

Burlington Development Review Board

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Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A. J. LaRosa
Alexandra Zipparo (Alt.)
Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, April 21, 2015, 5:00 p.m. Contois Auditorium, City Hall, 149 Church Street, Burlington, VT Minutes

Board members present: Jonathan Stevens, Brad Rabinowitz, Alexander LaRosa, Jim Drummond, Ali Zipparo, Missa Aloisi, Michael Long, Israel Smith.

Board members absent: Austin Hart (Chair)

Staff members present: Ken Lerner, Mary O'Neil, Anita Wade.

I. Agenda

No changes.

Jonathan chairs meeting and beginning at 5:01. No changes to agenda.

II. Communications

Supplemental Communications;

III. Minutes

In packet with one set from April 7th for review.

Minutes to be reviewed at next deliberative meeting.

IV. Consent Agenda

1. 15-0881HO; 115 Glen Rd (RL, Ward 6S) Ranjit Singh / Danielle Rouleau

Establish bakery home occupation (Project Manager, Mary O'Neil)

Swearing in of those representing applicant at 5:04.

A communication is read from owner in front of board members.

J.Stevens, questions who is doing the baking.

Representative, home baking done on premises by Danielle Rouleau in her own kitchen.

J.Stevens, asks if anyone in audience willing to comment.

Robin, a neighbor wondered how much traffic at location

J.Stevens, applicant represents no deliveries or pickup

Representative, says applicant will not have deliveries

J. Stevens asked if she picks up supplies

Public hearing closed at 5:06pm

Will take up at deliberative.

V. Public Hearing

1. 15-0868CU; 404 College St (RH, Ward 1E) Dunlap Riehle

Change of use from duplex to single residential unit and boarding house (Project Manager, Ken Lerner)

J.Stevens, swears in Dunlap Riehle, Sharon Breshor, Nancy Kirby (339 Colchester Ave)

Dunlap, requests to use rear building for 6 residents.

K.Lerner, said it is not single apartment, but boarding house currently duplex and occupants limited to 4 parking spaces per unit and the language of ordinance is that owner lives on premise.

B. Rabinowitz had a question about whether there were 6 bedrooms

Debate continued regarding minimum safety.

Dunlap, said he lived in bldg for 16 yrs and was using only 4 of 6 units and now wants to use the maximum of 6 units.

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B. Rabinowitz, questioned whether this was a boarding house
KLerner, said it is a boarding house
AZipparo, questions number of units
JStevens asks for resident response
Resident, responded with concern about renting rooms and about the criteria for boarding house and whether it's possibly for college students; questioned about adequate parking
J. Stevens,
Nancy Kirby said this is a boarding house. She said she lived near the house since 1994 and that the property is suppose to have only one car per two bedrooms. She mentioned she has worked with Code Enforcement on the problem. She questions when people will be made accountable for zoning.
JStevens, questions Ken
K.Lerner, recommends cleaning up parking;
M.Long, mentions the parking plan from 2006
KLerner, said this was never implemented
MLong, questions how many residents per parking
Dunlop, responds saying 4 residents for 5 parking spaces;
JStevens, said property was resistant to parking plan
Dunlop, said the plan was not depicting typical parking for this residence
MLong, questions applicant on how many he thinks he needs
Dunlop, responded that he would like to maintain what is there now.
Closed Public hearing 5:18pm

2. 15-0801PD; 140 Grove St (RL, Ward 1) Ireland Grove Street Properties

Final plat review of PUD to demolish existing concrete plant and buildings, construct 19 new buildings for 232 residential units, clubhouse, and maintenance building with associated road, parking, and site improvements (Project Manager, Scott Gustin)

With this application, Board member A.J. LaRosa is recused

J.Stevens, asks how many would be speaking on this application and swears in those wanting to speak

P.O'Brien said he would speak on behalf of S.D.Ireland. He mentions there will be 35 inclusionary units with a phased in plan. Changes to plan involve a reduction of Building I to 2 stories, eliminating 11 units; not on the preliminary is the addition of a maintenance building; parking waiver of 72 spaces, 494 were required and 394 are proposed allowing for 1.7 per unit; will provide a 700 ft section of missing sidewalks which extend to South Burlington; rearranging sidewalks for residents to walk to the Winooski Medical Center; and there will be a on site management office at the site.

JStevens, swears in audience and applicants.

P.O'Brien, representing SD Ireland organized the photos.

