

**Rutland City Planning Commission
Meeting Minutes
January 12, 2022**

The meeting was held in person and by teleconference because of the new COVID-19 protocols.

Present: Alvin Figiel (AF), Rebecca Mattis (RM) and Sarah Roy (SR).

Also Present: Andrew Strniste Planning & Zoning Administrator, John Ruggiero and Barbara Spaulding recording secretary.

RM, Chair, called the meeting to order at 5:38 pm.

- I. ADDITIONS/DELETIONS – None.**
- II. PUBLIC COMMENT – None.**
- III. APPROVAL OF MINUTES – December 8, 2021.**

AF moved to approve the minutes of December 8, 2021. SR seconded. Motion passed unanimously.

- IV. NEW BUSINESS – None.**
- V. OLD BUSINESS – Draft Zoning Bylaws Update process.**

Andrew suggested discussing two issues that John Ruggiero had brought to his attention. Mr. Ruggiero discussed his plans for his property at 114-116 Strongs Avenue and how the proposed zoning would prohibit him from creating 5 studio apartments at that location. He suggested that additional research be done but, a solution could be expanding the Downtown to include the property and therefore reduce the dimensional standards for the proposed R-5 district. Mr. Ruggiero added that Rutland's downtown is urban in nature and he has a waiting list for this type of housing.

RM asked how would it look to negotiate occupancy by bedrooms per acreage. Andrew discussed density based on bedrooms vs. units and the potential for expanding the downtown into the gateways. AF asked about parking and the winter parking ban for the proposed development. Mr. Ruggiero stated that most tenants for these units do not own cars but rely on public transportation. He added that cars and parking could be negotiated between tenant and landlord. Mr. Ruggieio also listed a number of apartments in the downtown that do not have parking. There was discussion regarding how Saratoga Springs, NY handles parking for their downtown tenants. Mr. Ruggiero offered to do additional research and present a draft change to the proposed zoning.

The second issue brought by Mr. Ruggiero had to do with his property at 90 Grove Street and the outbuildings and carriage house on the property. The issue is the requirement to install separate water and wastewater to those buildings and the inability to create additional units in those buildings. AF suggested allowing change in certain areas to become denser.

Andrew wanted to discuss food trucks and how the Commission may want to allow for them without a zoning permit. He referred the Commissioners to page 26 (20) Restaurant in the proposed zoning. By definition food trucks would be required to get a permit and he suggested that the Commission consider if the food truck was temporary. RM suggested fewer than 30 days in a 90-day period. AF said he would like to hear from the Commissioners that are not present and that it is important for all members to weigh in on these issues.

RM suggested meeting again in January, twice in February and twice in March.

- VI. CORRESPONDENCE** – Vt. Natural Resources Board, 1/5/23, Land Use Permit #1R0479-1A, 134 Park Street, Rutland, correction of subdivision lots previously approved. AF moved to receive and file. SR seconded. Motion was approved.
- VII. ADJOURN** – AF moved to adjourn. SR seconded. Motion passed unanimously. The meeting ended at 6:30 pm. The next regular meeting will be held January 26, 2022.

For the Commission: Barbara Spaulding, Recording Secretary