

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 865-7195

Austin Hart
Brad Rabinowitz
Jonathan Stevens
Alexandra Zipparo
Israel Smith
AJ LaRosa
Geoff Hand

Wayne Senville, (Alternate)
Jim Drummond, (Alternate)



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

Board Members Present:

Austin Hart, Brad Rabinowitz, Geoff Hand, Israel Smith, Ali Ziparro, A.J. LaRosa

Board Members Absent: Jonathan Stevens, Wayne Senville, Jim Drummond

Staff Members Present: Mary O'Neil, Ryan Morrison, Anita Wade

I. Agenda

Changes: 24-26 Conger Ave withdrew

II. Communications

III. Minutes

IV. Certificate of Appropriateness

1. 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)

A.Hart - swears in applicants.

S.Giles - proposing to add duplex on lot where single family home exists. Provided description of project in relation to existing driveway access, parking, landscaping, green space, front porches and refuse access on Rose St. Mentioned building encompassed 1050 sq. ft.

A.Hart - asked if applicant received staff comments.

S.Giles - yes

M.O'Neil - mentioned minor non-compliance issues, but not a conditional use review. Possibly consider COA II.

A.Hart - offered recommendations for siding.

S.Giles - owner may look at cement board rather than vinyl.

A.Hart - questioned presentation of front elevation on Rose St.

S.Giles - south side is limited with glass. Could add more windows on north side.

A.Hart - suggested additional landscape for headlight slippage and screening in both directions.

S.Giles - wood fence on west side possible. Screening will be mostly south side.

A.Hart - questions if shed is moving to the rear.

S.Giles - yes.

A.Hart - questions amenities for tenants.

S.Giles - shed in good shape and could use it for tenants.

A.Hart - staff said it may be taken down for site coverage.

S.Giles - yes.

B.Rabinowitz - questions the porches.

M.O'Neil - this is included in bonuses.

M.Daily - submitted applicants' letter on parking. At 158 North St where it abuts Rose St is willing to enter into parking lease arrangement. Speaking with staff about the regulations and

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 Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

Printed on 100% Recycled Paper

the wording. The ordinance does not allow for off-street parking in residential but this is more multi-family and in the end a multifamily PUD.

A.Hart – better to use existing parking than create more or new parking.
 Discussion on how and where to utilize parking.

B.Rabinowitz – concerns with parking entrance.

G.Hand - people parking on Rose should have access to 158 North St.

M.Daily - could happen several ways, but aware we could be losing parking spaces.

G.Hand – asks staff if project could be treated as triplex.

M.ONeil - need to understand the implications on how this is viewed. Parking requirements are only 1 space per unit viewed as multiple family and duplex requires 2 spaces with exceptions for off street parking.

M.Daily - owner willing to insert language for 1 space requirement.

A.Hart – asks staff about the requirement for outdoor amenities.

M.ONeil - space should be for use and enjoyment.

A.Hart - are grassy areas acceptable.

M.ONeil - as long as acceptable by the Board.

I.Smith – questions front windows and if went before DAB review.

M.ONeil - no it did not.

I.Smith - questions living space.

M.ONeil - the site plan parking plan that was submitted by Steve Giles was not approved. The dumpster needs confirmation and if have spaces available and accessible.

S.Giles - 158 site plan is approved for 11 spaces.

M.ONeil - dumpster is in approved location which is in one of parking spaces.

B.Rabinowitz - question on trees location.

G.Hand – I have questions from a resident who asked if her comments could be addressed. Questions were regarding the dumpster. Wanted to know about changes to the fence and walkways.

G.Hand - schedule for construction.

S.Giles – in 6 or 7 months or less.

A.Hart – open it up to public.

A.Dwellely – spoke regarding parking and street signage. Opinions pertaining to on-site parking and neighborhood crime problems. Retaining green space is good idea. Porch design is not useful in this neighborhood as porches are taken up with trash and become repository of unwanted items

A.Hart - biggest issue is parking and additional information is needed with a summary as to the number of spaces and how many are required.

AJ.LaRosa - is parking access impeded?

B.Rabinowitz - consider leases.

M.ONeil - will research the plan.

M.Daily - will look into this.

A.Hart - can you get this to us by Friday?

A.Hart - subject is closed on additional written material.

Close hearing at 5:37pm

V. Public Hearing

1. **16-0794HO; 24-26 Conger Ave (RLW, Ward 5S) 24-26 Conger Ave LLC**
 Establish home occupation for food production. No site or exterior building changes proposed. (Project Manager, Scott Gustin)

A.Hart – Applicant has withdrawn the application.