JStevens, questions whether photos are part of packet or applicant will distribute them.

JStevens suggests covering those points not resolved

P.O'Brien is okay with this and thanks J.Stevens.

JStevens, expresses concern with density; the fact they are primarily duplexes and feels challenged calling this low density based on the flexibility and variation; also noted the stat findings and recommendations.

P.O'Brien, comments that he was here about a year ago since then spent time addressing concerns from residents and staff; proposing 232 units down from 245 units density reduction; preliminary 22 conditions from Board; addressed all concerns with the help from staff and residents; went back to notes and minutes; one item to go to DAB to ask for amount of density and then final before DRW; had unanimous DAB approval; specifically noted staff conditions before the Board;

1) density; staff found an affirmative finding; density is a fine line; cannot do project without the density; mentioned the concern of neighbors; Building I was reduced 10 units;

2) added a building for maintenance as shown on an easel; this is not a preliminary request

3) parking waiver for 240 requesting 394 spaces; did apply for parking management plan
JStevens, asked for details on the parking management plan
P.O'Brien, said the requirements in the ordinance to meet waiver; mentioned exhibit 5a in packet; explained some of reasons the waiver was granted and gave an example why the adjustment down;
JStevens, asks if are there sidewalks that connect with medical center
P.O'Brien, said one section is missing to the south; sidewalks are in other direction but working with DPW to make routes safer and then the quality of walkability improves with site management
JStevens will review
AZipparo, asked for an expansion on CCA
P.O'Brien, encourages CCA to come down; describes route of bus for children; leave project proceed to flashing beacon to Chase; CCA said no but will review planning and will look at adjustment once project is approved
AZipparo, had questions on walkability and which crosswalk
P.O'Brien, indicates the crosswalk at park as shown on easel. Proposed hours of construction, Monday through Friday; changed Saturday hours 8am to 3pm; proposing lot line adjustments as shown on easel; mentions it should be in packet; proposed plat description; property owner agreements, trading land; changes boundaries as shown on easel as mentioned in preliminary; dimensions close to the same.
Parcel is in between South Burlington and GMP; GMP sold land to Ireland; Ireland sold to park district that was landlocked granting them a proposal for a trail and access to their land; will be donated to Winooski Valley Park District; trail access from Schmanska Park in yellow on display.
P.O'Brien, spoke in regard to inclusionary units and the conditions; bldg units at same time as market rate; first 70 half will be inclusionary
BRabinowitz, questioned how many buildings and what is the phasing plan
P.O'Brien, said 7 buildings that will be market rate; questions Ken if the plan was in the packet
K.Lerner, says the phasing plan is provided
ISmith which electronic document is it in?
P.O'Brien, provides hand out to Board members to show color scheme for changes to plan; one entrance; more duplexes; no parking on main street entrance; community center moved; and landscape plan, 2 garden areas 30'x80"
A.Zipparo, questions who will maintain landscaping
P.O'Brien, said maintenance of facility by Ireland
DPW, does not like stairways entering onto Row; can connect duplex walkways; enter into agreement with DPW; may have to remove in future; notes 2 middle duplexes on Grove.
DAB wants to connect inner sidewalk to Grove St sidewalk
J.Stevens, asked what was platform used for?
P.O'Brien, responded that it was a dump where mixing or washing took place;
J.Stevens asks about community center
P.O'Brien, describes community center
M.Aliosi, questions about inclusionary units
MLong questions if all inclusionary will be built
P.O'Brien, that is correct; made reference to site plan; all buildings on upper plateau are 35 ft or lower referring to landscape grading plan; biggest change has to do with staff request to make project ascetically pleasing to fit into neighborhood; has handout on what was proposed and will give to Board for deliberation;
JStevens requests them now
P.O'Brien, these elevations match; can see what was proposed; next package is going down Grove St.
JSteven asks if they are in chronological order

P.O'Brien, responded affirmatively

P.O'Brien, more street friendly; noted street scape detail; last is site plan; some things changed two access points initially, but restore Centennial Brook; thorough plan process to take place; felt what was gained by access was not more important than the environment. Fire Dept signed off on the one access; more smaller buildings; rear of garages are under ground; noted one entrance will serve both garages; moved community center to lower level; extension screening; garden area now 30 x 80 ft; landscape plan has apple, raspberry, blueberry, and edible plantings;

