

## Department of Planning and Zoning

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**TO:** Development Review Board  
**FROM:** Scott Gustin *SG*  
**DATE:** May 17, 2011  
**RE:** 11-0703PD; 70 Appletree Point Lane

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**Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

Zone: WRL Ward: 4

Owner/Applicant: Staniford Farms, LLC / Eric Farrell

**Request:** Preliminary plat review for 32-unit Planned Unit Development

**Applicable Regulations:**

Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking), Article 9 (Inclusionary and Replacement Housing), Article 10 (Subdivision), and Article 11 (Planned Unit Development)

**Background Information:**

The applicant is seeking preliminary plat approval for a major PUD. The proposal includes boundary line adjustments among the existing properties, subdivision of new lots for the new residences, a mix of new residential units, and associated infrastructure and site improvements. An existing single family home will be demolished. The historically significant original "farmhouse" will be renovated, and a new garage will be built for it. A total of 32 new units are proposed including a mix of single family homes and duplexes.

This application underwent sketch plan review with the Development Review Board on March 2 and with the Conservation Board on March 14, 2011.

The preliminary plat application was reviewed by the Conservation Board on April 4, 2011. The Board recommended preliminary plat approval subject to the following conditions to be met prior to final plat approval:

1. Provide drafts of HOA agreements for mowing and pond maintenance.
2. Provide a copy of the state wetlands permit (or application)

These conditions are incorporated into the recommended conditions of approval.

The preliminary plat application was reviewed by the Design Advisory Board April 12, 2011. The Board recommended preliminary plat approval subject to the following conditions to be met prior to final plat approval:

1. No garage footprint may exceed 50% of the footprint area of the associated primary structure.
2. No driveway may exceed 18' in width.
3. All of the new homes must have walkways connecting their front doors with a sidewalk.
4. The streets trees must be reviewed and approved by the City Arborist.
5. The intent of the park on HOA lot D must be clarified. If it is to serve as a communal gathering area, hardscaping, benches, and an access walkway are needed.
6. The new street lighting must be reviewed and approved by Burlington Electric Department.
7. Outdoor lighting details for all of the new homes must be provided.
8. All mechanical equipment (including electric utility "hot boxes") must be screened, and screening details must be provided.
9. Details building elevations for the home on lot 28 must be provided.
10. All exterior building materials must be noted on the elevation drawings.
11. The design of the housing units should be mixed up (i.e. avoid repetition of the same design in adjacent buildings).
12. Removal of the slate roof on the existing "farmhouse" is unacceptable unless a report from a qualified slater documents that it is in a state of failure and must be removed.
13. The roof pitch on garage for the existing "farmhouse" may be made less steep.

These DAB recommendations are included in the recommended conditions of approval.

**Recommendation: Open the Hearing, Review and table action on the preliminary plat** pending receipt of a traffic analysis as noted in Sec. 3.5.6 (a) 3 in these findings.

## **I. Findings**

### **Article 3: Applications and Reviews**

#### ***Part 5, Conditional Use & Major Impact Review:***

##### ***Sec. 3.5.6, Review Criteria***

###### **(a) Conditional Use Review Standards**

###### ***1. The capacity of existing or planned community facilities;***

The proposed development will be served by municipal water and sewer. Sufficient capacity is likely available; however, written confirmation from the Department of Public Works will be required. Any new lines to service the development will have to be installed by the applicant/owner. A state wastewater permit will also be needed prior to construction. **(Affirmative finding – conditioned with final plat)**

###### ***2. The character of the area affected;***

The subject property is relatively secluded, surrounded by suburban residential development. It contains a variety of open spaces, wooded areas, ponds, and wetlands. There are two single family homes onsite; one will be demolished, and the other historic building will be retained and renovated under separate permit. The property is located along Appletree Point Lane and is bordered by the bike path to the east and by the rear yards of Cumberland Road single family lots to the west. The immediate neighborhood mainly consists of single family homes on large lots. The very low density development pattern within the immediate neighborhood is consistent with the generally low density development west of the bike path in this area. Several condominium

clusters immediately to the west of the site are the exception. East of the bike path, development densities increase markedly but remain characterized by single family homes. Throughout the area, neighborhoods contain a mix of single family homes and multi-family homes (generally duplexes and triplexes). While building sizes and forms vary widely, most existing homes in the immediate neighborhood and surrounding neighborhoods are moderately scaled and relate well to one another. The proposed development consists largely of modestly sized single family dwelling units and two duplexes. It aptly reflects the moderately low density residential development surrounding it. **(Affirmative finding)**

*3. Traffic on roads and highways in the vicinity;*

No traffic information has been provided and must be submitted as it is critical for the review process. Anticipated trip generation numbers and impacts on the Appletree Point Lane / Appletree Point Road intersection must be addressed in a traffic analysis. The reconfiguration of this intersection will be subject to review and approval by the Department of Public Works. **(No finding possible)**

*4. Bylaws then in effect;*

As conditioned, the project will be in compliance with all applicable bylaws. **(Affirmative finding)**

*5. Utilization of renewable energy resources;*

No utilization of renewable energy resources has been incorporated into this development. Homeowners' association documents must not prohibit installation of alternative energy devices by homeowners in the future. **(Affirmative finding- conditioned with final plat)**

*6. Cumulative impacts of the proposed use;*

This criterion requires that cumulative impacts associated with residential development where it is permitted be deemed negligible. **(Affirmative finding)**

*7. Functional family;*

Occupancy of all of the dwelling units in this development will be subject to the functional family provisions. **(Affirmative finding- conditioned with final plat)**

*8. Vehicular access points;*

See Sec. 6.2.2 (i).

