

RUTLAND REDEVELOPMENT AUTHORITY
CITY OF RUTLAND
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**Architectural Review Meeting /September 20, 2017
Minutes**

Attendance: Dave Cooper, Brennan Duffy, Larry Walter, Stephanie Romeo and Dave Coppock.

Also Attending: Dale Patterson, Philip Allen, Khanti Monroe, Steve Peters, Mark Foley Jr., Tara Kelly and Bob Tanner.

- I. Call to order 8:30 am.
- II. There were no additions/deletions to the agenda.
- III. There was no public comment.
- IV. Dale Patterson – 41 Center St.

Dale Patterson was present to discuss the application. He said that the grain used in making beer at the Hop'n Moose is left outside for Hathaway Farm to pick up. There have been complaints when the grain has been left out overnight. He added that other breweries have loading docks and storage and that this garage door will make life easier for the brewery and the City.

Dave Coppock discussed another door option. Mr. Patterson said the proposed insulated door width is 74" and 7 ft. high and he discussed making it look like it belongs and being aesthetically more consistent.

Tara added that the door would replace an existing wall and that the patio would remain the same.

Dave Cooper asked about using insulated containers instead of replacing the existing window. Mr. Patterson said the manual door would also allow easier access when he is buying and selling tanks. Currently he has to remove an existing wall to get the tanks in and out of the property. He would also be able to leave the door raised during good weather.

Brennan suggested adding more window panels to the door and asked if that would be cost prohibitive. Mr. Patterson said he was not concerned with the additional cost and would be willing to add more windows to the garage door. Dave Coppock said he would be in favor of the garage door with additional windows.

Brennan moved to approve the application of the 5 panel garage door provided there will be four panels of glass with installation to be completed within two months. Stephanie seconded. Motion was unanimously approved.

V. Mark Foley Jr. – 72 Merchants Row.

Mark Foley Jr. was present to discuss the application. He said 72 Merchants Row is currently vacant and located next to the EIC building. He is proposing painting “Airplane Flying” on the façade and creating an art space, music space and conference area inside the building.

Dave Cooper asked if the windows would be covered. Mr. Foley said new windows will be installed with screens similar to the frosted glass at the RRCC.

Brennan asked about copyright issues. Mr. Foley said his research found that 50 years following the death of an artist, the work becomes public domain.

Dave Coppock said he supports visual art in the City.

Brennan moved to approve the proposed application for 72 Merchants Row to be completed within the next two months. Discussion followed about the installation process of the art piece. Dave Coppock seconded. Motion was unanimously approved.

VI. Philip Allen – SameSun of Vermont 141 West Street.

Philip Allen was present to discuss the application. He was joined by Khanti Monroe. Mr. Allen said that 141 West Street renovations would provide for two tenants and that the size of the banner was determined by using the building frontage based on two tenants. In addition to the banner, he was seeking approval of a solar awning. Additional depictions of the awning and various angles of installation were submitted. The project requires a Certificate of Public Good for the proposed solar array, but the awning and signage fall under the building permit.

The proposed awning would be 66” in length and 9 ft. tall. It will extend 5ft over the sidewalk at a 30 degree angle. If necessary the angle could be changed to 45 degrees for a 4ft. overhang which is a smaller footprint than the Co-op awning on Wales Street.

Dave Cooper asked if the angle would be adjustable. Mr. Allen said once installed it would be set. There are no moving parts and no maintenance. An education piece will be located inside the building.

Larry asked why the awning did not extend over the door. Mr. Allen said they did not want to create a gathering spot for smoking in front of the door.

Bob Tanner confirmed that an insurance policy with a million dollar liability has been attained. He said there is 33 linear sq. feet of building frontage which would allow 161/2 sq. feet of signage per tenant.

Mr. Monroe said the plan for the awning would be black solar modules to reduce refraction. The height of the awning would not produce glare for motorists.

Dave Coppock moved to approve the application as presented with completion in six months. Brennan seconded. Motion was unanimously approved.

VII. Municipal Planning Grant – Zoning Bylaws Update.

Tara said the next meeting of the Zoning Rewrite Committee would be Sept. 27 and she hoped to have full descriptions to match the Table of Uses. She will send out an agenda and information on Friday.

VIII. Adjourn.

Larry moved to adjourn. Brennan seconded. The meeting ended at 9:03 am.

For the Architectural Review Committee
Barbara Spaulding