

Burlington Planning Commission

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Bruce Baker, Vice-Chair
Yves Bradley
Alexander Friend
Michael Gaughan
Erin Malone
Julia Randall*

Burlington Planning Commission

Tuesday, April 23, 2024, 6:30 P.M.

Hybrid Meeting via Zoom and in the Bushor Conference Room

Draft Minutes

Members Present	A. Montroll, A. Friend, E. Malone, J. Randall
Staff Present	C. Dillard, S. Morgan
Public Attendance	Bruce Alice, Mary Kehoe, Todd DeLuca, Richard Hilliard, Evan Gould

1. Agenda

Call to Order	Time: 6:30pm
Agenda	No changes.

2. Public Forum

Name(s)	Comment
Mary Kehoe	In regards to the proposal to build an accessory unit at 44 Wright St. in the Lakes Lakeside neighborhood near Hula. • Out of scale with the neighborhood's structures and its physical character • It doesn't respect the plan BTW • Keep the area's character
Bruce Alice	• Preserve the Lakeside and the historic aspect of it • The parking in that area is difficult • Exempt Lakeside from new zoning regulations
Todd DeLuca	Thoughts on the NC: • 1,800 sq ft seems small for the fourplex footprint plans • 3 stories seem small to build a fourplex. Recommends 4 stories and 50 ft • IZ should be made voluntary • Sheetz decision coming out of the Supreme Court • Thinks the City should lift the ban on condominium conversions
Richard Hilliard	Read a paragraph from a FPF post and had the point that the City Councilors need to take notice of the problems that neighbors see with the NC as it is currently written. • Talked about the fact that pay in Burlington lags behind the acceleration of the cost of housing.
Evan Gould	Pertaining to the NC: • Stormwater: "worth exploring would be incentives to both add stormwater mitigation as well as conversion of traditional grass lawns to more deep-rooted plants that are better at mitigating stormwater. More native plants, strawberries and grasses, constructing incentives in that way."

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	• Height: "changes the feasibility of developments, especially in the new North End where many buildings are one story, basically gutting the potential for infill development in in that area." • Parking: "One thing that's worth exploring, as we're developing and building out the neighborhood code, there's going to be increased parking demand on free street parking in our neighborhoods. Figuring out how to mitigate that as well as charge appropriately for the valuable resource of our streets like extending paid parking to more areas than just downtown in the immediate surroundings, having residential parking permit structures and in more neighborhoods. Another kind of thought that I think would be interesting in the extension of residential corridors is having a low car extension of residential corridor that abuts potentially the bike path, I think would be an interesting idea to at least explore for those who kind of treat that as their major corridor for commuting to work." • Interested in exploring something similar to the right of return
Karen Long	• The issue of selling more parking passes than there is parking on the street. • Where is the Neighborhood Code going to make additional improvements? To the Planning Commission or the Ordinance Committee? • Agrees with Mary Kehoe's comment that NC doesn't go along with plan BTV • Would like someone to answer the condo conversion comment by Todd Deluca • Pro homeownership • Re-think the one size fits all approach of the NC code A. Montroll: • The Planning Commission is in the process of looking at phase 2 of the NC. The Planning staff put together a list of the topics to be considered for part 2 of the NC. The topics come from the discussions the PC had during the fall and winter and from the City Council discussions over what was going to be deferred until after part one was discussed and voted on by the Council. All that was summarized in a memo. Encouraged the public to take a look at the memo and give the PC feedback on it or whether something is missing. • About 44 Wrights St: the PC doesn't address specific projects.
Jak Tiano	About NC part 2: • Completely supports the original passage of the code • Continuing the conversation about mixed use. Expanding the use tables in all residential zones. • Thinking more holistically about the IZ regulations • Would like the City to put together a pocket park program
Sharon Bushor	• Please that the PC is taking up the list of things to address before the new structures will be built in October • The affordability and the housing types were not addressed • Made a comment about losing families in Burlington • Homeowners make payments to the Housing Trust fund

Diane Freiheit	• In support of infill development in Burlington that is done responsibly and provides affordable housing for renters as well as affordable home ownership • Hope that parking and other issues like historic districts will be addressed. Infill related parking shortages impact renters. • Historic districts and historic structures in Burlington that are listed on the National Register of Historic Places are distinct from although included in the design overlay District. There are clear guidelines for new construction within the boundaries of historic structures and sites such that the massing size, scale and design of new construction should be compatible with those of historic buildings. • Responsible site development • Concerned about any and all sites, any and all backyard, side yard, front yard development along Lake Champlain and the Winooski River regarding stormwater runoff. All along Lake Champlain, erosion as well.
Ann Vivian	• Thought S. Bushor's comment on affordability was excellent • Concerned about the scale and massing of different projects • Thinks there is a need for higher density housing throughout the City of Burlington because the city is overbuilt with massive parking lots. Advocating for parking spaces to be built underground.
Tim Stevens	• Thanks the Commissioners and the staff for going through the process of creating the NC • Looking at fee simple townhomes as a different topology. Buildings that are on separate lots but share a party wall between them. Common in historic neighborhoods. • Thinks putting restrictions on historic districts will restrict the up zoning and might not allow for any different development there.

