

Burlington Development Review Board

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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 August 19 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, Austin Hart (chair), Ali Zipparo, Israel Smith,

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

Absent: Jonathan Stevens (Vice Chair)

I. **Agenda**

No changes. Two items requested for deferral.

II. **Communications**

Four communications. Two for 12 Weston Street as Other Business item, one for 477 Manhattan Dr, one for a parking waiver analysis.

III. **Minutes**

None.

IV. **Consent**

1. **15-0094CA: 477 MANHATTAN DRIVE (RM, Ward 2) Kevin Mahar**

Amend conditions of ZP#03-258 regarding siding and meter and corrected site plan.
(Project Manager: Mary O'Neil)

Applicant Kevin Mahar present. Has received staff comments and has no concerns or objections. Board ok with treating as consent item. No public present to speak.

Motion by M. Long to approve and adopt staff findings and conditions

Seconded by B. Rabinowitz

Vote: 7-0-0

Motion Carried.

2. **15-0100CU: 1540 NORTH AVENUE (RL, Ward 7) Stonehouse Properties LLC**

Change use from daycare to single family house with conditional use home occupation for contractor. (Project Manager: Scott Gustin)

Applicant Linda Letourneau. Has received staff comments and has no concerns or objections. Board ok with treating as consent item. No public present to speak.

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

Seconded by M. Long

Vote: 7-0-0

Motion Carried.

3. **14-0747SD: 1891 NORTH AVENUE (RL, Ward 4) Thomas Mitchell**

Subdivide two lots into three lots, remove existing single family house, construct two duplexes and one single family house. (Project Manager: Scott Gustin)

M. Aloisi recused.

Applicants Thomas and Jill Mitchell present. Has received staff comments and has no concerns or objections. Has lighting information to meet conditions of approval. Board ok with treating as consent item.

B. Rabinowitz asked S. Gustin about landscape plan.

S. Gustin noted plans included detail of tree removal and planting.

T. Mitchell – Has letter from Arborist.

Member of public asked about chain link fencing.

T. Mitchell – Chain link will remain. It is on the line based on survey.

A. Hart asked if he wanted to open as public hearing.

Member of public satisfied. No public hearing held.

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

Seconded by I. Smith

Vote: 7-0-0

Motion Carried.

**4. 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.

A. Hart and I. Smith recused. Applicant K. Merriman Shapiro present. No public present to speak.

K. Merriman Shapiro gave summary of request.

Board ok with treating as consent item.

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

Seconded by A. J. LaRosa

Vote: 5-0-0

Motion Carried.

5. 15-0042CA/CU: 80 COLCHESTER AVE (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)

Applicant F. Von Turkovich present. Has received staff comments and has no concerns or objections. Board ok with treating as consent item. No public present to speak.

Motion by M. Aloisi to approve and adopt staff findings and conditions

Seconded by I. Smith

Vote: 6-0-0

Motion Carried.

V. Public Hearing

1. 14-1300CA/CU: 85 LAKEVIEW TERRACE (RM, Ward 7) Jovial King

Construct 2 story addition to existing single family home; remove existing shed and construct new accessory structure for accessory dwelling unit and storage. (Project Manager: Mary O'Neil)

A. Hart recused.

No public present to speak.

Will Schebaum present on behalf of owner. Gave summary of proposal.

M. Long asked about location of addition and view from street.

W. Schebaum – Located near rear of site. Will look from the street similar to the existing garage.
 M. Long asked size of unit.
 W. Schebaum detailed.
 A. J. LaRosa asked who intends on using such a small apartment.
 W. Schebaum – Mother in law at present. Have built similar small spaces before.
 A. J. LaRosa asked about ceiling height.
 W. Schebaum detailed.
 A. J. LaRosa - feels very small space. Below standards of what Boston and NY City would allow but Burlington doesn't have minimum standards.
 B. Rabinowitz asked about materials. What is wood siding.
 W. Schebaum – Tongue and groove boards. Horizontal or vertical. Finish on metal will be galvanized corrugated with some standing seam.
 B. Rabinowitz – Corrugated would face south so could be bright.
 W. Schebaum – Could do colored but intends on doing galvanized.
 B. Rabinowitz asked about fence. Looks like a stockade fence. Seems to be out of character.
 W. Schebaum – Will be wood. Client wanted it tall for privacy. Keeping it simple for budgetary purposes. Have wood slat fence on north side of property.
 B. Rabinowitz – May not have enough information on that right now. Asked about thickness of roof on elevations. Seem to be about a foot thick. Stylistic? Asked about permeable pavers. Is gravel considered permeable?
 M. O'Neil all are considered coverage.
 B. Rabinowitz asked if putting in permeable to get any bonus?
 W. Schebaum – More for stormwater.
 B. Rabinowitz also concerned about size
 M. O'Neil notes there is a minimum for Code but it is much smaller.
 Public Hearing closed 5.32pm