*9. Signs;*

No signage is included in this proposal.

*10. Mitigation measures;*

The proposed development will likely not generate offsite noise or glare substantial enough to require mitigation. **(Affirmative finding)**

*11. Time limits for construction;*

The applicant anticipates a 2-3 year build out of the project; however, no specific time limits or phasing proposal for construction have been specified. A zoning permit is valid for 2 years unless a separate time frame or phasing schedule is included in the approval. Given the size and nature of this project, a 3-year time frame may be sufficient without any phasing. If that is the route taken, it

is recommended that individual zoning permits be issued for each house that is constructed. Doing so would allow for a final unified certificate of occupancy to be issued for each home as it is completed. A final unified certificate of occupancy would be issued for the entire project once it is fully complete. This project approval would include the subdivision, all associated infrastructure, and the number, type, and style of dwelling units. Administrative zoning permits could be issued for each individual home. Exceptions would be limited to homes that might be proposed that are not as included in this project approval. These cases, if any, would be subject to Design Advisory Board and Development Review Board review and approval. **(Affirmative finding as conditioned)**

*12. Hours of operation and construction;*

Hours of operation need not be specified for this residential development. Proposed days and hours of construction are Monday – Saturday, 7:00 AM – 6:00 PM. Given that the subject property is surrounded by residences, the proposed construction hours should be modified to limit Saturday construction to indoor work only. **(Affirmative finding- conditioned with final plat)**

*13. Future enlargement or alterations;*

In the event of future enlargement or alteration, permits would be required and reviewed under the regulations then in effect.

*14. Performance standards;*

Performance standards relating to outdoor lighting and erosion control are addressed under Article 5 of these findings.

*15. Conditions and safeguards;*

See conditions of approval.

(b) Major Impact Review Standards

*1. Not result in undue water, air, or noise pollution;*

See Sec. 5.5.3 for stormwater management. No significant air or noise pollution is anticipated. **(Affirmative finding)**

*2. Have sufficient water available for its needs;*

See Sec. 3.5.6 (a) 1.

*3. Not unreasonably burden the city's present or future water supply or distribution system;*

See Sec. 3.5.6 (a) 1.

*4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;*

An erosion prevention and sediment control plan in compliance with Chapter 26, Wastewater, Stormwater, & Pollution Control is required. Such plan has been provided and is subject to review and approval by the Stormwater Administrator. **(Affirmative finding as conditioned)**

*5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;*

See Sec. 3.5.6 (a) 3.

6. *Not cause an unreasonable burden on the city's ability to provide educational services;*  
The proposed development, consisting mostly of detached single family condominium units, may attract families with school age children. Impacts are expected to be proportionately modest. Impact fees will be paid to help offset impacts to the school system. **(Affirmative finding-conditioned with final plat)**

7. *Not place an unreasonable burden on the city's ability to provide municipal services;*  
The proposed development will generate additional impacts on city services; however, those impacts are expected to be relatively modest. Payment of impact fees will help offset impacts generated by the additional residential units. **(Affirmative finding- conditioned with final plat)**

8. *Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;*  
See Sec. 6.2.2.

9. *Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;*  
The proposed development amounts to infill and is consistent with the pattern of residential development surrounding it. The project is not expected to have an undue adverse effect on the city's present or future growth patterns or on its public services and facilities. **(Affirmative finding)**

10. *Be in substantial conformance with the city's municipal development plan;*  
The project can be found in reasonable conformance with the MDP:

The project reflects the existing neighborhood development patterns surrounding it (pg. I-24, City of Neighborhoods and pg. III-1, City Policies).

The proposed development constitutes infill development and brings additional housing units into Burlington, the historic core of the region (pg. I-30, Land Use Action Plan).

The development avoids direct impacts to the extensive onsite wetlands and ponds. Clearing of wooded areas is limited (pg. II-1, City Policies).

The historically significant Wick farm house will be retained and restored, albeit under separate permit (pg. IV-1, City Policies).

