

Burlington Development Review Board

Department of Permitting & Inspections
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AJ LaRosa
Springer Harris
Geoff Hand
Brooks McArthur
Kienan Christianson
Caitlin Halpert
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, May 4th, 2021, 5:00 PM REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/83847498134?pwd=eIVReUk0WklkVjgyaklaUUlvSmc4Zz09>

Webinar ID: 838 4749 8134

Password: 191951

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Video recording: <https://www.cctv.org/watch-tv/programs/burlington-development-review-board-356>

Minutes

I. Agenda

II. B. Rabinowitz: Request for deferral for the 57 South Williams Street item. No other changes.

III. Communications

B. Rabinowitz: All communications for items are posted online with the meeting packet.

IV. Minutes

B. Rabinowitz: Previous meeting minutes are posted under the previous meeting's packet online.

V. Consent

1. 21-0824SN; 3090 North Ave (RL-W, Ward 7N) Winooski Valley Park District

Install information kiosk in flood hazard area. (Project Manager: Scott Gustin)

Nick Warner Appeared on behalf of application

B. Rabinowitz: Explains that item is recommended for approval. Asks if applicant has seen the staff report written for item.

N. Warner: Yes, and agrees with staff report.

B. Rabinowitz: Asks if any Board members or any person from the public have questions or comments.

None

B. Rabinowitz: Asks for motion.

S. Harris: Motion to approve application and adopt staff findings.

G. Hand: Seconds motion

7-0-0

VI. Public Hearing

1. 21-0837CA; 180 North Street (NMU, Ward 3C) 180 North, LLC

Demolish historic garage and rebuild on existing footprint. Add a dwelling unit above garage, and add another unit within the existing duplex for a total of 4 units on the property. Add driveway and landscaping. (Project Manager: Ryan Morrison)

Sam Gardner appeared on behalf of application

B. Rabinowitz: Asks if there is anyone from public to speak on item.

None

B. Rabinowitz: Explains that staff have reviewed the project and has recommended the item for approval.

S. Gardner: Originally, they looked at saving the garage, but determined that it needs to be demolished to rebuild properly.

B. Rabinowitz: Comments on project. One-story addition onto the building.

S. Gardner: Correct with a deck/catwalk above it.

B. Rabinowitz: Asks if that is shown in the plans submitted.

S. Gardner: Correct.

B. Rabinowitz: Has somewhat of an issue with the drawings. Feel like the drawings are incomplete. Asks project manager, Ryan Morrison, to clarify if required materials should include elevations of the entire building.

R. Morrison: Explains that those plans were overlooked for review and are lacking.

B. Rabinowitz: The photos submitted were good, but it is hard to read the building from the aerial photographs. Asks if applicant ever had drawings done of the building.

S. Gardner: Elevations do show part of the side of the building and the heights. Asks to clarify what is needed. Can change or complete anything that is needed.

C. Halpert: Asks what is going into the first floor addition. Asks if the first floor is being broken into two units and if it is currently one.

S. Gardner: Correct putting an addition off the back that is supposed to be a bedroom.

B. Rabinowitz: Asks if the bedroom is accessible off the kitchen.

S. Gardner: Yes.

B. Rabinowitz: Asks where the trash will be located on the site plan.

S. Gardner: The trash would be next to the east side of the addition. Will be hidden because it is behind porch and solid building.

B. Rabinowitz: Asks if there are any other questions. Recommending that it is acceptable to demolish the barn/garage structure.

No other questions

B. Rabinowitz: Closes item

2. 21-0785CA/CU; 57 South Williams Street (RH, Ward 1E) VT Organization for Jewish Education, Lubavitch

Change of use from dormitory rooms and one apartment to an elementary school use. Request a parking waiver. (Project Manager: Ryan Morrison)

B. Rabinowitz: Explains that applicant requested deferral. Asks if there is anyone from the public to speak on item.

None

K. Christianson: Motion to defer application until June 15th

B. McArthur: Seconds motions

7-0-0

VII. Certificate of Appropriateness

1. **21-0872CA; 6-8 College Street (DW-PT, Ward 3C) Burlington Parks, Recreation, and Waterfront**

Re-align and reconstruct greenway between King and College Streets. (Project Manager: Scott Gustin)

21-0874CA; 0 Flynn Ave (RCO-RG, Ward 3C) Burlington Parks, Recreation, and Waterfront

