

Burlington Planning Commission

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7144 (TTY)

www.burlingtonvt.gov/pz

*Andy Montroll, Chair
Bruce Baker, Vice-Chair
Yves Bradley
Alexander Friend
Emily Lee
Harris Roen
Jennifer Wallace-Brodeur
Eamon Dunn, Youth Member*



Burlington Planning Commission

Tuesday, May 23, 2017, 6:30 P.M.

Conference Room 12, City Hall, 149 Church Street

DRAFT Minutes

Commissioners Present: A Friend, A Montroll, H Roen, J Wallace-Brodeur

Absent: Baker, Bradley, Lee

Staff Present: M Tuttle, D White

I. Agenda

The Chair called the meeting to order at 6:37pm. No changes to the agenda.

II. Public Forum

No members of the public wished to speak.

III. Report of the Chair

Joint FBC Committee met last week. Talked about the height issue and made some adjustments. Doing a final read, but anticipate soon sending it on for the Commission and Council.

IV. Report of the Director

New Planning Technician started today. Lynn Brelsford is going to work through the end of FY17 to help with transition. FY18 budget will get presented to BoF on May 24.

V. Proposed CDO Amendment- Article 4 Development Bonuses

S Gustin: Ordinance Committee discussed Article 4 and Article 9 bonus provisions in the CDO. Committee felt that in residential and neighborhood mixed use zones the bonuses make sense to be discretionary, primarily for improved projects through the DRB process. Therefore, the amendment is about making sure that the language in the ordinance is consistent- clarify max bonuses and permit them to be cumulative, remove "conforming" from adaptive reuse provisions.

M Tuttle: Move footnote 2 to the side and rear setback dimensions for NAC, NMU, and NAC-Riverside, so not in conflict with NAC-Cambrian Rise.

The Commission unanimously approved a motion by A Friend, seconded by J Wallace-Brodeur, to make the changes suggested by M Tuttle, warn the proposed amendment for public hearing, and approve the municipal bylaw amendment report.

VI. Regional Energy Plan Update & Municipal Energy Guides

Melanie Needle, CCRPC: Required to provide energy data that can be used in town plans per Act 174. Guides provide an understand the pace of change and the transitions needed to meet the state's energy goals which are to obtain 90% of energy from renewable sources, and reduce energy consumption by 30% by 2050. This is an analysis of one scenario for how to get there.

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H Roen: What about wood energy? Where does BED's McNeil fit into the picture?

M Needle: No specific goal for wood—assumes the same rate of utilization. Guides are not super detailed, but help open the door for a conversation about what the specific strategies are right for Burlington. Looking for feedback on some questions from the municipalities.

M Tuttle: LRPC has previously provided input about constraints, but these are not mapped in our packets. RPC is looking for input on whether the regional plan should have strong language on prohibiting energy generation in known constraint sites from the state. Some of the sites LRPC asked to have added to the suitable areas in Burlington have state known constraints.

J Wallace-Brodeur: Do we know what the constraints are? It seems like it might be a case-by-case basis.

M Needle: This is an issue the Regional Commission struggled with too. Trying to get input from PSB on how strong the language needs to be.

J Wallace-Brodeur: What are preferred sites?

M Needle: This has real meaning for net-metering as dictated by state legislation; defined as all built surfaces (parking lots, rooftops) and brownfields, landfills, etc. Other preferred sites need to be identified in town plans.

H Roen: Challenges with roofs in Burlington is slate roofs—have heard that installers won't touch them.

M Needle: Data guide assumed 50% of rooftops could accommodate solar.

A Montroll: Let the LRPC talk about preferred sites for Burlington and bring some recommendations to the Commission.

M Tuttle: Will also bring items for consideration from Burlington Electric. Will bring a memo to the Commission for the June 13 meeting.

VII. Permit Reform Study- Grid-Connected PV Systems

D White: This was an analysis paid for by a grant from BED to look at how to streamline the permitting process for these systems. Ultimately, only a few recommendations related to zoning, mostly related to providing incentives. However, for net-metered systems, municipalities cannot regulate.

H Roen: So, are these recommendations valuable?

D White: Not as useful to P&Z. Could be guidance for solar hot water and systems not connected to the grid.

VIII. Committee Reports

No reports.

IX. Commissioner Items

No items.

X. Minutes & Communications

The Commission unanimously approved a motion by A Friend, seconded by J Wallace Brodeur, to approve the minutes of the May 16, 2017 meeting.

XI. Adjourn

The Commission unanimously approved a motion by A Friend, seconded by H Roen, to adjourn the meeting at 7:44pm.



Andy Montroll, Chair

Signed: June 20, 2017



Submitted by: Meagan Tuttle, Comprehensive Planner