

Burlington Development Review Board

149 Church Street, City Hall
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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 September 5th, 2017, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT AGENDA

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

I. Agenda

Items 1 and 2 under Public Hearing have requested Deferral

II. Communications

1. **18-0098CA/CU; 91 Henry Street (RL, Ward 1E) Paulo Matos**
Warranty Deed
2. **17-1267AP; 43 Starr Farm Road (RL, Ward 4N) Ventas Realty LP**
Request for Deferral
3. **18-0072AP; 204 North Avenue (RM, Ward 3C) Pierre Gingue**
Request for Deferral

III. Minutes

Minutes from August 15th, 2017. Will consider at deliberative

IV. Consent

1. **14-0747SD; 1891-1893 NORTH AVENUE (RL, Ward 4N) Thomas P. Mitchell**
Request for Time Extension; Subdivide two lots into three lots, remove existing single family house, construct two duplexes and one single family house.
(Project Manager: Scott Gustin)

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?
A.Hart- Is there any reason why this is taking so long?
T.Mitchell- Family illness and financial hurdles; but have confidence they will begin to move forward soon.
A.Hart- Are there any members of the public that wish to comment or have questions regarding the project?
B.Rabinowitz- Motion to approve and adopt staff findings and recommendations

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A.LaRosa- Seconds the Motion
6-0-0

2. **18-0098CA/CU; 91 HENRY STREET (RL, Ward 1E) Paulo Matos**
Replace garage on existing footprint with vertical expansion within non-conforming setback.
Associated approval ZP17-1342CA.
(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 Board member object to this project remaining consent or have any further questions?

None

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

None

I.Smith- Motion to approve and adopt staff findings and recommendations

B.Rabinowitz- Seconds the Motion

6-0-0

V. Public Hearing

1. **17-1267AP; 43 STARR FARM ROAD (RL, Ward 4N) Ventas Realty LP**
Appeal of zoning violation notice #334328.
(Project Manager: Jeanne Francis)

A.Hart- Recuses himself

B.Rabinowitz- There has been a request for deferral, are the appellants here or any members of the public who may wish to speak?

None

A.LaRosa- Motion to Defer 17-1267AP to the October 3rd, 2017 DRB Meeting

S.Tilton- Seconds the Motion

5-0-0

2. **18-0072AP; 204 NORTH AVENUE (RM, Ward 3C) Pierre Gingue**
Appeal of NOV #335900 as it relates to usage as a three dwelling unit.
(Project Manager: Scott Gustin)

A.Hart- There has been a request to defer this project, are the appellants here or any members of the public who may wish to speak?

None

B.Rabinowitz- Motion to Defer 18-0072AP to the October 3rd, 2017 DRB Meeting

A.LaRosa- Seconds the Motion

6-0-0

3. **18-0003CA; 135 HAYWARD STREET (RL, Ward 5S) Andrew Rowan/ Daniel Rowan**
Construct triplex and related site improvements. Utilize existing driveway and parking.
(Project Manager: Scott Gustin)

A.LaRosa- Recused himself

G.Hand Arrived

M.Rainville- Fairbanks Construction; One of the issues was the unsightliness of the lawn. We mow every other week or so and the only weeds that are not taken care of are in the middle of the foundation and the rear of the lot to help with storm water absorption.

A.Hart- It was a concern that was expressed and made a condition of approval that the weeds be taken care of. Weeds 2 inches high absorb as much water as weeds 6 feet high. Making it a bit less unsightly for neighbors is ideal.

Applicant- Once we build all of these issues will go away.

B.Rabinowitz- Concern is that the issues that are present before the tri-plex is built will remain after the construction.

M. Rainville- We took the fence down to allow mowing of the green belt.

Applicant- Neighbors never had an issues while we were living there, we are working on cleaning up the property as best we can.

D.Rowan- Currently not safe to go into the foundation so it is difficult to take care of those areas.

Applicant- The outside of the fence is what was focused on.

M.Rainville- Design Advisory Board recommended power be put underground; that creates a hardship on the homeowner as the utility pole in on the other side of the street. Would like to stress that it is a financial burden to require that as it is a \$12,000-\$15,000 additional cost that is not covered under insurance.

A.Hart- This is not a B.E.D issue this is a Planning and Zoning matter.

Applicant- Paying for snow removal; added garbage and recycling on site plan; bike parking will be on porch or on hooks.

M.Rainville- Design Advisory Board suggested bollards to block HVAC unit which have been added to the site plan.

Applicant- Discussed installing conforming windows which would be 6/1

A.Hart- Do any Board member have any questions?

B.Rabinowitz- On the site plan is the neighbor sharing the driveway?

M.Rainville- Not shared but it is paved through and there is a fence on the neighbor's property that splits up the driveway. Big picture is that this configuration is easier to manage for renters and there will probably be 2 to 4 less people in the building compared to the original configuration.

B.Rabinowitz- Suggests bollards around the steps to the units for snow plow visuals

S.Gustin- Where are the totes located? They may nullify a parking space which would be a major issue

M.Rainville- They are in front of the parking space on the greenbelt; shown on most up to date plan.

Applicant- Design Advisory Board brought up that they did not like the shutters on every window, we have updated the elevation to show the shutters will only go on the front elevation.

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

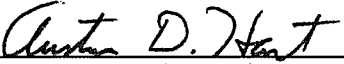
None

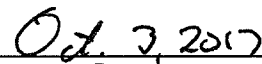
A.Hart Closes the Public Hearing

VI. Other Business

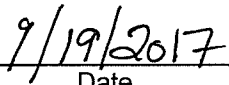
VII. Adjournment

The meeting adjourned at 5:27 PM


Austin D. Hart, Chair of Development Review Board


Date


L. Darfler, 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.