



June 1, 2023

Jeff Biasuzzi, Zoning Administrator
Town of West Rutland
35 Marble St.
West Rutland, VT 05777

RE: Zoning Permit Application for Conditional Use Approval
376, 398, & 416 Main St, Housing Trust of Rutland County

Dear Jeff,

On behalf of the applicant Housing Trust of Rutland County (HTRC), please find enclosed a Zoning Permit Applications for the redevelopment of three adjacent Main St. parcels. The HTRC has purchase agreements on the properties and the landowners have authorized the HTRC to act on their behalf in this application, see enclosed e-mails.

The application seeks to develop a 24 living unit multi-family residential building on the three properties known as 376, 398, & 416 Main St. with a mix of 1-bedroom, 2 bedroom, and studio (efficiency) apartments. The Village District properties have functioned as commercial properties in the past and the existing buildings would be removed as part of the project.

The project requires Conditional Use approval for the presence of floodplain on the property and a need for waiving of certain dimensional requirements for a multi-family building. In addition, there exists a municipal storm drainage piping which crosses underneath the property in need of relocation for the project. These topics are discussed further below.

Dimensional Waivers Requested

The project seeks a reduction in the dimensional requirements for the front yard setback and building height in accordance with Section 404(N).

The properties have a challenging shape which is the result of the rear property lines following the municipal drainage swale. This shape results in a "pinch point" that cannot be avoided by shifting the building or parking lot because of its central location within the parcel. The lot depth is only 146 ft. at this narrow point whereas the depth is 169 ft. (east) and 242 ft. (west) at the side boundary lines. The sweep of the curving Main St. only exacerbates configuring a rectangular building and parking lot onsite. The proposed plan depicts a front yard setback of 15 ft. compared with 25 ft. typically required in the Village district.

Section 404(N) of the zoning regulations allow for a 10' increase of the 40' height limit "to provide flexibility in dimensional requirements (length, width, height, setbacks & coverage) for the placement of primary multi-family structure...while maintaining the character of the area." The 50' limit allows the proposed three story building to have a gabled roof form rather than a flat roof. This roof form (used on the west wing) better allows the building to fit in with the existing character of gabled roofs along Main St., and also allows for efficient placement of solar panels on the southwest face of the roof. To provide variation in form and height, and for

Town of West Rutland Zoning Administrator

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functional reasons, a flat roof form (with parapet) has been used elsewhere on the building. All flat roofs are within the standard 40' height limit. A waiver is requested for a maximum height of 49 ft. and 8 inches for the western gable portion.

The applicant requests waivers for the proposed front yard and building height dimensions. All other dimensional characteristics are to be met, see summary table on Site Plan C2.

In our opinion, this project conforms to both the existing character of Village zoning district as described in the regulations- "The pattern of densely settled, mixed-use, residential and commercial structures"- and the zoning district's purpose- "To maintain the economic vitality and compatible mix of residential and commercial uses at the center of the community." This project seeks to revitalize underutilized parcels in the Village's center by infusing them with residents and a modern building/site.

The site retains ample space for solid waste storage (see dumpster location) and circulation of both vehicles and pedestrians. Snow storage areas will be located on lawn areas along the west side of the driveway, north of the dumpster enclosure, and at the parking lot's east end. Vegetative screening is proposed along the east and north perimeters that border residential properties (see enclosed landscape plan). Existing vegetation will be retained where possible.

Flood Hazard Area

The eastern half of the 376 Main St. parcel is depicted on FEMA flood maps as within the Special Flood Hazard Area (FHA). This location is on the edge of the flood area with flooding centering further east around Proctor St.

The applicant seeks to comply with the Flood Hazard Regulations under Article XVI. The regulations allow for conditional approval of new structures within the FHA if the finished floor of the building is 2 ft. above the Base Flood Elevation (BFE).

FEMA has not established a BFE for this area, so the applicant hired a consultant, Fitzgerald Environmental Associates, that specializing in modeling flooding events. Fitzgerald established that the BFE onsite is 494.5 ft, their report is enclosed. The building's proposed floor elevation is to be 496.5 ft. to provide the 2 ft. of elevation protection in the event of a flood.

