

**CITY OF RUTLAND, VERMONT**

**DEVELOPMENT REVIEW BOARD HEARING MINUTES**

**APRIL 6, 2016**

**MKF Properties – 121 West Street**

The Hearing commenced at 6:20 p.m.

A quorum of Board members was present: Al Paul, Acting chair, Jim Pell and Steve Wilk (via speakerphone). Mike McClallen arrived after the meeting began. Alan Shelvey, Zoning Administrator, was also present.

Mark Foley Jr. representing the applicant, MKF Properties was in attendance. Also present were Alvin Figiel, Christopher Etori, and Gordon Dritschilo. All participants were sworn in.

Applicant seeks Subdivision and Site Plan Review to construct 16 residential units in an existing structure, known as 121 West Street, located in the Downtown Business District. Applicant requested waiver of Preliminary Plat Plan.

Applicant stated that the second and third floors of the existing building are proposed to be converted to sixteen suite style apartments to be used for housing for approximately 40 students of Castleton University. The third floor has been vacant for over 30 years. The second floor has also been empty for many years. The use of the first floor will not change. The existing layers of exterior surfacing above the first floor is to be removed, exposing the original brick. Windows will be restored or replaced as necessary. Applicant will install an elevator and emergency stairwell.

Applicant stated that each student will be responsible for parking and that there are several options in the area. He also said that he has verified that there is parking available at the public downtown parking deck.

Alvin Figiel, a member of the City's Architectural Review Committee (ARC) said that the ARC has conducted a Design Review of the project and approves of it.

A floor plan of the project and an old photograph showing the original brick was submitted. Also submitted were certified mail return receipts.

The meeting was adjourned at approximately 6:40 p.m. An official decision will be rendered within the required 45 days of this adjournment.

Respectfully Submitted,

Alan Shelvey, Acting Clerk