The project will comply with the city's current energy efficiency standards (pg. VIII-1, City Policies). **(Affirmative finding)**

11. *Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;*  
The proposed development will create 32 additional housing units in the city. The proposed density and scale of the development are consistent with surrounding areas. The project is not expected to create undue adverse impacts on the city's present or projected housing needs. **(Affirmative finding)**

12. *Not have an undue adverse impact on the present or projected park and recreation needs of the city.*

Minimal impacts on the city's park and recreation needs are anticipated. Payment of impact fees will help offset such impacts. **(Affirmative finding- conditioned with final plat)**

#### **Article 4: Maps & Districts**

##### ***Sec. 4.4.5, Residential Districts:***

###### ***(a) Purpose***

###### ***(2) Waterfront Residential Low Density (WRL)***

The subject property is located in the WRL zone. This zone is primarily intended for low density residential development in the form of single family homes and duplexes. Due to its close proximity to the lake, design review and stormwater management are particularly important considerations. The proposed development is consistent with the purpose of the WRL zone.

**(Affirmative finding)**

###### ***(b) Dimensional Standards & Density***

See Sec. 4.5.5, *Larger Lot Overlay District* for minimum lot size and density.

Lot coverage is limited to 35%. Overall coverage within the PUD is 14%.

Within the PUD, only peripheral setbacks apply. The lands incorporated into the PUD have two frontages along public rights-of-way (the bike path and Appletree Point Road) and, therefore, amount to a corner property. These two frontages require front yard setbacks. The other boundaries to the west and north require side yard setbacks. Given that the front yard setback is based on the average front yard setback of neighboring homes along the same public right-of-way on the same block and that there are no homes yet, the project may establish its own front yard setback along the public bike path. As proposed, the nearest homes will be set back at least 20'. This setback is acceptable in light of the pattern of neighboring developments. The front yard setback along Appletree Point Road will remain unchanged. Given the large size of the land area involved, the side yard setbacks to the north and west are 20'. All of the proposed homes comply with this setback.

All of the proposed homes comply with the maximum height limit of 35'. **(Affirmative finding)**

###### ***(c) Permitted & Conditional Uses***

The major PUD is subject to conditional use review in the WRL zone. Such review is addressed in these findings. **(Affirmative finding)**

###### ***(d) District Specific Regulations***

###### ***1. Setbacks***

No setback encroachments are sought.

###### ***2. Height***

Not applicable in WRL.

###### ***3. Lot Coverage***

Lot coverage is compliant as noted previously. **(Affirmative finding)**

#### ***4. Accessory Residential Structures and Uses***

Most of the dwelling units will have garages and most are attached. The attached garages comply with the size limitations of this subsection (garage footprints are limited to 50% of the ground floor area of the principle structures). The detached garages are too large per this criterion. They are about 58% of the ground floor area of the associated principle structures. Similarly, the attached garage for the one new single family home on Appletree Point Lane is just slightly too large at 51% of the ground floor area of the associated principle structure. The detached garages must be reduced in size. **(Affirmative finding as conditioned)**

#### ***5. Residential Density***

The proposed residential units are subject to the functional family provisions of the Comprehensive Development Ordinance. **(Affirmative finding- conditioned with final plat)**

#### ***6. Uses***

Not applicable.

#### ***7. Residential Development Bonuses***

No development bonuses are being sought.

#### ***Sec. 4.5.4, Natural Resource Protection Overlay (NR) District***

##### ***(d) District Specific Regulations: Wetland Conservation Zone***

##### ***(6) Criteria for Review***

The property contains mapped wetlands and their associated buffer zones. As a result, review under this subsection is required. The wetlands delineation depicted on the project plans has been reviewed and agreed to by the State of Vermont wetlands office and the U.S. Army Corps of Engineers. The Conservation Board determined that there are no direct impacts to any mapped wetlands onsite and that buffer impacts are minor. While not concerned with undue wetland impacts, the Board did request viewing draft Home Owner Association (HOA) provisions for annual mowing in common areas within the buffer zones and for pond maintenance. As this project is also subject to state wetlands permitting, the Board also requested a copy of the applicant's wetlands permit (or at least application). **(Affirmative finding as conditioned)**

#### ***Sec. 4.5.5, Larger Lot Overlay District***

##### ***(c) District Specific Regulations: RL Larger Lot Overlay***

##### ***(1) Minimum Lot Size and Density***

The minimum lot size for single family homes in this overlay district is 9,900 sf and 15,840sf for duplexes. Article 11, *Planned Unit Development*, allows flexibility in dimensional requirements (including lot sizes) and in residential densities. Most of the proposed lots for the new homes are about 4,000 sf. The 32 proposed units on 15.74 acres are well under the 4.4 units per acre density standard. Density remains acceptable even when discounting the area of wetlands and ponds as noted in Sec. 5.2.4 below. **(Affirmative finding)**

#### **Article 5: Citywide General Regulations**

##### ***Sec. 5.2.3, Lot Coverage Requirements***

See Sec. 4.4.5 (b) above.

