

# 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, October 26, 2021, 6:30 P.M.** **Remote Meeting via Zoom, with City Hall In-Person Option** **Minutes**

Members Present	A Montroll, Y Bradley, A Friend, M Gaughan, B Martin, E Lee
Staff Present	D White, M Tuttle
Public Attendance	Scott Mapes, Jeff Nick, Sharon Bushor, Kelly Devine, phone number 3244307, Todd, John Caulo

### **I. Agenda**

Call to Order	Time: 6:32pm
Agenda	No changes

### **II. Chair's Report**

A Montroll	No report
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### **III. Director's Report**

D White	Council adopted three zoning amendments on 10/25; still working on short term rental ordinance. Council Ordinance Committee will invite Commission to a meeting to discuss Councilor Hanson's amendment to remove minimum parking requirements city wide. Staff hosted New England planning conference in Burlington two weeks ago, including several opportunities to learn about work that has happened in the city.
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### **IV. Public Forum**

Name(s)	Comment
S Mapes	R Davis, owner of 453 Pine St., supports allowing residential uses in the ELM zoning district, which can be an economic driver for the South End. BERRA process identified unusually high costs associated with remediation of the site unless there are additional monies available. Zoning must allow residential use in order for property to access brownfield remediation funding in the next 6 months. Respect the zoning amendment process, but timely action needed for critical funding.
J Nick	As Midtown Motel site owner, concerned about developing site alone; more community benefit to partner with the City on Gateway block and Memorial. Despite roof failure, zoning would have required a replacement project. VT Historic Preservation had to indicate the building wasn't fit for historic register in order to demolish. City demands the property must be landscaped, but concerned that this will attract a homeless encampment. Appealing to the DRB, but want the Commission to know the situation at this property.

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S Bushor	Sharing concerns with the Commission about the way Councilor Hanson’s parking amendment is moving ahead including that it will not be fully vetted and will take the community by surprise.
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**V. Discussion of Enterprise Zoning District (E-LM)**

Action: Provided feedback for staff regarding potential changes to zoning district		
Motion by:	Second by:	Vote: N/A
Type: Discussion		Presented by: D White
D White presented an overview of an approach to reconsidering the South End Enterprise Zoning District. The presentation is available at: <a href="https://www.burlingtonvt.gov/CityPlan/PC/Agendas">https://www.burlingtonvt.gov/CityPlan/PC/Agendas</a>		
Commission Discussion:		
<ul style="list-style-type: none"> <li>• Regarding Arts Hub:             <ul style="list-style-type: none"> <li>• Small spaces can be achieved through larger format shared spaces as well. Important concept is flexibility, and ensuring that the zoning doesn’t preclude this scenario.</li> </ul> </li> <li>• Regarding Innovation District:             <ul style="list-style-type: none"> <li>• On whether or not to include properties that front on Pine Street from Lakeside Ave to Champlain School, there was a mix of opinions about preserving the collection of businesses as is or recognizing potential as a spine for this area where we would want more intensive development. Not currently in staff recommendation because areas identified for “innovation district” are larger footprint buildings or a large surface lot with lots of opportunity to be transformed.</li> <li>• Regarding the relationship of new development to the proposed Parkway, it was acknowledged that in the short term, developments will not have direct access, but could in the future. Important to ensure that development embraces relationship to new streets/transportation segments.</li> <li>• Regarding height limits, some Commissioners felt that this area presented an opportunity to build taller than 45 feet and embrace greater density. Commissioners had mixed perspectives about whether this area is a good candidate for a form code. There was a discussion that likely main form concerns will be overall massing, and relationship to streets. Macro land use is “jobs”, and other land uses allowed should be broadly interpreted to support area as a jobs hub. What about a proportion of the building to be residential vs commercial.</li> <li>• Commissioners discussed whether housing should be permitted as a standalone use in this area, or in support of other uses. Commissioners had mixed perspectives, ranging from allowing housing broadly with the understanding that it will support jobs in the area, to limiting it—either the overall amount, relationship to commercial uses, or to just new construction—so as not to change the overall housing dynamics so significantly that commercial uses aren’t viable. Staff also noted that co-housing in a multi-unit context could be a housing type to consider here.</li> <li>• There was a discussion about the South End’s commercial office market, which is considered to be stronger than downtown’s. A Commissioner was particularly concerned about finding a careful balance to not create wholesale frenzy to convert existing office supply to residential.</li> <li>• Regarding R&amp;D/Industry Zone:             <ul style="list-style-type: none"> <li>• A Commissioner noted that it is good to preserve an area where people can make a little noise without upsetting neighbors.</li> <li>• The Commission briefly discussed what to do with zoning for other parts of the district, including for the railyard. Some Commissioners felt there is an opportunity to be creative about</li> </ul> </li> </ul> </li></ul>		

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the zoning, but ultimately need more information about the future of the railyard with the return of Amtrak.

- Staff will start to refine these concepts, and will need to do some meetings with folks in the South End to get input on these ideas. The Chair recommended speaking as much as possible on how this implements or diverges from the South End plan and why. Some Commissioners expressed hope that the community will be more receptive to housing than in the past.

**VI. Commissioner Items**

Next meeting is in person on Nov. 9 at 6:30pm at City Hall. There will also be an Executive Committee meeting beforehand at 5:15pm.

**VII. Minutes and Communications**

Action: Approve the minutes and accept the communications		
Motion by: A Friend	Second by: B Martin	Approved Unanimously
Minutes Approved: October 12, 2021		
Communications Filed:		
<ul style="list-style-type: none"> <li>• Documents included in agenda packet and additional materials posted at:  <a href="https://www.burlingtonvt.gov/CityPlan/PC/Agendas">https://www.burlingtonvt.gov/CityPlan/PC/Agendas</a> </li> </ul>		

**VIII. Adjourn**

Adjournment	Time: 8:25pm	
Motion: M Gaughan	Second: Y Bradley	Vote: Approved Unanimously




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Andy Montroll, Chair

Signed: November 16, 2021

Respectfully submitted by:



Meagan Tuttle, Director