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DEPARTMENT OF
PLANNING & ZONING

January 28, 2016

Scott Gustin, AICP, CFM
Interim Zoning Administrator
Dept. of Planning & Zoning
149 Church Street
Burlington, VT 05401

Re: Elizabeth's Place, 20 Fletcher Place
Burlington, VT

Dear Scott:

We are writing on behalf of our client, Martha Lang, DBA Wiltshire Properties, LLC, to request approval of the attached Boundary Line Adjustments and Site Plan Applications. This proposed project involves boundary line adjustments between 20 Fletcher Place, 128 Colchester Avenue and 132 Colchester Avenue, all owned by Wiltshire Properties, LLC. At this point, Wiltshire's other properties are not involved. This project is intended to continue the infill along Fletcher Place, and to provide some much-needed residential units along the existing transit routes in the City, and in close proximity to the two largest institutions in the City.

The boundary line adjustments are proposed to result in 1,061 s.f. being transferred from 128 CA (Colchester Avenue) to 20 FP (Fletcher Place), 2,505 s.f. being transferred from 132 CA to 20 FP and 1,166 s.f. being transferred from 132 CA to 128 CA. The results of these adjustments will be that 20 FP increases from 8,746 s.f. to 12,312 s.f., 128 CA increasing from 7,245 s.f. to 7,350 s.f. and 132 CA decreasing from 8,349 s.f. to 4,678 s.f. These proposed adjustments are shown on the Boundary Line Adjustment Plat attached hereto. As you noted in your e-mail to me of January 18, 2016, these boundary line adjustments trigger a Level III Certificate of Appropriateness (COA).

The site plan depicts a new 3 unit residential building proposed to be constructed in the space between the existing single family dwelling on 20 FP and the gravel parking area serving 128 CA. The building is proposed to be a three story building with a gabled roof, similar in architectural style to those on the surrounding properties. As you noted in your e-mail to me of January 18, 2016, the three unit building is a Conditional Use, and as such triggers a Level II Certificate of Appropriateness (COA). Associated with this new building, in addition to serving the existing building on 20 FP, a new driveway and four-space parking area is proposed. In accordance with Table 8.1.8-1 of the City of Burlington Comprehensive Development Ordinance (CDO), one of the four new spaces will serve as the second parking space required by the single family dwelling on 20 FP, with the other three meeting the requirement of one space per unit for the new building.

Following discussions with Megan Moir on January 13, 2016, we propose to construct the new drive and parking with pervious asphalt to encourage infiltration and reduce runoff. This drive will slope very gradually toward Fletcher Place. In times of intense storms, shallow grass swales lead between the drive and the buildings toward a small detention / infiltration area in the

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existing low point at the rear of the property. This area will have a 4" overflow pipe leading to the existing storm sewer pipe running down the westerly edge of Fletcher Place. This overflow pipe will also serve as a method of dewatering the base of the pervious concrete drive. The intention of this basin is to provide storage of the water quality volume for the project, as well as reduce the volume of stormwater currently flowing off of this property onto the University of Vermont property to the north of this property.

A lighting plan is also included with this application. We have attempted to minimize the amount of light spilling off of the site by using all down-shielded lights, while at the same time providing needed illumination at the building entrances and toward the parking area.

As required by Article 3 of the CDO, and as per your email dated January 18, 2016, we have attached the following;

COA Level III – Boundary Line Adjustments –

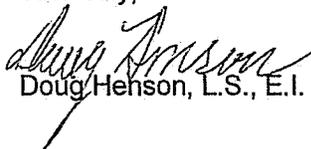
One Zoning Permit Application and Completed Checklist for each of the three properties;
\$300 application fee (\$100 per lot);
Two (2) 18" x 24" copies of the Boundary Line Adjustment Plat
and one (1) 11" x 17" copy of the Boundary Line Adjustment Plat.

COA Level II – Site Plan – for 20 Fletcher Place

Zoning Permit Application;
Completed Level I and Level II checklists;
\$80 application fee for the Level I COA;
\$2,110 application fee for the Level II COA (\$ 110 base fee + \$2,000[\$2/\$1,000 x \$1,000,000 estimated construction cost]);
\$150 application fee for the Conditional Use;
One (1) 24" x 36" set of the project plans
and one (1) 11" x 17" set of the project plans.

