

Burlington Planning Commission

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www.burlingtonvt.gov/pz

Andy Montroull, Chair
Bruce Baker, Vice-Chair
Yves Bradley
Alexander Friend
Emily Lee
Harris Roen
Jennifer Wallace-Brodeur



Burlington Planning Commission Tuesday, September 25, 2018, 6:30 P.M. Conference Room 12, City Hall, 149 Church Street Minutes

Members Present	A Montroull, B Baker, A Friend, E Lee, H Roen, J Wallace-Brodeur
Members Absent	Y Bradley
Staff Present	M Tuttle, D White, S Draper

I. Agenda

Call to Order	Time: 6:32 pm
Agenda	Approved As Is

II. Public Forum

Name	Comment	Commission Action?
A number of residents from Ward 6 attended the meeting to express concerns regarding statements made in a letter distributed by a resident indicating that staff had proposed an increase density and was encouraging development in RL zoned neighborhoods. Commissioners and staff explained there are no such proposals within planBTV, nor any such proposed change to RL zoning. Some residents questioned the allowance of additional units in the form of duplex, accessory dwelling units, and inclusionary housing to be created in RL zones. Dialogue between residents, commissioners, and staff ensued, including the following comments from residents:		
John Van Dyk	<ul style="list-style-type: none">Expressed concerns with any plans that would increase development, particularly low-income housing in low-density neighborhoods.	
May Chow	<ul style="list-style-type: none">Questioned if there are plans to rezone low density areas to allow commercial housing, conversion of single family homes to multi-units.Student housing increasing in the area, which is not preserving the neighborhood.Suggested more methods of communication between the city, residents to avoid confusion.	
Barbara Headrick	<ul style="list-style-type: none">Impression from planBTV is to evolve the neighborhoods by increasing affordable housing, units, and density.Feels as though there should be more public meetings for input for the plan.Suggests excluding duplexes from RL zones.	

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	<ul style="list-style-type: none"> • Questions how Redstone Campus can change/ evolve even though it is partially historic. 	
Maryanne Kampmann	<ul style="list-style-type: none"> • Concerns that evolving the institutional zone will encroach on the residential zones. • Questions zoning allowing for multi-family units, increasing housing for students in RL. 	
David Jenkins	<ul style="list-style-type: none"> • Does not agree with the allowance for multi-units in the area enabling several unrelated people to live in the home, particularly students. • Shared examples of problems with out of state owners who are hard to contact about issues. 	
Livia DeMarchis	<ul style="list-style-type: none"> • Shares concerns with high density and noise affecting quality of life in that neighborhood. • Would like to be sure that residents will be notified if there ever is an an increase of density or significant change proposed. 	
Ellen Howrigan	<ul style="list-style-type: none"> • City Councilor has set up meetings for communication between the neighbors; invited others to attend. 	
Karen Paul	<ul style="list-style-type: none"> • Will help keep the neighborhood informed, and let them know if there was a reason to be concerned. • Regarding expansion of UVM, there is overlap of planBTV and the university's plan, which currently plans to expand housing on the Trinity Campus. 	
Tim Burke	<ul style="list-style-type: none"> • Requesting consideration of a change to the ordinance to allow for banks in the ELM zone. 	Commission will add to a future agenda for further discussion

III. Report of the Chair

A Montroll	<ul style="list-style-type: none"> • No Report
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IV. Report of the Director

D White	<ul style="list-style-type: none"> • No Report
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V. CCRPC FY18 Annual Report

Action: No Action Required		
Motion by:	Second by:	Vote:
Type: Report	Presented by: A Montroll	
Discussion/Notes:		
<ul style="list-style-type: none"> • Very active year on the RPC, assisting several municipalities and engaging in regional activities. • Update to the regional plan. Different form of previous plan to be more user friendly. 		

VI. Proposed CDO Amendment; Article 7- Signs

Action: Approve Municipal Bylaw Amendment Report and forward to City Council		
Motion by: E Lee	Second by: B Baker	Vote: Approved Unanimously
Type: Discussion	Presented by: D White	
Discussion/Notes:		
<ul style="list-style-type: none"> • A new addition to Article 7 is to exempt murals as artistic expression; however, within a mural, one could still create a sign that would be regulated by these standards. • The amendment prohibits any sign that copies or mimics the City's E-911 street naming and addressing system by using a fictitious or "vanity" address not assigned by the city. • K Sturtevant presents suggestions for language changes in the amendment to be more clear and avoid regulating sign content. • There were questions about the regulation of illumination of signs and the size of those illuminated signs. The amendment includes a max of 250 nits between dusk and dawn. Sign size is regulated by sign type, sign type includes regulations of illumination and illumination method. • A member of the public asks for clarification on sign regulation in the public right of way; it was clarified that DPW regulates what can or cannot be placed in the public right of way. 		

VII. 2019 Update to planBTV

Action: No Action Required		
Motion by:	Second by:	Vote:
Type: Presentation & Discussion	Presented by: M Tuttle	
Discussion/Notes:		
<ul style="list-style-type: none"> • Deferred to future meeting due to time. 		

VIII. Committee Reports

Executive	No Report
Ordinance	No Report
Long Range	No Report
Other	N/A

IX. Commissioner Items

Next Meeting	October 9, 2018 @ 6:30pm in Conference Room 12, City Hall
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X. Minutes & Communications

Action: Approve Minutes		
Motion by: A Friend	Second by: E Lee	Vote: Approved Unanimously
Changes to Minutes: N/A		
Communications Filed: N/A		

XI. Adjourn

Adjournment	Time: 8:15pm	
Motion: E Lee	Second: J Wallace-Brodeur	Vote: Approved Unanimously



Signed: October 10, 2018

Andy Montroll, Chair



Shaleigh Draper, Planning and Zoning Clerk