**Burlington Development Review Board**
149 Church Street, City Hall
Burlington, VT 05401
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 September 2, 2014, 5:00 p.m.**
**Contois Auditorium, City Hall, 149 Church Street, Burlington, VT**
**MINUTES**

**Present:** Brad Rabinowitz, Michael Long (5:09 pm), Missa Aloisi (5:11 pm), Austin Hart (chair), Israel Smith, Jonathan Stevens (Vice Chair)
**Staff:** Scott Gustin, Ken Lerner, Mary O'Neil
**Absent:** Nic Anderson, AJ LaRosa, Ali Zipparo

**I. Agenda**
Amended agenda. Two items to be deferred. There are members in the audience prepared to speak about 415 South Union Street. They are willing to come another time.

**II. Communications**
Two communications. One for 111 Colchester Ave, three sets of minutes. Accepted.

**III. Minutes**
Three sets from July 15, August 5 and August 19 for review.

**IV. Consent**

1. **15-0182HO: 68 PLATTSBURG AVE (RL, Ward 7) Jason Bellinger/Candice Graham**
   Conditional use home occupation for piano studio. (Project Manager: Scott Gustin)

   The applicants are here. Sworn in. They have received staff report and understand proposed finding and conditions.
   No board member objects to treating this as a consent item. No member of the audience here to participate.
   J. Stevens –Motion to approve and adopt staff findings and conditions.
   B. Rabinowitz seconded.
   Vote 5-0-0
   Motion Carried

**V. Public Hearing**

1. **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 October 7th. No one here to speak on this matter.
   J. Stevens – move to grant applicant's request for a continuance.
   B. Rabinowitz – Seconded
   Vote 6-0-0
   Motion Carried

2. **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 16th.

People in the audience agree to come at the specified date. Applicant not present.
J. Stevens – motion to grant applicant's request for a continuance to September 16.
B. Rabinowitz seconded
Vote – 6-0-0
Motion Carried

**VI. Certificate of Appropriateness**

**1. 14-1321CA/MA: 111 COLCHESTER AVE (I, Ward 1) Fletcher Allen Health Care, Inc.**
New Inpatient building west of Ambulatory Care Center with associated parking, lighting and landscaping. (Project Manager: Mary O'Neil)

A. Hart recused.
David Keelty, Gail Henderson King, David G.White of White and Burke Real Estate Investment Advisors; Dawn LeBaron; Jason Williams, Sr. Gov. Relations strategist; Jerry Switzer, Morris Switzer Architects, Keith Wagner, Hannah of Wagner Hodgson Landscape Architects; Bill Nedde of Krebs and Lansing; Jack Myers, Stantec.
Came in April for Sketch Plan review.
D. LeBaron - re: Master facility plan.
D. Keelty, FAHC - Rooms will be designed for patient privacy. Greater percentage of single patient rooms overall. Sufficient size to bring treatment and diagnostic equipment to bedside that will minimize patient moves to get treatment at another location.
Bed replacement cycle 5-50 years presented. Location of site #1 is the under pinning of this process into the next few decades. Area 3 is an endpoint that maximizes the development growth of the cycle, Fletcher Allen partners. Support by patients served in the broader region.
2013 was Technical Review
April 2014 Sketch Plan Review at DAB and DRB. Thank you for that. We have incorporated comments. Met with Ward 1 for NPA. Accomplished in March 2014. Review by DAB in July 2014; 2 meetings with Conservation Board. Met with fire department and building inspector. Had conversations with Emergency Medical Technical support for good information that fed into the design process. Culmination is this submission.
G. Henderson King - presents issues that arose during writing of staff comments – lists items, and how addressed. Parking dimensions approved as part of the Renaissance project; same dimensions proposed today. Lighting plans have been revised and resubmitted. Cut sheet for proposed Bike Racks have been submitted. Have been working with the city arborist, and addressed those issues.
Parking and circulation: only minor changes since April. Major differences – we now have separate entrances for FAHC and UVM parking lots. Now an interconnected sidewalk that connects to FAHC sidewalks and UVM's proposed Green Mt. Walkway. Lighting fixtures all LED, meet lighting standards. Plantings include stormwater and rainwater demands.
J. Stevens – will footprint of new building come over the footprint of dormitory proposed for demolition?
D. Keelty – no, but real close. Makes them non-viable.
G. Henderson King – building places west of Ambulatory Care Center (ACC.) Parking will match existing – no change to number. Bike parking will be provided under the building and out of the weather, within secure location. Minimal views of this building from public roads. Site3 will comply with the ADA.
G. Henderson King illustrates existing conditions and proposed via the projector/screen.
M. Long – parking for ER will still be available?
G. Henderson King – Yes, 49 spaces.
M. Long – footprint over existing building?
D. Keelty – building footprint primarily over existing paved areas.
J. Stevens – No change in motor vehicle traffic?
D. Keelty – No.

