

CITY OF RUTLAND, VERMONT
Development Review Board Minutes
Wednesday, August 16, 2017

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

Members present: McClallen, Paul, Pell, and Lorentz. Also present, Zoning Administrator Tara Kelly.

Two members of the public (not associated with any of tonight's hearings) and a member of the media were present to observe the hearings.

Chair Lorentz had communicated that she would miss the first hearing due to a work obligation. At 6:00 PM Acting Chair Paul called the hearing on the Floodplain permit to allow installation of underground water main and associated appurtenances, known as the South End Water Distribution Improvements project, to order. Jim Rotondo, City Engineer, was in attendance. Jo Anne Lovullo Richards was present for the purpose of this hearing but stated she did not intend to provide any testimony. Mr. Paul explained the hearing process and then swore in Mr. Rotondo.

The project involves the installation of underground utilities (piping and associated equipment) within the flood hazard area and floodway of Otter Creek. This will involve the extension of a 12" diameter water main down Park Street from Granger Street to Dorr Drive.

Mr. Rotondo provided a project description and sketch plan. He specifically clarified that there will be no net fill within the floodplain. It was confirmed that the Agency of Natural Resources Floodplain Manager had reviewed and provided positive confirmation that this project is within keeping of the City's Floodplain regulations.

There were no questions or comments on the project.

Acting Chair Paul explained the decision and appeal process to the applicant.

Hearing adjourned at 6:07 PM.

DRB members and ZA discussed Zoning update process and upcoming meetings to continue discussions.

At 6:30 PM Chair Lorentz called the 2nd hearing to order to consider a Conditional Use Permit for 77 Grove Street. Applicant Mark Foley Jr. of MKF Properties was in attendance. No other members of the public were present to speak on this application. Ms. Lorentz explained the hearing process and then swore in Mr. Foley.

The applicant explained they recently purchased this building that had formerly been administrative offices of Central VT Public Service (CVPS). Going forward, they are planning a multi-tenant office space with an estimated 5 or 6 tenants, the first one being the Rutland

Herald. Parking, traffic circulation, landscaping, and site improvements were all discussed. Mr. Foley provided a detailed explanation referring to a site plan provided to the DRB. A pedestrian entrance will be maintained on Grove Street. The bulk of traffic in and out of the building is anticipated via the rear doors off of the parking lot. Parking amounts were estimated based upon the Institute of Traffic Engineers calculator which showed that an office complex with 30K square feet of office space would need 89 spaces at 85% peak capacity. The parking lot has 130 spaces currently. Six spaces would be removed to put in landscaping. Handicapped access would be provided alongside the rear entry (main employee entrance) to the building. Circulation within the lot would be improved so that people entering off of Grove Street could easily drive onto the rest of the lot (currently access is not possible). Two additional vehicle entrance/exit points would remain on Maple Street. Summer Street would be restricted to one vehicle access point with the addition of landscaping and curbing. Landscaped islands and other improvements are planned to soften the look of the parking lot and building as seen from Summer and Maple Streets. Landscaping in the front has been improved already to ensure it is attractive and yet does not block visibility for vehicles entering and existing the driveway from Grove Street. Lighting is already downcast and will remain so. A number of building improvements are planned over time.

Chair Lorentz explained the decision and appeal process to the applicant. Hearing was adjourned at 6:50 PM.

Respectfully submitted,

Tara Kelly

Development Review Board Clerk