

RUTLAND REDEVELOPMENT AUTHORITY
CITY OF RUTLAND
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**Architectural Review Meeting /August 15, 2018
Minutes**

Attendance: Dave Cooper, Brennan Duffy, Alvin Figiel and Dave Coppock.

Also Attending: Tara Kelly, Planning and Zoning Administrator, Alderman Chris Ettori and Mark Foley Jr.

- I. Dave Cooper called the meeting to order 8:33 am.
- II. There were no additions/deletions to the agenda.
- III. No one from the public commented on items not on the agenda.
- IV. 55 Washington Street - Strand Theater.

Mark Foley Jr., applicant, was present to discuss the proposal. He distributed copies of an existing conditions photo and a proposed plan. The application before the Committee are the changes to the lower level for a restaurant and retail space that would front onto the Center Street Marketplace. Mr. Foley said the lower level is a mix of concrete and brick 16-18 inches thick, therefore the wall will have a neutral color stucco on the first level with the existing brick façade remaining for the upper floors.

Mr. Foley shared the floor plan (A1) produced by NBF showing two entrances from the park side with 50-60% of the space for the restaurant. There will be a handicap accessible ramp with the remaining area buildout to suit what will most likely be retail. The proposed 6x8 windows will be fixed but the only work planned for 2018 will be the lower level. The Rutland Area Food Co-op is planning an expansion for 2019-20 and the plans are speculative for loft apartments on the third floor.

Mr. Foley added that the lower level plan includes an awning that will cover both entrances and any proposed signage will be reviewed under the City sign ordinance.

Brennan discussed the need for additional windows or glass otherwise the restaurant will be dark.

Dave Cooper asked about the existing garage doors and plans for outdoor seating. Mr. Foley said that the restaurant owner preferred the removal of the garage door

and less permanent outdoor seating due to the seasons. A service door is existing that is not depicted on the proposed photo.

Dave Cooper asked about the style of the proposed building. Mr. Foley said it will have an industrial feel with the windows framed in black and the “Strand” name is a nod to the historic past use.

Dave Cooper asked about the project’s timetable. Mr. Foley said the plan is for a November opening and he expects to cut the concrete by the end of the month.

Tara asked if it was realistic to include the “Strand” name as part of Phase I. Mr. Foley said he would need to speak to the mason and project architect. He added that the market would dictate the timing for the full project. He added that the attic is an 8ft. structural space that was identified during the roof work 6-8 years ago. He said there is some finish masonry from the former theater that would be the ceiling for the loft apartments.

Dave Coppock said he is in favor of the proposed Phase I and agreed that the sooner the “Strand” sign goes up the better.

Brennan asked about the removal of the mural and preserving it in a photo.

Dave Cooper said the proposed project is a permitted use and therefore does not require DRB review. The ARC is an advisory committee to the DRB so he is not sure what is needed for the project to proceed. Tara said the ARC was noted on the Zoning Permit and she would include any comments from the Committee as part of the permit.

Dave Coppock moved to approve the application for Phase I of the Strand project at 55 Washington Street. Brennan seconded. Motion was approved. Alvin recused himself based on his relationship with the applicant and NBF.

- V. New Business – None.
- VI. Old Business – Zoning Rewrite Update.

Tara said there is a completed draft document. She is currently working with JuliBeth on an annotated version that will help disseminate the changes and additions to the Zoning Bylaws as proposed. She is expecting the annotated version today and will made a presentation to the Planning Commission and ZBAG group soon.

North Main Street proposals.

The developer of 37 North Main Street has not resubmitted the application yet. They are digesting the traffic study and taking the ARC’s comments under consideration.

The DRB has sent a draft decision to the owners of 5 North Main Street with conditions regarding pedestrian and traffic circulation.

VII. Adjourn.

Brennan moved to adjourn. The meeting ended at 9:12 am.

For the Architectural Review Committee
Barbara Spaulding

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