

## Burlington Development Review Board

645 Pine Street, Burlington Permitting & Inspections  
Burlington, VT 05401

[www.burlingtonvt.gov/DPI/DRB](http://www.burlingtonvt.gov/DPI/DRB)

Telephone: (802) 865-7188

Fax (802) 863-0466

Brad Rabinowitz  
AJ LaRosa  
Springer Harris  
Geoff Hand  
Zoraya Hightower  
Brooks McArthur  
Kienan Christianson  
Sean McKenzie, (Alternate)  
Ravi Venkataraman, (Alternate)



### BURLINGTON DEVELOPMENT REVIEW BOARD Wednesday February 19<sup>th</sup> 2020, 5:00 PM Conference Room, Department of Permitting & Inspections, 645 Pine Street, Burlington, VT Agenda

**Board Members Present:** Brad Rabinowitz, Geoff Hand, Brooks McArthur, Kienan Christianson, Zoraya Hightower

**Board Members Absent:** Springer Harris, AJ LaRosa, Sean McKenzie (Alt), Ravi Venkataraman (Alt)

**Staff Present:** Scott Gustin, Ryan Morrison, and Alison Davis

#### I. Agenda

B. Rabinowitz: No changes to agenda

#### II. Communications

B. Rabinowitz: Additional communications about 49 Fletcher Place, will review when we reach that item in agenda

#### III. Minutes

B. Rabinowitz: Will review minutes from February 4<sup>th</sup> during deliberation

#### IV. Consent

#### V. Public Hearing

##### 1. 19-0980CA/MA; 110 Riverside Avenue (NAC-R, Ward 1E) Sisters & Brothers Investment Group, LLP

Re-open hearing to accept requested submission information; detailed shoring plan; confirmation of Stormwater approval, revision to site plan. Time extension request for 19-0980CA/MA, 57-unit apartment building with underground parking (Project Manager: Mary O'Neil)

Eric Goddard, Abby Dery, and Steve Guild appeared on behalf of project  
Sharon Bushor, Robert Butani, Nancy Kirby, and Jason Stuffle provided public testimony

B. Rabinowitz: Re-opened public hearing to discuss shoring plans. Recommends beginning with the review of that

E. Goddard: Gives overview of shoring plans. Explains retaining wall system. Shows where swales are located

B. Rabinowitz: Asks to clarify grade related to retaining wall

E. Goddard: Explains grade changes on property

G. Hand: Asks about location in relation to traveled-way

B. Rabinowitz: Asks about design of wall and amount of embeddedness

E. Goddard: 60% of sheeting is embedded underground. Explains difference between cantilevered wall and anchored wall stabilization

B. Rabinowitz: Clarifies that there is an easement for construction

E. Goddard: Temporary easement for anchoring wall

B. Rabinowitz: Asks about tree removal where retaining walls and anchors are. Asks about concerns with stability of slope above the property on Colchester Avenue

E. Goddard: Shoring will improve the stability. Making slope no worse than it is today. Cannot improve uphill

Z. Hightower: Asks if applicant has seen public comment about asking for tree removal for trees that are impacted by the walls

E. Goddard: For a stability standpoint, we do not want dead trees on the hillside that will fall down and make the slope more unstable

Z. Hightower: Asks about amount of tree removal and asks about concerns of future soil sliding towards project location

G. Hand: Asks about stormwater controls

K. Christianson: Asks about spring that flows and runs into property

A. Dery: Explains research done about spring. Explains slopes that need erosion control matting and what that matting consists of

B. Rabinowitz: Refers to plans 5.01

A. Dery: Explains plans for planting Boston Ivy at base of wall, and Virginia Creeper to help buffer the metal visual

K. Christianson: Asks about how proposed plants will impact integrity of the wall

S. Bushor: Explains concerns for wall stabilization anchors and tree root preservation. Concerns for tree removal and lack of tree roots for bank stabilization. Mentions stormwater review and questions when the stormwater plan was reviewed and approved by the City regarding storm event that happened in October which decreased stabilization of bank. Concerns regarding upper bank and mentions history with Salmon Run and the stabilization that they had to complete after project was done. Thanks plans for including secure bicycle storage

J. Stuffle: Backporch looks over 110 Riverside Avenue. Has natural spring on property that runs constantly, even during the winter. Visible streambank that runs into soil stockpile on 110 Riverside. Active wildlife corridor that runs between the Intervale and Centennial Woods. Large walls prevents animals' ability to move through there. Concerns for breaking that continuous habitat. Mentions previous buildings that have been removed on the upper slope due to concerns about bank stability. Concerns for tree removal and lack of roots for bank stability.

N. Kirby: Explains history and relation with surrounding project area. Concerns with the upper bank stability. Mentions ravine that runs through properties. Concerns with safety

R. Butani: Asks if a risk analysis for landslides have been done. Concerns with project on Fletcher Place that will also impact bank stabilization.

B. Rabinowitz: Asks if stabilization of upper bank has been assessed or reviewed

A. Dery: Explains City review of stormwater plans and when those were completed

E. Goddard: Explains review of topography of the whole property in slope analysis. Upper slope issues are beyond the scope of our project. Addresses the concerns about the wall structure and anchoring of wall and stability of slope

B. Rabinowitz: Asks about the differences between the bank at Salmon Run and this bank

E. Goddard: Explains differences. Explains what the solutions were for the Salmon Run bank and what measures are proposed for Riverside Ave project

G. Hand: Addresses concerns for spring that runs to Riverside Ave property

A. Dery: Explains current conditions and stormwater plans. Explains water travel path on property

B. Rabinowitz: Closes public hearing

## **2. 20-0646SD; 49 Fletcher Place (RM, Ward 1E) Nancy Reid**

2-lot subdivision of an existing single-family residential lot. Construct new 2-story home with driveway and full foundation on new lot (Project Manager: Ryan Morrison)

Emily Morse and Chris Swayze appeared on behalf of project

B. Rabinowitz: Clarifies about elevation drawings. Recommends correcting the elevation drawing

E. Morse: Full foundation being done. Clarifies driveway and setback issues

B. Rabinowitz: Recommends updating site plan. Clarifies about moving accessory structures

R. Butani: Asks to clarify about space behind driveway. Concerns with slope and instability of bank

N. Kirby: Worried about parking on Fletcher Place with new units being built. Concerns with the ravine and erosion

B. Rabinowitz: Closes public hearing

**V. Adjournment**

Meeting adjourned at 7 pm

---

Bradford L. Rabinowitz, Chair of Development Review Board Date

---

Alison Davis, Zoning Clerk Date

Plans may be viewed at the Department of Permitting & Inspections, (645 Pine Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at [www.burlingtonvt.gov/pz/dr/agendas](http://www.burlingtonvt.gov/pz/dr/agendas) or the office notice board, one week before the hearing for the order in which items will be heard.

*The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.*

*The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).*

Printed on 100% Recycled Paper