3. **Chair's Report**

A. Montroll	No Report
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4. **Directors Report**

C. Dillard	• Director M. Tuttle and C. Dillard were in Minneapolis last week for the National Conference of the American Planning Association. Reach out to C. Dillard for more info about the conference.
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5. **Project Update: Great Streets**

Action: Receive the presentation and provide feedback.		
Motion: N/A	Seconded by: N/A	Vote: N/A
Presentation by Laura Wheelock, Sr. Public Works Engineer. What does curb lessness look like? • It's done to be able to allow a lot of permutation side to side, to allow people to cross the street organically. It helps be a natural traffic calming feature. Trees previously put on Cherry St didn't survive. • Looking at doing shade tolerant plantings rather than trees necessarily. Will the new vegetation will help mitigate heat islands? • The study done on Great Streets did not include data on heat islands, but the standards were developed in a way to try to support healthy trees.		

Are there any public art elements included in the design?

- Main Street will have four pieces installed. It honored the 1% public garden and went a little bit above what was required. The first installation will be a snail family installation and so they are stone snails that will be installed in front of the courthouse building that are playful, whimsical, but they look really nice and can actually be interacted with the folks of all ages. A monument piece will be at the intersection of Main and Church St. A floral arch will be installed in the City Hall Park. Bank and Cherry will have 2 public art pieces selected. That project is broken up into 2 phases. One is a book tree that is made out of recycled book binds. But it will be in the shape of the tree and it has an interactive component where you can scan a QR code and it will read stories. The second piece is called Dance in Motion, and it is a wire framed people in active looking poses that will be on Bank, Bank and Saint Paul together.

J. Randall thinks the direction this project is going is great.

A. Montroll is excited to see this project is taking shape.

6. Project Update: Memorial Block Redevelopment

Action: Receive the presentation and provide feedback.

Motion: N/A

Seconded by: N/A

Vote: N/A

Presentation by C. Dillard.

7. Project Update: South End Coordinated Redevelopment

Action: Receive the presentation and provide feedback.

Motion: N/A

Seconded by: N/A

Vote: N/A

Presentation by C. Dillard.

A. Friend noted that the Seven Days Stuck in Vermont series on YouTube about the Ravine sewer is fantastic.

8. Proposed CDO Amendment: Neighborhood Code Part II

Action: Receive the presentation and provide feedback.

Motion: N/A

Seconded by: N/A

Vote: N/A

Presentation by S. Morgan

J. Randall:

- Thinks it's a good idea to add the conversion coordinates to the list.
- About stormwater: "I agree with what Evan said about trying to introduce incentives to have more mitigation and storm water mitigation and I like the idea of converting grass lawns to these are more productive like bio soils.
- IT would be great to have some sort of density bonus for developers who are able to provide some sort of pocket park in the same census tract or something like that.
- Appreciated the 2 points in public forum about parking. There is a need to think about the ways that these changes are going to affect demand and create certain pinch points.
- Would also like to see the mixed-use elements addressed.
- In regards to comments about the IZ and the way it interfaces with NC: would like to know the timeline of how those changes will happen relative to the neighborhood code because we may want to be considering the changes that we need to the inclusionary zoning ordinance while we're working on this neighborhood code Part 2.

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- Agrees with people about being cautious about IZ requirements. Encourages everybody to read Collins communication that was in the packet and the accompanying article because it's really, really well done.

C. Dillard:

- "We've got a consultant EPS who's actually been working on the impact fee study doing some development sort of feasibility analysis, pro forma analysis using our existing and some of these proposed IZ amendments. They are going to be taking the next month and a half to two months to do that work. So will likely be coming back to you Midsummer with the next update on that package of amendments aside from whatever the City Council directs and the mayor direct shot to look at.

A. Montroll:

- On the historic preservation issue: "it would be good just to understand better how that interfaces with the NC that was done just so we're a little bit better educated on that.
- The mixed-use: "A good discussion to have not just for the north ADD border but to look at it a little bit more broadly."
- The amendment towards the end of the discussion by the City Council asked the PC to pull out the secondary structures and to look at that. Thinks it would be helpful to pull those out and identify them.
- Thinks that part 2 will be discussed topic by topic as opposed to all in one.

The Planning team will bring back the presentation on what the IZ is, before the specific amendment proposals will be presented to the Commission.

9. Commissioner Items

A Long Range Planning Committee meeting is scheduled for Thursday, May 9th from 4-5:30 p.m. to discuss the draft scope for plan BTV New North End.

J. Randall recommends checking out the Homes for All Tool Kit.

10. Minutes

Action: Review and approve the 3/26 meeting minutes

Motion by: A. Friend

Second by: E. Malone

Approved: unanimous

11. Communications

Action: Review and accept written communications

Motion by: A. Friend

Second by: E. Malone

Approved: unanimous

12. Adjournment

Adjournment

Time: 8:42 p.m.

Motion: J. Randall

Second: E. Malone

Vote: unanimous