Mechanical and electrical equipment within the building is on the first floor, which is above BFE. Externally, all proposed Mechanical Equipment will be located above BFE.

This application seeks Conditional Use approval for development in the FHA classified under Section V Summary Table Activities #1 (New Structures), #8 (fill needed to elevate structures), and #10 (Grading). Activity #5 (Parking) is a permitted activity within the FHA.

Due to the need to elevate the building 2 ft. above the BFE, the project will result in a net fill on the project site and within the FHA. To satisfy the Town's requirements, the applicant seeks to demonstrate compliance with Section VII (2) that the project "will not increase the base flood elevation more than 1.00 foot at any point in the community." Fitzgerald is currently working on

Town of West Rutland Zoning Administrator

June 1, 2023

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modeling the proposed project during a flood event to confirm compliance with the municipal standard. We have been consulting with the Vermont Floodplain Manager, Kyle Medash, who confirmed this is an acceptable approach to demonstrate compliance.

Municipal Storm Drainage System

A unique aspect of the property is that there exists a municipal storm drainage system that crosses below ground from Main St. in the south to the municipal drainage swale to the north. This buried 24 inch concrete pipe drains approximately 40% of the Village zoning district; enclosed is a Drainage Area Map that delineates the 64 acre drainage area. The project site is 1.1 acres, or less than 2% of the area contributing runoff to the drainage swale.

The existing pipe is in conflict with the proposed building and needs to be relocated as part of the project. The plans propose to intercept the drainage pipe inside the property and install a concrete drainage structure to divert the stormwater around the building. A new 30 inch HDPE storm pipe will be installed around the east side of the site and then discharge into the same northern drainage swale that the existing pipe drains to. We have calculated the existing pipe's hydraulic capacity to be 23.9 cubic feet per second (cfs) and the proposed drainage pipe's capacity is 29.2 cfs for a 22% increase. In our professional opinion, the proposed drainage pipe will not reduce the hydraulic capacity of the municipal storm system.

The existing properties contain 0.4 acres of impervious surfaces and the rest is vegetated lawn. The proposed project will result in a total of 0.54 acres of impervious surface, an increase of 0.14 acres or approximately 6,000 sf.

Exhibit E-2 depicts the existing and proposed impervious surfaces onsite. As a comparison, the exhibit also depicts a theoretical development that creates 5 single family homes in the same general area as the project. If the homesites were built to the maximum of 80% lot coverage allowed under the regulations, the total impervious onsite would exceed 30,000 sf., another 6,000 sf. of impervious above the currently proposed project.

Existing site drainage characteristics are generally south (Main St.) to north (rear) and the portions that drain to Main St. are collected and piped through the municipal system to the rear drainage swale. The proposed design does not change this pattern, the majority of the site will continue to runoff to the rear drainage swale and a narrow portion between the building and street is collected by the Main St. inlets. Since the northern drainage swale is the discharge location of a 64 acre collection zone across the village and the project proposes an increase of only 0.14 acres of impervious, in our opinion the proposed project will result in a de minimis impact to the amount of stormwater conveyed through the drainage swale.

Traffic, Access, Circulation, and Parking

The driveway and parking aisle are 24 ft. wide to allow for two way traffic. At the turn in the driveway to the rear parking lot, the driveway has been made wider and a larger radius has been provided to facilitate large truck access. We have been in contact with the Fire Chief and requested dimensions and turning radius for the department's vehicles in order to model the

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 June 1, 2023
 Page 4

ability of the fire department to access the rear parking lot in an emergency. Ideally, we would have this modeling available for the public DRB hearing.

The driveway has been located on the west side of the site as the preferred location due to road geometry and traffic volumes. The property's east side fronts on the intersection of Rt. 4A and Rt. 133 where vehicles connect between those two roads and we sought to avoid that higher traffic volume to allow for easier egress for residents and visitors. In addition, there exists a traffic island separating the Main St. lanes and this presented an obstruction to easy access to and from the site. In addition, the proposed driveway has been sited to the west to improve sight lines from the Main St. curve. VTrans Standard B-71 recommends a sight distance on a 25 mph road of 280 ft. which would be available to drivers looking in either direction on Main St. when attempting to exit the driveway. The landscape plan avoids locating trees or shrubs directly in front of the building to avoid obstructing the sight lines.

