

Burlington Planning Commission

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Andrew Saba
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Harris Roen
Andy Montroll
Jennifer Wallace-Brodeur
Vacant, Youth Member



Burlington Planning Commission Minutes

Tuesday, February 11, 2014 - 6:30 pm

PC Present: B. Baker, Y. Bradley, A. Montroll, H. Roen, J. Wallace-Brodeur

Absent: L. Buffinton, E. Lee

Staff: D. White, S. Thibault

I. Agenda

None

II. Public Forum

No one present to speak.

III. Report of the Chair

The Chair presented the following report:

- He wrote a letter to City Council for the downtown parking amendment that will be on the agenda 2/18. He encourages other Commissioners to do the same or to talk with their councilors.
- He attended the ordinance committee meeting last week to hear the discussion on the Fletcher Place rezoning petition. There were many people there and B. Baker did a great job running the meeting and allowing everyone to voice their concerns.

IV. Report of the Director

The director presented the following report:

- To follow-up on the parking amendment in front of Council next week. Encourages everyone to attend and/or speak with their councilors in advance of the meeting. Staff and others are doing the same to make sure questions are being answered.
- Ward 1 NPA will talk about the two parking amendments tomorrow night. Staff will attend.

V. Proposed Amendments – Urban Agriculture

Lot Coverage exceptions in residential districts

D. White – exceptions for swimming pools, walkways and window wells.

B. Baker – recognition that many small lots are really restricted when 40% lot coverage is required. Exceptions give a bit more flexibility.

On a motion by J. Wallace-Brodeur seconded by A. Montroll, the Commission warned ZA-14-09 for public hearing on March 11, 2014.

As approved by the Burlington Planning Commission on March 25, 2014.

VI. Neighborhood Development Area Designation

D. White – This is a new state designation, sister to the designated downtown. The program provides development incentives that are available for developers in this area. There is also a higher threshold to trigger Act 250 review and some financial savings. The Council Community Development and Neighborhood Revitalization (CDNR) committee has been discussing and will send to full Council for review and action. The map in your packet shows the ½ mile walking distance from the downtown designation which is what the state hopes to include in the NDA area designation. For the purposes of this map we followed zoning district boundaries. A Resolution is being prepared to direct staff to prepare the application for designation y the state. Does the commission have any comments to forward to Council?

H. Roen – Are there any downside to this designation?

D. White – It will hopefully help us address student housing issues. This fits very well within the outlines of planBTV for the creation of housing in the neighborhoods around the downtown. We hope more benefits will be added in the future, like rehabilitation tax credits.

On a motion by H. Roen, seconded by J. Wallace-Brodeur, the Commission voted to endorse the city seeking the Neighborhood Development Area Designation.

VII. Committee Reports

The ordinance committee met about Fletcher Place last week. There was a huge turnout and a group of neighbors, along with UVM and city staff will get together to develop solutions and they will be back in April. Proposal was too broad as proposed.

VIII. Commissioners Items

B. Baker – There is a BHS student who is willing to come and film us as a project for school.

D. White – Would the videos be aired by CCTV.

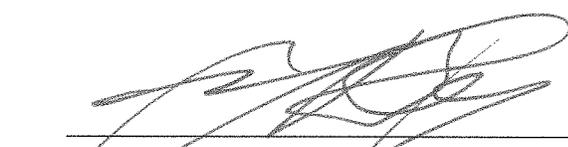
Y. Bradley – Could we suggest the meetings that ought to be taped when we know something interesting is on the agenda?

IX. Minutes/Communications

On a motion by H. Roen, seconded by J. Wallace-Brodeur, the Commission unanimously approved the minutes for January 28, 2014 and accepted the communications and placed them on file.

X. Adjourn

On a motion by H. Roen, seconded by B. Baker, the Commission unanimously adjourned at 7:50pm.



Y. Bradley, Chair



Date



S. Thibault, recording secretary

As approved by the Burlington Planning Commission on March 25, 2014.