



RUTLAND REGIONAL PLANNING COMMISSION

RRPC BOARD OF COMMISSIONERS

TUESDAY, JULY 15, 2025, 7:00 PM

MEETING DETAILS

Virtual: [Teams Meeting](#), ID: 224 634 587 902, Pass: dBEdSy I Call: 1-8024401368, ID: 641278173#

In-Person: 16 Evelyn Street, Second Floor, Rutland, VT 05701

MEETING ATTENDANCE

(x = in person) (v = virtual)

TOWN	NAME	
Benson	Cheryl Murray	
Brandon	Jack Schneider	X
Castleton	Liz Mackay	X
Chittenden	Abigail Bradish	
Clarendon	Brownson Spencer	
Danby	Andrea Stoddard	X
Fair Haven	Jason Coupal Bob Richards (alt)	X
Hubbardton	Robert Gibbs	X
Ira	Bob Kirbach	X
Killington	Will Austin	
Mendon	Larry Courcelle	X
Middletown Springs	Steven Harrington	
Mount Holly	Jessica Metcalfe	
Mount Tabor		
Pawlet	Linda Lynton	
Pittsford	Ann Reed (alt)	X
Poultney	Sarah Pelkey	
Proctor	Richard Horner	X

TOWN	NAME	
Rutland City	David Allaire	
Rutland Town	James Marsh Demetrio Gagnon	X V
Shrewsbury	Laura Black	X
Sudbury	Barbara Somson	V
Tinmouth	Judy Gilmore Michael Faller	X X
Wallingford	Erika Berner	X
Wells	Francis Gilman	X
West Haven	Rod Ethier	
West Rutland	Leona Minard	
ACI-Natural Resources	Hilary Solomon	
Ex-Officio- CEDRR	Lyle Jepson	
Ex-Officio- CEDRR		
Ex-Officio- TAC		
Ex-Officio- RRWIB		

Staff: Devon Neary

Other: Heather Thomas



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MEETING MINUTES

1. CALL TO ORDER & INTRODUCTIONS

Meeting was called to order by Chair Black at 7:06 PM. Introductions were made.

2. APPROVAL OF JULY 15TH AGENDA

Motion to approve the July 15th agenda by Courcelle. Second by Berner. Approved by voice vote.

3. APPROVAL OF JUNE 17TH MINUTES

Motion to approve the June 17th minutes by Berner with the addition of Donna Wilson as a virtual participant. Second by Reed. Approved by voice vote.

4. OPEN TO THE PUBLIC

None present.

5. REGIONAL PLAN DRAFT DISCUSSION

Neary provided the regional plan update stating that the RRPC had completed the last public engagement phase, Phase 3 “Alignment”, before the next adoption phase. The phase included several town meetings, pop-up events, and a public survey. In addition, Neary stated that the staff had completed the draft Regional Future Land Use Map and incorporated all town requested revisions that complied with statute. The staff updated the regional plan website and added the new draft maps in both webmap and PDF form. Neary also reviewed the upcoming adoption schedule that includes authorization from the board to submit to the LURB in September, LURB review from September through November, updates to the plan in November, warnings in December for the first public hearing, and the first public hearing in January.

In addition to updates, Neary conducted a roundtable for any addition conversation, comments, or questions on the draft plan. Commissioner Richards stated that the plan should consider wind energy, even if it is not ridgeline as the prohibition might be short-sighted. Richards also referenced the windmill in Bridport Vermont at the Blue Spruce Farm as an example. Neary commented that the current plan prohibits commercial and industrial wind and that there was a consensus from the Commission to continue the prohibition in this plan. In addition, Commission Faller also mentioned the consideration for nuclear energy and that the state should consider being a leader in this effort. Neary stated that he would do some research into nuclear. No other comments were made. As a result, the Commission will not hold an August meeting, which was tentatively scheduled for additional regional plan discussion.

6. EXECUTIVE/FINANCE COMMITTEE REPORT



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Neary provided the Executive Finance Committee Report from July 7, 2025. The Committee discussed the proposed strategic plan and retreat for the upcoming year. No action taken.

7. REGIONAL COMMITTEE REPORT

The Committee reviewed two Act 250 projects and one Section 248 project. The Committee reviewed: [1R1031](#) – an application involving the construction of a 15,000 sf distillery building which will also house a 200 seat restaurant, a warehouse building for storage of barrels, an 8 unit housing building, and associated access, parking, and circulation on US-4 adjacent to the Greenbrier Inn in Killington, Vermont. A future hotel is planned for the property but is not part of this application. The property is 58+/- acres and the project area is approximately 6 acres. Access will be from US Route 4. The Committee had many concerns regarding traffic safety on US-4 given the proposed projects location between two high crash locations. Motion by Reed to recommend to the full board issuing a letter stating no significant regional impact and conformance with the regional plan, with also a statement of concern regarding the traffic safety impacts. Seconded by Schneider. Approved by voice vote.

The Committee also reviewed [1R0661-17](#) - for the demolition of 350,000 sf of the former mall structure (excepting the "K-Mart" storefront) at the former Diamond Run Mall in Rutland Town, VT. The committee had no substantial comments on the application. Motion by Reed to recommend to the full board issuing a latter stating no significant regional impact and conformance with the regional plan. Seconded by Gilmore. Approved by voice vote.

The Committee also discussed [25-0316-AN](#) – a 60-day advance submission of Industrial Tower and Wireless, LLC, to request a certificate of public good authorizing the installation of wireless telecommunications equipment at 440 Route 140 in Tinmouth, Vermont. The Committee already reviewed and commented on this project but received an update from Commissioner Gilmore. Gilmore stated there had been a balloon test conducted and the town had held a public meeting. The Town contests that the project does not conform with the Town Plan due to scenic and natural resource impacts. The Committee agreed to support the town in their opposition to the project. Motion by Gilmore to recommend to the full board issuing a letter in support of the Town of Tinmouth. Seconded by Reed. Approved by voice vote.

Motion by Gilman to send the three letters as presented. Seconded by Horner. Approved by voice vote.



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8. ADJOURN

Motion to adjourn by Berner. Second by Reed. Approved by voice vote and adjourned at 7:44 PM.

A recording of this meeting can be found at www.rutlandrpc.org/board-and-committees-meeting-materials/.

Respectively submitted by Devon Neary

DRAFT