

## Burlington Development Review Board

149 Church Street, City Hall  
Burlington, VT 05401

[www.burlingtonvt.gov/pz/DRB](http://www.burlingtonvt.gov/pz/DRB)

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Austin Hart  
Brad Rabinowitz  
Israel Smith  
AJ LaRosa  
Geoff Hand  
Alexandra Zipparo  
Samantha Tilton  
Jim Drummond, (Alternate)  
Vacant, (Alternate)



### BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday May 1st, 2018, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT MINUTES

**Board Members Present:** A.Hart, B.Rabinowitz, G.Hand, A.Zipparo, A.LaRosa, I.Smith

**Board Members Absent:** S.Tilton, J.Drummond (Alt.)

**Staff Present:** S.Gustin, M.O'Neil, R.Morrison, L.Darfler

#### I. Agenda

A.Hart: Discussion of changes to agenda

#### II. Communications

A.Hart: All submitted materials accepted as record

#### III. Minutes

A.Hart: April 3<sup>rd</sup> minutes will be signed, April 17<sup>th</sup> minutes will be discussed at deliberation

#### IV. Consent

##### 1. 18-0757CA; 131 Lakeview Terrace (RM, Ward 3C) Katherine Lesser

Addition and renovation to a historic single-family house. (Project Manager: Mary O'Neil)

A.Hart: Does the applicant have any questions or concerns about conditions or staff findings as presented?

None

A.Hart: Do any members of the Board object to this item being treated as consent?

A.Zipparo: Question regarding the lot coverage table

A.Hart: Allowed 35%; staff comments state 39%. Assume excess is due to the 10% bonus

M.O'Neil: Residential Medium zone coverage up to 40%

A.Hart: Are there any members of the public that wish to comment or have questions regarding the project?

None

B.Rabinowitz: Motion to approve and adopt staff findings and recommendations

G.Hand: Seconds the motion

6-0-0

##### 2. 18-0791CA; 351 North Ave (NAC-CR, Ward 4N) 351-375 North Ave Owners Assn.

Revisions to Buildings B & G, with additional floor added to Building B. No change to total units in project; revisions to design of buildings and proposed transportation hub; revision to road phasing plan. (Project Manager: Scott Gustin)

G.Hand: Recused

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A.Hart: Does the applicant have any questions or concerns about conditions or staff findings as presented?

None

A.Hart: Would like to move to a public hearing to ask questions, are any members of the public here wishing to speak about this project?

None

A.Hart: What is the changes to the road phasing plan?

E.Farrel: only difference is the approval was for 3 sections- we are going to build south section in 2 phases instead of one

A.Zipparo: what are the proposed changes to the transportation hub?

E.Farrel: the transportation hub is on South East corner of building it's intended to be a mini version of what the city has to serve 20-25 people. Basically so people don't have to sit outside waiting for the bus.

A.Hart: Closed public hearing

**3. 18-0803CU; 53 Summit Ridge (RL, Ward 6S) James Brown and Vida Drungilaite**  
New bed and breakfast room; letting one bedroom. (Project Manager: Ryan Morrison)

A.Hart: Does the applicant have any questions or concerns about conditions or staff findings as presented?

Yes

A.Hart: Communications received from the neighbor so opening the discussion to public hearing to accept letter and allow comments here tonight

V.Drungilaite: third item under conditions of approval recommends that guest's arrival and departure times are limited to 7am to 10 pm; most guests walk is this just for cars and motor vehicles?

A.Hart: this is a typical recommendation to help keep noise down in residential locations.

H.Averill: Strong opposition- highlighted points in letter submitted to the Board. Parking concerns

A.Hart: It will be a condition that those two spaces in the garage be available so the BnB guests do not park on the street

V.Drungilaite: Only one room so only one car expected.

A.Hart: Closed the public hearing

**V. Public Hearing**

**1. 18-0774CU; 207 North Ave (RM, Ward 3C) John Leclair and Louise George**  
Change of use from multi-family to single family and permit request for bed and breakfast. (Project Manager: Ryan Morrison)

A.Hart: Project was withdrawn

**2. 18-0714CA/CU; 36 Convent Square (RM, Ward 3C) Champlain Housing Trust**  
Demolish and rebuild single family home. (Project Manager: Ryan Morrison)

G.Hand: Recused

A.Hart: The issue here is the criteria of Demolition of a Historic Home

A.Demetrowitz: Champlain Housing Trust purchased the single family home in 1990 with the intention of selling as a shared equity home, unsuccessful so we rented it; tried to sell it once again unsuccessful, in 2010 we were putting together a larger plan where we conducted a structural supports-structural report included in packet; determined it would be difficult to repair and instead rebuild it; lot of deficiencies structurally; historic consultant reviewed and determined too many additions and alterations took away all historic value. Review was done

in 2010 but there was a tenant who wanted to stay. Looking at building a single family two story home has been repeated several times throughout the City. Intention to sell to low income family.

A.Hart: This is listed on Urban District Building Inventory, what does that mean?

R.Morrison: Precursor to being on the historic register, means the property is eligible for historic significance.

A.Hart: Communication from neighbor requested Redstone foundation be saved.

A.Demetrowitz: It is a nice feature but a new foundation is needed- we will be using the salvageable red stone for planting beds in front.

A.Hart: Comfortable with the fact that the building has been altered and is no longer pristine historically; the staff findings present demolition by neglect. Champlain Housing Trust has owned since 1990, why are there structural problems due to neglect?

