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APR 27 2016
DEPARTMENT OF
PLANNING & ZONING

Susan G. Butani
Robert K. Butani
31 Fletcher Place
Burlington, VT 05401

April 26, 2016

VIA ELECTRONINC MAIL: sgustin@burlingtonvt.gov

Burlington Development Review Board
149 Church Street
Burlington, VT 05401

Re: **Martha Lang / Wiltshire Properties, LLC / 16-0814CA/CU, 20 Fletcher Place**
Development Review Board Meeting May 3, 2016

Dear Members of the Development Review Board:

Martha Lang, through her company Wiltshire Properties, requests approval to construct a triplex residential building on Fletcher Place purportedly to "... provide some much-needed residential units along the existing transit routes in the City ...." As we see it, there is a critical need in Burlington to provide more housing for working people and families, which the applicant's project does not address.

We are disappointed that the applicant has chosen to bypass the NPA with this project. Her appearance this past November was for a proposed project of a different type and location. It was not located on Fletcher Place and did not present the specter of increased noise, traffic and competition for parking to our Fletcher Place community.

Our initial concerns are focused on the increased traffic and parking competition that the Lang triplex will generate. Currently, parking on Fletcher Place is challenging because it is limited to one side of the street. There are spaces for about 20 cars, one of which is for handicapped parking. The Lang triplex appears to have 12 bedrooms with the likely possibility of introducing at least 12 more cars competing for parking. Any number of additional vehicles will create a hardship on Fletcher Place and its current residents.

To put this in perspective, the applicant's #20 Fletcher Place "single family" property houses at least 7 people. A majority of the occupants have cars which exceed the property's allotted 2 spaces.

In addition, what will become of the existing parking spaces on the applicant's #128 and #132 Colchester Ave. rental properties? Will any of them be impacted by a lot line adjustment? Will the number of parking spaces on these properties be reduced and, thereby, add to the parking problem on Fletcher Place?

Fletcher Place has many houses listed on the Vermont State Register of Historic Places. It is a small yet diverse and vibrant community. Additional housing on Fletcher Place could contribute to the current residential neighborhood and address Burlington's critical need for living space for working people and families. Examples of this can be seen by the conversion of #19 Fletcher Place to a triplex and the renovation of #37 Fletcher Place. The owners of these properties have provided pleasant and well-constructed rental units to working individuals who have brought stability and added to the sense of community of Fletcher Place. The applicant's triplex is unlikely to make such a contribution. In fact, as proposed, this triplex project could have a deleterious effect on the quality of life on Fletcher Place.

We appreciate your time and consideration of our concerns.

We request that our letter be posted on the Burlington Development Review Board's public website.

Sincerely,

Susan Butani
Robert K. Butani

RECEIVED
APR 25 2016
DEPARTMENT OF
PLANNING & ZONING

April 24, 2016

RE: **Martha Lang/ Wilshire Properties, 20 Fletcher Place: Comments/ Concerns**

Dear Members of the Burlington Development Review Board:

We write to you as longtime residents of Fletcher Place. We have lived on this short dead-end street for 45 years and have enjoyed its character as a close knit neighborhood where residents of different backgrounds know one another and support each other over many years. It also retains an historic character: five of the homes are listed on the state's historic register. The street is just the sort of residential neighborhood Burlington desires to retain: healthy and well-integrated and yet adaptable to future housing needs-- that is, IF new projects take into account issues relating to infrastructure, traffic, residential density, and stability.

With these issues in mind, we write to you with concerns about the proposal to construct a new multi-unit structure --"Elizabeth's Place"-- in a vacant area next to 20 Fletcher Place. We first want to applaud the developer for offering an infill proposal which is sensitive to the historic architectural style of the rest of Fletcher Place. Not only is the proposed building attractively designed, but the developer has clearly made an effort to address issues of water diversion and run-off which have plagued the neighborhood for years. Attractive landscaping is also specified. The current proposal is detailed and respectful in a superficial way of the neighborhood character. This is the sort of building which we could welcome into the neighborhood.

Our reservations concern three problems: parking and traffic, a large and sudden increase in resident density, and an appeal to a transient population, largely students, living unsupervised and without a stake in the neighborhood.

As to parking and traffic, already for many years as the number of cars belonging to current residents has increased, we have found it increasingly difficult to park. The current proposal includes 12 new bedrooms, which could introduce well more than that number of cars. Even if the city requirement for off street parking places is met (which is not the case in the present proposal), the parking situation will become much more difficult. Traffic is a greater problem: it is often challenging and dangerous to turn left out of Fletcher Place and if the 79 unit VonTurkovich Development on the other side street were to be approved, access to Fletcher Place would often be almost impossible, especially with so many new cars on this very short block.