A Zipparo who manages them

P.O'Brien, Ireland family takes pride in being able to offer plantings; one open ended issue is DPW requirements regarding sidewalks; DPW does not like stair ways entering into right of way; connect or enter with City right away with plans around brook not changing; DPW asks for two minimal, but issue is around providing 4 sidewalks down to Grove St and the public right of way; DAB wants to connect sidewalks as was shown on displayed plans; worked out plan with DPW on handicap ramp up to parking area; Left lower level alone; on Grove St look right over bldgs; parks and rec plan, DPW does not want to maintain lookout structure using existing ramp; Park and Rec helped lay out paver walkway, picnic table, plaque on history of area and for S.D.Ireland;

JStevens asked about the ramp

P.O'Brien, said old trucks dumped there for mixing; provides a place for an overlook or having lunch; just another way Ireland makes something better;

JStevens, mentioned in regards to a community center, his entire life there was only one time he went to a center; questioned what makes people want to go to center;

P.O'Brien, we are doing this because we need housing and to come up with something others don't have; kitchen, library, upstairs gaming, as enter will have rental offices, may have staff stay later, outdoor pool and showers, feels it will be a real draw for our residents

BRabinowitz, questions the traffic asking about a staff report/agreement with DPW traffic improvements

P.O'Brien, recommended to pay fair share off site;

KLerner, said L.Wheelock, engineer from DPW might shed light on traffic

L.Wheelock said an intersection study was commencing for FY,2016 in 7/15 using traffic impact fees paying for improvements and pedestrian actualization; larger improvements not responsible to hold up project due to existing problems with intersection; focus on pedestrian safety;

JStevens, was aware of problems with both intersections and more cars mean more holdups;

LWheelock, taking into consideration concerns with traffic and safety improvements

JStevens, asked do you want to speak to Ben Swanson

Bswanson, traffic engineer from RSG said he had nothing specific to add

JStevens, said almost anything someone needs requires an offset trip and whether the study took this into account; asked how much study is based on assumptions or actual car count

Bswanson yes, collection of studies in suburban sites based on trip generation based on national data and similar studies calculates accordingly where there are no services; trip generation handbook based on non-core activities

JStevens questions Paul OLeary storm water manager

POLeary, increased storm water about a third; storm water using existing impervious surface. Centennial on impaired watershed but making corrections; each bldg group run off to lower plateau, two rain gardens, collection areas, Ireland going beyond what needs to be done; no infiltration into the watershed; some off-site improvements; collection swale and treatment system at parking lot with worked this out with DPW; parking lot collection swale, eliminates ponding; new sidewalk for pedestrian; solar power speed limit sign; two crosswalks and flashing beacons found to be effective; handicap ramp to park; adding lighting in park; installing new water main along have to put new line in improves fire flow with Grove St. 6" diameter, sanitary fluid pumps back into city system;

MLong, questions retention pond existing or proposed
PO'Leary, existing
MLong, reduces impervious and all storm water treated on site
Applicant yes
A Zipparo discharge into Winooski direct
Applicant not direct
AZipparo
JStevens Audience response
Applicant about mom and pop store; make the duplex a general store; do know the community center could contain store for the necessities and amend permit for this
ISmith earlier condition placed on overload or shed light from staff
K Lerner can show
I Smith basic guidelines
KLerner did nice job on sketches
ISmith drawings, measurements on elevation drawings, 4.4.5 density in code, staff calculated heights on aver grade, question on where staff calculated grade;
Applicant will see four lines; calculations
ISmith cannot read calculations
KLerner do have a full size set
Applicant wanted to show how meeting aver finished rate
ISmith existing 59 ft. grade would be integrated?
Applicant yes
I Smith only see one depiction of larger
Applicant asked staff where to take illustrations
Misa questions other bldg six unit understanding and whether rendering is correct;
Applicant says it is accurate
Misa site line going over with Applicant; roof should be certain height; if roof goes up doesn't show;
Misa; questions roof line with MLong; and Ireland applicant
Applicant intent is street scape; bldg is maybe too high; let's only concentrate on street scape where there is a complete set of street scape
JStevens letting people in audience comment; now time to come forward
Linda Tierney own couple bldgs. on Chase and Grove St 27 yrs, several concerns are traffic and safety; two bldgs. and 10 tenants; cannot get out of driveway during certain hours; corner of street is an issue with safety; parking; narrow at Chase and Grove street area causes fender benders, and side mirrors knocked off; safety with Fire or ambulance there is no area; CCA, buses cannot make the turn; impact fees will help but cannot see improvements can make; appreciate developers plans but details about a store in area and the discussion about a store and how considered low density project.
JStevens would have to come back for
Richard D steering committee, Patrick visited 4times and grateful; asked Dir of DPW; needs to be a partnership with city; structural problems; good there is a dialogue; city is not straightforward; City embarked on Colchester redesign and Grove St eliminated from the discussion; in addition scoping study of Riverside, Winooski bridge being pushed back to 2016 from 2015; the junction from RSG the confluence is one of highest in State of Vermont; DPW only states that there will be scoping; needs to be accountability by City; questioned at what stage does city make solid commitments to Grove St to maximum spot of concern and don't know what City will do about it; is it intent of City to walk half mile to catch bus.
Sam B 50 Grove St, architect, longevity of process could have been alleviated but overall bldg design is poor with materials, disappointed with materials; memorial design is well done but not sure about execution; if fixed up could be reintegrated into design; memory of our road system; blinking lights can make big difference but need performance bonds that developer follow through on conditions;
Salene C. following closely, appreciate responsiveness, inclusionary zoning, need for housing, substantive housing, echo concern around traffic and transportation; area high