##### ***Sec. 5.2.4, Buildable Area Calculation***

Of the 15.74 total acres, 3.47 acres are wetlands or ponds. This criterion requires that density be calculated based on buildable area – the area of land without wetlands or surface waters. As a result, density is calculated based on 12.27 acres. At 4.4 units per acre maximum, the proposed 32 proposed units remain compliant. **(Affirmative finding)**

***Sec. 5.2.5, Setbacks***

See Sec. 4.4.5 (b) above.

***Sec. 5.2.6, Building Height Limits***

See Sec. 4.4.5 (d) above.

***Sec. 5.2.7, Density and Intensity of Development Calculations***

See Sec. 4.5.5 above.

***Sec. 5.5.1, Nuisance Regulations***

Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

***Sec. 5.5.2, Outdoor Lighting***

New outdoor lighting details are limited to those for street and walkway lighting. Most of this lighting will be located within a newly formed public right-of-way and will be subject to review and approval by the Burlington Electric Department. There are no specific standards for private street lighting. Either the BED or IESNA standards should be applied for the new lighting along the private Appletree Point Lane and along the driveway serving lots 23-27. Outdoor lighting details for the individual residences have not been provided and are needed. **(Affirmative finding as conditioned)**

***Sec. 5.5.3, Stormwater and Erosion Control***

New stormwater infrastructure is included in the proposal. Runoff will be collected and directed into a new stormwater pond onsite. The pond will serve to detain and treat stormwater runoff prior to discharge into the existing ponds and, ultimately, into Lake Champlain. Given the substantial amount of green space remaining, some degree of infiltration into the ground will continue to take place. The proposed stormwater system has been reviewed and preliminarily approved by the Conservation Board. Review and approval by the Stormwater Administrator is pending. **(Affirmative finding as conditioned)**

**Article 6: Development Review Standards:**

***Part 1, Land Division Design Standards***

***(a) Protection of important natural features***

The proposed lots are relatively small and are placed along the new roads within the development. They remain out of the wetlands onsite. The wetlands will be contained within common open space areas for the project. **(Affirmative finding)**

***(b) Block size and arrangement***

No new blocks are proposed. The interior roads, including one new public road, will connect to the city's public street system. **(Affirmative finding)**

***(c) Arrangement of Lots***

Newly created lots are regular in shape, except for undeveloped open space parcels. While many of the new lots along the new public road are relatively small, the overall density of the development will be less than that of surrounding development. **(Affirmative finding)**

*(d) Connectivity of streets within the city street grid*

The new primary roadway will be public and will connect with Appletree Point Road. The new road will be subject to review and approval by the Department of Public Works. **(Affirmative finding- conditioned with final plat)**

*(e) Connectivity of sidewalks, trails, and natural systems*

The internal sidewalk system will connect to the existing sidewalk running alongside Appletree Point Road. Two interior connections to the public bike path will also be provided. **(Affirmative finding)**

**Part 2, Site Plan Design Standards**

**Sec. 6.2.2, Review Standards**

*(a) Protection of important natural features*

The subject property contains relatively extensive wetlands and several ponds. It also contains significant wooded areas and a row of mature Black Locust trees along the existing lane. Except for impacts to some small isolated class 3 wetland pockets, no direct wetland impacts are proposed. Most of the new development remains outside of the state's 50' wetland buffer; however, a significant portion of the new development falls within the city's 100' wetland buffer. The Conservation Board found that impacts within the buffer zone are minor and acceptable. Tree clearing is moderate, and the row of Black Locust trees will be preserved. **(Affirmative finding)**

*(b) Topographical alterations*

The property is mostly flat with few significant topographical features. The most significant topographical features are limited to the wetlands, ponds, and drainage ways. Grading will be required; however, no substantial topographical changes are proposed. **(Affirmative finding)**

*(c) Protection of important public views*

There are no important public views from or through the property. **(Affirmative finding)**

*(d) Protection of important cultural resources*

The site has no known archaeological resources. **(Affirmative finding)**

*(e) Supporting the use of alternative energy*

No alternative energy resources are incorporated into the project design. The orientation of the development is roughly north/south. Shading from one structure to another should not be problematic. **(Affirmative finding)**

*(f) Brownfield sites*

The property is not included on the Vermont DEC's Hazardous Sites List. **(Affirmative finding)**

*(g) Provide for nature's events*

See Sec. 5.5.3 for stormwater management. There is ample room onsite for seasonal snow storage. **(Affirmative finding)**

*(h) Building location and orientation*

The one additional new home being built at the end of the reconfigured Appletree Point Lane is consistently sited with the other homes at the end of the lane. The rest of the new homes will be oriented along the new public road (and private extension at the end) and will create an entirely new streetscape. These new homes are laid out in a consistent pattern along the new road and create a fairly uniform street edge. All of the new homes have front entries facing the street.

