Town of Rutland

Zoning Board of Appeals

Minutes: November 20, 2019

Meeting Opened: 6:31 P.M.

Attendance:

Board Members Present: Richard Surrette (Chairman), Chris Senecal (Vice Chairman), Robert Paulsen, Jacob Morris, Paul Kirrane, Arthur Wells

Board Members Absent: None

Guests: David George (Town Planner), Gregory Pray, Layne Handy, Michael Whiteman, Tomeca Murphy (Secretary)

Votes:

Motion to accept meeting minutes from August 28, 2019—Motion made by Rick Surrette, seconded by Chris Senecal; vote unanimous at 7:46 P.M.

Motion made to close the meeting--Motion made by Paul Kirrane, seconded by Chris Senecal; vote unanimous at 7:48 P.M.

Hearings:

Site Plan Approval: Superior Self Storage of Rutland, LLC—191A E. County Rd.

Hearing opened at: 6:31 P.M.

Notes:

Gregory Pray, owner of Superior Self Storage of Rutland, presented his plan to the board. The proposal is for construction of a 43,075 square foot self storage facility on E. County Rd. (Route 68). It will be completed in four phases, with 3 buildings in phases 1 & 2 and one building in phases 3 & 4. All lots have been covered in the drainage plan and the existing topography is complete. Mr. Pray stated that he has already met with the Town Planner, Conservation Commission and the chiefs of the police and fire departments. The Planning Board, Conservation Commission and Board of Health all provided memos to the board with their comments or recommendations. The Planning Board would like to see a separate landscaping plan with more details on the types of plantings, species, number being planted, etc. They also recommended a more comprehensive lighting plan and a site plan showing snow storage areas. The Conservation Commission did not have any questions or concerns. The Board of Health noted that they’ve requested the soil logs from the applicant for the perc tests that were done. Mr. Pray said he was not aware of this request, but will provide whatever is needed. As noted by the board, the most recent perc tests were completed in 1999. Chris Senecal would also like a detail added on page 4 of the plans that reference the plantings noted on page 7.

All of the site work will be done during phase 1, which will include the 2 detention basins. The septic will be completed in phase 3. The distance from the road to the gate is about 50 feet and 24 feet wide, which was amenable to the board. Mr. Pray also noted that he will be adding 5 more feet between the buildings as compared to other storage units within a 60 mile radius. The applicant abuts the whole property and the zoning is light industrial/office. He plans to clear to the fence line and will leave some natural vegetation as a buffer. The fencing will be black aluminum around the front and black/galvanized chain link around the rear. The board then opened the floor for public comment.
**Public Comment**

Layne Handy, 200 E. County Rd.--Layne expressed concerns about safety for neighboring houses. Mr. Pray stated that there will be security cameras on the premises, fencing around the entire perimeter and the gate can only be accessed with an electronic key. Layne inquired if he anticipated any back up of traffic on to Route 68 and he said that is highly unlikely. She also inquired about the projected time frame for construction, which Mr. Pray said will be about 4-5 years total, with the majority of construction being in the first 2 phases. Layne asked if there would be any impact on property values. Mr. Pray said that it will likely affect his, but couldn't speak to others.

Michael Whiteman, 208 E. County Rd.--Mike asked if there would be a natural buffer between the road and the entrance, to which Mr. Pray said there will be trees and grass planted. The buildings will be 1 story with the exception of one on the far back of the property. Mike was also concerned about light projection, but it will have minimal impact. The board then shared the illumination report with the public and further explained the lighting plan. Mike asked if the data showed demand for such a facility, and there is, but Mr. Pray is taking a conservative approach. Mike's last inquiry was regarding the potential drainage runoff and if there's any recourse should it happen. In response, there will be about 2/3 of frontage along Route 68 along with a detention basin, so the impact is anticipated to be minimal. Chris Senecal also reminded the public that there is a stormwater management plan in place to prevent that from happening.

David George, Town Planner, inquired about snow storage. Mr. Pray said he intends to buy a large snowblower, but doesn't have the storage detailed on the plans. Chris Senecal stated that it should be on the plans and also included in the Stormwater Management report. David also asked how customers will be booked, which will be done online and an electronic key via an app will be provided once payment is received. Overall, the board would like to see some things cleaned up. They came up with a list of provisional conditions that will need to be met as part of the approval. Chris Senecal would like to hear from the ConComm on whether or not they are comfortable with the plans not being stamped and the date of the perc test being in 1999. Tomeca will send a memo to the Commission and will report back their responses at the next meeting. The board then voted to continue the hearing.

- Motion to continue the hearing to December 4, 2019 at 6:30 P.M.--Motion made by Chris Senecal, seconded by Jake Morris; vote unanimous at 7:44 P.M.

Respectfully Submitted,

*Tomeca Murphy*
Secretary