



# DEVELOPMENT REVIEW BOARD MINUTES

WEDNESDAY, APRIL 6, 2022 @ 6:00 PM  
RUTLAND CITY HALL, ALDERMEN'S CHAMBERS

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## ATTENDANCE

### **DRB MEMBERS PRESENT:**

Michael McClallen, Chair  
Al Paul  
Jim Pell  
Steve Wilk

### **STAFF PRESENT:**

Andrew Strniste, Zoning Administrator

### **HICKORY STREET ATTENDEES:**

Charles Davis (on behalf of Brixmor)  
Lawrence Slason (on behalf of Brixmor)  
Louis Hodgetts (on behalf of Brixmor)  
Keith Bauman\* (on behalf of Brixmor)  
Tom Donahue (BROC, 45 Union Street)  
Rebekah Stevens (RCC, 65 River Street)

\*Joined via Phone

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- Members of the Rutland City Development Review Board convened in the Aldermen's Chambers at Rutland City Hall @ 52 Washington Street around 5:55 PM.
  - Chair Michael McClallen called the meeting to order at 6:00 PM. No general public was in attendance to provide public comment.

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### **PUBLIC HEARING – PRELIMINARY SUBDIVISION REVIEW (RUTLAND PLAZA) – 2-LOT SUBDIVISION 6:00 PM**

*APPLICANT: BRAD HORBAL, P.E.*

*LANDOWNER: CENTRO HERITAGE SPE 6, LLC*

*ZONING DISTRICT: DOWNTOWN BUSINESS DISTRICT (DB)*

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- [6:00] Chair Michael McClallen called the hearing to order, provided an overview of the procedures for evening's hearing and swore in anticipated participants.
- [6:02] Attorney Slason commence with the Applicant's presentation by informing the Board that he was involved with the original plaza project back in 1992, and then introduced everyone in attendance representing Brixmor (Applicant). He informed the Board that there are no proposed physical changes to the building and that there will be no new infrastructure. Attorney Slason then informed the Board that they could provide draft easements, and then advised that the Applicant understood that access easements were required for Wal-Mart since it did not have frontage along a public road and was a proposed island lot. The Board confirmed that the Applicant would provide easements to the Board for the final subdivision review hearing. Engineer Hodgetts advised that no additional landscaping would be required as well.
- [6:07] In response to Board Member Wilk's question, Engineer Hodgetts advised that subdivision would include the part of the building that Wal-Mart current resides in, as well as the

immediate area in the vicinity, specifically the sidewalk limits and garden center. Board Member Wilk asked if there was a plan for the northern area of the plaza; the Applicant responded that no plans were envisions as part of the current project. Brixmor Representative, Charles "Tuck" Davis, confirmed that there were no plans for the northern area of the plaza, and that any decisions will likely be market driven considerations. Board Member Wilk inquired about another vacant towards the northern area of the plaza; the Applicant responded that the scope did not address that area. Staff Member Strniste discussed scheduling and timeline with the Board and Applicant. Board Member Wilk asked about the leased area to the City, and recommended that the Applicant clean up any potential issues, should they exist, relating to the easements with the City. Chair M. McClallen inquired about the easement with the railroad, and then asked the Applicant to incorporate all of the easements onto the submitted plans. Attorney Slason informed the Board that the type of easements that would likely be conveyed as blanket easements, which encompass the entire site.

- [6:16] Tom Donahue, a representative from the BROCC, advised that he was looking to be aware of development around the BROCC facility, as they like to have the opportunity to weigh-in. He informed the Board that he was aiming to keep the beautiful street scape and did not want to see the back of buildings on the north side of the parking. Tom Donahue then asked if they would have a say in future development; Chair M. McClallen advised that if there were standalone Development Review Board hearings relating to the plaza that they would receive notice. Tom Donahue inquired about the reasoning for the subdivision, which Attorney Slason advised that there was an interest to have the building for independent use. Staff Member Strniste then informed Tom Donahue that the Plaza did contain an Act 250 permit, and therefore, should a Development Review Board hearing not be required, there is a possibility to comment with the State. Engineer Hodgetts reconfirmed that the project solely relates to the building being subdivided.
- [6:22] Rebekah Stevens, from the Rutland Community Cupboard asked if there were any plans relating to the Plaza near 65 River Street, the location of the Rutland Community Cupboard. Charles Davis reaffirmed that the project only related to the subdivision of land and will not impact property along River Street. Rebekah Stevens asked the Applicant to please reach out the Cupboard should there be any plans in the future relating to 67 River Street, the adjacent building.
- [6:15] No other questions were asked by the Board. Chair M. McClallen adjourned the evening's and provided an overview of the process going forward.

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***OTHER BUSINESS***

***6:24 PM***

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- [6:24] The Board entered into closed deliberation to discuss the evening's application. The application was approved 4-0 with a motion to approve the preliminary subdivision review application conditioned on submitted easements to review by the City and providing the identified lease to the City. The motion was made by Board Member Wilk, seconded by Board Member Pell, and approved unanimously.
- [6:40] The Board adjourned the evening's meeting.
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Respectfully Submitted by Andrew Strniste, Planning & Zoning Administrator