



# 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 ATTENDANCE

Members: David Rosenblum, Jack Schneider, John Sabotka, Sarah Pelkey, Laura Black, and Mike Doenges.

Other: Devon Neary, Karen Hill, and Jeremy Gildrien

### MEETING MINUTES

1. CALL TO ORDER & INTRODUCTIONS

The Committee was called to order at 6:06PM by Vice-Chair Pelkey. Introductions were made.

2. APPROVAL OF NOVEMBER 19<sup>TH</sup> AGENDA

Motion to approve the November 19<sup>th</sup> agenda by Schneider with corrections to the agenda and minutes dates and adding the Solarfest Solar letter. Second by Black. Approved by voice vote.

3. APPROVAL OF OCTOBER 22<sup>ND</sup> MINUTES

Motion to approve the October 22<sup>nd</sup> minutes by Sabotka. Second by Black. Approved by voice vote.

4. OPEN TO PUBLIC

None present.

5. SECTION 248

Solarfest Solar - Request for an updated letter by Solarfest Solar based on updated requirements from the PUC. The RRPC had already voted to approve the project with no significant regional impact and conformance with the regional plan. This letter requests being designated a preferred site as well. Motion by Black to recommend to the full board signing the preferred site letter for Solarfest Solar. Second by Schneider. Approved by voice vote.

The committee reviewed, 24-3294-AN, 45-Day advance submission of Coughlin, Inc. for a 500kW solar array near Prior Lane in Rutland Town. Gildrien provided a presentation on the proposed development. The solar array does not have significant regional impact and is in conformance with the regional plan. The project may not meet the Section 248 criteria of the 2018 Regional Plan due to possible clearing of more than 15% forests. Motion by Black to recommend to the full board sending a letter of notice to the developer that the project may not be in conformance with the Regional and Community Standards for Energy Facility Siting and Development



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Standard #13 for All Transmission and Generation Facilities of the 2018 Regional Plan. Second by Schneider. Approved by voice vote.

## 6. ACT 250

The committee review the 1R1030 - Pittsford Village Farm (PVF) interior renovations, addition, and site improvements located at 42 Elm Street in Pittsford, VT. The application was incomplete, and the committee had very few comments. No action taken, for informational purposes only. The committee may re-review once a complete application has been submitted.

The committee also reviewed and discussed three recent jurisdictional opinions for housing in Rutland City and Brandon that did not fall under ACT 250 due to interim exemptions.

The committee also reviewed the draft determination of significant regional impact for the 2026 Regional Plan update. For the first provision, suggested better defining the area and looking at existing language around “orderly development”. There was interest in seeing more language around specific impacts such as to transportation networks and significant natural resources. For the second provision, the economic impacts should relate to affordable housing near employment centers. For the fifth provision, there should be more explicit language on what services will be impacted such as healthcare. Lastly, the committee discussed the balance between not too overreaching or specific but specific enough to ensure the Commission has a chance to weigh in.

## 7. ADJOURN

Adjourned at 6:53 PM.