

Burlington Development Review Board

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



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, September 6, 2022, 5:00 PM MINUTES

Remote Meeting

Board Members Present: All members were remote. Caitlin Halpert, Brooks McArthur, Sean McKenzie, Brad Rabinowitz, Leo Sprinzen, and Chase Taylor

Board Members Absent: AJ LaRosa and Geoff Hand

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

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

1. **ZP-22-443; 505 Lake Street (DW-PT, Ward 3C) City of Burlington / Michael Koch**
Proposed waterfront improvements for the existing Community Sailing Center including the installation/construction of a boat ramp, structural wall with wave attenuators, a pier with walkways, and a launch well and hoists. (Project Manager, Scott Gustin)
Jack Milbank, Michael Koch: Sworn in.

Caitlin Halpert: Can you give us a brief overview of the project?

Michael Koch: The Lake Champlain Community Sailing Center is looking to make improvements to the waterfront to create a safer and more accessible environment for sailors of all ages. The four aspects of the project include a wider concrete boat ramp to allow for multiple vessels coming in and out, a new dock for improved ADA access and classroom learning, two launch hoists, and a wave wall to act as a breakwater for launching and removing boats from the water.

Jack Milbank: The sailing center provides a welcoming environment for individuals of all ages. The proposed expansion of the sailing center would help to forge and expand crucial relationships with local school systems including the University of Vermont. The proposed expansion would also have minimal environmental impacts on Lake Champlain.

Caitlin Halpert: Any questions from the board?

Leo Sprinzen: Are there any utilities proposed including lighting?

Michael Koch: There is already electrical in place for the proposed hoists, but no expansion of lighting is proposed.

Leo Sprinzen: Is there a proposed time limit on public access and use including gated access?

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Jack Milbank: The existing facility is gated, but the facility would be open to smaller recreational boats throughout the day.

Brad Rabinowitz: Is boating access associated with the Sailing Center or a general public access?

Jack Milbank: It is through the Sailing Center.

Caitlin Halpert: Is there anyone from the public who wishes to speak on this? Hearing none, we will deliberate later on.

2. **ZP-22-307; 120 Depot Street (RM-W, Ward 3C) Andrea Trombley / Steve Trombley**
Construct single-family house with associated site improvements. (Project Manager, Ryan Morrison)
Steve Trombley, Sharon Bushor, Bill Pierson, Sally Edith, Virginia Gillespie, and Tony Gillespie:
Sworn in.

Caitlin Halpert: Can you give us a brief overview of the project?

Steve Trombley: Before securing the property, I've talked with Scott about this project. Part of the discussion this evening is about the tree removal to fit the design of the proposed single-family home with the angled landscape. Height requirements changed in April which ultimately changed the scope of this project including several alternatives like revising the design, seeking a variance for the proposed design, or coming before the DRB for an alternative solution.

Caitlin Halpert: Scott, can you or Ryan give us some feedback on this project?

Ryan Morrison: The DAB deliberated on the design of the proposed single-family residence and Steve has implemented some design changes in light of the height ordinance. The ordinance says that the height can't exceed 35 ft.

Caitlin Halpert: What were the revisions to the height ordinance looking to change?

Scott Gustin: The previous height ordinance was too open to interpretation. The new ordinance tightens up the language and explains the ordinance better. The implication for this property is that the applicable height measurement methodology changed from taking the average finished grade around the entire building to just measuring height along the Depot St frontage.

Caitlin Halpert: Any questions from the board?

Brad Rabinowitz: Was the factor of height for the proposed single-family residence driven by the views of Lake Champlain?

Steve Trombley: The upper decks do provide views of the surrounding landscape, but the height is to also incorporate solar panels.

Brad Rabinowitz: Does this property connect with the condo property at the top of the hill?

Steve Trombley: Yes, the upper level connects to the condominium parking lot.

Caitlin Halpert: Is it true that the gap between the height of the garage and base of the upper floor levels is 25 ft.?

Steve Trombley: Yes

Caitlin Halpert: I question the design, and if it were stacked instead of being supported on stilts, this alternative design could bring it within the height ordinance requirement.

Sharon Bushor: I have two concerns. The first is with height, in light of the recent ordinance. My other issue is with Section 5.5.3 concerning storm/wastewater runoff. The design is clearly in disregard to this section and brings to light the continued stability of the embankment. As the roots from the stumps of the downed trees deteriorate, what will be holding the embankment back other than the proposed residence?

Caitlin Halpert: Questions like these are outside the DRB's decision making process.

Bill Pierson: In 2020, a storm water drain was constructed from North St. to Depot St. and I have a concern that the driveway proposed for Depot St. would interfere with this previously existing drainage system.

Sally Edith: My concern is the level of traffic on Depot St. and whether or not the proposed residence would create a danger to bicycle and pedestrian traffic when a car pulls out of the proposed driveway.

