



ARCHITECTURAL REVIEW COMMITTEE MINUTES

WEDNESDAY, JULY 24, 2023 @ 8:30 AM
RUTLAND CITY HALL, DOWNSTAIRS CONFERENCE ROOM

ATTENDANCE

ARC MEMBERS PRESENT:

Ed Clark, Chair
Ed Bove
Stephanie Romeo

OTHERS PRESENT:

Andrew Strniste, Zoning Administrator
Luke Alexander, Asst. Zoning Administrator

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- The meeting was originally warned to be in the City's Upstairs Conference Room; however, due to a conflicting reservations of that conference room, the meeting was moved to the Downstairs Conference Room. Proper notice was provided in Rutland City Hall advising of the move.
 - Members of the Architectural Review Committee convened in the Downstairs Conference Room at Rutland City Hall at 52 Washington Street around 8:25 AM.

[8:35] Chair E. Clark called the meeting to order.

ADDITIONS & DELETIONS TO THE AGENDA

[8:35] No additions or deletions to the agenda were proposed.

PUBLIC COMMENT

[8:35] No general comments from the public were provided.

NEW BUSINESS – 36 STRONGS AVENUE (THE PALMS)

[8:36] The Applicant was not present at the morning's meeting; however, the Committee chose to move forward with reviewing the application. The project relates to exterior improvements pertaining to the building at 36 Strong's Avenue – the Palms. A photograph of the existing building was submitted for review, in addition to an elevation plan of the proposed improvements. The renovations largely entailed improvements to the upper and lower windows.

Committee Member E. Bove opined that he was glad to see that the glass box along roofline would remain. The Committee agreed to condition approval on noting that that feature would remain, as intended. Chair E. Clark opined that the proposed project was more contemporary.

A discussion ensued about the northern part of the building, which was portrayed in the elevation plans as a brick wall, which is different from what currently exists. The Committee assumed that there would be no changes to that part of the building; however, if

the Applicant was intending to make the improvements that are depicted on the submitted improvements plan (i.e. renovate the wall to be a solid brick wall), the Applicant would need to come back to the Architectural Review Committee for further review.

Staff Member Strniste informed the Committee that the new cantilevered entrance, depending on the modifications, may need to be submitted to the Board of Aldermen for approval, and may be potentially addressed via the sign permit application process. Chair E. Clark confirmed that the application only related to the southern exterior façade. Committee Member S. Romeo inquired about the red sign that currently exists on the side of the building; the Committee advised that the sign would need to be taken down because of the proposed exterior modifications.

[8:43] Chair E. Clark sought a motion to approve the project as discussed. Committee Member Romeo seconded the motion, which was approved unanimously.

Staff Member Strniste informed the Committee of the process going forward and advised that the project is, after talking with the City's legal counsel, is exempt from zoning permitting; however, will still need to abide by the Committee's decision.

OLD BUSINESS

[8:45] No old business was presented to the Architectural Review Committee.

OTHER BUSINESS

[8:45] No other business was presented to the Architectural Review Committee.

ADJOURN

[8:45] The Committee adjourned.

Respectfully Submitted by Andrew Strniste, Planning & Zoning Administrator