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Architectural Review Committee/September 6, 2023
Meeting Minutes

Attendance: Ed Clark, Alvin Figiel, Ed Bove and Rebecca Mattis (remotely).

Also Attending: Gary Rouse and Tom Brogan (remotely) representing Carrols Leasing, Sarah James representing Burger King Rutland VT, and Andrew Strniste Zoning and Planning Administrator.

I. Ed Clark called the meeting to order at 8:30 am.

II. There were no additions/deletions to the agenda.

III. No one from the public was present to comment on items not on the agenda.

IV. 29 North Main Street – Burger King Restaurant.

Tom Brogan addressed the Committee on behalf of the project saying the site was built in the mid-70s with a modification done in 2008-2009, and that there are no known issues at the site. The property at 25 North Main Street was available and subsequently purchased to be utilized to enhance the functionality and consumer experience. There are slight modifications to the restaurant including updating the tower awnings to a material that resembles natural wood with earth tones and a muted brushed aluminum canopy. The 25 North Main Street property will include demolition and removal of the existing building and the addition of parking landscaping similar to what exists at 29 North Main Street. Tom added that the two sites will be blended with grading and added green space. He believes the aesthetics will be improved.

Ed Clark asked if the applicant would be required to get a sign permit. Andrew said yes, with the Building Inspector.

Alvin asked if the third curb cut was necessary. Tom discussed how the proposed project's traffic circulation would function more safely with the additional outlet. He said the proposed project was not adding to the number of curb cuts that currently exist. Tom discussed the functionality of the third curb cut to service the customer and decrease the issues created by the queue capacity. There was also discussion as to how the use of apps by customers dictates how consumers will utilize the parking.

Alvin said he would appreciate less asphalt at the 25 North Main Street site by increasing the proposed landscaping. Tom said this project will be a significant investment in 2023 and the key elements of landscaping at the front of the lot have been addressed. He said adding plantings somewhere on the site might compromise user functionality.

Andrew advised that the City's Planning Commission has discussed three issues relating to the City's gateways, which include the consolidation of curb cuts, the consolidation of smaller lots and demolition of vacant existing buildings. The applicant has provided a site plan that addresses two of the three issues – the consolidation of smaller lots and the demolition of a vacant, existing building.

Ed Bove suggested that a taller tree be planted in the triangle area, earmarked for landscaping, that would break up the roofline and improve the area. He referred to the trees at the Starbucks/Chipotle site. Ed Clark said the Committee would defer to the City Forester for a recommendation of the tree type. Rebecca agreed that the taller tree would enhance the project.

Andrew said the DPW requested one of the curb cuts be eliminated and also asked that the sewer lines be plugged, a disconnect permit be applied for, and the water meter needs to be removed prior to demolition.

Ed Clark moved to recommend to the City Zoning Administrator approval of the project with the addition of a medium sized tree, to be determined by the City Forester, as part of the landscaping plan. Alvin seconded. Motion was approved by roll call vote 4-0.

V. New Business – Alvin requested that Andrew follow up on two changes at the Plaza that may require Act 250 notification; the color change of the awning at Price Chopper and the sign change for the former movie theater. He believes there were conditions of the Act 250 permit that would prohibit these changes.

VI. Old Business – None.

VII. Adjourn – Alvin moved to adjourn. Rebecca seconded. The meeting ended at 9:10 am.

For the Architectural Review Committee
Barbara Spaulding