

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

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Alexandra Zipparo
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Zoraya Hightower, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday October 2nd, 2018, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT MINUTES

Board Members Present: B. Rabinowitz, A. LaRosa, A. Hart, S. Harris, A. Zipparo, S. Tilton, J. Drummond (Alt.), Z. Hightower (Alt.)

Board Members Absent: A. Hart, Z. Hightower, G. Hand

Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Layne Darfler

I. Agenda

No changes to the agenda

II. Communications

Communications submitted by DPW at 3:59 PM

III. Minutes

B. Rabinowitz: Minutes from the September 18th 2018 meeting will be discussed at deliberation

IV. Consent

1. 18-1027SN; 152 Pearl St (FD5, Ward 2C) First Unitarian Universalist of Burlington

Replacing 2 non-conforming signs with 1 in substantial greater compliance. (Project Manager: Mary O'Neil)

B. Rabinowitz: Have the applicants received the staff comments and recommendations? Do you have any questions?

Staff report received and no questions.

B. Rabinowitz: Does the Board have any objections to this project remaining on the consent agenda?

None

B. Rabinowitz: is there any members of the public here to speak regarding this project?

None

A. LaRosa: Motion to approve and adopt staff findings and recommendations

S. Tilton: Seconds the motion

6-0-0

2. 19-0170SD/CU; 1288 North Ave (RL, Ward 7N) 1288 North Ave LLC

Subdivide existing lot into two lots. Retain duplex on lot 1 and construct duplex and related site improvements on lot 2. (Project Manager: Scott Gustin)

B. Rabinowitz: Have the applicants received the staff comments and recommendations? Do you have any questions?

Staff report received and no questions.

The programs and services of the City of Burlington are accessible to people with disabilities.

Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72

B. Rabinowitz: Does the Board have any objections to this project remaining on the consent agenda?

None

B. Rabinowitz: is there any members of the public here to speak regarding this project?

None

S. Tilton: Motion to approve and adopt staff findings and recommendations

A. Zipparo: Seconds the motion

6-0-0

3. 19-0176CU; 322 North Winooski Ave (NMU, Ward 2C) 322 North Winooski Ave LLC

Change of use to Recording Studio. (Project Manager: Scott Gustin)

B. Rabinowitz: Have the applicants received the staff comments and recommendations? Do you have any questions?

Staff report received and no questions.

B. Rabinowitz: Does the Board have any objections to this project remaining on the consent agenda?

None

B. Rabinowitz: is there any members of the public here to speak regarding this project?

None

S. Harris: Motion to approve and adopt staff findings and recommendations

A. LaRosa: seconds the motion

6-0-0

4. 19-0001CA/CU; 50 Clymer St (RL, Ward 6S) Faith Ingulsrud and Eric Avildsen Demolish Garage. (Project Manager: Ryan Morrison)

B. Rabinowitz: Have the applicants received the staff comments and recommendations? Do you have any questions?

Staff report received and no questions.

B. Rabinowitz: Does the Board have any objections to this project remaining on the consent agenda?

None

B. Rabinowitz: is there any members of the public here to speak regarding this project?

None

A. Zipparo: Motion to approve and adopt staff findings and recommendations

A. LaRosa: Seconds the motion

6-0-0

V. Public Hearing

1. 18-0669CA/VR; 1580 North Ave (RL, Ward 7N) Michael and Annette Walker Stockade fence, mobile storage unit, extend driveway. Setback variance requested for shed and driveway. (Project Manager: Ryan Morrison)

B. Rabinowitz: Have you received staff comments and recommendations?

M. Walker: Yes essentially this is a weird shaped lot and didn't realize I needed permits to do the work we did.

B. Rabinowitz: Is the variance why it has to stay on the public hearing agenda?

None

B. Rabinowitz: Closed the public hearing

2. 19-0202CA/MA; 44 Lakeside Ave (ELM, Ward 5S) Cloverleaf Properties

Renovate buildings for assembly, office, and seasonal recreational use. Rework parking and circulation. (Project Manager: Scott Gustin)

R. Scully: Former Blodgett Ovens Factory; we see this as an economic development initiative for Burlington. The goal of the project is to create an ecosystem for today's entrepreneurs. 35,000 square feet of combined space between the three buildings with open green space on the North.

J. Caulo: Provided overview of existing conditions; little less than 15 acres of land with 1600 feet of shoreline frontage. Existing uses and future uses continue to be office space and the existing curb cut along Lakeside will remain

K. Warden: We have been able to increase the parking while reducing the impervious surface area. Traditional double loaded and tandem parking area are permeable, the idea is to provide adequate parking for facility but we don't want to overpark the site. Looking for approval for a buddy parking system or coordinated parking spots.

B. Alvarez: Based on the current use we allocated 20 parking spaces; the parking analysis was based on office use for the existing footprint and uses therefor the total required spaces are 311; the number of spaces shown are 381 and 273 are conventional spaces with 108 being tandem spaces.

