

Town of West Rutland Development Review Board (DRB) Meeting Minutes
May 20, 2020- 7:00 pm - at Town Offices, 35 Marble St.

DRB Members present: Mike Moser, James Mumford , Debra Higgins (via conference call)

DRB Member Absent: Denis Lincoln, Tim Ponto

Also Present: Jeffrey Biasuzzi (Zoning Administrator, Recorder), Alex Marechaux (applicant), Steve Wilk (owner)

Chairman M. Moser called the Meeting to order at 7:03 pm, and led the reciting of the Pledge of Allegiance. The Hearing was digitally recorded.

M. Moser made a MOTION to accept the Meeting agenda. All approved, and MOTION passed.

NEW BUSINESS:

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

Chairman M. Moser opened the **Public Hearing on Application #20-10** for property belonging to **S. J. Wilk Property LLC** at 668 Rutland Road (Parcel # 07-4020668), and adjacent property of owned by SJ Wilk Property LLC at 730 Rutland Road (Parcel 07-#4020730). Both parcels are located in the Commercial Zoning District; and are in a FEMA Special Flood Hazard Area.

The Zoning Administrator (ZA) introduced the details of Application 20-10:

- a. The Applicant wishes to continue use of the existing building and grounds at 668 Rutland Road, as an automotive repair garage, as approved under Permit 18-06
- b. The application also requests approval for use as a VT licensed vehicle sales and inspection facility. Part of the outside vehicle display lot would include leasing approximately 5000 sq. ft. of adjacent open area along the western side of the grounds at 730 Rutland Road.
- c. The Applicant also asked to amend the freestanding non-illuminated sign, approved in Permit 18-06, to be illuminated. The application also requests amendment to the Site Plan approved for Permit 18-06; to provide for outside display of vehicles for sale.

The ZA noted that 668 Rutland Road was currently still subject to a Notice of Violation of Permit 18-06, issued 7/8/2019 and conditionally rescinded by the DRB on 12/18/2019, providing corrections were made to bring the property into compliance. The ZA reported that the Owner has accomplished this, and recommended to the DRB to reinstate permit 18-06. M. Moser made a MOTION to rescind the 7/8/2019 Notice of Violation, and reinstate Permit 18-06. J. Mumford seconded, all approved and the MOTION passed.

M. Moser asked the Applicant to describe his business and planned use of the properties. A. Marechaux explained that the vehicle repair activities would be focused within the garage and on the west side of the building. Vehicle sales would be mostly on the east side of the garage (with several near the free-standing sign on the northwest corner of 668 Rutland Rd.). The additional area being leased on 730 Rutland Road is estimated to accommodate display of up to 31 vehicles on that side of the building.

A. Marechaux is the business owner and a mechanic, and would handle sales and repairs in this start-up period. There would not be a regular vehicle body shop operation. The business owns a tow/recovery vehicle, but 24 hour towing service and storage/impoundment of vehicles is not included in this application.

Business hours would be from 8:00 am to 5:00 pm, Monday through Friday; 8:00 am to 3:00 pm on Saturdays; closed Sundays. Often, weekend activities are cancelled from June through Labor Day.

M. Moser asked where the sign was to be located. The ZA stated that it was to be located in the northwest corner of 668 Rutland Road (about same location as in Permit 18-06). A. Marechaux stated that he planned to install the same sign as at his current location on Rutland Road. An exterior flood light would be attached to the utility pole located in this corner, which would illuminate that portion of the lot as well as the sign. The building's exterior lighting would

provide the additional exterior lighting. The sign, all vehicle parking, and illuminated area would be set back from the VT Rt. 4A right of way limits.

S. Wilk clarified that the dumpster location was incorrectly drawn on the Site Plan. He proposed locating the dumpster either behind, or along the south east corner of the building.

After requesting further questions or testimony and hearing none, M. Moser asked for a MOTION to close the Hearing to Testimony. D. Higgins made a MOTION to close the Public Hearing. All approved and MOTION passed.

OLD & MISCELLANEOUS BUSINESS:

No business discussed.

Review of past Meeting Minutes to be approved was deferred to the next DRB meeting.

DELIBERATIVE SESSION:

M. Moser requested a MOTION to enter Deliberative Session, asking the ZA to stay to offer zoning related details as requested. J. Mumford so MOVED, all approved and MOTION passed.

Following deliberations, J. Mumford Moved to exit Deliberative Session and to Approve Application 20-10 with Conditions, to be included in the Board’s final decision and attached a part of the final Permit to be issued. The ZA was to be instructed to draft a Decision and forward to the DRB for review.

FUTURE MEETING DATE:

The next regular Meeting was scheduled for 7:00 pm Wednesday June 17, 2020; at Town Office; providing there was business for the Board.

ADJOURNMENT:

J. Mumford MOVED to close the Meeting. All approved, MOTION passed and Meeting adjourned at 8:45 pm.

Respectfully submitted by

J.M. Biasuzzi
Jeffrey M. Biasuzzi, recorder

Approved by the DRB on _____, by _____
Chairperson