

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, September 14, 2021, 6:30 P.M. Remote Meeting via Zoom, with City Hall In-Person Option Minutes

Members Present	A Montroll, Y Bradley, A Friend, E Lee, M Gaughan, B Martin
Staff Present	D White, M Tuttle, S Gustin
Attendance	S Bushor

I. Agenda

Call to Order	Time: 6:35pm
Agenda	Add new item VII regarding 2020 Census Data

II. Chair's Report

A Montroll	No report
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III. Director's Report

D White	Council Ordinance Committee has approved three amendments public hearing on October 18, and will take up short-term rental proposal. Staff has many items on the radar from our FY22 budget and work plan, and many other requests have come in since. Councilor Hanson has introduced a proposal to eliminate minimum parking requirements and institute transportation demand management requirements city-wide. Staff supports eliminating parking requirements, though prefer it be included in other major amendments on the work plan, but have recommended that the TDM study in the department's budget inform any new TDM regulations.
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IV. Public Forum

Name(s)	Comment
S Bushor	Regarding two proposed amendments on the agenda, request clarification on maximum lot coverage for the Adaptive Reuse bonus, if permitting simplification includes lots with less than 60' frontage, and what state level floodplain review includes. Changing one non-residential use to another seems straightforward, but concerned about administrative review eliminating opportunity to evaluate any difference in impacts.

V. Proposed CDO Amendment ZA-22-01 Historic Preservation Bonus

Action: Approve Municipal Bylaw Amendment Report and warn for public hearing		
Motion by: E Lee	Second by: A Friend	Vote: Approved 5-0-1; Y Bradley absent during vote
Type: Discussion, Action	Presented by: D White	

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D White presented an overview of this amendment, which is a complement to ZA-21-04 which the Commission referred last year. Text of the amendment is available online at:

<https://www.burlingtonvt.gov/CityPlan/PC/Agendas>

- It was noted that table 4.4.5-6 needs to be renumbered with the move to Article 5, and confirm that all of the applicable bonuses from all locations are accounted for in the maximums.
- E Lee expressed support for incentives for adaptive reuse because it helps with the preservation and repair of older buildings that serve the community.

VI. Proposed CDO Amendment ZA-22-02 Permitting Simplifications

Action: Approve Municipal Bylaw Amendment Report and warn for public hearing

Motion by: A Friend

Second by: M Gaughan

Vote: 5-0-1; Y Bradley absent during vote

Type: Discussion, Action

Presented by: S Gustin

S Gustin presented an overview of the amendment, which is available online at:

<https://www.burlingtonvt.gov/CityPlan/PC/Agendas>

In response to questions about these changes, S Gustin noted that these are primarily eliminating requirements that are duplicative and/or do not add value:

- Regarding changing one permitted non-residential use to another, often the main consideration was the change in minimum parking required. But this is not applicable in certain mixed-use areas now where there is no minimum parking requirement.
- Special Flood Hazard area along lake and river presently requires even small projects to be reviewed by the DRB regardless of impact. This eliminate the all-inclusive requirement; projects in this area are still reviewed by VT Agency of Natural Resources under City's standards per state statute.

VII. 2020 Initial Census Data Summary

Action: No Action

Motion by:

Second by:

Vote: N/A

Type: Presentation

Presented by: M Tuttle

M Tuttle provided an overview of the 2020 Census Redistricting data, including changes in city and ward population, race and ethnicity, and housing units. Slides from this presentation are available online at:

<https://www.burlingtonvt.gov/CityPlan/PC/Agendas>

VIII. Commissioner Items

- Next Meeting is September 28, 2021 at 6:30pm
- There will be an Executive Committee meeting prior to the October 12 meeting

IX. Minutes and Communications

Action: Approve the minutes and accept the communications

Motion by: A Friend

Second by: E Lee

Approved Unanimously

Minutes Approved: July 27, 2021

Communications Filed:

- Documents included in agenda packet and posted online
- A Friend asked for more information about the Jurisdictional Opinion regarding University Place. Staff shared information about what these communications are for, and where to find more information about the University Place project on the Department of Public Works website.

Tuesday, September 14, 2021

X. Adjourn

Adjournment	Time: 7:33pm	
Motion: A Friend	Second: E Lee	Vote: Approved Unanimously



Andy Montroll, Chair

Signed: October 18, 2021

Respectfully submitted by:



Meagan Tuttle, Comprehensive Planner