

Burlington Development Review Board

Department of Permitting & Inspections
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AJ LaRosa
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Geoff Hand
Brooks McArthur
Kienan Christianson
Caitlin Halpert
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, September 15, 2020, 5:00 PM REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/82129791692?pwd=QmFQZ1VqZnFiZk5wZjJSTU9uSDJsdz09>

Webinar ID: 821 2979 1692

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Minutes

Present: Brad Rabinowitz, Brooks McArthur, AJ LaRosa, Kienan Christianson, Springer Harris, Caitlin Halpert, Geoff Hand
Not Present: Sean McKenzie (Alt.), Ravi Venkataraman (Alt.)

I. Agenda

B. Rabinowitz: No changes to agenda

II. Communications

B. Rabinowitz: Nothing other than what is in the packet

III. Minutes

B. Rabinowitz: Last meeting's minutes included in the packet

IV. Consent

1. 21-0076CA/CU; 426 South Winooski Avenue (RM, Ward 6S) Scott Mapes

Time extension request for zoning permit to demolish existing detached garage and replace with new detached garage with accessory dwelling unit. (Project Manager: Scott Gustin)

Scott Mapes

No public appeared

B. Rabinowitz: Asks if applicant disagrees with the application being on the consent agenda.

S. Mapes: Does not disagree

B. Rabinowitz: Asks if anyone on Board objects to item being treated as consent

No objections

B. Rabinowitz: Asks if any public wants to participate on item

No public

K. Christianson: Motion to grant time extension

C. Halpert: Seconds motion

6-0-0

2. 20-0488SD; 95 Derway Drive (RL, Ward 7N) Larkin Realty

Final subdivision of the Claire Pointe planned community into five (5) parcels. One each for Buildings A, B, C and D, and one common land parcel. (Project Manager: Ryan Morrison)

Carl Lisman and Liz McCaslin appeared on behalf of project
No public appeared

B. Rabinowitz: Asks if applicant disagrees with the application being on the consent agenda.

L. McCaslin: Does not disagree

B. Rabinowitz: Asks if anyone on Board objects to item being treated as consent

No objections

B. Rabinowitz: Asks if any public wants to participate on item

No public

S. Harris: Motion to adopt staff findings and approve application

B. McArthur: Seconds motion

6-0-0

3. 21-0202CU; 820 North Avenue (RCO-C, RCO-A, Ward 7N) Winooski Valley Park District
Expansion of existing preschool/daycare use. (Project Manager: Scott Gustin)

Nick Warner appeared on behalf of project
No public appeared

B. Rabinowitz: Asks if applicant disagrees with the application being on the consent agenda.

N. Warner: Does not disagree

B. Rabinowitz: Asks if anyone on Board objects to item being treated as consent

No objections

B. Rabinowitz: Asks if any public wants to participate on item

No public

S. Motion: Motion to adapt staff findings and approve application

K. Christianson: Seconds

6-0-0

4. 21-0116CA; 24 Alexis Drive (RL-W, Ward 4N) Suzanne & Dave Gaensbauer
Construct new single family home and related site work. (Project Manager: Ryan Morrison)

Dave Gaensbauer appeared on behalf of project

B. Rabinowitz: Asks if applicant disagrees with the application being on the consent agenda.

D. Gaensbauer: Does not disagree

B. Rabinowitz: Asks if anyone on Board objects to item being treated as consent

No objections

B. Rabinowitz: Asks if any public wants to participate on item

No public

B. Rabinowitz: Compliments house and plans

C. Halpert: Move to adopt staff findings and approve application

B. McArthur: Seconds

6-0-0

V. Public Hearing

1. 20-0717CA/MA; 273 Pearl Street (RH, Ward 8E) Triple Tree Group, LLC, (Bruce Baker, Greg Doremus)

Planned Unit Development involving 273 Pearl St, 11 Hungerford Terrace, 15 Hungerford Terrace and 21 Hungerford Terrace. Demolish porch and move garage at 21 Hungerford; demolish garage at 11 Hungerford. Construct 12-unit residential building with related parking and supporting infrastructure. (Project Manager: Mary O'Neil)

B. McArthur: Recused from item

Bruce Baker and Gregory Doremus appeared on behalf of project
No public appeared to speak on item

A. LaRosa: Discloses social ties with Bruce Baker.

B. Baker: Explains site plan and gives details on properties. Explains property layout. Explains contributing factors for Bradley/Hungerford District. Explains topographical layout of properties. PUD involving four lots. The 273 Pearl St lot is involved for parking and stormwater. Explains that the proposal is to remove the 15 Hungerford Terrace building and build where that existed. Explains where new structure is proposed to live. Walks through proposed floorplans.