2. **16-0730CU; 1 MILL STREET (NMU, Ward 1E) Catamount Holding Co**

Re-open hearing for change of use for 8004 sq. ft. existing warehouse/office/research lab space to primary and secondary school. No site or exterior building changes.

(Project Manager, Mary O'Neil)

G.Hand and A.J.LaRosa recuse.

A.Hart - swears in applicants and interested parties. Reopened public hearing for additional information on how students will come and go from site safely. Asked applicant to go through information provided in packets.

L.Leturneau - Property manager for Catamount Holding Co spoke on how students would be dropped off and picked up on site.

M.Spaulding - Burlington School District director of property services and transportation speaks about the bus video presented online for Board members.

A.Zipparo - asked if video was available at the present time.

M.ONeil - video is on City website

A.Hart - asked if video could be shown at the deliberation session.

M.ONeil - sure.

M.Spaulding - explained the two test runs with buses.

B.Rabinowitz - questions about the location of the main floor.

M.Spaulding - describes the space being leased on ground floor, opposite the river on the west end. There are two routes from which buses approach. Buses will back up to loading dock.

A.Zipparo - will there be cars in this area? Concerned with bus blind spot. Asks what is the pedestrian connectivity to the school?

A.Hart - questions bus drop off and the number of public routes.

A.Zipparo - questions pickup and drop off logistics and whether bus backs up into traffic. Concerned about ages and grades 6th through 8th who may be less cautious at intersections where buses may be pulling out. Concerns about buses pulling out at intersection. Questions if there are sidewalks that directly access the building.

B.Rabinowitz - the sidewalk doesn't get you to the building.

L.Leturneau - Mill St. does not have sidewalks.

B.Rabinowitz - is the walking path marked? Concerned that the sidewalk doesn't connect to the building. There are no marked walking paths.

L.Leturneau - handicap parking will get refreshed. The current cross walk is not striped. People walk along the side of cars.

B.Rabinowitz - This all relates to parking, not walking.

A.Zipparo - the concern is that students are dropped off into parking lot in between the bus drop off.

A.Hart - need to know more about how the site will work.

Dr.MLang - asked to be addressed as Dr. Lang. This project should apply for a change of use, but this never happened. This is 8000 sq. ft. include independent school without a permit. What is the total sq. ft. for area that is permitted? The codes are to protect students with networks of sidewalks, bike and paths according to 3.5.6 (a) (4), for children's safe access.

Mill St is considered a more dangerous intersection where crossing three streets, Riverside, Barrett, and Colchester. Concerns are with river nearby with the entrance 25 ft. from river; needs cyclone metal fence. At risk students are attending school and this is a dangerous area for a school. This is a transitional use service not a school, and there is no permit to be there. Respectfully ask to deny the project.

P.Irish - want to reflect on pieces to process. Has no issues with Dr. Lang as neighborhood school. Many students ride CCTA and use to bus to school. Understands about the security of the 4ft fence and look for other facilities to meet needs of kids. Appreciate Board's deliberation on this on what to do.

L.Kennedy - appreciates concerns regarding middle and high school and understands the supervision before and after school.

A.Zipparo - asked if students go outside during the day. The property is really a parking lot and wondered how this is handled.

L.Kennedy - asked if park was within walking distance or is it necessary to bus them

A.Zipparo - it appears there are no connective walkways.

S.Bushor - City councilor of Ward 1, wonders if any other area in City where proposal for school recreation. Not sure what you consider when you review proposal for school.

Thought it was odd to say okay for a school that does not have access to open space.

Priority for school to be accessible all time. Heightened concerns with no sidewalks and who will keep Mill St safe. Not satisfied with current information.

A.Hart - would applicant like to respond?

L.Letorneau - Catamount Holding has owned Chase Mill for number of years and there are definite concerns about safety and unusual parking lot topography. There are pockets of areas of green space.

A.Hart - staff questions the use and interior renovations are these relevant.

M.O'Neil - my research looks at zoning history and zoning permits. Interior rearrangement may not require zoning review.

L.Letorneau - did pull a permit for interior work with public works department.

I.Smith - feeling frustration with testimony from hearing at last meeting. The information is inadequate regarding use. Feel the Board expected a site plan and a more formal diagrams of the stripping to doorway showing connectivity from one point to the next.

L.Letorneau - spoke about navigation plan and how children are dropped off and where they enter the building.

A.Hart - what would you like to see?

B.Rabinowitz - there is nothing that indicates the drop off point. Nothing that shows on the plan or the intentions of the plan.

A.Hart - will need to see a site plan with exact locations.

L.Letorneau - thought I addressed how we would dedicate these navigation areas.

A.Hart - if you would like, may supplement site plans is submitted by Friday or if you are fine with these plans that is up to you.

