

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
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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, November 19, 2024, 5:00 PM MINUTES

Hybrid & In Person (at 645 Pine Street) Meeting

Board Members Present: AJ LaRosa, Caitlin Halpert, Geoff Hand, Leo Sprinzen, Miles Waite, and Evan Gould

Board Members Absent: Sean McKenzie, Brad Rabinowitz, and Marina Campbell

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

Staff Members Absent: Garret King

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Consent**

1. **ZP-24-445; 72-78 Lafountain Street (RM, Ward 2) Paul Bonelli / Lafountain AF, LLC**
Request to establish a home occupation bakery. (Project Manager, Mary O'Neil)
Paul Bonelli: Sworn in.

AJ LaRosa: I see this item is marked as consent on the agenda. Is there anyone on the Board that has an issue with treating this item as consent? Hearing none, has the applicant had a chance to review the staff report?

Paul Bonelli: Yes, I have.

AJ LaRosa: Did you have any questions or comments based on the information in the staff report?

Paul Bonelli: No, none.

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

AJ LaRosa: Motioned to approve and adopt staff recommendations, Evan Gould 2nd. Vote 6-0.
Motion carried.

V. **Public Hearing**

1. **ZAP-24-8; 0 Northshore Drive (RL, Ward 4) Village of Northshore Association, Inc. Members / Jon Anderson**
Appeal of administrative denial, ZP-24-193, for the after-the-fact installation of four EV charging stations. (Project Manager, Scott Gustin)

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Scott Gustin: This appeal is moot because it was withdrawn on 11/18/24 by the appellant.

VI. Master Sign Plan

- 1. ZPS-24-3; 266/270 Pine Street (E-LM, Ward 5) Stephen & Margaret Conant / Molly Conant**
Proposed re-opening of the Master Sign Plan. (Project Manager, Mary O'Neil)
Stephen Conant, owner, present

AJ LaRosa: We have seen this project before. Can you expand on the differences compared to those presented at the June 2024 Development Review Board (DRB) meeting?

Stephen Conant: Special allowances were made for Rack and Ruin, and we revised the master sign plan to reflect changes that could be made by other second floor tenants at this property.

AJ LaRosa: The staff report outlines that there is an adverse finding for the Rack and Ruin blade sign located on the second floor. Under the Comprehensive Development Ordinance (CDO), blade signs are reserved to first floor tenants only.

Caitlin Halpert: Was the allowance created by the DRB as part of the master sign plan revision?

Mary O'Neil: The Board requested a revised master sign, eliminating signs that are no longer in existence.

Miles Waite: Is the intent prohibiting blade signs on the second floor to limit architectural/visual disruptions to the street facing facade?

Caitlin Halpert: This has been challenging application.

Mary O'Neil: Wall and window signs are allowed on the second floor of street facing façades.

Stephen Conant: There are three blade signs proposed on the second floor as part of the revised master sign plan.

Evan Gould: The last time we were looking for greater clarification.

Caitlin Halpert: The placement of other, additional, blade signs beyond Rack and Ruin's proposal is the question.

Stephen Conant: I can strike two of the three signs from the master sign plan, but this is a specific request of this one tenant. I have other second floor tenants that could request a similar proposal in the future.

AJ LaRosa: Section 7.2.4 of the CDO outlines the quantity of allowable signage. Is this the guiding principal for this example?

Mary O'Neil: Yes, but it is not an express prohibition.

AJ LaRosa: The ordinance allows one blade sign per ground floor tenant. Does Rack and Ruin only rent space on the second floor or is the ground floor entry considered communal space?

Stephen Conant: The tenant could also rent available space on the ground floor.

Evan Gould: We should discuss this during deliberative session.

Geoff Hand: We also need to consider our authority when deliberating master sign plans. The provision in the CDO of Section 7.2.4 sets the location standards for signs. The question is whether we can change the dimensional standards.

Mary O'Neil: The proposed blade sign does meet the dimensional standards.

Caitlin Halpert: Is the intention of a master sign plan to create blank placeholder spaces for future signs?

Stephen Conant: Some of the existing frontage relates to the quantity of signs.

Mary O'Neil: Based on linear frontage, this is related to wall signs more than blade signs. Second or upper floor tenants can be included on directory signs, which is already part of the existing master sign plan.

Leo Sprinzen: This example is specific to Rack and Ruin, but I think the consideration is for the comprehensiveness of this specific master sign plan. The fear is consideration for future tenants and what their preferences would be for a sign type.

Stephen Conant: What is the intent of a master sign plan?

Evan Gould: The intent is to provide greater clarification to tenants on what is available for options.

Caitlin Halpert: That way you would not need to come back before the Board whenever there are changes proposed to existing signage.

Stephen Conant: Based on the number of tenants, there could be over 50 blade signs, which is why the original request had three blade signs instead of just the one proposed. My rewrite of the master sign plan is not very attractive, but the compliance is based on revolving tenants.

Caitlin Halpert: To clarify, the master sign plan would apply specific instruction on what tenants are allowed for signage types.

Geoff Hand: Other than the blade sign, are there any other clarifications needed in the master sign plan?

Mary O'Neil: No.

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

Scott Gustin: I do not see any hands raised in the waiting room.

AJ LaRosa: Hearing no additional questions or comments, we will close the hearing on this item and deliberate later on.

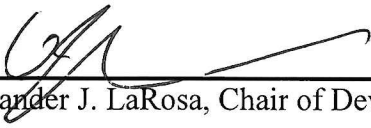
VII. Other Business

1. Nomination and election of Ordinance Committee representative.

AJ LaRosa: Motioned to elect Evan Gould as representative to the Ordinance Committee, Geoff Hand 2nd. Vote 6-0. Motion carried.

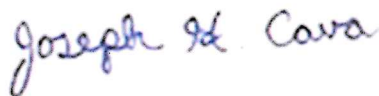
VIII. Adjournment

Hearing closed at 5:35 PM.


Alexander J. LaRosa, Chair of Development Review Board

12-17-24

Date



12-17-24

Joseph H. Cava, Permitting & Inspections Permit Technician

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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