

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 Wednesday November 5 2014, 5:00 p.m. Contois Auditorium, City Hall, 149 Church Street, Burlington, VT MINUTES

Present: Jonathan Stevens (Vice Chair), Brad Rabinowitz, Michael Long, Missa Aloisi, Israel Smith, Ali Zipparo (Alt.),

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

Absent: Austin Hart (Chair), A.J. LaRosa, Jim Drummond (Alt.)

I. Agenda

50 Howard Street has amended the application such that it can be processed administratively. S. Gustin memo in packet.

II. Communications

None.

III. Minutes

One set from October 21 for review at deliberative.

IV. Consent

1. 15-0397CA: 1127 NORTH AVENUE (NAC, Ward 4) Hauke Building Supply Inc.

Construct new single story addition to existing hardware store for retail space. (Project Manager: Ken Lerner)

Applicant David Hauke present. No public present to speak. No objections by board to treat as consent item. Has read staff comments and has no questions or concerns.

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

M. Long seconded

Vote: 6-0-0

Motion Carried.

2. 15-0480CU: 294-296 NORTH WINOOSKI AVENUE (NMU, Ward 2) Irene Hinsdale/North End Studios

Conditional Use review for expansion of performing art studio space. (Project Manager: Mary O'Neil)

Applicants present. No public present to speak. No objections by board to treat as consent item. Has read staff comments and has no questions or concerns.

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

M. Aloisi seconded

Vote: 6-0-0

Motion Carried.

V. Certificate of Appropriateness

1. 15-0358CA: 82 UNIVERSITY PLACE (I, Ward 1) UVM

Demolish Angell Hall and Cook Physical Science Building, construct new S.T.E.M building with connecting bridge to Votey Hall. (Project Manager: Scott Gustin)

Applicants and public sworn in.
Applicants Lani Ravin from UVM, Bob Vaughan, Alex Halpern from Freeman French Freeman, Evan Champagne, Bill Nedde and John Collins present. Agree with and accept all staff recommendations and conditions. Been reviewed by Conservation Board and Design Advisory Board. Read summary of proposal. Specifically requests longer timeframe on permit for over 4 years. Request to include Saturday construction.
S. Gustin notes no request for phasing. If interested in actual phasing would need it specifically as a phasing schedule.
Alex Halpern detailed plans.
J. Stevens asked about location and visibility of existing buildings.
A. Halpern and L. Ravin detailed.
A. Halpern continued presentation.
B. Rabinowitz asked about equipment on roof.
A. Halpern – All equipment enclosed in penthouse. Continued presentation. One building not two but done in phases. Detailed materials.
M. Aloisi asked where long term bike parking located.
A. Halpern. In courtyard on north.
A. Zipparo asked if short term bike parking is covered. Is it LEED certified.
A. Halpern – Yes, silver.
M. Long asked about footprint size. Asked if related to existing building architecturally.
A. Halpern – Smaller than existing. Yes have related to existing structures. Detailed materials again.

Martha Lang. Lives on Colchester Avenue. Wanted to make it clear that she is opposed to the project.

J. Stevens closed Public Hearing at 5.35pm.

2. **15-0482CA: 50 HOWARD STREET (RM, Ward 5) Rodney J. Martel**
Remove existing accessory building and replace with new building with ground floor garage and second level apartment. (Project Manager: Scott Gustin)

Removed from agenda.

VI. Other Business

VII. Adjournment

Adjourned at 5.35pm.

Deliberative session held immediately.

Jonathan Stevens – Vice Chair, Development Review Board

Date

Nic Anderson, Zoning Clerk