

CITY OF RUTLAND, VERMONT
Development Review Board Minutes
Wednesday, May 17, 2018

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

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

At 6:02 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, McDonald's Corporation and landowner Cough Inc. No members of the public were present. Ms. Lorentz explained the hearing process and then swore in Ms. Monaghan.

The project involves removing the existing 6,470 sq ft restaurant and associated play place and constructing a new 5,250 sq ft restaurant with a smaller play place. It is not yet determined what type of equipment will be inside. The plan includes reconfiguring the parking lot, expanding the drive thru, and adding new landscaping, utilities and lighting in much the same way as the plans approved in January.

Ms. Monaghan provided a project description, site plan, and visual renderings. Chair Lorentz asked her to explain what has changed in the new plans compared with the approved plans from January. She noted the following:

- McDonald's as a corporation has changed its concepts since the last approval. The new architectural concept was shown. The building shape is more similar to the existing building than the concept approved in January. But, the colors and materials on the exterior of the building will be neutral brown tones.
- The new building will be substantially smaller than the existing building, and is smaller than what was approved in January.
- Some parking spaces were added back in from the plan approved in January, but overall will be reduced from 61 (today) to 48 (future).
- Landscaping and vehicle circulation is the same as the previous application.
- A pedestrian connection has been provided from the corner of Allen Street and South Main Street to the building. It is positioned in a place that is best suited for ADA compliant access.
- The dumpster will be enclosed and screened. The plans show chain link fencing with slats. The DRB asked if a solid fence could be used instead. The applicant was amenable to this change.
- The windows in the front of the building are changed so that the play place will not be as visible as it is today.
- The roofline of the front part of the building is roughly 2 feet above the back of the building.

Chair Lorentz explained the decision and appeal process to the applicant.
Hearing adjourned at 6:12 PM.

The DRB members then moved to the second item on their agenda. All members were recently re-appointed for new terms by the Mayor. The board discussed the need to elect a chairperson. SW nominated Michael McClallen. AP seconded the nomination. The vote in favor was unanimous.

The DRB members presented Stephanie with a card expressing their gratitude for her many years of service. Stephanie noted she will be glad to help Mike transition into the chair position.

The meeting adjourned at 6:18 PM.

Respectfully submitted,

Tara Kelly

Development Review Board Clerk