

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
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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, June 4, 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 (5:10 PM), Chase Taylor, and Evan Gould

Board Members Absent: Marina Campbell

Staff Members Present: Scott Gustin, Mary O'Neil, Garret King, and Joseph Cava

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Public Hearing**

1. ZP-24-159; 144 Wildwood Drive (RL, Ward 4) Wild Dale, LLC / Matt Brouillard

Proposed subdivision of existing parcel to create a new 5,793.50 square foot lot. (Project Manager, Garret King)
Matt Brouillard, owner, present

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

Matt Brouillard: Yes, I have, and it seems straightforward.

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. Certificate of Appropriateness

1. ZP-24-87; 63 Lakeview Terrace (RM, Ward 2) Barbara Zucker / Louis Lionni / Joe Fisher

Proposed two-story addition with basement and elevator. (Project Manager, Scott Gustin)
Brian Mac, Andrew Chardain, and Ivan Goldstein: Sworn in

AJ LaRosa: I received an email from an abutting landowner in regard to this project. Can the applicant team tell us more about this project?

Brian Mac: I wanted to address our interest and passion in this project. This project is being done for an elderly couple that would like to age in place which is unique in regard to the goals of accessibility in an older home.

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Andrew Chardain: The owners have resided at this property for over thirty years and they respect the character of the existing building even though it is not listed on the historic register. This context is evident in its relationship to the street, which is why the proposed addition will be to the rear of the property to preserve the character of the neighborhood. The street frontage appearance does not impact the neighborhood as identified by the concept drawing. The rear addition as identified in the site plan would have the elevator and access into the basement. No changes are proposed to the existing Accessory Dwelling Unit (ADU).

AJ LaRosa: So the ADU is on the same parcel?

Andrew Chardain: Yes. I noted pre-release conditions in the staff report like an EPSC permit. This process is already underway. We have also submitted luminosity information at the request of City staff. The lighting plan is done sensitively to not disrupt the existing neighborhood.

AJ LaRosa: Are there any questions or comments from board members?

Brad Rabinowitz: I note a fence on the north side of the property line. Is the addition five-feet away from this?

Andrew Chardain: Yes, this is an existing fence that will remain throughout construction.

Brian Mac: There is a picture showing the rear of the property including the fence.

Evan Gould: To clarify, the fence is not being extended?

Andrew Chardain: Correct.

Leo Sprinzen: Is the intention to keep the addition in line with the existing fence?

Andrew Chardain: Yes, there is a jog in the fence line pointing west.

Leo Sprinzen: Concerning the relationship with the massing of the addition and the existing house to the north, can you expand on the design?

Andrew Chardain: Using the foundations, this was where the elevator tower will be as part of the proposed addition.

Geoff Hand: The staff report was straightforward, but I noted it lacked a recommendation.

Sean McKenzie: Can you expand on the window battens, are they fixed?

Brian Mac: There is an aperture creating a privacy wall with the screening of the battens. The idea is to create a harmonious context in the design. The windows can be opened from the building's interior.

Sean McKenzie: Can you describe the siding's material?

Andrew Chardain: The siding is cedar for a more natural appearance.

AJ LaRosa: So we can see the peak of the proposed addition from the street frontage?

Andrew Chardain: Yes, this is the roofline for future development like solar panels.

AJ LaRosa: Are there any additional questions or comments from board members? Hearing none, we will open it to public comment.

Ivan Goldstein: I understand the beauty of aging in place, but I feel the design of the addition is intrusive to the neighborhood. The fence in question ends at the end of my driveway. There is a secondary fence that is two feet lower than this previously mentioned fence.

Brad Rabinowitz: Is there not an existing fence?

Ivan Goldstein: There is, but it is shorter. The distance between the existing house and fence is closer to two feet than five feet as previously mentioned. The proposed addition also blocks windows on my existing residence, so the massing is not in character with the neighborhood as shown in the prospective drawings. How long will the ten foot fence extend? The fence was approved under previous standards, so it doesn't conform to a setback for maintenance.

Scott Gustin: There are no dimensional standards for fence setbacks.

Ivan Goldstein: I am curious whether an engineer's report and drawings were submitted because the surrounding properties are situated in sand. I am curious how an excavator will turnaround to dig a foundation without infringing on my property boundaries or put other properties at risk for erosion. I feel there are more appropriate ways to install an elevator without the design being so out of place.

Brad Rabinowitz: How tall is the existing fence?

Andrew Chardain: It is roughly ten feet.

Evan Gould: A reminder looking at the designs that the fence will be replaced in kind.

Andrew Chardain: We have engineers who will be working with shoring blocks to ensure the stabilization of the site.

AJ LaRosa: Can you expand on the neighboring windows? To clarify, there is no provision to light and air in the State of Vermont in regard to development.

Brian Mac: We are being sympathetic to the site and massing, but the angular views are directed to the West towards Lake Champlain. The proposed addition does not block this view.

AJ LaRosa: Any further questions or comments from the board? Hearing none, we will close the hearing on this item and deliberate later on.

