Burlington Development Review Board
149 Church Street, City Hall
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BURLINGTON DEVELOPMENT REVIEW BOARD
Wednesday March 8, 2017, 5:00 PM
Contois Auditorium, City Hall, 149 Church St, Burlington, VT
Minutes

Board Members Present: Brad Rabinowitz, Israel Smith, Alexandra Zipparo, A.J.LaRosa, Wayne Senville, Geoff Hand,
Board Members Absent: Robert Purvee
Staff Members Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Anita Wade

I. Agenda

M.O'Neil: applicant has asked to defer 66,72,80,94,96 Colchester Avenue for April 18th to complete traffic study.
W.Senville: motion for deferral to April 18th.
AJLaRosa: seconds the motion
Board Vote: 5-1 (one abstention)

II. Communications

III. Minutes

IV. Consent

1. 17-0751HO/CU; 1437 North Ave (RL, Ward 4N) Khuyen Tran
Home occupation for a Hair Salon. (Project Manager, Ryan Morrison)

B.Rabinowitz: asks applicant if applicant had seen staff conditions and recommendations.
K.Tran: confirms she has received and reviewed staff report and is okay with conditions.
B.Rabinowitz: mentions the one supplemental and asks applicant if she has seen it.
Asks Board members for approval as consent item.
K.Tran: reviews supplemental letter.
WSenville: asks about the supplemental letter.
RMorrison: said there are spaces for off street parking, two for unit and one additional space, which meets requirements for adequate parking.
A.Hart: understands the limit is one customer at a time.
A.Hart: questions hours of operation for HO.
R.Morrison: open 5 to7 days a week.
I.Smith: motion to adopt staff findings and approve recommendations.
G.Hand: seconds the motion.
Board Vote: 7-0-0

Public Hearing

1. **17-0744CA/CU; 109-111 Shelburne Street (RL, Ward 5S) Champlain Housing Trust**
   Convert existing motel into 8 apartments. (Project Manager, Scott Gustin)

GHand: recused from item.
A.Hart: discloses he is an owner of a property near project. Swears in applicants and interested parties.
A.Demetowitz: explains how CHT is converting 12 unit motel into 8 apartments at 111 Shelburne St. CHT is partnering with UVM Medical Center for homeless and marginal residents. Presents site changes to property, garden and parking.
A.Hart: where do gardeners park.
A.Demetowitz: parking is nearby on Locust Street. Plan to expand parking and hours of use.
A.Hart: asks if city is the coapplicant for the project.
S.Gustin: confirms this.
A.Hart: who will be receiving care UVM and will this be long term or short term.
A.Demetowitz: 8 apartments offer a long term lease. One 4 bedroom apartment will offer recuperative stay after a UVM medical center procedure. Other apartments are short term for medical issues.
A.Hart: asks members of public for comments.
S.Bushor: Councilperson for Ward 1 and on the Finance Committee. Spoke of the request for an easement coming before the Board of Finance, which was approved by City Council. She supports the project. Project addresses conversion of motel and community garden needs for the community.
M.Murray: property owner to this project at 150 Shelburne St and currently resides in Montpelier. Mentioned concerns regarding underground pollution in the area.
A.Hart: only excavation is parking lot is grading and otherwise not an issue.
M.Murray: concerns about the collaboration between UVM Medical and CHT. Several properties on Shelburne St were once located near a Gulf station where there may have had a number of spills. Board may needs to look closer at the ANR listings.
A.Hart: will you give us a list of properties on the ANR.
M.Murray: not adjoining properties aware but still important issue.
A.Hart: that is a good distance away. Board is interested in adjoining properties on ANR site.
A.Demetrowitz: mentioned the contribution from UVM Medical to CHT to help keep people from not having to go to ER which can cost a lot of taxpayer money. Said there is very little ground disturbance and no concerns about environmental issues. Handouts to Board.
W.Senville: are you asking for phase one and is it possible to have this report.
A.Demetrowitz: yes.
A.Hart: closes public hearing.

2. **17-0388CA/MA; 66,72,80,94,96 Colchester Avenue (I, Ward 1E) Frank vonTurkovich**
   Continued review for construction of a 3 story residential building containing 75 apartments units. Combine and reconfigure surface parking areas.
   (Project Manager, Mary O'Neil)

Request for Deferral.

3. 17-0643CA/MA; 400 Pine St /30-32 Howard Street (ELM, Ward 5S)
Howard Space Enterprise, LLP

Continued review to demolish 2 warehouse buildings, and a duplex at 30-32 Howard Street and construct new multi-use building.
(Project Manager, Mary O'Neil)

