

Burlington Planning Commission

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*Andy Montroll, Chair
Erhard Mahnke
Ryan Nick
Alexander Friend
Michael Gaughan
Erin Malone
Julia Randall*

Burlington Planning Commission

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

Hybrid Meeting via Zoom and in the Bushor Conference Room

Draft Minutes

Members Present	Andy Montroll, Erin Malone, Erhard Mahnke, Ryan Nick, Julia Randall, Michael Gaughan
Staff Present	Charles Dillard, Sarah Morgan, Scott Gustin (DPI)
Public Attendance	Sharon Bushor

1. Agenda

Call to Order	Time: 6:30pm
Changes to Agenda	Correct the Overdose Prevention Center ordinance from ZA-24-05 to ZA-25-01

2. Public Forum

Name(s)	Comment
Sharon Bushor	• Asked why the language related to stormwater management can't move forward, pointed out the differences between streets identified as corridors, brought up missing the fire department access language in the ordinance. • See communication for more detailed comments on Neighborhood Code

3. Chair's Report

A. Montroll	• The Chair and staff are having discussion about the PC committees.
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4. Director's Report

C. Dillard	• The RFP for Plan BTV New North End is released and will be out for 1 month • Had a good public meeting for the South End coordinated redevelopment on July 11th at the Miller Centre, Champlain College • Public meeting for Memorial block scheduled for September • Planning Staff will host Office Hours for commissioners on Friday, August 2nd
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5. Proposed CDO Amendment: ZA-24-04 Neighborhood Code Part 2A

Action: Warn the amendment for a public hearing and approve the municipal bylaw amendment		
Motion: E. Mahnke	Seconded by: R. Nick	Vote: Unanimous
Among technical changes requested, requested edits and discussion topics to the amendment include: • Explore how changes to ADU standards and secondary structures could unintentionally see a rise in short-term rentals. Staff to explore the comparison of waived impact fees and STR tax. • Re-work "Senior Housing and Housing for Individuals with Disabilities Bonus", explore federal definition for age-restricted housing. • Remove "Monument" sign type from allowable signs in the RC		

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- The PUD section will be warned to public hearing as part 2A but the Commission will continue to do work over the next month
- Andy suggested putting together a memo that will explain how the IZ will be addressed in the NC

6. Proposed CDO Amendment: ZA-25-01 Overdose Prevention Centers

Action: n/a		
Motion:	Seconded by:	Vote:
The Commission discussed the proposed districts that would allow OPCs as a use. Erin Malone: Suggests either being more inclusive by permitting these in all areas of the City or just allowing them in Institutional. Wants considerations to be made for school zones. Michael Gaughan: Spoke about the need for more information on this topic to make an informed decision. Requests subject matter experts to attend a future meeting and provide more information. Erhard Mahnke: Supports broader eligible locations. Points out that people who would be using the centers likely wouldn't be going to the hospital. Would like to talk to the health department about regulations. Ryan Nick: Doesn't feel like we can make an informed decision. Notes that a downtown location might be inconsistent with planBTV: Downtown + Waterfront. The Commission will continue the discussion at their next meeting		

7. Commissioner Items

Next meeting is August 13 th

8. Minutes

Action: Review and approve the 7/9 meeting minutes		
Motion by: E. Malone	Second by: R. Nick	Approved: unanimous

9. Communications

Action: Review and accept the communications		
Motion by: E. Malone	Second by: R. Nick	Approved: unanimous

10. Adjournment

Adjournment		Time: 20:50
Motion: R. Nick	Second: E. Malone	Vote: unanimous