

## Burlington Planning Commission

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Andy Montroll, Chair  
Bruce Baker, Vice-Chair  
Yves Bradley  
Alexander Friend  
Michael Gaughan  
Emily Lee  
Brynne Martin

## Burlington Planning Commission Tuesday, July 13, 2021, 6:30 P.M. Remote Meeting via Zoom, with City Hall In-Person Option Draft Minutes

Members Present	B Baker, A Friend, E Lee, M Gaughan, B Martin
Staff Present	D White, M Tuttle
Attendance	R Scully, J Caulo, S Bushor, C Hilliard, K Devine, L Campriello, D Caulo, E Caulo, T Sarandos

### I. Agenda

Call to Order	Time: 6:32pm
Agenda	Postpone Item V to July 27 meeting

### II. Public Forum

Name(s)	Comment
	No comments

### III. Chair Report

B Baker	Welcome to the new Planning Commissioners Brynne Martin and Michael Gaughan
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### IV. Director's Report

D White	City Council approved FY22 budget on Jun 28. Department now has two new members from the I&T team. Offices are now open to the public with new security features; make an appointment to meet with us in-person.
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### V. Annual Organizational Meeting

Action: Postponed to July 27 meeting		
Motion by:	Second by:	Vote:
Type:	Presented by:	

### VI. Presentation & Proposed E-LM Amendment by Hula

Action: Request staff to review proposal and bring recommendation to Planning Commission		
Motion by: E Lee	Second by: A Friend	Vote: Unanimous
Type: Presentation, Discussion	Presented by: R Scully, J Caulo	
Representatives from Hula presented a proposed zoning amendment to create a Neighborhood Activity Center in the area of the E-LM district near the intersection of Pine St & Lakeside Ave. The presentation slides can be found online at: <a href="https://www.burlingtonvt.gov/CityPlan/PC/Agendas">https://www.burlingtonvt.gov/CityPlan/PC/Agendas</a> .		

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Commission Discussion included:

- Commissioners were generally supportive of the concept presented by Hula representatives. However, it was noted that housing was originally envisioned in the planBTV: South End process, but removed due to intense backlash.
- Commissioners noted that transit connections, especially for job growth; housing of all types, tenures, and particularly affordable housing; and replacing surface parking with spaces for housing, jobs, and to improve stormwater were all positive aspects of what was proposed.
- In response to a question about why Hula is pursuing this request, representatives noted that they wish to build on economic development being built at Hula’s site, bring more opportunities for employees to live close to work, reverse challenges around cost of living and low vacancy rates, and provide housing for low-income, early professional, and retail/service employees.
- A Commissioner suggested that rezoning this area might present an opportunity to focus more on form than the prescriptive nature of some of the NAC zones elsewhere in the city.
- In response to a question about why the boundaries for this zoning amendment were proposed, Hula representatives indicated the focus was on vacant and underutilized properties, including where other property owners share an interest in exploring policy changes, but didn’t want to be too expansive and include properties that might feel pressure to change their use.
- Staff noted that planBTV envisions an innovation district in this area, as one of three “sub-areas” the Enterprise District. It was noted that this area has the most open-ended opportunity to be re-envisioned, but also where the most difficult decisions about the future of the district were likely to focus. It may be the most appropriate location to consider housing, but we also need to understand what makes sense at the edges, and consider the long-discussed questions of what happens in the rest of this district. Helpful that some of the footwork has already been done by Hula Representatives, and while not entirely sure an NAC the way currently proposed makes sense, it directionally makes sense.

**VII. Commissioner Items**

- Commissioner Lee recommend that the city change policy to enable property owners to purchase their own recycling totes, since the City is unable to supply them to meet demand.
- Commissioner Lee requested more information about how many short-term rentals have been permitted, what units they’ve replaced, and why Housing Replacement Fees have not been paid. Staff provided some information on the Housing Replacement policy, and indicated more research would be needed into the question of other permitted STRs.
- Next Meetings are on July 27 and Aug 10 at 6:30pm.

**VIII. Minutes and Communications**

Action: Approve the minutes and accept the communications		
Motion by: A Friend	Second by: E Lee	Vote: Approved by Lee, Friend, Baker. Gaughan, Martin abstain.
Minutes Approved: June 22, 2021		
Communications Filed:		
<ul style="list-style-type: none"> <li>• Enclosed in agenda packet, and additional communications posted online</li> </ul>		

**IX. Adjourn**

Adjournment		Time: 7:50pm
Motion: A Friend	Second: M Gaughan	Vote: Approved Unanimously