K. Christianson: Asks about methods of reducing number of cars that tenants use. Asks about Carshare Vermont and what qualifications are needed to be a member. Asks if a tenant does not qualify for Carshare Vermont, what other methods of transportation does the lease offer.

B. Baker: Explains qualifications surrounding Carshare Vermont, including Driver's License. Offers bus passes. Trying to be as bike friendly as possible.

K. Christianson: Asks about bus pass and options/offers surrounding that.

B. Baker: Survey tenants every other year, sometimes every year. Has paid for a bus pass for a year, but bus passes aren't used very often because only three blocks away from University of Vermont, medical center, and Church Street. Some years don't even use all parking spaces. Easiest to walk.

B. Rabinowitz: Asks to clarify comment about not filling parking lot. Some previous projects have requested parking waivers. Asks how those projects compare to this project.

B. Baker: We would not try to build something to this potential for liability unless we knew we could fill the spaces to rent, we can't rent it unless we have parking. Have pre-lease meetings with tenants and tell them about the cost of parking and other modes of transportation. Tries to allocate one car per unit for parking lot. Explains they have asked to share parking between other lots.

G. Hand: Asks about number of cars from tenants who do not rent spaces from them/park on the property.

B. Baker: Probably four or five a year out of 212 tenants. Explains they are close to tenants and have people on the property who would be able to identify if a car was parked there that was not supposed to be.

B. Rabinowitz: Asks about site. Asks about stormwater and underground storage tanks.

B. Baker: Seeing a lot of water at 11 Hungerford Terrace in the basement. Hoping the stormwater is an improvement than what is there now.

B. Rabinowitz: Asks about number of apartments.

B. Baker: Explains how many are there now and what is proposed. 18 apartments.

B. Rabinowitz: Asks about streetscape. Asks about natural wood posts on the street-front.

B. Baker: DAB made same comment, this has not been updated. Can change to white posts.

B. Rabinowitz: Asks if there is any public to speak on this application.

S. Gustin: No public.

B. Rabinowitz: Closes public hearing.

VI. Certificate of Appropriateness

1. 21-0076CA; 400 North Street (RL, Ward 1E) William McKenna

Demolish garage and construct accessory dwelling unit, seeking additional nonconforming lot coverage. (Project Manager: Ryan Morrison)

Will McKenna appeared on behalf of project.

Public comment: Joseph Cleary, Luke Purvis, Sharon Bushor

W. McKenna: Few public concerns about wastewater. Could potentially install a French drain, would intersect the water that would potentially flow from the East. French drain would take the water away from neighbor's garage and guide it South.

B. Rabinowitz: Asks about recommended conditions of approval and asks why stormwater is not included

R. Morrison: Usually put stormwater condition needed before the release of the zoning permit, but with the new ADU ordinance, the DRB must find that it meets the stormwater requirements in order to make a decision.

B. Rabinowitz: Asks about retaining wall and driveway. Not clear elevation plans.

W. McKenna: Explains proposed regrading and vegetation plans.

B. Rabinowitz: Asks if there are questions from the public

J. Cleary: Agrees with recommendation for snow-guards on roof. Recommends French drain size is correctly created for the amount of stormwater it will be collecting.

S. Bushor: Expresses concerns surrounding stormwater. Recommends having more solid plans for stormwater before permit approval.

B. Rabinowitz: Can either approve with many conditions, or ask to come back.

G. Hand: Leaning more towards coming back with more information.

B. Rabinowitz: Feel like there is not enough information to make a decision yet. We can decide that during deliberation.

L. Purvis: Expresses concerns surrounding stormwater and how proposed plans may affect the stormwater path. Concerns about headlights from a turnaround area.

B. Rabinowitz: Closes public hearing

VII. Other Business

1. 19-0355CA; 441 Shelburne Street (RM, Ward 5S) Mitchel Richardson

Project status update only – Conversion of boarding house to 10 apartments.

Mitchel Richardson appeared on behalf of project

Technological issues. Board requests pictures of the back of the property.

B. Rabinowitz: Closes public hearing

VIII. Adjournment

Meeting adjourned at 6:20pm

Bradford L. Rabinowitz, Chair of Development Review Board

Date

Alison Davis

11/09/2020

Alison Davis, Zoning Clerk

Date

Plans may be viewed upon request by contacting the Department of Permitting & Inspections 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 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/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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