

## Burlington Planning Commission

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Andy Montroll, Chair  
Bruce Baker, Vice-Chair  
Yves Bradley  
Alexander Friend  
Emily Lee  
Harris Roen  
Jennifer Wallace-Brodeur

## Burlington Planning Commission

Tuesday, February 23, 2021, 6:30 P.M.

### Remote Meeting via Zoom

#### Minutes

Members Present	E Lee, A Montroll, H Roen, A Friend, J Wallace-Brodeur, Y Bradley
Staff Present	D White, M Tuttle, S Gustin, M O'Neil, K Sturtevant
Attendance	S Bushor, R Longe, A Magyar, D Agresta, C Wight, R Roman, Z Richards, S Whitman

#### **I. Agenda**

Call to Order	Time: 6:32pm
Agenda	No Change.

#### **II. Chair Report**

A Montroll	Has been almost a year since we've been meeting online. Thank you to staff, commission and public for continuing to join meetings.
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#### **III. Director's Report**

D White	Planning staff continues to dedicate some time to COVID-19 Analytics Team. After elections next week, will be working on FY22 Budget & Work Plan.
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#### **IV. Public Forum**

Name(s)	Comment
No Comments.	

#### **V. Public Hearing ZA-21-03: R-L Boundary at 925 North Ave.**

Action: Approve Municipal Bylaw Amendment report and refer to City Council with recommendation. Send communication from Commission encouraging Council support for conservation of the remainder of the property.		
Motion by: H Roen	Second by: J Wallace Brodeur	Vote: Approved 5-1; YB opposed
Type: Public Hearing, Action	Presented by: M Tuttle	
The Chair opened the public hearing at 6:40pm and closed it at 6:46pm with no public comment.		
Discussion & Notes: <ul style="list-style-type: none"><li>Commissioner Roen requested a communication accompany the amendment to the Council expressing its support for action to conserve the remainder of the property, which has been a conservation priority for many years.</li></ul>		

**VI. Public Hearing ZA-21-04: Adaptive Reuse Definition**

Action: Approve Municipal Bylaw Amendment report and refer to City Council with recommendation.		
Motion by: A Friend	Second by: Y Bradley	Vote: Approved unanimously
Type: Public Hearing, Action	Presented by: S Gustin	
The Chair opened the public hearing at 6:45pm and closed it at 6:53pm with no public comment.		

**VII. Public Hearing ZA-21-05: Parking Garage Illumination Standard**

Action: Approve Municipal Bylaw Amendment report and refer to City Council with recommendation.		
Motion by: A Friend	Second by: Y Bradley	Vote: Approved unanimously
Type: Public Hearing, Action	Presented by: S Gustin	
The Chair opened the public hearing at 6:55pm and closed it at 6:55pm with no public comment.		
Discussion & Notes:		
<ul style="list-style-type: none"> <li>Commissioner Lee asked if this amendment would address issues like the YMCA lighting's visible light bulbs, and expressed a concern that lighting standards need to be improved across the city with regard to screening and dark skies, including street lighting. Staff clarified the amendment does not address this, that a wholesale update to the lighting standards in the ordinance is on the list of future projects, and that street lighting is outside the purview of zoning.</li> </ul>		

**VIII. Public Hearing ZA-21-06: Shoreline Property Setbacks & Buffer**

Action: Approve Municipal Bylaw Amendment report and refer to City Council with recommendation.		
Motion by: J Wallace Brodeur	Second by: H Roen	Vote: Approved unanimously
Type: Public Hearing, Action	Presented by: S Gustin	
The Chair opened the public hearing at 7:10pm and closed it at 7:15pm with the following comments:		
<ul style="list-style-type: none"> <li>S Bushor: Concerned 50' max depth for no-mow zone is too close to the water's edge. Encourage the Commission to consider whether 50' is adequate; recommend 75'.</li> </ul>		
Discussion & Notes:		
<ul style="list-style-type: none"> <li>S Gustin noted that 50' is an existing buffer for wetlands, where the state's requirements are more complex, so goal was to establish a revegetated area without requiring it of the whole property.</li> <li>Commissioner Roen expressed that definition of no-mow seemed to conflict itself, and would like to re-naturalize as much of the lake shore as possible. S Gustin noted that some plants need to be mowed in order to enable them to mature, while others should not be. Conservation Board was comfortable with this amendment.</li> <li>Z Richards of Conservation Board commented that the state feels that this amendment is really positive for redevelopment in the city, whereas the standards for new development are much more stringent.</li> <li>Commissioner Bradley expressed that it's important to balance naturalization with the ability to see the lake from the property, so 50' depth and the ability to annually mow is important.</li> </ul>		

**IX. Open Space Protection Plan Addendum**

Action: None required		
Motion by:	Second by:	Vote:
Type: Discussion	Presented by: S Gustin; Z Richards & R Roman of Conservation Bd.; Steve Whitman, Consultant	
Discussion & Notes:		

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- R Roman notes that the Supplements Open Space Protection Plan and Climate Action Plan to enhance Nature Based Solutions to Climate Change. Focus on connections between citizens and natural areas, city departments, and across the landscape.
- S Whitman shared that the team is exploring NBS about both nature and people that will focus on protection, stewardship, and restoration across different types of land covers.
- Asking for help in spreading the word about a March 29 Summit to explore NBS for Burlington.
- J Wallace-Brodeur- excited about the initiative and excited to learn more about what individuals can do. New topic, but makes sense.

**X. Commissioner Items**

Executive	Committee met before meeting for updates from staff on work that has been underway, as well as a preview on the workload anticipated for FY22.
Ordinance	No Report
Long Range	No Report
Next Meeting is Mar 9, 6:30pm as Joint Committee Meeting with Council Ordinance Committee.	

**XI. Minutes and Communications**

Action: Approve the minutes and accept the communications		
Motion by: y Bradley	Second by: E Lee	Vote: Approved unanimously
Minutes Filed: February 9, 2021		
Communications Filed:		
<ul style="list-style-type: none"> <li>• In the agenda packet and posted online</li> </ul>		

**XII. Adjourn**

Adjournment	Time: 7:35pm	
Motion: H Roen	Second: J Wallace-Brodeur	Vote: Approved Unanimously



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Andy Montroll, Chair

Signed: March 10, 2021

Respectfully submitted by:



Meagan Tuttle, Comprehensive Planner