27 total parking spaces are proposed for the 24 living units. The goal would be to allow each resident to have one parking space with a few visitor spaces available. The Housing Trust manages many similar properties and only 35% of their residents own cars, so if this were the ratio on this site only 8-10 spaces would be needed. Providing a parking space for each living unit is a desirable component of this project for the Housing Trust and may attract more renters who own a car. During the application process, renters will be made aware of the restriction of one parking space prior to leasing. The Housing Trust actively works with their residents to manage parking to avoid issues. The Village location is one of the benefits of the project as it allows residents to walk to many businesses and civic locations.

A Landscape and Lighting Plan is enclosed. Two larger trees are proposed within the street setback, providing privacy and shade. Some screening shrubs are proposed on the south face of the building outside of the afore-mentioned sight lines. Decorative perennial beds line some of the sidewalks and two smaller decorative trees are located near the parking. Vegetative screening to the neighboring residential properties is provided. There exists a chain link fence along the eastern property line that the HTRC would like to work with the adjacent landowner to remove and fill in with vegetative screening to visually improve the site and gateway to the Village.

Please let me know if you have any questions.

Very truly yours,

ENMAN • KESSELRING CONSULTING ENGINEERS, PC



Patrick Griffin, P.E.

Principal

c:

- Encl. -Zoning Permit Applications and fee check
 -Site Plans C1 & C2 dated May 30, 2023
 -Drainage Area Exhibit E-1 dated May 30, 2023
 -Impervious Surfaces Exhibit E-2 dated May 30, 2023
 -Architectural Plan Set including floor plans, elevations, and landscape/lighting



TOWN OF WEST RUTLAND
ZONING
PERMIT APPLICATION

Permit # 23-09
APPLIC

Name of Applicant: Housing Trust of Rutland County
Address: 27 Wales St., Suite 201, Rutland, VT 05701
mcohen@housingrutland.org Phone # 802-775-3139
Name of Property Owner: Three separate parcels - see attachment for individual property information
(if different) _____
Address: _____

Locatable Address: 376, 398, & 416 Main St.
Size of Property: 1.1 acres Book _____ Page See attachment
Present Use of Property: Commercial and Vacant
Zoning District: Village
Description of proposed project, Include structures, demolitions or change of use: _____
See project description on supplemental letter

Number of stories: (Include basement) 3 Building Height: 49'-8"
Total Square Footage: 21,325 sf. Estimated Cost of Construction: \$7.211 million
Type of water system: Municipal water system Type of Sewage System: Municipal sewer system
Additional Comments: _____

Roads or waterways adjoining property: Main St.
Is the property owner the owner of the adjoining property? No
If the answer is yes, describe the adjoining property: _____
Is the property in a flood hazard area? Yes Wellhead Protection area? No Wetland area? No

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.

5/31/23 Mary Cohen
Date Applicants signature

Mary Cohen
Housing Trust of Rutland County

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.

Separate Authorizations attached
Date Applicants signature _____

23-09

FOR COMPLETION BY ADMINISTRATIVE OFFICER

Date of Receipt: 6/3/2023

Fee Paid: \$766.50 UBS CK #1044

Zoning District: VILLAGE

Type of Use: COMMERCIAL

Action by Administrative Officer:

Approved: _____ *This approval shall not become effective until: _____

Denied: _____

Date of Administrative 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 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: 6/5/2023

Reason: CONDITIONAL USE: APPLICABLE ZONING SECTION

ART. 5 (CONDITIONAL USES), ART. V (LOT LIMITATIONS), ART. VI (PARKING), ART. 9 (SITE PLAN APPROVAL), ART. 12 (DRAINAGE), ART. 16 (FLOOD HAZARD AREA)

WARNINGS DISTRIBUTED FOR PUBLIC HEARING ON WED. JUNE 21, 2023, 7:00 PM, TOWN OFFICES (35 MARBLE ST, W. RUTLAND)