Please feel free to contact me if you have any questions.

Sincerely,


Doug Henson, L.S., E.I.

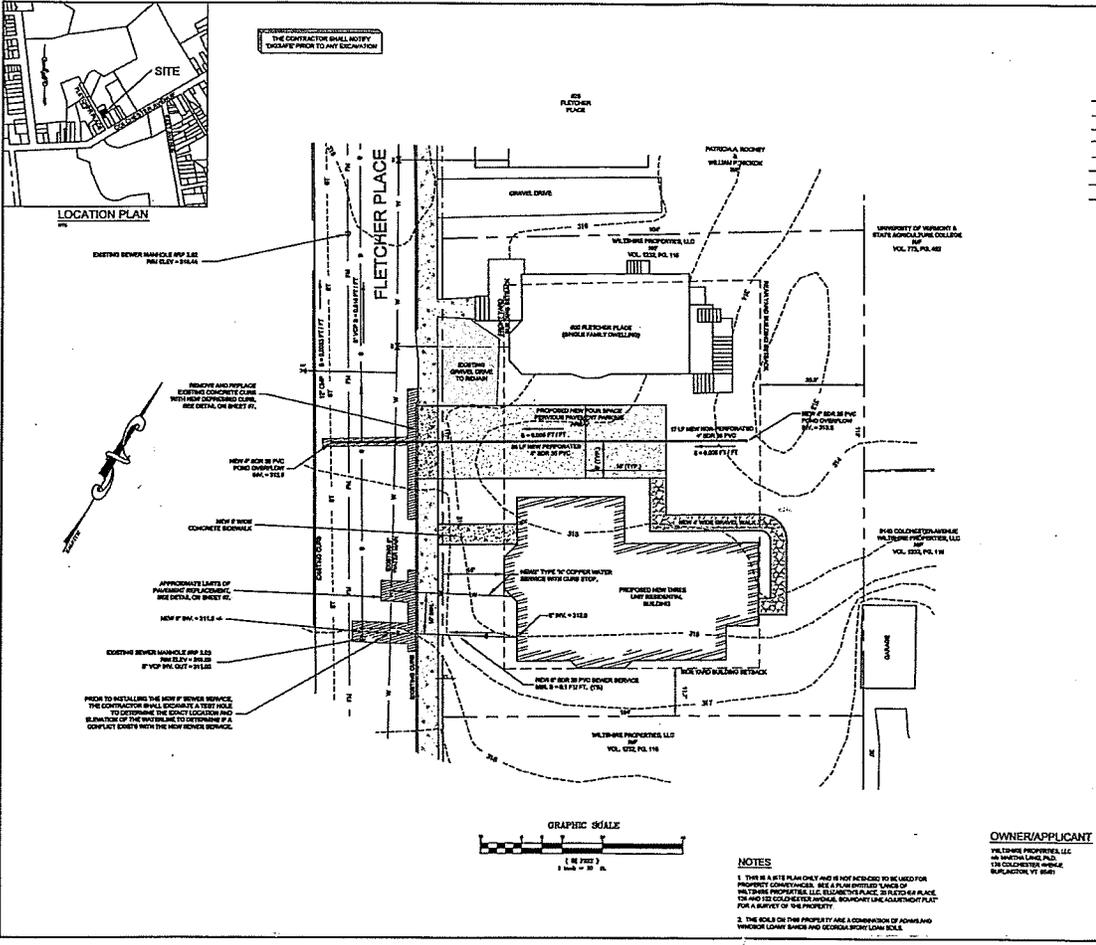
Cc Martha Lang

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LEGEND

- EXISTING PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- BUILDING SETBACK
- EXISTING BOUNDARY CONTOUR
- LEAT --- EXISTING UTILITY POLE AND OVERHEAD WIRE
- EXISTING SCHEDULE LINE
- EXISTING WATER LINE
- SF --- SOFT TYPED FLOOR
- SF --- SOFT SAND FLOOR
- C/P --- CONCRETE MORTARMENT FLOOR
- C/P --- GRANITE MORTARMENT FLOOR
- M/P --- MARBLE MORTARMENT FLOOR



