



RUTLAND REGIONAL PLANNING COMMISSION

RRPC REGIONAL COMMITTEE

TUESDAY, MARCH 19, 2024, 6:00 PM

MEETING DETAILS

Virtual: [Teams Meeting](#), ID: 224 634 587 902, Pass: dBEdSy | Call: 1-802-440-1368, ID: 641 278 173#

In-Person: The Opera House, 3rd Floor, 67 Merchants Row, Rutland, VT 05701

MEETING AGENDA

6:00 CALL TO ORDER & INTRODUCTIONS

6:02 APPROVAL OF March 19TH AGENDA

6:04 APPROVAL OF January 16th MINUTES

6:06 OPEN TO PUBLIC

6:30 ACT 250

- [1R0959-1](#) Regenerative Land Holdings LLC– Change in use of the former Green Mountain College campus to a destination hotel– Poultney
- [JO 1-461](#) Ottauquechee Realty Advisors, LLC- Three-lot subdivision of the 25-acre parcel permitted for master plan development under LUP 1R0322-15 – Killington
- [1R1002-1](#) Majaco Killington LL - The subdivision of a +/-28.69-acre parcel of land into eight (8) individual lots (Lots A through H), and the construction of a single-family residence and appurtenant infrastructure on six (6) of those lots – Killington
- [1R0949-2](#) James and Samantha Sheldon- after-the-fact approval for modifications to the parking area, exterior lighting, and signage previously approved and conditioned in LUP 1R0949-1 –Pawlet
- [JO 1-471](#) Rutland Town Elementary– Re-grading portions of the site as well as installing new culverts and catch basins- Rutland Town
- [JO 1-470](#) Mount Holly Elementary School – The construction of a 2,000-sf addition to the Mount Holly Elementary School – Mount Holly
- [JO 1-467](#) Castleton Elementary School- Proposed stormwater project at Castleton Elementary School – Castleton
- [JO 1-466](#) Rutland City Middle and Intermediate School - Proposed stormwater project at Middle and Intermediate Elementary School – Rutland City
- [JO 1-465](#) Poultney Elementary School - project will consist of disconnection to filter strips at multiple locations on the site as well as the installation of a new drywell – Poultney
- [JO 1-464](#) Fair Haven Union High School - Installation of a gravel wetland - Fair Haven (Application [1R1029](#))

6:50 ADJOURN

Questions? Need special accommodations?

Contact: Devon Neary at devon@rutlandrpc.org or (802) 775-0871.



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TUESDAY, JANUARY 16, 2024, 6:00 PM

MEETING DETAILS

Virtual: [Teams Meeting](#), ID: 224 634 587 902, Pass: dBEdSy | Call: 1-802-440-1368, ID: 641 278 173#

In-Person: The Opera House, 3rd Floor, 67 Merchants Row, Rutland, VT 05701

MEETING ATTENDANCE

Committee Members: Fred Nicholson, Bob Llyod, Laura Black, John Sabotka, Jack Schneider, Andy Salamon, and Sarah Pelkey.

Other: Devon Neary, Jeremy Gildrien, Mary Kay Skaza, and Karen Hill

MEETING MINUTES

1. CALL TO ORDER & INTRODUCTIONS

Meeting called to order by Chair Nicholson at 6:02pm.

2. APPROVAL OF JANUARY 16TH AGENDA

Motion to approve the January 16, 2024, agenda by Sabotka. Second by Salamon. Approved by voice vote.

3. APPROVAL OF NOVEMBER 21ST MINUTES

Motion to Approve the November 21, 2023, minutes by Sabotka. Second by Salamon. Approved by voice vote.

4. OPEN TO PUBLIC

None present.

5. SECTION 248

Post Road Solar, LLC 3 MW solar generating facility on US-7 in Rutland Town. Chair Nicholson stated that the project had received support from the Rutland Town Planning Commission. The committee discussed various elements of the design plans and found it to be consistent with Regional Plan and have no negative regional impact. **Motion by Solomon to recommend to the full board sending a letter to the PUC confirming conformance with the regional plan and no significant regional impacts. Second by Salamon. Approved by voice vote.**

6. ACT 250

Reviewed Mike Hance Trucking (JO 1-458): Construction of a 50'x80' garage at 349 Barrett Hill Road in Rutland Town. The Act 250 Commission requested additional information. The committee reviewed and determined the available site plan information was insufficient. Committee decided to table the application until next meeting.

