

CITY OF RUTLAND, VERMONT

Development Review Board Minutes

Thursday February 15, 2018

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

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

At 6:08 PM Chair Lorentz called to order the hearing on a Conditional Use and Site Plan Review application submitted by Stewart's Shops Corporation to conduct a major redevelopment of 194 Woodstock Avenue including incorporation of 3 adjacent parcels. Proposed project would include demolishing all existing structures and constructing a new convenience store with self-serve gas.

Also present to participate in this hearing were the following:

- Chris Potter of Stewart's Shops Corporation
- Michael Sayers, Store Manager of existing Stewart's at 194 Woodstock Ave
- Greg Josselyn of 7 Stratton Rd (and 40 Strongs Ave)
- Morris and Grace Merrifield of 9 Stratton Rd
- James and Joan Watson of 182 Woodstock Ave (and 136 Lincoln Ave)
- Mike McClallen (outside the rail) of 27 South Main St
- Alvin Figiel of 20 North St

Chair Lorentz called the meeting to order and introduced the project under consideration. She explained that this hearing had been rescheduled from February 7, 2018 (which had been recessed due to a major snow storm). She then swore in anyone wishing to give testimony for this hearing. Member McClallen was in the room but did not sit with the DRB as he had recused himself from the discussion and vote.

Mr. Potter from Stewart's described the scope of the project. Stewart's is looking to redevelop their existing store. They are planning to purchase 7 Stratton Road, 186 Woodstock Ave and 184 Woodstock Ave. All existing buildings, including the existing Stewart's store and gas pumps would be demolished. The old store would remain open until the new store is constructed.

A new building, approximately 3,856 SF would be constructed with gas fueling pumps. Gas canopy is 20' x 90' with 6 fueling positions. The site does not currently have diesel, but would go forward. Underground fuel storage tank size will be increased. Old ones will be removed. New tanks will be located further into the site which should make deliveries less disruptive to line of sight for vehicles at the corner. The new site will have 24 on-site parking spaces and a substantial increase in green space (from 7,700 SF now to 16,000 SF in new plan).

Sidewalks will be replaced along Woodstock Ave side of property. Stewart's is open to the idea of moving the sidewalks into the site and granting the City an easement in order to allow for a green strip along the roadside of the sidewalk. On-site plantings would need to be modified / decreased to allow this, but they are willing to redesign.

Stratton Rd driveway will move further from the corner and be narrowed to 30'. Along Woodstock Ave the number of curb cuts will be reduced.

Based on comments during the preliminary review, the following changes were made to the plans:

- Free standing sign has been reduced from the original concept of 64 SF to 39 SF.
- Additional windows facing the Woodstock Avenue side of the building have been added.
- A peaked canopy has been added (versus the original flat canopy proposed).
- A 6' high, white vinyl stockade fence will be provided along the property line as shown on the plans - including the section to the rear of 9 Stratton Rd as requested by the neighbor.
- A 3' high black aluminum fence has been added around the outdoor seating.
- A sidewalk connection was added from the Woodstock Ave sidewalk back toward the building as well as another from the corner of Stratton and Woodstock.

All lights are downcast with full cut-off. The light closest to the adjoining residence is back shielded with all light throwing toward the parking lot. They have eliminated another light that was going to spill light onto the adjacent property.

Dumpster enclosure is a 7' high white vinyl fence. Refuse removal is currently once per week on Thursdays with a range of times during day. This should be adequate for new store, but if needed the dumpster size would be increased.

Product deliveries are three times per week during the day. Fuel deliveries are 2- 3 times per week. Try to schedule to avoid school traffic and rush hour times. Gas deliveries tend to be quiet since truck is shut down during the time fuel is transferred. All other deliveries are during business hours (which are 5AM – 11PM). Chair Lorentz asked it would be possible to restrict deliveries from 6AM – 10PM.

Chair Lorentz asked if Stewart's has any objections or changes to issues raised in the City Engineer's memo. Mr. Potter indicated that Stewart's will accept all comments in the memo and address appropriately.

Member Paul asked about noise caused by equipment to operate the store. Mr. Potter pointed out the compressors are on the rear of the building furthest from the residence. Ambient noise from traffic would be louder than the compressors. Sound generated will be comparable to a central air conditioning unit.

Member Wilk asked about length of construction. Mr. Potter indicated all buildings being purchased would be demolished first (after asbestos testing). Planning 10 weeks for building construction and another 4 weeks for demolishing old shop and reinstalling gas.

Chair Lorentz asked about access to the site during construction. Mr. Potter indicated the Stratton Rd ingress/egress would be closed during construction. Equipment will be stored on-site during construction.

Morris Merrifield asked that the privacy fence to be installed along his property be constructed prior to the demolition and construction beginning. Mr. Potter agreed that would be acceptable.

Jim Watson requested that the existing curb cut that shares access with his building at 182 Woodstock be maintained as is. Mr. Potter assured Mr. Watson that they are not changing the extent of the blacktop or the curb cut at that location in this redevelopment. It will function as it does today.

Mr. Watson expressed a concern about the realignment of the sidewalk in terms of how it would affect adjoining owners. Stewart's is willing to work with the City, but will defer to the City Engineer's review.

Mr. Watson asked about the final elevation of the property. Mr. Potter said they are aiming to match the elevation of Woodstock Ave and approximately the same as 182 Woodstock Ave. This requires a 6 foot retaining wall along the rear of the property, adjacent to the fence. The space between the retaining wall and the fence will be minimized with planting to both break up the look of the wall / fence and reduce trash and weeds in that space.

Chair Lorentz mentioned that all changes to the plans pursuant to further discussions with Department of Public Works about the sidewalk should be reflected in a final set of plans submitted with the Zoning Permit.

The hearing was adjourned at 7:43 PM.

Respectfully submitted,

Tara Kelly

Development Review Board Clerk