

I. Call to Order

Members Present: Doug Johnson, Chair; Aaron Guyette, David Weissberger, Elsie Goodrich

City Staff Present: Eric Vorwald

Guests Present: Sarah van Ryckevorsel, Erik Hoekstra

Call to Order by: Doug Johnson at 6:31pm

Minutes Recorded by: Eric Vorwald

II. Changes to the Agenda

None

III. Public Comment

Ms. Van Ryckevorsel provided comments generally related to historic preservation concerns and redevelopment but also specific to the redevelopment project and noted that she would also offer the same comments at that time.

IV. Approve Previous Meeting Minutes

Motion by: Aaron

Second: David

Decision: 4 - 0

Minutes/Notes: Approve minutes as presented

V. Public Hearing on Site Plan Review – Redevelopment of 33 thru 47 East Allen Street

A public hearing was opened at 6:43pm to discuss the site plan review for the proposed hotel at 33, 41, and 47 East Allen Street. At the start of the hearing, Ms. Goodrich noted that she had a conflict of interest with the project and would be recusing herself from the discussion and left the table.

Mr. Vorwald provided an overview of the role of the DRB in this process since it was a site plan review. He noted there were specific standards that were to be followed for site plan review related to big picture elements. Since the proposed project is an approved use, the DRB was providing input on the site and how to improve site specific elements.

Mr. Hoekstra provided an overview of Redstone and their investments in Winooski including the Winooski Block. He then discussed specific elements of the project noting

that this project would be subject to Act 250 and additional reviews from the state would be required. He provided information on the parking, the lot coverage, Transportation Demand Management Strategies, and overall orientation of the property. He noted that the entrance would be oriented towards the circulator to provide a more visually appealing corner to the building and that the footprint was set back from the front property line to accommodate outdoor seating and allow for more daylight into the corridor.

The DRB and Mr. Hoekstra engaged in a question and answer session and specifically discussed elements such as traffic patterns associated with customers; interior uses including a restaurant and bar; limited conference facilities reducing the need for additional parking; valet service if needed to address parking; snow storage; property boundary and right-of-way concerns; staffing; and the potential for rooftop usage. The comments from the Winooski Fire Department and Department of Public Works were also discussed and Mr. Hoekstra noted he would work with each entity to address their concerns. Additional discussions occurred between the applicant and the DRB. Ms. van Ryckevorsel reiterated her concerns about historic preservation and if the applicant would consider incorporating elements of the existing structures into the new design. She specifically noted the lions she sits in front of the structure. Following the discussions, the DRB decided to hold their deliberations until other business was complete to allow Ms. Goodrich to continue participation. With no other discussions, the public hearing was concluded at 7:51pm. The DRB agreed to hold deliberations until the end of the meeting. A record of the DRB action will be recorded in the Findings and Decision.

VI. Review of Draft Rules of Procedure

Mr. Vorwald presented the third draft of the rules of procedure to the DRB. He noted that this draft incorporated comments from the previous discussion and noted several of those changes. After several suggested corrections, the DRB agreed to have Mr. Vorwald forward the draft to the City Attorney for a legal review before possible consideration of approval.

VII. Review of 2020 Meeting Schedule and Deadlines

Mr. Vorwald presented the schedule for calendar year 2020 and noted it was for informational purposes only. This document would be included on the website to give an idea of what is expected for submissions.

VIII. Discussion of Membership and Officers

The DRB discussed membership and officers. It was noted that Mr. Johnson would be willing to step down as chair and take a role as an alternate in order to allow others to engage in leadership positions. Mr. Weissberger indicated he would be willing to become a full member. Mr. Vorwald expected appointments would be made at a future Council meeting.

IX. City Updates

Mr. Vorwald announced that he would be out of the office for the holidays and that the Main & Mansion decision was issued. He also noted no comments had been provided on the decision.

X. Other Business

None

XI. Adjourn

Motion by: Aaron

Second: David

Time: 8:28pm