VT State Environmental Office: _____ Call the state permit specialist at 802-786-5900 to see if state permits are required

BY QMB/ZA

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, _____

5/30/23	CREATION DATE
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RELEASE DATE: 5/30/23

ISSUED FOR PERMIT REVIEW

REVISIONS:

THE CERTIFICATION ON THIS DRAWING ONLY
DECLARES THE IT REGISTERED PROFESSIONAL
ENGINEER RESPONSIBLE FOR PREPARATION AND
IS NOT ISSUED FOR CONSTRUCTION UNLESS
NOTED IN THE EXISTING BOX.

REGULATORY APPROVAL STAMP

ENMAN • KESSELRING
CONSULTING ENGINEERS
Environmental & Civil
61 Prospect Street
Rutland, Vermont 05701
www.kmankessestringengineering.com
(802)775-3437
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THESE PLANS ARE FOR THIS PROJECT ONLY AND ARE NOT FOR REUSE ON THIS PROJECT OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF KBRAS ENGINEERING CONSULTING ENGINEERS P.C.

MARBLE
VILLAGE
APARTMENTS

376, 396, & 416 MAIN ST.
WEST RUTLAND, VERMONT

EXISTING CONDITIONS SITE PLAN

SCALE AS NOTED

DESIGN BY:

DRAWN BY: PMG

