

Burlington Development Review Board

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



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, January 18, 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, Brooks McArthur (remote), Geoff Hand (remote), Chase Taylor (remote)

Board Members Absent: Sean McKenzie

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

I. Agenda

II. Communications

III. Minutes

January 4, 2022 minutes have been posted on the website.

IV. Consent

- 1. ZP-21-796; 266 Pine Street (RH, Ward 5S) Justin Bunnell / Pine Properties LLC**
Change of use to a café within Unit 122 and a portion of Unit 116. (Project Manager, Ryan Morrison)
Justin Bunnell was sworn in.

Brooks motioned to approve, Caitlin 2nd, all in favor. Approved.

- 2. ZP-21-798; 28 Crowley Street (RM Ward 3C) Maria Carvalho Sandoval / Rawsonville Investments LLC**
Home occupation to offer professional therapeutic massage to clients out of one room in the home. (Project Manager, Mary O'Neil)
Maria Sandoval & Andy Jaszewski were sworn in.

Caitlin motioned to approve and adopt, Geoff 2nd, all in favor. Approved.

V. Public Hearing

- 1. ZP-21-799; 200 Shelburne Street (RL Ward 6S) Mary Stanton / Vermont Donut Enterprises**
Replacement of existing noncompliant freestanding and wall sign with new signage that is closer to, but not entirely, compliance with the sign ordinance. (Project Manager, Ryan Morrison)
Teresa Fletcher (Vt Donuts), Mary & Scott Stanton were sworn in.

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Brad: Two new signs that are slightly more compliant than current signage, internally lit (non-compliant). Any questions from the Board?

Caitlin: There are notes about being in the sight line and the new signs appear to block that sight line even more.

Scott S: They are set back from the property line.

Ryan: Sight line is 2ft behind sidewalk.

Mary S: We are trying to use the same pole & electricity.

Brad: 2.5 time the requirement; existing sign is grandfathered and can be replaced as long as it goes towards compliance.

Leo: I would like to see them smaller but understand the brand issues.

Mary S: we have to follow the Dunkin Donuts Brand specifications. Thank you for taking the time to talk to us.

Brad: Are there any other questions? No. Close Public Hearing.

2. **ZP-21-800; 501 Pine Street (E-LM Ward 5S) Cassy Gardner / Vt Gas Systems**
Construct a container café use on the vacant property. (Project Manager, Ryan Morrison)
Ryan: The DAB has asked them to work on some revisions. Defer to a future date.

Caitlin: Motion to defer to future date, Chase 2nd, all in favor. Approved.

VI. Certificate of Appropriateness

1. **ZP-21-790, 125 South Cove Road (RL-W Ward 5S) Cliff Deetjen / David Boardman**
Remove existing home; Build new home (Project Manager, Ryan Morrison)
Cliff Deetjen sworn in.

Cliff: The DAB reviewed and settled on 1c, width of garage was an issue.

Brad: Was this presented to the Conservation Board? Yes, they approved it as, in compliance with setbacks. Any Board comments? No.

2. **ZP-21-700, 43 Starr Farm Road (RL Ward 4N) Michael Koch / Birchwood Property LLC**
Seek maximum parking waiver to expand onsite parking lot. (Project Manager, Scott Gustin)
Scott: They are still working on TDM and requested this to be deferred. The next meeting would be March 8th.

VII. Other Business

VIII. Adjournment 5:20pm



February 8, 2022

Bradford L. Rabinowitz, Chair of Development Review Board

Date

Celeste Crowley, Permitting & Inspections Administrator

Date

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