

PUBLIC MEETING NOTICE of WEST RUTLAND DEVELOPMENT REVIEW BOARD

On WEDNESDAY, May 20, 2020 the W. Rutland Development Review Board (DRB) will convene a Public Meeting at 7:00 pm to review Application 20-10 from Alex Marechaud (dba DTR Motors; applicant) and Steve Wilk (dba SJ Wilk Property LLC; owner) for a change of use and site plan for the properties located at 668 & 730 Rutland Road (Parcels # 4020668 & 4020730). The application requests modifying permit 18-06 (vehicle repair services) and adding approval for a vehicle sales dealership and VT Inspection station.

Copies of the application are posted on the Town's website www.WestRutlandvt.org and at the Post Office. Copies will be emailed to you providing you submit a request by Noon, Monday 5/18,2020 to zoning@westrutlandvt.org or 438-2204 X16.

This Meeting is Open to a maximum of 10 persons, and Covid19 prevention protocol will be required. All participants are required to wear their face masks, socially distance, and acknowledge a Health disclosure. Interested Parties may submit written testimony (by USPS or email to Zoning@westrutlandvt.org) prior to the Hearing time & date.

Draft Development Review Board (DRB) AGENDA, May 20, 2020 7:00 pm

Call to Order & Pledge of Allegiance

Review &/or Amend Meeting Agenda; Motion to accept

Introduction of Members; Statement of Meeting Purpose, Rules of Order

NEW BUSINESS:

Open a Public Hearing for Application 20-10 as described above.

Follow review of the application and receipt of testimony, vote to close the Hearing, or recess the Hearing to a future time & date.

RECEIVE PUBLIC INPUT (speaking time may be limited by the Chair).

OLD & MISCELLANEOUS BUSINESS

RRPC updates

ZA updates.

DRB concerns

Any other & miscellaneous business.

Review past unapproved Meeting Minutes as necessary .

Enter Deliberative Session if necessary; Motion required.

Exit Deliberative Session (by Motion) and issue instructions to Zoning Administrator (if any).

Set next Meeting date for DRB (or as applications require).

Adjourn Meeting (Motion required).



TOWN OF WEST RUTLAND

Permit # 20-10 Parcel ID # 7-4020668

ZONING PERMIT APPLICATION

Name of Applicant: Alex Marcehaux DBA DTR motors
Address: 771 Rutland Rd w Rutland VT 05777

Phone # 802 353-9300 or 773-9164

Name of Property Owner: S.J. Wilk Property LLC
(if different) Email:

Address: PO Box 154 ctr Rutland VT 05736

Locatable Address: 668 Rutland Rd w Rutland VT 05777

Size of Property: _____ Book _____ Page _____

Present Use of Property: Automotive Repair
Zoning District: _____ Flood Plain or Wetland Issues? _____

Description of proposed project: Include structures, demolitions or change of use: this will be a repair shop as for automotive and will be looking to add sales lot to the use of it.

Number of stories: (Include basement) 1 Building Height: _____

Total Square Footage: _____ Estimated Cost of Construction: _____

Type of water system: well Type of Sewage System: leach field

Additional Comments: spaced has been made to move to left side to be able to get a few more cars on the lot.

Roads or waterways adjoining property: main highway in front

Is the property owner the owner of the adjoining property? yes to left side of it

If the answer is yes, describe the adjoining property: _____

Is the property in a flood hazard area? yes Wellhead Protection area? _____ Wetland area? _____

Attach a scaled drawing of the property on a separate sheet that shows the dimensions of the property, the location of any structures (existing or proposed) on the property, the distance between such structures and property lines and the location of driveways and parking areas. Include floor plans / elevations of the proposed building when applicable.

CERTIFICATION OF APPLICANT

The undersigned applicant hereby certifies that all information submitted on this application is accurate and that the information provided is complete.

