

**CITY OF RUTLAND, VERMONT**  
**Development Review Board Minutes**  
**Wednesday, March 15, 2017**

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

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

At 6:02 PM Chair Lorentz called to order the hearing for reconsideration of a decision issued on February 8, 2017 regarding 19 Freeman Avenue. The applicant (Jadwiga Smiechowski) and tenants of the subject property (Dalite Sancic and Greg Burkland) were sworn in. No other members of the public were present.

Ms. Smiechowski explained that when she and her husband had first submitted the request for an amendment to their Variance permit, they had wanted to expand the number of allowed employees from 3 to 6. However, in the course of the first hearing she mistakenly stated 5 employees would suffice. The business owners would like to seek approval for 6.

Ms. Sancic explained that currently, there are 3 full-time employees. Other practitioners are there intermittently. Chair Lorentz asked questions to clarify the long-term need of the practice explaining that they should plan for growth so the DRB can consider the overall needs and potential impacts to the neighborhood as they make this decision. Dr. Burkland said they see the potential to grow to up to 6 full time employees at this location, but that they are currently operating with less than that. Ms. Smiechowski explained that the renovations to the building would create enough space for 5 practice rooms and a space for the receptionist.

DRB members asked a series of questions about parking and how well the property would accommodate on-site parking. Ms. Smiechowski stated there is room on the property to expand existing parking by removing some trees etc., but there hasn't been a need to do that so far. Currently there is parking to accommodate at least 10 cars. There was some discussion about marking spaces to make the parking more efficient.

Chair Lorentz asked that if the practice continues to grow and more parking becomes necessary would there be a commitment from the property owners to make it available on-site. Ms. Smiechowski stated they would do that.

Hearing adjourned at 6:14 PM. The DRB members entered deliberative session and issued a decision in favor of the application. Meeting adjourned at 6:18 PM.

Respectfully submitted,

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