

Burlington Development Review Board

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Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Bob Schwartz
Kevin Stapleton
Jim Drummond
Alexandra Zipparo (Alt.)
Vacant (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, March 19, 2013 - 5:00 p.m., Conference Room 12, City Hall, 149 Church Street, Burlington, VT MINUTES

Present: Austin Hart (Chair), Jonathan Stevens (Vice Chair), Michael Long, Brad Rabinowitz, Kevin Stapleton, Jim Drummond, Bob Schwartz, Alexandra Zipparo (Alt.)

Staff: Ken Lerner, Nic Anderson, Scott Gustin, Mary O'Neil

Absent:

I. **Agenda**

Two items requested to be deferred. Will take up in turn.

II. **Communications**

Two items. Accepted by the board.

III. **Minutes**

None.

IV. **Consent**

1. **13-0749CA/CU: 367 Appletree Point Rd (RL-W, Ward 4) Chris Gillman**

Construct new building for accessory apartment, adjacent to primary dwelling. (Project Manager: Scott Gustin)

Applicants representative Don Welch present. Three members of public to speak. M. Long has design questions. Applicants have reviewed staff comments and have no concerns and have addressed some items already.

A. Hart asked public the nature of their questions. Will treat as public hearing item. All persons sworn in.

D. Welch (architect) and Contractor from Redhouse present. D. Welch gave presentation of application and changes that were submitted as communications.

M. Long asked about parking and driveway alignment.

B. Rabinowitz asked about cedar hedge and who owns. Would like to enhance screening on subject property.

M. Long asked about revised coverage.

A. Hart asked S. Gustin if he is satisfied with changes.

S. Gustin – Yes.

D. Welch - commented on roof changes.

B. Rabinowitz - very cute building.

Claudia Stoeffler - Lives at 376 Appletree Pt Rd. Assumed Appletree Point Association was part of Strathmore Association. Strathmore covenants do not allow separate buildings to single family. Asked if there are any covenants?

D. Welch - There are none.

A. Hart - cannot enforce private covenants and change what associations would require.

C. Stoeffler - understanding was that this should only be single family housing.

A. Hart - accessory unit is allowed and is still considered a single family home.

M. Long - believes it is state regulation.

C. Stoeffler asked if this is considered 'affordable housing'.

- A. Hart - no requirement for affordable housing.
- C. Stoeffler asked what would stop other homes from having accessory apartments.
- A. Hart – Nothing. State law considers it as part of a single family.
- K. Lerner clarified controls to ensure single family use.
- B. Rabinowitz noted that other properties may be restricted by site conditions.

Marie Segersteen-Lorrain - Lives over the road at 13 Nottingham Ln. Views are blocked by current house and new building will lower property values. Seconds views of previous speaker. Asked about second driveway.

- A. Hart - noted conditions of approval add restrictions and controls.
- M. Segersteen-Lorrain asked how this is checked.
- B. Rabinowitz - there are inspections for Certificate of Occupancy.
- M. Segersteen-Lorrain asked about erosion and consideration for flat roof.

- A. Hart asked architect to discuss height and erosion.
- D. Welch noted elevation of new building is 10ft and hedgerow is about 10ft. Notes that there is a hole in the hedge that will be in-filled. Hedge will screen apartment.
- Dunbar. Stormwater management - Long term cannot speak on. Will have short term erosion control under construction. Stormwater will go back towards lawn and road.
- S. Gustin Post construction stormwater management plan is being reviewed by the City Stormwater Engineer.
- A. Hart closed public hearing 5.30pm.

V. Public Hearing

1. **13-0745CU: 342 Pearl Street (RL, Ward 1) 342 Pearl St, LLC**

Change use from three residential units with membership club to three residential units with community center. (Project Manager: Scott Gustin)

- Request to be deferred to undetermined date.
- Motion by A. Hart to defer to date uncertain and will notify at that time.
- Seconded by B. Rabinowitz.
- J. Stevens asked how long it can sit.
- S. Gustin stated bylaws restrict to no more than 6 months.
- Vote: For 8:0 against.
- Motion Carried.

2. **13-0650CA/MA: 110 Riverside Avenue (NAC-R, Ward 1) Sisters and Brothers Investment Group LLP/Steve Guild Design**

Proposed 57-unit residential building with associated underground parking. (Project Manager: Mary O'Neil)

- Owner Joe Handy, Consultant Jeremy Matoski and Draftsman Steve Guild present.
- S. Guild gave summary of proposal. Elevations summary including materials.
- J. Matoski gave summary of site, stormwater management, retaining walls.
- J. Stevens asked if backyard activity area will be always in shadow?
- J. Matoski – Potentially. Continued presentation. Landscaping would be in City ROW.
- B. Rabinowitz asked about plantings to screen garage area.
- J. Matoski – Attention was made to screen garage level. Rain garden has stormwater benefits. Detailed other stormwater system. Improvement to existing.
- M. Long asked where discharges to.
- J. Matoski – Discharges to city system in street. Detailed entryways and parking areas.
- Request by DPW to do extra traffic study. DPW requested more time to address traffic study. Handed out traffic study. Noted history of traffic studies and analysis and highlighted key points with regards to sight distances, traffic generation, queuing distance, transport.

J. Stevens asked about traffic entering and exiting Riverside Avenue from the site. Asked if traffic study covered turning.

