

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, November 1, 2022, 5:00 PM

MINUTES

Remote Meeting

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

Board Members Absent: Brooks McArthur and Sean McKenzie.

Staff Members Present: Scott Gustin and Joseph Cava.

- I. Agenda**
- II. Communications**
- III. Minutes**
- IV. Public Hearing**

1. ZP-22-540; 217 Starr Farm Road (RL, Ward 4N) Kennet Dall

Establishment of a cannabis home occupation business. (Project Manager, Scott Gustin)

Kennet Dall: Sworn in.

AJ LaRosa: Is the applicant here? Can the applicant please raise their hand? Thank you, can you briefly describe the project?

Kennet Dall: Yes, I'd like to start a cannabis home occupation grow business kept within a 150 square foot radius. I would be growing and drying it in my basement and selling it to local retailers for distribution.

AJ LaRosa: Can you tell us about the electrical components associated with this project?

Kennet Dall: Yes, I will be using grow tents with a capacity for two electric grow lights per tent. These grow lights will emit the least amount of heat and draw approximately 400-600 watts each. From the grow tents there will be a filtration system to scrub the air and a standard household dehumidifier. Eventually, I would like to add an air conditioner for the space.

Leo Sprinzen: Have you had a study done to ensure the electrical capacity in addition to the water and sewer capacity is equipped to handle this venture?

Kennet Dall: Yes, I have spoken to electrical contractors on this, and they have confirmed that the current electrical service will be enough. I have also been talking with them about upgrading my service to ensure it has the electrical capacity should the business grow. I have also spoken to the water division for proof of adequate water capacity as well.

Leo Sprinzen: Thank you. Will air in the room circulate amongst itself, or will there be external exhaust to ventilate the generated odor?

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

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Kennet Dall: Internal, only because this is a small-scale venture. If expanding to a larger facility, then external ventilation would be important.

Caitlin Halpert: This equipment will be on the interior of the house?

Kennet Dall: Yes.

Caitlin Halpert: Traditionally, we only request electrical cut sheets when the project extends to the exterior of the building.

Scott Gustin: Correct, the ordinance only addresses exterior modifications.

Geoff Hand: There will be explicit conditions that the home will be owner occupied if approved.

AJ LaRosa: Cannabis cultivation is regulated under ACT 158 to allow small cultivators to be exempt from municipal regulations that relate to agricultural ventures. Is this correct Scott?

Scott Gustin: Yes, this is correct.

AJ LaRosa: Any questions from the public? Hearing none, I move we close the public hearing on this item.

2. **ZP-22-524; 87 Hungerford Terrace (RH, Ward 8E) James & Madeleine Posig / Chi Nguyen**
Demolition of single-story garage and replacement with larger garage with second-story. (Project Manager, Ryan Morrison)

AJ LaRosa: Is it true they have asked to be tabled to a date certain?

Scott Gustin: Yes, the applicants requested this item be placed on the December 6, 2022 agenda.

AJ LaRosa: Motioned to table to December 6, 2022 DRB meeting, Chase Taylor 2nd. Vote 6-0. Motion carries.

V. **Certificate of Appropriateness**

1. **ZP-22-489; 251-253 South Union Street (RM, Ward 6S) Daisy Properties, LLC / Stephen Kredell**
Construction of 5-unit building addition utilizing adaptive reuse of a historic structure. (Project Manager, Scott Gustin)
James Dufour: Sworn in.

AJ LaRosa: As a recap, this was tabled from the previous DRB meeting to incorporate changes like a parking demand management plan.

James Dufour: Yes, we have spreadsheets incorporating the proposed parking demand management plan.

Leo Sprinzen: Will all these units be market rate for bidding on parking spaces?

James Dufour: Yes, people have the choice to buy as many spots as they'd like. One of the units in this building is a three bedroom.

Leo Sprinzen: There was a note in the staff report about an easement that is needed from the abutting landowner.

James Dufour: At this time, there is no easement.

Brad Rabinowitz: It is unclear whether these spots are for the new addition or the adjoining property. What are they being used for now?

James Dufour: They are currently used by neighbor's vehicles.

AJ LaRosa: We need clarification for jurisdiction.

James Dufour: We would like to use the spots for this building addition, but we can clarify this in the application to utilize the maximum amount of lot coverage.

Brad Rabinowitz: Scott, are there any issues with offsite parking?

Scott Gustin: No, parking minimums have been deleted so there are no issues.


Leo Sprinzen: It appears that there are no ground mounted condenser units, where will they be located?

James Dufour: Correct, they are all on the interior of the building.

AJ LaRosa: Are there any questions from the public? Hearing none, I move we close the public hearing and enter deliberative session.

VI. Adjournment

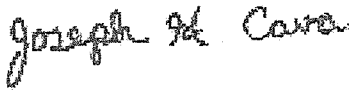
Hearing closed at 5:40 PM.



Alexander J. LaRosa, Chair of Development Review Board

1/5/23

Date



Joseph H. Cava, Permitting & Inspections Permit Technician

11-18-22

Date

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