Reconstruct greenway through Oakledge Park. (Project Manager: Scott Gustin)

Both 21-0872CA and 21-0875CA reviewed together

Geoff Hand recused from item

John Adams-Kollitz and Sophie Sauvé appeared on behalf of application

B. Rabinowitz: Asks if there is any public present to comment on item

S. Sauvé: Introduces project. Explains project and walks through plans. Explains that realignment follows rail right of way. Bike path will be relocate the western side of the rail. Realigned bike path will avoid two rail crossings in this area. Explains that between King Street and Maple Street, the bikepath is relocated to the west side, and there is an easement from Lake Champlain Transportation because of the location. They are losing some parking, so plan is to transform some of Perkins Pier over to reallocate parking for them.

J. Adams-Kollitz: Walks through Oakledge portion of project. Shows entry gateway and where bike path is relocated moving south. Explains details like ADA compliance and landscaping details on path. Explains that there are exercise pads along bike path, similar to what are there now in the downtown area.

S. Gustin: Explains to Board that this item was reviewed by the Conservation Board yesterday and they recommended approval as is. Sophie also sent lot coverage information. Was acceptable.

B. Rabinowitz: Explains that he has used the bike path many times throughout the last 20 years that he has been in Burlington. Enjoys the improvements that have been made so far. Has question about College St intersection. Has questions about what is going on at the street level. Has concerns that there is a juncture of traffic of multiple modes of transportation that you are not sure where to go. Asks if there is going to be directional signage to eliminate confusion.

S. Sauvé: When you are coming from the south there will be signs explaining that there is a change in material. There is our usually Burlington greenway signage. The existing trees will not be changed and are used visually to guide public.

B. Rabinowitz: Expresses that he does not believe that will not be enough directional signage through that section of bike path and would like to see more clarity. Asks if there are indicating brick patterns or different materials used to show the direction of bike path.

S. Sauvé: Explains that whole plaza extension has the material of Echo, and is so that people can make the decision of what direction they want to go. People should not be speeding through but to slow down.

J. Adams-Kollitz: Explains that they did consider eliminating the demarking the path across the intersection but in the end we decided that it should be more of a unified plaza-like space. That is why we chose the continuity of the materials.

B. Rabinowitz: Suggests that they should go see the path during a busy Saturday during a nice day and see the traffic that happens at that intersection.

J. Adams-Kollitz: Trying to embrace the idea that that happens. Think we know that people that know the path. Explains that he was there earlier and saw someone speed through section. Was designed that this is more of a central gathering space. We need people to pause there because there are so many people. Thinks that the connection and the safety factor there is much stronger than where it is now.

B. Rabinowitz: that intersection has always been a concern for me. Suggests the thought that Board should be viewing this intersection as a gathering place, the bikepath needs to be secondary to the plaza gathering place in that area.

J. Adams-Kollitz: Correct.

B. Rabinowitz: Asks about plantings along the bike path.

J. Adams-Kollitz: Explains and shows on plans where trees and greenery are planned.

A. LaRosa: Has questions about the southern end. Explains that like Brad, he is on the path frequently. Has questions about direction and design of path. Asks if access to Blanchard Beach will remain during the period of construction.

J. Adams-Kollitz: Easy answer is easy, but not from the obvious current points.

A. LaRosa: Explains that he has a problem with that because he watched people when it was closed for two years climb over every fencing that was put up. After a year of it being closed, everyone got tired of it being closed. It is an important public resource. Yes, access to Blanchard Beach should be maintained during this project. Other question is why is this being redone when it has just been redone. North of intersection is fresh and new.

J. Adams-Kollitz: We are meeting up at the point we left off from last year. That section of path was closed for three months during the last year. Asks if the Board has purview over the construction sequencing.

A. LaRosa: I think it would be under our purview for traffic and safety.

J. Adams-Kollitz: We were sequencing the project to start in the south and hopefully the end of the beach season will be over by the time we get to this section.

S. Sauvé: Explains that when we completed this section last year we were not certain of funding to come back and complete this stretch. We did the overlay in this section in case it was several years before we could come back and finish the project. It is not the full width meeting the dimensional size standards because it was just an overlay pave.

