

CITY OF RUTLAND, VERMONT  
DEVELOPMENT REVIEW BOARD MINUTES  
SEPTEMBER 3, 2014  
6:00 P.M.

A quorum of Board members was present: Stephanie A. Lorentz, Chair, Al Paul, Steve Wilk and Mike McClallen.

Applicants James Reynolds and Stephanie Wheelock, seek relief from Zoning Ordinance to allow for a Small Day Care in a Design Control District, Main Street Park.

Applicants James Reynolds and Stephanie Wheelock were present and sworn in. The following persons were present outside the rail, signed in and were sworn in: Jon Kiernan, Kathleen Valente, Rosanne Colbert, Margaret Rogers, Jenny Tremblay, Chris Bove, Glen Campbell, Tina Douglass, John Valente and Paula Valente.

James Reynolds, Applicant and owner of subject property at 28 South Main Street, gave a presentation as to the request for a variance for a Small Day Care on the first floor of the building. Applicant Stephanie Wheelock described in part the small day care operation and state regulations that she would have to follow to be compliant.

Discussions took place between the Applicants and the Board regarding the proposed project.

Persons outside the rail stated their concerns and opposition to the issuance of a variance for a Small Day Care at subject location.

Documents submitted included, but not limited to: surveys, deeds, photographs of 28 South Main Street, floor plan, photographs of rear parking area, letter from an abutter and zoning history of the surrounding properties, and letter from representative of Governor Page Condominiums.

Answers to Five Criteria were submitted to the Board. Copies of notice to abutters along with certified mail return receipts were submitted for the file.

At approximately 8:00 p.m., the meeting was RECESSED until 6:00 p.m., October 1, 2014 at which time requested information is to be submitted and additional evidence, if any, given.

Respectfully Submitted,

Carol F. Wagner, Clerk  
Development Review Board  
September 8, 2014