

Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin
DATE: September 18, 2018
RE: 19-0117CA; 298 College Street

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RH Ward: 8E

Owner/Applicant: Greater Burlington YMCA / John Caulo

Request: Amend permitted hours of construction activity associated with zoning permit 18-0834CA/MA.

Applicable Regulations:

Article 3 (Applications and Reviews)

Background Information:

The Greater Burlington YMCA (GBYMCA) received a zoning permit (18-0834CA/MA) in June 2018 to demolish the former Ethan Allen Club and to construct a new daycare and health club facility. As for all large projects, that permit included limitations on days and hours of construction. The applicant is seeking approval to amend those limitations.

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Section 3.5.6 (a) Conditional Use Review Standards (Not applicable)

(b) Major Impact Review Standards
(Not applicable)

(c) Conditions of Approval:

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.

(Not applicable)

2. Time limits for construction.

This request does not affect the approved construction timeline. **(Not applicable)**

3. Hours of operation and/or construction to reduce the impacts on surrounding properties.

The approved days and hours of construction for this project are Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No construction activity on Sunday.

The applicant is seeking approval to expand the allowable construction hours to Monday – Friday from 7:00 AM – 5:30 PM. Saturday from 8:00 AM – 3:30 PM. No construction activity on Sunday.

The requested expansion remains within the limitations articulated in the city’s noise control ordinance (7:00 AM – 9:00 PM) and is consistent with the extended construction hours of other projects such as 194 St. Paul Street (Eagles Landing) and 163 South Willard Street (the Residential Tri project). **(Affirmative finding)**

4. That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions; and,

(Not applicable)

5. Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.

Addressed in conditions of approval.

II. Conditions of Approval

1. The amended hours of construction are Monday – Friday from 7:00 AM – 5:30 PM. Saturday from 8:00 AM – 3:30 PM. No construction activity on Sunday.
2. Standard Permit Conditions 1-15.