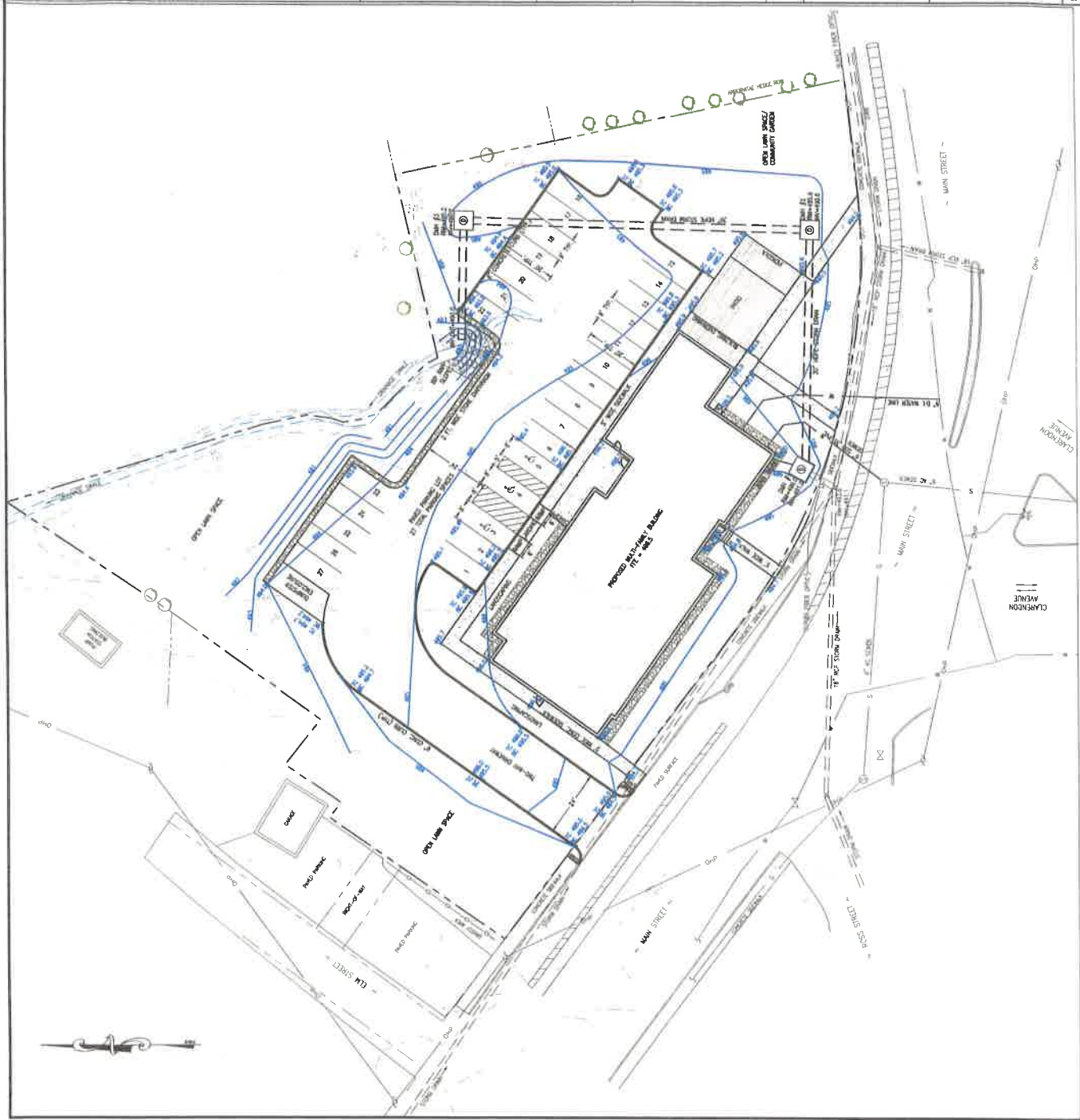
SHEET NO. C1

PROJECT NO: 2145 1



Za wojsko

CREATION DATE	5/30/23
RELEASE DATE	5/30/23
ISSUED FOR PERMIT REVIEW	
REVISIONS:	
<p>THE COMPILATION OF THIS DRAWING ONLY IMPLEMENTS THE VERIFICATION OF THE DESIGN AND CONSTRUCTION OF THE PROJECT IS NOT GUARANTEED FOR CONSTRUCTION VALUES NOTED IN THE EXISTING SET.</p> <p>REGULATORY APPROVAL STAMP</p>	
<p>ENMAN KUSSELING CONSULTING ENGINEERS Environmental & Civil 61 Prospect Street Burlington, Vermont 05401 www.enmankusseling.com 802.447.6000 (802) 447-6037 enmankusseling.com enmankusseling.com</p>	
<p>THIS PLAN AND THE PROJECT ONLY AND NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ENMAN KUSSELING CONSULTING ENGINEERS, LLC</p>	
<p>MARBLE VILLAGE APARTMENTS OFF, 408 & 410 MAIN ST WEST BURLINGTON, VERMONT</p>	
<p>PROPOSED SITE PLAN</p>	
SCALE	AS NOTED
DESIGN BY	PMG
DRAWN BY	PMG
SHEET NO.	C2
PROJECT NO.	2145.1





VERMONT INTEGRATED
ARCHITECTURE, PC

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ADAM REIDON
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376.396.8416
viaarchitect.com