Most of the homes have attached garages, although some have detached garages or no garage at all. With one exception, all of the attached garages face the street. These street-facing garages are limited to 35% of the entire width of the residence. In this case, the buildings are 35' wide, including 12' wide garages (35% of the width) and are acceptable. They are also set back from the road 25' as required. The size of these attached garages relative to the homes are acceptable at about 34% of the footprint area per Sec. 4.4.5, *Residential Districts*, (d), 4, *Accessory Residential Structures and Uses*, C. **(Affirmative finding)**

*(i) Vehicular access*

Except for the homes on lots 23-27, each new residence will have its own driveway. All of the driveways are of acceptable dimensions except for one. The driveway on lot 6 is too wide at 20', the maximum permissible width is 18'. Sight lines appear to be acceptable. **(Affirmative finding as conditioned)**

*(j) Pedestrian access*

None of the new homes have front walkways connecting to the public sidewalk as required by this criterion. The homes on lots 23-27 have front walkways, but there is no sidewalk. Walkways and sidewalks will be required on final plat plans. The public sidewalk runs continuously across driveways as required. **(Affirmative finding as conditioned)**

*(k) Accessibility for the handicapped*

Sidewalk ramps will be handicap accessible. There is no indication that any of the dwelling units will be handicap accessible or that they need to be. **(Affirmative finding)**

*(l) Parking and circulation*

All of the proposed dwelling units will have associated parking. Vehicles will have to back out into the street; however, given the light traffic on the dead-end street, doing so is acceptable. No parking areas are large enough to require shading. **(Affirmative finding)**

*(m) Landscaping and fences*

New street trees will be planted along the new public road. These trees will be subject to review and approval by the City Arborist. Other landscaping consists of a variety of trees, shrubs, and ground cover. Landscaping will be installed in common open space areas as well as with the individual residential lots and will serve diverse purposes including screening, shading, and beautification. **(Affirmative finding as conditioned)**

*(n) Public plazas and open space*

HOA lot D will be set aside as a small park for community residents. A small grove of apple trees is proposed. No hardscaping, benches, or other sitting areas are depicted. No walkway provides access to the park. The intent of this park should be clarified. If it is simply left over open space,

no amenities are necessary. If it is to serve as a communal gathering area, additional work is needed. **(Affirmative finding as conditioned)**

*(o) Outdoor lighting*

See Sec. 5.5.2.

*(p) Integrate infrastructure into the design*

All utility lines will be buried. There is no evidence that electric utility “hot boxes” will be screened with new landscaping or otherwise. Screening around these large green boxes should be provided. There are no communal recycling or trash facilities. These items will be handled separately by each homeowner. A single trash and recycling hauler agreed to by the HOA is recommended to limit the amount of truck traffic in the neighborhood. **(Affirmative finding as conditioned)**

***Part 3, Architectural Design Standards***

***Sec. 6.3.2, Review Standards***

*(a) Relate development to its environment*

*1. Massing, Height, and Scale*

Four building types are included in this proposal. The two exceptions are the new home on lot 28 and the new attached garage for the existing “farmhouse.”

The massing, height, and scale of the four proposed building types are consistent with those of existing homes in the surrounding areas. They are 1 ½ to 2 ½ stories tall and all incorporate gabled roofs, porches, and other architectural features to break up their apparent massing (albeit modest) and to reflect the human scale of this residential area.

No details have been provided for the new home on lot 28. Architectural details are needed in order to include this home in this application.

The garage proposed for the “farmhouse” is substantial at 3 bays wide and reads as more of a barn than anything else. This appearance is appropriate given the origins of the existing home. The garage is attached via a breezeway and is sufficiently offset from the existing home to avoid overwhelming it. The footprint area of the garage is acceptable relative to the footprint area of the house. **(Affirmative finding as conditioned)**

*2. Roofs and Rooflines*

All of the new structures will have gable roofs of one style or another. Some of the homes will incorporate multiple rooflines and dormers. **(Affirmative finding)**

*3. Building Openings*

Fenestration patterns vary among the four building types. All are appropriately scaled and styled for the building types proposed. Front entries face the street and are easily identifiable. All front entries incorporate some type of porch. Fenestration for the “farmhouse’s” new garage is distinct but relates well to that in the existing home. **(Affirmative finding)**

*(b) Protection of important architectural resources*

The existing “farmhouse” is historically significant and is included on the state historic register. A number of renovations to this structure are included in this proposal.

The slate roof is to be removed and replaced with standing seam metal. Documentation from a roofing contractor asserts that the slate roof has reached the end of its useful life and should be removed. In contrast, however, a brief report from the applicant's historic preservation consultant questions the validity of this assessment and recommends that a qualified slater assess the existing roof before any determination is made about whether to replace it or not. Short of such documentation from a qualified slater, the proposed slate roof replacement is unacceptable. Skylights are also proposed. While it would make sense to do so as part of a new metal roof installation, putting skylights into the existing slate roof without damaging the slates is questionable. Removal of a dormer on the north roof slop is proposed as well. As with the skylights, removal as part of a new roof construction would make sense; however, no determination about whether to remove the slate roof can be made without an assessment from a qualified slater.

