

Department of Planning and Zoning

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TO: Development Review Board
FROM: Ken Lerner *[Signature]*
DATE: December 16, 2014
RE: 15-0525CAMA, 87-95 North Avenue & 7 Haswell Street

DEPARTMENT OF
PLANNING & ZONING

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.**

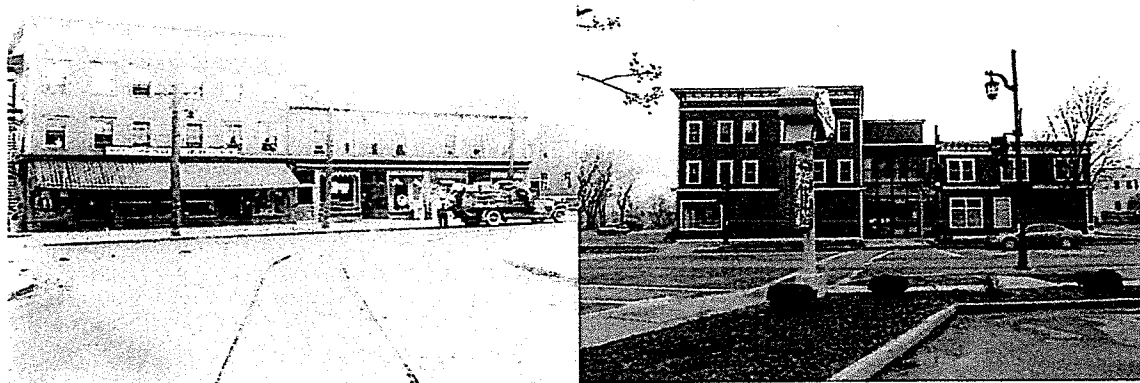
Zone: NMU **Ward:** 7

Owner/Representative: Committee on Temporary Shelter (COTS) / Duncan Wisniewski Architects

Request: Renovation and addition to existing building for 14 new residential units as part of mixed use building. Project includes demolition of house and lot merger at 7 Haswell Street. Uses in addition to the residential units will include adult day care (Day Station) and COTS offices.

Applicable Regulations:

Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking), Article 9 (Inclusionary and Replacement Housing), & Article 10 (Subdivision)



Background Information:

The applicant is proposing the renovation and addition to the existing 15,400 sq. ft. building resulting in a total of 23,890 sq. ft. The site presently contains, at nearly 100% lot coverage, the former Burlington College, a National Registered historic building, and an adjacent parcel (7 Haswell Street) owned by COTS to the west with a residential structure. This house is proposed to be demolished to provide room for the proposed addition. The expansion to the adjacent lot will necessitate a lot line adjustment to combine that parcel with the main site containing the college.

The proposal will contain 23,890 sq. ft. as follows:

First floor: 9,195 sq. ft. for day-station (adult day care) & offices

Article 10: Subdivision

There is no subdivision of land included in this proposal. Two parcels will be merged into one lot resulting in a lot line adjustment with the existing COTS building and 7 Haswell Street, the abutting residential property to the west. As required, a boundary survey by a VT licensed land surveyor has been provided with the final plat plans. (Affirmative finding as Conditioned)

II. Conditions of Approval:

1. **Prior to issuance of a certificate of occupancy**, the lot line adjustment mylar, with the applicable endorsement signature, shall be filed with the City Clerk.
2. **Prior to issuance of a certificate of occupancy**, written confirmation from the City's Housing Trust Manager shall be included in the zoning file concurring with IZ compliance.
3. **Prior to release of the zoning permit**, the applicant shall obtain written approval of the Erosion Prevention and Sediment Control Plan from the Stormwater Administrator.
4. **Prior to the release of the zoning permit**, the applicant shall obtain the written approval of the Stormwater Management Plan from the Stormwater Administrator.
8. As a portion of the site including the southeast corner of the existing building is within the public ROW, the applicant must contact and work with DPW regarding the work being considered.
9. **Prior to issuance of a certificate of occupancy**, the project engineer must certify in writing that, among other things, the project EPSC plan as approved by the Department of Public Works has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
10. **At least 7 days prior to issuance of a certificate of occupancy**, impact fees calculated on the net new square footage of the development shall be paid to the Department of Planning & Zoning. Impact fees may be reduced as determined by the manager of the City's Housing Trust Fund for the provision of inclusionary housing units.
11. Days and hours of construction shall be Monday-Friday 7:00 am – 5:00 pm; Saturdays 8:00 AM – 5:00 PM. No construction on Sunday. *87-95 North + 7 Haswell - confirmed by architect*
12. A State Wastewater Permit will be required for water and sewer service. It is the obligation of the owner/applicant to seek this and any other required additional permits.
13. If any archaeological resources are identified during excavation, the city and state shall be notified for identification and arrangement for appropriate documentation and archiving.
14. The applicant is strongly encouraged to pursue solar hot water and/or photo voltaic options.
15. The street trees and other landscaping within the ROW must be in consultation with the City Arborist.

16. Future signs are anticipated and shall require separate zoning permits.

17. The applicant shall be aware that due to the age of the building hazardous material such as lead paint and asbestos may be present. All materials removed shall be handled and disposed of in a safe and legal manner.

18. It is suggested that while the building entrance on North Avenue is not the main access point it should nonetheless be strengthened to some extent.

19. The proposed construction is proposed to meet or exceed all energy related requirements of the all applicable energy efficiency standards. However it is the applicant's responsibility to file the documents/certifications of both the RBES and/or CBES Codes of the state as required. Evidence of such filing must be provided **prior to issuance of a certificate of occupancy.**

20. Standard Permit Conditions 1-15