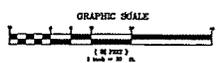
Date	Revision	By
	1	

Check	Approved
<input type="checkbox"/> State/County	<input type="checkbox"/> Not State/County
<input type="checkbox"/> Planning	<input type="checkbox"/> Commission
<input type="checkbox"/> Final Land Review	<input type="checkbox"/> Board/Committee

LAND OF WALTHAM PROPERTIES, LLC		Project No.
ELIZABETH'S PLACE		18-001
20 FLETCHER PL. 01 & 02 COLCHESTER AVE.		18-001
18 COLCHESTER AVENUE		18-001
20 FLETCHER PLACE		18-001
PROPOSED SITE		18-001
AND UTILITY PLAN		18-001
D Landmark & Design Consulting Engineers, Inc.		18-001
11 New Town Road, VT 05435		18-001
PHONE: 802-253-1234		18-001
FAX: 802-253-1234		18-001
WWW.LANDMARK-DESIGN.COM		18-001
DATE: 1/18/18		18-001
SCALE: AS SHOWN		18-001
SHEET NO.		3

OWNER/APPLICANT
WALTHAM PROPERTIES, LLC
18 COLCHESTER AVENUE
BURLINGTON, VT 05401

- NOTES**
1. THIS IS A SITE PLAN ONLY AND IS NOT BEING USED FOR CONSTRUCTION. SEE A PLANNED LANCE OF WALTHAM PROPERTIES, LLC, SUBJECT TO A PLAN, BE FILED AS PLACE FOR A SURVEY OF THE PROPERTY.
 2. THE SIZES ON THIS PROPERTY ARE A COMBINATION OF ADJACENT AND VARIOUS LOT SIZES AND RECORDS FROM LOW SCALE.



PROJECT NO. 18-001, SHEET NO. 3, DATE: 1/18/18

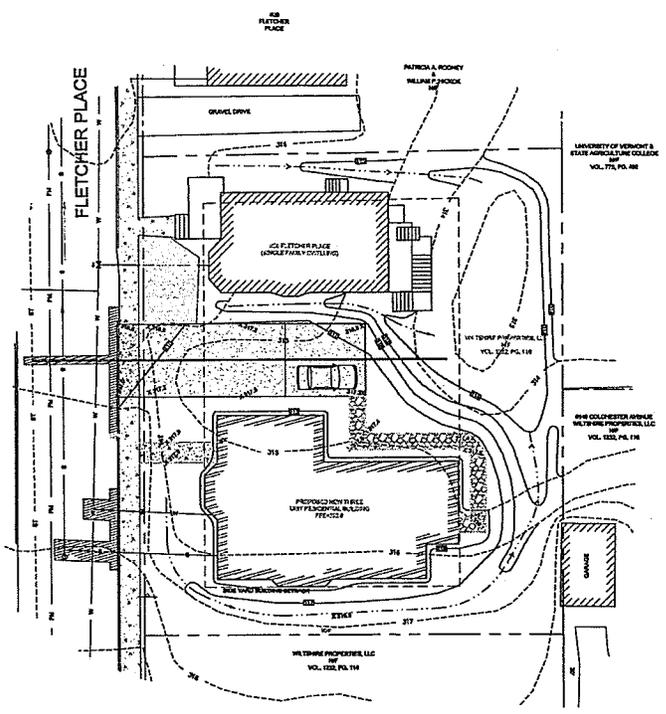
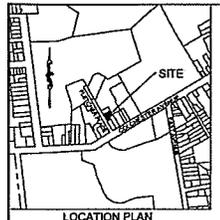
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- LEGEND**
- EXISTING PROJECT BOUNDARY
 - EXISTING PROPERTY LINE
 - BUILDING SETBACK
 - EXISTING GRADING CONTOUR
 - EXISTING UTILITY POLES AND OVERHEAD
 - EXISTING WATER LINE
 - EXISTING WATER LINE
 - FENCE
 - NEW GRAVEL

