

Burlington Planning Commission

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Burlington Planning Commission Long Range Planning Committee Meeting Notes

Thursday, January 14, 2016 @ noon
SEABA Offices, 404 Pine Street, Burlington

Present: H. Roen, A. LaRosa, E. Lee, M. Tuttle, members of the public

1. Agenda

No changes were made to the agenda.

2. planBTV: South End Master Plan

M. Tuttle provided a presentation and distributed handouts regarding the Economic Development and Arts and Affordability sections of planBTV South End. She noted that the edits were written by Planning Staff following the Planning Commission's discussion of these elements. She further noted that the purpose of the meeting would be for staff to provide an overview to the edits for discussion at the next meeting.

M. Tuttle began with a review of the current recommendations for these elements in the June 2015 draft. She then moved on to the first new recommendation in the revised draft, which was to update land use policies to reflect the sub-areas of the South End.

The Commission and members of the public discussed this concept. Questions and comments included:

- How do we define and designate each sub-area without signing them as subdistricts? What do we call these potential sub areas so that we don't exclude potentially appropriate uses in each of them?
- Is this idea contrary to the idea of mixed-use, which is what the whole plan is about?
- Industry is shrinking, but is not gone. How would this impact the reuse of industrial sites?
- Need to weigh the benefit and the burden of additional classifications and consider how we draw the line. From a DRB perspective, classifications can be helpful, but we can't always anticipate everything.
- Would there be specific use tables for each sub-district or is this about a form-based code model? Is this about preservation or transformation?
- Do we actually have zones that look and act different? Maybe we should not define areas at this level of the plan, but rather give them another designation, such as numbers.

- This recommendation was suggested for several reasons: 1) to draw continuity between the strategy section of the plan and the “on the ground improvements” section; 2) continue the discussion about how we can preserve existing large footprint spaces, while also accommodating transformation and inclusion of smaller mixed uses; and 3) to address Planning Commission concerns regarding buffering and transitions between industrial/commercial uses and residential ones.

Resolution on this topic, and the other recommendations included in the edits were deferred to the next meeting.

3. Adjourn – 1:00 pm