



## RUTLAND CITY PLANNING COMMISSION

City Hall – 52 Washington St. – Rutland, VT 05701  
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7/15//2015

### **Minutes July 15, 2015**

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

DC, Acting Chair, called the meeting to order at 6:03 pm.

- I. ADDITIONS/DELETIONS – None.**
- II. PUBLIC COMMENT – None.**
- III. APPROVAL OF MINUTES – June 17, 2015.**

AF suggested the following changes to the minutes: page 1, Proposed Design Control District Criteria, change 12 sq. ft. signs to 12 or 32 sq. ft. signs; correct typo to linear in paragraph 4; on page 2, first paragraph change radius to length; and paragraph 2, remove 4ft. AF moved to approve the minutes of June 17, 2015 as amended. PG seconded. Motion carried unanimously.

- IV. NEW BUSINESS – None.**
- V. OLD BUSINESS.**

**Proposed Design Control District criteria** – DC asked AF to clarify whether he would like to ask the City to adopt the proposed design control district criteria prior to the revision of the zoning bylaws or as part of the zoning bylaws revision. AF said there are significant changes to the zoning bylaws to comply with state statute and therefore should not be done “piecemeal” but all at once. He added that the DRB was ignoring the design control districts and that is what encouraged him to create the design control guidelines. AF said the design control criteria is a significant addition to the zoning bylaws and should be made a part of the rewrite. PG added that this was a good use of the Planning Commission’s energy.

The North Main Gateway Business districts discussion will be held August 5 instead of August 19.

DC also asked whether the Commission still wanted him to discuss the Architectural Review Committee’s responsibilities with the Mayor. The Commission reviewed §31-210 Design Control Districts (D) and (E). No definitive answer was made.

7/15//2015

**Municipal Planning Grant** – DC and SS met with the Mayor to discuss filing an application for a Municipal Planning Grant to hire a consultant to work on the zoning bylaws revision. The Mayor insists that the new zoning administrator have say in the revision. DC added that the Mayor also prefers a use based zoning as opposed to the forms based zoning. Discussion of a “hybrid” to respect the historic buildings and have clear prohibitive uses in some districts. AF said the Newport forms based model would be a “straightjacket” for architects as impose costs that could be a drawback to development. LW asked about the status of hiring a zoning administrator. DC reported that the Mayor had engaged the VT League of Cities and Towns to assist in the search.

The municipal planning grant schedule was discussed, as well as, the need to start organizing as soon as possible. Barbara said it would be necessary to go before the RRA board to engage her assistance with the grant application. The RRA meets next on July 28.

**Dorr Drive Update** – DC read his email to Jeff Wennberg asking when the bid prices were expected for the Dorr Drive project and that the Planning Commission would like to review the draft Complete Streets document. He also read Jeff’s reply saying the contract had been awarded and that cost to widen, reclaim and pave was expected at the end of August. The email also said that the Commission would have an opportunity to review the draft Complete Streets document, however it was not expected until mid-winter.

PG said a “heads up” on the streets list for next year would be helpful.

LW asked if the draft would be done in house. DC said yes.

AF said it appeared that things were progressing in the right direction.

**VI. CORRESPONDENCE – NONE.**

**VIII. ADJOURN.**

AF moved to adjourn. PG seconded. Motion carried unanimously. The meeting ended at 6:52 pm.

For the Commission  
Barbara Spaulding, Recording Secretary