THE CONTRACTOR SHALL NOTIFY
US BEFORE ANY EXCAVATION



Date	Revisions	By
<p>These sheets shall only be used for the project shown below:</p> <p> <input type="checkbox"/> Residential/Commercial <input type="checkbox"/> Not 20% Reduced <input type="checkbox"/> Public Use <input type="checkbox"/> Residential <input type="checkbox"/> Public Land <input type="checkbox"/> Mixed Use </p>		
<p>ELIZABETH'S PLACE</p> <p>35 FLETCHER PLACE, OFFICE BUILDING</p> <p>WILKINSON PROPERTY, LLC</p>		
<p>GRADING PLAN</p>		
<p>Project No. 15145</p> <p>Sheet No. 02/14</p> <p>Date 02/14</p> <p>Scale 1" = 100'</p> <p>AS NOTED</p>		<p>4</p>
<p>LD Lameroux & DelMass Consulting Engineers, Inc. 11 Main Street, Suite 711, 05401 802-476-1111 www.LDplanning.com</p>		

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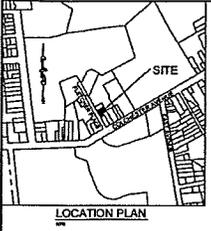
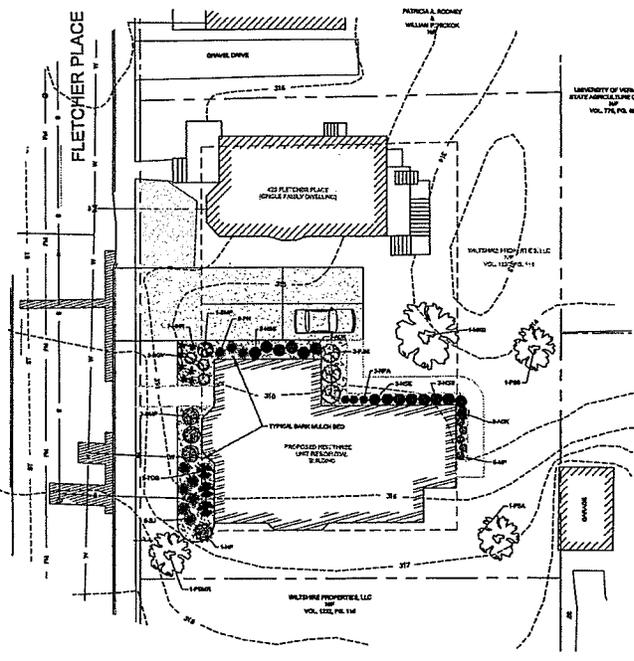
DEPARTMENT OF
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LEGEND

- EXISTING PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- BOUNDARY
- EXISTING BUILDING FOOTPRINT
- EXISTING UTILITY POLE AND OVERHEAD WIRE
- EXISTING SIDEWALK
- EXISTING PAVER LINE

PLANTING SCHEDULE

Code	Plant Name	Quantity	Notes
P01	Plant Name	1	Notes
P02	Plant Name	2	Notes
P03	Plant Name	3	Notes
P04	Plant Name	4	Notes
P05	Plant Name	5	Notes
P06	Plant Name	6	Notes
P07	Plant Name	7	Notes
P08	Plant Name	8	Notes
P09	Plant Name	9	Notes
P10	Plant Name	10	Notes
P11	Plant Name	11	Notes
P12	Plant Name	12	Notes
P13	Plant Name	13	Notes
P14	Plant Name	14	Notes
P15	Plant Name	15	Notes
P16	Plant Name	16	Notes
P17	Plant Name	17	Notes
P18	Plant Name	18	Notes
P19	Plant Name	19	Notes
P20	Plant Name	20	Notes



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<p>LANDSCAPE DESIGN BY:</p> <p>Glunko Design, LLC Smart Landscaping Solutions</p> <p>100 West Street, Shelburne, Vermont, USA Tel: 802.244.1234 www.glunkodesign.com</p>	
<p>LANDSCAPING PLAN</p> <p>ELIZABETH'S PLACE 39 FLETCHER PL., CHALET COLLEGE AVE., SHELBURNE, VT 05488</p>	
<p>LANDSCAPE DESIGN BY:</p> <p>LD Landscape & Design Consulting Engineers, Inc.</p> <p>100 West Street, Shelburne, VT 05488 Tel: 802.244.1234 www.ldconsulting.com</p>	