VI. Master Sign Plan

- 1. ZPS-24-3; 266/270 Pine Street (E-LM, Ward 5) Stephen & Margaret Conant / Molly Conant**
Proposed revision of the Master Sign Plan (ZP-20-0931SN) including installation of blade sign to the front of building. (Project Manager, Mary O'Neil)
Stephen Conant, owner, present, Sharon Bushor: Sworn in

AJ LaRosa: Can you tell us about this project?

Stephen Conant: This site is two separate addresses, but they are conjoined. Most of the tenants are artists, but we also have retail establishments. To access this tenant's shop on the second floor, you have to pass by 30 odd other tenant spaces. We would like to revise the Master Sign Plan to give this tenant more prominence on Pine Street where the retail branding is most prominent.

AJ LaRosa: Mary, can you catch us up on the points in your staff report?

Mary O'Neil: Certainly, blade signs are not permitted for second floor tenants. This property under the previous Master Sign Plan has already maxed out on its maximum allotted signs. I question the judgement on the flexibility of the previous agreement with the Master Sign Plan.

Caitlin Halpert: So is this an amendment to the Master Sign Plan or Article 7?

Mary O'Neil: Master sign plans are prescriptive to the existing location and should be conforming to Article 7. The master sign plan is a presentation of compatibility with the regulations.

Brad Rabinowitz: So under this review, we could accommodate the proposal of a non-conforming blade sign?

Mary O'Neil: The DRB's review is discretionary that extends beyond our administrative capabilities.

Brad Rabinowitz: You have a lot of second floor tenants, and we don't want to run the risk for a clutter of blade signs.

Stephen Conant: We are working hard to bring continuity and clarity to this site. The goal is an ascetically beautiful site.

Brad Rabinowitz: Do you not have an outside directory?

Stephen Conant: We have some, but with so many tenants and businesses we are trying to make this mean something visual in relationship with the street frontage.

Geoff Hand: This sounds like a one off context for this one business and its allowance for blade signs moving forward.

Stephen Conant: I am of the opinion that any new signs would still need to go through permitting.

AJ LaRosa: I would still like to know more how this one blade sign fits with the master sign plan and it makes me nervous how this one off is related and how it could be approved.

Stephen Conant: The criteria is proscriptive, and it makes it easier for landlords to manage a property.

Brad Rabinowitz: So you are looking at two blade signs?

Stephen Conant: This is about the look and feel.

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

Scott Gustin: I see a hand raised in the waiting room.

Sharon Bushor: The sign criteria is very thorough and prescriptive and it's overwhelming. My understanding that blade signs were restricted to the first floor and I caution a change like this without reviewing the flexibility of the previous agreement.

AJ LaRosa: With that, we will close the hearing on this item and deliberate later on.

- 2. ZPS-24-14; 75 Cherry Street (FD6, Ward 3) CityPlace Partners, LLC / Jesse Robbins**
Proposed Master Sign package for CityPlace Burlington, South Building only. (Project Manager, Mary O'Neil)
Dave Farrington, owner, present, Jesse Robbins: Sworn in

AJ LaRosa: Can you tell us about this project?

Jesse Robbins: The project is for the South Building only. The North Building will also have its own Master Sign plan. There is signage for the residences on upper floors, parking, and the hotel.

AJ LaRosa: Is there a requirement for hotel signage?

Jesse Robbins: Hotels have prescriptive standards for their own expectations, but a recent zoning change will allow internally illuminated signs like the one proposed for the hotel including backlit lettering.

Dave Farrington: There will be a separation between access points for residences and the hotel guests and staff.

Caitlin Halpert: To clarify, it will only be the letters that are illuminated?

Jesse Robbins: Yes, there are also proposals for backlit signs.

Brad Rabinowitz: So the illuminated back lit signs will be for residences and the backlit letters for the hotel?

Jesse Robbins: Correct.

Evan Gould: I see proposals for vinyl window decals, can you identify these?

Jesse Robbins: They are strategically located near doors and entrance points.

Mary O'Neil: This is an interesting example for Master Signs for tenants above the first floor like the hotel, the largest tenant whose lobby is located on the upper floors. I do not think Article 7 ever envisioned a project of this magnitude.

AJ LaRosa: This is also a three type mixed use development and we have to build a box on what we think is appropriate.

Dave Farrington: We are very happy with the designs so far.

Leo Sprinzen: How important is it for Marriot to have a sign on the tenth floor?

Jesse Robbins: It is not how important is it to them, but how we think it is appropriate.

Leo Sprinzen: In regard to square footage, we would need to evaluate the size of the signs.

Dave Farrington: The sign would look funnier, if it were place lower on the building.

AJ LaRosa: Are there any additional questions or comments from board members? Hearing none, are there any questions or comments from the public? Hearing none, we will close the hearing on this item and deliberate.

VII. Adjournment

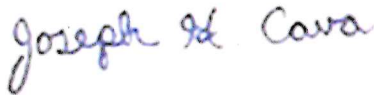
Hearing closed at 6:40 PM.



Alexander J. LaRosa, Chair of Development Review Board

7-2-24

Date



Joseph H. Cava, Permitting & Inspections Permit Technician

7-2-24

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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