

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax (802) 863-0466

AJ LaRosa
Caitlin Halpert
Geoff Hand
Sean McKenzie
Brad Rabinowitz
Leo Sprinzen
Miles Waite
Marina Campbell, (Alternate)
Evan Gould, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, August 20, 2024, 5:00 PM

MINUTES

Hybrid & In Person (at 645 Pine Street) Meeting

Board Members Present: AJ LaRosa (5:05 PM), Caitlin Halpert, Geoff Hand, Sean McKenzie, Brad Rabinowitz, Leo Sprinzen, Marina Campbell (5:20 PM), and Evan Gould

Board Members Absent: Miles Waite

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

Staff Members Absent: Scott Gustin

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

1. **ZP-24-148; 49-55 Chase Street (RL, Ward 1) Chase Street 49, LLC / Missa Aloisi**
Proposed subdivision of existing lot into four separate parcels. Development plan includes residential unit expansions to existing structures and construction of one new four-unit apartment building. (Project Manager, Garret King)

Caitlin Halpert: Is it true that the applicant has requested a deferral?

Garret King: Yes.

AJ LaRosa: Are there any board members that have questions or comments concerning this project? Hearing none, is there anyone here in person, or online, that wishes to speak on this application?

Mary O'Neil: I do not see anyone with hands raised in the waiting room wishing to speak on this item.

AJ LaRosa: Hearing no additional questions or comments, would someone like to make a motion?

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

2. **ZP-21-800; 501 Pine Street (E-LM, Ward 5) Vermont Gas Systems, Inc. / Kurt Schueler**
Proposed time extension request to develop a container kitchen/food truck café on existing vacant property. (Project Manager, Scott Gustin)
Kurt Schueler: Sworn in

AJ LaRosa: Has the site plan been approved?

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Kurt Schueler: Yes.

Mary O'Neil: This application was approved in June 2022. There was a condition for compliance with current zoning regulations. A corrective action plan was approved in 2023 which made this use non-compliant with the newly created South End Innovation District (SEID), which is an overlay district.

Evan Gould: Did this application precede the removal of minimum parking requirements?

Mary O'Neil: I would need to check this, but the project as proposed would not meet the existing regulations.

Geoff Hand: We would need to check the language contained in the original time extension request to understand the conditions.

AJ LaRosa: Was work started on the monitor wells?

Kurt Schueler: I am not sure if the stormwater work was started.

Evan Gould: Do you have any issues with removing the driveway entrances and parking to bring this project into compliance with loading/unloading standards?

Kurt Schueler: Yes, I am willing to make changes after speaking with the Department of Public Works regarding our curb cuts and access points.

Caitlin Halpert: Can we approve the time extension request against prior permit conditions that have now changed?

AJ LaRosa: I have an issue with pending ordinance changes against previously approved permits that predate the ordinance changes.

Evan Gould: Is there a limit on time extension requests?

AJ LaRosa: Yes.

Mary O'Neil: The last time extension request was granted in June 2023.

AJ LaRosa: Are there any additional comments or questions from board members? Hearing none, is there anyone present in person or online with questions or comments concerning this project? Hearing none, we will close the hearing on this item and deliberate later on.

V. Certificate of Appropriateness

- 1. ZP-24-262; 228 North Winooski Avenue (NMU, Ward 2) Champlain Housing Trust / Eli Maroscher**
Proposed construction of addition to Feeding Champlain Valley facility. (Project Manager, Mary O'Neil)
Sam Beall, Travis Poulin, Scott Homsted, Donal Dugan, and Sharon Bushor: Sworn in.

Geoff Hand: I am recused on this.

AJ LaRosa: I have an interest in this project, but it should not be a conflict of interest. Can you tell us about this project?

Sam Beall: I am the project architect, and Travis Poulin is our representative from the Champlain Valley Office of Economic Opportunity (CVOEO).

