

## Burlington Development Review Board

Department of Permitting & Inspections  
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Chase Taylor  
Leo Sprinzen  
Sean McKenzie, (Alternate)



## BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, November 16, 2021, 5:00 PM Minutes

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

**Board Members Present:** Brad Rabinowitz, Brooks McArthur, AJ LaRosa (remote), Caitlin Halpert, Chase Taylor, Leo Sprinzen, Geoff Hand (remote)

**Board Members Absent:** Sean McKenzie (Alt)

**Staff Members:** Mary O'Neil, Ryan Morrison

### I. Agenda

Due to an expired Zoom link; the Board motioned to deliberate at a later date. This will give the public a chance to speak on any of the agenda items.

### II. Communications

Communication related to 111 Colchester Avenue is posted on website.

### III. Minutes

November 2, 2021 minutes are posted on the website.

### IV. Consent

#### **ZP-21-690; 111 Colchester Ave (I, Ward 1E) Gail Henderson-King / UVM Medical Center Inc**

Request approval of so-called "Mod B" building to be permanent. (Project Manager, Mary O'Neil)

Presenting: Gail Henderson-King, Sharon Bushor attending (Sharon was remote).

As there is a member of the public participating, the matter is taken off the consent agenda.

Sharon: Has not received updated communications. Is not opposed to making the temp structure permanent. Requested that an engineer look over the structure to be sure it is in sound condition to be a permanent structure.

Gail: Submitted the Public Safety Inspection that was done in February of 2021. Is fine with conditions that come with the permit.

### V. Certificate of Appropriateness

*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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**ZAP-21-13; 240-242 Pearl St (RM, Ward 2C) John Dubie / Lakeside Pharmacy Holdings Inc**

Replace nonconforming sign with new nonconforming sign. (Project Manager, Mary O'Neil)

Presenting: John Dubie

John: New sign needed after the fire. The City said it is a different size than what had been there previously, but the original sign was measured and those measurements were used to make the new sign.

Mary: The last two permitted parallel signs were in the 1980s. The new sign does not match the two from the 1980s. There is no permit on file for a sign with those dimensions.

Leo: Can it be permitted?

Mary: If it can be found to be in of substantially greater compliance.

John: There are six signs on the building but we keep talking about two. The liquor sign was from 2018.

Geoff: If they are more than 15 years old, is there a statute of limitations for them? It seems that we would replace what was there.

Mary: There would have to be a Determination.

Geoff: Is that the same size sign?

John: Yes, it is 10 ft x 20 inches.

Leo: 2 ft x 16 ft is bigger than what the applicant proposed. So the new sign is more substantially conforming.

Mary: If the Board makes that finding, that is an option.

John: What about the six signs

Mary: The permits are for the signs on just this portion of the building.

Brad: I believe we have the information we need. Thank you for coming.

**ZP-21-609; 53 Front St (RM, Ward 3C) Anna Thelemarck / Deluca & Gould**

Construct new accessory dwelling unit with excess lot coverage. (Project Manager, Mary O'Neil)

Presenting: Anna Thelemarck

Anna: We would like to remove the existing garage and replace it with an ADU and storage with an additional parking space and stormwater.

We will use the existing dimensions, which puts us at 52.48 lot coverage.

Mary: We were waiting for your results of the stormwater conditions. We received that yesterday.

Brad: Are there any questions?

Anna: We are doing new doorway lights, the trash and recycle will be inside the new storage area, and adding a mailbox to the front porch for the ADU.

Leo: Are you keeping the tree?

Anna: We are trying to keep it.

Brad: Great, I believe we have the information that we need. Please submit your additional plans to staff electronically. Thank you for coming.

## **VI. Sketch Plan**

**ZSP-21-12; 251-253 South Union St (RL & RM, Ward 6S) Steve Kredell / Two Fifty Three South Union Realty LLC**

Sketch plan review for residential redevelopment of the existing commercial property. (Project Manager, Scott Gustin)

Presenting: Steve Kredell, gBA Architects (remote)

Steve: We are looking to convert the law offices back to residential units, 8 units, and add an addition to the back of the building. The lot is in two different zoning districts, medium and low density residential. It is a beautiful historic building so the front will stay the same. We would remove the storage area to the foundation and rebuild the upper deck.

Caitlin: Would the access to the units be external or internal.

Steve: It will be a mix of both.

Brad: I have a question about the circulation; will it be a better flow to the sidewalk from parking to front of building?

Steve: Yes, we will have pathways.

Brad: The future addition seems disjointed. Any questions from the Board?

Leo: Will there be ADA Accessibility?

Steve: Only the addition will have ADA Access.

Brad: Will the addition be a flat roof?

Steve: Yes, it will have a flat roof.

Brad: Thank you for coming in and talking to us about this project.

**VII. Other Business**

**2022 Development Review Board meeting schedule**

Review and approve 2022 DRB meeting schedule. Motioned by AJ, Second Geoff. All in favor. Motion approved.

**VIII. Adjournment 6:07pm**

**IX. Deliberative Session: Scheduled for December 7, 2021.**

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Bradford L. Rabinowitz, Chair of Development Review Board

Date

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Celeste Crowley, Permitting & Inspections Administrator

Date

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