. PUBLIC COMMENT** – None.
- III. APPROVAL OF MINUTES – April 24, 2019.**

PG moved to approve the minutes of April 24, 2019. LW seconded. Motion passed unanimously.

IV. NEW BUSINESS – Letter of Support NBRC Grant Application.

SS said that the City is applying to the Northern Borders Regional Commission for funds to create a Rutland Region Active Transportation Plan. The Commission supported the same application to the Better Connections Program which was not successful. She read the draft letter to the Commission. LW moved to approve the Chair sign the letter of support on behalf of the Planning Commission. DC seconded. Motion was approved.

V. OLD BUSINESS – Tiny House Discussion.

Laura MacLachlan asked for permission to tape the conversation. Joey Notte presented models of the proposed tiny house. He described the process the students followed to create the models. Drawings and photos were also presented. There was discussion of creating a tiny house “village” on State Street at the former Linda Lee Factory. Several members of the Commission discussed their research on tiny house zoning in other towns and cities.

SS said that current zoning allows for an accessory dwelling unit. The Planning Commission could refer an amendment of the current zoning to Board of Aldermen that

would allow unattached accessory units. The process could take until September but that there was no guarantee that the Aldermen would pass an amendment while the current zoning is being revamped. The zoning bylaws rewrite will address tiny houses but isn't expected to be completed for another year.

Ms. Beaumont explained that the Stafford Technical Center (STC) students would be building the tiny house and that the director would not include the activity in the curriculum unless it was allowed in City zoning.

PG suggested building the tiny house at STC, but locating it outside of the City. He suggested siting the tiny house in Rutland Town, as it has no zoning.

Alderman Mattis agreed saying use the zoning that is available to you now. A successful project will demonstrate the need to amend the City zoning. She also suggested contacting the Aldermen individually to get their input on tiny houses before moving forward.

Discussion continued on whether or not STC needed the project to be in compliance with City building codes or zoning in order to incorporate construction of the tiny house into the curriculum. Tara suggested meeting with the City Building Inspector.

Preferred Site Discussion.

PG moved to find that premature general public knowledge regarding the City Attorney's analysis of a legal matter would clearly place the City at a substantial disadvantage because the discussion will include confidential attorney-client communications made for the purpose of providing professional legal services to the City. LW seconded. Motion was approved.

PG moved to go into executive session to discuss the City Attorney's analysis of a legal matter as allowed under Title 1, Section 313(a)(1)(F). LW seconded. Motion was approved.

After exiting executive session, PG moved to draft site criteria for solar panels for preferred sites. DC seconded. Motion was approved. SS said she would prepare 10 criteria for the next meeting.

Review District Table of Draft Zoning.

Tara distributed copies of the district table, as well as, complete draft copies of the zoning rewrite. The Commissioners offered to pick up the maps from Tara.

SS discussed the goal to review all sections of the zoning rewrite over the next eight months. She asked the Commission to review the District Table for the next meeting.

VI. CORRESPONDENCE.

PG moved to receive and place on file the following correspondence. AF seconded. Motion was approved.

4/22/19, Samesun of Vermont, Solar Net Metering Project Advance Notice.

VII. ADJOURN.

PG moved to adjourn. AF seconded. The meeting ended at 7:16 pm. The next meeting will be held May 22.

For the Commission:

Barbara Spaulding, Recording Secretary

DRAFT