

Rutland City

City-Owned Properties Committee

MEETING MINUTES – September 16, 2020

Committee Members: David Cooper, Brennan Duffy, Tara Kelly, Rebecca Mattis and Chris Etori.

Meeting occurred via conference call due to COVID 19 restrictions.

TK, Chair, called the meeting to order at 8:32 AM

Additions and Deletions to the Agenda – None.

Public Comment – None.

Approval of minutes of August 3, 2020 – DC pointed out that the vote on the Griswold properties should indicate that he recused himself from the vote. CE moved to approve the minutes of August 3, 2020 with the edit noted above. BD seconded. Motion was approved.

Old Business

41 Baxter St

Based upon the August 3, 2020 review and discussion of the two applications received for this property, TK asked each applicant for additional details regarding their plans for the property. Each applicant submitted additional information which was reviewed by the Committee at this meeting.

Ms. Dobbs submitted a plan that showed an intention to merge 41 Baxter with 41A Baxter, install shrubs and greenery, and create 9 parking spaces at the back of 41A Baxter.

The Johnson's submitted additional information about their plan to fence in the property, re-establish the driveway to the garage from Baxter Street, and use the garage for storage of landscaping equipment and other yard items.

Both applicants indicated they would take steps to improve the exterior condition of the garage.

Reviewing the new information, the Committee discussed. The main points are captured below.

The plan from Dobbs would have a total of 11+ parking spaces on the property, once merged. This is in excess of what the current duplex would reasonably need. However, once combined, the total acreage of the merged lot would allow up to 9 units, per current zoning. Based on the number of parking spaces, it would seem Dobbs' plan includes an intention to add units to their building / lot. The Housing Needs Assessment focused on this neighborhood strongly discouraged adding many more units to this area, particularly low-quality units created within existing single family and duplexes versus new quality housing. The plan from Dobbs appears to run counter to the findings of that report.

The plan from the Johnsons is closer to meeting the goals from the Housing Needs Assessment which encouraged lower densities, more green space, and the encouragement of single-family houses. Additionally, it would help support a growing family and create inside storage for a small business. The Committee asked that TK review their plans with Chief Kilcullen to receive feedback about how to

mitigate any public safety concerns that could be created by having a pass-through lot within this block. And, the Committee asked TK to meet with the Johnsons to review their plan on-site and talk about various steps they may take to alleviate this concern and the concern about how the lot would fit into the character of the street front along Baxter.

The Committee will meet again once this has occurred to discuss the plans and decide whether or not a recommendation can be made to the BOA or if this site needs to be remarketed.

77 South Main Street

TK asked BD to update the Committee on the discussion he had with the bank involved with 75 South Main Street. He relayed that the bank was not moving quickly on the auction (which had been delayed due to COVID-19). He said they do not possess title to the property, so the previous owner is still potentially involved. The bank suggested the City should consider conducting a tax sale on the property.

Given the complications of selling 77 South Main to an owner who would then potentially become embroiled in the issues with the previous owner, the Committee decided it was best to continue holding this property for the time being.

Meeting Adjourned at 8:56 AM.