traffic burden; infrastructure improvements not enough; concern about suburban island in city and reality of impacts and immediate neighbors and outside city.

E. Mahnke resident of Grove St; expressed concerns construction, traffic, F-35, height massing, recognized additional housing and retiring industrial use and developer addressed concerns by staff and Board; Act 250 criteria; appealed and reached agreements with developer; greater reduction in units; developers burdened with sights improvements and financing and realize got what could happen in reduction of units; original design reduction; second pedestrian sight; huge improvement with second crossing; need to work with DPW and 2nd light developer agreed to bump out at current crosswalk and issue is how far out; DPW agreed to 4ft bump out and developer agreed to 8ft;

JStevens we have no jurisdiction

Ernhard M total curb to curb, 8 ft. bump out mimics cars parked and increased safety and slow down Burlington; express desire to have change put into place

AZipparo Speed bumps

Ernhard bump out works better

A Zipparo appreciates this

E. Mahnke have worked with developer and feels not a lot of progress made; density issue; flaw in ordinance pertaining to density bonus needs to be changed; policy to set lower density limits within the lower density zone

Nate from Wildfire Assistant Development, speaking on behalf of Community and Economic Development Office; paying tax bill over 820,000 a year and helps mitigate tax roll; excited about green space and environment; ascethetic value is enhanced; extending elements pertaining to bond issue; improvements to park; Community and Economic Development Office supportive of project and to housing crisis in affordable housing and all price points;

AZipparo; glad City supportive; would that be about working for improvements to safety Nate W. cannot speak to that;

J. Francis Parks and Rec, engage with project over course of year; strategic choices, lighting, parking, continuity and health of area; any questions asked to Board

S. Buser city councilor; complimented developer on improvements from prelim to final; many things make this better; while since staff speaks to DRB and hope it continues; saw opportunity w development with number of families and children as to 18 children; missed mark for 3 bedroom and accommodate families; saw opportunity for UVM to create housing, City sharing with developer to reduce cars on street to work with developer and institutions; this could never get off ground and yet could not make it happen or with CTA can provide smaller bus; SSTA vans could go; frustrated with developer; as community not able to solve this problem; increase 5 cars avail to residents; reducing number of cars more; proposal for alternative energy and didn't hear about renewable energy; happy to hear it would take 4 yrs. as opposed to 7yrs; proposal to eliminate 2 parking spaces and not sure about the residents feel about that elimination; sad to represent the safety for children does not get the attention it would get in other areas of the city; recommend calling Irelands' bluff rather than Bayberry;

N. Warner; Winooski Park District, process with developer to incorporate path links to natural area across line; still working out details and board interest in working out strip and connection; optimistic that great project and opportunities;

Resident: understands less trucks and 394 cars needs to be pondered; invite Board to see how traffic backs up in neighborhood; appreciates developer's plans will not reduce volume;

N Kirby, great aunt and uncle use to own SD Ireland; concern about parking and shortcuts through park; mentioned accidents on interstate holds up ability to get to her home, problem on Riverside and Winooski; think hard about children's safety Wheelock, DPW about questions;

E. Mahnke, did provide traffic study and calling device need 30% of residents; consideration to redo routes of bus; not guaranteed to remove parking spaces, still public process;

