

Burlington Harbor Marina

January 27, 2017

Mr. Scott Gustin
Senior Planner
Burlington Dept. of Planning & Zoning
149 Church St.
Burlington, VT 05401

Re: Request for Lot Line Adjustment – 234 Penny Lane

Dear Scott,

Attached is a zoning permit application for construction of a new 160 slip public marina facility on approximately .6 acres of waterfront land to be leased from the City of Burlington. The leased lot will be created through a lot line adjustment described herein. Upland improvements include demolition of the existing pavilion and creation of a marina yard area with (2) gatehouse entrances to the new dock system, (2) modified storage containers for workshop and storage, underground fuel tank, and underground utility connections. A new plaza area for temporary drop off and accessible parking is proposed adjacent to the fishing pier including a new flagpole, landscaping and site lighting. A new waterfront park is proposed in the location of the current parking area adjacent to the Community Sailing Center and fishing pier. Parking for the project will be provided in a 68 space newly constructed lot in the location of the currently permitted 73 space lot under the WFN improvements permit.

The project components are located on 3 separate parcels so an application form is included for all 3. The proposed plat showing the lot line adjustment is included along with a letter requesting same from the City.

The attached fee was calculated as follows:

\$959,000 of upland site construction/1000 x \$2 =	\$1,918
Permit filing fee	\$ 110
Lot Line Adjustment 2 lots x \$100	= \$ 200
Total	\$2,228

Traffic

A traffic study was requested by DPW and is attached.

Burlington Harbor Marina

Lighting

A lighting plan and photometric analysis is attached. The chosen fixtures match the fixtures utilized in the roadway and park areas of the WFN project.

Parking

We are requesting a parking waiver to reduce the required number of spaces from 80 at .5 per berth to 48. The request is based on the following: (i) the maximum number of seasonal slips permitted in the Agreement with the City is 96 (60% of 160), reducing the requirement for parking spaces to 48 (.5 per slip); and (ii) the users of the 64 transient boat slips are less likely to need parking, as they arrive at the Marina by boat. 42 of the 48 spaces are located in the proposed 68 space 'East Lot' with the remaining 26 available for allocation to the Community Sailing Center.

Please let me know if you have any questions on how any of the other Site Plan Review Standards were addressed in the plan.

Signed,

Jack Wallace
Managing Member
Burlington Harbor Marina, LLC

Enc

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