

## Ryan Morrison

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**From:** Bruce Baker <bbaker@cdbesq.com>  
**Sent:** Tuesday, October 11, 2022 1:43 PM  
**To:** Ryan Morrison  
**Cc:** ben frye  
**Subject:** RE: 323-325 College St DRB meeting  
**Attachments:** 323 College St Site Plans 10-3-2022.pdf; MINOTAIR - PENTACARE-V12 -supporting document.pdf; 323 College St- DRB submission dwgs 2022-08-23.pdf

[ WARNING ]: This email was sent from someone outside of the City of Burlington.

HI Ryan

HI Ryan

It would be best for us to do a November DRB meeting. Thank you for the follow up

Attached are the updated plans and here are the narrative responses to your questions:

1. Landscaping plan, including trees to be removed noted See drawing C4.01 and 4.02 attached
2. The removal of all new parking spaces from the plans – retention of the existing 34 spaces may occur Ryan: We propose deleting 3 existing parking spaces (see drawing C 1.01 at the south east corner of the building) rather than the ones you suggest deleting. The reason for this is it allowed us to make way for secure long term bike storage. We are really trying to hard to amp up our cycling options to make the building even more cycle friendly. To do this we are proposing the following double tier bike storage system and shelter to be located where the prior 3 spaces were as shown on C 1.01

<https://cyclesafe.com/bike-parking/bike-lockers/bike-stations/>

The bike station will include Bluetooth cellular access for the shelter pods, a sheltered u rack and a bike repair stand. Most importantly, it is set back from the road. (We are finding that our tenants do not use bike parking near the road way due to bike theft issues in Burlington.) Bottom line is that this provides a more secure bike parking options that are also in addition to the varied bike parking options already offered inside the building ( a common room with bike storage and we provide at least one wall mount bike rack per apartment that holds 1 bike per rack). Note: the 4 new apartment units will also be outfitted with at least one wall mounted bike rack per unit that can hold one bike per rack.

3. Bicycle parking – 1 short term and 4 long term spaces See answer to #2 above showing we are substantially in excess of the requirement. See also drawing C 1.01 and for more detail C 4.01 as well as the web link above.
4. How many dwelling units have been, will be, or are approved for the applicant/responsible party within this 12 month period? Zero dwelling units approved within the past 12 months by these applicants/resp. parties. The applicants are tenants in common joint owners of the property consisting of Peter C. Potts, Sr. IRA; Carol Potts IRA; Mary M. Lee IRA; 323 Green Castle LLC (the sole member is my wife Mary's Trust, the Mary M. Lee revocable trust); Elizabeth M. Demas IRA; and Alpha Properties, LLC (the sole member is Peter C. Potts,

Sr.). None of the owner applicants have any prior zoning approvals for any additional dwelling units within the prior 12 month period.

5. Any updates to the property management plan? We have not updated the property management plan and continue to follow it

In addition, the plans confirm that the retaining wall is 3' or less at all points by notation of the engineer at drawing C1.01.

Mechanical units. We have no exterior mechanicals proposed. We are very excited to use the Minotair Pentacare System. (See spec sheet attached). The system is cutting edge and ticks off a lot of our goals toward making our buildings more efficient 1) all electric to get away from fossil fuels; 2) self contained within the apartment unit (no exterior mechanicals) and 3) direct vented to the outside (this meets a primary safety goal of ours post pandemic in that this system does avoid sharing air between units as with other HVAC systems).

Thank you,

Bruce

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**From:** Ryan Morrison <rmorrison@burlingtonvt.gov>  
**Sent:** Tuesday, October 11, 2022 8:20 AM  
**To:** ben frye <benjamin.frye12@gmail.com>  
**Cc:** Bruce Baker <bbaker@cdbesq.com>  
**Subject:** RE: 323-325 College St DRB meeting

EXTERNAL EMAIL

Bruce/Ben – if you need more time I'd be happy to have this deferred to the next available meeting – Nov. 15. Let me know.

Ryan Morrison  
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City of Burlington  
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