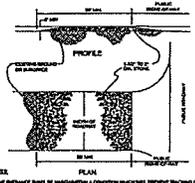
PLANS PREPARED BY: LANDSCAPE DESIGN BY:

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MAY 2, 2018

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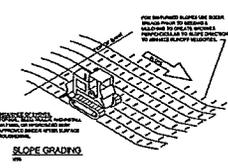
TURF ESTABLISHMENT

1. ALL EXISTING AREAS SHALL BE MAINTAINED UNTIL THE NEW TURF IS ESTABLISHED. THE EXISTING TURF SHALL BE MAINTAINED UNTIL THE NEW TURF IS ESTABLISHED. THE EXISTING TURF SHALL BE MAINTAINED UNTIL THE NEW TURF IS ESTABLISHED.
2. A minimum of 4" of amended topsoil shall be placed over the existing turf. The amended topsoil shall be placed over the existing turf. The amended topsoil shall be placed over the existing turf.
3. TURF SHALL BE MAINTAINED UNTIL THE NEW TURF IS ESTABLISHED. THE EXISTING TURF SHALL BE MAINTAINED UNTIL THE NEW TURF IS ESTABLISHED. THE EXISTING TURF SHALL BE MAINTAINED UNTIL THE NEW TURF IS ESTABLISHED.
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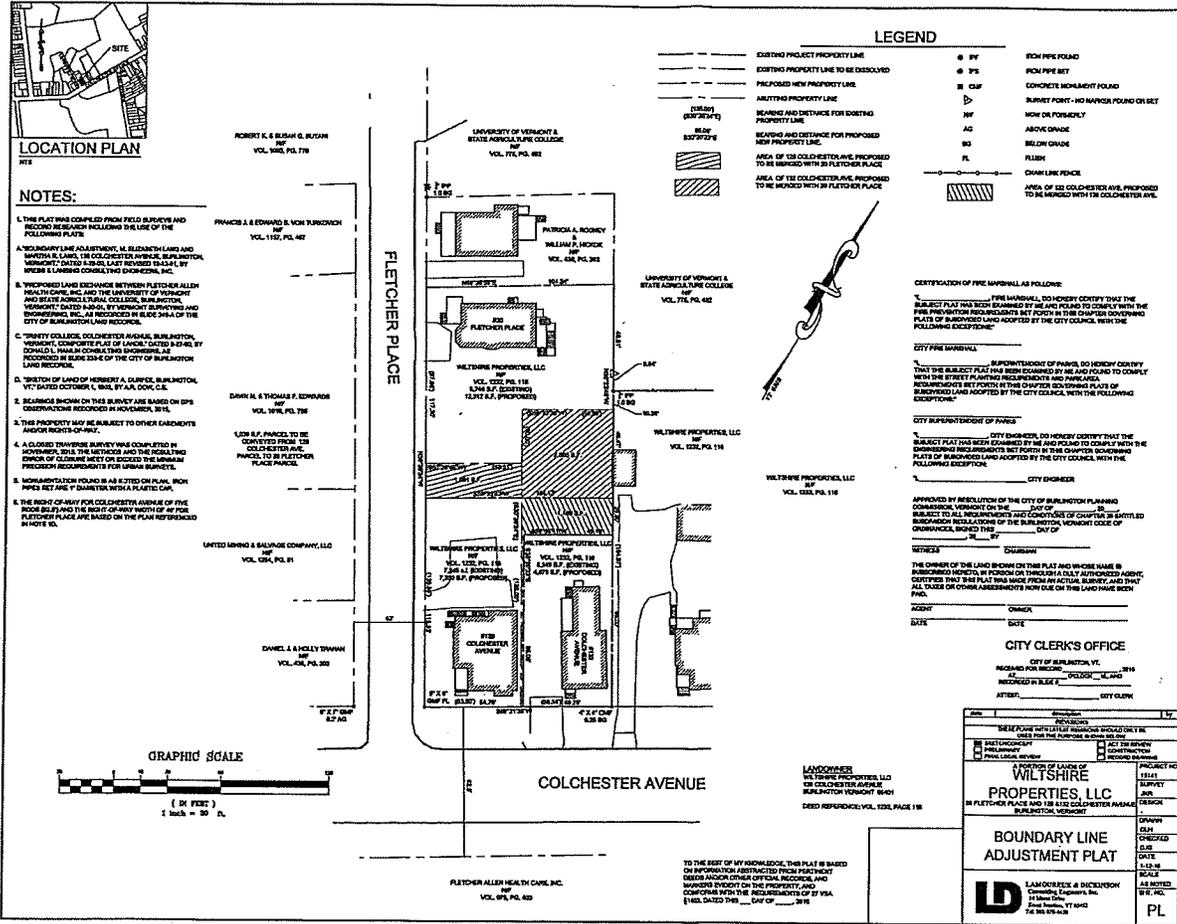
STABILIZED CONSTRUCTION EXIT