Reviewed Smokey House Center (JO 1-457): Trail System in Danby. The committee discussed various elements of the design plans and found it to be consistent with Regional Plan and have



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no negative regional impact. **Motion by Salamon to recommend to the full board sending a letter to the NRB stating, conformance with the regional plan and no significant regional impacts. Second by Sabotka. Approved by voice vote.**

Reviewed Vermont Agency of Transportation (1R0925-5): Segment 4 Reconstruction of US-7 in Pittsford. The committee discussed various elements of the design plans and found it to be consistent with Regional Plan and have no negative regional impact. **Motion by Lloyd to recommend to the full board sending a letter to the NRB stating, conformance with the regional plan and no significant regional impacts. Second by Salamon. Approved by voice vote.**

Reviewed Boondock Motors (1R1025): Commercial auto repair, towing, and recovery in Pittsford. The scheduled site visit was postponed until mid-March. The issue was tabled pending a site visit report.

7. ADJOURN

Adjourned at 6:52 by Chair Nicholson.

Project Number	Application Type	Project Name	Town	Description	Status
JO 1-472	JO	Laundromat	Brandon	New construction of a laundromat on a 0.7-acre lot. This JO request has a connection to LUP series 1R0637.	JO issued
JO 1-471	JO	Rutland Town Elementary - Green School I	Rutland Town	The project will involve re-grading portions of the site as well as installing new culverts and catch basins. The total area of construction disturbance is 0.53 acres. No blasting will be conducted during construction. This JO pertains to LUP 600005.	JO issued
JO 1-470	JO	Mount Holly Elementary School	Mount Holly	The construction of a 2,000-sf addition to the Mount Holly Elementary School.	JO issued
JO 1-469	JO	Frank Briscoe	Brandon	MIXED USED RESIDENTIAL/COMMERCIAL TO CONSIST OF APPROXIMATELY 10 DWELLING SPACES, OFFICE AND COMMERCIAL SPACE	Pending (Awaiting Information)
JO 1-468	JO	Mill River Lumber-Mike Roberts	Clarendon	Construction of a 10-foot by 20-foot electrical shed modification to Building 2 and 5.	JO issued
JO 1-467	JO	Castleton Elementary School - Green Scho	Castleton	The proposed stormwater project at Castleton Elementary School will consist of simple disconnections, regrading and repaving, installation of an underdrain pipe, and installation of an underground infiltration chamber.	JO issued
JO 1-466	JO	Rutland City Middle and Intermediate Sch	Rutland City	The project proposes the installation of 2 new stormwater systems on the Rutland City Middle and Intermediate School campus, including soil restoration activities. The total area of disturbance for the proposed project is 0.015 acres.	JO issued

JO 1-465	JO	Poultney Elementary School-Green School	Poultney	The project will consist of disconnection to filter strips at multiple locations on the site as well as the installation of a new drywell. No blasting will be completed during construction. This JO relates to LUP 1R0452.	JO issued
JO 1-464	JO	Fair Haven Union Middle/High - Green Sch	Fair Haven	Installation of a gravel wetland.	JO issued
JO 1-461	JO	Ottauquechee Realty Advisors, LLC/Killin	Killington	Three-lot subdivision of the 25-acre parcel permitted for master plan development under LUP 1R0322-15.	JO issued
JO 1-456	JO	Town of Killington (Killington Forward)	Killington	Infrastructure project; water main, road reconstruction, other multimodal improvements.	JO issued
JO 1-443	JO	Peter Paulding	Pittsford	Use of farm as wedding venue.	JO issued
1R1029		Fair Haven Union High School	Fair Haven	A gravel wetland will be constructed on the northwest corner of the school's site to improve water quality of stormwater runoff. Filter strips will be constructed next to greenhouse.	Received
1R1028		Mark Brothers-Brandon Mini Golf	Brandon	The proposed project is the construction of a miniature golf course with parking and a snack shack. A portable toilet will be provided for guests, so wastewater permitting will not be needed. Stormwater practices will be installed to treat runoff from proposed impervious surfaces. A wetland permit is not necessary as all proposed activities are outside of wetlands and their 50-foot buffers.	Incomplete

1R1027	Minor	Housing Trust of Rutland County, Inc.	West Rutland	<p>Marble Village Apartments project is the redevelopment of three vacant and blighted properties on Main Street in the state-designated Village Center of West Rutland. The existing buildings will be demolished and replaced with a new three-story 24-unit energy efficient apartment building with community gardens, green space, and a community patio space.</p> <p>The proposed building program consists of 17 one bedroom apartments, 5 two bedroom apartments and 2 studio apartments. 2 of the one bedroom apartments will be accessible, one of which will also include audio visual accessibility features. 1 two bedroom apartment will be accessible.</p> <p>Gross square footage is 21,400 square feet on three floors, 7,000 square feet footprint.</p>	Permit
1R1002-1	MajorMinor	Majaco Killington LLC	Killington	<p>The subdivision of a +/-28.69-acre parcel of land into eight (8) individual lots (Lots A through H), and the construction of a single-family residence and appurtenant infrastructure on six (6) of those lots (Lots B, D, E, G, and H are 4-bedroom and 7-person maximum occupancy, Lot F is 5-bedroom and 8-person maximum occupancy). No construction of any improvements is proposed for Lots A and/or C.</p>	Pending (Decision)

