

## Burlington Development Review Board

149 Church Street, City Hall  
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Telephone: (802) 865-7188  
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Brad Rabinowitz  
AJ LaRosa  
Austin Hart  
Springer Harris  
Geoff Hand  
Alexandra Zipparo  
Samantha Tilton  
Jim Drummond, (Alternate)  
Zoraya Hightower, (Alternate)



### BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday September 4th, 2018, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT DRAFT MINUTES

**Board Members Present:** B. Rabinowitz, A. Hart, S. Harris, G. Hand, A. Zipparo, S. Tilton.

**Board Members Absent:** A. LaRosa, J. Drummond, Z. Hightower

**Staff Present:** Scott Gustin, Mary O'Neil, Ryan Morrison.

#### I. Agenda

S. Gustin: the applicants for 62 Venus Ave have requested deferral to 9-18-18.

#### II. Communications

Memo from public works about traffic impacts re: 75 Briggs Street submitted at 4:35 this afternoon. Accepted.

#### III. Minutes

Minutes to be discussed at the next deliberation

#### IV. Consent

##### 1. 15-0339VR; 31 North Ave (RM-W, Ward 3C) Wendy E. Hakken

Request for Time Extension. Variance from front yard setback. Property fronts Depot Street. (Project Manager: Scott Gustin)

B. Rabinowitz: Request for third time extension

B. Rabinowitz: Any members of the Board object to this item being treated as consent?

None

B. Rabinowitz: Any members of the public wish to speak?

None

A.Hart: I move that we approve the application and adopt staff findings and conditions.

A. Zipparo: Seconds the motion.

6-0-0.

##### 2. 19-0045SD; 392 North Ave (RL, Ward 7N) Paul P. Lafayette

Subdivide existing lot into two lots. (Project Manager: Ryan Morrison)

B.Rabinowitz: Has the applicants received staff comments?

Yes

B. Rabinowitz: Any members of the Board object to this item being treated as consent?

None

B. Rabinowitz: Any members of the public wish to speak?

None

G. Hand: I move that we approve the application and adopt staff findings and conditions.

A. Hart: Seconds the motion.  
6-0-0.

## V. Public Hearing

### 1. **18-0840AP; 62 Venus Avenue (RL, Ward 7N) Lorraine Latorre Family Trust**

Appeal of NOV # 346538 regarding change of use to duplex. (Project Manager: Scott Gustin)

S Gustin: progress has been made. An agreement needs to be signed. Technically, they are requesting deferral. It is expected it will be resolved.

G. Hand: Motion to defer to September 18<sup>th</sup>, 2018

S. Tilton: Seconds the motion  
6-0-0.

### 2. **18-1208CA/MA; 75 Briggs St (ELM, Ward 5S) Onion River Cooperative Inc.**

Continued Review: Construct a new health club/climbing center. Includes a new building and site improvements. (Project Manager: Scott Gustin)

G. Hand and A. Zipparo recused; S. Tilton discloses she is a member of the co-op.  
B. Rabinowitz finds no reason for S. Tilton to recuse.

B. Rabinowitz: asks Scott Gustin who would be responsible for reviewing intersection. DPW?

S. Gustin: that is the short answer.

S. Codaire: asks about cost.

B. Rabinowitz: the city could come up with that for you.

S. Charest: Escrow, like City Market did as a solution. Funds don't sit. We would like to take advantage of that.

B. Rabinowitz: standard.

S. Gustin: some type of surety. For construction of public infrastructure, it needs approval by the City Attorney and public works.

Engineer states that big traffic projections came in for the Champlain Parkway. It was hard to pull out specific impacts on this intersection.

A. Hart: public works comments doesn't say anything about the level of service. I don't know quite what to think of that. Could the traffic engineer comment on that? Reliability? Can you help us?

Engineer – Typically, when things get to F+ things start to break down. It's not like it is way over capacity. One subtlety is that all assumptions are built in, when the Champlain Parkway was done – has assumptions built in. The F is somewhat of a mental construct. This is low hanging fruit. The F most likely would not reappear if the model re-done.

