

Burlington Planning Commission

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



Burlington Planning Commission Tuesday, January 29, 2019, 6:30 P.M. Conference Room 12, City Hall, 149 Church Street Draft Minutes

Members Present	A Montroll, B Baker, Y Bradley, A Friend, E Lee, H Roen
Members Absent	J Wallace-Brodeur
Staff Present	M Tuttle, D White, S Draper, S Gustin, K Sturtevant, K Merriman Shapiro

I. Agenda

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

II. Public Forum

Name	Comment	Commission Action?
No members of the public spoke		

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">Four zoning amendments were on the City Council agenda for the meeting on 1/28.Amendments ZA-18-08: Form District 5 Boundaries, and ZA-19-02: Additional Residential Unit in RL were both pulled from the agenda for further discussion.Amendments ZA-19-05: Density Calculations, and ZA-18-07: Conditional Use Exemptions were both approved.A request was made by petitioners to put the redesign of City Hall Park on the ballot in March, City Council voted and the request failed by a 6-6 vote.Proposed charter changes will be on the ballot for the vote in March including the equipment tax, the expansion of the downtown improvement district, and the creation of the Department of Permitting and Inspections.
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V. Moran Plant: FRAME Concept

Action: No Action Required		
Motion by:	Second by:	Vote:
Type: Presentation & Discussion (PDF on website)	Presented by: K Merriman Shapiro (CEDO Senior Projects and Policy Specialist)	
Discussion/Notes: <ul style="list-style-type: none">K Merriman Shapiro presents the FRAME concept to the Planning Commission for the Moran Plant. This concept includes the deconstruction of the facility, leaving the steel frames exposed.		

The first level of the structure would provide covered activity space and public restrooms. It would also provide the opportunity for many future uses.

- Several other options were researched including demolition of the building, Of the options available, partial demolition/deconstruction of the building to the FRAME concept is the most beneficial and cost-effective.
- The project has \$5.4 million designated to it between voter approved TIF funds and a HUD redevelopment loan. These funds have a deadline of December 31, 2019 to be used before a significant portion would be returned to the State of Vermont.
- A Commissioner asked if the exposed steel would be able to withstand exposure to the elements year round. K Merriman Shapiro informed the commission that coating the steel to protect it from weather damage has been included in the total cost for the project.
- Commissioners question why the TIF Funds would go back to the State of Vermont by the end of the year. The TIF funds come from both state and municipal taxes, so a portion of the funds would remain with the city, however majority of the funds would be returned to the state.

VI. Proposed CDO Amendment ZA-19-07: Commercial Uses in the E-LM

Action: Discuss the proposed amendment, identify additional changes, and forward to City Council		
Motion by: Y Bradley	Second by: E Lee	Vote: Approved Unanimously
Type: Presentation & Discussion (PDF on website)	Presented by: M Tuttle	
Discussion/Notes:		
<ul style="list-style-type: none"> • Following the Commission’s public hearing on January 9, staff has revised the amendment to address some of the comments and concerns that were raised. • This amendment includes permitting banks, removing the limitations on performing arts centers, creating new R&D and technical office uses, and establishing a requirement that a majority of the gross floor area on a lot south of Home Avenue be industrial/manufacturing/warehouse/R&D/arts and similar uses. • This amendment does not prohibit any uses that are already permitted or conditionally permitted. • Question about performance venues is where and in combination with what other uses. 		
Public Comments:		
<ul style="list-style-type: none"> • Elisa Nelson (residential property owner)- Pleased to see what is being discussed and the changes that are being proposed. Still has concerns of how it will impact the neighborhood. Events in the past have been an issue for residential property owners in the area. Does not think that the residential areas can handle the impact it will have on the neighborhoods. • Ben Traverse (residential property owner)- Burton and planning staff have been very responsive to questions and concerns as they come up. Still has concerns of how this project will impact the neighborhoods specifically the hours of operation, number of events, and number of people and vehicles. Open to the project moving forward knowing it would go through the Development Review Board for conditional use review. • Matt Canning (residential property owner)- Excited about the proposed amendment. Feels that the South End will continue to develop with the help of the new uses. • Colin Hilliard (Burlington Business Association)- Sees the South End as an economic driver in the City. Agrees with this amendment moving forward. Zoning should be responsive of the rapidly changing future market trends in the South End. Shared a letter from the BBA regarding the amendment. 		

