



Development Review Board

Meeting Minutes

Wednesday, July 2, 2025

City Hall, Aldermen's Chambers
52 Washington Street, Rutland, VT 05701

Attendance

DRB Members Present:

Mike McClallen, Chair
Stephanie Lorentz
Al Paul
Jim Pell

Staff Present:

Ed Bove, Planning Director & Zoning Administrator
Luke Alexander, Asst. Zoning Administrator

77 North Main Street Hearing:

John Ruggiero (Applicant/Landowner)
EJ Bishop (71 North Main St)
Susan Bishop (71 North Main St)
Gary R. Kupferer, Esq. (On behalf 6 Roberts Ave
and 71 North Main St)
Zohara Zarfati (78 North Main St)

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- I. **Call to Order** – The meeting was called to order at 6:03 PM by Chair M. McClallen and all those who were before the Board to provide comment or testimony were sworn in.
- II. **Public Comment** – Public comment relating to the application was moved until after the applicant had given an overview of the proposed project.
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- III. **Public Hearing – Conditional Use Review (Use Not Anticipated) – 77 North Main Street** – The Applicant and Landowner, John Ruggiero (77 NM, LLC), was before the Board to provide an overview of the proposed project and answer any questions from the Board.

Project and Property Overview

- The proposed project consists of establishing an 18-Room “Rooming House” at 77 North Main Street.
- The property was previously used as a Halfway House.
- An overview of the property’s history was provided.
- The property is located in close proximity to a public bus stop.
- The property is located in the Gateway Business District – II, which mainly consists of Multi-Family and Commercial Development.
- Utilities will be included in the total rent price for tenants.
- The tenants will have full access to the kitchen on the first floor.
- The building has 18 bedrooms, two kitchens, and seven bathrooms.
- Further information was explained relating to tenants, rooming houses in general, and abutting neighbors etc.

Questions from the Board

- S. Lorentz inquired if there was list of rules or regulations for the tenants. The J. Ruggiero advised that there is not a list of rules for tenants, just general cleanliness and ordinary tenant requirements.
- S. Lorentz confirmed that there was an on-site manager at the property.

Further Project Explanation and Questions from the Board

- J. Ruggiero explained the project in relation to the Conditional Use Criteria and the City of Rutland Municipal Plan.
- J. Ruggiero discussed the demand for this type of housing.
- M. McClallen inquired regarding the lease type for tenants. J. Ruggiero confirmed they would be month to month leases.
- M. McClallen confirmed that tenants will have access to areas for food storage.
- M. McClallen inquired about access to the property. J. Ruggiero confirmed that there are two existing curb cuts on North Main Street. He will install a driveway to access the rear parking lot.
- S. Lorentz further clarified regarding parking and the properties proximity to a Bus Stop.

Public Questions and Comments

- Z. Zarfati voiced her concerns regarding the lack of certified, on-site staff for tenants, and how any addition of noise or potential problems that could come along with the project could affect her rental property.
- E. Bishop voiced his concerns regarding the tenants that will be housed at the property, the number of tenants, and the parking.
- S. Bishop voiced her concerns regarding single-room occupancy, lack of certified on-site staff, and parking. She expressed that she thought this was too loose in regard to rules for the tenants.
- G. Kupferer, Esq. opined that the project should be considered 18 dwelling units. He expressed that the project entails significant driveway modifications (exterior development) which would require Site Plan Review. He expressed concern that without parking, the project would affect the surrounding area.

Response to Public Comments

- J. Ruggiero explained that his second option is to apply for a Four-Unit, Multi-Family Dwelling, which is a permitted use within the district, and could potentially be occupied by 32 people.
- J. Ruggiero clarified that his proposal was not for a licensed facility and would be more independent living, with tenants able to come and go as they please.
- Further specifics regarding the project were discussed.
- The Board determined that Site Plan review was necessary due to the exterior modifications to the driveway.
- The Board recessed the hearing to a date and time certain on August 6th at 6:00 PM.

IV. Other Business – None.

V. Adjourn – The meeting was recessed at 7:30 PM

Respectfully submitted by Luke Alexander, Asst. Zoning Administrator