As to concerns about residential density and an appeal to a transient student population, a bit of background: While Fletcher Place is zoned Institutional, that designation does not, and has not, fit its historic and neighborhood character. In fact we may have inadvertently missed being more appropriately designated low residential like other similar streets such as Nash Place, Latham Court, and Case Parkway. However that may be, the fact is the current proposal is pitched primarily to service a function and responsibility more properly taken care of by the University. Failing to accommodate its students' housing needs, the University is essentially pushing off onto our neighborhood a very dense commercial residential function.

As to the problems that come with a number of packed-in unsupervised persons in the 18 to 21 age group, they are all well-known: noise...and especially noise late at night, serious drinking, disrespect for neighborhood decorum, trash, careless parking, and more. We refer to "packed-in unsupervised persons", understanding that there may well be more than four persons living in each

four bedroom unit. On the university campus within a dormitory setting, such an arrangement of four tiny bedrooms in a suite arrangement might work. But the developer proposes no onsite management authority or supervision.

And we might add that residential projects of the size and density of both the proposed 20 Fletcher Place and the VonTurkovich developments--- even within the scope and spirit of current zoning rules--, belong more properly to the Core Campus areas. We very much doubt that the university itself would propose such an increase in the unsupervised resident student population cheek by jowl with an existing historic neighborhood such as ours.

For these reasons, we urge the Development Review Board to work with the developer to scale back the number of likely new residents and cars likely to be added onto our small street. If such a scale back were achieved, we can see Elizabeth's Place becoming a welcome asset to our neighborhood and a model for infill housing throughout the city,

Thank you for your careful attention.

Brenda and Edwin Owre
43 Fletcher Place
Burlington, Vermont 05401

PS: Dear Mr. Gustin,

We would appreciate it if you would post this letter to the appropriate place on the DRB's website and agenda for the May 3 meeting. Thank you.

Scott Gustin

From: Patti Rooney <proonz@aol.com>
Sent: Sunday, February 21, 2016 1:58 PM
To: Scott Gustin
Cc: robert.butani@gmail.com; susan.butani@gmail.com; brenda.owre@gmail.com
Subject: REVISED******* PRIOR EMAIL DRAFT SENT IN ERROR - Martha Lang/Wilshire Properties, LLC/16-0814CA/CU

Our apologizes, the previous email was in a rough draft form (several grammatical and spelling errors) and was sent without being edited. Please use this revised one -- Thank you.

February 21, 2016

Attn: Scott Gustin

Dear Members of the Design Advisory Board:

We are residents at 26 Fletcher Place and have lived on this street for over 26 years. All of a sudden we are being bombarded by a huge proposed housing project by Frank Von Turkovich across the street and now by Martha Lang's proposed housing project which is next door to us. Having lived here for so long we exactly know the issues and how they will impact our neighborhood.

We are already dealing with noise from a rental property next door and other rental houses on our street. College Students are on a different time schedule than families with loud decibels outside at 2:00 and 3:00 a.m. that wake us up with their drunken behavior. With students having friends visiting it adds extra traffic on our dead end street.

Martha will not have enough parking for a project of that size and it will take away any additional parking on our street. As it stands now we never have parking when we have guests visiting our home. This limits our socializing and this problem will only get worse.

Renters/Students who live on this street have a relaxed sense of responsibility for trash. Yards are cluttered with junk, trash and recycling bins that get knocked over and it doesn't occur to them to pick it up.

We are also very concerned with the excavation for a building of this size which would displace the water tables in the area. We had never had any flooding in our yard or basement until the Fletcher Allen Hospital projects of the past few years. Now we have flooding in our basement and backyard that never existed when we first moved here in 1989. We know that with this project our yard and basement will be adversely affected as we are down hill from the project.

Our house is on the Vermont State Register of Historic Places and we don't want some unknown building that is designed for mass housing taking away from our beautiful historical home. There are also several other houses on our street that are in this registry. This house has been in our family for over four generations and it is shameful that we have to consider the possibility we would have to move.

Thank you for your time and consideration of our concerns. We request that this email is posted on the Burlington Design Advisory Board's public website.

Sincerely,

William P. Hickok
26 Fletcher Place
Burlington, Vermont 05401

Patricia A. Rooney