

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 September 16 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, A.J. LaRosa, Michael Long, Missa Aloisi, Ali Zipparo, Israel Smith

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

Absent:

I. **Agenda**

One item withdrawn and one item requested for deferral.

II. **Communications**

None.

III. **Minutes**

One set from September 2 for review at deliberative.

I. **Consent**

1. **15-0054CA/CU: 711 RIVERSIDE AVENUE (RM, Ward 2) Burlington Housing Authority**

Construct new building for community house with attached one bedroom apartment.
(Project Manager: Ken Lerner)

Applicant Matt Ham-Ellis from Burlington Housing Authority present. No public present to speak. No objections by board to treat as consent item.

A. Hart asked K. Lerner about revised plans.

K. Lerner – In conditions.

A. Hart asked K. Lerner about number of parking spaces needed for Community House.

K. Lerner – Minimum of two.

MHE asked about construction hours.

K. Lerner – Standard hours used by Building Official. Put in as condition to make sure it was clear.

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

Seconded by M. Aloisi

Vote: 7-0-0

Motion Carried.

2. **15-0252CA: 79 INDUSTRIAL PARKWAY (ELM, Ward 5) Zoo Holdings LLC**

Construct new addition for trash and recycling enclosure. (Project Manager: Scott Gustin)

Applicant Matt Ham-Ellis from Burlington Housing Authority present. No objections by board to treat as consent item.

Applicant questioned Condition 4 regarding energy efficiency standards. Wanted board to be aware that they would not apply as it's not a heated space.

A. Hart if Public Works are satisfied, you would have met this condition.

No public present to speak.

B. Rabinowitz impressed with structure.

Motion by B. Rabinowitz to approve and adopt staff findings.
Seconded by M. Long
Vote: 7-0-0
Motion Carried.

II. Public Hearing

1. 15-0188CA: 7-45 KILBURN STREET (ELM, Ward 5) Kilburn & Gates Industries LLC/Sharon Powers

Appeal of administrative permit denial to change use of tenancy (AKA 39 Kilburn St) from office to retail. Includes accessory salon. (Project Manager: Ken Lerner)

Appeal withdrawn. Item not heard.

2. 15-0249CA/CU: 19 FLETCHER PL (I, Ward 1) Thomas Edwards/Mike Plageman

Convert duplex to triplex, install new parking area at southern portion of property, replace 6 windows with new egress windows. (Project Manager: Mary O'Neil)

Applicant Mike Plageman present.

M. O'Neil noted correction of Applicants business name.

No public present to speak.

Applicants sworn in.

M. Plageman – No additional comments or concerns. Typo possibly on page 3 regarding parking space. Will be a two parking space area that does not have parking there now. Previously had pine trees.

T. Edwards. Has always been two parking spaces. Establishing parking again that was limited by trees. Current parking is part of lawn. Will be enlarging and formalizing.

A. Hart asked about rounding for density.

M. O'Neil – Round to nearest whole number. Conforming.

B. Rabinowitz asked if any bonus for coverage.

M. O'Neil – No bonus like in residential zones. Had to remove walkway to even out coverage.

M. Long asked about history.

M. O'Neil detailed.

B. Rabinowitz asked about windows.

M. Plageman – Marvin casements with center bar. Will be in same rough opening.

M. Long asked about bedroom count.

T. Edwards – 8 bedrooms. Separating out the apartments will help split up the 6 bedroom apartment.

M. Long asked about trees.

T. Edwards – One beside house and two at southern end that were very large. No change to total overall bedroom count.

M. Long asked how many cars associated with existing 8 bedrooms.

T. Edwards – Doesn't know the total number. Can have two parking spaces in driveway and then additional two now so will have 4 total that only three count. Community members overjoyed that building was to be split up into smaller units.

Public Hearing closed 5.21pm.

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) Requested to be deferred to October 7

Applicant not present. Neighbor present and understood that it was to be deferred.

A. Hart asked K. Lerner what problem is.

K. Lerner applicant asked for more time to address dimensional issues.

Motion by J. Stevens to defer to October 7th.

