

NOTICE of WEST RUTLAND DEVELOPMENT REVIEW BOARD (DRB) PUBLIC HEARING

On Wednesday **September 18, 2024** at **7:00 PM** at the **W. Rutland Town Offices at 35 Marble St.** in W. Rutland Village, the DRB will convene an In-Person and Remote (via Zoom) Public Hearing to Review Application 24-31 from Clayton Bailey jr. (Owner) and Brett Hudson (Applicant) which requests a Change of Use to the current two-bay Storage Building in the south west portion of the property at 315 Main St. (Tax ID#26-0010315) to be used for Auto Body (and related mechanical) Repair work. The Applicant will continue to operate the existing Car-Wash building, and continue the current use of the central structure as an Office, marketing of pre-owned vehicles, and Auto Service Station (no fuel sales). The Change of Use requested involves a structure initially approved for Conditional Use, and the Application will be reviewed as a conditional use under Articles IV and XVI of the West Rutland Zoning Regulations (approved 12/2022).

A concise copy of this Application will be available for review on the DRB page of the Town website www.WestRutlandVT.org. A complete application is available to the Public for review in Town Office.

Interested Parties may submit written testimony to the Zoning Administrator in advance of the Hearing. Hearing participants are to be signed or logged in, and prepared to give (written &/or verbal) testimony by 7:15 pm, or they may forfeit their right to appeal any decision of the DRB to VT Superior Court (Environmental Division).

Join Zoom Meeting

<https://zoom.us/j/97991715548?pwd=bTk0TWZUQUlMc095V3kvNk5Zelp5Zz09>

Meeting ID: 979 9171 5548

Passcode: 623067

One tap mobile

+13126266799,,97991715548#,,,,*623067# US (Chicago)

+16468769923,,97991715548#,,,,*623067# US (New York)

Dial by your location

+1 646 876 9923 US (New York)

Request for Change of Use & Description of Business Hudson's Automotive Services/Auto Body

Description of Business to be Conducted

Hudson's Automotive Services/Auto Body will be an all encompassing Automotive business with mechanical service (future sales) and Auto Body/ Collision repairs. We still intend to operate the Car Wash as it has been the past 25 years. No changes will be made to hours of operation on the car wash. Hudson's Automotive Services / Auto Body will operate on a monday through friday schedule with the hours of operation of 7:30 AM - 5:00 PM. Being the nature of this business there will be some inoperable vehicles in the yard that need repair, but I do not intend on running a towing or recovery business, where broken vehicles will be stored for long periods on the premises. We are looking to project the same professional image that the Baileys have for many years in the past.

Description of Change of Use

- 1.The Main Building/ Office will continue to be the office/sales (future)/ and service (mechanical), we are requesting to add the use of this building to be used as a light Auto Body/Collision Repair as well.
 - 2.Car Wash will remain the same, and to be used as a Car Wash.
 - 3.Back Shop (32x32) we are requesting to use this space previously used as "storage". now to be used for Auto Body/Collision Repair and Mechanical (service).
 - 4.We are also requesting to change the name on the 2 signs previously permitted (**one sided, non lit**). We will use the same dimensions **Sign 1** facing Market 32 size 20' wide x 22"tall. This signs will now read Hudson's Automotive & Auto Bod
- Sign 2** facing RT4A size 20' wide x 24"tall. This signs will now read Hudson's Automotive & Auto Body

ZONING PERMIT APPLICATION (2ps.)

Name of Applicant: Bret Hudson
Address: 136 Mountain View Dr Pittsford VT 05763
Phone #: 802-272-3648

Name of Property Owner: Clayton A. Bailey Jr.
Address: 100 Patricia Lane Rutland VT 05701

Locatable Address: 315 Main St., West Rutland VT 05777
Size of Property: Book Page

Present Use of Property:
Zoning District: Flood Plain or Wetland Issues?

Description of proposed project; Include structures, demolitions or change of use: Automobile Sales + Service
Car Wash (Existing) + Autobody Repair
(SAME USE OF PROPERTY AS IT HAS BEEN)

Number of stories: (Include basement) 1 Building Height:

Total Square Footage: Estimated Cost of Construction:

Type of water system: TOWN Type of Sewage System: TOWN

Additional Comments:

Roads or waterways adjoining property: RTE 4A

Is the property owner the owner of the adjoining property? No

If the answer is yes, describe the adjoining property:

Is the property in a flood hazard area? Yes Wellhead Protection area? No Wetland area? No

Attach a scaled drawing of the property on a separate sheet that shows the dimensions of the property, the location of any structures (existing or proposed) on the property, the distance between such structures and property lines and the location of driveways and parking areas. Include floor plans / elevations of the proposed building when applicable.

CERTIFICATION OF APPLICANT

The undersigned applicant hereby certifies that all information submitted on this application is accurate and that the information provided is complete.

Applicants signature Date 8-7-24

PROPERTY OWNER'S AUTHORIZATION

The undersigned applicant hereby certifies that all information submitted on this application is accurate and that the information provided is complete.

Date Applicants signature Clayton A. Bailey Jr. Date 8-7-24

24-31

FOR COMPLETION BY ADMINISTRATIVE OFFICER

Date of Receipt: REC'D 8/12/24 Fee Paid: \$250.00 CK 1008
Zoning District: COMMERCIAL Type of Use: COMMERCIAL

Action by Administrative Officer:

Approved: _____ *This approval shall not become effective until: _____

Denied: _____

Date of Administration Officer Action: _____

Administrative Officer's Signature _____

Section 1105: Effective Date

- 1. When a zoning permit is issued by the Zoning Administrator, it shall not take effect until the expiration of a fifteen (15) days appeal period. No site work or building shall occur until the Appeal Period of the permit has passed without a formal appeal. In the event that notice of appeal is properly filed, such permit shall not take effect until the final adjudication of said appeal.

Section 1106: Permit Expiration & Extensions

All activities as authorized by the issuance of the permit shall commence within twelve (12) months of the effective date; and be substantially complete within twenty four (24) months, or the permit shall expire.

Permit referred to:

Development Review Board: ON 8/27/2024 Reason: CONDITIONAL USE REVIEW PER
ARTICLES 4 (CONDITIONAL USE) & 16 (FLOOD HAZARD AREA)

HEARING WARNED FOR 7:00 PM, WED. SEPT. 18TH, 2024, AT TOWN OFFICE
VT State Environmental Office: Call the state permit specialist at 802-282-6488 CONFERENCE ROOM (35 HARBURST)
to see if state permits are required DM 2

Board Action:

Development Review Board: _____

CERTIFICATION OF OCCUPANCY OR USE (SEE ATTACHED REQUEST FORM)

Before there is any use or occupancy of any structure or addition above, it must be inspected upon completion by the Administrative Officer. This certificate certifies that the building or use conforms to the approved plans heretofore filed with the Administrative Officer and with all applicable provisions of the West Rutland Zoning Ordinance.

Certificate Granted _____ Denied _____ Date _____

Administrative Officer's signature _____

APPLICATION 24-31
315 MAIN ST
PARCEL 26-0010315

N/ STORAGE BUILDING, CHANGE
USE TO AUTO BODY REPAIR,
REQUESTED