A.Demetrowitz: we made structural repairs in basement- report identified work done in basement to try to repair or shore up the structure. Permits from the 90s are often missing but we did do a lot of work. It was just built inadequately to begin with- old building built with old incorrect techniques no structural integrity

B.Rabinowitz: is the large tree in front staying? Leaving off the front walk- so as not to disturb the lawn

A.Demetrowitz: Yes, if need be we would like permission to push house back a few feet-if needed to save tree. There is no sidewalk- we would like to move stair from south to closer to driveway and connect stair to driveway. We will provide landscape plan; want to move stairs to south side, will look to the utility co and ask that VT gas put meter on north end of front elevation and electric come down where it is currently on the south elevation. Screening for garbage- adding section of screening with gate- no pressure treated for decking or rails- will include conduit in internal of building for potential future solar installation

A.Stein: Tree is Bradford pear and they smell and drop berries on cars- if they took the tree it would be better, would prefer the houses kept in a line then try to protect the tree; stone foundation should remain; would not want to see raised grade; supports project-if no pressure treated material is used than what would that material be? Plans call for shingle roof-like to make sure at no point a metal roof gets put on due to snowfall. House has sat empty since last February. Applicant means well and is bringing a house to neighborhood to improve – this is the 1<sup>st</sup> time we have been notified – we have been ignored.

A.Demetrowitz: Apologizes if we made it seem like we are not good neighbors- it took a while to get plans funding and financing together; metal roof- no it will be asphalt; Red stone is just intended for raised planting bed for landscaping not raising elevation; we are intending to save the tree

D.Mullens: Habitat for Humanity uses pressure treated lumber for costs nothing else- but neighborhood doesn't want it so we were following the guidelines and previously recommendations for the porch that would look more finished- typically using polyvinyl railing – framing is pressure treated and steps pressure treated anything in contact with ground is pressure treated; planning to use trex decking and polyvinyl porch rail and posts;

A.Hart: Closed public hearing

## VI. Sketch Plan

### 1. 18-0793SP; 75 Briggs St (ELM, Ward 5S) Onion River Coop. Inc/Petra Cliffs

Sketch plan review for a new health club/climbing center. Includes a new building and site improvements. (Project manager: Scott Gustin)

G.Hand: Recused

A.Zipparo: Recused

A.Hart: Sketch Plan review is a preliminary opportunity to go over the plan with the Board and discuss and areas where you may be struggling or need clarification.

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S.Coddaire: Construction of new building 13,000 square feet and renovation/retention of existing 4,000 square foot space as an accessory use. Several climbing walls will be 50 feet tall so the highest point of the project will be 51 feet.

S.Charest: Currently located at 105 Briggs Street; discussed history of ownership. Project will include two story building with mezzanine; the first floor will include program space, locker area, retail, lounge and an outdoor patio. Accessibility includes a ramp structure to be located behind the climbing walls. Second floor will hold additional bouldering and training space. On-site childcare for members who are in the facility; will not be a drop off childcare center- families must be using the facility. Third floor spaces include yoga and conference space; Roof deck to see over to the Adirondacks. Focused on climbing and expanding into other programs such as yoga and fitness as well as onsite childcare. Designing within a tight envelope. Currently utilizing passive solar but hope to move towards a net zero building or at least be net zero ready in construction. Went over design presentation and business goals

A.Hart: The Board here can provide comment and reaction; are there any issues that you need our help with?

S.Coddaire: Discussed parking space needs; both buildings are being associated as Health Club use

B.Rabinowitz: Parking requirement here seems minimal

S.Gustin: If they include both buildings under the use of Health Club than the numbers work; however if we look at them separately than they would need to request a parking waiver.

B.Rabinowitz: Can you provide us with some statistics of current use needs?

S.Charest: We see average of 105 check ins a day, no numbers on if driving or walking.

S.Coddaire: We are within the footprint required to have accessory use; by chance that is slightly over the size of the warehouse.

A.LaRosa: If the warehouse is a space in connection than it's consistent with how we determine these things as it's all connected- my concerns over the parking are minimal; however it needs more bike parking

S.Coddaire: Bike parking requirement appears really low; only 4 spaces per 5,000 square feet; we would add more than required

A.LaRosa: Do the sidewalks line up with City Markets sidewalks? With the Brigg St improvements this proposal may be altered slightly- is there an established connection with City Market?

A.Hart: Number of parking spaces is issue- do you need to provide all of those spaces upfront or could you expand with the increased need?

S.Charest: Limited parking at current location paired with Brigg St redevelopment plan pointed us to wanted more parking right away-especially for events that we may host.

A.LaRosa: What is the potential future driveway connection or potential building expansion that was touched on?

S.Charest: Current location limited potential for expansion so we were looking for a site that could anticipate potential growth. Site plan is organized around the potential to connect the driveways.

A.LaRosa: Focus on North façade and making it more inviting

M.Boisvert: Concerns over parking, would like to see bus parking added. Does not see any problem with the amount of parking they are providing. Concerns about water runoff.

## VII. Other Business

### 1. ZP95-333; 40-42 George St (RH, Ward 3C) Thomas McCormick

Update on the 4-space parking waiver granted under ZP95-333.

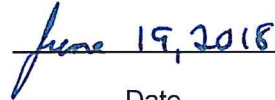
K.Perettine: Open permit found in transfer project; sometime in 1995 a parking waiver was applied for and one of the conditions was to submit updates to the Board. Submitted letter that we are still in need of the waiver and looking to get the permit closed.

A.Hart: Request was to come back to make sure the conditions that the need for the waver is still justified; need to be 7 at 40 and 4 off site at 32 that are leased. All of the spaces will continue to be available and there is still a unique flex time for employees?  
Confirmed

**VIII. Adjournment 6:30 PM**

  
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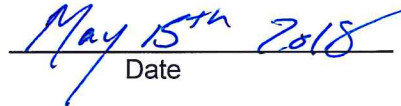
Austin D. Hart, Chair of Development Review Board

  
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Date

  
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L. Darfler, Planning Technician

  
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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](http://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.

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