



Architectural Review Committee

Meeting Minutes

Wednesday, July 9, 2025

City Hall, 2nd Floor Conference Room
52 Washington Street, Rutland, VT 05701

Attendance

ARC Members Present:

Ed Clark, Acting Chair
Chris Ettori
Ed Bove, Rutland City Planning Director and
Zoning Administrator

Staff Members Present:

Luke Alexander, Asst. Zoning Administrator

Applicants Present:

David Mooney (99 Woodstock Ave via Video Call)
Anton Zhirkhov (116 North Main St)

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- I. **Call to Order** - The meeting was called to order at 8:36 AM by Chair Ed Clark.
- II. **Additions/Deletions to Agenda** – None.
- III. **Public Comment** – None.
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- IV. **New Business** – 99 Woodstock Avenue, 116 North Main Street.

99 Woodstock Avenue

- The project involves the removal of the three garage service bays at the existing Sunoco gas station, 99 Woodstock Avenue, and the replacement with energy efficient windows.
- The garage area will be replaced with retail space.
- Other interior renovations involve reconfiguration of the existing interior retail space into office space, and the addition of an ADA accessible bathroom.
- Site work involved is the addition of parking spaces to the existing paved area.
- The dumpster will be located towards the northeast of the structure, screened with a privacy fence.
- The existing unshielded exterior lighting in the parking lot will be removed and replaced with two new LED lights.
- Additional landscaping will be added along the West, North and East property lines.
- Existing curb cuts, signage, and gas station canopy will be retained.
- Concrete block with a cement finish will be used as infill around the proposed windows, to match the rest of the exterior building.

The ARC moved to recommend approval to the DRB of the project as presented 3-0.

116 North Main Street

- The project involves the construction of a breezeway between the existing accessory building, and the principal structure at 116 North Main Street.
- The proposed plans were reviewed, depicting the construction of the breezeway.

The ARC moved to recommend approval to the DRB of the project as presented 3-0.

V. Old Business – None.

VI. Other Business – None.

VII. ADJOURN – The meeting was adjourned at 8:50 AM.

Respectfully Submitted by Luke Alexander, Asst. Zoning Administrator