

## Department of Permitting & Inspections

Zoning Division  
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**TO:** Development Review Board  
**FROM:** Scott Gustin  
**DATE:** July 19, 2022  
**RE:** ZP-22-395; 97 Spear Street

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**Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

Zone: I      Ward: 8E

Owner/Applicant: University of Vermont & State Agricultural College

**Request:** Amend the zoning permit for the Tarrant Multipurpose Events Center to include two phases and an extended construction timeframe. No changes to the approved construction.

### **Applicable Regulations:**

Article 3 (Applications, Permits, & Project Reviews)

### **Background Information**

July 5, 2018, zoning permit 18-0929CA was approved for UVM's new 96,681 sf, ~ 3,000 seat multipurpose events center located between the existing Gutterson Field House and Patrick Gym facilities. That permit was amended later that year with respect to construction traffic.

The project is under construction. As approved, the project is a single phase. The applicants are now seeking approval to phase the project to enable occupancy of portions of the project while it remains under construction. The applicants are also seeking an extended timeline to complete construction. No changes to the construction itself are sought.

Previous zoning actions:

- 3/10/21, Approval to re-roof tennis facility
- 12/4/18, Approval to amend multipurpose event center permit as to construction traffic
- 7/5/18, Approval to construct multipurpose event center and related improvements
- 5/21/08, Approval to construct two canopies over westerly egress doors

**Recommendation:** Consent approval as per, and subject to, the following findings and conditions:

### **I. Findings**

#### **Article 3: Applications and Reviews**

#### **Part 5, Conditional Use & Major Impact Review:**

*Section 3.5.6 (a) Conditional Use Review Standards*

**(Not applicable)**

*(b) Major Impact Review Standards*  
**(Not applicable)**

*(c) Conditions of Approval:*

*In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:*

*1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.*

**(Not applicable)**

*2. Time limits for construction.*

The applicants are seeking approval to split the project into two phases. Phase 1 would include a 1-story connector between the Gutterson Field House and the new multipurpose events center, two freestanding chillers, and temporary bathroom trailers. Phase 2 would include the remainder of the project.

The applicants are also seeking approval to extend the construction timeline to September 30, 2027. As presently approved, the zoning permit is valid through September 11, 2023 (due to Act 250 review and the suspension of zoning permit timelines during the COVID state of emergency). Given the prior suspension of construction due to the pandemic and the large scale and complexity of this project, the September 2027 end date for construction is acceptable. **(Affirmative finding)**

*3. Hours of operation and/or construction to reduce the impacts on surrounding properties.*

**(Not applicable)**

*4. That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions; and,*

Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time.

*5. Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*

See the recommended conditions.

## **II. Conditions of Approval**

1. This zoning permit amends zoning permit 18-0929CA to include 2 phases as depicted on the “overall site plan” dated June 25, 2021 and extends the zoning permit expiration date to September 30, 2027. No other changes are included in this amendment.
2. Standard permit conditions 1-15.