



Development Review Board

Meeting Minutes

Wednesday, July 16, 2025

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

Attendance

DRB Members Present:

Mike McClallen, Chair

Steve Wilk

Al Paul

Jim Pell

Stephanie Lorentz (47 Allen St. Hearing)

Staff Present:

Luke Alexander, Asst. Zoning Administrator

40 Baxter Street Hearing:

Sydney J. Viernes (Applicant/Landowner)

Norma Lynn Salmo (Applicant/Landowner)

Mary Dalto (134 Robbins St.)

47 Allen Street Hearing:

Chris Ruggles (Applicant/Landowner)

Public Hearing – Site Plan Review (Dimensional Waiver Request) - 40 Baxter Street –

I. **Call to Order** – The hearing was called to order at 6:01 PM by Chair M. McClallen and all those who were before the Board to provide comment or testimony were sworn in.

II. **Public Comment** – No public comment was provided at the start of the hearing.

III. Project Overview and Questions from the Board

The Applicants and Landowners, Sydney J. Viernes and Norma Lynn Salmo were before the Board to provide an overview of the proposed project and answer any questions from the Board.

- The previous stairs and landing were deteriorating and were reconstructed and expanded to a front porch in 2019.
- While applying to construct a roof over the porch, Staff noticed the re-construction of the porch was unpermitted and was built within the setback; therefore, both the porch and roof extension would require a Waiver of Dimensional Standards for permitting.
- M. McClallen clarified the width of the existing, reconstructed porch.
- A picture of the original stairs was submitted as attachment 6.

Public Comment

- M. Dalto (134 Robbins St.) voiced her support for the project and the neighbors.

Closing Comments

- S. Viernes gave a brief history of his time in Vermont.

The hearing was adjourned at 6:12 PM.

Public Hearing – Site Plan Review (Dimensional Waiver Request) - 47 Allen Street –

I. Call to Order – The second hearing was called to order at 6:16 PM by Chair M. McClallen. The applicant was sworn in.

II. Public Comment – None.

III. Project Overview and Questions from the Board

The Applicant and Landowner, Chris Ruggles, was before the Board to provide an overview of the proposed project and answer any questions from the Board.

Project Overview and Questions from the Board

- The proposed project involves a two-story rear deck, to be constructed within the east side setback.
- The deck will only have stairs to access the lower portion of the deck from the ground, but the second story will only be accessible from the inside of the structure.
- S. Lorentz clarified that this was before the Board due to it being too close to the east property line.
- M. McClallen clarified that the deck will not extend further than the existing building line.
- S. Lorentz clarified that the house will be used as a Single-Family Dwelling.
- C. Ruggles explained that the deck will be slightly sloped for water drainage.

Closing Comments

IV. Other Business – None.

V. Adjourn – The Board entered closed deliberation. The meeting was adjourned at 6:30 PM

Respectfully submitted by Luke Alexander, Asst. Zoning Administrator