BRabinwitz; DPW recommends bump out 4ft. max allowed to 6ft
AZipparo city recognize this as a problem; negotiating school bus difficult
L.Wheelock, bus throws off timetable was response
Applicant; knew larger issue was about traffic; doing their part to spend hundreds of thousands of dollars to improve safety of Grove St; speed bumps, narrowing road, blinking lights; in regard to the T, will visit again with CTA, Sharon, but need to prove there is the demand and will work with DPW for improvements; hydrant has to be moved 25 ft. uphill in anticipation of street improvements; housing Fletcher and UVM may regard a shuttle; offer suggestions about policy as Ernhard; Irelands have two plants and intent is to close one; City hall has turned to Ireland to request change to residential; if no approval for traffic will go to Williston, have 400 employees and will surpass any apartment plans; spoke to residents who complain about the closet neighbors sick of noise, pollution and would welcome residential use. Hope Board makes an informed decision.
JStevens closes public hearing at 7:23pm

VI. Sketch Plan

1. 15-0896SP; 80-94 Colchester Ave (I, Ward 1E) Ed & Frank von Turkovich

Sketch plan review of proposal to construct 79 apartment units in single building, surface, and underground parking (Project Manager, Mary O'Neil)

M.O'Neil pointed out omission in staff report; Article 11 Sec 11.1.6. subsection for min requirements for district shall apply to the periphery but flexible within project;

JSteven ask about flexibility

JSteven sketch plan non swearing in

G.Rabideau. project contains units on Fletcher Place; working on project with best fit and those whose backyards adjacent property; propose area of gravel parking lots and construct new 3 story with 79 units; housing and workforce housing for Fletcher and UVM; show images on screen of newly proposed bldg.; visual impacts for Fletcher place; package for Board has visuals; context is institutional area and neighborhood of larger bldgs.; reconcile different context; how going to make bldg. fit into context; discussion of grade; shared driveway with 66 Colchester with easements and rights of way for underground parking; and further proposals for parking; proceed on basis of perceived parking with understanding that issue of future parking; many easements among the parcels important to residents currently; grade of bldg. is 4ft below Colchester Rd; nontraditional look with curved roof forms façade is moving

JStevens what direction looking at?

G.Rabideau Looking east on Colchester; spoke to colors chosen and curvature of bldg.; breaking up into smaller part; concern about neighbors; rhythm of Colchester and maintain integrity of Colchester; discussions with UVM and development of their projects; post development of storm water runoff less than current; technical review with need to speak with residents about pump of storm water in future; know project has sizeable inclusionary zoning; optimize and preserve more green space and more parking decision to go with one bldg.; materials used for windows; vertical siding on some portion; high quality materials; darker colors to mitigate; 96 Colchester residents in discussion, Affiliates in GYN larger owner of adjacent property; Utilities good in area; ample water, natural gas and infrastructure is in place; providing minimal 1 parking space per unit; F.Von Tukovich working on site for number of years; like to get feedback with Board and move ahead with concept

JStevens staff had comments

M.O'Neil using large plan; planned unit development; complication happens when 3 lots joined; setbacks should have 18ft and decreased as lot changes place; normally looking at only side yards and no rear yards; setback becomes nonconforming;

BRabinowitz dash line question

Mary side yard setbacks

G.Rabideau showing another plan of property lines and businesses;

