

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)
Vacant, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, March 21, 2023, 5:00 PM MINUTES

In Person (at 645 Pine Street) Meeting

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

Board Members Absent: Chase Taylor

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

- I. Agenda
- II. Communications
- III. Minutes
- IV. Certificate of Appropriateness

1. **ZP-23-25; 15 Conger Avenue (RL-W, Ward 5S) Patrice Stratmann / Nathalie von Turkovich**
Demolish existing warehouse/garage and construct a new single-family residence with ADU.
(Project Managers, Scott Gustin & Garret King)

Nathalie von Turkovich: Sworn in.

Geoff Hand: I am recused on this.

Nathalie von Turkovich: This property is permitted for single-family use. The design has been changed to reflect staff recommendations.

AJ LaRosa: Did you have a chance to review the staff report?

Nathalie von Turkovich: Yes.

AJ LaRosa: Are you okay with the staff recommendations of seven feet for the front yard setback?

Nathalie von Turkovich: I had hoped there would more wiggle room for a lesser setback, but after speaking with City staff, a ten foot setback would be more appropriate.

AJ LaRosa: Is the curb cut a condition of approval?

Scott Gustin: Yes.

AJ LaRosa: Have you spoken with DPW to bring the curb cuts into compliance?

Nathalie von Turkovich: We will be speaking with them.

AJ LaRosa: Will we need a new site plan to address the curb cut?

Scott Gustin: Possibly, the curb cut is in the right-of-way.

Brad Rabinowitz: There is a mixture of metal and wood sidings proposed. What will the wood siding be constructed of?

Nathalie von Turkovich: Vertical stained cedar shiplap siding.

Brad Rabinowitz: How does the application address shielding for trash and recycling?

Nathalie von Turkovich: The trash and recycling bins will be shielded by the wall in the carport.

AJ LaRosa: Are there any additional questions or comments concerning this application? Hearing none, we'll close the public hearing on this item.

Caitlin Halpert: Motioned to approve and adopt staff recommendations, Brooks McArthur, 2nd. Vote 6-0. Motion carried.

2. ZP-23-57; 78 Crescent Road (RL, Ward 6S) John Giebink / Danielle Roberts, Barrett's Tree Service

Proposed removal of over 20 trees. (Project Manager, Mary O'Neil)

Brian Boardman, Danielle Roberts: Sworn in.

AJ LaRosa: This application is recommended for consent approval. Do any board members have an issue with treating this as consent? Hearing none, would someone like to make a motion?

Brooks McArthur: Motioned to approve and adopt staff recommendations, Brad Rabinowitz 2nd. Vote 7-0. Motion carried.

V. Other Business

1. Request to re-open review of 98 Sunset Cliff Road

ZP-23-9; Demolish existing single-family residence and replace with new single family residence and related site improvements

AJ LaRosa: Scott, can you tell us about this request to reopen review?

Scott Gustin: The request stems from a glitch with the software that generates the abutter lists. The glitch caused a property further north of the application's address with corresponding abutters to receive the public hearing notice.

Brad Rabinowitz: We don't have the authority to approve something outside the project scope.

AJ LaRosa: Motioned to approve the request to re-open the review of ZP-23-9 to the April 4th DRB meeting, Geoff Hand 2nd. Vote 7-0. Motion carried.

VI. Adjournment

Hearing closed at 5:20 PM.

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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