Other modifications to the home pertain to porch, mudroom, and breezeway additions and are acceptable. **(Affirmative finding as conditioned)**

*(c) Protection of important public views*

There are no significant public views from or through the subject property. **(Affirmative finding)**

*(d) Provide an active and inviting street edge*

All of the new homes will face the street with prominent front entries. As noted earlier, all of the homes will include front porches and other architectural details to add visual interest. The four building types are variable so as to avoid monotony along the new street. Differing colors among the buildings are recommended. Building placement is consistent and will serve to provide a well defined streetscape. **(Affirmative finding)**

*(e) Quality of materials*

Building materials are not indicated and must be. Only the change from slate to metal roofing on the existing "farmhouse" is noted. This change is not acceptable without supporting documentation as noted earlier. **(Affirmative finding as conditioned)**

*(f) Reduce energy utilization*

All of the new homes must comply with the city's energy efficiency standards. They will all have ample solar access. **(Affirmative finding)**

*(g) Make advertising features complimentary to the site*

No new outdoor signs are included in this proposal.

*(h) Integrate infrastructure into the building design*

No new building mounted mechanical equipment is evident. Details for mailboxes, utility meters, and the like have not been provided and are needed. **(Affirmative finding)**

*(i) Make spaces safe and secure*

All of the new homes must comply with the city's current egress requirements. Adequacy of emergency vehicle access has not yet been approved by the Fire Marshal; however, his comments from the Technical Review Committee meeting have been incorporated into the project design (i.e.

20' wide roads). Written approval from the Fire Marshal will be required. **(Affirmative finding as conditioned)**

#### **Article 8: Parking**

##### ***Sec. 8.1.8, Minimum Off-Street Parking Requirements***

The subject property is located in the neighborhood parking district. As a result, each one of the 32 dwelling units requires 2 parking spaces. The site plan depicts sufficient parking, including garage and surface spaces, for each of the units. **(Affirmative finding)**

##### ***Sec. 8.2.5, Bicycle Parking Requirements***

No bicycle parking is required for the proposed single family and duplex dwelling units. **(Affirmative finding)**

#### **Article 9: Inclusionary and Replacement Housing**

##### ***Sec. 9.1.5, Applicability***

The development will result in a net gain of 31 dwelling units (including 1 accessory apartment). The inclusionary requirement of 15% will result in 5 inclusionary dwelling units. The application materials indicate that 4 inclusionary dwelling units will be provided but is based on a net gain of 29 dwelling units. The number of dwelling units has been changed to 32 (net gain of 31) and, therefore, requires an additional inclusionary dwelling unit. The inclusionary housing proposal is subject to review and approval by the manager of the City's Housing Trust Fund. **(Affirmative finding as conditioned)**

#### **Article 10: Subdivision**

See Articles 3, 4, 5, and 6 of these findings.

#### **Article 11: Planned Unit Development**

##### ***Sec. 11.1.6, Approval Requirements***

*(a) Lot coverage requirements of the district shall be met*

Lot coverage is compliant at 14%. The coverage limit is 35%. **(Affirmative finding)**

*(b) The minimum setbacks required for the district shall be met*

As noted previously, setbacks are compliant. **(Affirmative finding)**

*(c) The minimum parcel size shall be met if the project is located in a RL or RL-W district*

The two acre minimum lot size requirement for the PUD has been met. **(Affirmative finding)**

*(d) The project shall be subject to design review and site plan review of Article 3, Part 4*

See Article 3 above.

*(e) The project shall meet the requirements of Article 10 for subdivision review*

See Article 10 above.

*(f) All other dimensional, density, and use requirements of the underlying zoning district shall be met as calculated across the entire property*

Applicable dimensional requirements have been met. The single family homes are permitted in the WRL zone. The duplexes are permissible as incorporated into this PUD. **(Affirmative finding)**

*(g) Open space or common land shall be assured and maintained in accordance with the conditions as prescribed by the DRB*

Common open space lands will be held and maintained by the HOA. **(Affirmative finding)**

*(h) The development plan shall specify reasonable periods within which development of each phase of the planned unit development may be started and shall be completed. Deviation from the required amount of usable open space per dwelling unit may be allowed provided such deviation shall be provided for in other sections of the planned unit development.*

See Sec. 3.5.6 (a) 11.

*(i) The intent as defined in Sec. 11.1.1 is met in a way not detrimental to the city's interests*  
*Sec. 11.1.1, Intent*

*(a) Promote the most appropriate use of land through flexibility of design and development of land;*

The proposed residential use is appropriate for this property. Site constraints, primarily wetlands and ponds, preclude the proposed number of units in a traditional subdivision meeting standard dimensional requirements. The PUD process enables flexibility in dimensional requirements that allow for the proposed development. **(Affirmative finding)**

*(b) Facilitate the adequate and economical provision of streets and utilities;*

Multiple residences will be served by shared streets and utilities within the development. **(Affirmative finding)**

*(c) Preserve the natural and scenic qualities of open space;*

Open space will remain, and much of it will contain protected natural features like the ponds and wetlands. **(Affirmative finding)**

