

## Burlington Development Review Board

Department of Permitting & Inspections  
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Brad Rabinowitz  
AJ LaRosa  
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Brooks McArthur  
Caitlin Halpert  
Chase Taylor  
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Sean McKenzie, (Alternate)



## BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, January 4, 2022, 5:00 PM Minutes

**Physical location: 645 Pine Street, Front Conference Room, Burlington VT 05401**

**Board Members Present:** Brad Rabinowitz (remote), AJ LaRosa (remote), Caitlin Halpert (remote), Leo Sprinzen, Sean McKenzie (remote)

**Board Members Absent:** Chase Taylor

**Staff Members:** Mary O'Neil, Scott Gustin, Celeste Crowley

### I. Agenda

### II. Communications

### III. Minutes

December 21, 2021 minutes have been posted on the website.

### IV. Consent

### V. Public Hearing

#### **ZP-21-720; 86-88 North Winooski Avenue (RM, Ward 2C) Nora King / Gerald LeClair**

Request permit for after-the-fact partial demolition of a historic carriage barn in response to a Notice of Violation, and request approval to demolish the remaining carriage barn. (Project Manager; Ryan Morrison) **Applicant requests deferral.**

Geoff motioned to defer with date to be determined. Brooks 2<sup>nd</sup>. All in favor. Approved.

#### **ZP-21-509; 72-76 Elmwood Avenue (RM, Ward 2C) Michael Alvanos / PBGC, LLC**

Construct three-unit detached residential building on site of former Methodist Church. One single family dwelling to remain. (Project Manager, Mary O'Neil)

**Michael Alvanos was present and sworn in.**

Michael: gave an overview of the project, looking to add three-unit townhome style units with parking.

Brad: Will there be additional external lighting, other than the canopy lights at the entrances.

Michael: No, we have no plans for additional lighting. We will be renovating and expanding the bicycle shed, according to the plans submitted. It will match the building materials and colors. There will be screening along Elmwood side, to keep the parking orderly.

Brad: Make sure to recalculate the lot coverage when doing the shed.

Michael: It is calculated into the current plans.

Sean: According to the image, it looks like a handrail may be necessary along the steps to the entrance.

Michael: That may be true. I will double check that and if need be will add a painted metal rail to match the exterior of the building.

Brad: Any other questions from the Board? Any from the public? No. Closed Public Hearing.

**ZP-21-606; 111 North Winooski Avenue (RH, Ward 3C) Michael Alvanos / Daniel & Holly Trahan**

Demolition of rear structure (barn) and construction of 6 new apartments at the rear of the property with associated parking and landscape improvements. (Project Manager; Mary O'Neil)

**Michael Alvanos and Sharon Bushor were present and sworn in.**

Michael: The property owner would like to demolish the barn, and replace it with a similar size structure of housing units with parking. There would be an exterior staircase to the upper level. There will be canopy lighting at the entrances but no additional exterior lighting.

Brad: will there be ADA access?

Michael: yes, through the lower level but not the top floor.

Brad: It would make sense to have exterior lighting over the sliding doors at ground level.

Michael: I had not considered that, but will take a look at it and talk with the property owners.

Caitlin: The concrete wall along the parking side of the property, is that to limit headlights? And is it enough or should shrubbery/trees be added behind the wall to help limit the headlights shining into the lower level?

Michael: Yes it is to reduce headlights. I will talk to the property owners to see what they think of adding shrubs/trees.

Geoff: Will the height of the building affect the neighboring building's solar panels?

Michael: The building will be about 8-10 feet higher than the barn. I have not taken a look at the affect the building height will have on the neighbor's solar system but will research it. At this point, I have had no objections for the neighboring owners.

Leo: Is there a reason that the DA is furthest from the entrance?

Michael: I put it there to get it as close to the apartments as possible but will take a look at using space 5 for ADA.

Brad: I see big old trees on the lot. Will you be replacing them if they get damaged during construction?

Mary: The tree on the south side is a Hickory, and the two on the north side are box elder.

Michael: Our goal is to keep them. There are no plans to remove them.

Sharon: If on-street parking gets eliminated on North Winooski, it's nice to see that you will have ADA and sufficient parking for this project. Please make every effort to keep the trees as they are important. As a side note; there has been a series of events where the DRB has been asked to approve, and have approved, the demolition of carriage barns. Please be aware of their importance before all are gone. The city needs to address the proposals of barns, as I am very concerned about the trend to get rid of them all.

Brad: Any further comments from the Board? Anyone? Public Hearing for this item is closed.

**ZP-21-762; 22 Park Street (RH, Ward 2C) Rolf Danielson**

Apply for Bed & Breakfast status for Unit 3 (2 bedroom) and Unit 4 (3 bedroom). (Project Manager; Mary O'Neil)

**Rolf sworn in.**

Rolf: To satisfy the need for the additional parking space, the 2<sup>nd</sup> bay in the garage can be used.

Brad: Are there any changes to the house? No. Will you be living on site? Yes. Does anyone have any other comments? The public hearing is closed.

**ZAP-21-19; 2 Tower Terrace (RL, Ward 6S) Kellen Brumsted / Mark Stephenson & Linda Jones**

Appeal of deck permit. (Project Manager; Scott Gustin)

Mark Stephenson & Guy Marchessault sworn in.

Appellant is not present.

Brad: So the property line/set back is the only question?

Scott: Yes, and it is shown in the documents.

Brad: Do we want to consider appeal if the appellant is not here? Would the property owners care to make a statement? Yes.

Mark: Basically we are replacing a rotting deck that already exists.

Brad: Any other comments? Public Hearing is closed for this item.

**vi. Certificate of Appropriateness**

**vii. Other Business**

**2022 Development Review Board meeting calendar**

Review and approve 2022 DRB meeting schedule. Motioned by AJ, Second Geoff. All in favor. Motion approved.

**viii. Adjournment 6:07pm**



February 8, 2022

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Bradford L. Rabinowitz, Chair of Development Review Board

Date

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Celeste Crowley, Permitting & Inspections Administrator

Date

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