

RUTLAND REDEVELOPMENT AUTHORITY
CITY OF RUTLAND
1 Strongs Avenue
RUTLAND, VERMONT 05701
(802) 775-2910 spauldingrra@rutlandvtbusiness.com

**Architectural Review Meeting /September 28, 2016
Minutes**

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

Also Attending: Tara Kelly, Planning and Zoning Administrator; Mike Coppinger, Executive Director Downtown Rutland Partnership; and Bob Barrett, Building Inspector.

- I. Call to order 8:33 am.
- II. There were no additions/deletions to the agenda.
- III. There was no public comment.
- IV. 81 Center Street – Daniel Pratt (First Baptist Church).

Mr. Pratt was present to discuss the application. He stated that for insurance purposes they can no longer store their snow blower and lawnmower inside the church. A free-standing storage structure is proposed on the west side of the church that will match the existing entrance structure. The new storage building will be the same color and match the red asphalt roof. It will be marked as storage only and will be constructed in the spring. Detailed drawings, site plan and photos were reviewed by the Committee. Dave Coppock moved to approve application as presented with a deadline of May 30, 2017. Alvin seconded. Motion was approved.

- V. 50-54 Merchants Row – Castleton University.

The applicant was not present. The application and sign specs were reviewed. Dave Coppock said the proposed LED, internally lit, sign was allowed under the current Sign Ordinance but the Planning Commission has been revising the ordinance. In the new sign ordinance there is a preference for externally lit signs. Dave Cooper noted that the EIC sign in downtown is internally illuminated. Mike Coppinger listed additional internally illuminated signs in downtown including Little Harry's, Green Screen Graphics and People's Bank. Dave Cooper added that he is in favor of Rutland's Downtown being unique. Dave Coppock moved to approve the application as presented with a deadline of December 31, 2016 and no installation until all permits and approvals have been obtained. Alvin seconded. Motion was approved.

VI. Municipal Planning Grant – Zoning Bylaws Update.

Tara Kelly said she had discussed the City’s intention to apply for a Municipal Planning Grant to update the Zoning Ordinance with these Committee members at other meetings. She was there to ask for a letter of support from the ARC to include in the grant application.

Dave Cooper said there are no design criteria to judge projects. Tara said procedural guidance could be tackled earlier. She will review the ARC guidelines and design criteria drafted by the Planning Commission before the next meeting on Oct. 19. Discussion continued regarding approving guidelines vs. standards. The Committee agreed to support the Municipal Planning Grant application to update the City zoning and Dave Cooper will sign a letter of support.

VII. Adjourn.

Brennan moved to adjourn. Alvin seconded. The meeting ended at 9:01 am.

For the Architectural Review Committee
Barbara Spaulding