Applicants signature

4-29-2020 Date

PROPERTY OWNER'S AUTHORIZATION

The undersigned applicant hereby certifies that all information submitted on this application is accurate and that the information provided is complete.

ate Applicants signature

4/29/2020 Date

FOR COMPLETION BY ADMINISTRATIVE OFFICER

5/4/20 INCOMPLETE

Date of Receipt: _____

Fee Paid: _____

Zoning District: COMMERCIAL

Type of Use: _____

Action by Administrative Officer:

Approved: _____

*This approval shall not become effective until: _____

Denied: _____

Date of Administration Officer Action: _____

Administrative Officer's Signature

Permits will be void if the applicant fails to undertake the permitted development within 6 months of the date of ^{EFFECTIVE} issue of the zoning permit or fails to complete the permitted development within 2 years of the date of issue of the zoning permit.

Any decision of the Administrative Officer may be appealed to the Development Review Board by filing a written notice of appeal with the clerk of the Board within 15 days of the Administrative Officer's Decision.

Permit referred to:

Development Review Board: FOR PUBLIC HEARING
FOR 700 PM 5/20/2020
TOWN OFFICE (35 MARBLE ST)
& REMOTE CONFERENCE CALL

Reason: CONDITIONAL USE REVIEW
4MB/ZA 5/4/20

VT State Environmental Office: Call the state permit specialist at 802-282-6488 to see if state permits are required

Board Action:

Development Review Board: _____

CERTIFICATION OF OCCUPANCY OR USE

Before there is any use or occupancy of any structure or addition above, it must be inspected upon completion by the Administrative Officer. This certificate certifies that the building or use conforms to the approved plans heretofore filed with the Administrative Officer and with all applicable provisions of the West Rutland Zoning Ordinance.

Certificate Granted _____ Denied _____ Date _____

Administrative Officer's signature

Sewer Inspection _____ On-Site Sewage Inspection _____

Department of Labor and Industry Occupancy Approval _____

Access/Right of Way Permit Inspection _____ Bond Submittal _____

Water Meter Installation _____ Private Water Supply Tested _____

Locatable Address No, _____

Application 20-10 –Project Details (amended 5/11/2020)

Property Owner: SJ Wilk Property LLC

Applicant Axex Marechaud, dba DTR Motors

Project Location:

668 Rutland Road (#4020668) existing 2 bay vehicle repair garage with Office space on .33 acres
Also the adjacent north west portion of 730 Rutland Rd.; other Lands of SJ Wilk Property (#4020730), approximately .16 acres of open land.

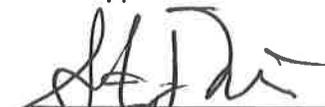
Project application:

1. To rescind the current Notice of Violation issued on 7/8/2019 for violations of Permit #18-06 by a past tenant. The Property Owner has completed work to bring Parcel #4020668 back into compliance with Permit #18-06, as agreed to with the DRB.
2. In addition with the use as a repair garage approved under Permit 18-06, the Application requests approval for an additional use as a vehicle sale dealership and VT Inspection station.
3. The Applications requests an amended Site Plan as approved in Permit 18-06, to provide for both repair activity and vehicle sales. Part of this amended plan includes leasing a portion of open land east of the main building to display up to 31 vehicles for sale, in two rows. In front of the building would be one (1) ADA space, two (2) short term customer spaces. A five (5) foot wide "No Parking " directly in front of the Office entry would be designated. On the north west side of Parcel #4020668 up to seven (7) display parking spaces, in two rows, are proposed. Behind this, up to four (4) customer vehicles being repaired or prepared for sale may be parked along the western boundary. The rear (south) of the building will be reserved for daily employee parking only.
4. A free standing two-sided exterior illuminated sign of up to 25 sq. ft. in area is requested; to be sited in the northwest corner of Parcel #4020668.
5. A dumpster would be sited on the south east corner of the building.
6. Exterior free standing lighting is requested, to illuminate the lot display area. The building has exterior (security) lighting installed.

