

Burlington Planning Commission

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
www.burlingtonvt.gov/pz

Yves Bradley, Chair
Bruce Baker, Vice-Chair
Andrew Saba
Lee Buffinton
Harris Roen
Andy Montroll
Jennifer Wallace-Brodeur
Vacant, Youth Member



Joint meeting of the Burlington Planning Commission and Development Review Board Minutes

Tuesday, December 10, 2013 - 5:30 P.M.
Conference Room #12, Ground Floor, City Hall, 149 Church Street

PC Present: Lee Buffinton, Harris Roen, Jennifer Wallace-Brodeur, Andy Montroll, Emily Lee
PC Absent: Yves Bradley, Bruce Baker
DRB Present: Austin Hart, Jonathan Stevens, Brad Rabinowitz, Bob Schwartz, Jim Drummond, Michael Long, Missa Aloisi, Alexandra Zipparo, Israel Smith
Staff: D. White, S. Thibault, Ken Lerner, Mary O'Neil, Scott Gustin, Nic Anderson

I. Food & Drink!

II. Agenda

Added Public Forum. No other changes.

III. Public Forum

Norm Williams. Handed out packet of papers for all board members based on 81-83 Adams Street. Detailed exhibits. Recommended planning commission look at parking, driveway strips, coverage 10% bonus.

D. White – Issues for planning commission mainly.

A. Hart – Was a difficult decision and encouraged Planning Commission to look into issues noted in exhibits.

IV. Discussion Items

1. PlanBTV

- a. Key policy points
- b. Implementation
- c. Form based zoning code

Presentation of PlanBTV by D. White.

2. Parking Waivers

- a. Parking management plans
- b. Success or failure of parking management plans
- c. Status of CDO parking amendments
- d. Offsite parking

S. Gustin detailed the differences between the current Planning Commission position vs. the DRB enforcement of parking.

B. Rabinowitz - no data on the effectiveness of Parking Management Plans.

A. Zipparo – Huge class issue.

E. Lee – Shifting cost from developer to the public.

Wide ranging discussion on parking.

As approved by the Burlington Planning Commission on January 14, 2014.

3. Infill Development and Adaptive Reuse

- a. Policy guidance
- b. Neighborhood opposition

S. Gustin presented/opened.

Open discussion about reuse of outbuildings.

Bill Ward - Should have multiple avenues to address management.

4. Bianchi & Enforcement

- a. What the statute says
- b. Related case law
- c. "Clean hands" policy

Kim Sturtevant Presentation.

5. Accessory Structures and Uses

- a. Accessory versus primary and thresholds between the two

L. Buffinton – concern about character and drainage issues when new accessory buildings are being built and are in a different architectural style as the primary historic building. It has a major impact on the historic nature of the neighborhood. Discussion of information available to board members, site visits, modeling and elevation studies.

6. Historic Materials

- a. Current versus proposed standards

D. White outlines origination, evolution of discussion. Proposed amendment changes design criteria. Currently the CDO follows the Secretary of the Interior's Standards. Proposed – less specific TYPE of material – more concerned with the "look." Design more important than materials. Strip reference to materials out of those criteria; definition of how you treat old and new. There should be some measure of distinction between old and new. Commission's feeling was there are lots of situations where the property owner or the community would like to see something that leans more on the sympathetic; leans upon, remove that part of the criteria and open to the applicant to decide how sympathetic they might be. The proposal is a departure from the SIS. Currently in the City Council ordinance committee. Intent to take it up before the council membership changes. March/April anticipated.

A. Hart – a specific project that spurred this policy; distinguish between old and new?

D. White – materials – the initial impetus was to remove the reference to materials in the standards. Opened the door to further conversation.

M. Long – consideration of vinyl, aluminum siding, fiber cement board?

D. White – Philosophically, no. Inferior products. But if you don't reference what can and cannot, opens up argument. Defers to Planning Commission members.

A. Montrol – looking to Planning and Zoning for material information.

D. White – our staff would develop information material about materials.

J. W. Brodeur – and when to keep what is there.

D. White – not when to replace – but what to replace it with.

H. Roen – Three year discussion. Not a distinction between buildings on the state, national, and what is eligible. So many properties.

E. Lee – There are a lot over very important properties that are not listed.

A. Montroll – Finite life of building materials. We want to leave it up to the property owner, while retaining the character of the building.

