

**CITY OF RUTLAND, VERMONT**  
**Development Review Board Minutes**  
**Wednesday, February 1, 2017**

Development Review Board Members: Stephanie A. Lorentz, Al Paul, Jim Pell, Steve Wilk and Mike McClallen.

Members present: Chair Lorentz, Board members McClallen, Paul, and Wilk. Also present, Zoning Administrator Tara Kelly.

At 6:00 PM Chair Lorentz called to order the hearing for 19 Freeman Avenue for an amendment to an existing variance in a Single Family Residential district with a request to expand the number of employees allowed at the existing medical office. Chair Lorentz swore in the property owners, Adam and Jadwiga Smiechowski, and 1 member of the public (Larry Carrara) in attendance on this issue.

Ms. Smiechowski explained the general site of the building and its use since 1977 as a doctor's office. A Variance had been issued at that time but it limited the number of employees to 3. The current tenants, Rutland Integrative Health, are expanding and would like to increase the number of employees allowed on site. Practitioners are Dr. Greg Burkland and Dalite Sancic. She said a nurse and an additional acupuncturist are needed for the business to continue expanding at this location.

Various aspects of the current use and proposed expansion were discussed.

Mr. Carrarra was invited to comment. He stated he has lived across the street for many decades. Feels this proposed change would be for the betterment of the neighborhood. No concerns or objections.

After some further discussion, Chair Lorentz adjourned the hearing. She noted that the Board had forty-five days (45) to make its decision. Based on the decision anyone present at the hearing would have 30-days to appeal the Board's decision to Environmental Court.

The hearing for 19 Freeman Avenue was adjourned. The DRB took a brief recess before the next hearing scheduled for 6:30 pm.

During the recess, the DRB discussed an invitation from the Planning Commission to join an advisory committee for the Zoning Revision work that is launching later this month. Mike McClallen will be the DRB representative to this committee with backup from Chair Lorentz.

At 6:30 pm Chair Lorentz called to order the hearing for 236 Mussey St for a Conditional Use Permit in an MR-1 district to operate an auto detailing business using the accessory buildings at this location. Chair Lorentz swore in the property owner, Roberto Cabrera Sr, the business operator, Roberto Cabrera Jr., and 1 member of the public (Elaine Mullan) in attendance on this issue.

A letter from abutting neighbor, David Zsido, was submitted for consideration along with materials from the applicant and other background information about the property.

Roberto Cabrera Jr. explained his family just purchased 236 Mussey Street. He is living at that location and would like to operate his part-time business BMF Auto Detailing from there. Various aspects of the proposed business use of the accessory buildings on the property were discussed.

Ms. Mullan testified that this appears to be a clean, well-run business. All of her questions have been answered. She has no concerns. The property is large and will easily accommodate the proposed activity.

After further discussion, Chair Lorentz adjourned the hearing. She noted that the Board had forty-five days (45) to make its decision. Based on the decision anyone present at the hearing would have 30-days to appeal the Board's decision to Environmental Court.

The hearing for 236 Mussey Street was adjourned.

The DRB members entered deliberative session and issued decisions in favor of both applications, with conditions.

Meeting adjourned at 7:09 PM.

Respectfully submitted,

**Tara Kelly**  
**Development Review Board Clerk**