



DEVELOPMENT REVIEW BOARD MINUTES

WEDNESDAY, DECEMBER 15, 2021 @ 6:00 PM
RUTLAND CITY HALL, DOWNSTAIRS CONFERENCE ROOM

ATTENDANCE

DRB MEMBERS PRESENT:

Michael McClallen, Chair
Stephanie Lorentz
Al Paul
Jim Pell

STAFF PRESENT:

Andrew Strniste, Zoning Administrator

195 WOODSTOCK AVENUE ATTENDEES:

Steven Wilson, Applicant (195 Woodstock Avenue)

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- Members of the Rutland City Development Review Board convened in the Downstairs Conference Room at Rutland City Hall @ 52 Washington Street around 5:55 PM.
 - Chair Michael McClallen called the meeting to order at 6:00 PM. No general public was in attendance to provide public comment.

PUBLIC HEARING – SITE PLAN REVIEW (195 WOODSTOCK AVENUE)

6:01 PM

APPLICANT: BOHLER ENGINEERING

LANDOWNER: McDONALD'S CORPORATION

ZONING DISTRICT: GATEWAY BUSINESS DISTRICT – WOODSTOCK AVENUE (GB-WA)

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- [6:01] Chair Michael McClallen called the continued hearing to order and reminded the Applicant that he was still under oath. The Applicant reminded the Board that the tremendous amount of stacking occurring onto Woodstock Avenue was a result of the ordering aspect of the drive-thru process. By adding the second ordering point, the drive-thru characteristics will improve. The Applicant informed the Board that they are proposing to re-stripe the parking lot and drive-thru areas, directing all drive-thru traffic counterclockwise around the building, where all stacking will be located on-site.
- [6:05] Board Member Lorentz inquired as to what prevents customers from cutting in-line; the Applicant responded that the majority of individuals will follow the striping. The Applicant then advised that the longer stacking distance combined with the faster ordering process will improve the drive-thru conditions. A discussion ensued about alternatives to striping; however, when considering the site's constraints relating to snow removal, striping was determined to be the best solution. The Board discussed the potential deployment of cones in the event stacking occurred on Woodstock Avenue or customers were cutting in line. The Applicant informed the Board that without the improvements, then the current conditions relating to the site will remain, thus continuing to interfere with Woodstock Avenue.

- [6:10] The Board again discussed alternatives to striping the parking lot. Staff Member Strniste noted the positioning of the queue potentially blocking the parking spaces in front of the building, as well as using pavement markings that are long-lasting. The Applicant advised that the expected faster drive-thru experience should not block those subject parking spaces for very long. Board Member Lorentz confirmed that the parking lot's limits are not expected to increase. A brief discussion ensued about wetlands.
- [6:16] No other questions were asked by the Board. Chair M. McClallen adjourned the evening's hearing.

OTHER BUSINESS

6:20 PM

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- [6:20] The Board entered in closed deliberation to discuss the evening's application. The application was approved 4-0 with the motion to approve with conditions made by Board Member Paul and seconded by Board Member Lorentz.
- [6:30] The Board adjourned the evening's meeting.
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Respectfully Submitted by Andrew Strniste, Planning & Zoning Administrator