

CITY OF RUTLAND, VERMONT
Development Review Board Minutes
Wednesday November 7, 2018

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

Members present: McClallen (Chair), Lorentz, Paul, and Pell. Also present, Zoning Administrator Tara Kelly.

At 6:03 PM Chair McClallen called to order the Public Hearing to consider a Conditional Use application for 211 State Street to use the upstairs apartment of an existing duplex for short-term rentals to host overnight guests.

Chair McClallen explained the DRB hearing process and that participation in the hearing was a prerequisite to the right to appeal. Anyone wishing to participate in the hearing was given a chance to swear in. In attendance for this hearing were the applicants, Jaime and Alicia Harrington. No other members of the public were in attendance.

After swearing in the applicants, Chair McClallen asked the applicants to explain their request. Mr. and Ms. Harrington offered the following testimony:

- They live at 211 State Street in the first floor unit of an existing duplex.
- The upstairs unit has 3 bedrooms with a full kitchen and full bath. The unit has 2 entrances that are separate from the first floor.
- They have a two-car garage with a wide paved area in front of it and a long, paved driveway.
- They had a bad experience with a former tenant and have decided they would rather rent out the upstairs unit on a short-term, limited basis versus having full tenants.
- They are interested in exploring web platforms such as Airbnb or short-term stays for visiting nurses in need of housing for a couple of months at a time.
- The State's Fire Marshal and the City's Building Inspectors have approved an occupancy of up to 5 people.
- They have not used Airbnb or other means to rent out the apartment as of yet.
- They intend to rent the whole apartment out versus room-by-room.
- They are willing to set house rules pertaining to number of guests and to limit parking to the driveway versus on-street parking.
- The house next door (209 State Street) has been hosting short-term rental guests. There have been some issues with people pulling into the driveway for 211 State Street thinking it belongs to 209 State Street.
- They intend to have a sign at the entrance to the driveway pointing people toward parking for their property in order to clarify the above. The neighbors have done the same.

- They intend to establish a rule that quiet hours begin at 10PM. This is important to them because they have a young child in their house.
- They intend to have a no smoking rule.

The need for a sign permit was discussed and the applicants were told to consult with Robert Tanner in order to obtain any needed permissions.

The hearing was adjourned at 6:15 PM. Chair McClallen explained the timeframes for issuing a decision and filing for an appeal of that decision.

Respectfully submitted,

Tara Kelly

Development Review Board Clerk