A.Hart - close public hearing at 6:17pm

3. 16-0808CA/CU; 2-14 KING STREET (DW-PT, Ward 5) Lake Champlain Transportation Company

Replace ticket booth within special flood hazard area.
(Project Manager, Ryan Morrison)

A.Hart - might be appropriate for consent approval since staff recommends approval.

Asks Board if it can be treated as consent item

B.Rabinowitz - this is the first thing people see entering City and want to encourage design effort. This is a great opportunity to provide something better than what is there now.

A.Hart - this area is under water a fair amount of time.

Applicant - there is not a ton of room, but understand.

G.Hand - motion to move approve subject to staff recommendation.

A.Zipparo – seconds the motion.

Board Vote 6-0-0

VI. Sketch Plan

1. 16-0811SP; 56, 58, and 66 North Ave (RM, Ward 3) Sara M. Holbrook Community Center Inc.

Sketch plan review to demolish two existing buildings on 56 and 58 North Ave and build an addition to the existing Sarah Holbrook Community Center.

(Project Manager, Mary O'Neil)

A.Hart recuse from this item.

B.Rabinowitz - residential component taken out.

L.Polander - speaks on project.

B.Duncan - here before the Board over last year, but realize could not make project work with finances and housing. The components changed and now building is limited to 2 stories.

Slide presentation shows comparison of adjacent properties and the existing center as opposed to proposed. Property lines not perpendicular to North Ave and driveways are offset. The intent is to not exceed lot coverage of 62%. Spoke of two curb cuts, 12 parking spaces and 1 smart car space. Presently, 4 current spaces but may need 17 spaces. A total of 4300 sq. ft. of new space over 5,000 sq. ft. Separated parking from kids play space. Fencing may allow access to parking or drop off. Interior space descriptions/use renderings of building outside.

B.Rabinowitz - questions housing replacement as recommended by staff.

B.Duncan - will see how we can reduce that.

B.Rabinowitz - questions trash removal.

B.Duncan - setback issues and truck access issues. Stormwater management with infiltration system worked out with DPW.

B.Rabinowitz - questions the turning radius. Suggested two columns.

B.Duncan - not at that level of structural and working out span.

B.Rabinowitz - questions materials being used.

B.Duncan - brick and some portions look like stucco.

B.Slavin - property lines run at an angle? City took front yard some time ago and moved direction of street in 96' when parking waiver was granted to Sara Holbrook.

B.Rabinowitz - this is sketch plan and they will come back and they are short on required spaces and will have to address this.

B.Slavin - old regulations speak to conformity to neighborhood and don't see them doing that. No mention of this being historic.

B.Rabinowitz - they are adding onto a building and matching the addition. Would be good to hear about comments and concerns.

B.Slavin - briefly talked with Mary about this project; and then concerned about parking with other project with Redstone on North Ave. A lot of buildings cannot provide parking for their own lot. Concerns with lighting issue and outside lighting.

B.Duncan - would like comments on size and mass; support of parking variance in realm of possibility and waiver; no one is coming to center for long periods of time except staff;

B.Rabinowitz - where does staff park and what is the parking percentage now?

B.Duncan - about 50%

Linda want to reserve the space for kids. The number of children will determine the number of staff.

B.Rabinowitz - need to answer this because parking will be driver of the decisions.

AZipparo - how many students will there be?

L.Leturneau - 44 children, but want to double this.

M.ONeil - In 1994, there was a parking space waiver with declaration that they can provide 11 spaces.

B.Rabinowitz - asked if it is tight to street? The design makes it seem more crowded on street and may want get building to feel more open.

G.Hand - questions rendering. Is this a little closer to current façade?

B.Duncan - yes.

G.Hand - doesn't seem out of proportion or too big.

I.Smith - rendering and the scale seems okay; more variation in second story.

B.Rabinowitz - question parking and how you come up with housing replacement. What is the data for parking employees now and proposed?

I.Smith - are they willing to do waiver?

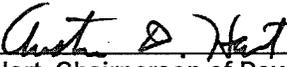
M.ONeil - member of audience provided letter of support and concern with parking.

B.Rabinowitz - closed public hearing 6:56pm

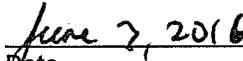
VII. Other Business

VIII. Adjournment

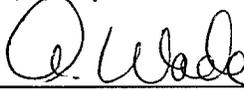
Date set for Deliberative Session is for Monday March 7, 2016.



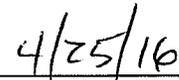
A.Hart, Chairperson of Development Review Board



Date



A.Wade, Planning and Zoning Clerk



Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), 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 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/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.