

CITY OF RUTLAND, VERMONT
Development Review Board Minutes
Wednesday November 4, 2020

Development Review Board Members: Stephanie A. Lorentz, Mike McClallen, Al Paul, Jim Pell, and Steve Wilk. Members present: McClallen (Chair), Lorentz, Paul, Pell and Wilk.
Also present: Zoning Administrator Tara Kelly.

At 6:00 PM Chair McClallen called to order the Public Hearing to consider a Conditional Use application for an auto repair facility at 131 Woodstock Avenue. Present to represent the application were:

- Justin Belden, representing property owner 131 Woodstock LLC
- Aaron Cope, prospective tenant

Chair McClellan reviewed hearing procedures and then swore in everyone present.

Aaron Cope is owner of Auto Craft Vermont seeking to operate out of 131 Woodstock Avenue. His business is high-end, low volume automotive service. It is more of a craft service than production work. His services include repairs, engine work, mechanical repairs. NO body work or cosmetic work, including no painting. He is the owner-operator with no employees. Hours are 8AM-5PM Monday thru Friday with some weekend daytime hours, as needed. He will not have any exterior storage. He may need 2-3 parking spots in front of the doors, but does not need to store vehicles outside of the building.

Mr. Belden stated there are 25 parking spots on the property. The building is being renovated and they are seeking commercial tenants. The building is 4,500 sq ft divided into 3 commercial spaces. There are no housing or apartment units on the property. Prior to the recent purchase, the property had been Melen's garage since 1938. The other tenant spaces were most recently occupied by a deli and a flower shop. Mr. Cope's proposed operation would occupy 2,500 SF in the middle section of the building.

DRB member Lorentz inquired about the access drive onto Temple Street. She asked how it will be used or whether it will be closed off going forward. Mr. Belden replied that they have discussed making the access onto Temple St a one-way exit from his property. There was a discussion about the proximity to the school entrance and the related traffic (vehicle and pedestrian). Mr. Cope indicated his business would only be using the Woodstock Ave entrance/exit points.

Mr. Belden indicated small LED security lighting has been installed on the building. The lighting is downcast. Mr. Cope indicated this is sufficient. He doesn't intend to have any vehicles outside overnight so he would not need the area to be lit for security purposes.

In response to an inquiry from the DRB, Mr. Cope further described his services. He does general maintenance and repair to the mechanical elements of the vehicles. For example, with a classic vehicles he may need to create new parts that are no longer in stock through normal channels. He replicates mechanical parts by doing historical research.

DRB Member Paul asked how much noise will be produced. Mr. Cope stated noise is limited to building as all work is inside and his techniques are not as loud as a typical auto repair shop. He uses fine, delicate procedures and creates an environment conducive to his clientele which is higher end.

DRB member Lorentz asked if the parking area be paved. Mr. Belden responded that the parking area is gravel. It could be a possibility they will pave in the future, but it is not currently being considered.

Mr. Belden stated he and his company are seeking to clean up the site and put it into active use. They want it to be a positive contribution to the Woodstock Avenue corridor and to be a good neighbor.

Chair McClallen advised all present as to the decision-making and appeal process.
Hearing was adjourned at 6:17 PM.