

CITY OF RUTLAND, VERMONT
Development Review Board Minutes
Wednesday May 6, 2020
HEARING #2

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

Also present: Zoning Administrator Tara Kelly.

At 6:30 PM Chair McClallen called to order the Public Hearing to consider an application from Heritage Family Federal Credit Union to subdivide a 90 acre parcel at 71 Clement Road located in Zoning District Single Family Residential.

Chair McClallen explained that following the applicant's testimony the Board will ask questions and then open the hearing to the general public for questions.

Anyone wishing to participate in the hearing was given a chance to swear in.

In attendance for this hearing was Matt Levandowski, CEO and President of HFCU and Nicole Kesselring of Enman Kesselring Engineering.

There were 11 additional members of the public in attendance: James McIntyre, Eddie Ryan, Erin Shimp, Tim Abraham, John Turco, Dorothy Blicharz, Travis Merrill, Mark Peters, Maureen Sullivan, Bryan Pariseau and Irene Turco.

Chair McClallen asked the applicant to present the project.

The following testimony was offered by Nicole Kesselring:

- The proposed subdivided lot sizes were slightly revised since the sketch plan review.
- The proposal is to divide the lot into Lot A of 20.5 acres which includes the Athletic Center, parking to the south and maintenance building; and
- Lot B 69.6 acres with the balance of the main campus.
- At this time there are no other alterations of the property proposed, it is strictly a subdivision.
- Ray Page, VT Survey Consultants, is doing survey work and expects a plan prepared in the next couple weeks that will take tonight's comments into account. He is basing the outer boundaries of the parcel on a 2004 Alta Survey by Roberts & Franzoni and existing monumentation on the ground. He is installing monumentation for the new subdivision line only.
- The proposed property line will run up the middle of the access drive off Dorr Dr. with an access and maintenance easement that would be shared between the two properties for that access drive.
- There is a segment of sewer line approximately 85 ft. long that crosses the campus property and serves the athletic center building so there will be a maintenance easement to allow the athletic

center building owner to provide maintenance to that sewer line.

- There are two City easements that run through the property for a water main and a sewer line and those easements are depicted in the 2004 Alta survey that was conducted by Roberts & Franzoni and also referenced in the Title Insurance policy for the property. Gary Kupferer has been in conversations with Matt Bloomer about these easements.
- No easement is necessary for the maintenance building on the south side of the property.

Chair McClallen asked if there were any questions from the Board.

Stephanie asked where is the water line to the athletic center building. Nicole said it is shown on the plan. It does from Dorr Drive to the Athletic Building without crossing any other properties.

Nicole added that in 2015-2016 during the Dorr Drive bridge repair there was a property line adjustment made to realign Dorr Drive near the intersection of Dorr Dr. and Clement Road. This will be reflected in the site plan being prepared.

Chair McClallen said if there were no additional questions from the Board he would take testimony from the public. He asked each person in attendance for their questions or comments. The following reflects the proceedings:

Mr. McIntyre, 131 Dorr Dr. Lot 5, what are the plans for the lots. Matt Levandowski said Lot A would remain the Athletic Building and related sports field and parking; Lot B is in discussion with a developer for a senior living facility.

Mr. Abraham, 26 Dorr Dr., asked if the main building would be used for the senior living. Matt said the existing buildings would likely be repurposed and a new structure for the senior living facility.

Mrs. Turco, 43 Dorr Dr., said she would not support a halfway house or drug rehab house at the location. Nicole said this application is for the subdivision of land and that further development would require additional hearings.

Judy Blicharz, 5 Clement Rd., asked Nicole to explain the changes to the property line at the intersection and how will traffic be affected. Nicole reiterated that in 2015-16 the bridge was replaced and the intersection at Clement and Dorr Dr. was reconfigured with the roadway moving a few feet into the campus property. Nicole added that this application is not about a change in use of the property so there is no traffic study. However, any future plan to develop the property would be subject to another hearing at which time traffic would be considered. Ms. Blicharz added that there is an issue with water pressure to her property and would be concerned if new development exacerbated that situation.

Mark Peters, 28 Stone Ridge Dr., asked how could the abutters get copies of the subdivision changes. Tara said the information was posted on the City's website but that she will provide it to anyone interested after this meeting by contacting her voicemail at 773-7833 or email tarak@rutlandcity.org. Mr. Peters also asked how many people will be put into this property and would it be independent living or assisted living. Matt said at this point in time the potential developer is still looking at their potential use of the property and the housing number information is unavailable, but would be subject to a separate hearing in the future.

Bryan Pariseau, 20 Stone Ridge Dr., asked which new lot abut Stone Ridge Dr. property owners. Nicole said all of Stone Ridge Drive will still abut the campus lot B. The preliminary plans for the housing development are all within the predeveloped area of the campus and not extending into the woods. Mr. Pariseau asked if it was HFCU intention to sell both lots independently. Matt replied yes.

Maureen Sullivan, 129 Dorr Dr., asked if there were any proposed changes to the wooded area. Chair McClallen said not in this proposal. Mrs. Sullivan then asked if the larger lot could be divided in the future. Matt said there are no plans to subdivide Lot B at this time. Tara added that any additional subdivision would require another hearing.

Mr. McIntyre asked if the existing large building on Lot B would remain intact. Matt said all the existing buildings will remain intact.

Hearing no further questions or comments, Chair McClallen adjourned the hearing. The DRB has 45 days to render a decision and if anyone disagrees they will have 30 days to appeal to the Environmental Court.

The hearing ended at 7:02 PM.

Respectfully submitted, Barbara Spaulding