

**Rutland City Planning Commission
Minutes of Zoning Bylaws Advisory Group
August 9, 2017**

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

Also Present: David Cooper, Ed Clark, and Brennan Duffy, of the Zoning Bylaws Advisory Group; and Tara Kelly, Planning Director & Zoning Administrator.

Facilitators: Juli Beth Hinds and Carol Rhea, Orion Planning & Design

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

The consultants and committee members reflected on the input received throughout the week. A number of specific issues were brought forth for specific consideration. The following general direction was settled upon. These will provide the basis for initial concepts and language to be drafted:

- Basic site plan requirements such as landscaping, building location, trash enclosures and curb cut control
- Waivers should be allowed to accommodate unique site conditions. Integrate an option to allow 10% dimensional waivers approved by staff with others going to the DRB.
- Interest in conditional uses, using them more and using them more efficiently
- Role of the ARC
 - ARC should be involved in areas with historic resources
 - If the ARC can add value without adding time and cost then their role should be expanded to include the gateway districts
 - ARC should be advisory
 - Be strategic in what goes to the ARC
 - ARC needs standards
- Staff should be allowed to approve projects that clearly meet well defined design standards
- Will work on table of uses and district purpose statements—will take up as a group at next PC meeting

The purpose of this meeting was to discuss and understand issues and provide initial guidance. No final decisions were made.

I. ADJOURN.

The meeting adjourned at 7:30 pm.

For the Commission:

Tara Kelly, Recording Secretary