



# RUTLAND REGIONAL PLANNING COMMISSION

## RRPC REGIONAL COMMITTEE

TUESDAY, NOVEMBER 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: 16 Evelyn Street, Second Floor, Rutland, VT 05701

### MEETING AGENDA

6:00 CALL TO ORDER & INTRODUCTIONS

6:02 APPROVAL OF OCTOBER 22<sup>ND</sup> AGENDA

6:04 APPROVAL OF SEPTEMBER 17<sup>TH</sup> MINUTES

6:06 OPEN TO PUBLIC

6:10 SECTION 248

- ([24-3294-AN](#)) 45-Day advance submission of Coughlin, Inc. for a 500kW solar array near Prior Lane in Rutland Town

6:25 ACT 250

- ([1R1030](#)) Pittsford Village Farm (PVF) interior renovations, addition, and site improvements located at 42 Elm Street in Pittsford, VT.
- ACT 250 Housing Exemptions and Recent Jurisdictional Opinions – 333 Jones Drive (Brandon), 74 Traverse Place (Rutland City), and Center & Wales Downtown Hotel (Rutland City)

6:35 ACT 250 – Determination of Significant Regional Impact for 2026 Regional Plan

*State statute requires that RRPC define in this Plan what kinds of development would constitute “significant regional impact,” as this is the threshold for precedence of this Regional Plan as the primary planning document to consider in Act 250 proceedings. It is important to note that substantial regional impact refers to positive and negative impacts.*

*If a development proposal meets any of the criteria listed below- and therefore may have benefits or negative impacts beyond the borders of the host municipality-- the regional plan will take effect.*

*A substantial regional impact in Rutland County (minus Pittsfield) involves development which may: (1) Change the existing settlement pattern in the region by shifting activity from an existing area of development to a major new area of development; or locating in a new part of the region which does not presently contain development of that type or scale.*



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*(2) Significantly enhance or negatively affect the region's economy, or a major sector thereof, by generating a new sector of economic activity in the region; or providing employment and/or training opportunities in a new occupation or industry; or impacting the cost or availability of affordable housing in the municipalities affected by the project.*

*(3) Significantly enhance or negatively impact regionally significant natural and cultural features as identified in this plan.*

*(4) Significantly enhance or impact (beyond anticipated growth rates) important regional services or service areas by completing or necessitating their expansion, extension or relocation. Where the proposed number of housing units increases by 20 units or more; or employs more than 25 individuals; or contains 30,000 square feet of gross floor area; or is the construction of facilities or utilities serving two or more municipalities within one mile of a municipal boundary.*

*(5) A project that will materially affect the existing or potential capacity to provide essential or required public services by one or more municipalities adjacent to the municipality where the proposed development is located. Consider secondary land use impacts that are attributable to the development.*

*(6) A project that is visible from more than one municipality or is within a two mile radius of a municipal boundary.*

6:55    ADJOURN

Questions? Need special accommodations?  
Contact: Devon Neary at [devon@rutlandrpc.org](mailto:devon@rutlandrpc.org) or (802) 775-0871.