*(d) Provide for a variety of housing types;*

A variety of single family and duplex dwelling units are proposed. **(Affirmative finding)**

*(e) Provide a method of development for existing parcels which because of physical, topographical, or geological conditions could not otherwise be developed; and,*

As noted in (a) above, extensive wetlands and ponds preclude development on much of the property. Placing homes on smaller lots as proposed preserves these natural features and allows for a moderately scaled development. **(Affirmative finding)**

*(f) Achieve a high level of design qualities and amenities.*

The Design Advisory Board found the project design, as conditioned, compliant with the standards of Article 6. Amenities include individual parcels, common open space lands and infrastructure, access to significant natural areas and to the public bike path. **(Affirmative finding)**

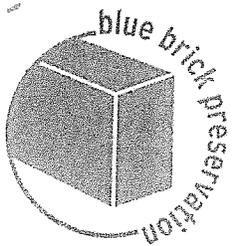
*(j) The proposed development shall be consistent with the Municipal Development Plan*

See Sec. 3.5.6 (b) 10.

## **II. Conditions of Approval (Recommended in the event that traffic impacts are addressed)**

The following conditions shall be met **prior to final plat approval** and shall be addressed in the final plat application materials:

1. Compliance with the April 12, 2011 Design Advisory Board recommendation:
  - a. No garage footprint may exceed 50% of the footprint area of the associated primary structure.
  - b. No driveway may exceed 18' in width.
  - c. All of the new homes must have walkways connecting their front doors with a sidewalk.
  - d. The streets trees must be reviewed and approved by the City Arborist.
  - e. The intent of the park on HOA lot D must be clarified. If it is to serve as a communal gathering area, hardscaping, benches, and an access walkway are needed.
  - f. The new street lighting must be reviewed and approved by Burlington Electric Department.
  - g. Outdoor lighting details for all of the new homes must be provided.
  - h. All mechanical equipment (including electric utility "hot boxes") must be screened, and screening details must be provided.
  - i. Architectural building elevations for the home on lot 28 must be provided.
  - j. All exterior building materials must be noted on the elevation drawings.
  - k. The design of the housing units should be mixed (i.e. avoid repetition of the same design in adjacent buildings).
  - l. Removal of the slate roof on the existing "farmhouse" is unacceptable unless a report from a qualified slater documents that it is in a state of failure and must be removed.
  - m. The roof pitch on garage for the existing "farmhouse" may be made less steep.
2. Compliance with the March 14, 2011 Conservation Board recommendation:
  - a. Provide drafts of HOA agreements for mowing and pond maintenance.
  - b. Provide a copy of the state wetlands permit (or application)
3. A specific construction schedule (with or without phasing) shall be provided and an articulation of whether all construction will be included in this project or whether homes will be individually permitted.
4. Written approval of the erosion control and stormwater management plans shall be obtained from the Stormwater Administrator.
5. Written approval shall be obtained from the Fire Marshal for emergency vehicle access.
6. The number of inclusionary housing units shall be agreed to in writing with the manager of the city's Housing Trust Fund.



April 11, 2011

Eric Farrell  
Farrell Real Estate  
PO Box 1335  
Burlington, VT 05402-1335

Dear Eric,

I have reviewed the revised plans for the Staniford Farms property (aka the Woodbury-Wick House) located at 2 Appletree Point Lane in Burlington. Overall I support the changes – specific comments on individual components follow below.

Rear wing and garage removal, construction of accessory structure

While I am disappointed that the plan now calls for removal of the c.1924 rear wing and garage, I understand the prohibitive financial burden that retention and repair of structurally unsound elements might present. As noted in earlier documentation, the most significant architectural component of this site is the main house – for which the rehabilitation design remains essentially unchanged. While the new barn/garage structure is quite large, this is typical of such structures – particularly in agricultural settings. Given the historic use of the property and the subordinate placement of the new structure; the compatibility in materials, scale, character and historic use; retention of existing spatial relationships and; commitment to differentiation of new work from the old in order to avoid the creation of a false sense of development, the proposal as presented is sound. My only real hesitation is the severity of the roof pitch on the barn – and I would encourage exploration of the feasibility of a gentler incline or modified roof shape or, should that not accommodate space or snow-load requirements, consideration of rotating the structure 90 degrees so that the contrast between the two buildings is minimized.

