

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)
Emily O'Hara (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Wednesday, March 8, 2023, 5:00 PM MINUTES

In Person (at 645 Pine Street) Meeting

Board Members Present: AJ LaRosa, Caitlin Halpert, Sean McKenzie, Brad Rabinowitz, and Leo Sprinzen

Board Members Absent: Geoff Hand, Brooks McArthur, Emily O'Hara, and Chase Taylor

Staff Members Present: Scott Gustin, Mary O'Neil, Garret King, and Joseph Cava

I. Agenda

AJ LaRosa: Motioned to defer ZP-22-640 to the April 4th DRB meeting, Caitlin Halpert 2nd. Vote 5-0.
Motion carried.

II. Communications

III. Minutes

IV. Public Hearing

1. ZP-23-24; 371 Main Street (I, Ward 6S) Champlain College, Inc. / Nic Anderson

Expand occupancy of existing residence hall from 30 beds to 36 beds. (Project Manager, Scott Gustin)

Nic Anderson: Sworn in.

AJ LaRosa: Have you had time to review the staff report?

Nic Anderson: Yes.

AJ LaRosa: Does anyone have an issue with treating this as a consent item? Hearing none, would someone like to make a motion?

AJ LaRosa: Motioned to approve and adopt staff recommendations, Caitlin Halpert 2nd. Vote 5-0.
Motion carried.

2. ZP-23-15; 176 South Winooski Avenue (FD5, Ward 6S) VFW Howard Plant Post 782 / Taryn Barrett

Demolition of existing building to construct a new mixed-use 38-unit commercial/residential building. (Project Manager, Mary O'Neil)

Taryn Barrett, Greg Dixon: Sworn in.

AJ LaRosa: Can you tell us about this project?

Taryn Barrett: Yes, this is a collaboration with the VFW to demolish the existing building and construct a new mixed-use commercial/residential building in its place. The proposal for commercial tenants include two commercial spaces, and a third space for the VFW. There are 38 apartments proposed on the upper stories combining vertical and horizontal orientation to fit the form based code requirements. We considered six stories, but this would not have been feasible for the movement of air flow for heating and cooling. The site is tight, but we found that the proposed parking plan would adequately address commercial and residential parking needs.

Mary O'Neil: The majority of this permit review for the Form Code is done administratively via Checklists. DRB review is required for the proposed additional building height above 45' and the proposed composite trim material. The composite trim proposed is not listed as a pre-approved building material in the form based code district. The DAB has recommended this project for approval upon discretionary approval from the DRB.

Brad Rabinowitz: So the proposed composite trim material is not Hardie Board fiber cement siding?

Taryn Barnett: No, but it is similar.

Leo Sprinzen: Just to clarify, one of the permit conditions requires a Transportation Demand Management (TDM) plan?

Mary O'Neil: Yes, the TDM plan was submitted this morning. We expect many of these units to meet affordability requirements, so a limited TDM is required.

AJ LaRosa: Do the applicants have an issue with the conditions including the impact fees?

Taryn Barnett: No, we were expecting most of these conditions working in Burlington.

Mary O'Neil: Assuming that the housing units will meet affordability standards, impact fee waivers are likely. The housing trust manager will be reviewing the affordability waivers for this project.

Brad Rabinowitz: Does this property sit on the ravine?

Taryn Barnett: Yes.

Greg Dixon: It was difficult to locate the ravine, but we have taken this factor into consideration. The proposal includes stormwater tanks to handle the load in cases of excessive weather causing erosion.

Taryn Barnett: Specific design under the front corner of the building has been incorporated to address any complications caused by the ravine.

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

AJ LaRosa: Motioned to approve and adopt staff recommendations adding a condition for the approval of the composite trim material, Leo Sprinzen 2nd. Vote 5-0. Motion carried.

3. ZP-22-640; 294-296 North Winooski Avenue (NMU, Ward 2C) Irene Hinsdale / Samuel Nelis
Change of use from mixed-use restaurant to bar. (Project Manager, Garret King)

AJ LaRosa: Applicant asked to defer application until the April 4th DRB meeting.

V. Adjournment

Hearing closed at 5:25 PM.

A.J. LaRosa

3/10/23

Alexander J. LaRosa, Chair of Development Review Board

Date

Joseph H. Cava

3-10-23

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/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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