Seconded by M. Long

Vote: 7-0-0
Motion Carried.

III. Sketch Plan Review

1. 15-0263SP: 66 NORTH AVENUE (RM, Ward 3) Sara Holbrook Community Center

Sketch plan review to combine three parcels (56, 58 and 66 North Ave), demolish one house, relocate one house, expand community center and construct new attached building for six apartments. (Project Manager: Ken Lerner)

Applicants Bob Duncan (architect) and Leisa Pollander (Sara Holbrook Center) present.

J. Stevens asked what Sara Holbrook Center is?

B. Duncan – Detailed history and mission.

L. Pollander – Detailed mission and what the Center does for services.

J. Stevens asked about the housing units being added. Rental income or for participants.

L. Pollander – Rental income.

B. Duncan gave presentation of sketch plan.

B. Rabinowitz – A lot of pavement in front of the building. Asked if building overhangs front drop off. A lot of hardscape that may be able to be softened or treated.

J. Stevens asked about parking waiver. Will need Parking Management Plan.

B. Duncan – Existing center typically only needs 6 parking spaces. Apartments would need spaces. Could have complimentary uses. Possible to write in leases that apartments must vacate spaces. Thinks that the parking spaces will work. May look to having requirement that 1 of the 2 spaces from the apartments.

M. Long asked if turn around could be in a different space.

B. Duncan – No. Wants to reduce conflicts and having more turn around would be an issue.

A. Zipparo asked about hours of operation.

L. Pollander – 8.00-5.30. No plan at this point to have longer hours.

A. Zipparo would like to encourage more accessibility instead of just meeting ordinance.

B. Duncan – Significant financial burden for a full size elevator. Having lift will provide accessibility to three units.

A.J. LaRosa asked about bike parking.

B. Duncan detailed.

B. Rabinowitz would like to see bike parking for employees also.

A.J. LaRosa asked about traffic situation and possibility that it may affect traffic with turnaround.

B. Duncan – Observations is that there wouldn't be an impediment at this time of day. Driving north at 7.30-8am there is a lot of traffic which will not impact the times of this center.

A.J. LaRosa asked about shared or common space with Center and apartments.

B. Duncan – No shared space. Will have shared area for mechanicals etc.

AJ asked if any legal issues with interplay of schools and market apartments on the same lot and in close proximity. May need to be figured out.

B. Duncan – Have been donated land but will need to fundraise. Apartments will help support building and Center functions to make perpetual income.

A.J. LaRosa asked about relocation location.

B. Duncan – CHT have property at Convent Square. Discussions with Brian Pine are positive.

M. O'Neil noted DPW comments from Technical Review were that there are not major traffic concerns and does not need a traffic study.

B. Rabinowitz noted that parking space 7 may not be able to be used.

B. Duncan

Joyce George – Owns Star Press. Feels that Center does not have enough parking for the current employees. Parking is a real issue for them. Concerned that there will end up being on car per apartment which will not allow enough parking for staff or visitors

now. People who come to the business park on Lakeview Terrace just to get there. Concerned that parking will be overwhelming especially considering two bedroom apartments.

B. Duncan – Doesn't have much response. Parking Management Plan will address that.

B. Rabinowitz suspects that it will need off-site parking.

B. Duncan – Any more feedback?

B. Rabinowitz – Good project. Need landscaping to be addressed.

J. Stevens – Haven't had to wait at light much so doesn't see too much traffic issues.

Center not an intrusive presence currently.

M. Aloisi – Excited about project.

A. Zipparo – Traffic is not too much issue. Adequately broken up between blocks. Likes the plan of having the drop off circle.

I. Smith – From parking management plan point of view – off-site parking may be needed. Hard to wrap heads around shared use of center and apartments. Tough way to look at it as people don't necessarily work 9-5.

Item closed 6.18pm

VII. Adjournment

Adjourned at 6.18pm.

Deliberative session held before sketch plan.

A. Hart - Chair, Development Review Board

Date

Nic Anderson, Zoning Clerk