

Burlington Development Review Board

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Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Bob Schwartz
Jim Drummond
Missa Aloisi
Alexandra Zipparo (Alt.)
Israel Smith (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, April 15, 2014 - 5:00 p.m., Contois Auditorium, City Hall, 149 Church Street, Burlington, VT MINUTES

Present: Austin Hart (Chair), Jonathan Stevens (Vice Chair), Bob Schwartz, Jim Drummond, Michael Long, Michael Long, Missa Aloisi, Israel Smith (alt), Alexandra Zipparo (Alt.)

Staff: Scott Gustin, Mary O'Neil, Nic Anderson, Ken Lerner

Absent: Brad Rabinowitz

I. **Agenda**

Utilizing second amended agenda.

II. **Communications**

None.

III. **Minutes**

Two sets from March 18 and April 1 for review.

IV. **Consent**

1. **14-0854CA: 57 OAK STREET (RCO-RG, Ward 2) City Of Burlington - Parks Dept.**

Enclose open portions of existing Roosevelt Park storage/pavilion building and install new windows, doors and lighting. (Project Manager: Scott Gustin)

Jesse Bridges present. Received staff comments and has no problems. Member of public present to speak. Will be heard as public hearing. Applicant and public sworn in. Solvay - 87 Walnut St. In favor of project. Gave history. 1996 study was attempting to do some of these changes. Would encourage the size of windows be increased to make the space inside more usable. Appreciative that this is proposed.

A. Zipparo asked if there would be any more covered spaces for shelter now that this is being removed.

J. Bridges. No. Don't want to create additional impervious surfaces in the park.

A. Hart closed Public Hearing. Will make decision at a later time.

2. **14-0824CU: 1127 NORTH AVENUE (NAC, Ward 4) Hauke Building Supply Inc.**

Conditional use for small recycling center (bottle redemption) associated with change of use to VT State Liquor Store in portion of building. (Project Manager: Scott Gustin)

Applicant D. Hauke present.

No objections by Board to treating as consent item.

Public present to speak.

A. Hart will treat as public hearing item. Applicants and public sworn in.

Leona Wetherbe - Asked what will happen to the redemption center across the street?
Also asked where on the site?

D. Hauke. Can't speak to redemption across the street. This is moving the existing bottle redemption from Merola's about a mile up the street. Showed site plan and location.

J. Stevens asked if anticipating that would be the route and asked about other items at the rear of building.

D. Hauke – Will be consolidating trash cans etc at the rear of the building. Will have signs telling people how to use site.

A. Hart closed Public Hearing.

V. Certificate of Appropriateness

1. **14-0799CA: 203 SOUTH WILLARD STREET (I, Ward 6) Champlain College Inc.**

Modification of permit #14-0383CA/CU to include: reuse of wooden frame addition on West side of structure, changes to west elevation, removal of two rear chimneys. (Project Manager: Scott Gustin)

J. Drummond and A. Hart recused.

S. Gustin recommended consent approval. Applicant has agreed to install chimneys so the application before the board is similar to their previous approval.

J. Stevens asked if board would object to treating as consent item.

No public present to speak.

Motion by B. Schwartz to approve and adopt staff findings.

Seconded by M. Long

Vote: 5-0-0 (1 alternate not required).

Motion Carried.

VI. Sketch Plan

1. **14-0807SP: 111 COLCHESTER AVENUE (I, Ward 1) Fletcher Allen Health Care, Inc.**

Sketch plan review to construct new Inpatient Building west of the Ambulatory Care Center building. (Project Manager: Mary O'Neil)

Applicants Gail Henderson King from White and Burke on behalf of Fletcher Allen along with Dave Keelty, Dawn LeBaron, Jason Williams, UVM Linda Seavey, Designers Jerry Switzer, Bill Brothers, Keith Wagner and David G. White.

D. LeBaron detailed goals of FAHC.

D. Keelty - detailed Master Facilities Plan Guiding Principals, Recommendations and Timelines. Have received CON approval by Green Mountain Board to undertake planning (for project more than \$30 million). Code requirement for healthcare is single rooms as the current standards. Detailed current project and comparison of single and double rooms. 128 beds needed so will put 32 on each floor. Detailed site analysis for picking location and phasing for overall 50 year plan.

