

CITY OF RUTLAND, VERMONT
Development Review Board Minutes
Wednesday January 15, 2020

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

Members present: Lorentz, McClallen, Paul, and Wilk.

Also present: Zoning Administrator Tara Kelly.

At 6:05 PM Chair McClallen called to order the Public Hearing to consider Site Plan approval for demolition of the existing KFC restaurant building at 153 South Main Street in anticipation of future redevelopment of the site. Timothy Freitag of Bohler Engineering was present to speak about the project on behalf of the property owners. Gordon Dritschilo of the Rutland Herald was present. Chair McClallen explained the DRB hearing process and swore Mr. Freitag in.

Public notice had been provided by Bohler and mailing receipts were presented to the City in accordance with State requirements. *(DRB Member Lorentz arrived at 6:10 PM)*

The following testimony was offered by the Mr. Freitag:

- Bohler is the Engineer-of-Record for this project
- The owner is planning for redevelopment and reinvestment, starting with demolition of the existing building which is beyond the life of repair
- Applicant is planning to reinvest in a brand new state-of-the-art facility
- To demolish they will sawcut pavement surrounding existing building and remove everything in that area from both above and below grade including concrete and foundation
- Limit of disturbance is approximately 4,000 square feet
- Site Plan under consideration incorporates comments received in advance of the hearing:
 - Filter fabric in the form of a “Siltation sock” will be installed during demolition to prevent runoff of debris toward the road (which is down-gradient)
 - All debris will be hauled off-site
 - Backfill methods are now specified in Note #10 on the Site Plan. This describes that structural fill will be used and capped with stone material. This will allow the possibility for the redevelopment to incorporate part of this area in the future.
 - This method was chosen versus topsoil and grass due to the time of year.

DRB members asked about the length of time the site is likely to remain inactive while site plan is being developed and implemented. Mr. Freitag indicated there are active internal discussions and drafting of site plans in the works. He expected they would be ready for the DRB’s review in the next few months. Demolition would be set to occur in the near future with backfilling occurring immediately.

DRB member Lorentz wondered if there would be a fabric of some sort installed to prevent weed growth in the demolition area. Mr. Freitag indicated the type of material being used would not be likely to spur weed growth since there are no organic materials being used. He emphasized that this demolition is not meant to result in an idle site. The redevelopment is moving forward.

DRB member Paul asked about the plan to retain the existing sign. He pointed out the ZA's memo indicates the Sign Ordinance has a limitation to how long a sign can remain once a business is no longer active. Mr. Freitag suggested the panels could be turned around so that no advertisement would be visible. There was some discussion about the possibility of grandfathering the existing sign. ZA Kelly emphasized that the decision would be made by the Building Inspector as he is the administrator of the Sign Ordinance. Mr. Freitag noted that Bohler had not yet reviewed the Sign Ordinance on behalf of their client.

Mr. Freitag noted an Asbestos Survey has been conducted and no materials of concern were found.

Chair McClallen adjourned the meeting at 6:20 PM and explained the decision and appeal process.

Respectfully submitted, Tara Kelly