

# 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, January 25, 2022, 6:30 P.M. Remote Meeting via Zoom, with City Hall In-Person Option Minutes

Members Present	A Montroll, A Friend, M Gaughan, E Lee, B Martin, B Baker, Y Bradley
Staff Present	M Tuttle, S Gustin, K Sturtevant
Public Attendance	S Bushor, C Lutz, G Ciffo, B Headrick

### I. Agenda

Call to Order	Time: 6:32pm
Agenda	No changes to the published agenda.

### II. Public Forum

Name(s)	Comment
S Bushor	Want to know how frequently applicants build more than the minimum required parking, and how this will roll out citywide especially in neighborhoods where there aren't as many shared parking resources.
C Lutz	Like many houses in the city, would like the garage to be usable and livable space. However current ordinance requires this to be a parking space; eliminating parking minimums citywide would allow more flexibility.
B Headrick	Concerned about eliminating minimum parking requirements for UVM, and TDM plan is not effective. Better ways to reduce pollution and increase housing supply do this than eliminating minimum requirements. Encourage UVM to fully build out Trinity Campus with housing that is appealing to students to live on campus.
G Ciffo	Requirement for 77 Pine St to screen the roof mechanicals, but design of building precludes the mechanicals from being visible from the street. Concern about cost and feasibility of screening, especially since it's not needed. Request a clarification zoning amendment.

### III. Chair's Report

A Montroll	No report.
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### IV. Director's Report

M Tuttle	No report.
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### V. Proposed CDO Amendment- Minimum Parking & TDM Requirements

No action. Discussion will continue at next meeting.		
Motion by:	Second by:	Vote: N/A
Type: Discussion	Presented by: M Tuttle, S Gustin	

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M Tuttle and S Gustin presented updates to the draft ordinance based on the Commission’s 1/11 discussion, along with staff notes and additional questions for discussion. Commissioner discussion:

**Maximum Parking & Related Standards**

- Support exemption from maximums for properties in the form based zoning districts.
- Update standards for auto sales to exempt for-sale vehicles from maximum limits.
- After discussion about the role of minimum and maximum parking requirements for institutions, provided direction to remove the maximum parking limits from applicability to properties subject to the Joint Institutional Project Management Plan.

**TDM Standards**

- Modifications to the draft memo:
  - Note that Commission is very supportive of TDM, but concerned that it doesn’t work at this scale
  - Continuing concern about codifying standards in the ordinance that a study might modify later; consider recommending to Council Committee to remove TDM piece from this amendment at this time.
  - Regarding the car share space requirement, note that these sites may not necessarily be where the community needs them; should be in the public space versus private space.
  - Add cost of enforcement to the point about appropriately resourcing

**VI. 2021 Housing Action Plan Overview**

No action; discussion only		
Motion by:	Second by:	Vote: N/A
Type: Discussion	Presented by: M Tuttle	
M Tuttle shared an update on the Administration’s 2021 “10-Point Housing Plan” and the role of the Planning Commission within this work. Presentation is available online at: <a href="https://www.burlingtonvt.gov/CityPlan/PC/Agendas">https://www.burlingtonvt.gov/CityPlan/PC/Agendas</a>		

**VII. Proposed CDO & Ch. 18 Amendments for STRs**

No action; discussion only		
Motion by:	Second by:	Vote: N/A
Type: Discussion	Presented by: M Tuttle	
M Tuttle updated the Commission on changes that have been made to the draft proposed Short Term Rental regulations since they were referred to the Council. Council will hold a public hearing on the Ch. 18 Minimum Housing Amendments on January 31, 2022.		

**VIII. Commissioner Items**

- Next meetings are February 8 and February 23 (Wednesday) at 6:30pm
- Executive Committee met; staff planning to shift support for Commission Ordinance Committee, and will batch changes to the Comprehensive Development Ordinance 2x/year.
- Commission referred the question from public comment regarding screening for rooftop mechanicals to Ordinance Committee.

**IX. Minutes and Communications**

Action: Approve the minutes		
Motion by: A Friend	Second by: M Gaughan	Approved Unanimously
Minutes Approved: January 11, 2022.		

*Tuesday, January 25, 2022*

**X. Adjourn**

Adjournment	Time: 8:12pm	
Motion: B Martin	Second: B Baker	Vote: Approved Unanimously



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Andy Montroll, Chair

Signed: February 10, 2022

Respectfully submitted by:



Meagan Tuttle, Director