The meeting was called to order at 6:39 pm by Chair Jeffrey Stillings

**Members Present:**

Jeff Stillings, for the Board of Selectmen
Richard Williams, for the Planning Board
Ron Barron for the Central Mass Regional Planning Commission
David George, Rutland Town Planner

**Absent:**

Shawn Moore, for the Conservation Commission
Scott Gilroy, for the Board of Health
Michael Nicholson, Town Administrator
Joseph Buckley, DPW Director

There were no members of the public present. The meeting was not televised nor recorded by RCTV Cable. Member Jeff Stillings took notes for the minutes.

**Approval of May 22, 2019 Minutes:**

A MOTION was made by Mr. Williams and seconded by Mr. Stillings to approve the minutes of the May 22, 2019 meeting of the Managed Growth Steering Committee (MGSC). Unanimous/approved.

**Updates**

**Phase 2 Update from CMRPC:**

Ron Barron, Central Massachusetts Regional Planning Commission (CMRPC), provided the Committee a copy of the draft Goals and Recommendations as part of the CMRPC’s Phase 2 report to be presented to the Town.

CMRPC is near completion of the Phase 2 Report. A target date of July 29, 2019 was set for the CMRPC to present the Phase 2 Report at the Select Board meeting. Mr. Barron will include the CMRPC recommendations during this presentation and PowerPoint.
Town Planner David George provided a recap of several responses he provided as result of questions posed during the May 22, 2019 MGSC meeting.

Downzoning and Upzoning options: Town Planner George advised that in the Rutland Town Bylaws, Article 4 Section 15, is the pertinent bylaw section that relates to lot sizes. If the town were to explore downzoning/upzoning as a managed growth option, the process would be to seek a 2/3 majority vote at Town Meeting, to amend Article 4 Section 15, to change the stated minimum lot size (X), to the new minimum lot size (Y). Downzoning/Upzoning would be an amendment to an existing bylaw, not a new proposed bylaw. The Planning Board would be the proper entity to introduce such a measure. Planner George stated that there are downsides and upsides to increasing the minimum lot sizes. One downside is that individuals who had been holding a parcel of land hoping to subdivide it would not reap the same financial return.

Discussion: It was agreed that the Agricultural Commission should be included in this discussion. The Agricultural Commission could also potentially be an entity to present the downzoning amended bylaw at Town Meeting, should the Planning Board not be inclined to pursue. Members agreed that the Agricultural Commission should also be invited to sit on the Managed Growth Steering Committee.

A MOTION was made by Mr. Williams and seconded by Mr. Stillings to request the Select Board include one seated member from the Agricultural Commission to the Managed Growth Steering Committee. Approved/unanimous.

Mr. Stillings will present to the Select Board at the July 1, 2019 meeting, to include the Agricultural Commission within the Managed Growth Steering Committee.

Wetland Protection Bylaw Update:

Mr. Williams discussed the ongoing status within the Conservation Commission regarding a wetland protection bylaw, specifically to address the minimum distances for building near a wetland. The Conservation Commission has this matter on their agenda, however there has been some push back within the Commission. Such a bylaw, the Wetland Protection Bylaw, would be considered a General Bylaw requiring a simple majority vote at Town Meeting. Mr. Williams advised that the Town of Holden’s Wetland Protection Bylaw appears to be a best practice example.

Subdivision Bylaw:

Mr. Williams reported that the Planning Board is in the process of updating the Subdivision Bylaw. This update does not require a town vote.

Plans:
CMRPC Mr. Barron reported that of the goals recommended, to explore updating our town plans, such as the Master Plan, the Open Space Plan, Comprehensive Housing Plan, and the Economic Development Strategic Plan.

The CMRPC has submitted a grant proposal regarding the Economic Development Strategic Plan. This Plan would focus on Commercial Zoning. Specific to Rutland, Mr. Barron foresees being able to provide technical assistance with pursuing more technical options.

Town Planner George stated that these are the things he would like to pursue.

Zoning Violations:

Mr. Williams asked about people operating businesses in residential zones. Mr. George advised that this fell under the purview of the Building Commission. Discussion and agreement that this issue does not fall under the auspices of the MGSC.

Grants:

Mr. Barron reported that he is currently working with Town Administrator Michael Nicholson on a Housing Choice Grant and are looking into a Municipal Vulnerability Preparedness Grant.

Old Business:

Follow up on Sewer Line Question:

At the 5-22-19 MGSC meeting Dick Williams believed that the City of Worcester has constructed a 36-inch main sewer line that reaches the Town of Paxton and asked if Rutland could tap into the Worcester line through Paxton. DPW Director Buckley advised that this was not the case and the 36 inch sewer line did not exist.

Recommended Options Follow Up:

Ron Barron will discuss the additional options at this Phase 2 presentation at Select Board Meeting on July 29, 2019:

1. Transfer Development Rights
2. Natural Resource Protection Zoning
3. Tax Increment Financing
4. Workforce Housing Tax Stabilization

MGSC Future Follow Up:

At the May 22, 2019 MGSC meeting, Member Shawn Moore, stated he was speaking as a Planning Board Member, asked how long the Managed Growth Steering Committee was going to continue. He stated that the Planning Board should be the primary entity. He asked why the public isn’t seated on the MGSC. Jeff Stillings advised that the members of the MGSC are appointed, and their reappointments are coming up at the end of June. Jeff will put the question on the BoS agenda to ask: if the Board of Selectmen should re-vote to continue the Managed Growth Steering Committee.
Follow Up: The Committee was advised that the Select Board voted 4-1 and therefore approved to continue with the Managed Growth Steering Committee.

Inclusion of Finance Committee and Building Inspector Follow Up:

The Committee was advised that the Select Board approved the inclusion of the Finance Committee and the Town Building Inspector onto the Managed Growth Steering Committee.

Next Meeting

The next meeting of the Managed Growth Steering Committee will be Wednesday August 2, 2019 at 6:30, in the Library.

Meeting called for adjournment at 7:20 pm; motion to adjourn by Mr. Williams seconded by Mr. Stillings, approved/adjourned.

Respectfully Submitted:

Jeffrey A. Stillings, Chair, Select Board Representative to the Managed Growth Steering Committee, Scribe of meeting minutes