



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 Bryan Aubin, Ward 4
Councilor Jane Knodell, Ward 2
Councilor Kevin Worden, Chair, Ward 1

Tuesday, November 13, 2013
5:30-7:00 PM
City Hall
Conference Room 12

Draft Minutes

Councilors: Kevin Worden, Jane Knodell, Bryan Aubin
Staff: Brian Pine, Sandrine Thibault, Bill Ward, David White
Public: Jason Williams, Caryn Long, Bill Church, Erik Hoekstra, Jim Holway, Richard Hilyard, Amy Demetrowitz, Justin Dextrateur

1. Review Agenda

2. Meeting minutes from 10/1/13 (5 min.)

- Adoption of minutes postponed to allow time to review them for accuracy.

3. Public Forum

RH serves on the Ward 1 NPA Steering Committee. NPA feels that these are pressing issues for the Ward: student behavior; condition of sidewalks; Schmanska Park. JH serves on Wards 4/7 NPA Steering Committee. Pressing issues for the Wards: traffic, preserving open space. North Ave. corridor, bike path.

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 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

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- NDAs do not change the local zoning standards or the development review process.

The process should include some incentives to rehab older buildings and production of new housing is not the only solution to the housing crisis.

Protecting the environment ought to be considered as these incentives to develop are adopted. Land-use planners feel that focusing development into existing village and city centers is a more environmental approach than continued development of farms and forests.

The City should post a link to the NDA application once it has been developed on the CDNR page of the website.

5. Continuing discussion of neighborhood revitalization process:

Parking is a key issue to stabilize neighborhoods. John King will be to the next meeting. Tenants should be required to present a copy of the lease with their name listed. City should explore requiring a model lease to help enforce parking. Monroe Street has about 100 units of housing yet about 300 residential parking permits have been issued. BPD is trying to set up a residential parking system that better meets the needs of the community.