

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/PZ/Boards/DRB
Phone: (802) 865-7188
Fax: (802) 865-7195

*Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Bob Schwartz
Jim Drummond
Missa Aloisi
Alexandra Zipparo (Alt.)
Israel Smith (Alt.)*



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, August 6, 2013 - 5:00 p.m., Contois Auditorium, City Hall, 149 Church Street, Burlington, VT MINUTES

Present: Jonathan Stevens (Vice Chair), Michael Long, Brad Rabinowitz, Missa Aloisi, Alexandra Zipparo (Alt.)

Staff: Ken Lerner, Scott Gustin, Nic Anderson,

Absent: Austin Hart (Chair), Bob Schwartz, Jim Drummond, Israel Smith (alt.), Mary O'Neil

I. Agenda

Amended agenda distributed before the meeting. 107 Ledge Rd was on original agenda but asked to be taken off so will not be heard. 79 Front Street and 78 North Cove Rd recommended for consent approval.

II. Communications

One communication for the 110 Hyde St application.

III. Minutes

One set from July 16. Will be discussed at deliberation.

IV. Consent

- 1. 13-1318CA: 79 FRONT STREET (NMU, Ward 3) Emma Mulvaney-Stanak/Megan Moir**
Construct new 2-story addition at rear of existing single family home and associated site improvements. Install new fence on north and south sides. (Project Manager: Scott Gustin)

Applicant M. Moir present.

Has received staff comments and has no concerns or questions.

Board agreed to treat as consent item.

No public present to speak.

Motion by M. Long to approve and adopt staff findings and conditions

Seconded by B. Rabinowitz

Vote: 4-0-1 (M. Aloisi abstained)

Motion Carried.

- 2. 14-0004CA/CU: 78 NORTH COVE ROAD (RL-W, Ward 7) Duane G. Newman Jr.**
Install new mobile home to replace existing mobile home within Special Flood Hazard Area. (Project Manager: Scott Gustin)

Applicant Duane Newman Jr. present.

Has received staff comments and has no concerns or questions.

Board agreed to treat as consent item.

No public present to speak.

Motion by M. Long to approve and adopt staff findings and conditions

Seconded by A. Zipparo

Vote: 5-0-0

Motion Carried.

V. Public Hearing

1. 14-0005CA/HO: 110 HYDE STREET (RM, Ward 2) James Byrd/Andrew Rianhard
Conditional use home occupation for auto detailing within garage. (Project Manager: Scott Gustin)

Applicant A. Rianhard present.

K. Lerner noted communication from neighbor.

Applicant and public sworn in.

A. Rianhard – received communication. Would discuss with neighbor. Detailed application. Noted impacts on environment.

J. Stevens asked about parking and management to ensure that only one car at a time is at the property.

A. Rianhard – Detailed current situation. Can close gate at front of property. Will have appointment only and will not have multiple.

B. Rabinowitz asked about garage access.

S. Gustin noted that there is no parking on the property.

J. Stevens asked where car would be parked for detailing.

A. Rianhard - would put car within middle parking space (#5 on plan).

J. Stevens – Asked about cleaning.

A. Rianhard – Was planning on doing steam washing but may not now to reduce impact.

J. Stevens asked about steam washing.

A. Rianhard - detailed steam washing amount of water.

B. Rabinowitz noted details of what may be needed for drain.

M. Long asked if application now would be just for undercoating.

A. Rianhard – Undercoating would be less traffic. Would like to have all three.

N. Anderson – There is more information on steam cleaning in the file.

S. Gustin noted over coverage so would remove concrete to offset strips but not spaces at front of garage.

A. Rianhard – could use skinnier strips to allow more space.

S. Gustin - strips in ordinance need to be 1.5 ft wide. Parking space is 9x20.

J. Stevens - wants to know that the owner is on board with application.

S. Gustin – Owner has signed application form.

B. Rabinowitz - Needs confirmation of application.

A. Rianhard – Would like to apply for all three but could change if one was a problem.

Doesn't believe there would be traffic issues.

