

Burlington Planning Commission

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Jennifer Wallace-Brodeur
Holly Ransom, Youth Member*



Burlington Planning Commission

REGULAR MEETING

Tuesday, January 27, 2015 - 6:30 P.M.

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

Minutes

Present: A. Montroll, L. Buffinton, H. Roen, J. Wallace-Brodeur (left at 8:00pm), E. Lee and H. Ransom
Absent: B. Baker, Y. Bradley

I. Agenda

No changes.

II. Public Forum

No public comments

III. Report of the Chair

A. Montroll – Joint FBC committee continuing its work. So far the committee has gone through the code to understand it. At the next meeting the committee will finish the review and then start discussing existing buildings and then start and begin the more in-depth discussion.

IV. Report of the Director – David White

The Director presented the following report:

- Staff is spending a lot of time on the FBC, supporting the committee and supporting the architects testing the code.
- Staff is also now planning for the South End multi-day community workshop, Feb 11-14, 2015. Set up a host of discussions and specific events for getting input from the public. Working through the logistics and details and doing outreach on this event.
- Burlington Town Center Design workshop the week after – similar workshop style event to talk about the Town Center redevelopment, Feb 18-21, 2015.

V. Telecommunications Application – 260 N. Winooski Ave

D. White – Introduced the item – proposal for 260 N. Winooski Ave for wireless telecommunications installations on that building.

B. Sullivan – Attorney for Verizon – Most of the city is now offering coverage, but the existing infrastructure doesn't meet the needs for data these days. New design of the network will increase data speeds and system capacity by a factor of about 5. The current level of service is not sustainable using the data trends. In the past, taller buildings were using to cover the larger distance possible. Now, smaller and centralized footprint with a lot more capacity is what they are looking for. There is a pending application with the Public Service Board in the hopes of working a solution with the City. The original design is too visible from the street. He showed the other options for design of the antenna. Presented the options to staff in December and she

As approved by the Planning Commission on March 10, 2015.

referred this to the Commission and City Council. Others present - Louis Hodges - Andrew Davis - Matt McMahon

L. Buffinton – She likes the rectangular shape of the last option, fits in better with building.

E. Lee – What color will they be?

L. Hodges – Most likely lighter gray of the building so it blends in better with the sky.

E. Lee – Any of the options is fine without the vertical bars. Simple and clean options.

E. Hoekstra – He prefers the form of the more rectangular antennas as it fits in better with the building design.

H. Ransom – Likes the closer options.

J. Wallace-Brodeur – These are much better design with less impact. Thanks for taking the city's input into consideration. Preference would be the square option.

D. White – If you push them further back, you need to screen them so people don't walk in front of them?

A. Davis – If we push them back then the antennas have to be taller for better coverage.

D. White – Is this typical equipment that you are setting up in other communities? They could blend in even more with the building design.

L. Hodges – We've put antennas in towers that look like elevators towers before but that depends on the wind and load issues. These are typically fiber glass; other materials would block the signal.

K. Sturtevant – Looking for vote authorizing her to represent the Commission in this question.

A. Montroll – Any of the four options works. Thanks

On a motion by J. Wallace-Brodeur, seconded by E. Lee, the Commission unanimously directed city attorneys to support all options with preference for 4b.

VI. Continued Public Hearing: Proposed Zoning Amendments

D. White – Reminded the commission about the changes they discussed at the last public hearing and the inconsistent use of the state statute. Explained the changes staff made to the draft amendment in the Part 1. Carriage houses changes to reflect what was commented on.

L. Perry – South Winooski Ave – Spoken with D. White today and understanding there would be no more review by the DRB under this item D. Redevelopment of Historic Carriage Houses. She wanted to make sure this is what was intended.

T. Cochran – This represents a city-wide change, we'll see more carriage houses being used for housing units. Repeating an experience we had 30 years ago according to some people, vogue to convert carriage houses in the past and that provision was dropped. This is a broader discussion now the intended clean-up changes; this is more of a policy discussion that the public should have a chance to weigh in. Thinking about the basic policy – if the issue if that carriage houses are falling into disrepair, this is not the way to take care of those. This will have major implications for neighbors with privacy and character of the area is being threatened.

D. White – Other than the last line, it doesn't say that this needs to be reviewed by the DRB. Typically the difference between review levels is the construction cost. COA level 2 are sometimes reviewed by staff. In concept, this could be reviewed by staff only but if there is an addition to the building, then would go to the DRB.

