

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
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Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Brooks McArthur
Kienan Christianson
vacant
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday July 21, 2020, 5:00 PM

Remote Meeting

Zoom: <https://us02web.zoom.us/j/86993344896?pwd=S3o5TjJwWWhKL1hPRXJORIF6aFAvUT09>

Webinar ID: 869 9334 4896

Password: 842557

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Minutes

Attendees: Brad Rabinowitz, Kienan Christianson, AJ LaRosa, Ravi Venkataraman (Alt), Sean McKenzie (Alt)

Absent: Springer Harris, Geoff Hand, Brooks McArthur

I. Agenda

II. Communications

III. Minutes

IV. Public Hearing

1. 20-0939CA/CU; 6 Catherine Street (RL, Ward 5S) Nancy Hejna

Remove and rebuild garage. (Project Manager: Mary O'Neil)

Nancy Hejna appeared on behalf of project
No public appeared to provide public comment

N. Hejna: Briefly describes project.

B. Rabinowitz: Asks about dimensions of garage door, might be too short.

N. Hejna: Will look into plans. May need to increase the height.

S. McKenzie: Asks to clarify if this would be considered demolition by neglect

M. O'Neil: No because of new owner and previous owners lived there for decades and never pulled permits.

B. Rabinowitz: Closes public hearing

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

57-unit apartment building with underground parking. *Continued review.* (Project Manager: Mary O'Neil & Scott Gustin)

No applicant or public appeared on behalf of project

S. Gustin: Eligible for one more 3-month extension

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AJ LaRosa: Motion to continue hearing to October 20th and grant time extension for additional three months

R. Venkataraman: Seconds motion

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V. Certificate of Appropriateness

1. **20-0667CA; 188 South Champlain Street (RH, Ward 5S) Perras Properties, LLC**

Converting single-family home (on merged 188-192 South Champlain Street lot) to six units. Add deck and stairway, replace three windows with doors, and replace all other windows with new windows. Six space (50%) parking waiver request. (Project Manager: Mary O'Neil)

Dave Perras and Kip de Moll appeared on behalf of project

D. Perras: Gives overview of history of property and future visions. Explains concerns of neighboring property and details about parking waiver request.

B. Rabinowitz: Comments about structural plans. Site plan inaccuracies, porch, walkway, stairs. Questions about roof plans.

K. de Moll: Answers questions and concerns about roof plans

M. O'Neil: Small project EPSC form has been completed but needs further details and materials. Property does not propose any stormwater management or recognition of increased impervious cover in a combined sewer shed. Stormwater admin wants them to include the use of LID techniques such as porous pavement, ribbon driveway strips and permanent rain gardens located on property where stormwater is being directed. Confirms that it would be reviewed by the stormwater engineering program.

AJ LaRosa: Confirms that Board is not reviewing the use, but just the parking waiver. Asks if would be administrative approval

M. O'Neil: This would need to be included as a condition of approval

AJ LaRosa: Asks to clarify that if Board approves parking waiver, the application then goes through updated administrative review with that or if they should include the condition now

M. O'Neil: Correct that the focus of responsibility of DRB is parking waiver, but since it is a COA II, we have combined everything and could include that as part of this review

S. McKenzie: Asks about design review

M. O'Neil: Gives history of project timeline through DAB review

S. McKenzie: Comments on exterior project designs and plans. Wrapping posts in pine

B. Rabinowitz: Closes public hearing

VI. Master Sign Plan

1. **20-0931MP; 266 Pine Street (ELM, Ward 5S) Pine Properties, LLC**

Master Sign Plan for 266-270 Pine Street. (Project Manager: Ryan Morrison)

Steve Conant appeared on behalf of master sign plan

S. Conant: Explains history of signs and how some are unpermitted, wanted to create master sign plan to be more cohesive and permitted

B. Rabinowitz: Asks about dimensions

S. Conant: Those unpermitted banners will come down and be replaced with compliant signs

K. Christianson: Asks about changing signs in the future and if they would

S. Gustin: There are certain conditions that need to be met and can have individual review of signs in the future, answers questions about possibly changing signs in the future and what that process of review would be

Conversation about zoning review of master sign plans and keeping tracks of cumulative signs. Questions about application of individual signs outside of the master sign plan

S. Gustin: Master sign plan will be your baseline

B. Rabinowitz: Recaps that there are conditions of approval recommended in the staff report that address and clarifies questions about signs

B. Rabinowitz: Closes public hearing

VII. Other Business

1. Annual Organizational Meeting

Nomination and election of Chair, Vice Chair, Long Range Committee, and Ordinance Committee members

B. Rabinowitz: Would do one more year, would be open if someone else would like to step up

AJ LaRosa: Nominates Brad Rabinowitz for Chair

R. Venkataraman

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B. Rabinowitz: Nominates AJ LaRosa for Vice Chair

S. McKenzie: Seconds nomination

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Ordinance Committee: Ravi Venkataraman appointed

Long Range Committee: Kienan Christianson appointed

VIII. Adjournment

Meeting adjourned 5:45 PM

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/dpi/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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