

Burlington Development Review Board

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



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, August 23, 2022, 5:00 PM

MINUTES

Remote Meeting

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

Board Members Absent: Geoff Hand, Brad Rabinowitz, and Sean McKenzie

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

- I. Agenda
- II. Communications
- III. Minutes
- IV. Certificate of Appropriateness

1. **ZP-22-436; 68 Sears Lane (E-LM, Ward 5S) Burlington Community Development Co. / City Treasurer / Brendan Stringer**
Tree clearing. (Project Manager, Scott Gustin)
John Magnus, SD Ireland: Sworn in.

AJ LaRosa: What is this project hoping to do?

John Magnus: The goal is to stockpile and remove contaminated soil within the proposed location of the Champlain Parkway project.

AJ LaRosa: What happens to this area after the completion of the Champlain Parkway?

John Magnus: We would remove the debris, put in topsoil, and seed the area.

Leo Sprinzen: How long do you expect the dirt to be on site?

John Magnus: We have to excavate and stockpile the dirt and trees in specific areas, then truck it to the landfill over the course of construction. This will be a dynamic process of materials coming in and out over the next 15 months.

AJ LaRosa: Any additional questions from the board?

Leo Sprinzen: What is the protection against the contaminated soil?

John Magnus: We will be laying plastic on the ground to collect the soil debris, then placing plastic over the pile at night to prevent contamination runoff caused by heavy rainfall.

Chase Taylor: What is the purpose of the 300 ft. radius?

John: Nothing specific as it relates to the stockpile, only a buffer.

AJ LaRosa: Any additional questions from the board or public? Hearing none, I move we talk about recent zoning amendments.

V. Other Business

1. Recent zoning amendments

Steep Slopes Zoning Amendments

Scott Gustin: The conversation about a steep slopes amendment has been circulating following the Riverside Ave landslide that occurred in 2019. The purpose of this amendment is to flag projects that would require Geotech analysis for building on or near steep slopes.

AJ LaRosa: Does this apply to existing impervious surfaces and developments like foundations?

Scott Gustin: It would only apply to new developments that exceed 400 square feet of earth disturbance.

Burlington High School Zoning Amendments

Scott Gustin: The existing Burlington High School is presently a non-conforming use located in the conservation district. The proposed amendment changes the zone to "institutional" and creates a core campus overlay with site specific standards.

Parking Requirements Zoning Amendments

Scott Gustin: There are no longer minimum parking requirements with the exception of properties with four unrelated adults. The parking amendment also expands the Transportation Demand Management (TDM) Program city-wide. The third piece of this is the Institutional Parking Management Plans encompassing and forecasting and demand for parking over a five-year period under Article 8 for the institutions.

Short-Term Rentals Zoning Amendments

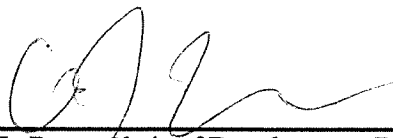
Scott Gustin: The zoning amendment is related to the Short-term Rental standards adopted by City Council under Article 18. Most of the standards are in Chapter 18. The zoning amendment clarifies that a zoning permit is not needed for a short term rental and points to Chapter 18 for applicable standards. The zoning amendment also consolidates hostels and hotel/motels into a single "lodging" category.

AJ LaRosa: Has the definition of a traditional bed and breakfasts been eliminated?

Scott Gustin: Yes. If a short-term rental host wants to offer breakfast, they can.

VI. Adjournment

Hearing closed at 5:25 PM.



Alexander J. LaRosa, Chair of Development Review Board

10/25/22
Date



8-26-22

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/dr/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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