

Burlington Development Review Board

645 Pine Street, Dept. of Permitting & Inspections
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188

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



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, June 16, 2020, 5:00 PM

Minutes

REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/83924828851?pwd=UGgyYUpIR0wwL25zeXdak3RFQnJxQT09>

Meeting Password: 045573

Telephone: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or
+1 253 215 8782 or +1 346 248 7799

Webinar ID: 839 2482 8851

Board Members Present: Brad Rabinowitz, Springer Harris, AJ LaRosa, Brooks McArthur, Kienan Christianson, Geoff Hand, Ravi Venkataraman (Alt)

Board Members Absent: Sean McKenzie (Alt)

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

I. Agenda

B. Rabinowitz: Asks if there are changes to the agenda

S. Gustin: Request from 110 Riverside Ave applicants to defer, giving time to wrap-up the outstanding stormwater item

II. Communications

S. Gustin: No additional communications

III. Minutes

B. Rabinowitz: No minutes to review

S. Gustin: Will be including past minutes to review in future packets

IV. Consent

- 20-0742CU; 51 Blodgett Street (RM, Ward 3C) Martha M. Dallas**
One-bedroom bed and breakfast short-term rental.

Martha Dallas appeared on behalf of project

B. Rabinowitz: Board is recommending approval for item

M. Dallas: In support

K. Christianson: Motion to approve application and adopt staff findings

S. Harris: Seconds motion

7-0-0

V. Public Hearing

1. 20-0773CU; 10 Baird Street (RL, Ward 5S) Gretchen R. Kruesi

Requesting a one-bedroom bed and breakfast and 1 space parking waiver.

Gretchen Kruesi appeared on behalf of project

John Shenton and Carlene provided public testimony

B. Rabinowitz: Explains there is a one-parking space waiver requested

G. Kruesi: Explains they live in a three-bedroom townhouse condo, has two parking spaces, but they are stacked, which is why they are asking for the waiver. Explains the condo association allows guest parking, and since they are a one car family, and rents out one of the two vacant bedrooms

Discusses site plan

G. Kruesi: Explains there are some tenants that do not use a car and sometimes use the bus, walk, etc.

B. Rabinowitz: Asks if Condo Association Board is in favor of the application

Carlene: They are in favor

J. Shenton: Neighbor next door. Explains building has shared plumbing and is billed as a flat fee. Explains HOA Board did not properly warn meeting, so is using this platform to express thoughts about this application

K. Christianson: Asks about staff report, section 3.5.6 (a) 1. Regarding water and sewer service

M. O'Neil: Explains when was initially approved as a planned unit development, they must satisfy those requirements if they are able to provide utilities to the new units

S. Harris: Understands concerns about cost. Asks about concerns for the functioning of system

J. Shenton: No difference for the function besides no protection in place incase Kruesi was not there and something was to happen with renter

M. O'Neil: Explains there is a distinction between private agreements and requirements of this condo association, and separate the zoning review from that

B. Rabinowitz: Mentions there is an owner occupied requirement

G. Kruesi: Lives on property full time and has no other residents. 98% of time on site when there are tenants. Is one of few units that has single resident, so even with renting the room, her unit does not create as much waste as other units with more than one person living in them

Carlene: Has discussed the water issue in the past. Water usage has not been effected, unit is one of the low users. Is considerate with parking. Has separate insurance to take care of things if needed.

B. Rabinowitz: DRB does not address these issues. These should be internal association conversations. Closes public hearing

2. 19-0980CA/MA; 110 Riverside Ave (NAC-R, Ward 1E) Sisters & Brothers Investment Group, LLP

57-unit apartment building with underground parking. *Re-opened hearing.*

B. Rabinowitz: Requested deferral to future date. Asks if anyone from public rejects waiting for the future date

S. Harris: Motion to defer item

G. Hand: Seconds motion

7-0-0

VI. Sketch Plan

1. 20-0803SP; 230 Main Street (FD5, Ward 8E) Mid-Town Associates, Inc.