J. Stevens – construction crew? How to handle access to the ER? Are you going to get to that?
D. Keelty – I can give you the concept and what we have planned; we will get to that. Also, we aren't calling it a sky bridge anymore. A connector.
J. Switzer on building design: Gone through a lot of refinements. Refinements: height – approx. 9' taller than existing taller than ACC. Building internal connections with McClure building (connector) and ACC west wing. Sensitive to surrounding community context; Converse Hall. Reflects Fletcher Allen's statement of values. Inviting drop off for Emergency Department under building. Will seek LEED certification. Façade incorporates windows for solar gain. Integrates future vertical expansion.
Design is taken from established design themes and is sensitive to adjoining buildings and architecture.
Provides section diagram.
Beds are on level 3-6. Mechanical on level 7. First 2 stores are clearance for emergency vehicles at ER.
4th floor is the connector to McClure wing, one of the intensive care floors.
There will be a platform for vertical expansion in the future.
B. Rabinowitz – where are you going up?
J. Switzer -Building is sized so that it can go up directly above where we are. Most efficient way to add beds in the future.
Maintaining same circulation patterns. Slightly increasing the size of the ER vestibule.
D. Keelty discusses project planning for development. Construction access road on the site – 3 or 4 lanes to accommodate construction traffic and ER traffic. Establish parking in noted location. Parking will be shifted as construction advances. Utility relocation, temporary emergency access for ER, allow ambulance traffic to drop off in noted location. Will line up with trauma suite. Will building the building in 2 phases – Construction to full height; bring ER back when fire marshal accepts sprinkler system activation. South will be built in a singular phase. We will create a single point of access for the project – build a tunnel through the construction site to serve the ER. We will be adjusting parking and have additional security and valet staff to vantage patient access during the project. We will have robust valet services during transition.
J. Switzer continues – 2nd floor. Not occupied. Mechanical access for plumbing risers. Levels 3-6; typical on each floor. Corridor extended from ACC surgical suite. Distance is dramatically shorter than current. Critical to reduce that distance. North elevator for access by staff as appropriate for McClure services. 20 rooms west facing (all single patient rooms) 12 rooms east side of corridor. Support rooms the same for each of the floors. Will rebuild waiting room on third floor in ACC. Upper floors become free standing with the exception of the 4th floor and connector. Seventh floor is mechanical floor. Presents building elevations. Glass curtain wall design. View-sheds presented.
G. Henderson King discusses overall landscape plan.
B. Rabinowitz – will Green Mountain Walkway be on FAHC property?
G. Henderson King – no. Beyond existing dorms. All lighting LED light fixtures. They match those on the respective campuses. 20' poles on UVM's side, 17' poles on Hospital Drive. Under 4 fc per regulations; walkways under 2 fc except as specifically noted where both the walkway and parking lot lighting overlap. Max/Min is 17/1; under regulation requirements. As this facility is open 24 hours a day, we suggest these overage areas be reviewed under the security lighting provision. Exceeds 2 fc at crosswalks and entrance to ER.
For Stormwater: within Centennial watershed, which is an impaired waterway. FAHC is collected and drained to a stormwater pond on the north campus near centennial field. As part of the Stormwater Design for the site, no net increase in sediment load – an expansion of the fore bay at the north campus facility. There will be an inclusion of stormwater rain gardens in the plan. There will need to be stormwater offset, to be addressed off site. We are continuing to work with city stormwater officials here in the city.
B. Rabinowitz – Offset? Stormwater increase?

D. Keelty – the way we are calculating it, we are calculated separate from UVM. There will be an increase in pervious area.
B. Rabinowitz – on your site?
G. Henderson King – UVM gets the benefit.
G. Henderson King – elaborate phasing plan for the Inpatient Building over a three year period. Extensive erosion control plan being developed.
Boundary line adjustment is anticipated to be filed in October of this year. Are working jointing with UVM. Anticipate submitting for state permits this fall. If there are any changes as the design is finalized, we will return for amendments. Building Certificate of Need application will be submitted at the end of September 2014. construction 2015; landscaping until spring of 2019.
B. Rabinowitz – Great project. Light level under your building is not on your plan. What is it.
D. Keelty – we haven't completed the lighting plan. It will be lighter, brighter than the surrounding area. Suitable for ambulance unloading.
B. Rabinowitz – Shepardson?
D. Keelty – goal to take building down when the time is right. Support services. Storage, office space. No plans to renovate the building. Use up the remaining life in the most respondible use possible. No patients.
B. Rabinowitz – no more "follow the blue line"
D. Keelty – we will be crossing that off. (laughter)
B. Rabinowitz – discussion of parking lot dimensions.
G. Henderson King – explanation. References 1984 study. Way under 18' dimension.
D. Keelty – they work for us.
M. Long – width? Short in length and width?
G. Henderson King – yes.
M. Long – Surprised to learn that the shoeboxes were designed by McKim Mead and White. Some historical significance; would staff comment on that?
J. Stevens – UVM will comment on that.
I. Smith – questions about cladding. Thin stone material?
D. Keelty – constructed with standard; finished with cladding system applied on exterior of building allows it to receive 1 ½ stone. Suspends it – slip stone into frame. It looks very much like a block wall. Mechanical fastened. Less expensive. Less load to support it.
M. O'Neil – cautions DRB about limitation of municipal review. Cannot comment on exterior finishes.
I. Smith – We can ask to see…
M. O'Neil – no you can't.
I. Smith – mock ups?
D. Keelty – we have them outside converse Hall; we are still fussing about it. You are welcome to view and comment.
J. Stevens – opens up to the public.

