



DEVELOPMENT REVIEW BOARD MINUTES

WEDNESDAY, OCTOBER 2, 2024 @ 6:00 PM
RUTLAND CITY HALL, ALDERMEN'S CHAMBERS

ATTENDANCE

DRB MEMBERS PRESENT:

Mike McClallen, Chair
Jim Pell
Stephanie Lorentz
Al Paul

Andrew Strniste, Zoning Administrator
Luke Alexander, Asst. Zoning Administrator
Megan LaChance, City Attorney

57 PIEDMONT POND ROAD HEARING:

Patricia Cupoli (Landowner)
Lawrence Cupoli (Landowner)

STAFF PRESENT:

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- Members of the Rutland City Development Review Board and the public convened in the Aldermen's Chambers at Rutland City Hall, 52 Washington Street, around 5:55 PM.
 - No general public was in attendance to provide public comment before the evening's hearings.

PUBLIC HEARING – SITE PLAN REVIEW (57 PIEDMONT POND ROAD)

6:00 PM

APPLICANT: PATRICIA CUPOLI

LANDOWNER: LAWRENCE P. & PATRICIA O. CUPOLI

ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL (SFR)

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- [6:00] Chair M. McClallen called the hearing to order and provided an overview of the hearing procedures. The subject of the evening's hearing related to the construction of a 9 ft. x 10 ft. deck onto the front of the existing single-family dwelling, which will encroach into the property's south front setback. Chair M. McClallen swore in all those who were in attendance wishing to provide testimony during the evening's public hearing. The applicant and landowners, Patricia & Larry Cupoli, were before the Board to present the application.
- [6:01] P. Cupoli provided an overview of the application. They bought the house in 2006, which contained, and continues to contain, a slate covered concrete landing, which is current 4.5 ft. by 10 ft., and requires frequent maintenance. The Cupolis are looking to replace this landing with a 9 ft. by 10 ft. trex deck. The stairway to the deck will continue to be located in front of the stone walkway. The Landowners informed the Board that their neighbors do not object to the project.
- [6:04] With no questions from the Board, Staff Member Strniste advised that the Planning Commission is proposing a less restrictive nonconforming structures standard where projects such as these would only need review by Staff (instead of the Development Review Board) so long as the proposed development does not exceed further into the property's setback.

[6:05] The Board had no other questions, nor did the Applicant provide additional testimony. Chair M. McClallen adjourned the hearing and provided an overview of the process going forward.

[6:06] The Board entered into closed deliberation to discuss the evening's hearing.

[6:10] The Board entered into closed deliberation to discuss the 52 East Washinton Street Appeal

[6:45] The Board adjourned the evening's meeting.

Respectfully Submitted by Andrew Strniste, Planning & Zoning Administrator