

DRAFT

**Town of West Rutland Development Review Board (DRB) Meeting & Hearing Minutes
July 20, 2022 7:00 pm Town Offices (35 Marble St.)**

DRB Members present: Mike Moser (Chair), Tim Ponto (vice –Chair), Deborah Higgins, Jon Wallace, Denis Lincoln

Attending in Person: Jeffrey Biasuzzi , Zoning Administrator (ZA & Recorder), James Finger, Patricia Merrill, Paul Gilman, Paul Kulig, Aleda Dutton. There were no remote (via Zoom) attendees.

Special Note: Prior to the formal DRB regular meeting a (warned) Site Visit was held at 484 Main Street, which is the subject of Application 22-15. This was to provide orientation information only. No testimony or minutes were taken.

Call to Order

Chairman M. Moser called the Meeting to order at 7:01 pm, and led the reciting of the Pledge of Allegiance. He then Introduced DRB members and ZA to the attendees. The Meeting was electronically recorded.

Agenda: M. Moser requested a Motion to approve the draft Agenda. T. Ponto so Moved, all approved, Motion passed.

Minutes: The Chairman asked for a Motion to approve the Minutes of 3/16/2022. D. Higgins so Moved, all approved, Motion passed.

Public Hearing for Application 22-15

M. Moser opened the Public Hearing on Application 22-15. He then swore in the interested parties to the Hearing , which included James Finger, Patricia Merrill, Paul Gilman, Paul Kulig, and Jeffrey Biasuzzi. There was no remote participation.

At the Chairman’s request, J. Biasuzzi gave a brief introduction on Application 22-15; a request by Regional Ambulance Service Inc. (Applicants) requesting a Change of Use and Structure at 484 Main St. (Tax ID Parcel # 26-0010484). The proposal includes adding a four-bay addition (approx. 30’ X 60’ x 12’h.) to the east side of the existing (former bank) building to house ambulances; enclosing the former drive thru to add storage; converting the building interior to accommodate Staff with kitchen, bathing and sleeping facilities; widening the curb cut on the south-east corner of the property; and relocating the free-standing Sign (a new sign was not included in this application). Article III (Table of Uses) of 2008 Zoning Regulations identify a Transportation Terminal a Conditional Use in the Village Commercial1 zoning district. Providing a minimum side setback of 25 feet is maintained, the application appears to comply with Zoning Article V.

The ZA introduced additional (written) testimony received prior to the Hearing:

Exhibit 1- A 7/18/2022 email from Charles Sargent, partner for Chase Realty Partners LLC (Owners) granting J. Finger authorization to submit Application 22-15 and to testify on the application.

Exhibit II - A letter received 7/14.2022 from Regional Ambulance Service Inc. describing the Services business and details of the project proposed.

Exhibit III- A 7/13/2022 email and site plan from Paul Gilman & Patricia Merrill (neighboring home owners) expressing their concerns with the project.

James Finger, Chief Executive Administrator for Regional Ambulance Service Inc. then explained that a second ambulance facility at a different location improved their ability to serve the general area and add to service security. In the past, their one current location was badly damaged by fire, impacting their ability to answer to the 10,600+/- calls annually. It was estimated the W. Rutland terminal would address about 2500 service of these annual calls. Staff anticipated would likely average two to four persons per (either 12 hour or 24 hour) shift, but the facility is to be designed to accommodate eight persons.

J. Wallace asked how the ambulance would be maintained and supplied; and what security measures would be employed. J. Finger replied that he Ambulance would maintain some stock at the facility, but would also resupply at the Stratton Road facility. The Public would not have general access to the building, but a door bell or intercom would be installed at the main entry. All doors would have electronic locks.

M. Moser asked the neighboring owners present for any input. Paul Gilman referred to his letter introduced as Exhibit III. Their house has a large living room window that looks southwesterly, offering some afternoon light and view. The proposed ambulance bay location would eliminate both. The owners could support the change of use if the new bays could be installed northerly by about 20 feet. He also discussed displeasure with the existing landscaping, installed around 1995 with the bank construction. Mr. Gilman explained that the low plantings were not maintained, overgrew their site and were mostly removed. The over-story hardwood trees had spread their root system into their yard, offered no privacy screening and should be removed. They expressed support in an all new landscape. The owners expressed concerns about late night traffic noise, the ambulance's use of lights and sirens, and back-up safety alarms.

M. Moser asked J. Finger about the exterior color selected for the building. The reply was to maintain the existing color scheme.

J. Biasuzzi asked if the Applicants had considered splitting the bay configuration, or location, so to have a bay (for two ambulances) on either side of the current building, or one might be in the rear of the building? J. Finger replied that several different designs had been thought through, and that the proposed design was preferred.

J. Biasuzzi asked P. Gilman to discuss the current road drainage situation. The resident stated that the recent street repaving made an already poor drainage situation worse and that water would routinely sheet drain down the bank's parking lot. J. Biasuzzi noted that the sidewalk and parking lot would require some repair after construction and curb widening, and that a remedy to the drainage issues could be addressed then. J. Biasuzzi also noted that the Town Select Board has jurisdiction on the curb cut and road, and that he has asked the Town Manager to bring the issue to the Select Board.

The Chairman asked the Applicant if he had any additional information to present. He then asked DRB members if they had any further questions or discussion. Hearing none, the Chair asked the same of the Zoning Administrator and those in attendance. Hearing no further testimony or comments, M. Moser asked for a Motion to close the Hearing to Testimony. T. Ponto so Moved to close the Hearing, all voted in favor, the Motion passed and Hearing closed at 7:58 pm.

Public Concerns and Input: None received.

M. Moser made a Motion to amend the Agenda, to have the Deliberative Session just before Adjournment. All approved & Motion passed.

Discuss Miscellaneous and Other Business

J. Biasuzzi updated progress on zoning rule adoption. Ed Bove is reviewing Flood Hazard Area rule changes and VLCT is conducting a legal review of draft zoning language.

There was no input regarding the Rutland Regional Planning Commission.

DRB Member Concerns and Discussion

M. Moser opened discussion on loud mufflers and car racing throughout the Township. J. Wallace felt stronger laws should be passed to address the situation. T. Ponto noted that most of the mufflers had to be modified to produce the sound effects, and this was usually a violation of existing Motor Vehicle regulations. Following J. Wallace's offer to research possible solutions, M. Moser Moved to table further discussion. All approved and Motion passed.

Schedule Next Meeting: The next regular Meeting was scheduled **for 7:00 pm Wednesday August 17, 2022;** at Town Office; providing there was business for the Board.

Deliberative Session:

M. Moser made a Motion to enter Deliberative Session, and invite the Zoning Administrator to remain to assist with zoning related questions. All approved and Motion passed. (*Deliberative Sessions are not recorded*). After discussion, D. Lincoln made a Motion to exit Deliberative Session and instruct the Zoning Administrator to prepare a draft Decision for the Board's consideration on or before the August 17, 2022 Meeting. All approved and Motion passed.

Adjournment

J. Wallace Moved to close the Meeting. All approved and Meeting adjourned at 9:21 pm.

Respectfully submitted by

J.M. Biasuzzi

Jeffrey M. Biasuzzi, recorder

Approved by the DRB on August _____, 2022 by _____

Michel Moser, Chair