DATE ISSUED: 05/31/23

Drawn: NW

Checked: JT

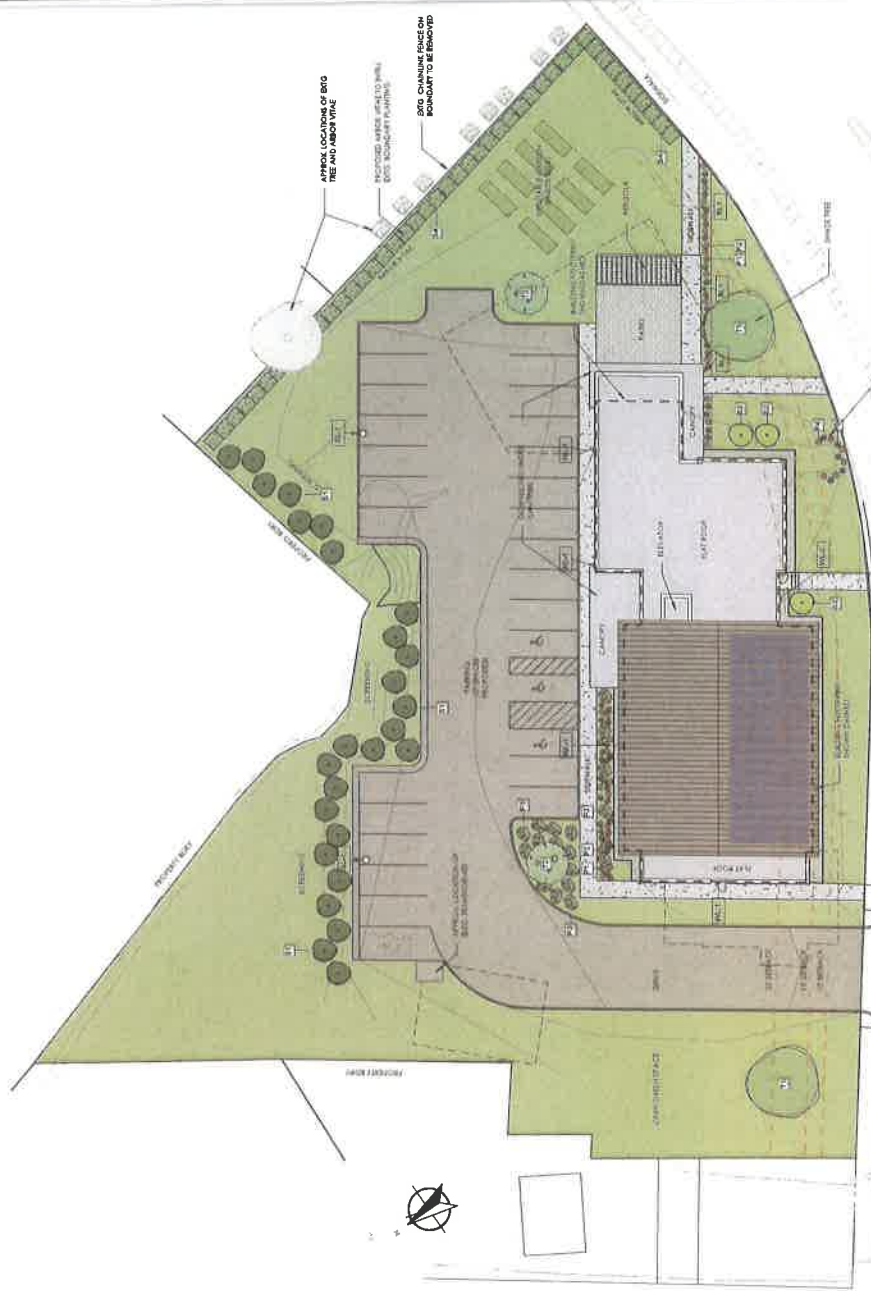
PRELIMINARY - NOT
FOR CONSTRUCTION

MARBLE VILLAGE APARTMENTS

376.396.8416
viaarchitect.com
VT 05777

SITE PLAN - LANDSCAPE AND LIGHTING

A-1.4



LANDSCAPE NAME	PLANT SPECIES
1. PLANT SPECIES	PLANT SPECIES
2. PLANT SPECIES	PLANT SPECIES
3. PLANT SPECIES	PLANT SPECIES
4. PLANT SPECIES	PLANT SPECIES
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11. PLANT SPECIES	PLANT SPECIES
12. PLANT SPECIES	PLANT SPECIES

