

CITY OF RUTLAND, VERMONT
Development Review Board Minutes
Wednesday, July 20, 2016

Development Review Board Members; Stephanie A. Lorentz, Al Paul, Jim Pell, Steve Wilk and Mike McClallen.

Members present; Chair Lorentz, Board members McClallen, Paul, Pell and Wilk. Also present, Zoning Administrator Tara Kelly.

At 6:03 PM Chair Lorentz called to order the first hearing of the evening for 195 Woodstock Avenue. Chair Lorentz swore in Owen Speulstra of Bohler Engineering to provide evidence to the hearing. Mr. Speulstra was representing the applicant, McDonald's Corporation. There was no one from the public present on this issue.

Mr. Speulstra presented certified mail receipts from the letter sent to abutting neighbors.

Mr. Speulstra presented the Board with information and plan drawings of the proposed changes being requested. There were several questions from the Board. All questions were answered by the applicant.

Chair Lorentz noted that the Board had forty-five days (45) to make its decision. Based on the decision the applicant would have 30-days to appeal the Boards decision to Environmental Court.

The hearing for 195 Woodstock Avenue was adjourned at 6:20 PM.

The DRB engaged in deliberations about the project and issued a decision for approval. The DRB also discussed the circulation of a job announcement to hire a Clerk for the DRB.

At 6:30 PM Chair Lorentz called to order the second hearing of the evening for 21 Avenue B. Chair Lorentz swore in Cindi Wight, Recreation and Parks Director, to provide evidence to the hearing. Ms. Norma Cioffi was present, but declined to be sworn in as she didn't anticipate speaking on the issue.

Ms. White presented certified mail receipts from the letter sent to abutting neighbors.

Ms. Wight presented the Board with information, documentation and plan drawings related to the White's Pool project and its compliance with Flood Hazard Area Regulations. There were several questions from the Board. All questions were answered by the applicant.

Chair Lorentz noted that the Board had forty-five days (45) to make its decision. Based on the decision the applicant would have 30-days to appeal the Boards decision to Environmental Court.

The hearing for 21 Avenue B was adjourned at 6:55 PM.

The DRB took a brief recess.

At 7:00 PM Chair Lorentz called to order the third hearing of the evening for Mussey Brook culvert at Curtis Avenue. Chair Lorentz swore in Jim Rotondo, City Engineer, to provide evidence to the hearing. Ms. Beth Blumberg, an abutting neighbor, was present and was invited to participate in the hearing.

Mr. Rotondo presented certified mail receipts from the letter sent to abutting neighbors.

Mr. Rotondo presented the Board with information, documentation and plan drawings related to the embankment stabilization project that involves removing and replacing failing infrastructure at the points where the Mussey Brook runs under Curtis Avenue.

Ms. Blumberg voiced opinions about the resulting aesthetics of the project. She expressed satisfaction with Mr. Rotondo's responses and explanations. There were several questions from the Board. All questions were answered by the applicant.

Chair Lorentz noted that the Board had forty-five days (45) to make its decision. Based on the decision the applicant would have 30-days to appeal the Boards decision to Environmental Court.

The hearing for Mussey Brook culvert was adjourned at 7:15 PM.

Respectfully submitted,

Tara Kelly
Development Review Board Clerk