

DRAFT

**Town of West Rutland Development Review Board (DRB) Meeting Minutes
May 16, 2018 - 7:00 pm - at Town Offices, 35 Marble St.**

DRB Members present: Mike Moser, Rick Hart, Tim Ponto, Denis Lincoln
DRB Member Absent: J. Mumford

Also Present: Jeffrey Biasuzzi (Zoning Administrator, Recorder), Dan Kearney (Applicant), Patrick Griffin (Engineer)

Chairman M. Moser called the Meeting to order at 7:05 pm, and led the reciting of the Pledge of Allegiance. The Meeting was digitally recorded.

M. Moser requested a MOTION to accept the Meeting agenda. D. Lincoln made the MOTION to accept the agenda; all approved, and MOTION passed.

NEW BUSINESS:

M. Moser swore in all interested Parties who intended to participate in the Public Hearing.

M. Moser opened the Public Hearing on Application #18-18 for property belonging to **Dan & Paulla Kearney**, dba Dan Kearney Used Cars, at 770 Rutland Road (Parcel # 07-4020770), located in the Commercial Zoning District.

Patrick Griffin, engineer for the Applicant, initiated an explanation of the proposed Project, which is focused on the 1.9 acres recently purchased from WJ Wilk Property LLC. The Owner intends to keep this as a separate lot, which is adjacent to his existing car and recreational vehicle (R.V.) dealership. The project is located within the FEMA Flood Plain. The application requests removal of an above-ground "outcrop" of ledge, which would involve 2300 cu. yds. of earthen material. This material would be trucked off site. The resulting lot would be at the same (or slightly lower) level as the adjacent parking lots, and there would be no loss to existing flood plain area. This satisfies VT's Flood Plain & River Corridor requirements. The VT Storm Water Division is not requiring a state permit. VTRANS has yet to approve removal of ledge that is within the Business Route 4 Right of Way.

The existing building on the 1.9 acres would be repaired, but not flood proofed. It will serve as a showroom, storage, and assembly area for R.V.'s. The building would be connected to the roadside sewer and water systems.

There would be a contingency plan developed to relocate outside inventory (autos and R.V.s) to a safe location in time of flood emergency.

J. Biasuzzi asked if there would be new signs. D. Kearney stated that additional signs would be for a future permit.

D. Lincoln asked about landscaping plans. P. Griffin stated that planter boxes are being considered.

J. Biasuzzi asked about the finish surface of the Parking area. D. Kearney replied that crushed stone would be used at first; and that black-top would be considered in the future.

D. Lincoln asked what direction would drainage flow. P. Griffin stated all drainage would go towards the Clarendon River.

M. Moser made the Motions to close the Public Hearing to testimony, and amend the Meeting Agenda to move the Deliberative Session to follow the Public Comments portion of the Meeting. All approved and Motion passed.

No Public Comment, oral or written, were presented. M. Moser discussed briefly the US Rt. 4 design issues, which a "Road Diet" (three lane) approach, vs. the existing four lane road way is being debated.

R. Hart made a Motion to enter Deliberative Session for Review of Application 18-`8; and requested the Zoning Administrator be allow to stay, to advise on any Zoning Regulation related issues. All approved and the Board entered Deliberative Session.

D. Lincoln made a Motion to Exit Deliberative Session, R. Hart seconded, all approved and the DRB returned to an open Meeting.

D. made the Motion to approve Application 18-18 as submitted, With the Condition that the Owner's obtain all VT and federal permits that the project may require. Copies of these VT & federal permits to be submitted to the Zoning Administrator before a Town Certificate of Occupancy will be issued. All approved and Motion passed.

R. Hart made a Motion to approve the April 18, 2018 DRB Minutes. All approved and Motion passed.

R. Hart made a Motion to approve the draft Decision without changes, for Application 18-02. This final Decision included Conditions of approval. One Condition was that the Owners had to decide on one of two options in order to resolve the non- conforming (excessive) coverage that the 10,500 sq. ft. proposed structure would create. The Owners were to notify the Zoning Administrator in writing of their decision on how to address the Coverage issue; before a final permit would be issued. All approved and Motion passed.

The Members set the next meeting of the DRB to be at 7:00 pm, Wednesday June 20, 2018, at Town Offices.

T. Ponto made a Motion to Adjourn, all approved and the Meeting was over at 8:35 pm.

Respectfully submitted by

Jeffrey M. Biasuzzi, recorder

Approved by the DRB on _____, by _____
Chairperson