

**CITY OF RUTLAND, VERMONT**

**DEVELOPMENT REVIEW BOARD HEARING MINUTES**

**APRIL 6, 2016**

**Wayne Gennette – Subdivision – 35 Jackson Ave.**

The Hearing commenced at 6:40 p.m.

A quorum of Board members was present: Al Paul, Acting chair, Jim Pell. Steve Wilk participated via speakerphone. Board Member Mike McClallen arrived after the meeting began. Alan Shelvey, Zoning Administrator, was also present.

Wayne Gennette, the applicant was in attendance. Also present were Jim Potter, Jill Potter, Greg Forte and Gordon Dritschilo. All participants were sworn in.

Applicant seeks approval of two lot residential Subdivision in the Single Family Residential District. Applicant requested waiver of Preliminary Plat Plan.

Applicant presented a site plan showing the proposed lots. The large lot upon which the home known as 35 Jackson Avenue is located is proposed to be divided into two lots. The lot with the existing home is to be 12,320 square feet, the vacant lot will be 10,780 square feet. An existing municipal sewer main crosses the lot. Applicant has been told by the Department of Public Works that any structures must be located at least ten feet away from this pipe.

The plan showed a “building envelope” indicating where a house could be constructed in compliance with current zoning and keeping the required setback from the sewer main.

Applicant has built other houses in the past and stated that his plan is to construct a single family house on the vacant lot to the specifications of a future purchaser, however he stated that he may end up selling the lot without a house on it.

Applicant submitted certified mail return receipts for the notifications sent to the abutters.

The meeting was adjourned at approximately 7:05 p.m. An official decision will be rendered within the required 45 days of this adjournment.

Respectfully Submitted,

Alan Shelvey, Acting Clerk