Sketch Plan Review for demolition of building, install fence, retention of parking spaces (Project Manager: Scott Gustin)

Jeff (last name?) appeared on behalf of project

Sharon Bushor provided public testimony on this item

B. Rabinowitz: Form Based Code District. Review is landscaping, historic reservation

Jeff: Explains history of property. Ran motel up until 2004. Ceased operation of motel due to financial circumstances. Maintained parking leases. Motel has deteriorated. They have maintained property, have security cameras, building manager that lives next door. Goal to take motel down. Shouldn't be developed by itself, is narrow lot. Interest from developers. They are the property owners of building next door. Need to remove asbestos properly, demo, and try to salvage material. Explains landscaping and fencing ideas. Increasing pervious surface on site. Can provide better details for lighting. In staff notes, terms like "converting" parking should be considered as "retaining". No replacement structure plan

B. Rabinowitz: Asks if the kind of thing that falls under the one-year requirement that they come back and have a redevelopment plan

S. Gustin: Explains there needs to be replacement of historic buildings within one year. This building is listed as historic. Explains Form Code and Board's review of the project. Could be turned into a park, but the sketch plan does not represent a park

S. Harris: Asks what limits the property owner would be able to place on the park and what the process would be for removing the park later for future development

S. Gustin: Explains what members would review about being a park. Parks department playing a role in determining park status

M. O'Neil: Explains the steps needed to address demolishing a historic building

B. Rabinowitz: Explains frustration with sketch plan

S. Harris: Asks about hazards for people who are currently using it for parking

B. Rabinowitz: Asks if this would be considered demolition by neglect

G. Hand: Asks if applicant has looked at other uses of property

Jeff: Has looked at using it for food trucks, but nothing has stuck. Has had a number of different plans

M. O'Neil: Explains sections in ordinance that will be necessary for review

B. Rabinowitz: Does not think what is on plan is preferable to what is there now

G. Hand: Agrees that

S. Harris: Would like to see anything other than what is there now

B. Rabinowitz: There is an obligation to not have a fallen down abandoned building

K. Christianson: Could be an opportunity for civic space, but plan is not there yet. Would rather see a welcoming green space for the city instead of a half park with parking garage

G. Hand: Best option that could be approved would be some type of civic space

S. Harris: Asks if there is an adverse effect for property owners who need to demolish due to neglect

S. Gustin: Yes, there is enforcement action

B. Rabinowitz: Two main issues are historic issues, and the fact that it's a significant property coming into town

S. Harris: Asks if building manager is because there have been instances of trespassing on property

Jeff: Yes, it has happened, but most people have understood there are cameras on property. Would be an advantage for everyone to have the building gone

S. Bushor: Explains her concern the City wouldn't know where to get the money to redevelop this site because of other projects going on in the City

B. Rabinowitz: Needs to look good from day one and need to be up to Code

S. Harris: Asks if the façade of the building is kept and the parking is maintained

M. O'Neil: Explains comparison of Bove's project to this project how they redeveloped

S. Harris: Asks Sharon Bushor if she would like to see the motel maintained or anything else

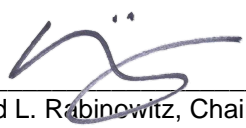
S. Bushor: Potential for block is great, so no, the Midtown Motel should no longer exist, and site could be so much more. Supportive of motel going away, but understands the dilemma for redevelopment

M. O'Neil: Lists references in Ordinance for alternate compliances

B. Rabinowitz: Closes public hearing

VII. Adjournment

Meeting adjourned 6 PM



Bradford L. Rabinowitz, Chair of Development Review Board

Feb 2, 2021

Date



Alison Davis, Zoning Clerk

11/23/2020

Date

Plans may be viewed upon request by contacting the Department of Permitting & Inspections 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 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.