1R0959-1		Regenerative Land Holdings LLC	Poultney	<p>This project consists of a change in use of the former Green Mountain College campus to a destination hotel and additions/modifications to the existing parking infrastructure. The project is located in a Designated Downtown District. Cree Residential Hall will be converted to 18 residential condo units, Moses Hall will be converted to a 51-unit hotel, Ames Hall will be converted to a 42-unit hotel, Whitley Dining and Event Hall will remain an event space with an added micro-distillery, and Griswold Library will be repurposed as storage space.</p> <p>Additionally, this project proposes to retrofit two of the existing infiltration areas by enlarging them as well as add a gravel wetland to the south of the solar panels to satisfy the State's new 3-acre stormwater requirements.</p>	Received
1R0949-2	Major	James and Samantha Sheldon	Pawlet	<p>The Applicants are seeking after-the-fact approval for modifications to the parking area, exterior lighting, and signage previously approved and conditioned in LUP 1R0949-1. Specifically, the modifications include the addition of two GMP pole-mounted directional parking area/security lights, two building-mounted flags/signs, a second building-mounted lighted sign on the westerly side of the building, and the reconfiguration/reorientation of the parking lot footprint and parking spaces.</p>	Pending (Hearing)

1R0925-5		Vermont Agency of Transportation	Pittsford	<p>The requested permit amendment is for Segment 4 of VTrans Federal Aid Project Number Pittsford-Brandon NH 019-3(49), which will improve mobility along certain sections of U.S. Route 7. Specifically, this project involves the reconstruction of 2.71 kilometers (1.68 miles) of US Route 7 in the Towns of Pittsford and Brandon Vermont, from approximate milepost 6.55 in Pittsford to approximate milepost 0.67 in Pittsford.</p> <p>Work to be performed includes the removal and disposal of the existing concrete road, the widening and full depth reconstruction of U.S. Route 7, replacement of Bridge 110 (box culvert), extension of Bridges 111 and 112 (box culverts), grading, drainage and stormwater infrastructure instillation, relocation of aerial utilities, paving and necessary approach work.</p> <p>The Project will be completed in a total of 4 major phases with multiple sequences per phase for a total of 30.64 acres. The project construction is scheduled to be completed by 12/31/2027.</p>	Incomplete
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1R0458-6	Minor	Spring Lake Ranch Inc.	Shrewsbury	Improvements to the Main House by expanding structure within the existing impervious footprint with two additional bedrooms. The addition will also house a renovated kitchen to replace the current outdated kitchen. Two existing grease tanks will be replaced and reconnected. The Main House is the hub for the Spring Lake Ranch Community. It is used for cooking and dining, a gathering place, administrative building, and has overnight occupancy. In addition, wastewater flows from the XL house will be redirected to the main house wastewater system to address the issues with an older failing system. The XL house is a two-bedroom house used for staff housing.	Pending (Comment Period)
1R0337-15			Rutland Town	UPDATE SIGNAGE FOR GE AEROSPACE. EXISTING SIGN = 20 SQ FT - NON ILLUMINATED REPLACE = 153 NON ILLUMINATED	Incomplete

1R0166-12	Major/Minor	Mountain Top Inn	Chittenden	<p>The application seeks after-the-fact approval for improvements previously undertaken; proposed construction of improvements to be undertaken; and increased occupancies and frequencies of use corresponding to the combined permitted usages as specified in the State of Vermont ANR operating permits. Specifically, the application seeks approval for the following:</p> <ul style="list-style-type: none"> • Construction of a supplemental water source/system (well D, to replace existing well A); • Removal and remediation of prior improvements to the rope tow; • Relocation of the trash and recycling area; • Resurfacing/paving and expansion of existing [dirt] parking lots; • Installation of a stormwater treatment system for runoff from parking lot improvements and expansion; • Renovations to (demolition and reconstruction on existing footprint) and change of use of Horseshoe Cabin (from staff housing to three (3) commercial residential living units serving up to six (6) guests); • Installation of a wastewater (“WW”) system; • Construction of a well pump house (for water system improvements authorized in LUP 1R0166-13); and • Increased usage of the Inn and Wedding Barn and Beach House. 	Pending (Awaiting Information)
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1R0166-11	Major	Mountain Top Inn	Chittenden	Construction of a 34 room stand-alone lodging building with 700' access road, parking for 36 vehicles, a banquet room and gazebo and tent site to provide facilities to host two wedding or similar events simultaneously. Construction is expected to include blasting.	Withdrawn
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