

TOWN OF RUTLAND
SELECT BOARD

MINUTES: January 14, 2015

Board members present: Steve Hawley, Mary Ashcroft, Don Chioffi and Joe Dicton
The meeting opened at 6:10 P.M.

Board members met with Ms. Nicole Kesselring, of Enman & Kesselring Engineering, Saxton Partners officials and BJ's Wholesale officials. Board members received an update as to the planned changes to the previously Act 250 approved Rutland Commons development.

Ms. Kesselring and the BJ's officials used the projector and charts to show and explain the changes regarding; the construction of a single store verses the construction of several stores and the addition of gasoline sales. A copy of which is attached.

BJ's officials informed the Board regarding the locations and products to be found at a BJ's store. According to BJ's Official Mr. Patrick Natrabria, the planned BJ's store for Rutland Town will be their first store in the State of Vermont.

Mr. Natrabria said the proposed Rutland Town store will employ; about 20 fulltime team members, 35 part-time team members and 7 to 9 managers. He said the Store at 68,000 sq. ft. will be a little smaller than the BJ's store in West Lebanon, N.H.

Mr. Natrabria said there will be six self-serve gas pumps at the BJ's store. He said there would be an area near the gas pumps where tires are serviced. Mr. Natrabria said BJ's is typically 30% to 40% less expensive than the typical grocery store.

Mr. Natrabria and other BJ's officials explained the various products they will sell at their proposed store.

Ms. Kesselring reviewed the proposed landscaping with Board members. She showed computer generated images of the proposed store and the proposed landscaping. Ms. Kesselring also reviewed the proposed road access to the planned development.

Ms. Kesselring said the BJ's development will generate less traffic than the previous proposal. She said there would be a reduction in the weekday peak hour of 95 vehicle trips and a reduction of 24 for the Saturday mid-day peak hour.

Mr. Chioffi encouraged the BJ's officials to refer to their store as being in the Town of Rutland in all of their media advertising. The BJ's officials said they will specify Rutland Town.

Ms. Kesselring addressed storm water management on the project site. Mr. Chioffi moved to close the meeting. Mr. Dicton made a second to the motion. The motion passed unanimously.