K. Warden: regarding the stormwater, there are 3 distinct additives on Lakeside. We have increased green spaces and provided more sidewalk, improved stormwater runoff and implements a high flow drainage system. Working with the City's stormwater department and there is a water well from Blodgett that will be used for geothermal as well as solar will be installed on the roofs.

A. Zipparo: concern about adequate bike parking and reason for so many car share spaces

R. Scully: plan is to introduce new bike path artery that would bring bike path traffic onto the site. Bike racks will be adequate both outside and inside buildings. Car share is to incentivize those who may be working on site but have an appointment to go to off site.

B. Alvarez: provided bike parking numbers

S. Harris: snow removal

K. Warden: provided overview of where the snow will be pushed or relocated to

A. LaRosa; What are the connections between the parking lot and the entrances and surf club; is there event spaces being planned or utilized?

R. Scully: provided overview of pedestrian routes; there is patio space as well as indoor space for events

A. LaRosa: concerns about event spaces and uses not being included in parking analysis and traffic impact

R. Scully: events would be for those working on property not expecting open public events.

S. Harris: will parking be permitted or unpermitted?

R. Scully: plan is to come up with assigned parking; will become first come first serve public parking after hours.

S. Gustin: we need a written parking management plan because you're not meeting the minimum without the buddy parking. Section 8.1.15 outlines it all;

A. Zipparo: if the applicants could include plan for events in the parking management plan that would be best.

B. Rabinowitz: no comments from Public Works?

D. Salidino: Traffic study overview; provided handout to review and discuss. Discussed am/pm peak hours for traffic; Champlain Parkway on Lakeside Ave that intersection goes from d to f sees decrease in level of service. Recommendation is to retime the traffic signal and increase pedestrian access.

S. Gustin: central walkway from the parking are and relocating trash enclosure from lakeside Ave.

J. Caulo: Provided overview of trash management and mechanical/trash enclosure uses on front.

S. Gustin: criteria requires direct pedestrian access, your plan does not show direct access.

J. Caulo: want to make the pedestrian experience as friendly as possible.

B. Rabinowitz: any further questions>

None

B. Rabinowitz: Closed the Public Hearing

3. 19-0021CA/MA; 375 North Ave (NAC-CR, Ward 4N) 375 North Avenue LLC
Amendment to PUD approved under ZP17-0623CA/MA increasing the overall unit count from 739 to 770. Redesign of building M, adding additional stories to buildings G, M, P, Q , & R. (Project Manager: Mary O'Neil)

E. Farrell: amendment overview; Buildings B,G minor tweakings- redesign of bldg. M, P and Q designs remain just added a floor. B and G review of proposed changes, façade changes, relocation of trash collections, relocation of entrances, story changes for P and Q;

B. Rabinowitz: Is the max height the same or consistent throughout the whole site? What is the max height for the site?

E. Farrell: 75 feet is the max with inclusionary bonus grade at the building; site drops significantly at some spots.

A. LaRosa: You are getting 31 additional units with some inclusionary units; how are you changing the allocation of inclusionary units.

E. Farrell: 739 units with 516 apartments and 25% or 128 inclusionary units. In our rental inclusionary is satisfied by Cathedral Square and Champlain Housing; they are still going to do the same number even though we are reducing the number of rentals down to 400 so there will be more inclusionary then required in the Ordinance. For sale units increased as well; 206 inclusionary units that is 25 more than required.

A. Zipparo: Community garden discussion, concern about commercial enterprise aspect

E. Farrell: City acres will host community urban farm and plan to engage the residents via CSA or volunteer

B. Rabinowitz: Increasing units to 770 but the traffic study speaks to 673 units

E. Farrell: This is the latest; liberty house was not included because it was previously approved

O. Makaku: it is a miscommunication between those who did the study but the difference is 13- 14 trips.

B. Rabinowitz: previous and the current plan don't show a big difference but you are adding 31 units so that should show up in the traffic study. We are going to need that information from Public Works to get the numbers correct.

M. O'Neil: Memo from traffic consultant responding to concerns

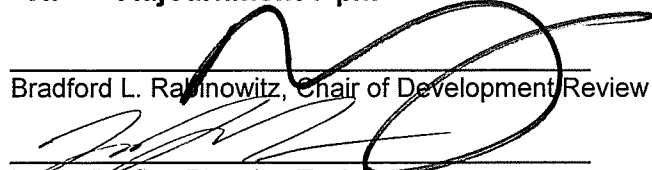
B. Rabinowitz: Any members of the public wish to speak

None


A. LaRosa: Motion to continue this hearing to October 16th, 2018

J. Drummond: Seconds the motion

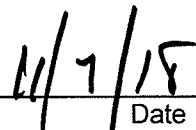
VI. Adjournment 7 pm



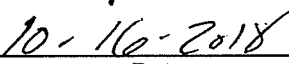
Bradford L. Rafinowitz, Chair of Development Review Board



Layne Darfler, Planning Technician



Date



Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

