

CITY OF RUTLAND, VERMONT

Development Review Board Minutes

Wednesday, January 3, 2018

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

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

At 6:06 PM Chair Lorentz called to order the hearing on a Site Plan application to demolish and replace the existing McDonald's Restaurant at 182 South Main Street with a new building and site design but same use. Lauren Monaghan of Bohler Engineering was present on behalf of the applicant, Cough Inc. Alvin Figiel (20 North St) of the City's Planning Commission and Architectural Review Committee was present as a member of the public. Patrick Griffin (35 Watkins Ave) of the City's Planning Commission was also present as a member of the public. Ms. Lorentz explained the hearing process and then swore in all three persons.

The project involves removing the existing 6,470 sq ft restaurant and associated play place and constructing a new 6,000 sq ft restaurant with a smaller play place. The plan includes reconfiguring the parking lot, expanding the drive thru, and adding new landscaping, utilities and lighting.

Ms. Monaghan provided a project description, site plan, and visual renderings. She noted the following:

- McDonald's as a corporation is making improvements to its buildings across the country. The goal is to freshen the look to be more modern, updating technology, updating kitchen facilities etc. When reviewing this building, the decision was made to demolish and rebuild.
- The new building will be moved closer to Allen Street and be approx. 500 sq ft smaller.
- Building will have a modern look with neutral tones, a flat roof with a parapet, play place will be smaller (no climbing structure) and moved to the side.
- Seating capacity will remain the same.
- Existing curb cuts (Allen St and South Main St) will remain the same.
- Drive-thru will have two ordering lanes providing a more efficient flow.
- Parking spaces will be reduced from 61 to 41.
- Landscaping surfaces will be increased by 3.5% to a total of 13.8% pervious surfaces.
- Two customer doors will be located at the front of building with sidewalk access around the building.
- Vehicle circulation through the site is one-way around the building, same as currently configured.
- A pedestrian connection has been provided from corner of Allen Street and South Main Street to the building.
- Bike rack will be installed.
- Plan for snow removal; no on-site storage of snow.
- Dumpster will be enclosed and screened.

- Lights will be cut-off LED / dark sky compliant with updated fixtures.
- Free standing sign (not subject to this permit review) is planned to remain. Corporate decision is to keep the existing signs wherever possible.
- Brick on building is colored CMU, many windows, stone facing front (renderings were provided)

Figiel noted this is a good improvement overall. He endorsed the aesthetics of the building. He noted seeing a recently installed sign at the McDonald's in Putney which is much smaller and simpler than what exists on South Main Street today. He voiced a concern that the "busy-ness" of the current sign can pose a traffic hazard. He requested that, although the sign is not subject to review in this process, the company consider replacing the existing sign in the future.

Griffin discussed pedestrian access and asked some questions about location. Location as depicted is necessary to be ADA compliant given the grading change from South Main to building. A "Yield for Pedestrians" sign will be installed and pavement will be marked to facilitate crossing in front of the drive thru lane.

Several comments were echoed about the sign being out of character with what the City's goals are for signage going forward. It was requested that this be conveyed to the company.

Chair Lorentz explained the decision and appeal process to the applicant and all in attendance. Construction will begin in the spring and is expected to take 120 days.

Hearing adjourned at 6:25 PM.

At 6:30 PM Chair Lorentz called the 2nd hearing to order to consider a Site Plan application for KFC at 153 South Main Street. Andrew Greenberg of 154 Design was in attendance on behalf of the applicant, KFC. Mr. Greenberg has been hired by LandLease a company hired by KFC to do the remodel. Alvin Figiel (20 North St) of the City's Planning Commission and Architectural Review Committee was present as a member of the public. Patrick Griffin (35 Watkins Ave) of the City's Planning Commission was also present as a member of the public. Ms. Lorentz explained the hearing process and then swore in all three persons.

The Land Owner is L&D Properties LCC. Work as proposed is to complete interior renovation of the seating area, exterior façade changes to roof line, paint, lighting, and drive thru canopy.

Chair Lorentz noted that in reviewing the application submitted the materials were incomplete. The scope of the DRB's review extends beyond the architectural look of the building and includes the overall site in terms of parking, traffic circulation, lighting, landscaping, etc. Chair Lorentz asked Mr. Greenberg if he had a site plan to present to the DRB for their consideration. Mr. Greenberg indicated he did not have a site plan with that level of detail. He noted the applicant's position is that the scope of work is limited to the building itself and not the rest of the site. Chair Lorentz indicated that the DRB is charged with doing a full review of the site and a site plan is required. Even if no changes are being proposed, a site plan of existing conditions needs to be submitted and reviewed as it is part of the overall application requirements.

Chair Lorentz suggested two options. The applicant can ask that the application be reviewed as submitted with no site plan and the DRB will make its decision based upon the fact that a site plan was

not received. Or, the applicant can ask for more time in order to prepare a proper site plan and submit it for review at a rescheduled hearing. Mr. Greenberg indicated the applicant is willing to provide the site plan if the DRB requires it. He agreed that a site plan was requested and that fact is well documented in correspondence between the ZA and the applicant.

Chair Lorentz indicated the hearing could be recessed to a specific time and place in order to allow enough time for the site plan to be prepared. Mr. Greenberg requested he be allowed to make a call to the applicant to discuss how much time would be needed. Chair Lorentz recessed the hearing for the phone call to be conducted. When Mr. Greenberg returned to the room the hearing was called back to order. He indicated the applicant would like 8 weeks to complete the site plan.

Mr. Greenberg asked for feedback on the application and what would be reviewed. Chair Lorentz discussed that the following elements should be incorporated:

- landscaping in the front of buildings
- traffic circulation onto and through the site
- pedestrian walkways / connections to the building from the public sidewalk and through the parking lots
- lighting plan (style, type, downcast, shielded etc) for building and parking lot
- parking lot striping, number of spaces, location of ADA accessible spots
- trash enclosure
- drainage elements
- snow storage area, if applicable

Figiel commented on the painting scheme of building, signage and lighting. He specifically suggested that a more low-key paint scheme versus the two-tone paint scheme proposed.

Griffin asked that the free standing sign size be reduced.

Chair Lorentz reinforced that lighting on the building, particularly anything coming off of the roof, is downcast and shrouded and will not shine out onto the road in any way.

ZA Kelly noted that 8 weeks from tonight is February 28, 2018. It was concluded that March 21, 2018 at 6pm will provide enough time for a new site plan to be submitted and reviewed in advance of the hearing.

Hearing was ended at 6:48 PM and recessed until 6pm on March 21, 2018 at Rutland City Hall, 2nd floor.

Respectfully submitted,

Tara Kelly

Development Review Board Clerk