



Development Review Board

Meeting Minutes

Wednesday, August 6, 2025

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

Attendance

DRB Members Present:

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

Staff Present:

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

77 North Main St. Hearing (Cont. from July 2nd):

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

116 North Main St. Hearing:

Anton Zhirkov (Applicant/Landowner)

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- No public comment was provided prior to the beginning of the meeting.
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Public Hearing – Conditional Use Review (Use not anticipated) – 77 North Main St. (continued from July 2nd)

The hearing was called to order at 6:10 PM by Chair M. McClallen and all those before the board to provide comment or testimony were sworn in.

The Applicant and Landowner, John Ruggiero (77 NM, LLC), was before the board to provide an overview of the submitted site plan and other additional documents.

- J. Ruggiero gave a brief background of the research that led him to determine his lot had roughly 82 feet and roughly 20 ft. of land on both the north and south side of the structure.
- J. Ruggiero submitted and described other examples of driveways extending from North Main Street.
- The driveway is proposed to be 12 ft. wide.
- Permits from DPW and the State are not required for the driveway due to the existing curb cuts.
- S. Lorentz inquired regarding drainage for the driveway.
- J. Ruggiero described the drainage proposed on the south side of the driveway and the planned access to the property.
- S. Wilk inquired regarding the house rules and eviction procedures.
- J. Ruggiero expanded upon the eviction procedure in the house rules.

- A discussion ensued regarding if each room in the proposed “Rooming House” should be considered a dwelling unit.
- J. Ruggerio explained his understanding of the requirements to make a room qualify as a dwelling unit.
- M. McClallen inquired if all residents would have access to the two kitchens in the building. J. Ruggerio confirmed that all residents will have access.
- M. McLallen inquired regarding the total number of bathrooms, kitchen sinks, and whether hotplates within residents’ rooms.
- Z. Zarfati explained her concerns regarding the number of residents within the building, and the potential for problems if the properties permit application was approved, and the property came under new ownership in the future.
- Ejay Bishop disputed the location of the property line between 71 and 77 North Main Street. He went on to express his concern regarding the effect the proposed driveway will have on the trees.
- Attorney Kupferer explained his understanding of the requirements to make a room qualify as a dwelling unit based of the definition of “dwelling” from the City’s Land Use Development Regulations. He continued to describe the concerns regarding drainage associated with the driveway, as well as the setback between the structure at 77 North Main Street, and the properties southern property line.
- S. Bishop explained that the driveway would have to turn off of the existing curb cut to be put on the south side of the property. She inquired regarding the proposed drainage along with the driveway. She inquired regarding the 7 bathrooms on the property.
- J. Ruggerio explained the layout of the bathrooms throughout the building.

The hearing was adjourned at 7:04 PM.

Public Hearing – Site Plan Review – 116 North Main St.

The hearing was called to order at 7:06 by Chair M. McClallen and the applicant/landowner was sworn in.

The applicant and landowner, Anton Zhirkov (Key Group LLC), was before the board to provide an overview of the proposed project.

- The project consists of constructing a breezeway connection between the principal structure and accessory structure.
- The breezeway would provide cover from the elements for tenants to access the mail and trash areas.
- The design would tie the two structures together.

The hearing was adjourned at 7:12 PM.

Other Business – Closed deliberation.

Adjourn – The meeting was adjourned at 7:30 PM.

Respectfully submitted by Luke Alexander