

Burlington Development Review Board

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BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday February 2, 2016, 5:00 PM Contois Auditorium, City Hall, 149 Church Street, Burlington, VT Minutes

Board Members Present: Austin Hart, Brad Rabinowitz, Jonathan Stevens, Israel Smith, Ali Zipparro, A.J.LaRosa, Wayne Senville
Staff Members Present: Scott Gustin, Mary O'Neil, Anita Wade

I. Agenda

16 Rose St requested a deferral for March 2, 2016.

II. Communications

III. Minutes

IV. Public Hearing

1. 16-0730CU; 1 Mill St (NMU, Ward 1E) Catamount Holding Co

Change of use from warehouse/office/lab space to primary and secondary school. No site or exterior building changes. (Project Manager, Mary O'Neil)

A.J.LaRosa and G.Hand recused.

A.Hart – asked if applicant had seen staff findings and recommendations.

L.Letounneur – applicant's response was affirmative.

W.Senville - one question about how students get to classrooms with the narrow drive and steep slope with not great visibility?

L.Letounneur – explained the front entrance is on the river. The back entrance will not be used.

A.Hart – questions whether parking is sufficient?

M.O'Neil – the applicant has shown a surplus of parking.

J.Stevens – it seems a little dangerous. How will this be managed?

L.Letounneur - children are grades 6 thru 12. Parents will drop off. Bus drop off is usually guided by a staff person.

J.Stevens - how many will be let out.

L.Letounneur - about 27 to 25 children.

A.Zipparo - questions the continuity of the sidewalks.

L.Letounneur – explained area for loading, visitor parking and that there are no sidewalks near the building.

A.Zipparo - are the buses turning around without backing up?

L.Letounneur - yes, although some are shorter buses.

A.Hart – we should make this a public hearing and place applicant under oath. Swears in applicant.

J.Stevens - some children may come by public transport. Where is the bus stop?

L.Letounneur – at the Riverside Ave, Colchester Ave intersection.

J.Stevens – on the Winooski side and Burlington side?

L.Letounneur – yes.

A.Zipparo - concerned about the pickup and drop off with the loading situation. Burlington doesn't have a safe transport system.

L.Letounneur - staff is guiding the transport vehicles. It will be a controlled situation.

A.Zipparo – the reality is that someone is not always able to pick up students. Is it possible for the school to testify?

Sharon Bushor - City Councilor for Ward 1; though not an expert on transportation, the concern is traffic. Can appreciate the Board's concern pertaining to this intersection. The public transportation

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drop off of students or anyone who has to navigate the intersection of Riverside Ave and Colchester Ave needs to be addressed if this project is approved. Thank you for taking my comments.

I.Smith – asks where the school location is within the building. The trouble is understanding the pickup/drop off in relation to the activity of the loading dock.

L.Letounneur - you are right that this is an active area depending where area is being serviced. There is no heavy trucker traffic.

W.Senville - how do students enter the walkway along the building? Do they have to walk thru some of parking lot?

L.Letounneur – the parking lot brings you to the entrance.

A.Zipparo – where do the city buses drop off?

L.Letounneur - they drop off at Riverside Ave.

A.Zipparo – would like to see more of a transportation plan for picking up and dropping off students.

I.Smith – familiar with the drop off area, which is very narrow and no sidewalk in area. Need more plans.

A.Zipparo – like to know the ways the school bus may drop off.

W.Senville - can Kay St be used as access?

L.Letounneur - do not know. This is a cut through for car traffic to go in and out.

A.Hart – closed the public hearing at 5:22pm.

Certificate of Appropriateness

V. 1. 16-0007CA; 351 North Ave (RM-W, Ward 4N) Burlington College

Amendments: remove 1st floor assembly space, add two living units and two parking spaces, relocate/redesign west entrance with associated landscape changes add small fenced in dog park, add grilling patio, utility pad, 65 indoor bike parking, retain Porte cochere.

(Project Manager, Scott Gustin)

W.Senville recused.

