

CITY OF RUTLAND, VERMONT

DEVELOPMENT REVIEW BOARD HEARING MINUTES

APRIL 6, 2016

Wayne Gennette – Subdivision – 35 Jackson Ave.

The Hearing commenced at 6:40 p.m.

A quorum of Board members was present: Al Paul, Acting chair, Jim Pell. Steve Wilk participated via speakerphone. Board Member Mike McClallen arrived after the meeting began. Alan Shelvey, Zoning Administrator, was also present.

Wayne Gennette, the applicant was in attendance. Also present were Jim Potter, Jill Potter, Greg Forte and Gordon Dritschilo. All participants were sworn in.

Applicant seeks approval of two lot residential Subdivision in the Single Family Residential District. Applicant requested waiver of Preliminary Plat Plan.

Applicant presented a site plan showing the proposed lots. The large lot upon which the home known as 35 Jackson Avenue is located is proposed to be divided into two lots. The lot with the existing home is to be 12,320 square feet, the vacant lot will be 10,780 square feet. An existing municipal sewer main crosses the lot. Applicant has been told by the Department of Public Works that any structures must be located at least ten feet away from this pipe.

The plan showed a “building envelope” indicating where a house could be constructed in compliance with current zoning and keeping the required setback from the sewer main.

Applicant has built other houses in the past and stated that his plan is to construct a single family house on the vacant lot to the specifications of a future purchaser, however he stated that he may end up selling the lot without a house on it.

Applicant submitted certified mail return receipts for the notifications sent to the abutters.

The meeting was adjourned at approximately 7:05 p.m. An official decision will be rendered within the required 45 days of this adjournment.

Respectfully Submitted,

Alan Shelvey, Acting Clerk

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APRIL 6, 2016

MKF Properties – 121 West Street

The Hearing commenced at 6:20 p.m.

A quorum of Board members was present: Al Paul, Acting chair, Jim Pell and Steve Wilk (via speakerphone). Mike McClallen arrived after the meeting began. Alan Shelvey, Zoning Administrator, was also present.

Mark Foley Jr. representing the applicant, MKF Properties was in attendance. Also present were Alvin Figiel, Christopher Ettori, and Gordon Dritschilo. All participants were sworn in.

Applicant seeks Subdivision and Site Plan Review to construct 16 residential units in an existing structure, known as 121 West Street, located in the Downtown Business District. Applicant requested waiver of Preliminary Plat Plan.

Applicant stated that the second and third floors of the existing building are proposed to be converted to sixteen suite style apartments to be used for housing for approximately 40 students of Castleton University. The third floor has been vacant for over 30 years. The second floor has also been empty for many years. The use of the first floor will not change. The existing layers of exterior surfacing above the first floor is to be removed, exposing the original brick. Windows will be restored or replaced as necessary. Applicant will install an elevator and emergency stairwell.

Applicant stated that each student will be responsible for parking and that there are several options in the area. He also said that he has verified that there is parking available at the public downtown parking deck.

Alvin Figiel, a member of the City's Architectural Review Committee (ARC) said that the ARC has conducted a Design Review of the project and approves of it.

A floor plan of the project and an old photograph showing the original brick was submitted. Also submitted were certified mail return receipts.

The meeting was adjourned at approximately 6:40 p.m. An official decision will be rendered within the required 45 days of this adjournment.

Respectfully Submitted,

Alan Shelvey, Acting Clerk