

## 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, August 2, 2022, 5:00 PM MINUTES

#### *Remote Meeting*

**Board Members Present:** All members were remote. Brad Rabinowitz, AJ LaRosa, Geoff Hand, Brooks McArthur, Caitlin Halpert, Chase Taylor, and Leo Sprinzen

**Board Members Absent:** Sean McKenzie

**Staff Members Present:** All members were remote. Scott Gustin, Mary O'Neil, Ryan Morrison, and Joseph Cava

#### **I. Agenda** **II. Communications** **III. Minutes** **IV. Consent**

##### **1. ZP-22-398; 77-79 Pine Street (FD6, Ward 3C) Nedde/Pine LLC / Grace Ciffo**

Nedde Real Estate requests that the DRB grant alternative compliance from prescribed standards under condition 22 of zoning permit. (Project Manager, Mary O'Neil)  
Grace Ciffo, Chris Balzano, Jay White: Sworn in.

Brad Rabinowitz: Does anyone on the board have any objections to this being consent? Hearing none, I'll entertain a motion.

AJ LaRosa: I am recused on this.

Brooks McArthur: Motioned to approve and adopt staff recommendations. Geoff Hand 2<sup>nd</sup>. Vote 6-0. Motion carries.

##### **2. ZP-22-361; 362 South Union Street (RL, Ward 6S) William Fellows / Tshen Shue**

Conditional use request to demolish historic garden shed. (Project Manager, Mary O'Neil)

Mary O'Neil: This application has been archived after building inspector deemed structure unsafe.

#### **V. Public Hearing**

##### **1. ZP-22-386; 86-88 North Winooski Avenue (RM, Ward 2C) 3G LLC / Michael Alvanos**

After-the-fact demolition of barn portion to address zoning violation to demolish the remainder of existing collapsed barn and replace with new duplex. (Project Manager, Ryan Morrison)

Caitlin Halpert: Motioned to defer to a date to be determined. Brooks McArthur 2<sup>nd</sup>. Vote 7-0. Motion carries.

## **VI. Certificate of Appropriateness**

### **1. ZP-22-403; 136 Sunset Cliff Road (RL-W, Ward 4N) 136 Sunset Cliff Camp, LLC / William de Vos**

Tree removal. (Project Manager, Ryan Morrison)  
Bill de Vos: Sworn in.

Brad Rabinowitz: This item needs to go before the Conservation Board before the Development Review Board can render a judgement.

Geoff Hand: Motioned to defer to a date to be determined. Chase Taylor 2<sup>nd</sup>. Vote 7-0. Motion carries.

## **VII. Other Business**

### **1. ZAP-22-2; 203 South Cove Road (RL-W, Ward 5S) Stanley Weinberger / Christine Weinberger**

Request for reconsideration of the DRB's decision to grant an appeal for the administrative denial of ZP-22-148. (Project Manager, Ryan Morrison)  
Stanley Weinberger: Sworn in.

Brad Rabinowitz: This is an appeal.

AJ LaRosa: I am recused on this.

Geoff Hand: I am recused on this as well.

Scott Gustin: This reconsideration is a two-step process. The first is whether the board would like to reconsider their decision. The second is getting into the weeds of merit on whether to approve this if reconsidered.

Caitlin Halpert: I don't feel we should reconsider this because the project was reviewed justly, and a reconsideration would step outside the board's power for quasi-judicial decision making.

Brooks McArthur: I agree.

Leo Sprinzen: I move we do reconsider, even though the decision might not be any different.

Brad Rabinowitz: I move we take a vote on whether or not to reconsider.

Leo Sprinzen: To clarify, we are not reconsidering?

Caitlin Halpert: Motioned to deny the reconsideration. Brooks McArthur 2<sup>nd</sup>. Vote 5-0. Motion carries.

### **2. Annual organizational meeting**

Nomination and election of Board chair, vice chair, ordinance committee members, and long range planning committee member

Brooks McArthur: Motioned to appoint AJ LaRosa as Board chair. Brad Rabinowitz 2<sup>nd</sup>. Vote 7-0. Motion carries.

AJ LaRosa: Motioned to appoint Caitlin Halpert as Board vice chair. Brad Rabinowitz 2<sup>nd</sup>. Vote 7-0. Motion carries.

AJ LaRosa: Motioned to appoint Caitlin Halpert as ordinance committee member. Brooks McArthur 2<sup>nd</sup>. Vote 7-0. Motion carries.

Geoff Hand: Motioned to appoint Brad Rabinowitz as long range planning committee member, AJ LaRosa 2<sup>nd</sup>. Vote 7-0. Motion carries.

**VIII. Adjournment**

Hearing closed at 5:25 PM.




9-21-22

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Bradford L. Rabinowitz, Chair of Development Review Board

Date



8-9-22

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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](http://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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