A.Hart - swears in applicants and asks to summarize project

E.Farrell – presentation on the relocation of interior uses.

A.Hart – is the assembly area changing to a main lounge for only the apartments and not the college?

E.Farrell – correct. Went over site plan and landscaping changes. The portico will remain in front for an outdoor meeting space. Rear recreational area will have access to the parking area.

J.Stevens - questions the footprint of building and whether Burlington College is the owner.

E.Farrell – yes, the college retains ownership of the diocesan section and I share ownership of the remainder of the building.

S.Gustin - Burlington College and Eric are owner/applicant.

E.Farrell - we own the property together and applying today as an association.

J.Stevens - the initial elevation show porte cochere unattractive and not historic.

B.Rabinowitz - questions about the entrance feeling the entrance is degraded by new site plan.

E.Farrell – in relationship of other areas the backside and more parking it will make more sense and still trying to keep it a functional entrance

A.Hart - is entrance on Grand St ornamental?

E.Farrell - think it will be used by people.

G.Hand - is it financial reasons for not removing the porte cochere?

E.Farrell - think we can repurpose the area, since they would like us to keep it.

G.Hand - agree it is a negative change. Question the handicap parking.

E.Farrell – presents the pedestrian walkway and mentions there is no handicap parking in the lower lot.

A.Zipparo - is the bike parking in front of building?

E.Farrell - substantial parking in interior. Visitors more likely to use main entrance. Front entrance will be used by residents usually, maybe more if there were ample front street parking.

A.Zipparo - significant changes in front from what we saw originally, when main entrance was considered in the front.

B.Duncan - center of building is used as the central stairs for to all four stories encouraging use of this side of the building to the main lobby with intercoms at both entrances.

A.Zipparo – questions use of bike racks for front entrance.

E.Farrell - can put bike racks near front entrance and near college entrance.

J.Stevens – questions about neighborhood banks need to have entrance facing North Ave.
I.Smith – fine that old original entrance is being restored. Leaving the 1970's port cochere is more dominant than entrance and need to be convinced that both are okay. Leaving the 1970's entrance detracts from original entrance of the building.
E.Farrell - support for port cochere is not unanimous for us. It is purely functional and probably the same financially either off or on, but it is not a deal breaker for removing the port cochere.
I.Smith - what else could you come up with rather than leaving what's there?
G.Hand – unclear about handicap accessibility and about the bike entrance and if it is close to bike entrance.
J.Stevens – would like to hear from the College.
I.Smith – could we get a copy of the renderings, they were not in our package.
E.Farrell – we will get them to the staff and Board.
A.Hart – closes the public hearing at 5:50pm

2. **16-0762PD; 16 Rose St. (RM, Ward 3C) J & S LLC**
Build a duplex on a parcel with an existing single family home.
(Project Manager, Mary O'Neil)

Project was deferred to March 2, 2016.

VI. Sketch Plan

1. **16-0711SP; 435-441 Shelburne St (RM, Ward 5S) Mitchel Robinson**
Sketch plan review to convert existing 12 bedroom rooming house and 2-person duplex to a 10 unit multifamily residential apartment building. (Project Manager, Scott Gustin)

W.Senville recused.

A.Hart – Board is here to provide feedback and will not take testimony under oath on this.

M.Richardson - purchased property a year ago from my parents and the major agenda was to bring to it into compliance.

S.Silla – architect, presented power point presentation before the Board showed early stages for planning and parking. Question density and parking and looking for guidance. Requesting preliminary comments from Board to convert to 10 unit residential within existing footprint providing that inclusionary housing is included.

Objectives are to confirm density and number of units allowed, lot coverage, parking count and resident concerns.

This is a corner lot at Lyman and Shelburne compatible for RM zoning district. Not looking for change in use. Assemblage of several parcels and right of way rear parcel. There are a cluster of residential and couple of multifamily units nearby. Showed different views of the building. All three individual parcels will change property lines. No official easement or right of usage with those parcels using the right of way for access.

