

Burlington Planning Commission

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Jennifer Wallace-Brodeur
Vacant, Youth Member*



Burlington Planning Commission Meeting Notes

Tuesday, September 9, 2014 - 6:35 pm

PC Present: L. Buffinton, E. Lee, A. Montroll,
Absent: Y. Bradley, J. Wallace-Brodeur, H. Roen, B. Baker
Staff: D. White, S. Thibault, E. Tillotson

I. Agenda

II. Public Forum

Since there are not enough members for a forum, the Commission moved to article IV, discussion of the Downtown Form-Based Code Review

III. ZA-15-01 Garage Size and Orientation

No discussion for lack of quorum.

IV. Downtown Form-Based Code Review

W. White: Explains as background that the most recent version of the FBC has been through several iterations with the consultants. Some items are still in play. This is intended to be a new article (14), a standalone section in an effort to everything in one place.

The Purpose states the intent and applicability of FBC in relationship to the master plan, with objectives and an implementation tool for the master plan. Applicability is the relationship to existing zoning ordinance. FBC will supersede the existing ordinance if there is conflict although if there is conflict with fire, health, or safety, any of those will always trump FBC.

L. Buffinton: It would help if the page numbers could be larger. Page 5 layout is confusing with five columns. It would help if examples were with the text, perhaps apply a linear approach. On page 10 it is principle, page 13 has typos.

D. White: This is just a working copy and will be cleaned up and reformatted with the focus on content. FBC applies to the downtown and waterfront districts. There will be two maps showing two areas of special requirements in the districts.

There is a tendency to want to read the code like a book but it is not organized that manner, it has an hierarchical form. Most requirements already exist in the current ordinance.

W. Senville: What are the biggest changes?

D. White: Nibbling around the edges of the ordinance which has been happening from the 1973 Ordinance. A lot of design review requirements are embedded in the FBC but of course there are some changes.

B. Lowe: For instance regarding enclosed vs open porches, when might a decision of this sort be changed?

D. White: Favored allowing enclosed porches but was voted down, 5 to 1.

S. Thibault: The goal for the review is to be less subjective.

A. Montroll: Would like to see the checklist which he understands doesn't exist yet.

Accepted by the Burlington Planning Commission on September 23, 2014.

L. Buffinton: Will the Waterfront District allow 100% coverage?

D. White: It is possible.

L. Buffinton: Wishes to go on record as being strongly opposed to having 100% lot coverage at the Waterfront.

D. White: The primary goal of the Waterfront is access for the public. The complications for development are multiple setback requirements.

V. Committee Reports

No committee reports.

VI. Commissioner Items

E. Lee: Attended the first meeting for on street parking in residential districts and found the meeting very encouraging. There is a pilot project using RH District for study.

VII. Minutes/Communications

No action taken.

VIII. Adjourn

8:30pm meeting closed



A. Montroll, Acting Chair

Date



E. Tillotson, recording secretary