

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, October 19, 2021, 5:00 PM

Minutes

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

and

Zoom: <https://us02web.zoom.us/j/84010525738?pwd=V0ZCK3pgM1VhbEoxMUZGYmhDVm0rQT09>

Password: 272000

Webinar ID: 840 1052 5738

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Board Members Present: Brad Rabinowitz, Brooks McArthur, Geoff Hand, AJ LaRosa (remote), Caitlin Halpert, Chase Taylor, Kienan Christianson (remote.)

Newly sworn in member Leo Sprinzen present to observe.

Board Members Absent: Sean McKenzie (Alt)

Staff Members: Mary O'Neil, and Ryan Morrison

I. **Agenda**

There is a request to defer review of 227-235 Main Street pending continuing efforts to resolve.

II. **Communications**

III. **Minutes**

Minutes for the October 5, 2021 meeting are posted on the DRB website.

IV. **Consent**

1. **ZP-21-655; 162 North Champlain Street (RM, Ward 3C) Jessica Hyman**

Demolish existing garage included in VT historic register and replace with larger garage. (Project Manager, Scott Gustin)

Motion by Brooks McArthur: In the matter of ZP21-655, 162 North Champlain Street, I move we approve the application and adopt findings and conditions.

2nd – Caitlin Halpert

Vote 7-0.

Motion carries.

V. **Public Hearing**

1. **ZAP-21-15; 227-235 Main Street (FD5, Ward 6S) Winkeldom, LLC / Mark Hall**

Appeal notice of zoning violation regarding illuminated window graphics. (Project Manager, Ted Miles)

Brad Rabinowitz asks if it should be rescheduled for date certain. Staff articulates that resolution is likely.

Motion by Geoff Hand: I move we defer this matter per the request of the applicant and the City.

2nd – Caitlin Halpert

Vote 7-0.

Motion carries.

2. ZP-21-577; 63 North Avenue (RM-W, Ward 3C) Joseph Piscotty

Variance request to place a garbage shed within required setbacks. *Continued hearing.* (Project Manager, Ryan Morrison).

Applicants Kenneth Axelman and Joe Piscotty present, discuss newly located site.

Brad Rabinowitz closes the Public Hearing on this matter at 5:15 pm.

VI. Certificate of Appropriateness

1. ZP-21-653; 105 Carrigan Drive (I, Ward 1E) University of Vermont

Proposed elevator addition, entrance improvements, and associated site improvements to the Hills Agricultural Sciences Building and its environs. (Project Manager: Ryan Morrison)

Presenting for UVM: Lani Ravin, Planner (UVM); Kate Coffee (UVM); Guy Roberts (facility manager, UVM); Derrick Read (Krebs & Lansing); Alex Halpern (FFF Architects); Josh Crandall (FFF Architects); and Luce Hillman (UVM.)

Geoff Hand – What is the purpose of the diesel generator?

Lani Ravin – asks to present the entire project, will address in presentation.

Discussion of rooftop units.

Geoff Hand – have you provided the sound levels of the equipment?

Alex Halpern – Baseline measurements. Will adjust levels.

Geoff Hand – How do we look at noise impacts? What info can you share now?

Lani Ravin – This is central campus. Already a certain amount of noise. Aren't noise levels measured at the edge of the property?

Alex Halpern – Goal to have the same levels. There are fans on Marsh; fans on buildings to north, south, east. We need to fine tune.

Geoff Hand – Same question about generator; noise levels. They should be below existing.

Alex Halpern – They won't be below. They will be close to what is there now. The generator is intended to be life safety equipment.

Josh Crandall – the generator is placed in a natural well, provides sound attenuation.

Brad Rabinowitz – Please explain “wood look” on elevation?

Alex Halpern – sintered stone, or photographic metal panel. The latter is created with a UV fast process; image integrated into material. Like the material installed on the South End City Market, only a different image.

Josh Crandall – re Landscaping – largely as it is today. Keep hardscaping. Facilitate ADA access.

Lani Ravin – side walks, provide accessibility. Bike racks, inverted U design employed by UVM. Covered bike parking will be provided on the north end.

Brad Rabinowitz – not much re-grading?

Josh Crandall – yes, correct. Grading at ADA parking spots, and limited at walkways for ADA compliance.

Lani Ravin – we are adding walkways to activate existing courtyard. The wind turbine is not connected to this project. I am proud of that, I permitted it as one of my first projects. It does not work anymore. Only for life safety purposes.

Geoff Hand – We don’t have purview over that. But are there not any options that are not fossil fuel? Battery storage?

Lani Ravin – This does require Act 250 review. But we do have to take care of emergencies.

Geoff Hand – Battery storage option; could be charged in Burlington, 100% renewable.

Alex Halpern – we will check into that, thank you for that information.

Sharon Bushor (call-in participant) – Concern about diesel fuel – other options should be considered. The plan seems respectful of existing trees, avoid disturbance. I am gun shy because of the trees lost at Alumni House. I note that Hills was where the botany department was. It is germane that landscaping is preserved.

Brad Rabinowitz – I have worked on projects with battery storage. You can gang together a lot of power storage that way.

Brad Rabinowitz – closes public hearing.

A welcome is afforded to the newly appointed member, Leo Sprinzen; and a farewell to Kienan Christiansen who is moving to Eugene Oregon, leaving October 29th.

VII. Adjournment

VIII. Deliberative Session

Motions recorded separately in project findings.



November 3, 2021

Bradford L. Rabinowitz, Chair of Development Review Board

Date



October 20, 2021

Mary O'Neil, Principal Planner

Date

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