

CITY OF RUTLAND, VERMONT
DEVELOPMENT REVIEW BOARD MINUTES

APRIL 15, 2015

6:00 P.M.

A quorum of Board members was present: Stephanie A. Lorentz, Chair, Al Paul, Jim Pell, Steve Wilk and Mike McClallen. Alan Shelvey, Zoning Administrator and Carol Wagner, Clerk of the Development Review Board were also present.

Applicant Joseph A. Giancola, et al seeks Subdivision and Site Plan Review for property located at 41 East Center Street, Rutland, VT (formerly Dana School) to construct 9 residential units in an existing structure located in a Mixed Residential – 1 District (MR-1). Applicant requests waiver of Preliminary Plat Plan.

Applicant Joseph A. and Barbara A. Giancola were present and sworn in.

The following persons were present outside the rail, signed in and were sworn in: Bonnie Greco, Mark Brown, Perry Townsend, Christine Townsend, Sean Hesse, Megan Robertson, Chris Siliski, Phelippa Hurley, Bradley Marriner, Jennifer Baker, Michael Papineau, Jenny Tremblay, Stephen Waite, Jen Sanford and Mary Hackett.

Mr. Giancola presented his proposal to convert portions of existing space in the building into a total of 9 residential units consisting of 1 efficiency, 5, 1-bedroom and 3, 2-bedroom units. Mr. Giancola stated that he wasn't sure at this time exactly how many of the proposed residential units he would construct, but sought approval for a total of 9.

Discussions took place between the Applicant and the Board regarding the proposed project. Applicant did not submit a site plan, as required.

Persons outside the rail stated they had numerous concerns about the project including other intended uses. The Chairperson stated that the only proposal that could be considered at this hearing was the 9 residential units.

Documents submitted included floor plans, survey, photograph of proposed free-standing sign, and copies of notice to abutters along with certified mail return receipts.

At approximately 7:45 p.m., the hearing was **RECESSED** until May 6, 2015. Applicant was given until April 29, 2015 to submit to the Clerk of the DRB a site plan which is to include information requested by the DRB. Additionally, on April 29, 2015, a copy of said site plan is to be sent to those persons who participated in this hearing. Those participants will have until May 6, 2015 to submit comments, if any, on the site plan to the Clerk of the DRB.

On May 6, 2015, this hearing will be deemed **ADJOURNED** and an official written decision will be rendered within the required 45 days of the adjournment.

Respectfully Submitted,

Carol F. Wagner, Clerk
Development Review Board
April 17, 2015