

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 865-7195

Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Geoff Hand
Alexandra Zipparo
Wayne Senville
Jim Drummond, (Alternate)
Robert Purvee, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday October 4, 2016, 5:00 PM

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT

Minutes

Board Members Present: Austin Hart, Brad Rabinowitz, Israel Smith, Wayne Senville, A.J.LaRosa, Jim Drummond, Alexandra Zipparo

Board Members Absent:

Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Anita Wade

I. Agenda

A.Hart: this project is on the COA agenda but application for 32 Alexis and 42 Alexis has been recommended by staff for the consent agenda. No public objections.

II. Communications

Supplemental: Communications on Pine and Flynn Ave project.

III. Minutes

IV. Consent Agenda

1. 17-0141CA; 538 Main Street (I, Ward IE) UVM

Expand second floor entrance to Bailey Howe Library.
(Project Manager, Ryan Morrison)

B.Rabinowitz: treating this project as a consent item. No objections.

L.Rani: has seen and agrees with staff recommendations.

W.Senville: motion to approve project based on staff recommendations and findings.

J.Drummond: seconds the motion.

Board Vote: 5-0-0

2. 17-0290CA; 101 Overlake Park (RL, Ward 6S) Alexander and Yin Mei Stewart

Addition of garage with finished space over. (Project Manager, Scott Gustin)

AHart: asks applicant if they have seen staff recommendations. No objections as consent item.

Applicant; has seen and agrees with staff recommendations.

B.Rabinowitz: motion to approve project based on staff recommendations and findings.

I.Smith: seconds the motion.

Board Vote: 6-0-0

3. 17-0160CA/CU; 76 Rose Street (RM, Ward 3C) Matthew and Michael Koch

Expand third apartment unit by adding a second story over existing first story in rear.
(Project Manager, Mary O'Neil)

A.Hart: asks applicant if they have seen staff recommendations. No objections as consent item.
Applicant: has seen and agrees with staff recommendations.
B.Rabinowitz: motion to approve project based on staff recommendations and findings.
AJ.LaRosa: seconds the motion.
Board Vote: 7-0-0

V. Public Hearing

1. 16-1507CA/MA; 316-322 Flynn Ave (NMU, Ward 5S) G&C Properties, LLC

Demolish existing buildings. Construct mixed use building with 30 residential units and 2 commercial space and associated site improvements.
(Re-opened public hearing for consideration of traffic only)
(Project Manager, Scott Gustin)

AJ.LaRosa recused.

AHart: received notice to amend application to amend change with ground floor. Not publicly warned and not able to take up.

E.Hoekstra: managing partner for Redstone and D.Goltzman

A.Hart swears in applicants and public. Asks for information on traffic studies

E.Hoeskstra; do not feel we should look at City Market traffic study since not publicly available at time we submitted application. Precedent from other projects; traffic engineers look at background for growth the study has already considered growth of potential projects and feel we did this. Our project stands alone and if pkwy is not built, our project has no measureable impact at that intersection.

A.Hart; Board took hard look based on concerns of residents with the two projects. Your study was about general growth. Appreciate this information.

E.Hoekstra: not as clear about ground floor area. Looking possibly at two 1500 cafes ground floor and residential.

A.Hart: not considering the office area, which wasn't warned and not being address tonight.

Don't have staff analysis. Either 3000 sq. ft. restaurant or two 1500 cafes. Can re-warn one 1500 café and one office

E.Hoekstra: will consider original request only.

A.Hart: other questions from public the traffic study should consider

B.Bryant: resident of 61 Ferguson Ave would like consideration of City Market study, which was available two months before this project. Like to address procedural issue regarding traffic and loading and adjust to 250 parking spaces. Objects to going forward with 3000sq. ft.

A.Hart: project was not warned for 3000sq. ft.

B.Bryant: traffic and loading with 3000 sq ft is different. Has been counting cars on Flynn Ave near the school in the afternoon. This change can makes a difference.

A.Hart: cannot look at 3000 sq ft tonight. The 2 cafes or one restaurant is before us now.

B.Bryan: applicant's request has thrown us off and feel unprepared to this address tonight. Request to recess tonight and prepare another night. Do not wish to take this to VSED.

A.Hart: the Board's interest is to deal fairly and completely. No objection to consult with applicant but up to applicant. Asks if applicant would like to proceed or work it out.

Applicant: fine with working something out.