A. Hart: I don't remember us ever approving something with a level F.

B. Rabinowitz: build and no build scenarios. They are also saying this is outside Petra Cliff's control. Public Works will have to institute.

S. Gustin: This intersection has issues far beyond this applicant. Pandora's Box is a good analogy. When the intersection is built, the city will have the ability to revise and make changes.

B. Rabinowitz: another issue – screening rooftop units and solar?

S. Codaire: The building was designed to screen the units from view. I will try to resolve the issue tonight. There are large mechanical units. They are designed to be screened from Briggs Street and a pretty good radius around. I brought a series of perspectives to make a case for the benefit of the project. [Views projected on the

screen.] Any required screening will be an add-on expense. Our proposal has a long range vision for a solar installation that will act as a partial screen. If we are required to add screening, there will be a larger profile visible. If painted a light gray color, it would fade away more than with a fence around it. Ductwork goes down directly through the roof. Optimal in that location.

A. Hart: how far is the equipment set back from the north edge of the roof?

S. Codaire: let me think – probably 20'. Two thirty foot bays. A couple of solar PV layouts on the edge.

No one from the public here to participate.

A. Hart: going back to the traffic, public works is asking for financial surety. Are you comfortable with that?

S. Charest: We don't really have a choice. If we have to, we will live with it. City Market warned us it may be a condition. I haven't fully digested it.

B. Rabinowitz: closes the public hearing 5:31pm.

## VI. Certificate of Appropriateness

**1. 18-0975CA/18-0976LL; 308 Main St (RH, Ward 8E) Green Castle LLC (Bruce Baker and Gregory Doremus) AND 18-0977LL; 323-325 College St (RH, Ward 8E) Green Castle LLC and Alpha Properties LLC (Peter C. Potts, Carol B. Potts, Elizabeth Demas IRA, Mary Lee IRA)**

Residential addition to add four (4) new dwelling units for a total of 8. Site plans changes simultaneous to lot line adjustment with 323-325 College Street to accommodate parking and circulation.

(Project Manager: Mary O'Neil)

A. Hart recused

Bruce Baker, Greg Doremus, Jess Casick, and Joel Page appeared.

B. Baker: overviewed the project. Includes lot line adjustments in addition to the proposed construction at 308 Main Street. The proposed addition has gone through numerous iterations. Recommendations of the DAB are reflected in the present project design.

J. Page: Overviewed the context of the project within the neighborhood. The addition is located at the back of the building. The addition is separated from the original building with a hyphen. The addition is not readily visible to passersby. The original building is clad in brick, slate, and metal accent panels. No changes to the existing building are proposed except for the connector hyphen. The new addition will be clad in modern materials for durability and energy efficiency. The materials and colors are intended to compliment the existing building as a backdrop.

B. Rabinowitz: Noted that the colors in the packet materials are different from what are on display tonight.

J. Page: Revisions have been made in response to the staff comments.

B. Rabinowitz: The meters are presently on the east side. Where will the additional meters be located?

B. Baker: They will be located in the new hyphen.

B. Rabinowitz: What about electric meters?

B. Baker: They will be located in the back.

G. Hand: The new ramp will go up the east side.

J. Page: The accessible parking will be below the building with a sloped walkway to the building and a lift. We will provide 1 accessible apartment.

B. Rabinowitz: The new lift will send people walking from one end to the other into the driveway.

J. Page: Yes, but the driveway is not busy.

G. Hand: Can you exit onto Main street?

J. Page: Yes.

G. Hand: Have you given thought to traffic problems entering and exiting the site?

B. Baker: We'd be happy with a condition restricting access to and from the site.

Most of our tenants are students and leave their car in place most of the time.

G. Hand: Have you thought about vehicles cutting through the property with the proposed configuration?

B. Baker: The cut-through would be slow and inconvenient. The design is intentional.

B. Rabinowitz: Is there any outside area for tenants?

B. Baker: There is lots of grass in front and to the west of the existing building. With parking in the rear, there are not many other options.

