

Burlington Planning Commission

149 Church Street
Burlington, VT 05401

www.burlingtonvt.gov/cityplanning

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

Burlington Planning Commission

Tuesday August 27, 2024, 6:30 P.M.

Hybrid Meeting via Zoom and in City Hall's Bushor Conference Room

Draft Minutes

Commissioners Present:

- | | |
|--|---|
| ☒ Andy Montroll | ☐ Michael Gaughan |
| ☒ Erhard Mahnke | ☒ Erin Malone |
| ☒ Ryan Nick | ☒ Julia Randall |
| ☒ Alexander Friend | |

City Staff Present:

- | |
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| ☒ Charles Dillard, Interim Director |
| ☒ Sarah Morgan, Planner |

Public Attendance: Sharon Bushor

1. Agenda

Call to Order: 6:30pm

Changes to Agenda: No Changes

2. Public Forum

<u>Name(s)</u>	<u>Comment</u>
Sharon Bushor	Feels that this is a significant amendment and wants to see changes that make it stronger. Has issues with the Colchester Avenue Corridor Designation and has feedback that the 200ft depth language is not clear. Also wants to insert the stormwater language from the ADU section back into the amendment. Concerned that policy still doesn't address affordability. <i>Note: Attendee has additional communication included in the PC Packet.</i>

3. Director's Report

Charles Dillard:

- Department has had Transportation Options Study strategies for the last month and plans to discuss with DPI/DPW and will aim to schedule a PC meeting to provide an update in the coming months with a future CDO amendment in late 2024/early 2025.
- The RFP for *planBTV*: New North End closed last week, and Staff will review proposals with CCRPC the week of the 3rd. The goal is to select a consultant by the end of September, get them on a contract, and have them begin work in earnest in Jan. 2025.
- There are two big development projects that the City is involved in: Memorial Block and South End Coordinated Redevelopment (SECORD). There will be a public meeting for Memorial Block on Sept. 18th that will focus on the administration and partners' visions for the redevelopment, and outreach this fall will also include an online engagement component. There will be a council work session for SECORD in September with a public meeting in October.

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4. Proposed CDO Amendment ZA-24-04: Neighborhood Code Part 2

Public Forum: See comments from Item 2: Public Forum.

Action: Motion to remove PUD considerations from amendment

Motion by: E. Mahnke **Seconded by:** E. Malone **Vote:** Unanimous

Action: Motion to amend Table 4.4.5-2 to increase the maximum building footprint in the Residential Medium district from 900ft² to 1,100 ft²

Motion by: J. Randall **Seconded by:** E. Mahnke **Vote:** Unanimous

Action: Motion to add St. Paul Street and Pearl Street to streets listed under Sec. 4.3.1 (e), lines 86 + 85 related to the Residential Corridor

Motion by: E. Malone **Seconded by:** R. Nick **Vote:** Unanimous

Action: Motion to forward the amendment as amended and transmittal memo as amended to City Council

Motion by: E. Mahnke **Seconded by:** J. Randall **Vote:** Unanimous

Discussion Notes:

- The presentation related to the amendment includes edits made from last PC meeting, as well as a few other technical corrections following discussions
- There was discussion brought up by E. Mahnke on whether to include additional language to Sec. 4.3.1 (e) to further clarify that lots behind those fronting on the streets listed are not subject to RC. Commissioners determined that the existing language was sufficient.
- E. Mahnke brought up that he shares S. Bushor's concern that Colchester Avenue's Residential Corridor designation is not appropriate. Staff recommended that this designation be discussed further in the Comprehensive Planning process, and that the RC designation is consistent with *planBTV*.
- Stormwater was addressed by Scott Gustin, who clarified the following:
Chapter 26 sets the bar for stormwater review of development activities at 400 sf of earth work. Any development activity that includes 400ft² or more earthwork requires stormwater review. For administrative purposes, there is a short form for stormwater review of projects involving single family homes and duplexes. Others require more comprehensive information for review. The 400 ft² threshold for stormwater review is independent of changes in zoning. A single family home doing an addition of 400ft² or more will still require stormwater review. If the addition also includes a change in use to a triplex, it will no longer qualify for short form review. The threshold for stormwater review remains unchanged, as do the applicable standards. As Chapter 26 is written, there is no gap due to Neighborhood Code zoning changes.
- Commissioners made recommendations to amend the transmittal memo. Included in this is a recommendation from E. Mahnke to address questions related to affordability and stormwater in the memo to City Council.

5. Commissioner Items

6. Adopt Minutes + Communications

Action: Review and approve the communications and 8/13/24 Planning Commission meeting minutes

Motion by: J. Randall **Seconded by:** R. Nick **Vote:** Unanimous

7. Adjournment

Action: Motion to Adjourn **Time of Adjournment:** 8:50 pm

Motion by: E. Mahnke **Seconded by:** R. Nick **Vote:** Unanimous

