

CITY OF RUTLAND, VERMONT
Development Review Board Minutes
Wednesday November 6, 2019

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

Also present: Zoning Administrator Tara Kelly.

At 6:06 PM Chair McClallen called to order the Public Hearing to consider a Conditional Use application for a project at 34 Curtis Avenue. Property owners Keith and Jackie Lorman were present to speak about their application. No other members of the public were in attendance. Chair McClallen explained the DRB hearing process and swore in the Lormans.

Public notice had been provided by Mr. Lorman and mailing receipts presented to the City in accordance with State requirements.

The following testimony was offered by Mr. and Mrs. Lorman:

- The applicants purchased the building in 2004 with a salon on the site.
- They moved the salon off site in 2008.
- They weren't aware that the salon was only authorized via a Variance or they never would have moved it off the property.
- In the interim, the previous salon was converted to an apartment (total of 4 apartments on the property).
- The applicants are seeking approval to convert "Apartment D" back into a hair salon with three hair stations.
- The salon was operating at this site prior to the Lormans' ownership for around 25-30 years.
- There will be 3 people doing hair.
- There is parking on both sides of the building.
- The parking on the west side of the building has 6-7 spaces.
- The parking on the east side of the building is a driveway that would allow 3-4 cars parked tandem. This could be reserved for employees only.
- There is parking on the street as well.
- The business is 98% scheduled versus walk-in.
- Ms. Lorman would be one of the hairdressers and the other two chairs would be operated by others, possibly leased out.
- There could be 3 hairdressers and 3 customers plus people waiting for their appointment at the same time.

- There are 3 apartments with a total of 5 bedrooms.
- Their property line on the east side goes 11.5 feet beyond the driveway. So, they have room to add another row of parking, if necessary.
- Tenants have specific parking spaces assigned to them 24 hours per day in both driveways.
- There are 6 diagonal spots along the fence and a 7th spot at the end closest to Curtis Avenue.
- In the past, there were 4 chairs plus a massage therapist. Parking was never an issue.
- The maximum number of people expected on site at one time (related to the hair salon) is 7.
- The lighting on the building will remain as is.
- A sign permit will be applied for in order to put a sign back up.
- A floor plan was submitted showing the interior layout. A universal room is included if Ms. Lorman wants to do a facial or something that requires privacy.
- There will be no regular truck deliveries to this location as Ms. Lorman picks up supplies elsewhere.
- Any vehicles parking on the property will need to back out onto Curtis Avenue.
- This length of Curtis Avenue is a mixture of houses and businesses.
- The salon never posed any issues in this neighborhood at all.
- There will not be any dumpsters onsite. Trash will be removed by the owners.
- Snow plowing creates piles on site. Removal hasn't been needed.

Chair McClallen adjourned the meeting at 6:23 PM and explained the decision and appeal process.

Respectfully submitted, Tara Kelly