

Burlington Planning Commission

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Burlington Planning Commission Minutes

Tuesday, March 11, 2014 - 6:30 pm

PC Present: B. Baker, A. Montroll, H. Roen, J. Wallace-Brodeur L. Buffinton, E. Lee

Absent: Y Bradley

Staff: D. White, S. Thibault, S. Gustin, K. Sturtevant, E. Tillotson

I. Agenda

L. Buffinton: notes that there is a missing word in the reference to existing lots.

II. Public Forum

Nobody present to speak.

III. Mayor's Address to the Commission

The Mayor presented the following comments:

He just wanted to come and exercise his ex officio status to express appreciation to the Commission for all the work they invested in the downtown parking proposal. He will share the full context of the work of the Commission with City Council and more broadly in city. This is an exciting long term journey that the City has embarked upon and there is consensus in a vision for the City's character and vibrancy, the progress on the waterfront, all factors which build on a positive trend of living in downtowns. This process captures and builds on organic progress in the south end. This group (PC) had a huge part in the progress, the amendment was sponsored by every member of the City Council. The Commission is taking the lead in the process and he hopes the Commission feels that the City is really making progress with a great deal of consensus. The Mayor, to maintain consensus, supported the City Council's decision to table the parking amendment. This could be an opportunity, by taking a little more time, to look at some questions that were raised, examine minimum requirements, assess capital investment in transportation, and it is fair to ask about neighborhood impact. The Mayor still fully supports the policy (parking) and a large contingent on the City Council wants the proposal to come back to them. Yes, it is more work, and the task ahead, to request reexamination, is not a rejection but a request for integrating some policy decisions.

L. Buffinton: Thoughts about parking downtown? Do you see any grouping of minds from DPW, CEDO, other departments and Planning & Zoning?

Mayor Weinberger: DPW has already instituted some changes based on their ongoing research.

D. White: A lot of these parties are presently on the Downtown Parking Task Force, with all entities discussing funding management, off site impact mitigation, etc. All are working together to collaborate.

H. Roen: Thanks the Mayor for coming this being the first time in his terms that a Mayor has attended as an ex-officio member. There was a little sting from parking proposal not passing, but there are a lot of moving parts.

Mayor Weinberger: The City Council is open to the Planning Commission sending a piece of the proposal back to them which would allow release from present parking requirements.

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up a pilot program so results could be seen and effectiveness judged. In the long term we have to be careful, short term could be a little looser.

D. White: This could be organized with a sunset provision in the event that it doesn't work.

A. Montroll: The City has the capacity to accommodate this parking experiment. Fees could be included in a pilot program if needed.

E. Lee: Protection for outlying neighborhoods is necessary. Parking demand is huge in residential areas now and this needs to be addressed also, not just downtown.

D. White: Ultimately this is a question public purpose to require parking, does it affect other parties? On street it isn't much affected by use of the property.

E. Lee: Parking is tight, if neighborhoods have parking pressure it will result in less green space, etc.

A. Montroll: So the City Council is asking for something back?

D. White: Staff will look at the issues and provide recommendations to the Commission. The DPW, CEDO and P&Z departments are all working together on this.

B. Baker: Is there any engagement of the public and business community?

D. White: The Burlington Business Association is leading with downtown parking.

A. Montroll: We have to be able to address neighborhood parking issues as they are affected. This could be the answer to a comprehensive approach.

D. White: The Department of Public Works is conducting a study.

J. Wallace-Brodeur: We could have one more meeting and then pull the plug on this or come back with something to evaluate next meeting. Makes the motion to table the request and to respond to the City Council with an explanation of the reasons the PC doesn't see this as a standalone resolution but would consider it as a more comprehensive approach, seconded by L Buffinton.

D. White: Staff will flush out this process and it can be discussed at the next meeting.

H. Roen: Believes that discussion at next meeting should be the course of action.

Mayor Weinberger: There is organic support for removing parking minimums, the consensus was broad, and there is disappointment that it did not go forward. It seems important that a goal is set to bring it back, maybe a year from now. Time is needed for consideration.

E. Lee: When are parking studies to be completed?

D. White: In about a year.

A. Montroll: The parking studies need to coordinate with each other. We don't have to have results to establish policy.

E. Lee: Could the study group provide preliminary results?

B. Baker: It should come from the Task Force with all of the components should be one overall group, and there may already be some consensus.

On a motion by J. Wallace-Brodeur, seconded by H. Roen, the Commission tabled the discussion until the March 25, 2014.

V. Public Hearings: ZA- 14-08 to ZA-14-11

ZA-14-08 – Urban Agriculture Standards

Scott Gustin, Senior Planner: The Urban Agriculture Task Force has examined this amendment previously and it is largely the same as at last presentation with a couple of corrections, which includes clarification of development in the flood area.

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A. Montroll: Is development without public road frontage possible?

D. White: The third part of the amendment addresses this.

A. Montroll: Why is the date important?

S. Gustin: This is to address lots that were preexisting as of 1973.

On a motion by A. Montroll, seconded by E. Lee, the Commission unanimously approved ZA-14-10 and sent to City Council for adoption.

ZA-14-11 – Animal Boarding Use Allowance in NAC

S. Gustin: This is to allow this particular use with conditional approval of the DRB.

On a motion by L. Buffinton, seconded by J. Wallace-Brodeur, the Commission unanimously approved ZA-14-11 and sent to City Council for adoption.

VI. Joint Institution Parking Management Plan Presentation

Dave Keelty, FAHC, David Saladino, RSG, John Caulo, Champlain College and Sandy Thibault are present for a presentation on updates to the CATMA Plan.

D. White: The Planning Commission actually plays a role in the development of the plan, and this is the five year update purposed to manage parking in the City with these institutions in mind.

Discussion of the plan will be on the next agenda.

VII. Report of the Chair

None.

VIII. Report of the Director

D. White: Will be out with a medical issue next week, back in office on March 24th.

IX. Committee Reports

Long Range Planning Committee - H Roen: The LRPC hasn't met but parking might be good subject to add to the agenda.

Executive Committee

Ordinance Committee: Hasn't met but is scheduled for this Thursday.

X. Commissioner Items

H. Roen: He was at the hearing last night about the possible solar development in the north end. There is a PUD application for wetland determination, the City Council will look at stormwater issues. There will be more meetings and information but there was not full information available at the meeting. There were questions about the consultant statements and some public opposition. It is going to be up to the Planning Commission to decide if they want a hearing.

D. White: Now is the time to be commenting on application. Wetlands and stormwater are the issues.

XI. Minutes/Communications

On a motion by A. Montroll, seconded by J. Wallace-Brodeur, the Commission unanimously accepted the communications and placed them on file.

As approved by the Burlington Planning Commission on March 25, 2014.