G. Henderson-King detailed previous zoning amendments. Detailed site conditions and layout. Detailed changes to design based on Technical Review Committee meeting comments.

J. Switzer - Detailed floor plans.

B. Brothers – Two options. Option 1 – Solid stone cladding with glass curtain wall on west with columns. Option 2 would have more stone and solid face on west with curtain wall on south.

J. Stevens commented on Converse Hall and proportions from perspectives. Asked about shadow impacts on Converse.

B. Brothers – Most shadows would cast away from Converse.

B. Schwartz asked about connection to ACC.

B. Brothers continued presentation of elevations, perspectives and potential views from City streets and on UVM campus.

I. Smith asked about demolition of brick building.

D. Keelty – UVM not ready to propose removal but showing for this planning purposes.

B. Schwartz asked about length of building.

J. Drummond asked for site plan to show buildings to be demolished.

B. Brothers - detailed where they are located in relation to proposed building.

M. Long asked about perspective from Colchester Ave.
 B. Brothers - detailed. Only view would be straight in front of Colchester Ave entrance.
 B. Schwartz – Asked about window projection vs column projection.
 M. Long likes Option 2 more than one especially with the south facing wall.
 M. Aloisi – Likes Option 2 also but could do some changes for solar shading on West.
 J. Drummond asked about sun shading. Facing west. Will need to crank air conditioning.
 J. Stevens asked what has been done to ACC because of sun.
 D. Keelty have some screens for glare but no problems with solar heat gain.
 M. Aloisi – Like the windows.
 J. Stevens – Parking. If rooms are large enough to accommodate family members, could that include more persons visiting and parking. Is this something to be addressed?
 D. Keelty – Rooms could accommodate family members if needed. These are acute illnesses for long term, they typically have family members anyway. Family patient care improves health. Campus have had a reduction in parking from subsequent parking. Goal is to provide accessible convenient parking for patients and families. No impact on additional traffic, because of cap and off site parking. TDM described in JIPMP. If more patient parking is needed, they would just move more to off site spaces.
 A. Zipparo – Families on site are already staying.
 J. Stevens asked about boundary line adjustment.
 D. Keelty – Detailed reasons for boundary line. Core Overlays for both FACH and UVM would allow the height regardless.
 D. White – Building is lower than UVM Overlay height limit.
 J. Stevens – As part of application, would need UVM to resubmit lot coverage calculations.
 M. Aloisi – Asked why not include entire parking lot for hospital in boundary line adjustment.
 M. O'Neil – A lot of moving things. This proposal would require changing three maps within the ordinance. Encouraged to begin process for changing before application comes in. Need boundary line adjustment in place or concurrent when the application comes in.
 D. Keelty – Beginning design. Will be some time before completing plans and where to move the property. Would like to get permit before boundary line can change. CON approval requirements are constrained.
 M. O'Neil – Boundary line would need to be resolved before a permit could be issued.
 J. Stevens – Can do a follow up sketch plan if desired.
 M. Long – No change to parking?
 D. Keelty – Will reconfigure but no net change to numbers.
 M. Long – Lot coverage neutral?
 D. Keelty – Need to do calculations.
 M. Long asked about phasing and Emergency Care while under construction.
 D. Keelty – Detailed phasing. Will just juggle entrances but emergency room.
 J. Stevens asked where information could be obtained outside of the meeting.
 J. Drummond - the one with more glass emphasizes mass more and competes with entrance pavilion. Would dilute its uniqueness. Would suggest Option 2.
 Sketch Plan closed.

VII. Other Business

1. CVOEO Fair Housing Training

Ted Wimpy - Director of Statewide Fair Housing Program CVOEO presentation to Board regarding Fair Housing. Passed out materials. Lee Krohn from CCRPC present to help presentation. Would call it more an overview and specifically speaking about 'Affirmatively Furthering Fair Housing'.

Presentation concluded 7:30 pm.

VIII. Adjournment

Adjourned at 7:32 pm.

Deliberative Monday April 22, 2014 at 5pm.
Just the 2 projects that were on the consent agenda.

Oops – Deliberative decided now.
No Monday deliberative.

A. Hart - Chair, Development Review Board

Date

Nic Anderson, Zoning Clerk