

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

Emily Lee
Andy Montroll, Chair
Karen Paul
Joan Shannon
Max Tracy
Jennifer Wallace-Brodeur



Joint Planning Commission and City Council Form-Based Code Committee

REGULAR MEETING

Tuesday, December 2, 2014 - 7:00 P.M.

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

MEETING NOTES

I. Agenda

II. Public Forum – (15 min)

B. Goblik – He requests a paper copy at the library for folks to look at it along with the current CDO. Want to hear about DRB and PC feeling on this review process. What is the extent of the FBC, its boundaries? He is concerned about the public review process.

S. Rubin – What is this group? There are residents that live in this neighborhood and pay taxes, and there are many vulnerable populations in this area. Our building (40 College St) would not conform to the FBC. Listen to the mechanicals and other noises from deliveries on a Tuesday morning, Ward 3 is much underrepresented. She is concerned about context and character of the neighborhood.

J. Wallace-Brodeur – It is hard to answer questions at the moment as the committee hasn't yet identified the key issues that need debate and discussion. The committee is getting oriented at this point in the process.

S. Rubin – What about runoff or roof gardens? What about pedestrian experience? What about shadow from taller buildings?

J. Shannon – Let us know how to better get in touch with the neighbors and let them know about the meetings.

A. Montroll – One of the goals of planBTV and the FBC is to make it better for all, neighbors and others.

B. McGrew – Make the document available to the public.

I. Smith – The document that we have in front of us was not cooked up in a different process we had from planBTV, which was the most intensive engagement process in the City. Staff and others have tried to stay true to the planBTV document. Acknowledge that a lot of input happened during the planning process.

E. Lee – Would like to see other things than height increases, like stormwater and green roofs and urban agriculture.

III. Downtown Form-Based Code Review

D. White – Presented content of sections 14.1, 14.2 and 14.3.

Section 14.1 – Purpose and Intent

M. Tracy – Why is the code only applied downtown right now? How does having two codes will help the development review process?

D. White – The focus of planBTV Downtown & Waterfront was only downtown and it didn't make sense for us to get the code to take affect everything because the conversation hasn't happened elsewhere.

A. Montroll – Trying to do this for the whole city would be a momentous task, it is wise to focus on a smaller area.

M. Tracy – Is FBC better suited for more dense areas?

D. White – Not necessarily. In a more rural area, which we don't have in Burlington, it might not make sense. FBCs can do different things; it depends on the goal of the code.

K. Paul – Would most of the rest of Burlington be FD3 then?

J. Shannon – Where would I find information on the Form Districts?

D. White – In the Table of Content – Sections are highlighted and that is where information on the sections can be found.

E. Lee – A building that goes through a lot would need to have a frontage on both streets, correct?

D. White – Yes!

A. Montroll – Why not require shopfront frontage on Pine St between Main and Bank Street?

D. White – It's less of a priority there but it could still be a Shopfront without requiring it.

A. Montroll – It would be great to have that type of frontage to create a more pedestrian friendly environment. Our vision for the future might want to be different as thing get redeveloped.

J. Shannon – That is not the pattern of development that is existing there now on Bank Street.

Form Districts

E. Lee – Why would you build 3 stories when you can build 10?

I. Smith – It would depend on the type of building you are trying to build.

J. Shannon – What if someone wants to build an addition on a single-family, they have to do 3 stories?

D. White – It would be done in context with the existing building especially if it is a historic building.

I. Smith – Are architectural features defined somewhere? Would the Hotel VT example of the building encroaching be considered an architectural feature?

D. White – The canopy yes, but the building encroachment, no.

E. Lee – On the Eagles club property, the building would be allowed to get up to 6 stories right next to two story buildings?

D. White – yes. The current fabric shouldn't limit future potential for development.

S. Rubin – When will the discussion happen?

D. White – Once committee members understand the code and how it works, then more debate can happen.

IV. Adjourn