

Burlington Development Review Board

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

www.burlingtonvt.gov/DPI/DRB

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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 March 4th 2020, 5:00 PM

Contois Auditorium, City Hall

Minutes

Board Members Present: Geoff Hand, AJ LaRosa, Brooks McArthur, Zoraya Hightower

Board Members Absent: Brad Rabinowitz, Springer Harris, Kienan Christianson, Ravi Venkataraman (Alt), Sean McKenzie (Alt)

Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Alison Davis

I. Agenda

AJ LaRosa: 36-38 South Union requested deferral.

II. Communications

AJ LaRosa: No additional communications.

III. Minutes

Minutes from February 19th will be reviewed during deliberation.

IV. Consent

1. 20-0674CU; 50 Lakeside Ave (ELM, Ward 5S) Anchovy Holdings LLC

Change of use of mixed-use assembly space to trade school use (Project Manager: Ryan Morrison)

G. Hand: Recused from item

No quorum. Item moved to meeting on March 17, 2020 if no issue with applicant.

3-0-0

V. Public Hearing

1. 20-0362DT; 86 North Union (RM, Ward 2C) Diemer Apartments LLC

15-year determination of occupancy of dwelling by six unrelated adults (Project Manager: Scott Gustin)

Dan O'Rourke, Mike Diemer, Jill Diemer, and appeared on behalf of determination

D. O'Rourke: Requests item public hearing to be continuance to March 17th meeting due to absences of Board members

AJ LaRosa: Asks for considerations from City Attorney and the Board.

AJ LaRosa: Motion to move item to the March 17th meeting.

B. McArthur: Seconds motion

2. 20-0658CU; 36-38 South Union (RH, Ward 8E) Paul and Karen Mayer

Change of use from duplex to hostel (Project Manager: Scott Gustin)

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Requested deferral to May 19th meeting

G. Hand: Motion to defer item to May 19th

B. McArthur: Seconds motion

VI. Certificate of Appropriateness

1. 20-0656CA; 70 Pearl Street (FD5, Ward 3C) Bove

Revisit parking waiver issued (Project Manager: Scott Gustin)

John Alden, Roger Dickinson, Rick Bove

No public appeared for public comment.

J. Alden: We are seeking adjustment to rooms proposed in combined hotel and apt building. Reexamination of the parking waiver because of a change in conditions on which the waiver was granted. Not changing building footprint, just changing the number of rooms. There is no longer an issue with number of parking spaces. Keeping thirty available parking spaces for City parking use from 8am-5pm. Staff report is correct to our project changes. Here to clarify and answer questions that Board may have.

AJ LaRosa: Asks Roger Dickinson to walk through parking calculations

R. Dickinson: Walks Board through spreadsheet of parking space calculations.

Requesting one parking space per senior unit, instead of two required per unit. Total of 85 spaces without shared parking. Discusses time fluxuations of parking need and different uses. Explains shared parking calculations

AJ LaRosa: Asks to clarify parking a section of the calculation table

M. O'Neil: Explains project is being reviewed by the Board because the hotel room count going down by fifteen rooms, unit count at senior lofts is staying the same, but a net increase of fourteen bedrooms. The foundation for the 50% parking waiver that was issued was based on number of bedrooms, but now there will be 36 bedrooms, in those 20 units. There was discretionary review for height of the hotel in the form code. Asking for one additional foot in hotel height to accommodate insulation. Reduction in hotel rooms changes the model for required parking, we have more bedrooms in the lofts, the new parking study shows the parking demand is met throughout the day without valet parking, so the offsite parking management plan is no longer applicable here.

AJ LaRosa: Clarifies that the Board is reviewing the revised parking waiver and the additional foot in hotel height.

M. O'Neil: Looking for a continuation of the parking waiver based on the new facts.

AJ LaRosa: Closes public hearing.

VII. Adjournment

Adjourns public meeting at 5:30 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/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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