



DEVELOPMENT REVIEW BOARD MINUTES

WEDNESDAY, SEPTEMBER 1, 2021 @ 6:00 PM
RUTLAND CITY HALL, ALDERMEN'S CHAMBERS

ATTENDANCE

DRB MEMBERS PRESENT:

Michael McClallen, Chair
Stephanie Lorentz
Al Paul
Jim Pell
Steve Wilk

STAFF PRESENT:

Andrew Strniste, Zoning Administrator

227 LINCOLN AVENUE ATTENDEES:

Nancy Svahn (Applicant/Landowner)
Sandy Fitzgerald (32 Kendall Ave.)

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- Members of the Rutland City Development Review Board convened in the Aldermen's Chambers at Rutland City Hall @ 52 Washington Street around 5:55 PM.
 - Chair Michael McClallen called the meeting to order at 6:03 PM. No general public was in attendance to provide public comment.

PUBLIC HEARING – SITE PLAN REVIEW (227 LINCOLN AVENUE)

6:03 PM

APPLICANT: NANCY SVAHN

ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL (SFR)

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- [6:03] Chair McClallen called the hearing to order and provided an overview of the hearing procedures. He then swore in the applicant, Nancy Svahn, as well as an attendee in support of the Applicant, Sandy Fitzgerald. Applicant Svahn then provided an overview of her proposed project, specifically stating that the existing deck needed to be replaced due to it falling into disrepair. As a healthcare provider caring for respite patients, health conditions, and the orientation of the entrance, enlarging the deck to be more functional is required.
- [6:06] Board Member Lorentz inquired about how much closer the proposed deck will be to the property line compared to the existing deck. The Applicant answered one foot. The Applicant informed the Board that she desired there to be enough space between the property line and the proposed deck, as well as provided an overview of the proposed ramp as well. Board Member Lorentz then asked the Applicant whether there has been any objection from the neighbor to the north, which the Applicant answered no.
- [6:10] Chair McClallen confirmed that the ramp will be 14 ft. long; that the proposed deck will not interfere with parking or landscaping; that some vegetation (small honeysuckle trees) existed between the two properties; and that there will be no new lighting resulting as a result of the project.

[6:12] Chair McClallen adjourned the evening's public hearing.

OTHER BUSINESS

6:12 PM

[6:12] Board Member Lorentz made a motion to approve the Svahn Site Plan Review application as presented. The motion was seconded by Board Member Pell and approved unanimously.

[6:15] Staff Member Strniste inquired about the Board's position of requiring a survey for a subdivision application where two separate lots were inadvertently merged in the 1950s as a result of a scrivener's error. After discussing the issue, the Board informed Staff if the State requires a survey for their processes, then the Board will require one; however, if a survey is not required for the State's processes, a survey is not required.

[6:30] Staff Member Strniste informed the Board of the upcoming schedule and anticipated applications.

[6:39] The Board adjourned the evening's meeting.

Respectfully Submitted by Andrew Strniste, Planning & Zoning Administrator