

## 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.)  
Jim Drummond (Alt.)



### BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday October 21 2014, 5:00 p.m. Fletcher Room, Second Floor, Fletcher Free Library, 235 College St, Burlington, VT MINUTES

**Present:** Austin Hart (chair), Jonathan Stevens (Vice Chair). Brad Rabinowitz, A.J. LaRosa, Missa Aloisi, Ali Zipparo (Alt.), Israel Smith,  
**Staff:** Scott Gustin, Ken Lerner, Mary O'Neil, Nic Anderson  
**Absent:** Michael Long, Jim Drummond (Alt.)

#### I. **Agenda**

Using second amended agenda for change of location. Only two items on this agenda.

#### II. **Communications**

None.

#### III. **Minutes**

One set from October 7 for review at deliberative.

#### IV. **Public Hearing**

##### 1. **14-1030SN: 87 KING STREET (RH, Ward 5) King Street Youth Center**

Appeal of administrative permit denial of sign for King Street Center. (Project Manager: Scott Gustin)

A. Hart recused.

Applicants Rolf Kielman and Andrew Chardain (architects) present.

S. Gustin presented application and reasons for denial.

J. Stevens asked how wide is canopy.

No public present to speak. Applicant and staff sworn in.

R. Kielman handed out color copies of plan. Detailed appeal. Architects funded appeal so as to not waste King Street Youth Center funds. Worthy of consideration because its worthy of a change to the ordinance. This sign style is common throughout the country and city. Detailed methods and notion of canopy and signage being customary. Process of changing ordinance takes longer than the project itself. Not a good recourse for this project. Previously had two signs and restricting to one. Believes this type of signage is appropriate and asked for approval and for the ordinance to be changed. Quoted criteria for signs from Ordinance. Noted NBT Bank had canopy mounted signs. Building is still backdrop to sign, not projecting above the roof.

A. J. LaRosa asked where mounting surface is.

R. Kielman. Mounted on the top surface.

A. J. LaRosa reads that it doesn't restrict it to be attached. But doesn't think that it is projecting above the front surface.

B. Rabinowitz understands intent of regulation. Could be grey area.

J. Stevens – Not clear why sign could not be attached to wall.

I. Smith – Seems that the ordinance didn't anticipate canopy mounted signs as opposed to roof mounted signs.

R. Kielman – Could mount to front fascia but proposed has more delight and design than fascia mounted signs have.

No public comment.

Public Hearing closed 5.28pm

2. **15-0338PD: 112-114 ARCHIBALD ST (NMU, Ward 2) Champlain Housing Trust, Inc.**  
**15-0341PD: 27 BRIGHT STREET (NMU, Ward 2) Champlain Housing Trust, Inc.**  
**15-0342PD: 35-39 BRIGHT STREET (NMU, Ward 2) Champlain Housing Trust, Inc.**  
**15-0343PD: 47 BRIGHT STREET (NMU, Ward 2) Champlain Housing Trust, Inc.**

Final Plat Review to demolish 3 existing residential buildings (retain the duplex at 27 Bright Street) and construct four new residential buildings for 42 new units (total of 44 units) with associated site improvements. (Project Manager: Scott Gustin/Mary O'Neil)

A. Hart introduced item.

M. Wisniewski and Taryn Barrett (architects) present. Amy Demetrowitz from Champlain Housing Trust present. No public present to speak. Applicants sworn in.

M. Wisniewski – Introduced changes since preliminary plat outlined. Detailed rooftop units and shielding. Do not have decibels of rooftop units. Will supply to staff.

T. Barrett – Garage lighting has been revised and approved by Electrical engineer and staff. Also revised entryway lighting.

S. Gustin – Entryway is 5 foot candles maximum not average. Can't have over 5 foot candles hotspots. Could have low output. Will be able to provide previous examples.

T. Barrett – Didn't understand that it was a maximum. Was going on average. Can go back to lighting designers to revise.

S. Gustin – Close but needs to be tweaked.

T. Barrett – asked staff about barrier wall and where on site.

M. O'Neil – Would be guard rail on top of garage entrance retaining pile.

M. Wisniewski – Will submit to staff. All other conditions are ok. Have items that need to be submitted to staff.

B. Rabinowitz – Not air conditioners?

M. Wisniewski – It is ERV units.

A. Hart asked about duplexes prohibited provision.

S. Gustin – Policy choice to encourage multi-unit of 3 or more.

A. Hart asked about bedroom count mix.

A. Demetrowitz – Unique in affordable housing to have more three bedroom apartments. Have large families and find that the three bedroom units are in demand in low income housing.

J. Stevens asked if mix of market rate?

A. Demetrowitz – Yes. 6 will be market rate.

A. Zipparo asked about garden area.

T. Barrett – Raised bed gardens near Archibald St entrance and off patio on Bright St. Will be up to Cooperative to manage who uses beds. A couple of sizes. 8-10ft long and almost 4ft wide.

B. Rabinowitz asked about solar.

M. Wisniewski – If they do them, it will be slight angle on roof. Something that may be added on at the end of the project.

B. Rabinowitz asked if elevator towers are detailed differently from preliminary plat.

T. Barrett – Small change based on moving number down.

No members of public.

A. J. LaRosa asked about bike parking.

T. Barrett – In garage and outside. May add more bike parking if car use is less.

A. Demetrowitz – 33 unit building on North Ave has 33 parking spaces that are half used. Added more bike racks there as needed.

B. Rabinowitz encouraged CHT to provided data from previous construction regarding parking demand as it may be helpful.

A. Zipparo – asked what color the lighting would be?

T. Barrett – White. Not doing a lot of pole lighting. Will make sure that it will be thought about and use softer lighting.

B. Rabinowitz noted one light fixture is 100 kelvin. Would be very blue. Knows it has high output but thinks it will be very bright.  
A. Hart closed Public Hearing 5.50pm

**VII. Adjournment**

Adjourned at 5.50pm.

Deliberative session held immediately.

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A. Hart - Chair, Development Review Board

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Date

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Nic Anderson, Zoning Clerk