

Burlington Planning Commission

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7144 (TTY)

www.burlingtonvt.gov/pz

Andy Montroll, Chair

Bruce Baker, Vice-Chair

Yves Bradley

Alexander Friend

Emily Lee

Harris Roen

Jennifer Wallace-Brodeur

Eamon Dunn, Youth Member



Burlington Planning Commission

Tuesday, March 27, 2018, 6:30 P.M.

Conference Room 12, City Hall, 149 Church Street

Minutes

Commission Members Present: A Montroll, B Baker, Y Bradley, H Roen, E Lee, J Wallace-Brodeur, A Friend, E Dunn

Staff Present: D White, S Gustin, M Tuttle, A Wade

I. Agenda

The chair called the meeting to order at 6:30pm. There were no changes to the agenda.

II. Public Forum

B Lake: Owns property at 616 Shelburne, wanted to discuss the residential zoning for this property despite the commercial use that has always been in place. Trying to be proactive to find other uses, and seeking Planning Commission support to maintain the property as a commercial building.

A Montroll: Commission looked at this property before and determined not to make a change.

S Gustin: This is in the RL district; current use was approved under previous zoning ordinance. The current ordinance says they cannot expand the use since it is nonconforming. Looked at uses in the vicinity, but all are conforming and PC decided not to change zoning. Looking ahead we will need to reevaluate the Rte. 7 corridor, but anything else could appear as spot zoning. Other route is to change how to treat nonconformities.

D White: We will be looking at major corridors like Shelburne Street to see if RL is appropriate.

B Baker: What are the considerations for changing to another nonconforming use?

S Gustin: The DRB indicated it could be a less of a nonconforming use.

Y Bradley: Look at this again since this is a commercial thoroughfare. The rotary is mostly commercial. We should ask what we are doing for businesses and commercial uses around the rotary and within the corridor.

B Baker: There are a large percentage of nonconforming uses in the City that function really well. I would suggest not rezoning, but finding a way to allow them to continue.

The Planning Commission unanimously approved a motion by E Lee, and seconded by A Friend, to send this issue to the Ordinance Committee and for the committee to report back their findings.

III. Report of the Chair

No report.

This agenda is available in alternative media forms for people with disabilities. Individuals with disabilities who require assistance or special arrangements to participate in programs and activities of the Dept. of Planning & Zoning are encouraged to contact the Dept. at least 72 hours in advance so that proper accommodations can be arranged. For information, call 865-7188 (865-7144 TTY). Written comments may be directed to the Planning Commission at 149 Church Street, Burlington, VT 05401.

IV. Report of the Director

M Tuttle: D White has been selected to be inducted as a Fellow of the American Institute of Certified Planners. The City Council acknowledged his accomplishments in a resolution on March 26th and he will be inducted at the national conference in New Orleans in April.

V. Proposed CDO Amendment: Conditional Use Exemptions

S Gustin: The Ordinance Committee reviewed Section 3.5.3 and agreed to limit major impact review for certain rehabilitation, but not where it concerns a new conditional use.

The Planning Commission unanimously approved a motion by E Lee, seconded by Y Bradley, to approve the Municipal Bylaw Amendment Report and warn the proposed amendment for a public hearing.

VI. Proposed CDO Amendment: FD5 Boundaries

The Planning Commission continued its discussion of potential changes to the FD5 district boundaries by reviewing properties 15 through 31.

A Montroll: Looking at boundaries of FD 5 to see if they are in appropriate places.

M Tuttle: Trying to create continuity along block faces, and opportunities to alleviate non-conformities, encourage most appropriate scale of redevelopment/infill.

A Friend: How are the properties selected?

D White: Looked at what is adjacent to these buildings, how we can keep residential areas intact, what is best future use of sites.

J Wallace-Brodeur: What about the two single-family homes on Maple? Are they more conforming in the form based district?

D White: They become more useful in the form based district, because more opportunities for their reuse and coordination of adjacent parcels.

M Tuttle: Ordinance treats single-family homes in these districts in the same way, regardless of which district. They are permitted only if they were originally built as a single-family. They should be treated the same as the other properties on this block, regardless of which district, to avoid spot zoning two isolated properties in the interior of a block.

The Commission agreed that all properties discussed should be included in FD5, except for #19.

VII. 2019 Update to planBTV: Municipal Development Plan

H Roen: The Long Range Committee met today and discussed the public engagement process. Important to reach beyond NPA's and educate the public on the municipal development plan along the way. Will need to address why the South End plan didn't get completed several years ago.

M Tuttle: The most effective way is to present the draft of the plan is to have a conversation in a workshop with the public. This is an opportunity to reach out to organizations, to participate in workshops, share concerns, and prepare a draft of the plan, update the plan as we go and allow people to participate even outside of their NPA's and through other organizations.

VIII. BTV Stat Department Metrics

D White: Over the last 18 months, all major department heads have met to go over a variety of metrics for performance and success. With P&Z, we look at what the public values and what's expected from permit reform, such as process, actionable information, fairness and equity, common goals and protected. Looking at this data helps us understand if we are meeting these expectations.

D White provided a presentation on number of permits issued, time to issue, appeals, number of units created, construction value of permits.

M Tuttle: Have been working with data from other departments to assess how we are meeting our community vision, whether the policies of long range plans are being achieved. For example, we can use assessment data to understand neighborhood affordability, what development types are most beneficial to the community, and if there is an effect of policy on values.

E Lee: Each neighborhood has a different story. We tend to value walkability and biking, and these neighborhoods are becoming more expensive. The age of homeowners can make a difference in values, too.

M Tuttle: Want to be able to look at this data and understand where change could happen, and to set a benchmark for evaluating over time.

IX. Committee Reports

No reports.

X. Commissioner Items

No items to discuss.

XI. Minutes & Communications

D White: There is a communication from Councilor Paul requesting a zoning change.

The Planning Commission unanimously approved a motion by B Baker, seconded by A Friend, approving minutes and communications from February 13, 2018, and referring the review of Section 4.4.5 (d) (5) A, to the Ordinance Committee.

XII. Adjourn

The Planning Commission unanimously approved a motion by B Baker, seconded by A Friend to adjourn.



Signed: April 10, 2018

Andy Montroll, Chair



Anita Wade, Planning and Zoning Clerk