A. Montroll – Even with the change of use?

D. White – This is not a change of use for the entire site.

J. Wallace-Brodeur – The fact that it's being converted to residential, doesn't mean its DRB review?

D. White – Not necessarily, if the use is permitted, then could be reviewed by staff. The way this is written now, there is a possibility that this should be reviewed by staff.

E. Lee – A few years back, preservation Burlington did a tour of carriage houses and they are quite wonderful. Preservation Burlington has an award that they give to owners for outbuildings/carriage houses. She would prefer that these be considered under the accessory apartments standards of the ordinance to ensure owner occupancy of the carriage house.

A. Montroll – He is concerned that it's not clear about when it goes to the DRB or not. This ought to have more review and go to the DRB as a matter of fact. The extra addition possibility doesn't specify what standards are being reviewed under.

D White – They are reviewing it under Section 5.4.8 also, but it could be clearer.

J. Wallace-Brodeur – This does two things from a policy direction, goes along two policies we all agree on – preserve historic building and incentivize more housing. She agrees with the lack of clarity and the paragraph below. From a process perspective, would like to see the clean up going forward. Can we pull this out on the carriage house and move the rest forward to the Council.

E. Lee – She would like to help carriage house item move forward.

D. White – If done as accessory unit with owner occupancy should happen by right OR any other carriage house being renovated by others could be subject to DRB review.

E. Lee – Yes, second option should still be relieved from density and parking requirements.

D. White – Explained Parts 2 & 3 of the proposed amendment.

L. Buffinton – Great housekeeping work. Section 9.2.5 housing replacement requirement, would make sense to read to exempt mobile home from this requirement.

E. Lee – The mobile home issue was around removing smaller mobile home on lots that were too small to fit a larger mobile home. Could possibly cause even more issue from the mobile home park.

J. Wallace-Brodeur – Yes, she would hesitate to set policy for the mobile home park.

D. White – Assured the mobile home park residents that we wouldn't make any change to the zoning to affect them now, let them do their work for the purchase of the property and they can come back later.

On a motion by J. Wallace-Brodeur, seconded by L. Buffinton, the Commission unanimously removed Section 4.5 D and referred to staff to revise consistent to discussion and approved the remaining of Parts 1, 2 and 3 and sent to City Council for adoption.

VII. Electric Vehicle Charging Stations Permitting

D. Roberts (VEIC) – Stephanie Morse (VEIC) and Tom Buckley (BED) here too. Made presentation on electric vehicles and possible policies the City might want to incorporate.

A. Montroll – The Regional Planning Commission just leased two vehicles last year and wants make it much easier to get charging stations everywhere. Supermarket can't just put in a charging stations and charge for fee?

T. Buckley – No, you cannot sell KWH but a business is allowed to charge for the service.

D. Roberts – Building Energy "Stretch Code" – applies when act 250 review is in effect. Talked about changes coming for December 2015, requiring Level 1 and Level 2 charging capabilities for new multi-family developments of 10 or more dwelling units, 4% of parking shall have socket. Requirement is a socket capable to provide the service. A similar commercial code is being finalized as well for some requirements.

L. Buffinton – Great! Straightforward things we could do under zoning. She would encourage them to have more presentations with other groups like Champlain Housing Trust.

D. White – It is worth looking into for possible changes to the regulations.

VIII. Proposed Zoning Amendment

Downtown Districts Setbacks Abutting a Residential Zoning District

D. White – Changes made from your discussion from last meeting.

A. Montroll – If someone ends up with a lot split by zoning boundary that this doesn't affect then.

On a motion by E. Lee, seconded by H. Roen, the Commission unanimously warned a public hearing for February 24 for ZA-15-04.

IX. Committee Reports

H. Roen - Meeting Friday for planBTV South End who wants to be more involved.

X. Commissioner Items

E. Lee – Someone has come to her to ask about the sign-in system to let people know about notification. What happened with that capability? City should have more easily notifications.

XI. Minutes/Communications

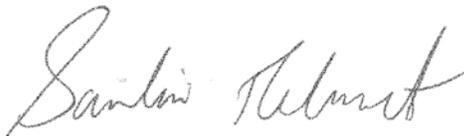
On a motion by L. Buffinton, seconded by H. Roen, the Commission unanimously approved the minutes from January 13 with changes.

XII. Adjourn

On a motion by H. Roen, seconded by E. Lee, the Commission unanimously adjourned the meeting at 8:36pm.



Yves Bradley, Chair



Sandrine Thibault, Secretary