

CITY OF RUTLAND, VERMONT
Development Review Board Minutes
Monday, April 6, 2020

HEARING #1: 194 WOODSTOCK AVENUE

Development Review Board Members: Stephanie A. Lorentz, Al Paul, Jim Pell, Steve Wilk and Mike McClallen. Members present: Mike (Chair), Lorentz, Paul, Pell and Wilk.

Also present: Zoning Administrator Tara Kelly.

At 6:03 PM Chair McClallen called to order the continuation of the Public Hearing to consider an application from Tesla Inc. to install six Tesla electric charging posts and equipment at Stewarts Shop Corporation located at 194 Woodstock Avenue in the Zoning Gateway Business Woodstock Avenue.

In attendance for this hearing were the applicants, Edward Noseworthy and Trevor Smith of Tesla and Matt Tilden of Dewberry Engineers. There was 1 additional member of the public in attendance, Michael Talbott of the City's Board of Aldermen, who stated he was simply observing the meeting. McClallen explained that since this is a continuation of the hearing begun on March 26, 2020, everyone that had participated in that hearing is still under oath.

Chair McClallen informed everyone that there had been two communications received by the ZA with regards to this project. Both were statements of support by people who frequently travel through Rutland to other destinations who stated they would use the charging stations in their travels. He asked the applicants if they had any additional information to present about their project. They did not. He then asked the Board if they had any questions. They did not.

The hearing was adjourned at 6:12PM. Chair McClallen informed everyone that the DRB has 45 days to render a decision and if anyone disagrees they will have 30 days to appeal to the Environmental Court.

HEARING #2: 172 WOODSTOCK AVENUE

Development Review Board Members: DRB member Lorentz A. Lorentz, Al Paul, Jim Pell, Steve Wilk and Mike McClallen. Members present: Mike (Chair), Lorentz, Paul, Pell and Wilk.

Also present: Zoning Administrator Tara Kelly.

At 6:16 PM Chair McClallen called to order the continuation of the Public Hearing to consider an application from John J. Socinski applicant/landowner for conditional use permit approval for operation of an auto repair business at 172 Woodstock Avenue located in Zoning District Gateway Business Woodstock Avenue.

McClallen confirmed with Mr. Socinski and Mr. Gagne that they are still under oath. They both indicated agreement. Michael Talbott of the City's Board of Aldermen was on the call as an observer.

McClallen informed everyone that one comment was received the ZA from a nearby business owner. The called indicated that there is spray painting going on inside the new business. When asked if he is spray painting vehicles, Mr. Gagne said he does not paint the whole car. He only does touch-up paint and painting of parts on cars. Most of that work is for used car dealers. He does this work while the car is on a lift with spray cans or spray guns. He does not do collision repair or other work for insurance companies. He does mechanical and some rust repair work, primarily.

McClallen asked if anyone or the DRB had additional questions. DRB Member Lorentz inquired about outside storage of materials, parts etc. Mr. Gagne agreed. He said that he would not be storing tires on-site. He has an unheated part of the building where he will store scrap metal until he is ready to cash it in. He will store all garbage (boxes etc.) in containers that will be inside the building. He will remove the materials and bring them to the transfer station himself.

A discussion ensued about parking of vehicles on the site. Mr. Socinski said there is room for 15 cars to park outside of the building. Mr. Gagne has room for 4-6 cars to be parked on the westside of the building near the garage doors and room for up to 9 cars on the eastside of the lot. He sometimes gets a bulk of cars all at once from the used auto dealers that have purchased cars at auction that need to be fixed. Mr. Gagne said he will manage the flow so only 15 cars will be on site at one time.

McClallen asked if there was any additional evidence to submit or questions from the board. There was none.

The hearing was adjourned at 6:34PM. Chair McClallen informed everyone that the DRB has 45 days to render a decision and if anyone disagrees they will have 30 days to appeal to the Environmental Court.

Respectfully submitted, Tara Kelly