

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax (802) 863-0466

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



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, February 15, 2022, 5:00 PM Minutes

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

Board Members Present: All members were remote. Brad Rabinowitz, AJ LaRosa, Caitlin Halpert, Leo Sprinzen, Sean McKenzie, Geoff Hand

Board Members Absent: Brooks McArthur, Chase Taylor

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

I. Agenda

II. Communications

III. Minutes

February 1, 2022 minutes have been posted on the website.

IV. Consent

1. **ZP-21-844; 77-79 Monroe Street (RH, Ward 3C) Lucas Jenson / 77-79 Monroe St LLC**
Use one unit of the duplex as a bed and breakfast (short-term rental). (Project Manager, Scott Gustin)
Lucas Jenson; sworn in

Brad: This seems like it should be in Consent. Lucas are you in agreement with the Staff recommendations.

Lucas: Yes, I am good with the Staff recommendations.

Caitlin: Motion for 77-79 Monroe St that we accept Staff recommendations and approve. Geoff 2nd. All in favor.

V. Public Hearing

1. **ZP-22-4; 59 King Street (RH, Ward 5S) Antonio Colangelo**
Use one unit of the duplex as a bed and breakfast (short-term rental). (Project Manager, Scott Gustin)
Antonio: sworn in.

Brad: Are you ok with the Staff recommendations?

Antonio: Yes

Geoff: What is the relation between the Scarff Ave and King St properties?

Antonio owns the King Street property and Laurie owns the Scarff Ave property.

Brad: Are there any other questions? No. Close public hearing.

2. ZP-21-833; 65 Scarff Avenue (RL Ward 5S) Antonio Colangelo / Mark & Laurie Kotorman

Establish a bed and breakfast room (short-term rental) within existing residence. (Project Manager, Ryan Morrison)

Laurie: sworn in.

Brad: The site plan from 2020 application shows the addition as 20x30 but the new site plan shows 30x30.

Laurie: It is 20x30.

Brad: Ryan, what are the parking requirements?

Ryan: It is approved with 3 spaces, as required.

Brad: How do 3 cars fit?

Laurie: 3 cars do fit; they turn and pull out.

Brad: Are there any other questions? Ryan, are there hours for check in/out?

Ryan: Yes, the standard operating times.

Brad: Close public hearing.

I. Certificate of Appropriateness

1. 251-253 South Union Street (RM Ward 6S) Stephen Kredell / Two Fifty Three South Union , Realty LLC

Conversion of historic commercial structure to residential use – 8 dwelling units. (Project Manager, Scott Gustin)

James Dufour and Steve Kredell: sworn in.

Scott: I discovered an error with the inclusionary when it was a 10 unit project. The threshold is lower so no inclusionary is necessary now.

Brad: Is unit 2 viable, in terms of egress and windows? The unit on the Southside of center..

Steve K: We would have to widen the window. It is on the new plans.

Brad: Any issue with historic widening of the windows?

Scott: No, there really is not, as it is in the back and is a minor change.

Brad: The plans don't show the back walkway..

Steve: We added a walkway on North side. There are 11 spaces with an ADA van accessible space, two temporary bike racks, trash area with toters that will be brought to the street.

The West entrance is serving the upper unit. West elevation the wall under the deck is to be removed.

Scott: The center window needs a bar across to match the look of the other double hung windows.

Brad: The first floor, enter on the East side and all others from the back?

Steve: One upper unit accesses from the back, the other 2 from the front stairs.

Brad: The 4x4 porch posts look like they were just stuck in there. What is the plan for those?

Steve: We would love to get rid of them. I will talk to Scott about returning posts to historical style.

Brad: Any other questions?

AJ: No, the plans were very thorough.

Brad: Anything else? Close public hearing.

2. ZP-21-853; 180 Flynn Avenue (E-LM Ward 5S) Russell Fox
After-the-fact tree removal (Project Manager, Ryan Morrison)
Chris Burke: sworn in

Brad: Is this an after-the-fact permit? How did that happen?

Chris: To the best of my knowledge, we were clearing underbrush and the railway was concerned with some of the trees/brush and we agreed to do it.

Brad: Did you remove the stumps?

Chris: Yes we did. We did not even think of permits...

Brad: Any other questions? Close public hearing.

2. Other Business

Leo volunteered to be on the Ordinance Committee. Geoff motioned acceptance, Caitlin 2nd. All in favor.

3. Adjournment 5:36pm

Celeste Crowley, Permitting & Inspections Administrator

Date

The City of Burlington will not tolerate unlawful harassment or discrimination based on 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.