E. Lee – Huge face lift, house corner of North Union and North Street. Completely changed the character. Replaced all the windows, removed ornate trim, changed reveal of clapboard dimension in replacement siding. Completely “MacDonald=ized” the building.

Loud discussion...

K. Sturtevant – stricken out part relative to distinction between old and new.

D. White – conflict with tax credit, federal projects.

A. Montroll – there are more opportunities under our “new ordinance” than under the SIS; but you can do alterations per the SIS and still meet our ordinance.

E. Lee – Some homeowners will want to follow the SIS. But the City won’t tell me I have to follow the SIS to do renovations.

D. White – right.

E. Lee – So there goes our community character. I have a big problem with that.

H. Roen – people don’t want this to be a barrier to be listed.

B. Rabinowitz – not having criteria about maintaining the character is a problem.

A. Montroll – It’s in there. Has to look the same.

D. White – “visually the same....similar reveal of the original material....and shall be durable.”

E. Lee – we don’t know how long cement board siding will last. It hasn’t been around that long.

A. Montroll – Can’t get the same life out of
new clapboard as old growth.

I. Smith – No. I draw the line here. If something is listed, there is an effort. We as a society have said this is important enough to preserve. A pretty great document. Once you list the building, it’s not just about the look. You can walk up to it, touch it. I am fine with it on “eligible” buildings. But when something is listed, we need to follow the SIS.

H. Roen – I was fine about draft policy. But not practical.

I. Smith – Why not practical?

J. W. Brodeur – Former permitted alterations, less than historic feature, former Mayor’s house...

E. Lee – Horrible failure...

J. W. Brodeur – What does it look like!

I. Smith – I deal with it all the time, for many years. I come down, if it goes forward, I will speak publically to draw the line.

H. Roen – people don’t want to have a state listed requirement.

D. White – Additional regulatory requirements.

J. W. Brodeur – We didn’t get rid of the SIS standards. We changed some language. We needed a policy that would function, and we could live with.

I. Smith – I am a liberal when it comes to these things most of the time. If this is what is going to be put out there, I will have a very hard time.

B. Rabinowitz – throwing eligible in with listed properties has brought a lot of concerns. Look at Five Sisters.

7. Communication

a. Methods for ongoing Board/Commission communications

S. Gustin – seems to make sense to do this every year or two years. Cross pollination with ordinance committee, discuss policy issues. Is that sufficient.

A. Hart – We often ask for policy direction. Addresses J. Stevens about ordinance committee.

J. Stevens – Ken is at ordinance committee; Mary attends deliberative meetings. We can bring up items.

A Hart – We like to hear how the process is working. We are told things all the time (affordable housing doesn't need as much parking, for example.) We need to get the same type of information you have, in the context that is appropriate. We would like to make decisions on better information.

J. W. Brodeur –to David – is data collected by BTV shared with DRB?

D. White – Housing Needs, affordability, transportation, relative to downtown. We can share; it is on our website. More educational.

A. Hart – When pertinent to an application, it would be useful to know facts. We would love it if somebody would show up at the hearings and say ...you ought to know.

K. Sturtevant – For specific application?

A. Hart – It needs to be presented to us.

K. Sturtevant – Staff would point out conformance or non-conformance with MDP. Something would need to come in as evidence.

S. Gustin – We can't be making decisions myopically, especially in gray areas. I can only remember one policy question – what do we meet my "job attraction." And the chair came to discuss at the next hearing.

J. Stevens – how to initiate conversation with the Planning Commission?

A. Montroll – problematic for us to give testimony. We may get to the same place, but have gotten there at different times. City Council adopts, not us.

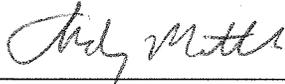
B. Rabinowitz – Piecemeal world. We have gotten testimony from DPW.

D. White – Staff report gives an interpretation. Typically that is where it starts.

Bill Ward – passes out document. A lot of Certificate of Occupancy activity, based on your permits. The second document annual report on See-Click-Fix.com.

V. Adjournment

D. White – Thank you everyone. Meeting adjourned 8:41 pm.



Andy Montroll, EC At-large member



Date



N. Anderson, Zoning Clerk

As approved by the Burlington Planning Commission on January 14, 2014.