J. Matoski detailed analysis of turning traffic and not creating congestion. Exiting site can have higher delays. Did look at it specifically. City Engineer did discuss option of making secondary access to west being right in and right out only. Will explore with him. Crosswalk is 800ft away. Looking at potential of mid block crosswalk with DPW if they support it. Would be willing to have option.

J. Stevens noted that the park over the street and Winooski will be an attraction and thinks that without a crosswalk pedestrians would risk running across the street.

J. Matoski - supports crosswalk proposal but will leave that to DPW approval. Issue of Phase 2 environmental study. Have done Phase 1 study. Request that condition of approval requires Phase 2 so that building can be demolished first and then study done.

J. Stevens asked about embankment stability. What is proposed for erosion control.

J. Matoski – Hired geotechnical experts to do borings and they have confirmed that proposed building will not affect stability. Proposed building to reduce requirement for removal. Will have some moderate size retaining walls.

J. Drummond asked about stormwater collection and height of retaining.

J. Matoski – Maximum 8ft.

J. Drummond asked location of existing building versus proposed in terms of clearing. Asked if occasional mudslides. Asked of grade.

M. Long – noted staff comments object to vinyl. Asked if still proposing vinyl siding and windows?

S. Guild – Yes will still have vinyl siding in portions. Will have wood clad with vinyl windows.

J. Stevens – Asked about senior housing bonus. Asked if designed for senior per definition of senior housing? What designs have been incorporated.

S. Guild. Every unit can be handicap accessible in all 57 units. Over and above the requirements.

J. Stevens asked about cost of construction. Discrepancy. Asked why it exists?

S. Gustin application was for three story building. Will have more accurate cost of construction based on fourth floor. Will get revised construction cost to staff.

A. Hart asked about DEC active managed site?

M. O'Neil – No. Was in error previously.

A. Hart asked who would look at the Phase 1 and Phase 2 studies.

J. Handy – everything done is sent to State of Vermont – Matt Moran who reviews and approves everything. All studies and tests will be done.

J. Matoski – Will have DEC sign off before starting new construction.

A. Hart asked about materials. Asked why vinyl in front?

S. Guild – Vinyl in shady areas would have less maintenance. Both less expensive to maintain and install.

J. Drummond asked about access to balconies and materials.

S. Guild - doors on sides of balconies. Materials would be composite decking. Wood framed faced with AZEK trim.

A. Hart asked about cement fiberboard maintenance requirements? Is it comparable to vinyl.

J. Handy – Less maintenance to vinyl. Concrete board does require painting and can have moisture issues.

K. Lerner asked about facilities for seniors. Access to and from site is a concern for accommodating seniors.

M. O'Neil - Clarified that 14 units would be for senior housing. Not whole site.

K. Lerner - bonus given should be backed up with accommodations.

J. Matoski – Landscape Architect designed for all mixed uses. Detailed site features.

A. Hart asked about enforcement of and covenants to ensure elderly.

M. O'Neil - would be both senior and inclusionary as part of portfolio the city housing director controls.

J. Stevens noted DAB not happy with vinyl.
 J. Matoski – read DAB comments which allowed flexibility.
 J. Stevens asked about bicycle storage.
 J. Maroski – detailed exterior bike rack possible at eastern entrance. Will also have internal bike storage area.
 S. Guild - will have larger interior space that tenants could put bikes in. Could do enclosed space if needed.
 J. Maroski - commented on internal storage spaces in front of parking spaces. Could do elevated cabinet so not to block cars pulling up.
 B. Rabinowitz asked about landscaping plan.

A. Hart asked if any public wanted to speak. No public wants to speak.

B. Rabinowitz – Vinyl is nasty. Awkward access to elevators through parking lot. Concerned about berms beside front door which would reduce open feeling at front door. Asked about HVAC units.

S. Guild - will have central heat inside parking garage.

M. O'Neil - would need to be indicated on floor plan.

M. Long - concerned about numbers of cars and those units having two and where they would park the second.

A. Hart - unique place where car parking cannot spill over to the street as there is no on street parking.

J. Stevens noted 32 points in staff comments to be addressed.

S. Guild – Doesn't believe those are a big problem that cant be provided.

M. O'Neil – Such a long list was the reason why it was recommended to be tabled. Noted DAB discussion about balcony dividers was that they were planning metal or fiber-cement. Want consistency.

Still no public present to speak.

A. Hart noted traffic report is still with DPW. Seems like traffic is large enough that it should be left open and have comments back at a later meeting.

K. Lerner thinks that it should remain open as the items for mitigation are only reviewed by DPW.

A. Hart discussed the J. Stevens possible condition about environmental remediation.

Motion by A. Hart to continue hearing for traffic review.

Seconded by M. Long

Vote: For 8-0 Against

VI. Certificate of Appropriateness

- 12-0776CA/MA: 151 SAINT PAUL ST (DT/RH, Ward 5) Catamount/Howard II LLC**
 Amend ZP#12-0776CA/MA for hotel, with changes to main entryway, fenestration, materials, parking, landscaping, and utilities. (Project Manager: Scott Gustin)

Motion by A. Hart to defer to date certain April 2nd.

Seconded by J. Stevens

Vote: For 8:0 against.

Motion Carried.

VII. Other Business

VIII. Adjournment

Adjourned at 6.45pm.

Deliberation to be undertaken now.

A. Hart - Chair, Development Review Board

Date

Nic Anderson, Zoning Clerk