

CITY OF RUTLAND, VERMONT

Development Review Board Minutes

Wednesday August 1, 2018

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

Members present: Lorentz, McClallen (Chair), Paul, Pell and Wilk. Also present, Zoning Administrator Tara Kelly.

At 6:06 PM Chair McClallen opened the meeting. He announced that the 6:15 Hearing regarding a Site Plan Review for 37 North Main Street was not going to occur that evening. The applicant has requested additional time to pull together key pieces of their application and will resubmit in the near future.

The DRB then heard from James DeRosia regarding a concept of putting a self-storage unit facility at 74 Traverse Place. Given the ambiguity that exists within the current Zoning Ordinance, ZA Kelly asked the DRB to review and offer their opinion about which permit process was most appropriate for this request. The DRB instructed Mr. DeRosia to file a Variance application for their consideration at which time they would consider his site plan, including any related floodplain issues. This portion of the meeting ended at 6:14 PM.

At 7:06 PM Chair McClallen called to order the hearing on a Site Plan Review application submitted by MT Associates LLC (property owner) and Hyde Park Ventures (proposed tenant) to redevelop the property known as 5 North Main Street. The proposed project includes removing the existing gas station pumps and canopy, converting the existing convenience store into a fast food restaurant, and making minor additions to the existing building.

Also present to participate in this hearing were the following:

- David Coppock of 21 Engrem Ave and the Architectural Review Committee
- Mayor David Allaire
- Alderman Bill Gillam
- Susan Schreibman of 117 Lincoln Ave and the Planning Commission
- Alvin Figiel of 20 North St and the Architectural Review Committee
- Alderman William Notte
- Brennan Duffy of the Rutland Redevelopment Authority
- (Unreadable) of 1100 Colonial Drive, Rutland Town
- Laura Merone-Walsh of MT Associates
- Frank Trombetta of MT Associates
- Nicole Kesselring of Enman Kesselring Engineers

Chair McClallen introduced the project under consideration. He swore in anyone wishing to give testimony for this hearing. Chair McClallen then announced that DRB Member Steve Wilk owns a property adjacent to 5 North Main Street. Chair McClallen asked if anyone in the room felt that this represented a conflict of interest that required recusal. No one provided any comment. As such, he ruled that Mr. Wilk could remain to participate in the hearing as a DRB member.

Ms. Kesselring from Enman Kesselring Engineers began by reading a statement from Greg Vasey of Hyde Park Ventures who was unable to attend due to a family conflict. The letter described himself as a Five Guys operator who aims to run a well-managed business and who invests in the community.

Ms. Kesselring then described the Site Plan that is under consideration.

- Remove the tanks, canopy and gas pumps
- 450 sq ft addition on the front of the building (for customer circulation and seating)
- 150 sq ft addition on the north side of the building for cooler space
- Sidewalk along the front of the building
- The site is laid out with 40 parking spaces, an amount the Five Guys would like to have in order to operate at this location
- Existing 3 curb cuts will be narrowed
- Sewer and water service are existing, a grease trap will be added and the water line will be increased in size

Ms. Kesselring shared a parking and traffic estimation prepared by MT Associates and Hyde Park Ventures. The hours of operation would be shorter, there would be approximately 30% of the current estimated total traffic volume. The peak number of vehicles would be less than the current gas station operation generates.

Additional details shared:

- Standard drive aisle width at the northern end of the property due to building addition
- Wider drive aisle (34') shown for southern end of the property
- Deliveries would be via tractor trailer, typically between 2AM and 4AM
- According to the engineering model, a tractor trailer would be able to enter/exit the property and maneuver toward the north side of the building as required for making deliveries

Architectural details were discussed:

- A likeness of the type of façade treatments planned was shared
- A new façade would be placed over the existing building as part of the addition on the front with white lap and brick applied as shown on the plans
- Some of the remaining building would still be visible with the existing brick showing (matched to the new brick that will be on the addition)
- Lighting specs were shared. All would be LED's and downcast. Colors would be as depicted on site plan
- Awnings would be installed above the windows
- Existing fence that enclosed the HVAC system will be painted white to match the lap siding
- New fence enclosing the dumpster and cooler area will be chain link with a brown plastic weave

DRB member Wilk asked about the location of building exhaust. The answer was not available but will be provided.

Snow would be stored toward the West Street end of the property, as it currently is, unless it needed to be removed due to parking.

A memo from the City Engineer was reviewed and the following responses provided:

- The property owners are unwilling to close any of the three existing curb cuts. The curb cuts have been modified (narrowed) but are not proposed to be eliminated.
- The Five Guys applicant feels 40 parking spaces are needed.
- Circulation onto and off of the property should work to a satisfactory level as designed.

After much discussion related to aesthetics, pedestrian safety, drainage and stormwater retention, the property owner agreed to the installation of a 6' landscaping strip along the southeastern side of the property along North Main Street extending from the curb cut to the corner of the lot. This will be done in such a manner as to retain the 40 parking spaces and the 34' curb cut width proposed at the West Street end of the property, though the drive aisle within the site will be narrowed.

Chair McClallen then opened up the hearing to any members of the public in attendance. Alvin Figiel spoke on behalf of the Architectural Review Committee. He reviewed the comments submitted which concluded the building changes satisfies the design criteria for the district and then proposed landscaping similar to what was discussed above. No other members of the public spoke.

Ms. Kesselring noted that with the addition of the 6' planting strip, her client (Hyde Park Ventures) has agreed to install plantings, likely a mixture of boxwood and hydrangeas. A new site plan reflecting this change will be submitted.

Chair McClallen explained the decision making process and subsequent appeal rights.

The hearing was adjourned at 8:08 PM.

Respectfully submitted,

Tara Kelly

Development Review Board Clerk