

**Burlington Planning Commission
Ordinance Committee**

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
Fax: (802) 865-7195
www.burlingtonvt.gov/pz

*Bruce Baker
Lee Buffinton
Andy Montroll
Missa Aiolsi
Phil Hammerslough*



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Meeting Notes**

Thursday, October 2, 2014 - 12:00 pm

PC Present: A. Montroll, M. Aiolsi, Phil Hammerslough, Lee Buffinton

Absent: B. Baker

Staff: D. White, K. Lerner

A discussion was held concerning leasing of parking spaces as an accessory use rather than offsite leasing being considered a commercial parking lot use.

The Committee reviewed the concepts prepared by staff and after discussion concluded that an amendment can be drafted. The amendment should be kept simple to allow off-site leasing of parking lots as an accessory use with restrictions discussed. These include that no lease can be effective which would not allow a 30-day cancellation. It shall also give tenants of the property with the parking lot first right of refusal for any spaces and that they have the right to use the spaces upon notice of 30 days. Any lease of the spaces is to be within 1,000 feet of the parking lot. The leased spaces can only be for an existing use or a new use that complies with the parking requirements; they cannot be counted toward any use's own parking requirements as required under the CDO.

One other item considered is the need to amend the zoning setback provision of Section 4.4.1 to change the wording for downtown districts setbacks abutting a residential zone from "property line" to "zoning district boundary line". The OC unanimously concurred and agreed that staff draft an amendment for the full PC.

Another issue to consider in the future is dealing with inclusionary housing for off campus student housing.

Meeting adjourned 1:10 PM