

Burlington Development Review Board

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Samantha Tilton
Jim Drummond, (Alternate)
Vacant, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday December 19th, 2017, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT Minutes

Board Members Present: A. Hart, B. Rabinowitz, G. Hand, A. Zipparo, S. Tilton, J. Drummond (Alt.)

Board Members Absent: A. LaRosa, I. Smith

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

I. Agenda

1. **18-0518MP; 208 Flynn Avenue (ELM/NMU, Ward 5S) Farrington Properties, LLC**
Master Sign Plan.
(Project Manager: Ryan Morrison)

A. Hart: 208 Flynn Ave Master Sign Plan withdrawn;

II. Communications

None

III. Minutes

A. Hart: Will discuss December 5th, 2017 minutes at deliberation

IV. Consent

1. **18-0503CA; 92 Appletree Point Rd (RL-W, Ward 4N) Antonio B Pomerleau Family Trust**
Addition to previously approved relocated camp building.
(Project Manager: Scott Gustin)

A. Hart: This project was recommended to the consent agenda by staff for approval with conditions without Public Hearing are there any objections to this?

None

A. Hart: Has the applicant received and reviewed the staff report and conditions?

Confirmed

A. Hart: Does the applicant have any questions or comments regarding that report?

None

A. Hart: Do any member of the Board object to this item remaining as consent?

None

A. Hart: Are there any members of the public who wish to speak on behalf of this project?

None

B. Rabinowitz: Motion to approve and adopt staff findings

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G. Hand: Seconds the motion
5-0-0

2. 18-0509CA; 329 North Ave (NAC, Ward 4N) BC Community Housing, LLC

Changes to proposed Building C including: elimination of approximately 50 surface parking spaces, minor changes to building façade and site. No change to previously approved 739 units and proposed commercial spaces.
(Project Manager: Scott Gustin)

A. Hart: Recused

G. Hand: Recused; J. Drummond will vote as alternate

B. Rabinowitz: Has the applicant received and reviewed the staff report and conditions?

Confirmed

B. Rabinowitz: Does the applicant have any questions or comments regarding that report?

None

B. Rabinowitz: Do any member of the Board object to this item remaining as consent?

None

B. Rabinowitz: Are there any members of the public who wish to speak on behalf of this project?

None

J. Drummond: Motion to approve and adopt staff findings

S. Tilton: Seconds the motion

4-0-0

V. Certificate of Appropriateness

1. 18-0534CA; 194 Saint Paul St (DT, Ward 6S) Champlain College, Inc.

Modify permit 14-0671CA/MA condition regarding allocation of on-site parking spaces for public use.

(Project Manager: Mary O'Neil)

A. Hart: Recused

B. Rabinowitz: Staff has recommended this as consent?

M. O'Neil: Correct

B. Rabinowitz: Has the applicant received and reviewed the staff report and conditions?

Confirmed

B. Rabinowitz: Does the applicant have any questions or comments regarding that report?

None

B. Rabinowitz: Do any member of the Board object to this item remaining as consent?

None

B. Rabinowitz: Are there any members of the public who wish to speak on behalf of this project?

None

M. O'Neil: There is question about an email that has been submitted via email to the board members but has not been brought to staff attention that needs to be disclosed.

B. Rabinowitz: Email was regarding mediation, it was sent to members of the board; assumed staff was included in email. Regarding neighbors being affected by project and that they were contacted.

M. O'Neil: That was included in project packets in front of the board tonight

B. Rabinowitz: Is there a motion?

S. Tilton: Motion to approve and adopt staff findings

J. Drummond: Seconds the motion

3-1-0

B. Rabinowitz: Motion does not pass re-open for discussion

A. Zipparo: Requests open as a public hearing

B. Rabinowitz: Opens public hearing

A. Zipparo: Can the applicant go over the general picture of parking?

J. Caulo: 25 spaces needed to be made available to the public with additional 40 for weekends and holidays. Recently the City went through the great streets program and some of that parking

will be changed from diagonal to parallel. The college has been working with the City to see how we can make more parking spaces available. There is a table that accompanies the narrative, working out the math and rebalancing the parking spaces for public benefits. We've been able to increase the public spaces from 45-53, the college needs parking spaces that they can control. This is something that, without unbalancing the public benefit, we are able to advance to interest the City with parking spaces closer to retail while holding a limited number of spaces for private use.

B. Rabinowitz: It does seem better to have public parking 24/7

J. Caulo: Working with DPW staff for parking kiosk and how to best manage that

A. Zipparo: The balance of the beds parking is offsite?

J. Caulo: The students will not be parking on the site, any student enrolled must register their vehicle with the college and are required to park along Lakeside Ave.

A. Zipparo: We're only seeing the 53 parking spaces tonight?

M. O'Neil: Correct, everything else approved in the original plan stays the same; no physical changes to the site.

B. Rabinowitz: Closed the public hearing

S. Tilton: Motion to approve and adopt staff findings

J. Drummond: Seconds the motion

4-0-0

VI. Sketch Plan

1. 18-0481SP; 298 College St (RH, Ward 8E) Greater Burlington YMCA Foundation Inc.

Sketch Plan Review of redevelopment of former Ethan Allen Club for GBYMCA.

(Project Manager: Mary O'Neil & Scott Gustin)

A. Hart: Sketch plan is an opportunity for review and feedback; so we will review what is before us today and provide some feedback or suggestions so that when you do apply our concerns can be incorporated or at least acknowledged.

