

Burlington Planning Commission

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7144 (TTY)
www.burlingtonvt.gov/planning

*Yves Bradley, Chair
Bruce Baker, Vice-Chair
Lee Buffinton
Emily Lee
Andy Montröll
Harris Roen
Jennifer Wallace-Brodeur
Holly Ransom, Youth Member*



Joint Planning Commission and City Council Form-Based Code Committee

REGULAR MEETING

Tuesday, November 18, 2014 - 7:30 P.M.

Conference Room #12, Ground Floor, City Hall, 149 Church Street

Meeting Notes

I. Agenda

No changes

II. Public Forum – (15 min)

Brian Goblik – He is a South End Artist and looked at Grand Rapids, MI form-based code as an example. He would like to see more case studies for examples of Form-Based Code for models. What kind of trees and plantings are required? Will the review process be shortened with FBC?

III. Committee's Organization and Charge

D. White – The City Council passed a resolution a few weeks ago to highlight the process for the Planning Commission and City Council to work together to review and adopt the new code. Ultimately, both bodies have to approve the code before its adoption. Each member is encouraged to communicate with their own body to share thoughts and keep members up-to-date on the process. The resolution asked for recommendation by April 1st, 2015.

IV. Downtown Form-Based Code

D. White - Presented the Overview of the Form-Based Code to explain what FBCs are, how they work, how they are organized and the elements and important concepts of the code. How the code relates with the current CDO.

J. Shannon – With by-right approvals, that means that staff will possibly approve project applications, without public participation in the process. So the public process is really now by developing the rules in the code?

D. White – The public process started with the planning process with planBTV with developing the vision in the plan. Requirements for neighborhood meetings will likely continue to be in effect so the public will be aware of larger projects as they come along.

E. Lee – Why was the Form District not extended into the neighborhoods to include Green St. for example?

D. White – Staff followed the limits of the study area for planBTV, but that is definitely open for discussion.

E. Lee – How does spot zoning fit into this?

D. White – Individual lots would not be able to be changed and be a different form districts, but otherwise, form districts can change based on the context.

A. Montroll – The admin reliefs are much more subjective than the requirements of the code. Should that be all done by DRB?

E. Lee – Seems like a lot of latitude to give to staff.

J. Wallace-Brodeur – Process question – when will we decide the extent of the code and where it extends?

J. Shannon – There was discussion at the end of the think tank process to test the code and ask architects to create the cheapest versus the most expensive design they could do.

D. White – That is coming in the next phase of the work, in the next few months.

V. Adjourn