

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, April 19, 2022, 5:00 PM

Minutes

Board Members Present: All members were remote. Brad Rabinowitz (remote), AJ LaRosa (remote), Brooks McArthur (remote), Caitlin Halpert (remote), Chase Taylor (remote)

Board Members Absent: Geoff Hand, Sean McKenzie, Leo Sprinzen

Staff Members: Mary O'Neil (remote), Scott Gustin (remote), Joseph Cava (remote)

I. Agenda

II. Communications

III. Minutes

April 5, 2022 minutes were approved

IV. Consent

1. ZP-22-109; 129 Spruce Street (RL, Ward 5S) Nate Yager & Sarah McLeod

Establish a bed and breakfast (short-term rental) within existing duplex. (Project Manager, Scott Gustin)

Nate Yager; Sworn in

Brooks: Motioned to approve and adopt staff recommendations. Caitlin 2nd. All in Favor. Approved.

V. Public Hearing

1. ZP-22-110; 325 Flynn Avenue (RL, Ward 5S) Kathleen Peden

Establish a bed and breakfast (short-term rental) within existing duplex. (Project Manager, Mary O'Neil)

Kathleen Peden; Sworn in

Brad: Can you tell us a little about parking?

Kathleen: You can park four cars and still move independently.

Brad: How wide is the driveway?

Kathleen: The driveway is twenty feet wide. It is wider at the bottom than at the top. Each square on the site plan is two square feet.

Brad: Is the parking in tandem?

Mary: This is the issue of stacked versus tandem parking allowance. Tandem may not serve more than one dwelling unit.

Chase: The driveway is long.

Brad: Any additional questions?

Caitlin: Option of parallel parking, vehicles parking independently.

Brad: Public Hearing is closed.

2. ZP-22-122; 84 Chase Street (RL, Ward 1E) Colleen Hartford

Establish 2-bedroom bed and breakfast within existing residence. (Project Manager, Mary O'Neil)

Brooks: Motioned to defer to the June 7th DRB meeting. Chase 2nd. All in Favor. Approved.

VI. Certificate of Appropriateness

1. ZP-22-700; 43 Starr Farm Road (RL Ward 4N) Birchwood Properties / Michael Koch Civil Engineering Associates.

Seek maximum parking waiver to expand onsite parking lot. (Project Manager, Scott Gustin)

Alicia Dimario, Jim Langdon, Michael Koch, Jeremy Owens, Sandy Thibault, Erica Wygonik; Sworn in

Alicia: Parking ban went into effect for Starr Farm Road which led to influx of Birchwood Parking lot. Parking study was done to adequately assess and manage the flow of traffic into the facility.

Brad: You have a parking management plan?

Alicia: Correct, we are using CATMA.

Brad: The landscaping is part of parking requirements?

Alicia: That is correct.

Brad: Have you put into practice some of the demands of the management plan?

Alicia: We are implementing bike parking, but the dilemma is the number of visitor traffic on a daily basis. The number of resident visitors cannot be calculated and when someone's relative is dying we don't want them circulating the parking lot.

Sandy: Birchwood will be a robust program for studying alternative transportation for micro transit. Chittenden County is looking to start a shuttling micro transit program to enhance employee usage.

Brad: Micro transit is not something the public can take advantage of?

Sandy: The micro transit program will be geared towards all individuals with a regular transit service.

Erica: It is easier for employees to take advantage of systems like this, but it can be adapted to visitors as well.

Sandy: Bike Share will be expanding with a potential remote facility near Birchwood.

Brad: Any additional questions? This application had the advantage of the zoning change to make this project possible.

Alicia: The zoning changes don't just benefit Birchwood but other elderly/nursing care facilities.

Scott: Any public input?

Brad: Public Hearing is closed.

2. ZP-22-115; 76-78 Drew Street (RM Ward 3C) George & Dorothy Commo

Request for parking waiver: Convert basement to habitable area. No change in the number of units. Property remains a duplex. (Project Manager, Mary O'Neil)
George and Dorothy Commo; Sworn in

Brad: Expansion on interior within existing footprint of the house.

Dorothy: Yes, the basement.

Brad: One space parking waiver?

Mary: Yes, a parking waiver for applicant's one vehicle.

Dorothy: Current tenant has not driven a vehicle during the eight year span of their lease. We have a total of three spaces, one we allow a neighbor to park in during the winter parking ban.

Brad: Recommended conditions for approval, any questions from the board? Public Hearing is Closed.

VII. Other Business

VIII. Adjournment 5:30 PM



june 29, 2022

Bradford L. Rabinowitz, Chair of Development Review Board

Date



6-16-22

Joseph H. Cava, Permitting & Inspections Permit Technician

Date

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.

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