

Burlington Development Review Board

Department of Permitting & Inspections
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AJ LaRosa
Caitlin Halpert
Geoff Hand
Sean McKenzie
Brad Rabinowitz
Leo Sprinzen
Chase Taylor
Marina Campbell, (Alternate)
Evan Gould, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, March 19, 2024, 5:00 PM MINUTES

Hybrid & In Person (at 645 Pine Street) Meeting

Board Members Present: AJ LaRosa, Caitlin Halpert, Geoff Hand, Sean McKenzie, Brad Rabinowitz, Leo Sprinzen, and Chase Taylor

Board Members Absent: Marina Campbell and Evan Gould

Staff Members Present: Scott Gustin and Joseph Cava

Staff Members Absent: Mary O'Neil and Garret King

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Consent**

1. ZP-24-51; 187 South Champlain Street (RH, Ward 3) City DPW Parks Rec Dept / Max Madalinski

Reapplication for expired permit ZP-22-466 for renovations to City Pocket Park. (Project Manager, Mary O'Neil)

Max Madalinski: Sworn in.

AJ LaRosa: This item is recommended for consent approval. Has the applicant had a chance to review the staff report?

Max Madalinski: Yes, I have.

AJ LaRosa: Do you have any questions or comments?

Max Madalinski: No, none.

AJ LaRosa: Are there any questions or comments from board members? Hearing none, are there any questions or comments from the public? Hearing none, would someone like to make a motion?

AJ LaRosa: Motioned to approve and adopt staff recommendations, Chase Taylor^{2nd}. Vote 7-0.
Motion carried.

V. Public Hearing

- 1. ZP-24-50; 75 Briggs Street (E-LM, Ward 5) Meraki Realty Holdings, LLC / Andrea Charest**
Reapplication of proposed construction of new health club, climbing, and community center including related site improvements. (Project Manager, Scott Gustin)

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Andrea Charest, Steven Charest, and Susan Coddair: Sworn in.

AJ LaRosa: We reviewed and approved this project back in 2018, but can you provide a refresher for our new board members?

Steven Charest: The proposal is for an indoor climbing center and mountaineering school. Other services provided will include yoga.

AJ LaRosa: What has changed from the original proposal in 2018 to now?

Susan Coddair: There was a subtle change to the entryway foyer. It made more sense to create a more welcoming entrance from Briggs Street. After the property was resurveyed following the continuation of the Champlain Parkway project, the parking lot was changed to reflect curb cuts, EV chargers, and a solar array to help make the property net zero to align with the City's goals.

AJ LaRosa: Is the program use still the same as previously proposed?

Steven Charest: Yes, we created more rock climbing wall areas without increasing the footprint of the proposed facility.

AJ LaRosa: Does the proposed parking lot for this facility connect with the abutting City Market parking lot?

Andrea Charest: No.

AJ LaRosa: Can I ask a question about the staff report?

Scott Gustin: Yes.

AJ LaRosa: Can you expand on the traffic trip generation?

Scott Gustin: If you look at the trip generation it accounts for future impacts like the Champlain Parkway project, and the traffic this project would generate.

AJ LaRosa: Is PM typically your busy time?

Steven Charest: It varies seasonally for summer camps and work schedules, but the busiest time frame would be between 5:00 PM and 10:00 PM.

Brad Rabinowitz: I have a question about the existing sidewalk.

Steven Charest: We own the sidewalk on our property. There is a plan to construct a public sidewalk along Briggs Street but there is not currently enough space to build it in front of the Petra Cliffs climbing center.

AJ LaRosa: Scott Gustin asked a question about phasing. Can you expand?

Andrea Charest: The phasing was likely for plantings following the construction of the Champlain Parkway project. We are not requesting a phasing plan with this application.

Susan Coddair: Conversations were and are being had with the Department of Public Works (DPW) about appropriate plantings for trees and private walkways following the construction of the Champlain Parkway project.

Caitlin Halpert: Can staff provide clarifications on the dimensional standards of wall signs?

Scott Gustin: The primary structure is single-story, and sign is located below the top.

Susan Coddair: The second-story of the building is part of a climbing mezzanine.

Scott Gustin: A similar sign example was the Subaru dealership on Shelburne Street. Its wall sign also located near the top of the tall single story portion of that building. Other parts are two stories at the same height.

AJ LaRosa: Will the sign be painted or a separate mounted fixture on the side of the building?

Steven Charest: The proposal is for a metal mounted wall sign.

AJ LaRosa: If the proposed sign were just a graphic of the hand, would it still fall under sign regulations?

Scott Gustin: No.

Steven Charest: The silhouette art along the side of the building reflects what we do and offer.

Sean McKenzie: Can you talk about the soil testing of the site?

Andrea Charest: We have a Brownfield grant waiting in the wings pending additional soil testing results.

AJ LaRosa: Are there any additional questions or comments from the board? Hearing none, are there any questions or comments from the public?

Scott Gustin: I don't see any hands.

AJ LaRosa: Hearing no additional questions or comments, we will close the hearing on this item and deliberate later on.

VI. Certificate of Appropriateness

- 1. ZP-24-31; 750 Pine Street (EL-M, Ward 5) James Edward Company, LLC / Susan Nostrand**
Proposed Master Sign Plan for the three new businesses located in the Fourbital Factory. (Project Manager, Scott Gustin)
Susan Nostrand: Sworn in.

AJ LaRosa: Has the applicant had a chance to review the staff report?

Susan Nostrand: Yes, I have.

AJ LaRosa: Do you have any questions or comments?

Susan Nostrand: No, I do not.

AJ LaRosa: Does anyone of the board oppose to treating this item as consent? Hearing none, would someone like to make a motion?

AJ LaRosa: Motioned to approve and adopt staff recommendations, Geoff Hand 2nd. Vote 7-0.
Motion carried.

2. **ZP-24-59; 44 Wright Avenue (RL-W, Ward 5) 44 Wright, LLC / Arthur Chukhman**
Rehabilitation of existing triplex, adding a unit within, and constructing detached triplex in the rear for a total of 7 units. (Project Manager, Mary O'Neil)

Scott Gustin: The applicant will be returning to the Design Advisory Board (DAB) on 4/9/24 and will defer meeting with the Development Review Board (DRB) to a later date pending design modifications.

AJ LaRosa: Motioned to defer to a date to be determined, Sean McKenzie 2nd. Vote 7-0. Motion carried.

VII. Adjournment

Hearing closed at 5:35 PM.



Alexander J. LaRosa, Chair of Development Review Board

4/2/24
Date



3-22-24

Joseph H. Cava, Permitting & Inspections Permit Technician

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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