

Burlington Development Review Board

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



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday July 18, 2017, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT MINUTES

Board Members Present: Austin Hart, Brad Rabinowitz, Israel Smith, A.J. LaRosa, Geoff Hand, Alexandra Zipparo, Samantha Tilton, Robert Purvee (Alt.),
Board Members Absent: Jim Drummond (Alt.)
Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Layne Darfler

I. Agenda

57 North Winooski requested deferral to August 15th
43 Starr Farm Road requested deferral to later date

II. Communications

None

III. Minutes

Board accepts previous meeting minutes

IV. Consent

1. 17-1076CA; 57 North Winooski Ave (RH, Ward 2C) Elango Del

Convert 3 unit to 4 unit with one or two parking space waiver.
(Project Manager: Ryan Morrison)

A.Hart: Request from applicant to defer to a later date

R.Morrison: Confirms; deferral to August 15th

A.Hart: Motion to defer to August 15th

B.Rabinowitz Seconds the motion

7-0-0

2. 17-1290CA; 212 Elmwood Avenue (RM, Ward 2C) Champlain Housing Trust

Amend condition # 4 of ZP17-0914CA requiring utilities serving the replacement home to be placed underground. Applicant requests allowance to utilize the existing above-ground electric wires that have served the property to continue to be used for the replacement home. (Project Manager Ryan Morrison.)

G.Hand recused

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

None

A.Hart: Do any Board member object to this project remaining consent or have any further questions?

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B.Rabinowitz: Does not object but wants to comment; putting utilities on underground may be less economical but is much neater. In zoning regulations the language is wherever practical to place wiring underground.

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

None

I.Smith: Motion to grant request to amend condition #4 to allow using above ground electrical wiring and adopt staff findings and recommendations

A.LaRosa Seconds the motion

6-0-0

3. 17-1024FC/CU; 128 Lakeside Avenue (ELM, Ward 5S) Fortieth Burlington LLC

Add fence on eastern parking lot side of property- location within a wetland buffer.

(Project Manager: Ryan Morrison)

I.Smith, G.Hand, and A.LaRosa recused

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

None

A.Hart: Do any Board member object to this project remaining consent or have any further questions? Members of the public that wish to comment or have questions regarding the project?

None

A.Hart: This project is to replace a row of a hedge with a fence, why is the fence needed? Is the hedge dead or dying?

R.Morrison: Confirmed the hedge is dying

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

A.Zipparo Seconds the motion

5-0-0

V. Public Hearing

1. 17-1267AP; 43 Starr Farm Road (RL, Ward 4N) DINSE / Ventas Realty

Appeal of zoning violation notice #334328.

(Project Manager: Jeanne Francis)

A.Hart recuses, B.Rabinowitz Chair for this item

B.Rabinowitz: Request for deferral was made, was there a specific date the appellants want to move to?

S.Gustin: No specific date picked out, August 15th is full. Recommend September 9th.

G.Hand: Motion to move item to September 5th

A.LaRosa Seconds the motion

6-0-0

VI. Other Business

1. Annual Reorganization

DRB Clerk – Layne Darfler

Chair – Austin Hart

Vice Chair – Brad Rabinowitz

Ordinance Committee representative – Robert Purvee

Long Range Planning Committee representative – AJ LaRosa

All votes were unanimous.

2. Report from City Attorney's Office on Recent Settlement

G.Hand Recused

K.Sturtevant went over the Town Center resolution that was received by the City Attorney's Office; Resolution was reached, signed judgment order was received with stipulated facts and stipulated order. Order keeps intact the March 17th DRB decision regarding the lower level parking adding 200 spaces.

A.Hart: What was there before?

S.Gustin: Presented below grade plans

A.Hart: Does it involve more excavation than previously proposed?

Confirmed

R.Purvee- There is storm water flooding in basement, does that effect in any way?

S.Gustin: No exterior changes are pretty minimal

I.Smith: Any expansion of parking on edge of outside wall?

S.Gustin: Plans are unchanged except for entry ramp

K.Sturtevant: Changes include parking and entrance

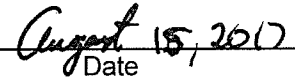
S.Tilton: How many parking spaces in total?

S.Gustin: 200. Required to have 735; the original application was for 761, now they have 961.

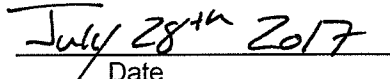
VII. Adjournment

The meeting adjourned at 5:32


Austin D. Hart, Chair of Development Review Board


Date


L. Barfler, Planning Technician


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.