J. Stevens – Would be a requirement that it be owner occupied.

A. Rianhard – Would have employee live on site.

J. Stevens would need to be co-owner. Discussed financing.

Mary Ann Scruggs. Lives next door at 116 Hyde St. Garage is very close to her house. Almost touching. Concerned about fire hazard and traffic in and out of garage. Lived there 15 years. Concerned about proximity to bedroom window. Did not discuss with her. Directly behind the garage is four apartments with children and no space in between.

A. Rianhard – Left garage bay would be for tenant to alleviate noise or impact.

B. Rabinowitz asked S. Gustin about building codes and fire ratings and if this can be reviewed.

S. Gustin - doesn't know if this use changes the fire rating requirements then it can be viewed. Not sure in this case.

A. Zipparo asked neighbor if there is a concern with chemical solvents.

M. A. Scruggs – Yes. Concerned about chemicals.

A. Rianhard – Would be willing to revert to backup plan

J. Stevens asked about size of dwelling. Asked if any more questions.

A. Rianhard – Could revert to just have an office for online sales if there is a negative opinion. Could purchase cars, renovate them and flip them.

J. Stevens closed public hearing 5.38pm.

VI. Certificate of Appropriateness

1. 13-1186CA: 81-83 ADAMS STREET (RM, Ward 6) F & M Properties LLC

Continued review to convert existing triplex to fourplex by splitting one unit into two. New parking area at rear. Two space parking waiver requested. (Project Manager: Scott Gustin)

Applicant B. Meijers present. Presented the follow up and the addendum to the parking management plan. Spoke today with CarshareVT and the students would not have a membership fee to sign up. Focused and detailed submitted parking management plan.

J. Stevens asked of distance from Adams St to parking garage.

B. Meijers – Would be 10 minute walk to Downtown Parking Garage on Bank and S. Winooski Ave

S. Gustin questioned distance.

B. Meijers – Continued presentation.

J. Stevens asked about the placing of a Carshare car.

B. Meijers – Detailed Carshare operation.

M. Aloisi – Asked who would pay for the trips.

B. Meijers – We would. If frequent there would need to be an agreement. Don't know proportions. Would definitely be a contributing factor.

M. Aloisi asked about drop-off.

J. Stevens - would like to see Carshare brochure.

M. Meijers - delivered two page handout for board. Understands there needs to be limitations.

M. Long asked how many students on site now.

B. Meijers – Have 11 students now. Application would reduce the numbers to 10.

Currently have 4 cars for the whole site. Detailed how on site spaces would be managed and how two required spaces would be reduced and managed. Reducing bedrooms would help current situation.

J. Stevens asked for more information on pickup and drop-off.

A. Zipparo notes there is a lot of parking on the street and how it will be managed that they use the garage or on site.

B. Meijers noted management and periodic monitoring. Carshare is willing to work with us. Will cover two spaces as responsibly as possible. Rent to everyone, not just students.

No public present to testify.

B. Meijers asked what board concerns are? Want everyone on the same page. Can provide more information or happy with conditions on the permit. Really trying to improve management and reduce noise complaints.

Closed public hearing.

VII. Sketch Plan

1. 14-0026SP: 112-114 ARCHIBALD STREET, 27, 35-39 and 47 BRIGHT STREET (NMU, Ward 2) Champlain Housing Trust

Sketch Plan review for construction of 42 unit apartment building and retention of 2 existing units for a total of 44 units onsite. (Project Manager: Scott Gustin)

Applicant Amy Demetrowitz and M. Wisniewski architect present. Applicants and public sworn in.

A. Demetrowitz gave history of properties and application.

J. Stevens noted concern with small property at 31 being left by itself. Asked about integration and ownership.

A. Demetrowitz - no plans on buying any more. This is the limits of the plan. Would like to work with the Green Mountain Power site if they ever planned on developing.

M. Wisniewski - have slight modifications based on Technical Review Comments. Detailed property and gave summary of application. Noted zone boundary. Would like to know if the DRB would be supportive of an ordinance change to move zone boundary.

J. Stevens asked about gatehouse.

M. Wisniewski – Gatehouse proposed to reduce feeling of large entry area and a break in the streetscape.

M. Long asked about access. Also asked about windows and how the building would interact with the street and other structures.

