

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, June 4, 2013 - 5:00 p.m., Contois Auditorium, 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

Absent: Nic Anderson, Scott Gustin, Mary O'Neil

I. **Agenda**

Item 13-1039CA/CU applicant has requested the withdrawal of the request; will be rebuilding the garage in lieu of demolishing it.

II. **Communications**

Withdrawal letter in file for 13-1039CA.

III. **Minutes**

None.

IV. **Public Hearing**

1. **13-1039CA/CU: 287-289 SOUTH WINOOSKI AVENUE (RM, Ward 5) Steven Kelson**
Demolish historic garage, install fence and new parking area. (Project Manager: Ken Lerner)

Application has been withdrawn; applicant will be rebuilding the garage in lieu of demolishing it. Item not heard.

V. **Certificate of Appropriateness**

1. **13-0979CA: 91 NORTH WINOOSKI AVENUE (RM, Ward 3) Wayne Nelson**
Convert existing outbuilding to one residential unit. Exterior modifications including windows, doors, stair tower on side and roof deck; outdoor condensing unit to be mounted on the rooftop. (Project Manager: Mary O'Neil)

Applicant and interested parties sworn in'

Wayne Nelson owner presented proposal reviewed added photos illustrating location of garage in back of property.

Structure support for exterior stairway issue raised by DAB illustrated in new drawings that were distributed. Although prefers the stairway with "doghouse" on roof as originally submitted. Could fasten doghouse with a hand rail on top of parapet outside so that it could be easily removed; a concern Raised by staff. Would be 31" tall. Noise level of exterior condenser unit would be 38dba.

Brad Rabinowitz queried if enclosing chimney stack? Response: only raising it. Also agrees to frame out carriage door. Current use is for storage.

Brad Rabinowitz: Unclear as to parking for funeral home and residential parking on site – 14 spaces on site but did not identify those used by funeral home. Agreement is that funeral home does maintenance.

Testimony by neighbor:

Daniel Trahan property owner next door to the north. Restored historic building on his property. Concerned with maintaining historic integrity of the area. Lead paint peeling and vehicles stored in back of site on greenspace. Should be restored. Site contains a large area of black top with adjoining funeral home. Concerned with ability of vehicles to turn around. His property line on north side runs from 18" to 2' from the subject structure. Stated will not allow applicant to use his property to access that side of the building. No lead abatement done in the past; resulting impact on his property as a result, as well as with the increased density.

A. Hart: Raised issue of building not being in great shape; appears that project will be improving this situation.

Daniel Trahan wants to see it fixed, not necessarily made into a rental unit.

A. Hart: On issue of access to property, DRB cannot give permission for anyone to enter on your property. He will have to comply with other laws including any lead abatement.

Jason Fitzgerald, adjacent property manager submitted photos of the problems at the subject property.

In response to J. Drummond, Daniel Trahan noted he does not live on the adjacent property.

Brad Rabinowitz: State that wants to have owner take care of lead abatement, but stated not letting them on your property.

Daniel Trahan would allow them access if doing lead abatement in proper manner, but not for the construction.

Brad Rabinowitz asked if not happy with site circulation right now?

Daniel Trahan the shared use of the parking area with commercial use that has a lot of ingress and egress is not appropriate.

Jonathan Stevens: Asked for clarification of location of property line.

K. Lerner provided 2004 aerial photo illustrating vehicles in rear greenspace.

Austin Hart asked about the vehicles?

Wayne Nelson noted they will be gone in about a month. One vehicle there only part of the time at request of funeral home.

Austin Hart clarified that would have to be lot coverage.

Wayne Nelson: Only temporarily there. Neighbors are frustrated because I appealed their permit for a driveway, wanted to insure that it was not right up to the property line. Not asking for any additional lot coverage. Also willing to add some greenspace in the front as per staff report.

Brad Rabinowitz: dumpster?

Wayne Nelson: currently screened by picket fence – on west side.

M. Long clarified parking spaces that are on subject property – that driveway owned by applicant and shared with funeral home.

Alexandra Zipparo asked about bike parking?

Wayne Nelson is willing to place them on the site – presently have them in basement

Public Hearing Closed.

VI. Other Business

VII. Adjournment

Adjourned at 6:15 pm.

J. Stevens requested to have deliberative Monday June 10th in order to report on Planning Commission Ordinance Committee.

Austin Hart requested that the Planning Commission Ordinance Committee items be placed on the next DRB agenda under old business.

Deliberative Session

Approved **13-0979CA: 91 North Winooski Avenue** project with conditions.

A. Hart - Chair, Development Review Board

Date

Ken Lerner, Zoning Administrator