1. THE EXIT SHALL BE MAINTAINED UNTIL THE NEW TURF IS ESTABLISHED. THE EXISTING TURF SHALL BE MAINTAINED UNTIL THE NEW TURF IS ESTABLISHED. THE EXISTING TURF SHALL BE MAINTAINED UNTIL THE NEW TURF IS ESTABLISHED.

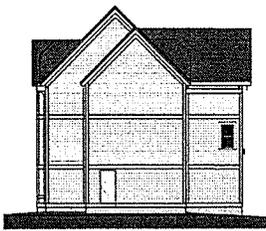
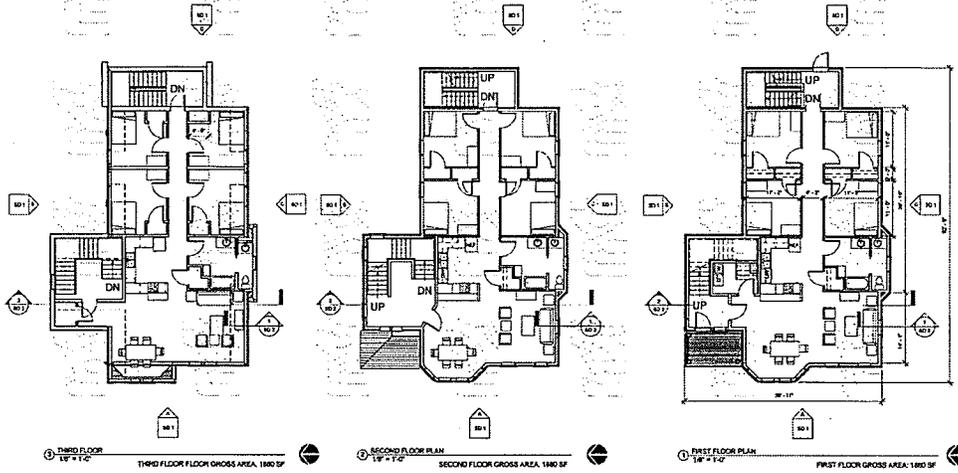
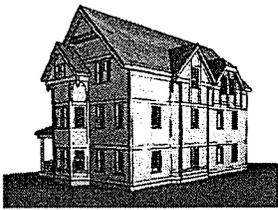


URBAN MIX GRASS SEED	
TYPE OF SEED	TYPE OF SEED
1/2" - 1/4"	1/2" - 1/4"
1/4" - 1/8"	1/4" - 1/8"
1/8" - 1/16"	1/8" - 1/16"
1/16" - 1/32"	1/16" - 1/32"
1/32" - 1/64"	1/32" - 1/64"
1/64" - 1/128"	1/64" - 1/128"
1/128" - 1/256"	1/128" - 1/256"
1/256" - 1/512"	1/256" - 1/512"
1/512" - 1/1024"	1/512" - 1/1024"
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1/2048" - 1/4096"	1/2048" - 1/4096"
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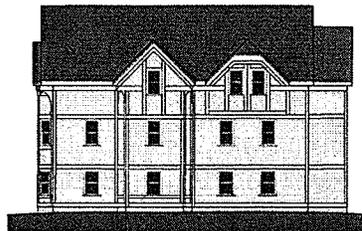
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 DEPARTMENT OF
 PLANNING & ZONING



