

RUTLAND REDEVELOPMENT AUTHORITY
CITY OF RUTLAND
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**Architectural Review Meeting /August 29, 2018
Minutes**

Attendance: Dave Cooper, Brennan Duffy, Alvin Figiel, Ed Clark, Stephanie Romeo and Dave Coppock.

Also Attending: Mayor Allaire, Tara Kelly, Planning and Zoning Administrator, Alderman William Notte, Nicole Kesselring, Jim Goss and Phil Dwyer.

- I. Dave Cooper called the meeting to order 8:30 am.
- II. There were no additions/deletions to the agenda.
- III. No one from the public commented on items not on the agenda.
- IV. 37 North Main Street – Revised building design review.

Dave Cooper recused himself from the discussion. Brennan took over as Chair.

Brennan said the ARC had made comments and suggestions on the preliminary plans and the Applicant has submitted a redesign of the project.

With regard to Criteria #1, Brennan feels the redesign is superior and fits better with the district. The changes are positive and he is in support of the development.

Alvin agreed that the redesign looks better than the original. He does have the following suggestions with regard to building materials listed in the exterior finish key on sheet PP-2 dated 8/13/18.

- Exterior Finish Key element #7 - Clapboard or simulated clapboard, prefer no vinyl siding and color consistent with the colors in the district, white or off white.
- Exterior Finish Key element #8 is listed as EIFS-1 - Brick or simulated wood with trim, no artificial stucco.
- Exterior Finish Key element #6 identifies a stone band - Use gray like a “Danby Marble” instead of dark brown stone.

Ed said the redesign is a big improvement and fits within the district. He did suggest differentiating the three gables. Jim Goss said he thought the center gable would be larger than the others.

Brennan asked if the green awnings would have the logos. Jim Goss said the Starbucks primary sign will be located on the existing pylon and any subsequent signs would be subjected to the sign ordinance process.

Dave Coppock agreed with Alvin's suggestions for clapboard piers and suggested using a wood trim casing around the windows to tie it all together.

Jim Goss asked if it would be appropriate for the project architect to contact Alvin to discuss the technical suggestions. Alvin agreed.

Stephanie said she thought the redesign was an improvement and deferred any architectural comments to Alvin, Dave Coppock and Ed.

Ed added that his original comments were not made to dissuade the development.

Mayor Allaire said he was encouraged by this discussion because he has a responsibility to support a \$3 million dollar investment in Rutland.

Alvin said his comments were a push for Rutland and its success.

Brennan stated that comments previously made at the initial meeting regarding Criteria #2 had been provided to the DRB and he asked if there were any additional comments with regard to Criteria #2.

Alvin said if retail is planned for the building it would be a conditional use in the district. Therefore he proposed adding a condition to provide pedestrian access from North Main Street sidewalk via a walkway across the drive-thru lane to recessed glass doors on the north side of the building. He feels that vehicles in the drive-thru are not traveling at a high speed and therefore it would not be a safety issue. The redesign has doors proposed for the north side of the building and it would not be cost prohibitive to make them accessible for pedestrians entering from Main Street.

Ms. Kesselring explained that the property has a 7 ft. elevation drop off from east to west and to accommodate the building's elevation the floor is two feet lower than Route 7. Instead of a walkway, there would have to be steps due to the slope and therefore no handicap accessibility.

Brennan said he spoke to Jeff Wennberg who is in favor of the current layout and with how the slope is being addressed. The parking meets the criteria being located to the side or rear of the building.

Alvin said the project is unique in that the front of the building is actually in the rear. Jim Goss added that the redesign includes evergreen plantings that will screen vehicles in the drive-thru from North Main Street. There are two entrances proposed with walkways that wrap around the building for pedestrian access.

Ed added that pedestrians will cut through either way. Jim Goss said the nature of the plantings will make it difficult to cut through.

Dave Coppock said adding steps would preclude ADA accessibility so changes to the doors would be less expensive. He is in support of pulling in the human element.

Jim Goss said that customer safety was a concern for Starbucks who would not be supportive of multiplying interactions between pedestrians and vehicles at the site.

Brennan said it is the DRB who has the authority to assign conditions to projects.

Mayor Allaire said he is an avid walker and would not have an issue accessing the project from the south side of the building. The City encourages minimizing pedestrian and vehicle conflict. He suggested not adding the condition.

Alderman Notte said he occasionally walks with his family and he would not have them walk across a drive-thru lane. He would not support a condition which has no real benefit and could sabotage a \$3 million investment to the City.

Dave Cooper, who recused himself from voting, had two comments. He said pedestrian access is not within the ARC purview and adding an access increases costs with security, impacts floor plans and limits the type of future businesses.

Tara said the ARC makes recommendations to the DRB. Jim Goss asked how soon those recommendations would be available. Tara responded within 24 hours.

Brennan said the DRB meeting on the project was scheduled for 6:30 pm on September 5.

Dave Cooper resumed as Chair.

- V. New Business – None.
- VI. Old Business – None.
- VII. Adjourn.

Brennan moved to adjourn. Stephanie seconded. The meeting ended at 9:08 am.

For the Architectural Review Committee
Barbara Spaulding