Roof

The current slate roof of the main block undeniably contributes to its aesthetics, character and integrity. Since the pattern, detailing, and craftsmanship of slate roofs can be integral design elements, they should be repaired rather than replaced whenever possible. Still, it is entirely possible that the slate here has reached the end of its serviceable life as indicated in the assessment provided by Eastern Mountain Contracting. However, I hesitate to accept this analysis in total as the company's focus appears to be on wooden and contemporary synthetic roofing materials. Instead I recommend that a second, independent appraisal be conducted by a reputable and qualified *slater*. Should such a review reveal that the slate roof is indeed beyond feasible repair, even with the availability of salvaged slates from the rear wing and garage, then the proposal of removing the slate and replacing it with a metal

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[www.bluebrickpreservation.com](http://www.bluebrickpreservation.com)

Formerly New England Preservation Collaborative, Inc.

roof could be acceptable provided a number of precautions are met.<sup>1</sup> I am enclosing Preservation Briefs 4 (Roofing for Historic Buildings) and 29 (The Repair, Replacement and Maintenance of Historic Slate Roofs) with this letter – these two documents offer excellent guidance and considerations in choosing a replacement roofing material when the existing historic fabric has deteriorated beyond repair. While the pattern, thickness, texture and depth of color of slate cannot be duplicated by a metal roof, it can be an appropriate choice. Metal roofs of various natures and designs have been in use since the days of the early republic, on modest as well as high-style buildings. However, there are a number of important considerations: if a standing seam roof is being considered, then the spacing between the seams as well as the hue, sheen and tone of the material should complement rather than dominate the structure. Given the stature of this property and the efforts being undertaken to revitalize it, roofing material will be an important choice. Other alternatives to consider are a good quality architectural shingle or synthetic slate - both of which can be comparable in cost and durability to metal roofing. No matter what you decide however, I strongly recommend that a slater give a thorough analysis first...you may be pleasantly surprised!

Also, to minimize visual impact, skylights should be in concealed locations – such as the rear slope. If this is not feasible, then they should recede (visually) to the maximum extent possible.

Overall the design plan maintains its original goal to restore this long-neglected property back to single family residential use, respects the existing character, setting and spatial arrangements and results in a structure of a scale that will be manageable to maintain – also an immensely valid consideration.

Please let me know if I have overlooked anything or if you have any questions about any component of my analysis.

Sincerely,



Liisa Reimann  
Principal/Architectural Historian  
Enc.

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<sup>1</sup> Also, although installation of a new slate roof can be a substantial cost, given its life span with proper care and maintenance it can far outlast other materials and thus be more cost-effective in the long run – especially if a good percentage of existing slates can be reinstalled.

Scott D. Martin, Owner - Phone # (802) 324-0587 – Fax # 425-2477  
E - mail is [scott@easternmountaincontracting.com](mailto:scott@easternmountaincontracting.com)

4/11/11



2490 GreenBush Road  
North Ferrisburg, VT 05473  
802.324.0587  
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To whom it may concern. Upon inspection of the former Wick Residence, located at 2 Apple Tree Point Lane in Burlington VT, we have come to the conclusion that the Slate roofing at this time, has past it's useful lifespan. Any repairs of the Slate Roofing located at the address located above, we feel would only further damage the existing Slate Roofing. All Slate Roofing should be removed to access any and all damages to roof Decking, in preparation for installation of new roofing and accessories. If anyone has any questions, feel free to contact me anytime, to discuss this matter further.

Sincerely, Scott D. Martin

K2 Slate and Metal Works  
174 Kelad y Drive  
Shelburne, VT 05482

Date 4/12/2011  
Estimate # 24

Name / Address

Great Northern Construction  
Bob Schwartz  
862-1403  
199 Church Street

P.O. #  
Terms

Due Date 4/12/2011  
Other

Description	Qty	Rate	Total
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From looking at the roof I  
feel that it should be completely  
removed. Slate has been patched  
extensively over the years and  
nails holding slate are questionable.  
Some decking will also need to be  
replaced and the rest should be  
inspected. If reinstalling slate.  
Saved slate would be reused  
supplemented with new slate.  
Standing seam would also be  
a good option with no yearly  
upkeep.

Sincerely Mark Korman



Subtotal	\$0.00
Sales Tax (0.0%)	\$0.00
Total	\$0.00

K2 Slate and Metal Works  
K2roofingvt@yahoo.com  
K2roofingvt.com

802-985-5411  
Fax 802-985-5442

## Scott Gustin

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**From:** Eric Farrell [efarrell@farrellrealestatevt.com]  
**Sent:** Saturday, April 16, 2011 3:27 PM  
**To:** Scott Gustin  
**Subject:** Staniford Farms - Farmhouse



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pdf (272 KB)

Hi Scott,

I have attached a self-explanatory letter of general support for the improvements I have planned for the old Farmhouse, along with two critique's on the existing slate roof materials. The DAB recommended approval of the overall project, generally as presented. I would like to review your staff report, before I present to the DRB on May 17th.

Eric

Eric F. Farrell  
efarrell@farrellrealestatevt.com

FARRELL REAL ESTATE

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Physical: 875 Roosevelt Highway, Suite 120, Colchester, VT 05446

P: 802-861-3000 x12

F: 802-861-3003

C: 802-343-7055

-----Original Message-----

From: scanner@farrellrealestatevt.com [mailto:scanner@farrellrealestatevt.com]

Sent: Saturday, April 16, 2011 4:06 PM

To: Eric Farrell

Subject: Scan from Farrell Real Estate

Number of Images: 4

Attachment File Type: PDF