Travis Poulin: This is the largest food shelf in the State of Vermont distributing food to those in need in the four counties that (CVOEO) serves. The other service that is provided is economic services to the unhoused population.

Sam Beall: An artist created geometric murals on site, and these murals will be replicated on the facades of the new addition. We are proposing to shift the curb cut to maximize parking and greenspace.

Caitlin Halpert: How will you moderate one traffic at this site?

Scott Homsted: This is an existing site that is being reoriented to make the traffic intersection safer.

Leo Sprinzen: Have you considered reorienting traffic to the south?

Sam Beall: This would not work with the proposed parking arrangement.

Travis Poulin: Many of the Champlain Housing Trust staff have been working remotely given the existing complexities of this site.

AJ LaRosa: Will there be a public entrance for pedestrians and a private entrance for staff?

Sam Beall: Yes.

AJ LaRosa: How close to the property line is this?

Sam Beall: It is very close, we have recessed building features for privacy on the interior.

Evan Gould: Is there a reason the signage is proposed where it is?

Sam Beall: Yes, the singular entry point is for wayfinding, safety, and security. Many people will approach from the south explaining the sign's configuration.

Caitlin Halpert: Is there an issue with addressing that would require the primary entrance to be on North Union Street?

Sam Beall: Yes, it is the orientation of parking against the front entrance.

AJ LaRosa: If I am remembering it correctly was there a recent project before the Development Review Board (DRB) that required the entry façade to face the primary street?

Mary O'Neil: Yes, the previously proposed Nordic bathhouse on Pine Street has a primary street facing entry façade.

Evan Gould: What about the Howard Center project?

Mary O'Neil: The Howard Center project has two primary street facing facades, one on Pine Street and the other on Flynn Avenue, which makes this a unique example.

Donal Dugan: There is an evolutionary element to this project as this building grows and evolves over time.

AJ LaRosa: There is a piece in the staff report on window film screening, can you expand on this?

Sam Beall: The primary street facing windows in the dining area will receive film screening for privacy. This is also more cost effective than installing window shades.

Leo Sprinzen: Can you expand on access to bus stops?

Donal Dugan: The infrastructure is there for a bus shelter, but ultimately it is the decision of Green Mountain Transit and what they decide for the placement of a bus shelter.

Scott Homsted: The proposed curb cut is also in consideration to pedestrian safety.

AJ LaRosa: Are there any additional questions or comments from board members? Hearing none, is there anyone from the public who wishes to speak on this application?

Sharon Bushor: I am the community gardener for this site, and I travel here by car two to three times a week. I have concerns about the clarity for traffic concerns. This includes the traffic pattern for pedestrian, vehicular, and commuter traffic. I have a request/recommendation for a formalized traffic pattern to distribute. I like the earth toned colors. The Design Advisory Board (DAB) expressed that this location would turn into a fishbowl, and I am in support of the interior film/frosting for privacy.

Travis Poulin: I am also in support of these changes for visuals once we get the all clear on this project.

AJ LaRosa: The Department of Public Works recommended one way traffic for the safety of traffic exiting onto this intersection.

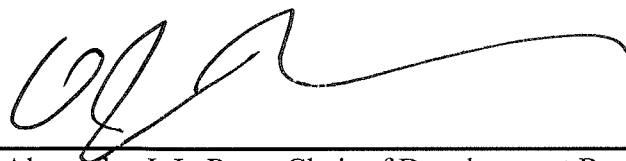
Sean McKenzie: Do you foresee camping under the overhang as a potential issue with the unhoused population?

Travis Poulin: This is an existing issue and we have had to politely remind folks to vacate and often relocate them as part of the process while working with the Burlington Police Department for enforcement.

AJ LaRosa: Hearing no additional questions or comments, we will close the hearing on this item and enter into deliberative session.

VI. Adjournment

Hearing closed at 6:00 PM.



Alexander J. LaRosa, Chair of Development Review Board

9/3/24
Date



Joseph H. Cava, Permitting & Inspections Permit Technician

8-20-24
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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