A.Hart: swears in applicant and interested parties. The initial public hearing was in January. Asked for the discussion to review from the last time and bring speak of the current issues.
Architect: existing site fronts on Howard St., Pine St., and Marble Ave. It is combination of several parcels with intent to provide for artist studios and housing units.
AJ.LaRosa: asked about neighbor's concerns over fence.
J.Unsworth: met with her today and she seems satisfied with proposal and safety. Will continue to work with her.
B.Rabinowitz: questions the slope of garage.
Architect: slope meets requirement.
Project Stormwater Specialist: spoke of the drainage and catch basin locations, two small rain gardens.
Architect: Discussion about project regarding street elevations, bike racks, vertical perspective, facades, entrances, overhead doors, floor plans, roof units, trash storage, grading and siding. Proposed bike rack: 12 bikes, 10 inside and 2 outside.
A.Hart: questioned the configuration of parking spaces and turnaround.
Architect: proposing spaces 18ft 2in deep width and 24 ft. backup. Most cars are smaller and standard of 9x20 is larger than necessary and asking for leniency.
B.Rabinowitz: lighting questions pertaining to landscaping and tree heights.
Architect: mentioned types of trees being spruce and red maple interspersed.
W.Senville: questioned the demolition of a historic structure and standards.
Architect: neither historic building have been heated nor vault building foundation has moved over the years. Said it would be difficult to repair and reinforce and makes more sense to take down and rebuild.
W.Senville: questions on the community benefit.
Architect: more space for artists.
G.Hand: questioned the cost/benefit and number of studios.
Architect: 16 spaces or if demand is there 2nd floor is possible.
J.Unsworth: want to perpetuate artist space of 5,000 sq. ft.
GHand: asks if the minimum will be 5000 sq. ft. Questions about the plan to redevelop after demolition and plans to enhance architecture. Asks for the time table proposed after demolish historic structure.
J.Unsworth: immediate construction.
G.Hand: the standard condition is not to exceed 6months.
J.Unsworth: concern is that we have brownfield testing.
GHand: want to be sure there is a plan to put in place quickly. Asked if six months is acceptable and constructed within that timetable.
Architect: Phase 1 should start as soon we know we are going to have a project and could begin as soon as two weeks from now. Mailboxes are not established yet with the post office.
AHart: asks if members of public would like to comment.
A.Brooks: executive director from SEABA, 44 Pine St. Sees this as an asset to enhance economy of south end. Board of Directors are very supportive of project. First significant new development involved in helping artists to find a space to do their work and in conjunction with plan BTV.

A.Hart: is this a community benefit space as an incubator and combined space.
A.Brooks: the arts district is a cultural hub and reason for new business to move there. Adds tax revenue to the City. Tremendous benefit to community. Consider artists' entrepreneurs running a business.
A.Zipparo: asks if this project supports women and women of color and SEABA.
A.Brooks: SEABA is all about creating opportunities for all people, all types, and any level for creative business, and providing opportunity.
A.Zipparo: are studios within range of the demand.
A.Brooks: SEABA helps artists' work with landlord. The size of studios are slightly larger and in 400 to 500 dollar range.
W.Senville: asks staff if community benefit should be conditioned by the Board to ensure for period of time.
M.ONeil: more about weighing immediate benefits and not so much long term conditions. Mr. Brooks has submitted communications in writing as a supplemental in packet.
G.Hand: questions the use of the rooftop area and the proximity to residences
Architect: for insurance reasons rooftop will be locked. A portion of roof will be for solar panels. Displays the alley way opening to street and how this will be accessed by the community.
A.Hart: closes public hearing.

V. Sketch Plan

1. 17-0731SP; 221-223 St. Paul Street (DT, Ward 5S) Dennis Ailor

Sketch plan review for demolition of existing duplex and construction of two detached buildings: One with 4 apartments and 1 commercial space, and the other with 4 apartments and 1 commercial space. (Project Managers, Scott Gustin, Mary O'Neil)

A.Hart: applicant will present the plan and Board will give feedback on the presentation.
S.Giles: architect for project describes two phases, existing building remain and new three story building in the back.
D.Ailor: provides redesign handouts to Board and staff.
S.Giles: provides handouts for Phase I.
B.Rabinowitz: will there be commercial space for both buildings.
S.Giles: yes, will maximize both. Could only fit 8 parking spaces on site with phase one. Described aspects of the project for one and two bedroom units, parking locations and height of buildings.
AJ.LaRosa: harsh looking structures and phasing set up. Would like to see phasing of two residential buildings in foreground with modern different shape/design in the back and asking applicant to blend the buildings better.
B.Rabinowitz: concern about exterior with a lot going on. Why are two buildings on same site instead of one. Asked about landscaping possibilities along the edge.
S.Giles: looking at tying this and removing the wall. The owner is looking at commercial use in existing building. Only have room for eight parking spaces, eight apartments.
I.Smith: wonder how to can maximize efficiencies of both buildings.
S.Giles: first floor in existing building will be commercial space.
B.Rabinowitz: will phase 2 closely follow phase 1.
S.Giles: describes parking with 4 compact and 1 handicap and walkway delineation.
S.Gustin: said there is a separation of pedestrian and vehicular circulation.

I.Smith: asks if parallel parking spaces meets requirements.
S.Gustin: undersize but said he'd make the changes.
S.Giles: making space 22 x 9.
G.Hand: questions inclusionary housing in 1st phase.
S.Giles: phase 1 won't have to, but phase 2 will.
B.Rabinowitz: trash removal.
D.Ailor: in the rear section.
S.Giles: does slope in back toward the street.
I.Smith: asks about existing parking for duplex.
D.Ailor: provides handouts to Board and for existing shed.
I.Smith: asks if all cars park out back.
S.Giles: yes.
G.Hand: asks if there is a more efficient way to find spaces because it seems tight.
D.Ailor: would like points of contact for community space and as gateway.
A.Zipparo: mentions SEABA and Community and Economic Development Office.
B.Rabinowitz: may be better use of property if the building became one building.
A.Hart: closed public hearing.

VI. Other Business
VII. Adjournment

Austin D. Hart — June 12, 2017
Austin D. Hart, Chairperson Development Review Board — **Date**

A. Wade — 6/5/17
A.Wade, Zoning Clerk — **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.