

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 15, 2022, 5:00 PM MINUTES

Remote Meeting

Board Members Present: All members were remote. AJ LaRosa, Caitlin Halpert, Geoff Hand, Brooks McArthur, Brad Rabinowitz (5:07 PM), Leo Sprinzen, and Chase Taylor

Board Members Absent: Sean McKenzie

Staff Members Present: Scott Gustin, Mary O'Neil, Ryan Morrison, and Joseph Cava

- I. Agenda
- II. Communications
- III. Minutes
- IV. Consent

1. ZP-22-466; 187 South Champlain Street (CIVIC, Ward 5S) City DPW Parks & Recreation Department / Max Madalinski

Renovations to City Pocket Park including associated site work and improvements. (Project Manager, Mary O'Neil)
Max Madalinski: Sworn in.

Geoff Hand: I am recused on this item.

AJ LaRosa: This agenda item is recommended for consent. Have you seen the staff report with comments on this?

Max Madalinski: Yes, I have seen it and am all set.

AJ LaRosa: Are there any questions or comments from the board? Hearing none, would someone like to make a motion?

AJ LaRosa: Motioned to approve and adopt staff recommendations, Leo Sprinzen 2nd. Vote 5-0. (Geoff Hand Recused, Brad Rabinowitz not present yet.) Motion carries.

V. Public Hearing

1. ZP-22-528; 447 Main Street (RL, Ward 6S) Jeremy Dressler & Jane Seymour / Marcus Gonzalez

Proposed demolition of existing carriage house to construct a new accessory structure. (Project Manager, Mary O'Neil)
Ramsay Gour: Sworn in.

AJ LaRosa: Can you tell us about this project?

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Ramsay Gourd: The structure is still standing, but there are concerns with the foundation. A new structure is proposed to occupy the same footprint with the addition of a shed dormer and garage doors.

AJ LaRosa: I appreciate that the proposed structure is keeping the same form and features and isn't an outright demolition by neglect.

Ramsay Gourd: The new design addresses egress and building code concerns and the goal is to retain as much as the original structure as possible.

AJ LaRosa: Are there any questions or comments from the board?

Geoff Hand: Will there be an additional application to designate this structure as an ADU?

Ramsay Gourd: This is a continuation of existing use and conditions.

AJ LaRosa: Mary, is this ADU permitted?

Mary O'Neil: From the Assessor's property records, the second floor has been finished for some decades. It remains unclear if this occurred when the Antique business was approved.

AJ LaRosa: So this isn't a standalone secondary unit?

Mary O'Neil: No, this is an expansion of living space from the existing single-family residence. There is no kitchen, so not a discrete unit.

AJ LaRosa: We will need to consider this during deliberation to discuss the expanded use of this structure. Are there any questions or comments from the public? Hearing none, I move we close the hearing on this item.

2. **ZAP-22-4; 89 Chestnut Terrace (RL, Ward 6S) Jeannine Boix-Vives / Zachary Berger**
Appeal of adverse determination ZP-22-503 as to separate lot. (Project Manager, Scott Gustin)

AJ LaRosa: This appeal was withdrawn by the appellants.

VI. Certificate of Appropriateness

1. **ZP-22-546; 52 Institute Road (RCO-RG, Ward 4N) City School Department / Joe Weith**
Demolish and remediate existing high school and construct new 250,000 square foot high school/technical center. (Project Manager, Mary O'Neil)
Joe Weith, Brian Leet, Michael Willard, Jennifer Conley, Jesse Beck, Dave Marshall Andres Torizzo, Sharon Bushor: Sworn in.

Geoff Hand: I am recused on this item.

AJ LaRosa: Given the recent ballot vote, the DRB does not control the financial piece of this project, and we are only here to discuss what is within our role and authority as the DRB.

Joe Weith: I will turn this over to our architect, Brian, to discuss the design.

Brian Leet: Part of the proposal is for a new access road off Institute Rd. to connect with an entry commons area for the high school with an additional area to access the technical center. There will be a screened area for fleet vehicle access. The only building to remain is the wood chip heating

plant. The City would like to implement bike lanes on Institute Rd., which would eliminate street parking. As part of this proposal, the bus stop will be relocated north of Institute Rd. for greater pedestrian safety and movement of traffic. No development is proposed on the south side of Institute Rd., just the north side. There is a single point of entry into the commons that would direct visitors from the vestibule through the administrator's office. There are distinctive separation of spaces with the technical center and gymnasiums on the left side, the commons and library in the center, and academic classroom spaces on the right side of the building facing North Ave.

Michael Willard: The intent of the landscape plan is to use native plantings and species like evergreens to lead people down the drive along Institute Rd. There are also a proposal for ornamental grasses to create durable environmental conditions. Unlike invasive species, the ornamental grasses are targeted and won't expand.

Brad Rabinowitz: To clarify, the greenspaces along the walks will be available for students to use?

Michael Willard: Yes, this will be passive recreation sites.

Jennifer Conley: Transit passes will be available for students to manage traffic flow and transportation.

AJ LaRosa: There's not a lot of change from high school to high school, but I appreciate the thought being put into this project. One of the items mentioned in the staff report is Brownfield remediation, how does this get tracked from a zoning perspective to ensure compliance?

Mary O'Neil: This is managed by the State of Vermont. The timeline will be tracked by the cleanup of the site. The timelines will follow the DEC guidance.

AJ LaRosa: Do we have the authority to change timelines of the permitting should extensions not give enough time to complete the project?

Mary O'Neil: Any required federal or state permitting can toll the approval date. In addition, the applicant has requested a four year timeline to accommodate the required site remediation.