A.Hart - questions lot coverage calculations and inclusions.

S.Silla – we are allowed 20 units per acre with inclusionary housing we are granted a 20% bonus equaling 10.3 units. Over in lot coverage and need to address this.

M.Richardson - we are 47% lot coverage and could be 48.9% with a 10 space surface parking lot will include compact spaces as well.

S.Gustin - standard is for 90 degree space by 24 ft. which may be flexible.

A.J.LaRosa - looks tight.

S.Silla - basement level is one two bedroom, second level is 1 1 to 3 bedroom and upper level 4 is single and one three bedroom. Proposing twelve parking space.

A.Tillmark - spoke to on building massing and to keep existing structure to maintain traditional look.

S.Silla - read staff report; one issue is the accessible path to building entry. Not planning on an elevator. Have strategies for ADA spaces that wrap around to connect to a platform.

B.Rabinowitz – questions the grading.

S.Silla – there is a fair amount of ramping and another will be close to Lyman as a second option. The third is directly off of Shelburne Rd. Providing one trash bin under building. We know we need outdoor lighting, landscaping, parking plan, waste management. Will be asking tenants to recycle individually.

I.Smith - spaces near the building provide a buffer to keep cars from messing up the building.

G.Hand – questions if garage underneath is accessible? How does this work with the Casella service.

B.Rabinowitz - questionable about each unit doing their own trash given the space.

A.J.LaRosa – questions snow plowing and where does it goes could present problems.

J.Grovani – neighbor who lives near the line. He is concerned with the space, especially in the winter months when his fence is hit. Access to our backyard is the unpaved road. The space feels very tight to me and 10 or 12 cars are a concern with my property line right off of Lyman.

M.Richarson - proposing a 5' tree line.

J.Grovani - when they grow up will be on my property. The gas line is right on property line. Trash is a concern and recycling day is a concern and quietness of the area.

A.Hart - encourage all of you to talk outside of this public hearing. This is sketch plan and your point is that it's really tight on the lot.

A.Zipparo - concerns with recycling.

J.Grovani - a lot of clutter on sidewalk.

B.Rabinowitz - he has support for 10 units, maybe 9 units will work. There are issues with things being tight. Concerning the handicap unit the ramp might make it more generous.

A.Zipparo - that many units will spill into the neighborhood and cause problems.

A.Hart - very tight situation. Using the alley for lot coverage and density may not serve the numbers well and changing the character of the neighborhood.

A.J.LaRosa – this may cause irregular lot shapes and some problems.

M.Richarson - realize the lot has been out of compliance for a while and want to make it in compliance. I know this is a challenging lot.

A.Hart – expressed interest in the number of bedrooms.

M.Richardson – have 13 bedrooms now and inclusionary is my parents. With my Mom being handicap I wanted to give her a retirement home.

A.Hart – mentioned the 40% parking waiver and the need to work with staff on a parking management plan to control cars on the site.

M.Richardson – may put car share, public transport, bike racks.

A.Hart – it will be helpful to explain how parking is available and even with the snow.

M.Richardson – aesthetics is my goal.

H.Ocean – neighbor residing on Ferguson Ave is glad someone has taken an interest in house because it has been pretty run down. Traffic flow both ways into onto Fergusson.

M.Richardson – said there is zero traffic on Fergusson, but will look into it.

A.Hart - sounds like project is great and bringing back much needed housing. Looking forward to what you come back with.

A.Hart - closed public hearing at 6:37pm.

Meeting adjourned at 6:37pm.

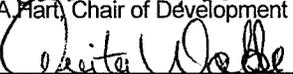
VII. Other Business

A Deliberation Session was held by the Board after this meeting.

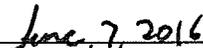
VIII. Adjournment



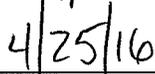
 A.Hart, Chair of Development Review Board



 A.Wade, Planning & Zoning Clerk



 Date



 Date

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Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and 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/pz/dr/agendas or the office notice board, one week before the hearing for the order in which items will be heard.