

Burlington Planning Commission

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Bruce Baker, Vice-Chair
Yves Bradley
Alexander Friend
Emily Lee
Harris Roen
Jennifer Wallace-Brodeur
Eamon Dunn, Youth Member*



Burlington Planning Commission **Tuesday, June 12, 2018, 6:30 P.M.** **Conference Room 12, City Hall, 149 Church Street** **Minutes**

Board Members Present: A Montrroll, Y Bradley, A Friend, H Roen
Board Members Absent: J Wallace-Brodeur, E Lee, B Baker E Dunn
Staff Present: D White, S Gustin, M Tuttle

I. Agenda

The Chair called the meeting to order at 6:38pm. No changes to the agenda.

II. Public Forum

P. Braine: Very interested in being engaged in the conversation on Memorial Auditorium; it is needed as an affordable space for community events, concerts and for artists, musicians and culture. Want to be involved in whatever planning for the auditorium, would like to help share stories about the space and Austin's architecture.

III. Report of the Chair

No report.

IV. Report of the Director

D White: New Planning & Zoning Clerk set to start in the beginning of July.

V. Public Hearing: ZA-18-07 Conditional Use Exemption

The Chair opened the hearing at 6:46pm, and with no public comments, closed the hearing at 6:47pm.

The Commission unanimously approved a motion by Y Bradley, seconded by H Roen, to approve the municipal bylaw amendment report and forward the amendment to Council with recommendation.

VI. Public Hearing: ZA-18-08 Form District 5 Boundaries

The Chair opened the hearing at 6:48pm.

M Tuttle: This amendment includes the incorporation of properties currently zoned RH and RM to be included within the boundary of Form District 5. Goal was to address appropriate future use of properties, and to create cohesion on block faces or streets. Also includes an update to the Special Height Areas and Shopfront Required maps in Article 14.

F. Von Turkovich: Does this include anything on the west side of Church Street between King and Maple?

M Tuttle: No. Planning Commission did not feel appropriate to extend FD5 past King Street due to mixed use/commercial nature of this district. Instead, felt that RH with the high density overlay, or a future form district that is more residential, is more appropriate.

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F Von Turkovich: The mass of Champlain College building on St. Paul overshadows homes on Church Street. The Hood Plant's size and opportunity for redevelopment could also introduce larger scale buildings. Current zoning limits what can be done with the properties on the west side of Church St, which could be a great place for reinvestment that fits in with the scale of the Champlain College building. Like the idea of the flexibility of the form districts, and new district could be a good opportunity.

D White: Is there something in the current zoning that limits this reinvestment?

F Von Turkovich: Scale and density under current zoning limits to a point where redevelopment doesn't make sense.

H Roen: In some places, it was pretty straightforward where the boundary should be; here it is not as obvious.

A Montroll: Unless F Von Turkovich advocating to have these properties in FD5, this tees up another discussion for us to have about a residential urban district (FD4), which was originally proposed as part of the form based code.

The Chair closed the hearing at 7:00pm.

The Commission unanimously approved a motion by Y Bradley, seconded by A Friend, to approve the municipal bylaw amendment report and forward the amendment to Council with recommendation.

VII. FY18 Annual Report

M Tuttle: There is a draft of the Planning Commission's FY18 annual report to go to Council. Want to hear any comments from the Commission before referring it for Andy's presentation.

A Montroll: Send any comments or questions about the report to M Tuttle before next meeting.

VIII. FY 19 Department Priorities

D White: Have presented the P&Z FY19 budget to Council. The MDP update and South End Plan are the highest priorities for the coming year. Ongoing work with the Permit Reform Initiative, particularly looking at co-location in a more substantive way in the next year. Have a grant from Division for Historic Preservation to continue mapping work for historic resources. Constantly working on CDO and permitting, will continue to provide support to CEDO, DPW on the Memorial Auditorium rehabilitation, the Neighborhood Project, and Main Street redesign.

Y Bradley: Is it a given that Memorial Auditorium will be rehabbed? Understood that there were some major structural issues with rehab?

D White: Priority is to understand how it could be reused and what that would actually cost, and then determine whether or not rehab is a reasonable option. Regarding how FY19 budget differs from FY 18, projecting lower permit fees to reflect recent trends, not anticipating hiring consultants, most of the work will be completed in house. This year, will need about \$131,000 (about 15% of budget) in support from General Fund. This is the first time since 2012 that we've needed support from the General Fund. 91% of budget goes to staff and benefits. Looking to 2020 and beyond, will be looking to redesign fee structure to be more predictable and better metric. Implementing permit reform recommendations for co-location could have a significant impact on function and budget of the department in the coming years. Seeking additional support for staff/volunteer training. Continues to be an increasing emphasis on planning and policy related work, so in the future will look to expand our department to add more planning capacity. Will continue to seek new and outside revenue opportunities.

IX. 2019 Update to planBTV

M Tuttle: Since last meeting, have been working on a variety of community engagement events related to the update. This included not only workshops, but attending a number of community events to reach a variety of audiences, and meetings with stakeholder groups. Engagement has included smaller, informal conversations of very high quality, getting more of a chance to discuss issues that are important and why. Have not reached thousands like we may wish to, but have reached hundreds, and more of an effort to reach audiences not typically engaged. Will provide a community engagement summary at the next meeting.

H Roen: Thanks to M Tuttle for a great job and hard work. Only group missing is the artists in the context of the South End plan.

M Tuttle: Will do more follow-up around the South End Plan and sharing it more broadly over the summer while developing the draft update to MDP.

A Friend: Liked the conversation at the last workshop, and appreciated having Councilors at all of the workshops. Appreciated back and forth dialogue in some.

M Tuttle: Facilitators being someone in the neighborhood that is well-connected was a great approach and offered each meeting its own style that was relatable to residents. Ready to move on to begin the work of actually redrafting the plan and shifting content into the new framework. Will share an outline with the Commission at the next meeting. Anticipate a draft for community to review in late August/September.

X. Committee Reports

Executive: Will meet on July 10.

Ordinance: Will provide an update at next meeting, but recently met to discuss tandem parking.

IZ Working Group: Held a public hearing on the committee's recommendations on Monday. Will provide the draft report in the PC's next packet.

XI. Commissioner Items

Next meeting is June 26; will double check quorum.

XII. Minutes & Communications

The Commission unanimously approved a motion by H Roen, seconded by Y Bradley, to approve the minutes from the April 10, 2018 meeting and accept communications.

XIII. Adjourn

The Commission unanimously approved a motion by A Friend, seconded by H Roen, to adjourn the meeting at 7:37 pm.



Signed: July 11, 2018

Andy Montroll, Chair



Meagan Tuttle, Comprehensive Planner