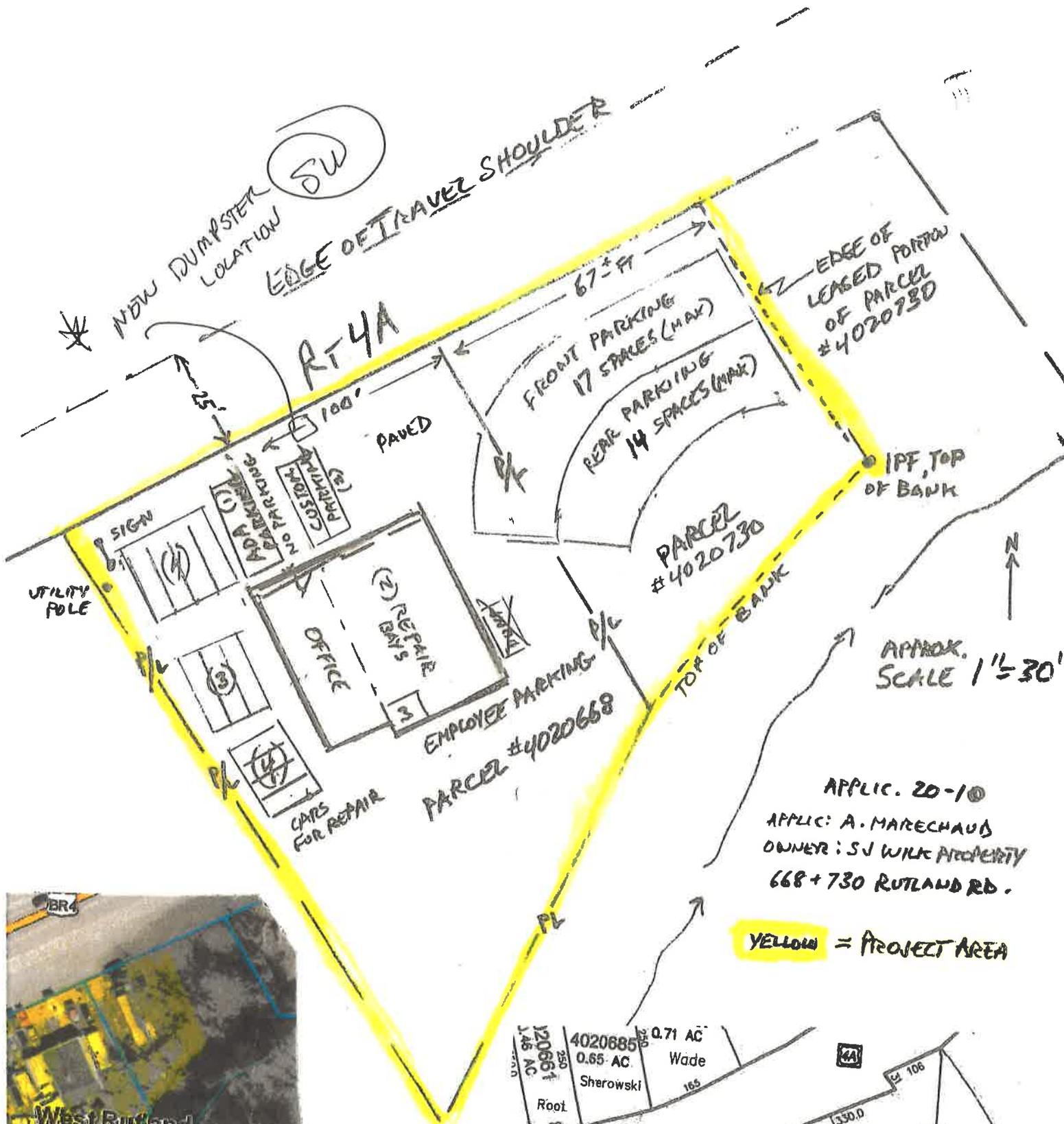
Submitted:


Applicant

5/13/2020


Owner

5/13/2020



APPLIC. 20-10
 APPLIC: A. MARECHAUD
 OWNER: SJ WILK PROPERTY
 668 + 730 RUTLAND RD.

YELLOW = PROJECT AREA