1. Site Plan - Landscape and Lighting
1/1/2023



2 View from North



1 View from South

DATE ISSUE: 05/31/23
Drawn: NW
Checked: JT

PRELIMINARY - NOT
FOR CONSTRUCTION

MARBLE VILLAGE
APARTMENTS

376, 398 & 414 Main St.
West Rutland,
VT 05777

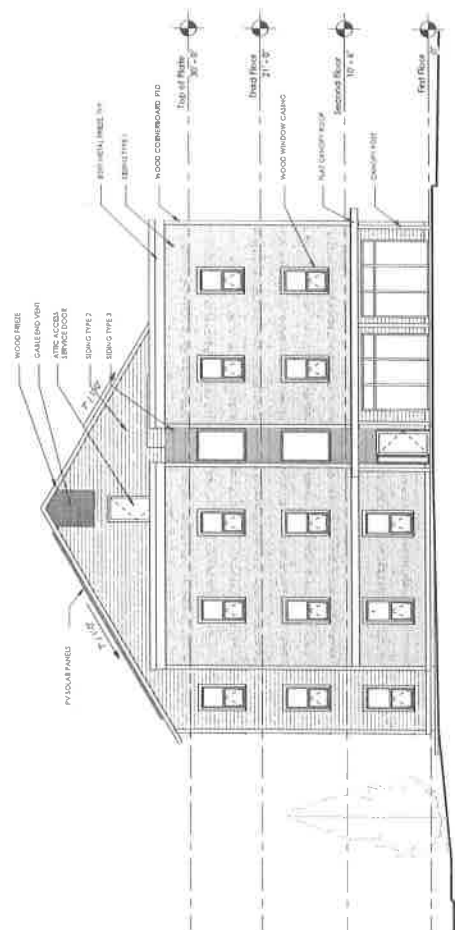
COVER SHEET

A-1.0

PRELIMINARY SANDING OPTIONS

- SANDING TYPE 1:** HANDWORN LAP SIDING (EG WOOD COMPOSITE, PVC FIBER CEMENT) OR CORRUGATED METAL
- SANDING TYPE 2:** WIDE LAP SIDING (EG WOOD COMPOSITE, PVC FIBER CEMENT)
- SANDING TYPE 3:** HIGH UP REVEAL PANEL (1/2" FINE CEMENT METAL)

FEATURES SIDING: RECLAIMED MARBLE VENEER IF FEASIBLE



Southern Bell Division



2007-07-12

DATE ISSUED: 05/31/23
Drawn: NW
Checked: JT

OR CONSTRUCTION

MARBLE VILLAGE
APARTMENTS

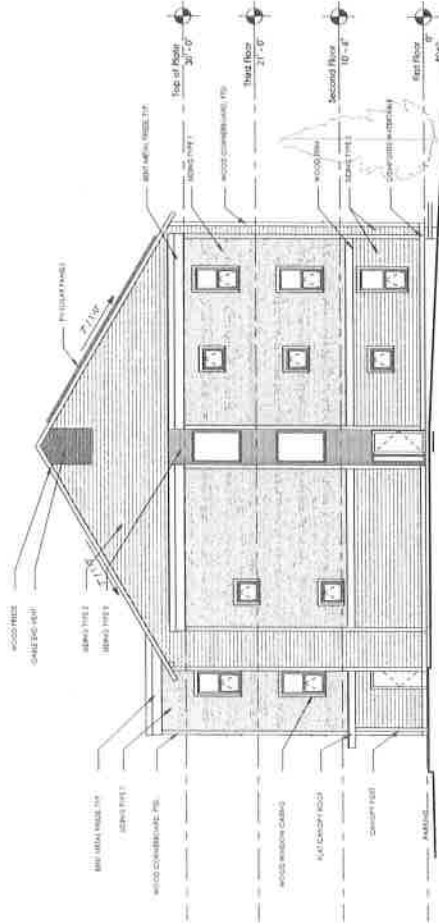
26 348 & 416 Mill St
West Rutland
VT 05777

BUILDING
ELEVATIONS

A-4.1

PRELIMINARY SIDING OPTIONS:

WOOD TYPE 1: NARROW LAY SIDING (EG WOOD, COMPOSITE, PVC, REB CEMENT) OR CORRUGATED METAL
WOOD TYPE 2: WIDE LAY SIDING (EG WOOD, COMPOSITE, PVC, REB CEMENT)
WOOD TYPE 3: NOM. 1" REVEL PANEL (EG REB CEMENT, METAL)
(FEATURE SIDING: RECLAIMED MATERIALS) WHENEVER IF AVAILABLE



2 North West Elevation
1/8" = 1'-0"



1 North East Elevation
1/8" = 1'-0"

DATE SHOWN: 02/11/2020
DRAWN BY: [Signature]
CHECKED BY: [Signature]

FOR CONSTRUCTION
MARBLE VILLAGE
APARTMENTS
375 NORTH STREET, SUITE 100
BURLINGTON, VT 05401
VT 05401

BUILDING
ELEVATIONS

A-4.2