BRabinowitz mentioned ravine
G.Rabideau doesn't propose to develop ravine
F.VonTurkovich said Mary's comments well taken and tried to accommodate suggestions
G.Rabideau corrected site plan
BRabinowitz setback goes through property line
G.Rabideau our footprints come from aerial photos; difficult to trace footprints; 72 and 94 are not going to meet setbacks because built prior to code
KLerner problem by changing property lines changing the setbacks required and setback is greater making it more nonconforming
BRabinowitz is that a problem; but could take the bldg. down
G.Rabideau can do this
BRabinowitz not doing much for neighborhood that fosters bring together community;
F.VonTurkovich looked at taking down bldg.
G.Rabideau merging lots may not best thing to do
BRabinowitz technical issue need to resolve
MLong, eliminating bldg on street
I Smith relying on Bldgs to keep to scale; not convinced about dark colors doesn't do much for bldg and dour look; likes curved roof;
MLong, stay away with yellow and red
JSteven noted Mary's comments
BRabinowitz, see ravine as an opportunity and feature to use
G.Rabideau may want to use as an open space
JStevens on Motor vehicle traffic; place where emergency vehicles go need to check with hospital
G.Rabideau will look into this and traffic light
M.Aloisi, look at orientation of bldg to minimize looking over houses; awkward siting to look at
M Long associated parking question
F.VonTurkovich said 56 parking spaces, overflow parking, tenant base for UVM and walk to work;
BRabinowitz see a nice urban solution; this looks like suburban solution; connections, green space, walkability,
ALaRosa; linear garden unadorned dark door less façade is not respectful of streetscape;
M.Aloisi, look at site that people will leave cars and focus should be front door and have to transverse parking to get to sidewalk
F.VonTurkovich had questions about entrance
M.ONeil people going to use shortest route
AJLaRosa integrate front of bldg more inviting
G.Rabideau will try to incorporate ideas moving forward; give access to parking lots to traffic lots;
BRabinowitz others ways to create green space
G.Rabideau traffic circulation
I Smith making space pedestrian gateway to develop access
G.Rabideau wants to make sure more access is shown
AZipparo blinking yellow; collaborate with UVM
JStevens public comments
S.Butani and husband live at 31 Fletcher Place, reads statement of opposition; size and density not in conformity; support reasonable and well planned housing; out of character and not for long term residents; small units and short term rentals; not bringing long term residents to City; as prelim plan concerns; 3yrs involved with discussions with Turkovich attended various plans as ideas; none presented current plan; serious concerns about potential harm to neighborhood; two permit application approach; April 6th submitted zoning application attached is drawing march 11th app for 2 additional parking; view 2 applications that overlap and conflict; points out on schematic driveway access; breaches understanding with Fletcher place and pedestrian access and no parking; traffic negative impact; backup from lights and 80 new units creates traffic congestion and risk to

pedestrians; traffic study on number of vehicles using other businesses and other institutions; affect upon Fletcher place and residents; Fire Department approval and like to know identity of person who did inspection

M.O'Neil, only sketch plan

JStevens not sworn in and will need to come in to other meetings and give public feedback and give applicants copy of statement.

S.Butani take into concern; board aware of 2nd application

M.O'Neil are aware

KLerner, both plans can stand on its own; separate app for separate concepts; may take years to happen

JStevens, summarize in 2 sentences

S.Butani does not add to and takes away from Fletcher residents; apologizes for wrong format

JStevens next time can submit comments before Board

R.Tommy husband how is it possible that Turkovich can represent 3.6 acres of land to develop

S.Butani difficulty with Turkovich plans because every time different plan; deviation from existing structures, reduces lighting, institutional zone; may become an unofficial UVM dorm; one area should have been zoned RL but not acted upon by Planning

Commission; lots of pooling of water in area runoff, questions stability of ravine; article 5 cannot increase non conformity; cohousing is compatible in area; no open space should be looked at; other comments consistent with another level of review

B.Owre 43 Fletcher Place; husband lived in area for 43 yrs.; had had neighborhood and block party; welcome infill housing with neighborhood that is well designed and inhabited and grateful for meetings with developer and allowance for garden; major concerns with traffic, no access on Fletcher should be allowed; traffic lights won't resolve; concern about numbers in addition with noise and light pollution at all hours, hearing from Trinity campus from garbage; storm water runoff and erosion management;

JStevens why not come back to make comment

B.Owre when will that be; death in family and want to make final comments;

Unstable soils, green space

BRabinowitz typo lines don't have to show due to sketch plan

Brenda; flooding; bldg is too big for the scale and infrastructure; leave in shadow to north; bldg be a great wall in China and nothing says we should have 79 units; be according same concern for this neighborhood;

D.K., supportive of housing project; creative; looks forward to working with Turkovich and City

L.B., mentioned about the practice management for GYN, water runoff and access to traffic light; side of bldg has diagonal parking; detrimental to practice if no access to light; parking space is tight

M.O'Neil, Dr Clifford has had opportunity to work with developer

KLerner had not seen this plan and lot lines on trajectory that do not match;

G.Rabideau recognize they need to work out plans

G.Rabideau need more time with Board and want to work with Staff

JStevens asked if there was a limit on sketch plans

K.Lerner said no limits.

Public Hearing is closed and meeting is adjourned at 8:47pm

VII. Other Business

VII. Adjournment

Deliberation scheduled for Tuesday, April 28, 2015 at 5:00pm.

A.Hart – Chair, Development Review Board

Date

Anita Wade, Zoning Clerk

Date