

CITY OF RUTLAND, VERMONT  
DEVELOPMENT REVIEW BOARD  
DECEMBER 17, 2014  
6:00 P.M.

A quorum of the Board members was present: Stephanie A. Lorentz, Chair, Al Paul, Jim Pell and Mike McClallen. Also present was Carol Wagner, Clerk of the Development Review Board.

Mike Barbaro, Neil Mellen and Dan Rubino were present on behalf of Applicant Town Fair Tire Center and were sworn in. Nicole Kesselring, P.E. was present on behalf of Applicant and sworn in.

The following persons were present outside the rail, signed in and were sworn in: Alan Shelvey, Frank Urso, John Colvin, John Russell, III and John Canney.

On October 31, 2014, Applicant Town Fair Tire Center received Site Plan Approval from the Development Review Board for property located at 162 South Main Street for the demolition of existing furniture store building and construction of a 8,272 s.f. tire sales and service center with associated parking. The existing carriage barn will remain.

By *new application*, which is the subject of this hearing, Applicant seeks Site Plan Review in a Design Control District, Gateway Business South Main Street, for the demolition of existing furniture store building and construction of a 8,800 s.f. tire sales service center with associated parking. The existing carriage barn will remain.

Mike Barbaro gave a brief explanation of what Town Fair Tire does and how the business is operated. Nicole Kesselring presented the existing site plan, proposed site plan and landscaping plan. Discussions took place between the Applicant, the Board and persons outside the rail regarding the proposed project.

Documents submitted included, but not limited to: existing site plan, proposed site plan, landscaping plan, elevations, lighting plan and photograph of a Town Fair Tire Center building at another location.

Copies of notice to abutters along with certified mail return receipts were submitted for the file.

The hearing was adjourned at approximately 7:15 p.m. and the Board went into deliberative session. An official written decision will be rendered within the required 45 days of this hearing.

Respectfully Submitted,

Carol F. Wagner, Clerk  
Development Review Board  
December 19, 2014