A.Hart: Board will recess the hearing for five minutes and take it up later in evening.

L.Murphy: questions the process and whether there are there other people who might have other comments that are helpful to us.

A.Hart: invites everyone to participate in discussion and fairly work it out.

A.Hart: reconvenes public hearing on Pine and Flynn. Asks neighbor and applicant.

B.Bryant: we are close in agreement. The proposed 3000 sq. ft. is off table and looking at original two 1500ft with no parking waiver, 9pm closing time, no commercial delivers between 7:30am and 9:00am on school days, roof deck includes language for tenants to comply with noise ordinance, hours of operation roof deck is closed, roof deck will be locked. Noise ordinance is there to protect residents.

A.Hart: what do you and your group want to do

B.Bryant: would like a version of this and expect Redstone will have the wording.

A.Hart: we have your concerns in mind about the roof deck.

L.Reidecke: resident of 317 Flynn Ave directly across street from the project. Not happy with scope of project. Grateful the Board is looking at all aspects and impose conditions on developer. Gave the Board a letter.

B.Rabinowitz: these are not the issues that brought us back. Other issues will be part of the deliberative.

B.Bryant: in regard to City Market study, had a series of meetings with staff, DPW, city council, and neighbors and consensus regarding on the Pine and Flynn Ave intersection. It could be subject to low cost improvements, traffic light and different striping and would prevent this location for on street loading zone for delivery trucks.

A.Zipparo: can you differentiate between the two different studies?

B.Bryant: traffic study looking at right turn lanes and prevent loading and unloading on Flynn Ave. Would then need off street loading.

A.Zipparo: questions with off street loading

S.Gustin: the standard is off street loading

B.Bryant: would like less impact during school hours and that between 7:30 to 8:30 am, the children are going to school and trucks pulling out cannot see kids coming from Flynn and Pine.

A.Hart: truck delivery is related to traffic study

W.Senville; did you have conversations with DPW?

B.Bruant: neighbors held a neighbor meeting last February, formed a committee of six and approached a city councilor, DPW and city market with a series of three meetings for several months. Result was dead ending streets and discussion of the function of the intersection with traffic light proposals, DPW said it would be done from a memo from Chapin.

W.Senville: did not see anything from DPW relating to this project.

B.Bryant: City Market is increasing traffic 50% going into intersection and DPW wants to discourage cut through traffic.

W.MacCarthy Dunne: resident in area since 1986. Mentioned excess traffic when there is gridlock on Pine St.

A.Hart: we heard this loud and clear at the last hearing and will take it into consideration.

E.Hoekstra: the Board has approved City Market and feel this project is straight forward.

A.Hart: it is up to you to decide about conditions agreed upon or if we should make our decision.

E.Hoekstra: either way fine

A.Hart: will deliberate tonight. Applicant can amend anytime he wants and whether we can impose conditions or not. Closed public hearing

Certificate of Appropriateness

- 1. 17-0214CA; 32 Alexis Drive (RL-W, Ward 4N) Lillian and Jason Frank**
Construct new dwelling. (Project Manager, Mary O'Neil)

A.Hart: asks applicant if they have seen staff recommendations and findings.

Applicant: they have and are fine with staff recommendations.

A.Hart: no objections

W.Senville: motion to approve project based on staff recommendations and findings.

B.Rabinowitz: seconds the motion.

Board Vote: 7-0-0

- 2. 17-0250CA; 42 Alexis Drive (RL-W, Ward 4N) Thomas and Elizabeth Connolly**
Construct single family dwelling with two car garage. (Project Manager, Mary O'Neil)

B.Rabinowitz: recommended for consent and finds there are no objections.

Applicant: has seen and agrees with staff recommendations.

I.Smith: motion to adopt staff recommendations and findings.

A.Zipparo: seconds the motion.

Board Vote: 6-0-0

VI. Sketch Plan

**1. 17-0261SP; 3-11 George St, 13 & 19 George St, 64, 70, & 80 Pearl Street (DT, Ward 3C)
64 Pearl St, LLC/Rick Bove**

Remove 64 Pearl Street and build new 39 unit apartment building with 1 commercial space on 64 & 70 Pearl Street (DT). Remove 13 & 19 George Street residences, combine lots and build new 17 unit apartment building (RH). Renovate and restore 3-11 George Street (Stannard House). (Project Manager, Mary O'Neil)

J.Alden and R.Bove; added a few parcels to project. Additional memo sent to staff to back up staff report. Would be a demo of 3 buildings and parking issues; some of parking is owned by city
J.Alden: presentation on project site location includes two zoning districts, DT and RH. The City owns some metered spaces on surface lot. Will be building over surface parking. Three different pieces; standard house, George St. and downtown. Surface parking accommodates all residential units.

