

# Burlington Development Review Board

149 Church Street, City Hall  
Burlington, VT 05401  
[www.burlingtonvt.gov/PZ/DRB](http://www.burlingtonvt.gov/PZ/DRB)  
Phone: (802) 865-7188  
Fax: (802) 865-7195

Austin Hart  
Michael Long  
Jonathan Stevens  
Brad Rabinowitz  
Missa Aloisi  
Israel Smith  
A. J. LaRosa  
Alexandra Zipparo (Alt.)  
Vacant (Alt.)



## BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday July 1 2014, 5:00 p.m. Contois Auditorium, City Hall, 149 Church Street, Burlington, VT MINUTES

**Present:** Austin Hart (chair), Jonathan Stevens (Vice Chair), Brad Rabinowitz, Ali Zipparo, A.J. LaRosa, Israel Smith

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

**Absent:** Michael Long, Missa Aloisi,

### I. **Agenda**

No changes.

### II. **Communications**

Two communications. One for 8 College St. Five sets of minutes for review. Accepted by board.

### III. **Minutes**

Five sets in communications packet for review and approval.

### IV. **Consent**

#### 1. **11-0734CA/CU: 668 PINE STREET (ELM, Ward 5) Stern Properties, LLC**

Time extension request for new addition at side, install rooftop solar panel system and stormwater collection system. (Project Manager: Scott Gustin)

Applicant not present. No objections from Board with treating as consent item. No public present to speak.

Motion by J. Stevens to grant time extension and adopt staff findings.

Seconded by B. Rabinowitz

Vote: 6-0-0

Motion Passed

#### 2. **14-1064CA/CU: 65 CHARLOTTE STREET (RL, Ward 5) Sara & Ethan Brown**

Demolish existing shed and replace with new shed in different location. (Project Manager: Mary O'Neil)

Applicant Sara Brown present. No objections from Board with treating as consent item. No public present to speak.

B. Rabinowitz asked about reasons for orientation.

A. Hart appreciates efforts to save the building in past.

Has received staff comments and has no objections.

Motion by B. Rabinowitz to approve application and adopt staff findings.

Seconded by A. Zipparo

Vote: 6-0-0

Motion Passed

#### 3. **14-1143HO: 78 NORTH PROSPECT STREET UNIT 78A (RL, Ward 1) Wayne Senville & Lila Shapero**

Conditional use home occupation for office with part time employees. (Project Manager: Mary O'Neil)

Applicant Wayne Senville present. No objections from Board with treating as consent item but have questions. No public present to speak.

J. Stevens asked if discussed with neighbors.

W. Senville – Part of condo association so have discussed with board.

A. Hart asked if old home occupation will continue?

W. Senville – Wife had consulting business that may start up again soon. Uses separate space. Staff comments for size included both.

J. Stevens asked if employee would require a parking space.

W. Senville – Plan is to use the resident parking permit space available to them.

A. Zipparo asked M. O'Neil about equivalent employees count.

J. Stevens asked if could be removed from consent agenda.

A. Hart swore in applicant and opened as Public Hearing.

J. Stevens – Previous home occupations have had sequence of problems with neighbors and traffic.

W. Senville – Has Z-Card and condo association approval. Detailed employees hours.

All online publication. No supplies or mailings.

M. O'Neil – List of neighbors that were notified is in file. Neighbors have had time to participate and attend the hearing.

A. Hart closed Public Hearing at 5.15pm

**4. 14-1169MP: 1-7 CHURCH STREET (D, Ward 3) One Church Street Partnership, LLC**  
Modification of existing master sign plan. (Project Manager: Scott Gustin)

Applicants Jesse Robbins and Jeff Nick present. No objections from Board with treating as consent item. No public present to speak.

J. Nick handed out plans that would add more signs.

S. Gustin – Confirmed additional items so will not be consent item.

A. Hart swore in applicants and opened as Public Hearing.

J. Nick – Added two signs. The Church Street Marketplace has unanimously approved the amended plan submitted tonight. Showed locations.

A. Hart asked about titles on plans and locations of signs.

S. Gustin – His take was there is no compelling reason to put sign higher. Board can approve what they want.

A. Hart asked for clarification.

J. Robbins – Example of existing sign above 14ft height limit. Would have GAP tenant on second floor so want signs for Gap above ground floor for visibility. This block struggles with tenants so hope this could be approved.

