

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
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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 / Natalie von Turkovich**
Demolish existing warehouse/garage and construct a new single-family residence with ADU.
(Project Managers, Scott Gustin & Garret King)

Natalie von Turkovich: Sworn in.

Geoff Hand: I am recused on this.

Natalie 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?

Natalie von Turkovich: Yes.

AJ LaRosa: I see the DAB recommended a 7 ft. front yard setback.

Natalie von Turkovich: I had hoped there would more wiggle room for a lesser setback, but after speaking with City staff, a ten foot setback is the minimum required.

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?

Natalie 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, but 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?

Natalie von Turkovich: Vertical stained cedar shiplap siding.

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

Natalie 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.

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.

A.J. LaRosa

3/29/23

Alexander J. LaRosa, Chair of Development Review Board

Date

Joseph H. Cava

3-28-23

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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