Martha Lang, neighbor. Supports FAHC to accommodate the needs of the city. I am concerned that the expansion of the hospital is only 18' from the dormitories.
J. Stevens – UVM is here to talk about that. They are proposed for demolition.
J. Stevens closes the public hearing 6:18 pm.

**2. 14-1320CA: 10 UNIVERSITY PLACE (I, Ward 1) University of Vermont**
Demolition of Chittenden, Buckham, Wills residential complex with redevelopment plans including associated pedestrian amenities, also reconfiguration of existing parking spaces as part of FAHC inpatient building with associated regrading and landscaping.

Lani Ravin, Campus Planning Services from UVM. Rob (last name unknown), Lisa Kingsbury, and Annie Stevens, Vice Provost of student affairs.

L. Ravin – everything illustrated is within the UVM parcel footprint after a boundary line adjustment. Driving factors: UVM housing Master Plan to provide more and better housing on campus. This is the first stage of the housing master plan. We are expediting the demo of CBW to collaborate with FAHC building timeline. We support the staff comments and conditions, with modification of condition #2 that discusses the number of beds elsewhere on campus for staff review and approval. We already have a lease for ___ beds out of 391 beds. This is a variable out of our control. For Juniors and Seniors – we are required to comply with MOU between UVM and City, 2009. Since then we have created more than 400 on campus beds. Also a drop in enrollment of almost 400 students. What was just distributed to you shows those numbers. A drop of almost 800 students who are not looking for off-campus housing since 2009. The UVM ha more than complied with the agreement. We report years to the City Council. Our next report will include this issue. In keeping with the spirit and the letter of the MOU, UVM would like to amend condition #2, UVM will provide a memo relative to housing; while we have already provided more than 391 beds, we will continue to pursue replacement of the beds…
J. Stevens – please provide in writing.
B. Rabinowitz – Asked L. Ravin, what you just said, no commitment to housing…
L. Ravin – No, we said we have a commitment for 125 via lease. Part of a better housing plan. We have received proposals for new housing; something we are seriously perusing.
B. Rabinowitz – when would these dorms go down?
L. Ravin – After students leave May 2015 prior to UVM's commencement of construction in August 2015.
B. Rabinowitz – more time for serious negotiations?
L. Ravin – a little more time.
M. Long – you are losing 391 beds. You have replaced 125 beds?
L. Ravin – 125 beds. From 2009, the agreement we are required to comply with, campus count decreased almost 400.
M. Long– you are asking the city to be satisfied for 125 beds?
L. Ravin – we will provide a memo that basically tells you what our situation is.
M. Long – you plan on replacing all 391 beds?
L. Ravin – yes.
J. Stevens – we have to base a permit on set conditions. We may have to ask to defer until we receive your memo.
B. Rabinowitz – part of our deliberative process.
L. Ravin – I would suggest compliance with city's MOU.
K. Lerner – condition would be prior to issuance of a certificate of occupancy that you have come into compliance to replace those beds. Leverage at the end to assure it is done.
L. Ravin – would prefer that we comply in that method, without provisions subject to confidentiality. Memo would address all 391 beds.
B. Rabinowitz – what is the long term approach?
A. Stevens – the long term approach is the housing master plan in place. We have received proposals from several developers to provide more housing on campus. The condition piece that L. Ravin referred to has been complied with. We are talking about Junior and Seniors. I am very confident in this moment. I would not want a condition.
M. Long – Juniors and seniors in these dormitories?
A. Stevens – No, 1st and 2nd year students. But to be held to a condition that we are already currently providing…that is "off" for us.
L. Ravin – we are complying with condition #2. We have already built over 400 new beds. We are offering to give you a memo when we want to pick up a permit to give you an update on these negotiations.
A. Stevens – we are already complying with condition #2.
B. Rabinowitz – We have condition #2 here (in staff report) and Condition #2 in the MOU.
L. Ravin – in staff comments.