B. Rabinowitz asked for detail on sign materials.

J. Robbins – Would not be internally illuminated. Can accept staff recommendations but would like to see if they can add the two additional signs to push the limits.

A. Zipparo – one on Church St façade imposes on the historic architecture.

S. Gustin noted that previous report draft discussed this. Limited on size. Are proposing the maximum and cannot fit another sign within the allowable size limits regardless of location.

**V. Public Hearing**

**1. 14-1181CA/CU: 8 COLLEGE STREET (BIKEPATH) (Multiple Zones, Wards 3, 5 and 7) Parks and Recreation**

Bike Path rehabilitation, including phase 1 from Perkins Pier to North Beach. Also, improvements to Waterfront Park, including replacement lighting, potable water improvements, boardwalk renovation, and landscaping improvements. (Project Manager: Scott Gustin)

Applicants Jesse Bridges and Jen Francis present. No public present to speak. Only applicants sworn in.

J. Bridges – Director of Parks and Recreation. Detailed width of path being 2-11-2. 2ft shoulders. 11ft paved. Limitations in some locations. Detailed all portions of the path and the improvements.

A. Hart asked about lighting fixtures. Change to theme?

J. Bridges – Current lights need to be on to have outlets work. New standard lighting fixture to be used throughout the parks system.

A. Zipparo asked about change of alignment north of Moran and location.

J. Bridges detailed. Not proposing any changes to stormwater system. One of reasons for moving is that it will get it out of a depression.

B. Rabinowitz asked about intersection with College St. Doesn't work. Any reason this isn't being changed.

J. Bridges – Are doing some pavement markings but are not changing street work.

College St will have curb cut to help improve but are stuck with the current alignment.

A. Hart – Asked about co-ordination with construction. Will it remain open during construction.

J. Bridges – Will be started in fall so less users but there are some relocations needed. Re-alignment will allow use of the existing path while building new portion.

A. Zipparo asked about timing of boardwalk replacement.

J. Bridges – Will not be doing that during the busy times.

Member of public sworn in.

Joe Harig – 86 Borestone Lane. College St intersection is asking for disaster. Wants to know if there is a way to make it a permanent right angle turn instead of angled. Needs more room or fence. Needs a dedicated stop sign or another legitimate way to reduce safety concerns.

J. Bridges – Section between Maple and College is on Railroad Right of Way and is restricted by leases.

I. Smith is also concerned. Differences in grade.

J. Bridges – Trying to determine ownership and potential for improvements.

I. Smith – Concerned about use of the roundabout from vehicles.

B. Rabinowitz – concern is width of path at that point and is a mess for congestion.

Should cross the road and then take the left to cross the tracks. Still concerned. Need to separate pedestrians. 90 degree turn should be done before sidewalk.

J. Bridges – This project was paid for by TIGER grant funding.

J. Stevens asked if more time is needed to amend or would like to be reviewed as submitted.

J. Bridges – As submitted. This is in the ROW and have federal constraints.

A. Zipparo asked about King St intersection and improvements.

J. Bridges – Detailed plan for delineating path.

Public Hearing closed 5.47pm

## **VI. Certificate of Appropriateness**

### **1. 14-1150CA: 17 NORTH WILLARD STREET (RM, Ward 2) Rachael Schwartz**

Remove parking area at rear, two space parking waiver request. (Project Manager: Scott Gustin)

Application Withdrawn. No hearing held.

## **VII. Other Business**

### **Annual Organizational Meeting**

#### **DRB Clerk**

Motion by A. Hart for Nic Anderson

Vote 6-0-0

A. Hart doesn't feel right about dealing with now without M. Long and M. Aloisi so would like to defer until another date.

J. Stevens nominated A. Hart to be interim Chair

A. Hart nominated J. Stevens to be interim Chair

Will put on agenda for first meeting in August.

**VII. Adjournment**

Adjourned at 5.55pm.

Deliberative held immediately.

\_\_\_\_\_  
A. Hart - Chair, Development Review Board

\_\_\_\_\_  
Date

\_\_\_\_\_  
Nic Anderson, Zoning Clerk