

Scott Gustin

From: James Coffrin <coffrin@PWQY.net>
Sent: Tuesday, April 28, 2015 3:01 PM
To: Scott Gustin
Subject: 451 and 465 Appletree Point Rd; 15-0922CA and 15-0923CA

Hi Scott,

I was in the planning office today asking you some questions about your recommendations to the Design Advisory Board on these properties. I have a concern that the Design Advisory Board did not fairly consider the impact of the project upon views from Leddy Park and the lake. I have concerns about the location and scale of the proposed structures.

In your 4/14/15 review given to the Design Advisory Board, your statement about design standards Sec. 6.2.2 (c) and Sec. 6.3.2 (c) regarding "Protection of important public views" states "The subject property is not affected by any identified public view corridor." Your explanation to me was that "public view corridor" is specifically defined to be views from the downtown. My concern with this response is that the Development Review Standards do not limit consideration of important public views to only defined public view corridors. Rather, Article 4 (p. 4-37) identifies the RL-W district which states: "This district is distinguished from the Residential Low Density district by its proximity to Lake Champlain, and a greater consideration needed for views from the lake...." In addition, design standards Sec. 6.2.2 (c) and 6.3.2 (c), regarding protection of important public views, reference lake views.

Second, the proposed development is on the actual Appletree Point, unlike other homes to which you have referred that exist on Appletree Point Road but are not on the actual Point. At the present time, the actual Point is mostly undeveloped and natural. Like Rock Point, the actual Appletree Point presents a dramatic view almost completely unsullied by development. You have acknowledged that the proposed development is "relatively far from existing homes on Appletree Point Road." [See your comment re Site Plan Design Standard 6.2.2 (h)]. Yet, when it came to consideration of mass, height and scale, you used these "relatively far" homes for comparison when there are closer homes and seasonal camps that are smaller than the proposed development. The concern, of course, is that this project will establish a precedence for the line development of Appletree Point with homes that are too tall and too close to lake's edge. If the structures as proposed are built at the scale proposed I rather think that the public comment will be "what was Burlington thinking!?"

The only structure currently existing on the lots is a long unoccupied and uninhabitable single story two bedroom house sitting just 17' from water's edge...something that could never be built today. Somehow, it does not make sense that this small nonconforming structure can be used to justify development of 2 three story duplexes so close to the lake.

I do not know the protocol for making information available to the Development Review Board, but please forward this email to the members of the Board and place a copy in each development file.

Also, I reside at 275 Appletree Point Road. If I am entitled to it, I would like to be added to the list of property owners who receive notice of hearings on these properties.

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