

Burlington Planning Commission

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Joint Planning Commission and City Council Form-Based Code Committee

REGULAR MEETING

Tuesday, January 22, 2015 - 5:30 P.M.

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

MEETING NOTES

Note: times given are approximate unless otherwise noted.

I. Agenda

No changes

II. Overview of tonight's meeting

J. Wallace-Brodeur – It would be great to plan a separate event with the architects and make it a public meeting with presentations and comment questions. The earlier the better for more public involvement.

E. Lee – We could also get more opportunity for the public to comment during our regular committee meetings.

J. Shannon – She thinks the committee has been generous with time and would prefer to keep it that way.

A. Montroll – Presented the timeline for adoption once it gets to PC.

III. Public Forum – (15 min)

E. Morrow – While we are dreaming about the best version of a form-based code, we should have a similar level of attention given to current zoning and how that could be improved. Can't take the notion of by right approval and bring this to the current regulations. Studying two regulations at the same time would help the process.

IV. Downtown Form-Based Code Review

D. White – presented information on Section 14.6

Height Standards

A. Montroll – If the attic is habitable, why would this not count as a story?

D. White – Doesn't count because we want to encourage different types of roof forms, and not push flat roofs everywhere.

J. Shannon – why do we care about the max floor to floor if we only count stories and not the ultimate height? Should be up to the developer to decide that?

P. Owens - The most important thing is the ground floor, which is what pedestrians' experience.

E. Lee – What if the building is on a slope? Which one is the first floor?

D. White – We measure from the primary frontage.

A. Montroll – Could a mechanical penthouse happen on top of an attic.

D. White – A penthouse for mechanicals will be located on a flat roof or within a pitched roof.

Civic Spaces

J. Shannon – Why is the lot coverage here and not in the form district?

D. White – Because those lot coverages are for civic spaces.

J. Shannon – How can you provide a civic space with the setback requirements?

D. White – Have not thought about this in relation with the buildout frontage requirements.

M. Tracy – He wants it to feel like Burlington and public process for people to weigh in, for the creation on the FBC and if adopted, how will the public have a say in the development review process.

J. Shannon – We discussed this earlier at the beginning of the meeting, to have some public meeting.

A. Montroll – After tonight, there are 4 more meetings and we can ask the council for more time. Next meeting we'll discuss 14.7 and that should take about half of the meeting. Then we'll start reviewing projects and hear from the architects. Last three meetings will run through the form districts.

K. Paul – When we wrote the resolution for the Council in the fall, we didn't allocate for more time for public process, thought it would be during the joint committee review process.

J. Wallace-Brodeur – It would be great to have some time at the next meeting to talk about the nature of a public meeting so that it's meaningful. Part of our review should be to evaluate this.

E. Lee – She has been pulling out the planBTV and looking at the comments from planBTV DW online. We could use some of that at the public meeting.

J. Wallace-Brodeur – We keep saying that the FBC will help us reach our goals in a much bigger sense. The FBC does a lot of things but it's not immediately evident.

E. Lee – The code doesn't have to be a Trojan horse to up zone the neighborhoods.

J. Shannon – The fear is that this doesn't reflect what we are saying to continue the pattern of development that we have. Do we have a way to test the existing buildings?

A. Montroll – He will look at buildings that he likes and doesn't like on existing buildings and how that would change or not under the form-based code.

V. Public Forum – (15 min)

E. Morrow – Comments on the committee have been great during the meeting. If you want to measure the building height starting at the top of the first floor that would help. He would discourage using too much measurement on the upper stories. Leasing of parking spaces is not new to form-based code. Concealing the entrance - don't dictate door location. The Courtyard Marriott has a back entrance and it is quite nice.

E. Lee – Would be great to have a side by side comparison of what can happen under current zoning and the new code.

VI. Adjourn

Committee adjourned at 7:29pm.