- Hailey Ronconi (former Talent Skate Park employee and Burlington resident)- Would like to see the project move forward with the possibility of Talent Skate Park moving into the Burton facility. This would provide activity spaces for kids and young adults.
 - Candelin Wahl (residential property owner)- Thinks the proposed Burton project is an exciting opportunity. Raises a concern regarding the access for pedestrians or bikes, not just vehicles coming to the space. Would like to see sidewalks on Industrial Pkwy for those not driving.
 - PJ McHenry (Owner of Arts Riot)- Points out that this amendment will impact other businesses such as Arts Riot, not only Burton. Has been working with P&Z to find ways to expand Arts Riot. Would like to see Burton expand and add Higher Ground to their space. Strongly encourages this amendment to move forward.
 - Rebecca Grannis (residential property owner)- Agrees with others that allowing Higher Ground and a skate park at the Burton facility can have positive results. Excited about the possibilities that can come from this amendment allowing for more diversity in the area.
 - Justin Worthley (Burton)- Has had several meetings with the neighborhood surrounding their facility and plan to continue to have those discussions. The proposed amendment is a good compromise to meet their needs and follow the direction of the South End. Feels that concept from *planBTV: South End* to treat district as separate places should be re-evaluated. Shared a letter from Higher Ground owners supporting the amendment.
 - Brett Smith (residential property owner)- Supportive of the proposed amendment, and feels it would be a positive addition to the South End.
- Commission Comments:
- The amendment will go to the City Council for consideration who will also hold a public hearing before approving the amendment.

VII. Proposed CDO Amendment ZA-19-08: Dwelling Unit

Action: Deferred to future meeting due to time		
Motion by:	Second by:	Vote:
Type: Discussion	Presented by:	
Discussion/Notes:		

VIII. Proposed CDO Amendment: Co-Living

Action: No Action Taken		
Motion by:	Second by:	Vote:
Type: Discussion	Presented by: M Tuttle	
Discussion/Notes:		
<ul style="list-style-type: none"> • The purpose of this amendment is to establish a new housing type, co-living, within the Burlington CDO. • This includes a definition of co-living, an update to the Use Table to permit this housing type as a conditional use within mixed-use and institutional zoning districts, and to establish equivalencies for the number of co-living 'rooming units' to dwelling units for the purposes of calculating density, parking requirements, and inclusionary and housing replacement requirements. Further, this amendment clarifies within the definition of a boarding house that the rooms let are bedrooms. • E Farrell questions altering this housing type to allow for food preparation within the co-living rooming units. Staff explain including kitchens to the housing type would then make it a dwelling unit which is already defined in the CDO. 		

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| <ul style="list-style-type: none"> • Commissioners suggest finding examples of other towns/cities that have housing types such as these and how they are defined in their ordinances. • The commission would like to see other options for this new housing type, and to consider the possibility of including small kitchens within the units. |
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IX. Committee Reports

Executive	<ul style="list-style-type: none"> • Met on 1/29, discussed upcoming agenda items including revisiting historic preservation issues. • Reviewed zoning amendments that will be coming soon, including the Inclusionary Zoning recommendations.
Ordinance	No Report
Long Range	No Report

X. Commissioner Items

Next Meeting	February 12, 2019 @ 6:30pm in Conference Room 12, City Hall
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XI. Minutes & Communications

Action: Approve Minutes & Accept Communications		
Motion by: B Baker	Second by: Y Bradley	Vote: Approved 5-1, A Friend opposed
Changes to Minutes: <ul style="list-style-type: none"> • A Commissioner felt the minutes did not reflect the character of the conversation regarding the discussion of the proposed CDO amendment ZA-19-08; however, no changes were made. 		
Communications Filed: <ul style="list-style-type: none"> • Email communications regarding the proposed CDO Amendment ZA-19-07 • Burlington Business Association comments on the proposed CDO Amendment ZA-19-07 • Higher Ground comments on the proposed CDO Amendment ZA-19-07 		

XII. Adjourn

Adjournment	Time: 8:36pm	
Motion: E Lee	Second: A Friend	Vote: Approved Unanimously