

CITY OF RUTLAND, VERMONT
DEVELOPMENT REVIEW BOARD HEARING MINUTES
FEBRUARY 3, 2016

The Hearing commenced at 6:05 p.m.

A quorum of Board members was present: Al Paul, Acting chair, Steve Wilk, Jim Pell and Mike McClallen. Alan Shelvey, Zoning Administrator, was also present.

Howard Smith and Rod Chioffi representing the applicant, representing the applicant were sworn in.

John Ruggiero representing abutter Tenney Brook Court LLC, the only member of the public present was also sworn in.

Applicant seeks Site Plan Review in a Design Control District, Gateway Business North Main Street for the construction of an approximate 4,900 square foot addition to the rear of the existing building located at 256 North Main Street.

Applicant stated that the existing building is proposed to be used for a design business that also sells materials (e.g. stone tiles). There may be three independent businesses with complimentary offerings sharing the space. The addition will be used for delivery receipt and storage.

Applicant clarified that the proposed addition would be a maximum of 4,900 sq. ft. It may be smaller if the cooperating businesses are such that the proposed amount of space is not required.

Applicant proposes 24 to 26 parking spaces and expects to have 4 – 6 employees on site at any one time. Two to three truck deliveries per week are anticipated.

Applicant does not believe that screening should be required since the proposed addition will not be visible from North Main Street.

Mr. Ruggiero stated that he had no concerns regarding the proposed project other than stormwater runoff. He said that there are existing flooding problems on the Tenney Brook Court LLC property (located to the south of the subject property) caused by runoff from the existing development and he is concerned that the additional construction will result in an increase in runoff that will further aggravate this problem. He would like the applicant to develop a drainage plan designed to address this issue.

Applicant and Mr. Ruggiero have met and discussed this issue. There does not seem to be any disagreement that runoff from the property is currently a problem and that an increase will likely make it worse.

A site plan was submitted. Also submitted were certified mail return receipts.

The meeting was adjourned at 6:40 p.m. An official decision will be rendered within the required 45 days of this adjournment.

Respectfully Submitted,

Alan Shelvey, Acting Clerk