AJ LaRosa: One of the conditions is closing old permits, how do we do this?

Mary O'Neil: All these older permits will still need a CO, or have previous open permits superseded by this new application. The enforcement officer will look at these.

AJ LaRosa: Are there additional questions from the applicant?

Brian Leet: No.

Scott Gustin: In regard to the Conservation Boards recommendations, it is recommended to institute non-native species in conjunction with the City Arborist for retention of the existing site. In regards to car share memberships, this is policy that would need to be addressed. If you don't like the regulation, you must go to the policy makers. An amendments to Article 8 is currently before the City Council.

Leo Sprinzen: So a car share membership must be offered, but it is not required?

Scott Gustin: Correct, car share memberships have more to do with residential development, so the school must offer the memberships, but is not required to guarantee parking spaces.

Leo Sprinzen: What is the layout and orientation of parking off Institute Rd.?

Jesse Beck: There is no parallel parking proposed, only angled parking for drop off and pick up.

Leo Sprinzen: I was wondering if you could go into depth about the access road and how it relates to stormwater management.

Dave Marshall: Yes, there is a design for an access road to stormwater management ponds that would drain into a ravine that would collect solid debris before draining into Lake Champlain.

Andres Torizzo: The design would utilize the upper portion of the channel while utilizing sand filtration to create flow retention which would resolve deterioration that has been caused to the upper channel.

Mary O'Neil: (Requests Brian Leet relinquish the share screen so she can post Plan C2.2, a detail of the Stormwater outfall.)

Andres Torizzo: Looking at the plan, you can see that the access road is just to the left of the existing track field with four pools that spill over onto one another.

AJ LaRosa: How do you maintain this system?

Andre Torizzo: The fourth and final bay would be the collection point for any solid debris which can be resolved with annual maintenance.

AJ LaRosa: Are there any additional questions or comments from the board?

Brad Rabinowitz: There is a parking waiver for bicycle parking proposed as part of this plan, can you describe the parking demand of this feature?

Joe Weith: We have a capacity for 136 bicycle parking spaces.

Jennifer Conley: Any bikes around the facility could be locked to most anything.

Mary O'Neil: Please refer to the table under the Bike Parking Standards: I have included our regulations, recommended bicycle parking from the LEED standards, the results of a bicycle demand study submitted, and the number of spaces the applicant offers to provide.

Leo Sprinzen: Is there space near the current parking lot to address overflow bicycle parking?

Brian Leet: We could expand bicycle parking spaces, but we didn't see a need to incorporate more concrete and bike hoops until absolutely necessary.

Leo Sprinzen: Does the parking address the use by outside parties in regard to safety and security?

Jesse Beck: Security is a large priority and there are monitoring points where access can be restricted.

Brian Leet: Parking addresses this too by not creating more parking than the intended capacity of the building.

AJ LaRosa: Are there any questions or comments from the public?

Sharon Bushor: Leo touched on my concerns for parking, but I wanted to speak on the dual zone of this property which would allow for greater amounts of surface parking spaces. How will shuttling

be addressed to mitigate participation at communal events on the BHS campus? Does the school feel their request for a parking waiver is reasonable?

AJ LaRosa: You raise an interesting point about the traffic impact to this site.

Scott Gustin: The Conservation Board's recommendation is to consider educational opportunities with the stormwater system to address the increased impact of traffic on site.

Brian Leet: The plan for over 300 parking spaces will adequately address daily operations, and we have considered implementing an overflow parking area for special events. The consensus from this however, that the district can handle large scale events without increasing impervious parking areas. We would like to take the Conservation Board's recommendations to make changes to the existing plan in addition to facilitating an institutional parking demand response where we might provide event parking at the beach, at the campground, or maybe at other large venues on North Avenue and provide shuttle service.

AJ LaRosa: Hearing no additional questions, I move we close the hearing on this item.

2. ZP-22-416; 323-325 College Street (RH, Ward 8E) Advanta Ira Services, LLC / FBO Peter C. Potts / Benjamin Frye

Construction of 4-unit building addition with associated utility work and minor grading. (Project Manager, Ryan Morrison)

Bruce Baker, Dan Goltzman: Sworn in.

AJ LaRosa: Can you tell us about this project?

Dan Goltzman: This is a subsequent addition to the 2010 addition for a total of seventeen units on the property. The fourth story is setback to conform to the existing historic structure and utilizes similar colored bricks, clapboard, and cornice to conform to the 2010 addition. The ultimate goal is to tie all the buildings together with their own unique identities without challenging the original historic structure.

Leo Sprinzen: What are your thoughts on the relationship of these additions with the original building?

Bruce Baker: There is substantial pull and tug with the existing ordinance. Compared to developments like Cambrian Rise, the old orphanage building is sometimes overshadowed by the modern additions. In our case, the original structure has been given precedence over the additions.

Brad Rabinowitz: Can you talk about access to this addition?

Dan Goltzman: There is a separate entrance to the new addition in addition to the entrance around the back side of the original structure.

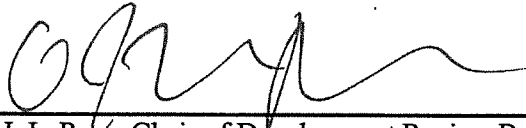
Brad: Can you tell us about lot coverage?

Bruce: The site has almost three-quarters of an acre, and we are not near lot coverage capacity.

AJ LaRosa: Are there any questions or comments from the public? Hearing none, I move we close the hearing on this item.

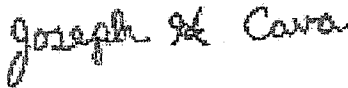
VII. Adjournment

Hearing closed at 6:23 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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