

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, May 21, 2013 - 5:00 p.m., Contois Auditorium, City Hall, 149 Church Street, Burlington, VT MINUTES

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

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

Absent: Michael Long

I. **Agenda**

Amended Agenda. Moved 371 Pearl St item to regular agenda instead of consent agenda.

II. **Communications**

One item for 371 Pearl St. Accepted by the board.

III. **Minutes**

Two sets from April 16 and May 7 for review.

IV. **Consent**

1. **11-0547PD: 196 NORTH CHAMPLAIN STREET (RM, Ward 3) ANTHONY TRAN**

Time extension request for Major Planned Unit Development for removal of garage and construction of a new detached house on lot with existing house. New house addressed as 10 Cedar Street. (Project Manager: Scott Gustin)

Applicant A. Tran present. Has received staff comments and has no problems.

No objections by board to treat as consent item.

No public present to speak.

Motion by J. Stevens to approve and adopt staff findings

Seconded by B. Schwartz

Vote: 5-0-0

Motion Carried.

2. **13-0902CA/CU: 181-185 PEARL STREET (D, Ward 3) 181-185 Pearl Street, LLC**

Demolish two unit residential building at rear, leave basement and slab and construct wood deck over to be outdoor patio for existing bar. Conditional use for housing replacement. (Project Manager: Scott Gustin)

Applicant Glenn Walter present. Has received staff comments and has no questions.

No objections by board to treat as consent item.

A. Hart asked S. Gustin about housing replacement and if parking requirements change.

S. Gustin - Reduces parking requirement. Goes from one per apartment to none for bar.

No public present to speak.

Motion by B. Schwartz to approve and adopt staff findings

Seconded by J. Stevens

Vote: 6-0-0 against

Motion Carried.

V. Certificate of Appropriateness

1. 13-0971CA: 371 PEARL STREET (RH, Ward 2) Sisters & Brothers Investment Group, LLP

Relocate two inclusionary units off site, to 184 Church St and 165 Main St. (Project Manager: Scott Gustin)

Applicant Joe Handy present. No public present to speak. Applicant sworn in.

A. Hart noted condition about correction of violations.

S. Gustin noted receiving properties have violations.

J. Handy – Received letter from Fire Marshal.

S. Gustin - Nothing in permit system confirming violations are resolved.

J. Handy – Violations have been corrected.

S. Gustin - Needs documentation confirming correction.

A. Hart – Would need confirmation violations have been cured from DPW.

J. Handy – Will follow up. Discussed 184 Church St.

K. Lerner noted zoning permit was needed.

N. Anderson – Zoning permit required for removal of fire escape before it is done.

A. Hart closed item.

VI. Sketch Plan

1. 13-0991SP: 256-258, 260-262 and 264 NORTH WINOOSKI AVENUE (NMU, Ward 2) 256-262 N. Winooski, LLC

Sketch plan review for redevelopment of 256-258, 260-262 and 264 North Winooski with 23 apartment units and one commercial unit and associated site changes. (Project Manager: Mary O'Neil)

Applicants Gates and Marsh Gooding. Gave PowerPoint presentation of proposal.

Not changing Legal Aid's property at 264 North Winooski. Sharing driveway.

M. Gooding confirmed that both buildings would be 35ft high and be connected with bike parking.

A. Hart asked if one parking space would be sufficient.

M. Gooding – Yes. Comfortable with 1 space per unit. Discussing with CarShare VT.

A. Hart – Likes to see good Transportation Management Plan.

M. Gooding – Trying to make it easy to reduce car use. Have inside and outside bike parking.

B. Schwartz asked if it will be sprinkled.

G. Gooding – Yes.

J. Stevens – Concerned about lack of green space. Possible problem.

G. Gooding – Tight site. Will keep some trees. Have creative use of new trees.

J. Stevens – Glad the trend is continuing to improve the street.

J. Drummond asked about ceiling heights.

M. Gooding – 9ft ceilings in residential.

B. Schwartz asked about materials.

G. Gooding – Corrugate metal mix.

A. Hart – Would like to see details of siding when the application comes in.

G. Gooding – Showed possible styles of metal siding.

M. O'Neil – Noted previous versions of plan wanted more green space but parking has restricted use.

J. Stevens – No comments in staff comments about age of existing buildings.

M. O'Neil – Has detailed. Will have more details to eligibility.

K. Lerner noted that historic buildings can be removed if there is greater public benefit.

A. Hart asked about contamination.

M. Gooding – Have done testing and are now working on plan for closing site. Localized at rear of site. Will do whatever the state requires to consider it clean. Want input on curbing of parking lot.

G. Gooding asked if its OK to not have curbing around rear parking area.

A. Hart would like to see that the parking lot would not grow over time so a management plan.

J. Drummond asked how pavement would be edged?

G. Gooding – Would like to not have curbs for snow removal ease.

J. Drummond asked about width of space between buildings.

G. Gooding – Using design of living spaces and landscaping to provide the feeling of space between units. Considering air conditioning either on roof or along side of building. Asked if height of condensers could exceed 35ft in center of building. Could be screened from view by solar.

K. Lerner – Architectural features can extend into height limit so something designed to creatively screen the units could be approved.

G. Gooding – Solar on roof will be good financial return.

AZ – Doesn't seem to fit within architecture of neighborhood.

M. Gooding – Asked architects what design aesthetic the neighborhood have? Nothing consistent. This will look different and trying to be as attractive as possible.

AZ asked about bike parking spaces.

M. Gooding – Indoor bike parking secure, between building and short term out front of commercial space. Have specific bike parking as well as other storage in basement.

A. Hart notices neighborhood is very 'hodge podge'. Noted Hood Plant doesn't match neighborhood but is very attractive.

M. Gooding – Hoping to make positive contribution to Burlington.

A. Hart – Good project. Need to have Stormwater Plan reviewed.

Sketch Plan closed.

VII. Other Business

110 Riverside Avenue – request for reconsideration

A. Hart – All we need to decide is if they are willing to reconsider. Would support reconsidering the pedestrian crossing and concerned if DRB imposing condition that requires DPW to comply. Not sure about siding question. Tougher sell. Willing to listen.

K. Lerner reminded that DPW was at the public hearing.

A. Hart moved that the item be re-opened for reconsideration for both items.

J. Stevens seconded

Vote: 6-0-0

Motion carried.

Amendment to DRB Bylaws

M. O'Neil discussed proposal by S. Gustin. Broad discussion.

A. Hart can discuss at deliberative.

VIII. Adjournment

Adjourned at 6.08pm.

Deliberation immediately.

A. Hart - Chair, Development Review Board

Date

Nic Anderson, Zoning Clerk