Virginia Gillespie: We know from previous weather extremes that the embankment is fragile, and we wanted to make sure that the proposed construction wouldn't disturb the condominium residences above.

Tony Gillespie: The existing design isn't within the revised ordinance and the bike path link with Depot St. would create dangerous conditions for pedestrian traffic. Our driveway along this portion of the embankment was washed out, and I feel this process isn't addressing the runoff concerns.

Caitlin Halpert: Any questions from the board? Hearing none, Steve, would you like to respond to any of these questions and concerns?

Brad Rabinowitz: In regard to the public commentary, the wing walls on the sides of the garage do create blind spots. Its difficult to interpret without having a site plan to accurately define the site as a whole.

Steve Trombley: Soil boring has been done to address soil and erosion concerns regarding the existing embankment. Is there any discretionary decision-making from the board to consider previous designs?

Caitlin Halpert: This is definitely something we will talk about during deliberative session.

Steve Trombley: I hope the time and resources placed on this project will also be considered during deliberation. I also hope the recent ordinance change in April 2022 would also be taken into consideration when this project was started beforehand.

Scott Gustin: The current height standards were adopted in October 2019.

Caitlin Halpert: We will deliberate later on.

V. Sketch Plan

1. ZSP-22-7; 52 Institute Road (RCO-RG, Ward 4N) City School Department / Administrative Offices/EED / Joe Weith

Demolish existing high school and technical center and construct new 268,500 square foot high school and technical center. (Project Manager, Mary O'Neil)

Joe Weith, Brian Leet, Dave Marshall, Jason Charest, Sharon Bushor spoke.

Joe Weith: I'll turn this over to our architect, Brian for discussion.

Brian Leet: Outdoor connection was a major component of the design. The site plan addressed multi-modal traffic for school busses, cars, and pedestrian traffic. Another emphasis was on safety including a main entrance and upper entrance into the commons, a public entrance for sporting and other public events, and a service entrance. The overall plan is five distinct levels, but the code only places the building at four distinct levels.

Caitlin Halpert: Questions from the board?

Leo Sprinzen: Have you addressed the easement needed for storm water runoff?

Dave Marshall: We have recommendations from the water division of public works to improve the existing storm water system to make the existing features more functional. The easements would allow business to function in a sustainable manner.

Leo Sprinzen: Can you address the storm water treatment?

Dave Marshall: A defensive approach would contain the clean water above the high school and divert it into the storm water management pond to prevent the treatment plant from becoming overwhelmed.

Brad Rabinowitz: Can you address the difference between City busses and school busses?

Brian Leet: This is part of our management plan to configure the bus pick up and drop off points at different locations of the campus from where parents are picking up students.

Caitlin Halpert: Is the north section designed for one way traffic?

Brian Leet: Yes, there is space for stacked parking of up to four school busses in addition to traffic flow.

Brad Rabinowitz: Will the tech center still be a part of the high school campus?

Joe Weith: Yes, but some programs are slated to be moved to the South Burlington airport where the trades align with the work being done.

Sean McKenzie: Is there clear delineation for pedestrians, bicycles, and vehicular traffic?

Brian Leet: Pedestrian and bicycle traffic coming from the bike path will have greater opportunities from the north side of the proposed building. There are also plans to implement bike lanes along institute road connecting from North Ave.

Leo Sprinzen: I fear that the proposals for bike parking are lacking for some areas and I'd like to see more connecting crosswalks. I also have a concern for understanding the landscape plan with the new building.

Brian Leet: It is confusing looking at the plan, but there are proposals for biodiversity as part of this project plan.

Caitlin Halpert: Any additional questions from the board or public?

Joe Weith: Brian, can you address the parking for safety?

Brian Leet: We have parking across the street from the high school on Institute Rd. and tiered parking proposed behind the building. For safety, the doors will automatically lock coming into the

building. Administrative overview places an increased emphasis on visitors coming through the front of the building.

Jason Charest: I am the President of the City Bluffs homeowner's association, and there is a concern amongst residents living across the street about toxic dust being generated from the structure's demolition.

Sharon Bushor; The site is a mixture of two zoning districts, and I've never heard of what happened when an institutional facility holds large scale sporting events.

Brian Leet: A traffic study will be completed to account for peak events to mitigate the amount of parking that's on site.

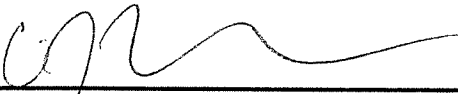
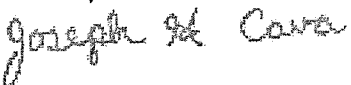
Joe Weith: We will continue to evaluate this as we apply for our permits.

Caitlin Halpert: Close the sketch plan review.

Enter deliberative session.

VI. Adjournment

Hearing closed at 6:30 PM.

	<u>10/25/22</u>
Alexander J. LaRosa, Chair of Development Review Board	Date
	9-9-22
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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