

Burlington Development Review Board

149 Church Street, City Hall
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www.burlingtonvt.gov/pz/DRB

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Robert Purvee, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday September 20, 2016, 5:00 PM

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT

Minutes

Board Members Present: Austin Hart, Brad Rabinowitz, Israel Smith, Wayne Senville, Geoff Hand, Jim Drummond, Alexandra Zipparo, A.J.LaRosa

Board Members Absent: Robert Purvee

Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Anita Wade

I. Agenda

II. Communications

III. Minutes

IV. Public Hearing

- 16-1145CA/MA; 207 Flynn Street (ELM, Ward 5S) City Market/Onion River Coop**
Reopened review of the construction of a new retail grocery building and related uses and site improvements and subdivide lot.
(Project Manager, Scott Gustin)

A.Hart: there are three issue for applicant to address. Will reopen for public comment on these three issues only and then the Board will make a decision. This is a complicated project. We have a complete set of plans and need to ask for highlighted changes.

Applicant and interested persons are sworn in.

J.Tashiro: Mike Willard, SE group, Jesse Beck, Freeman French Freeman & Dan Weathers.

Mike will address the first and second questions.

M.Willard: the first item presents revised site plans regarding pre-parkway and post parkway. Worked in conjunction with DPW. Moved entire site toward the south side of the lot. The parkway will have a wider green belt along Flynn Ave, better pedestrian circulation for both sides of Flynn Street. Post parkway: Champlain Parkway and Briggs St have improved pedestrian crossings at four corners, right turn and five foot green belt. Center median and parallel parking near 208 Flynn St will be removed adding a pedestrian bump out near 208 Flynn Ave.

W.Senville; are you maintaining the sidewalk?

M.Willard: this is city sidewalk.

AJ.LaRosa; gated access to Briggs.

M.Willard: yes

BRabinowitz: subdivision approval is critical to project

J.Tashiro: yes

B.Rabinowitz: subdivision line could be important and it may be foolish to give up this land at this time if you find you need more parking in the future.

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

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J.Tashiro: for time being should be sufficient, since we want to make sure estimates are conservative at this time.
W.Senville; did you run the numbers in the traffic analysis model
J.Tashiro: mentions right turn traffic lane
A.Hart: would like to hear Norm's responses
N.Baldwin: right turn lane needs to be there for provisional space if there is a need for the right turn lane for the parkway.
B.Rabinowitz: questions the post construction mitigation
N.Baldwin: yes within certain percentage
A.Hart: we have your letter
N.Baldwin: DPW is satisfied with these recommendations
Question 3:
D.Saladino: cannot do much else can do with parking based on City's formula for what we are allowed to build.
AJ.LaRosa: how many spaces
D.Saladino: 45 to 65 spaces
AJ.LaRosa: does the café have a separate entrance?
D.Saladino: doors will open to the outside. Food can be prepared and will have microwave
AJ.LaRosa: no third party vendor
D.Saladino: no outside vendor. Offering a community space free of charge or charge a small fee. Building a commercial kitchen on site. Multiuse space easy care for where people can meet. Open space will be mixed use on mezzanine
B.Rabinowitz: asks if someone can go in and out without going through grocery store.
D.Saladino: entrance will be across from 208 Flynn Ave
A.Hart: asks if members of the public want to speak or make comments. No one responded.
A.Hart: Closed the public hearing at 5:37pm.

Deliberation Session for Monday September 26, 2016 at 5:00pm.

V. Other Business
DRB Training Workshop

VI. Adjournment

Austin D. Hart, Chairperson of Development Review Board

Date

A.Wade, Planning & Zoning Clerk

Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/dr/ agendas or the office notice board, one week before the hearing for the order in which items will be heard.