

Burlington Development Review Board

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Michael Long
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Missa Aloisi
Israel Smith
A. J. LaRosa
Alexandra Zipparo (Alt.)
Vacant (Alt.)



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

Present: Brad Rabinowitz, A.J. LaRosa, Michael Long, Missa Aloisi (late 5.24pm),

Staff: Scott Gustin, Ken Lerner, Nic Anderson

Absent: Austin Hart (chair), Ali Zipparo, Israel Smith, Jonathan Stevens (Vice Chair), Mary O'Neil,

I. Agenda

Items for Lake Street and Colchester Avenue not being heard due to lack of quorum (only three members present). Both items will officially be heard on August 19th. Will hear sketch plan item as it is not a public hearing item.

II. Communications

None.

III. Minutes

None.

IV. Consent

1. **10-1005CA/MA: 475 LAKE STREET (UR/DW-PT, Ward 3) City of Burlington**
10-1115CA: 0 LAKE STREET - 043-4-004-000
11-0570CU: 601 LAKE STREET - 038-2-006-000

Time extension request for redevelopment of the Moran Plant (5 permits including amendments and associated properties) into public-private uses and associated site works and car parking. Upgrades to bike path, increased green space and park amenities, children's splash area/seasonal refrigerated skating rink and a rebuilt skate park. Includes Community Sailing Center and staging area in urban reserve.

Not heard.

V. Public Hearing

1. **15-0042CA/CU: 80 COLCHESTER AVENUE (I, Ward 1) Randall Miller & Frank Von Turkovich**

Change use from office to membership club; replace exterior staircase and install bike rack. (Project Manager: Mary O'Neil)

Not heard.

VI. Sketch Plan Review

1. **14-1311SP: 86 MAIN STREET (D, Ward 3) Grandview Farms, Inc.**

Sketch Plan review for proposed twenty three unit apartment building, with office space. (Project Manager: Mary O'Neil)

Applicant Tyler Scott present. Handed out updated plans with slight changes since Technical Review Committee review and staff comments. Have summary of site and application. Missa Aloisi arrived 5.24pm.

B. Rabinowitz asked about alleyway/access easement.

T. Scott continued presentation and review of new features. Asked board for comment on height and interpretation of starting point for height and average.

M. Long asked S. Gustin for comment on typical review.

S. Gustin detailed. Seems to fit concept.

T. Scott detailed reason for measuring from Pine St average which will allow additional 3ft possible. Will need to discuss with DPW on handicap access and entry challenges.

B. Rabinowitz asked about rooftop use.

T. Scott. None.

B. Rabinowitz asked about existing ramp area and unit bedroom count.

T. Scott – 18 studio units.

App lady – Really have a need for studios.

K. Lerner asked about building on top of existing building or demolition.

App lady – No plan to demo. Wood frame building will not support load. Don't know what's underneath.

B. Rabinowitz asked about parking.

App lady – Have deeded parking access at 76 Saint Paul st for plenty of spaces. Not 40 Main St as noted in staff comments. Need to allow parking for existing building also.

K. Lerner – Parking analysis would be needed with final application.

M. Aloisi asked about bike parking.

B. Rabinowitz – concern about the window areas not being active use. Asked about walkway out of parking area using car entrance. Not a good situation to have no differentiated pedestrian access/walkway. Could shorten up art display and make it work.

AJ asked about moving in furniture, beds, tv etc. Spaces seem tight. May need more space for swinging around .

T. Scott – Large elevator. Doors into area will be automated.

M. Aloisi – tight entries should be discouraged.

AJ asked about garage entry height. Also asked about unloading zone for tenants.

M. Aloisi asked if parking in garage would be assigned.

App lady. Havent had that discussion.

T. Scott – Certainly a possibility to have loading space.

App lady – Certainly would not be gated.

M. Long asked about unit size and storage.

AJ asked about exterior lighting.

T. Scott – No decision yet.

App lady – Can come up with a good solution for lighting. Have good examples on other properties.

B. Rabinowitz would encourage landscaping.

App lady – Will discuss more. Have discussed with Warren Spinner.

T. Scott – Natural gas pipeline underneath Pine St ROW.

AJ asked about HVAC on roof. Would it add height?

T. Scott – Yes would have on roof but would not add to height.

M. Aloisi asked about exterior materials.

T. Scott detailed.

B. Rabinowitz – Big blank wall on west. Should break it up. Opportunity to have something more interesting in the spaces fronting Pine St.

M. Aloisi concerned about the functional space and useability of the bike storage.

K. Lerner – Could get some nice views from west units if larger windows.

Member of public asked what mechanical units would be on roof.

T. Scott – Probably condensers for AC. Havent got a mechanical system designed yet. Either on top of 5th floor and possibly 6th depending on access.

Barbara McGrew. 76 Saint Paul St. Not opposed. Parks in Corporate Plaza garage. Often full. Question whether there is available spaces. Some persons come and go at all times of day. In winter, it would be a hardship to walk the three blocks. Asked about

inclusionary housing and if they have services. Where would trash be stored and where would trucks pickup.

T. Scott – Would alter north access and have dumpsters there.

B. Rabinowitz concerned about how the people would put the trash in the dumpsters and doesn't think that they should have to walk all the way around the building.

Neighbor woman from College St Apartment building. Should have coordination with the neighboring property which is also proposing a large apartment building. Should be done together.

App lady – Would have loved to coordinate but cant wait for Dave Farrington who seems postponed.

Neighbor – Concerned that BHA didn't pass on public notice to her and concerned other tenants are unaware. Small yellow house will be surrounded by apartment buildings.

Member of public again...asked about exterior lighting.

T. Scott – Doesn't know yet.

App lady – Will be safe and not disturbing to others.

Member – Asked if having a façade?

T. Scott – Confused. Yes.

Member – asked about height.

T. Scott detailed.

Paul Bowler? Neighbor. Main Street is the gateway. Has some beautiful homes.

Corner will not blend in. Will be an eyesore. Shouldn't have apartments on Main Street. Worked with M. ONeil on previous sketch plan on neighboring property. Concerned with aesthetics. Asked if existing building was considered historic. Would like it blended in with other buildings. Too modern design. Need more brick.

For last couple of years has gotten agendas via email, wants to be included on CC list again. bmcgrew@aol.com Barbara McGrew.

App lady – Will do NPA.

Nancy Bowler? Sunset House B&B. Brick looks nice on other buildings. Concerned about too many stories. Visitors love Burlington. Concerned this will impact Main St and seeing box in front of the lake. Will impact traffic and parking. Existing building has busy places and have a lot of traffic. Really against this application. Concerned about a big square box view when coming down the hill. Modern look is also a concern. Concerned it will not be set back like other buildings and doesn't have decorative design. Setback helps buildings to blend in. Will be out of place.

Sketch plan closed 6.35pm.

VII. Other Business

1. Annual Organizational Meeting
Not held. Deferred again to next meeting of August 19th.

VII. Adjournment

Adjourned at 6.35pm.

Deliberative to be held Monday, July 21st at 5:00 pm.

A. Hart - Chair, Development Review Board

Date

Nic Anderson, Zoning Clerk