B. Rabinowitz – I thought nobody was going to stand up for the shoeboxes. Michael surprised me. I didn't think it would be a loss.
M. Long – when I heard that McKim, Mead and White were the architects, they didn't look like shoeboxes anymore. They designed City Hall. One of the most famous firms in America. It struck me that these "dissed" buildings over the years had a name brand.
S. Gustin – These dorms do fit into the historic box, and famous architect. Under State Statute, we can't go there.
M. Long – we have recognized other buildings because of their architecture.
Scott Gustin – Limitation on Municipal Bylaws – not exempt, but limitation. Location, size, height, building bulk, mass, density of building, loading facilities, parking , loading, landscaping. Not interfere in functionary use. State or community owned institutions.
M. Long – not based on quality, but that UVM owns the campus.
B. Rabinowitz – They could tear down Billings?
Staff nods.
L. Ravin – we are subject to Act 250 review. We are focusing on Converse. Just to give you that perspective.
B. Rabinowitz – Green Mountain Walkway – is that once you do something else on campus, or future as part of this project.
L. Ravin – that area of campus is in flux. Right now, we can say our proposal is to put in the Green Mt. Walkway. Other projects may mature within this timeline and we would have to come back to you with that. It is included within the campus master plan. A very important part of the campus master plan. That is the information I have at this time.
B. Rabinowitz – planting grass?
L. Ravin – not immediately. It will be a construction zone. FAHC will be building their project for the next 3 years. We are going to wait until they are substantially complete so we can complete the landscaping.
B. Rabinowitz – some space. There is plan that shows things exposed for 2 years. Nothing is going to happen?
L. Ravin – close enough to a construction area that will require completing the condition to complete by 2019.
D. Keelty, FAHC – hard to visualize – when CBW is removed, a construction road will be constructed to allow access to the building and construction. A portion of the CBW site. Trailers, fences, other things we will have to mobilize. We will be fully involved with construction. UVM will not have the opportunity to go back and install landscaping until we are finished.
B. Rabinowitz – part of your Erosion Control plan?
D. Keelty – Yes.
J. Stevens – completion 2019?
D. Keelty – Restorative plantings 2019. In by 2018, hopefully.
J. Stevens – Quadrangle bordered by those dormitories. UVM may have plans for some undeveloped land there?
A. Stevens – Yes.
J. Stevens – not an open quadrangle forever.
L. Ravin – Campus master plan still a land bank for the longer term future. Not going away as an open space.

J. Stevens opens to the public.
Martha Lang – Copy given to Ken Lerner. Opposed to Chittenden, Buckham Willis dormitories. Designed by McKim Mead and White in 1947. Also design Waterman, Grace Coolidge Hall, City Hall, Ira Allen Chapel. Terms of the donation by the Buckham and Wills families January 1948. Has the University contacted the heirs to the estates about their demolition? My interpretation of municipal review differs from the city attorney's. All of the uses listed in the (state) statute have to do with building structure. Needs letter from a licensed civil engineer and comments on the housing plan. They aren't letting anybody know about beds to be provided. Then don't know. Elimination of

parking spaces? Alternatives would be to leave at least one of the buildings in place, and postpone demolition until they have a new dormitory completed.
J. Stevens - invites UVM to respond.
L. Ravin – 89 parking spaces part of FAHC's reconfiguration.
M. Long – no loss of parking?
L. Ravin – no loss.
B. Rabinowitz – competing light fixtures with FAHC?
L. Ravin – we have our own.
M. Long – question about memorandum of 2009. #4 UVM agrees to provide student numbers living off campus to address impacts on neighborhoods.
L. Kingsbury to address that. Planning relations manager. We are in compliance. Every year we do an analysis. Calculate enrollment numbers. Report by October 30. Give number of students living in Burlington; map to illustrate which wards they are in. Students are required to report their addresses.
M. Long – provided to the city?
L. Kingsbury – Not addresses. Just numbers of students in each ward.
M. Long – but the condition states otherwise. Is this as specific as it gets?
L. Kingsbury – Yes, as specific as it gets.
M. Long – that's not what it says.
L. Kingsbury – we work quite closely with the city. We have a crew going out to bring welcome bags to the neighborhoods. Money to Burlington Police Department to help control…so we can address those impacts.
M. Long – but you do have local addresses for the student body?
L. Kingsbury – and ask them to update it at the beginning of each semester.
L. Ravin – and provided to City Council. Specific addresses would be considered a breach of privacy.
J. Stevens closes the public hearing 6:53 pm.

**VII. Other Business**

**VII. Adjournment**

Adjourned at 6.54pm.

Deliberative set for Monday 8th a 5pm.

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A. Hart - Chair, Development Review Board Date

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Scott Gustin, Senior Planner