K. Dodson: Provided brief overview and history of Greater Burlington YMCA in Burlington; Greater Burlington YMCA at 266 College St has provided services in Burlington since 1866; Existing facility offers several areas of service to the community: youth programs, daycare services, summer camps, after school activities, core fitness and wellness programs, basketball court, etc.

A. Halpren: Site has two fronts on it; discussed proposed site plan showcasing the parking lots and frontages onto Bradley St and College St. Athletic activities portion of building will front onto College St and the daycare activities will front onto Bradley St.

A. Zipparo: How big is the daycare space?

A. Halpren: 2,500 sqft to 3,000 sqft play space

J. Drummond: What are the rectangles on the front lawn area shown on site plan?

A. Halpren: Those are subsurface structures for stormwater

J. Drummond: Where does the snow go?

A. Halpren: Some snow storage on side, but mostly will need to be plowed out and removed from the site. Reviewed design elements of building including cedar siding

B. Rabinowitz: Surprised at the use of cedar due to its shorter lifespan

A. Halpren: Siding will have a stain on it to allow for longer lifespan but they also have other options such as cement shingle.

A. Hart: Concern over the blank spaces in elevation, claimed to be whimsical but that is not coming through on this plan

J. Drummond: Rooftop; are those mechanical screens?

A. Halpren: Correct; North elevation along Bradley st also has bike storage facility, recycling waste facility, and maintenance storage; all tied together with opaque cedar fencing.

B. Rabinowitz: Concerned with the 110' of concrete retaining wall; not an ideal aesthetic/

A. Halpren: We are doing what we can to not need that wall, but if it is necessary it will be screened by landscaping.

J. Drummond: It would be helpful to see a street elevation to see how the lot and structures tie into the neighborhood.

M. O'Neil: There were 2 key issues that staff recognized in the staff report; the goal of the ordinance is to provide substantive Street presence. The Bradley Street frontage is an issue, the Ordinance is asking for building frontage, the design has added an enclosure to parking but looking for guidance as to whether this will meet the requirement.

A. Hart: Would like to see something other than a parking lot for frontage, but the lot does go through from one street to the other; practical issues for one building- have any other options been explored

M. O'Neil: Major weakness looking at plan and what the regulations are. The interrelatedness of the fitness activities and the daycare services make it very difficult to separate the buildings.

K. Dodson: Challenges are costs; parking and que as shown makes traffic much safer

S. Tilton and A. Zipparo: Would like to see aesthetics taken into further consideration regarding fences, wall, and more green space.

M. Smith: Provided overview of traffic management plan; ITE Survey; Sticking to requirements in Ordinance; Existing Day care/health club has 57 spaces required; Proposed facility will have 187 spaces required; Existing facility has 14 spaces currently with 8 on site and 6 off site leased spaces. Ordinance required 187 spaces for new facility, Parking Plan designates shared parking 22, alternative modes of transportation 61 spaces, increase due to TDM strategy= 89 spaces required. Plan proposes total of 47 spaces with an unmet demand of 42 spaces. Existing unmet is 49; Waiver of 75% as the Ordinance allows up to 90%

M. O'Neil: Original submitted plan shows 12 off site spaces, where are those

K. Dodson: That 12 was an outdated number, correct number is 6 currently existing off site leased spaces

S. Gustin: Waiver is not meant to offset an unmet need, rather to show that the need for parking isn't there, which is not the case here. You are saying that you are providing 47 spaces and 42 members or cars have to find parking elsewhere. Essentially carrying over a nonconformity from another site. Parking waiver is when it is demonstrated that the need is less, not because you can't meet the need.

M. O'Neil: We've come to the other challenge where you're adding new services to the facility, not just simply moving from one location to the next. You are increasing activities by 73% in childcare and 75% in onsite activities. This increases the need to provide for those unmet needs.

K. Dodson: Some parking alleviation is being worked on through coordination with Champlain College for staff shuttling in from offsite.

S. Mapes: Reviewed stormwater plan; the site is about 1.47 acres; .6 acres is impervious; currently stormwater all drains to either Bradley or College St without any control. We will be collecting all runoff and detain to manage on site.

A. Hart: Do any members of the Board have further questions?

None

A. Hart: Do any members of the public wish to speak about this project?

None

VII. Other Business

1. 17-0755CA/CU; 235 Penny Lane (DW-PT, Ward 3C) City of Burlington/BHM, LLC Parking Management Plan.

A. Hart: Are we treating this as a Public Hearing item?

S. Gustin: According to their Conditions all they had to do was submit the parking management plan and they have

A. Hart: I would like to open this up as a Public Hearing item

R. Hessler: City Assistant Attorney; Parking has been approved and the various components have all complied with the permit requirements and are operating under their respective approved permits. Both parties represent that the City would be managing the public lot; here today to clarify what spaces will be operated by the marina and what will be public spaces

A. Hart: How are you going to keep the public from parking at the Marina spaces?

R. Hessler: Marina will police the lot and have individuals who do not comply towed.

J. Wallace: Same staff in charge of the Pease lot will be in charge of policing the marina spaces; will issue tags and take down vehicle information for members so if someone is in the space and not in register we could tow them. Marina will operate 23 spaces during season – May –Oct. Parks and Rec will manage the entire lot regarding any maintenance and upkeep. Will be entirely public during off season.

A. Hart: Do any members of the public wish to speak about this project?

None

A. Hart: Public hearing closed

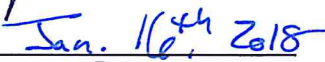
VIII. Adjournment

The meeting adjourned at 6:52PM


Austin D. Hart Chairperson of Development Review Board


Layne Darfler, Planning Technician


Date


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.

