

CITY OF RUTLAND, VERMONT
Development Review Board Minutes
Wednesday May 6, 2020
HEARING #1

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 6:01 PM Chair McClallen called to order the Public Hearing to consider an application from TNKY Rutland LLC/Jim Reilly, landowner Joseph & Shirley Barnhart, to construct a 15,630 sq. ft. retail store and associated parking, utilities and site amenities at 42 US Route 7S (known as 263 South Main Street in City records) in the Gateway Business South Main Street zoning district.

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 Mr. Easton of MJ Engineering as presenter.

There were 4 additional members of the public in attendance: Julie Lyford, John Colvin, Douglas Frazier and Doug Todd.

Chair McClallen asked Mr. Easton to present the project.

The following testimony was offered by Mr. Easton:

- He was hired to design a proposed Harbor Freight store located behind Aldi's.
- The retail store sells automobile tools and construction tools for contractors.
- The parcel is 7 acres and only 3 acres will be developed.
- There is no development proposed for the western portion of the site.
- The City and Town line runs through the center of the property.
- The entire building will be in Rutland Town.
- Half of the parking lot will be in Rutland City.
- The complete storm water design has been submitted and approved by the Watershed authority.
- Archeological came back clean on the site in the Act 250 process.
- The sewer allocation has been obtained by the Town.
- There is proposed site lighting and landscaping included in the plans submitted to the City
- The City was provided the elevation views and signage locations and design.
- Due to Act 250 a visual simulation of the property was provided.
- The property is screened 300 ft. from the road and is a destination location versus seeking to attract drive by business.
- The Site Plan application and full set of construction drawings have been provided.

The Chair asked for questions from the Board.

Steve asked about hours of operation. Mr. Easton said he believes the hours would be 8 am to 9 pm (or 7 am to 10 pm) Monday to Friday with restricted hours on Saturday and Sunday. The store will not be open for 24 hours.

Steve asked if the lighting is dark sky compliant. Mr. Easton said the lighting is downcast and photometric plans provided show no spillage onto adjoining parcels.

Stephanie asked how many parking places are provided overall for the business. Mr. Easton said 63 parking stalls are shown on the plans. This is more than the 53 that would typically be needed for a typical operation. However, additional space is planned so it takes into consideration trucks with trailers which take up two spaces at once. These vehicles are typical for Harbor Freight customers. Stephanie asked if there will be a contractor pick up area. Mr. Easton said that there is no need for this designation at this time. However, there is room for curbside pickup designation if necessary in the future.

Chair asked for other questions from the general public.

Douglas Frazier asked how close the proposed development is to the railroad tracks. Mr. Easton said approximately 800 ft.

Doug Todd asked if there was connectivity to either the proposed access road or the Ocean State Job Lots parking lot. Mr. Easton said there is no connectivity to the OSJL parking lot. The proposed access road was considered and the design of the building done so there would be no impact to the proposed access road.

Hearing no further questions or comments, Mike adjourned the hearing and informed everyone of the statutory timeframes related to decisions and appeals.

Tara added that if anyone in attendance would like a copy of the decision they should reach out to her at 802 774-7833, tarak@rutlandcity.org or through the City website www.rutlandcity.org or 802 773-1800.

The hearing ended at 6:20 PM.

Respectfully submitted, Barbara Spaulding