W.Senville: main concern by staff is impact on historic properties. Are the two buildings integral to each other or interconnected?

J.Alden: need to parking for buildings and combining two lots. Two George St buildings are eligible for listing but not listed now. NPA meeting approved project and liked the scale.

I.Smith: in RH district and see no issues with massing. Would like to see view further up George St. Questions form and ratio of glass to wall. Encourages detail more relevant to architecture on George St than Victoria Place.

J.Alden: agrees.

AJ.LaRosa: questions inclusionary units

J.Alden: there will be senior and workforce housing low to moderate income

A.Zipparo; questions soil problems

J.Alden: engineering will determine and depend the Boards

J.Drummond: questions materials and colors

J.Alden: red/brick, orange wood grain or metal, other materials not sure

AJ.LaRosa: questions numbers for city parking and issue of city ownership

J.Alden: 48 spaces currently, 30 are city owned and underutilized. The city may sell, or transfer
Need permission to build over and under them.

AJ.LaRosa: asks about speaking with someone doing senior housing

A.Alden: yes

M. O'Neil': mentioned discussions with city attorney

A.Hart: we must protect cultural and historic and look to see what is proposed

R.Bove: placing marker on sidewalk to be able to use smart phone app. A filmmaker has documented the last two days of Bove Restaurant putting together an app that can be viewed on the street.

A.Hart: questions what will happen to the façade

R.Bove: over years some fallen and broken and repaired some without replacements.

Incorporating black line into new building.

A.Zipparo: incorporating art deco look and spirit of the architecture. Doesn't have to look exactly, but to memorialize it in some way.

A.Alden: historic society to incorporate existing materials. Can work something out with art deco feel maintained

A.Hart: parking is still a work in progress. Brings attention to parking management plan and requirements as an issue. Appreciate efforts made on George St. to fit in with good transition areas. Concern with massing in rear of lot and how it will affect Monroe St. Community benefit and restoration of Standard House.

J.Drummond; questions commercial use

A.Alden: yes, still proposing restaurant; leaving the standard house as is and refurbish inside

J.Drummond: porches torn off

A.Alden: staff found porches on George St side, but not looking to recreate a porch.

J.Drummond: questions height of buildings

A.Alden: Victoria Pl is 4 stories, Pearl St is 5 stories, and George St is 4 stories.

J.Drummond: much better project than before

A.Hart: given enough feedback for sketch plan?

A.Alden: didn't hear about taking buildings down and asking what's appropriate

A.Hart: opens to public comment

M.Bove; brother to Rick, feels decision has weighed heavily on us since this is a treasure for everyone and interested in preserving memories as a Burlington landmark. The video provides emotions and memories. Exciting that the Board is open to this

A.Zipparo: as a VT State employee, feels whatever can be done to preserve memory of it would be appreciated.

J.Spidelli: project provides much needed housing, but out of context on George St and feels downtown is being pushed up. Staff wrote about this clearly. City should think about using parking to further this project. Page 6 in staff notes speaks of rehab to George St and consistent problems with property and code/ Board look for conditions to make sense. Tavern and roof deck on Pearl St. is not appropriate accord to staff. Roof deck is inappropriate for residential use for that street. Most of houses in area are very small. The two projects might be separated possibly making more sense with appropriate scale. Don't need a lot of parking. The size and uses are not in keeping, mostly because we have renters on George St.

A.Zipparo: difference between roof deck and 2nd story porch.

A.Alden; really a restaurant on Pearl St.

R.Bove: do have commercial tenant on the west side of Victoria Pl. George St is zoned RH and not asking for more.

I.Smith: mentioned the city wide development standard mitigating massing and scale against less intensive surrounding uses. Not a problem with height as overall specific massing. Doing better job with contextual.

A.Alden: if city would sell we could create more density. Cannot separate project due to parking.

A.Hart: closed public hearing.

VII. Other Business

VIII. Adjournment

Meeting adjourned at 7:25pm.

Deliberative Session held after meeting for Flynn Ave.

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.