

RUTLAND REDEVELOPMENT AUTHORITY  
CITY OF RUTLAND  
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**Architectural Review Meeting /October 1, 2019  
Minutes**

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

Also Attending: Tara Kelly and Joseph Cross (via phone).

- I. Dave Cooper called the meeting to order 8:02 am.
- II. There were no additions/deletions to the agenda.
- III. No one from the public was present to comment on items not on the agenda.
- IV. FMI US Property Holding LLC – 153 South Main Street (KFC).

Joseph Cross, General Contractor from Summit Properties, gave an overview of the project. He stated that the site was acquired recently by a new franchise owner. He was hired to update the property. Following a site visit a week and a half ago, remodeling of the interior was added to the site plan. The parking lot will be made ADA compliant by removing two parking places and adding a red path to the entry door. The striping will be updated and new “slow” arrows added to the parking lot to facilitate better flow of traffic. The outside will be brought up to better standards.

Mr. Cross added that the interior work would include new wainscot, furniture and artwork in the front of the commercial restaurant. Equipment will be uninstalled in the back of the commercial restaurant in order to replace the floors and walls. The restaurant has been shut down to expedite the work.

The ARC is being asked to make a recommendation to the DRP with regard to the exterior paint scheme. Six prototypes were provided based on the franchise preferences.

Tara clarified that the banner on the existing building would look different than in the prototypes as it is site specific and more clearly represented on A-2 of the site plan. Mr. Cross agreed adding that the half banner would keep the cabinet sign with black but mimic the new branding and the cap or cupola would be removed.

Ed asked which prototype was preferred. Mr. Cross replied that the Full Bright was preferred but that he had done 100-115 remodels and the only option he had not seen was the Grey Neutral.

The preference of the ARC was the grey neutral no stripes. Dave Coppock moved to recommend to the DRB the Grey Neutral no stripes prototype for the building exterior. Dave Cooper seconded.

Alvin asked if the ARC would be able to see the revised site plan with the recommended color scheme. Tara said she would forward it to the Committee when she received the revision.

Brennan asked about the timing of the DRB meeting. Tara said the hearing is scheduled for Oct. 16. However, interior renovations have begun.

Alvin asked about the freestanding sign and whether any consideration had been given to the new sign ordinance. Mr. Cross said for now the base and cabinet are being painted black and bollards are being added to the parking lot around the sign to prevent parking by the sign. If the franchisee decides to update the sign to the new KFC branding the signage vendor would submit for a sign permit.

Discussion followed regarding whether the photos provided for the meeting were actually the Earth Tone or Gray Neutral prototype. Mr. Cross said he believed the photos were of the Earth Tone prototype.

**Dave Coppock amended his motion to recommend to the DRB the Earth Tone-no stripes prototype for the building exterior. Dave Cooper seconded. The Committee agreed that if the Earth Tone samples were generally similar to the picture provided, the matter could proceed to the DRB, but if the samples were substantially different the ARC would reconvene. Motion was approved.**

Dave Cooper suggested that in discussions regarding revisions to the sign ordinance, the definition of what constitutes a “sign” should be carefully considered. He has reviewed sign ordinances that define a “sign” very broadly, and in the case of the proposed KFC project (with its awnings, pictures, lettering, banners, and brand coloring), the entire building could be construed to be a “sign.” Policy makers should consider whether a denial of this project due to excessive signage would be a wanted or unwanted result, and (perhaps) revise the definition of “sign” accordingly.

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

Ed moved to adjourn. Dave Coppock seconded. The meeting ended at 8:35 am.

For the Architectural Review Committee  
Barbara Spaulding