B. Rabinowitz: Asks about the access to the beach for the construction.

S. Sauvé: The beach will be accessible throughout. We are recommending the contractor to not open the whole stretch to construction, but to do it in phases to make sure the beach remains open during most of the summer. During the time that the section would be worked on, the Lakeside neighborhood access will still be open for the beach. The Flynn venue access would be closed for safety purposes.

B. Rabinowitz: Asks how much of the bike path will be under construction at the same time.

J. Adams-Kollitz: Likely 1/3 at a time.

C. Halpert: Asks about traffic flow. Asks if the middle section will be during summer and asks if the pedestrian traffic will have to go between the two parking lots. Crossing in front of the pavilion and the pathway there. Will the cove access be available.

S. Sauvé: That is when we are hoping it is in different sections so you could still access the cove during that time.

B. Rabinowitz: Does seem that it is not unusual during public access during construction. Public amenities are going to want to be used and we are asking for some commitment to make sure the public has a safe way to get to be place they want to use.

A. LaRosa: Explains that the project looks great and it will be great when it is finished, but we need to focus on public safety and access to public amenities during our short and highly enjoyed summer season.

B. Rabinowitz: asks when the anticipated start date is.

S. Sauv : Explains that the project is up for bid right now. Not until about June.

B. Rabinowitz: Asks for duration.

S. Sauv : Approximately 20 weeks. End date is around Thanksgiving.

S. Gustin: Has a question about parking. Wants to confirm that there is no net change in parking numbers or if there is.

S. Sauv : Lake Champlain Transportation loses five spaces and they will gain eight from Perkins Pier. And then we will lose approximately seven spaces at Perkins Pier.

C. Halpert: Asks about landscaping between rail and bikepath.

S. Sauv : Unfortunately it is rail property and they do not want any plantings there. We would have preferred to have plantings everywhere but they would not add any.

B. Rabinowitz: Asks if there are any other questions from the Board or anything else to add.

None

B. Rabinowitz: Closes public hearing

2. 21-0677CA; 184-186 North Winooski Ave (NMU, Ward 2C) North Winooski Avenue 184 LLC

Remove garage and construct a four unit building; add parking, dumpster enclosure and bike shelter. (Project Manager: Ryan Morrison)

Missa Aloisi and Brett Brosseau appeared on behalf of item

B. Rabinowitz: Asks if there is anyone/public who want to speak on behalf of the item

None

B. Rabinowitz: Invites applicant to talk.

M. Aloisi: Walks through plans and explains project. Shows existing apartment building. In the yard, we will do an infill project for a four unit building that is three stories high. Similar to the neighboring property to the south. There is an addition to the back of that apartment building that is equal in height and sale nearby with modern materials as well. Walks through elevations. DAB has requested snow guards, which have been added. Also recommended future solar panels. Walks current and proposed site plan. Shows where property lines are on site plan. For stormwater, we are going to get survey points to finish the stormwater component of the applicant.

S. Harris: Asks about location and accessibility of trash and recycling containers. Asks about access to those by the trash haulers.

M. Aloisi: Truck can back in if desired; door to enclosure opens in the correct direction for access.

S. Harris: Asks about parking arrangement and access. Asks if you have to back in or pull in.

M. Aloisi: You have the option for either.

A. LaRosa: Asks if the spaces will be marked.

B. Brosseau: Yes, will have markers on the ground to indicate where the parking spaces are. And we will be indicating which units have which spaces.

B. Rabinowitz: Asks if the four trees on the site plan are new plantings.

M. Aloisi: Yes, those are new plantings. Can supply a landscaping plan.

G. Hand: Mentions that the DAB recommended removing a sign. Asks about that status.

M. Aloisi: The sign has been removed from the plans.

G. Hand: Confused between the two buildings. Some plans look like there is a covered porch and a walkway, but some look like it only has the porch.

M. Aloisi: Explains that it is all covered, but where it is not covered is the connection of the building to the north.

C. Halpert: Asks about the access is to parking lot

M. Aloisi: Explains that there will be steps leading to the walkway that is next to the parking.

G. Hand: Ask about ADA access.

M. Aloisi: Unit 1 is handicap accessible. There can be an ADA ramp leading up to the walkway.

B. Rabinowitz: Asks if there are other questions for the Board or public.

None

A. LaRosa: closes public hearing

VIII. Adjournment

Meeting adjourned at 6:05pm

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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