B. Rabinowitz: There are really no perspectives to demonstrate the proposed building massing.

J. Page: We just finished putting them together.

The three new perspective drawings were displayed for the DRB.

B. Baker: Noted that he prefers the colors contained in the DRB packet.

B. Rabinowitz: to Mary O'Neil – Provide some background as to DAB discussion of proposed colors.

M.O'Neil: The massing of the addition has remained the same. The skin has changed several times. The applicant team has tried hard to find a solution compatible with the historic building.

B. Baker: The DAB saw several iterations.

B. Rabinowitz: The colors tonight seem a bit washed out.

J. Page: Color of new materials should be harmonious with those of the existing historic building. We are aiming for that here.

G. Hand: I like the colors shown tonight.

S. Harris: What is the traffic pattern between the two lots? How will the two lots share?

J. Page: demonstrated the circulation pattern from Main Street to College Street.

B. Rabinowitz: Staff comments pointed out one parking space in front of the building that is problematic.

B. Baker: The standards as to parking locations vary somewhat.

G. Hand: Can we go back to the ramp? It is concerning that people end up in the driveway while walking across the site. Is there a way to incorporate the accessible unit in the rear addition?

J. Page: We considered that. The grading and siting of the addition preclude inclusion of the accessible unit in the rear addition.

S.Tilton: It looks like the lift will not be covered.

J. Page: It will be.

B. Rabinowitz: Are any HVAC units proposed?

J. Page: There's an existing condenser. If possible, we will keep it for service.

B. Rabinowitz: 14 new bedrooms. How many exist?

B. Baker: 14.

B. Rabinowitz: Does stormwater management go through DPW?

B. Baker: Yes. We are catching more stormwater for improved management.

B. Rabinowitz: There's a parking management plan for 323 College Street. Is it affected by this proposal?

B. Baker: No.

B. Rabinowitz: I think it's a nice look project. A masterful job of working with what you've got, but its tight.

B. Baker: We charge tenants separately for parking. We know all of our students and whether they have cars and whether they have licenses. We encourage just one car per unit. We have successfully been able to limit parking demand.

S. Tilton: You have enough parking for each unit, but you encourage lower demand.

Geoff Hand – In charging for parking separately, someone can live in a unit but not get a parking space. How are you meeting the requirement for onsite parking.

B. Baker: We provide the required parking onsite.

S. Tilton: We need to be careful about how parking is managed onsite. We need to be aware of what's being provided.

B. Baker: We are about 1.5 blocks from the courthouse plaza lot. We have bike parking in every unit. We are along the bus line.

S. Tilton: Why encourage lower parking demand if the required parking is provided?

G. Hand: Encouraging lower car ownership is fine, but what does that do to overall parking demand? Do you lease to offsite users?

B. Baker: No, we don't.

S. Harris: If I have a car, can't I just say that I don't have one and park on the city streets?

B. Baker: You could, but it wouldn't be practical, especially during a parking ban.

A. Zipparo: We don't have very good public transit in Burlington. Its very hard to function without a car living here.

B. Rabinowitz: pointed out that no parking wavier is being sought with this application.

B. Rabinowitz: What about bike parking?

B. Baker: Racks will be located outside. Bike parking will be provided within every apartment, too.

A. Zipparo: Where is the bike parking addressed?

B. Rabinowitz: Article 8.

M. O'Neil: The bike parking standards may have been omitted.

G. Doremus: We have properties with plenty of bike parking that's not being used. We will be provide more but want it to be used.

M. O'Neil: touched on the bike parking standards in the CDO.

Close public hearing at 6:26 PM.

**VII. Adjournment**

The meeting adjourned at 6:27 PM.

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Bradford L. Rabinowitz, Chair of Development Review Board

\_\_\_\_\_  
Date

\_\_\_\_\_  
Layne 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](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.