



CITY OF BURLINGTON, VERMONT  
CITY COUNCIL COMMUNITY DEVELOPMENT &  
NEIGHBORHOOD REVITALIZATION COMMITTEE  
c/o Community & Economic Development Office  
City Hall, Room 32 • 149 Church Street • Burlington, VT 05401  
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**Councilor Jane Knodell**, Ward 2  
**Councilor Bryan Aubin**, Ward 7  
**Councilor Kevin Worden**, Chair, Ward 1

January 30, 2014  
5:30-7:00 PM  
City Hall, CR 12

### Draft Minutes

**Councilors:** Jane Knodell, Kevin Worden  
**City Staff:** Brian Pine, Bill Ward, Sandrine Thibault, John King  
**Public:** Joe Speidel, Jordan Redell, Mallory Hall, Jason Williams, Amy Demetrowitz, Candace Page, Caryn Long, Theresa Lefebvre.

**1. Agenda approved with the addition of 10/1/13 minutes**

**2. Minutes**

Minutes from 10/1/13 and 11/13/13 approved.

**3. Public Forum**

There were no comments from the public.

**4. Proposed Neighborhood Development Area**

John Adams, Planning Coordinator with the VT Agency of Commerce and Community Development, explained the Vermont Downtown Program overall and the NDA program specifically. Since existing Downtown incentives are viewed as ineffective at encouraging growth where Vermonters most want it to occur, the Legislature passed Act 59 to “improve and strengthen the state designation programs designed to promote compact development and the efficient use of resources”. NDA is intended to “encourage municipalities and/or developers to plan for new and infill housing in the area within walking distance of it designated downtown ... and incentivizes needed housing, further supporting the commercial establishments in the designated centers.” Under the Neighborhood Development Area, approved areas receive the following benefits:

- Qualified “mixed-income projects are exempt from Act 250 regulations
- Act 250 not qualifying for exemption receive a 50% discount on application fees.
- ANR wastewater fees are capped at \$50 for projects w/ municipal sewer allocation
- Exemption from land gains tax

NDA's do not change the local zoning standards or the development review process.

A citizen asked if the NDA is intended to encourage back-yard development similar to what

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occurred in the 1980s. Staff replied that the NDA is only intended to encourage development that is envisioned in the municipal development plan and allowed in the Comprehensive Development Ordinance.

Another citizen asked how the NDA helps to stabilize the target area. By encouraging new, workforce housing, the NDA will help to expand the supply in a very tight housing market. Increased supply will result in better quality housing and better management since rental property owners are forced to compete for tenants.

CDNR Committee tasked staff with drafting a resolution endorsing the proposed NDA along with the map.

## 5. Farrington Mobile Home Park

Theresa Lefebvre is a resident of the park who addressed to Committee about vacant and abandoned homes of the park. Ms. Lefebvre estimated that there are close to 10 vacant/abandoned homes in the park. She gave an overview of the situation she faces as a resident living near vacant and abandoned mobile homes. Councilors Worden and Knodell requested the City undertake efforts to assist residents and the Farringtons find a solution.

### Inter-departmental action plan for Farrington Mobile Home Park:

- Planning and Zoning/CEDO –Confirmation that Housing Replacement fees could be waived or determination that the ordinance doesn't apply due to the homes being declared unfit for human habitation.
- City Assessor/Treasurer's office – Confirmation of the status of overdue taxes and possible relief since the taxpayers are no longer in the homes.
- DPW Inspection Services – Coordination with Planning and Zoning/CEDO on demolition and removal
- City Attorney – Review of any coordinated effort for conformance with City Ordinances

## 6. Resident Parking

John King gave an overview of the Resident-Only Parking program. Started in 1990 in response to VT Expos' fans taking up all of the parking in the Centennial Field neighborhood. There had been virtually no review done in 23 years until the summer of 2013. The program is very resident-friendly and lacks any way to ensure that it is not abused. Fletcher Place has 15-18 on-street parking spaces but 68 permits are currently issued. It is common for a street to have 3-4 times the number of permits as the number of dwelling units. The ordinance was amended to "bring it under control". City Council is seeking a further review of the system to bring the mismatch between resident-only parking and actual utilization of on-street parking.

## 7. Parking-Related Zoning changes

On January 14, 2014, the Planning Commission approved an amendment to the Comprehensive Development Ordinance: **ZA-14-07-Residential Parking Standards**. This amendment changes parking requirement calculations for residential uses, basing the calculation on the number of bedrooms instead of the number of units. The change is intended to increase the affordability of housing units by reducing the required parking requirements in downtown and the shared parking districts, as well as incentivizing the creation of smaller units. For more information, go to:

<http://www.burlingtonvt.gov/sites/default/files/PZ/CDO/CCAmendments/ZA-14-07%20Parking%20Standards%20Residential%20PC%20Approved.pdf>