M. Wisniewski - haven't made decision on materials of building facades yet.

J. Stevens asked about children friendly facilities on site.

M. Wisniewski - close to Roosevelt park and amenities.

A. Demetrowitz - will have smaller child play features but leaving older recreation space in City Parks.

M. Wisniewski - showed alternate plan if zone boundary move is not accepted by the Planning Commission.

B. Rabinowitz - surprised how little trees, street trees and streetscapes there are. Feels barren.

M. Wisniewski - planning on improving that. Detailed area and breaking up of building.

J. Stevens concerned about the 35 unit building size and scale. Notes density is ok but concerned about one large building.

M. Wisniewski - detailed existing Feldman Maple Co-Op nearby being 28 units and being 3 story. Doesn't feel that it sticks out as massive even though it is close to the street. With the proposed building being set back, it will reduce its impact and will be screened by buildings.

J. Stevens asked about landscaping.

M. Wisniewski - will have more trees. Courtyard is open to allow fire truck access. Will be landscaping the entire site. Will design buildings and landscaping if they get the go-ahead. Will do more surveying and civil details design.

J. Stevens - would be good opportunity for improvements to street barrenness.

K. Lerner - likes plan that shows zone change. Would support application for change.

M. Aloisi and B. Rabinowitz agree that plan that has zone change included is more preferable.

B. Rabinowitz - the pedestrian access from Archibald St to main building is long and would need good design to make it attractive to bring people down it.

M. Wisniewski - garden beds and landscape will help it.

B. Rabinowitz - needs grand entrance and not feeling of back alley.

A. Zipparo asked about feeling of walking up to building.

M. Wisniewski - noted duplexes aren't allowed but are part of larger PUD and therefore it should be allowed under flexibility for housing types.

B. Rabinowitz likes the idea of creating a streetscape with the duplex buildings. Asked about integration of 27 Bright and would like to see more use instead of treating it as a separate structure/lot.

J. Stevens asked if rentals or condos.

A. Demetrowitz - would like to make it a co-op. Hybrid of rental and condo in that they own the property collectively and lease their unit as part of a share. Not sure how all will be organized into co-op. Detailed how the current partnership would run and facilitate to co-op control over time. Helps create sense of ownership and longer tenancy.

J. Stevens asked when anticipate breaking ground.

A. Demetrowitz - hopeful that fall 2014 to break ground.

M. Aloisi - likes project. Asked about buffer or treatment for mitigation for 31 Bright.

M. Wisniewski - will certainly have fence and landscaping to buffer but will not be able to avoid loss of privacy. Can easily create buffer to limit use nearby.

M. Aloisi - could create lower portion on corner of main building to two stories at that corner to reduce impact on 31 bright.
 M. Long- issue with relating smaller buildings to the new large structure.
 M. Wisniewski - current neighborhood is tight and there is not much privacy anyway.
 B. Rabinowitz notes distance of large building from boundaries. Will be challenge for massing. Thinks it might be too close for porch to property line.
 S. Gustin - no setback so OK.
 M. Aloisi asked if neighbor at 31 has voiced their concerns.
 A. Demetrowitz - not yet. Massing doesn't seem too be too much for 31 Bright.
 J. Stevens asked for public to speak.

John Major and Dena. Owner of 102 Archibald St. Not opposed but trying to understand total project. Tenant is Green Mountain Electric.

B. Rabinowitz asked about solar.
 A. Demetrowitz - will do it if financing can work.
 M. Wisniewski - may leave it as a possible add on later. Want to have tight buildings with HRV's to make building energy efficient.
 A. Demetrowitz - asked for feedback on demolition of historic buildings.
 B. Rabinowitz benefit side covered but would like to see more detail.
 M. Aloisi - like the small green one but understands.
 M. Wisniewski - will have district heating plan for whole site.
 B. Rabinowitz asked about fire access under gatehouse.
 S. Gustin noted that old dump is nearby. Would need to take that into consideration.
 A. Demetrowitz - contamination is not unexpected. Soils are better than expected and will certainly do full analysis.
 Closed item 6.50pm

VIII. Other Business

K. Lerner noted Ordinance Committee items and asked for comments.

IX. Adjournment

Adjourned at 6.55pm.

 J. Stevens – Vice Chair, Development Review Board

 Date

 Nic Anderson, Zoning Clerk