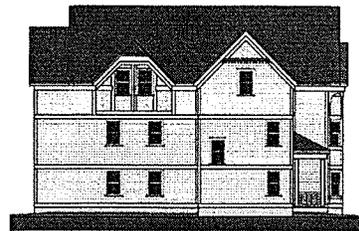
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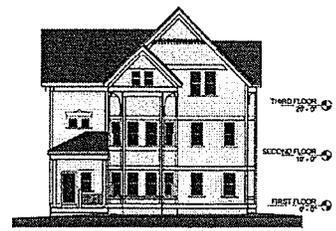
④ ELEVATION D
14' x 10'



⑤ ELEVATION C
14' x 10'



⑥ ELEVATION B
14' x 10'



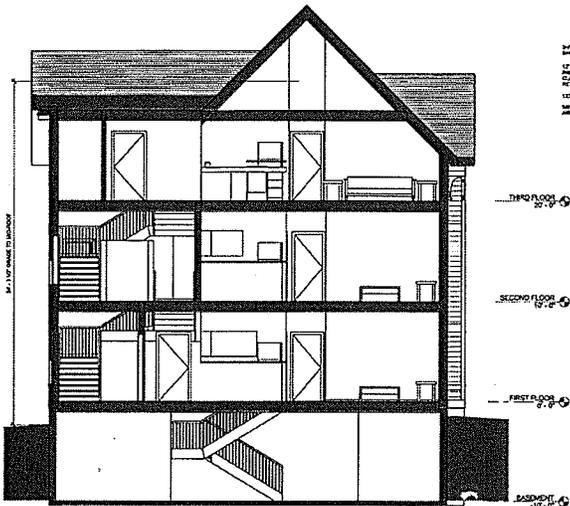
⑦ ELEVATION A
14' x 14'

ELIZABETH'S PLACE

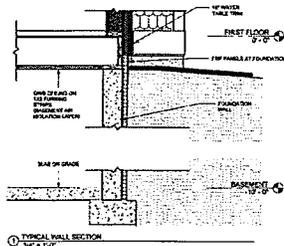
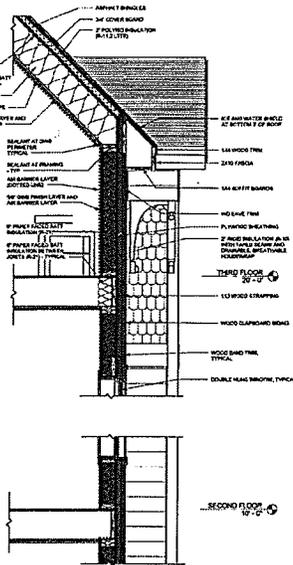
SCHEMATIC PLANS AND ELEVATIONS

1/21/16

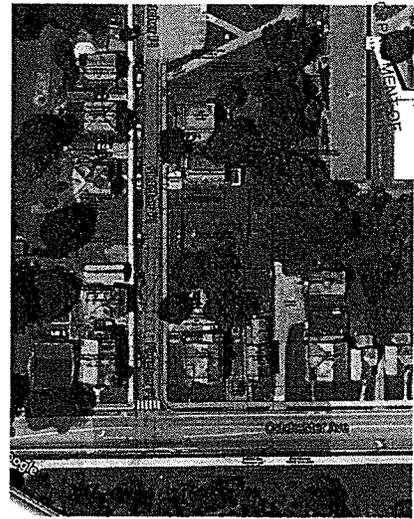
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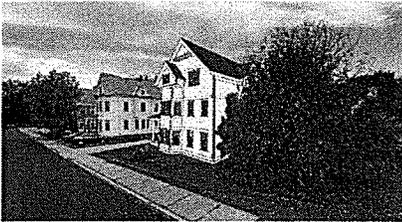
1 BUILDING SECTION
 1/4" = 1'-0"



1 TYPICAL WALL SECTION
 3/4" = 1'-0"



AERIAL VIEW



STREET VIEW A FROM FLETCHER PLACE



STREET VIEW B FROM COLCHESTER AVENUE

ELIZABETH'S PLACE

SECTIONS AND VIEWS
 01/21/16



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