2. 15-0135CU: 666 RIVERSIDE AVE (NMU, Ward 2) Wanda Robar/BHA

Utilize existing building and parking lot for BHA maintenance department office and operations. (Project Manager: Ken Lerner)

Applicant Matt Ham-Ellis present. K. Lerner noted recommendation was for consent approval. Has received staff comments and has no concerns or objections. Board ok with treating as consent item. No public present to speak.

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

Seconded by M. Long.

Vote: 7-0-0

Motion Carried.

3. 15-0052CA/CU: 415 SOUTH UNION ST (RL, Ward 6) Champlain Housing Trust

Renovate existing carriage barn at rear to convert to duplex with associated site changes. (Project Manager: Scott Gustin)

Request for deferral to September 2nd. A. Hart happy to open Public Hearing tonight to hear comments if cannot or don't want to attend on September 2nd.

Motion by A. Hart to open and continue to date certain.

Seconded by B. Rabinowitz

Vote: 7-0-0

Motion Carried

4. 15-0129CA/CU: 1398 NORTH AVENUE (RL, Ward 7) Peter Bessery et al.

Demolish existing building and construct new two story building with market on ground floor and two residential units on second floor. (Project Manager: Ken Lerner)

Request for deferral to September 2nd
Motion by A. Hart to open and continue to date certain.
Seconded by M. Long
Vote: 7-0-0
Motion Carried

VI. Other Business

1. Annual Organizational Meeting

Chair

A. Hart - interested in continuing but could pass on the torch.

B. Rabinowitz nominated A. Hart as Chair

Seconded by A. J. LaRosa.

Un-opposed.

A. Zipparo important to cultivate new leadership. Maybe term limits. J. Stevens – Could impose in our own bylaws.

Vice Chair

J. Stevens interested in continuing VC. No others interested.

J. Stevens – Vice Chair by acclamation.

PCOC

J. Stevens loves serving on PCOC. M. Aloisi may be interested. J. Stevens will defer to M. Aloisi.

M. Aloisi appointed on PCOC.

PCLRC

A. J. LaRosa - nominated himself. A. J. LaRosa appointed on PCOC.

2. Parking Waiver Analysis

S. Gustin – to be read at the boards leisure. Summarized analysis.

A. J. LaRosa asked S. Gustin questions.

M. Aloisi asked if there have been any parking violations on the properties.

A. Zipparo asked about low income housing. Asked for electronic file.

A. Hart suggested putting on agenda for next hearing as other business.

3. 12 Weston Street

A. Hart did not participate. Can if needed. M. Long recused. A. J. LaRosa has asked K. Sturtevant for guidance.

K. Sturtevant – Gave summary of authority of board and what criteria. VSCED decision. Read criteria.

B. Rabinowitz asked staff about history. Distinction between rooms and bedrooms.

M. Long as appellant gave summary of reconsideration request. Summarized bedroom count based on city records and testimony. Discrepancy that the number of rooms total with city record and owners testimony. Applicant testified there would be living space in the basement.

M. Aloisi thought they had testified there was living space.

J. Stevens asked if there had been different information that would have been changed the way they would have made their decision.

M. Long gave testimony on duplex use.

B. Rabinowitz decision was made. Merit for reconsideration request is, is there new information.

A. J. LaRosa asked K. Lerner about determinations for non-applicabilities.

K. Lerner detailed.

A. Zipparo asked what records they are noting with regards to room count.

- N. Anderson – Need to review as a request for reconsideration not have a public hearing. Owner is not here.
- A. Zipparo – Doesn't think there is any new information.

VII. Adjournment

Adjourned at 6.18pm.

A. Hart asked to have Deliberative now on item for 85 Lakeview Terrace.

Discuss term limits in next deliberative.

A. Hart - Chair, Development Review Board

Date

Nic Anderson, Zoning Clerk