

Burlington Planning Commission

149 Church Street
Burlington, VT 05401

www.burlingtonvt.gov/cityplanning

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

Burlington Planning Commission

Tuesday January 14, 2025, 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:

☒ Charles Dillard, Director
☒ Sarah Morgan, Planner
☒ Scott Gustin, Zoning Division Manager

Public Attendance: Sharon Bushor, Nic Anderson

1. Agenda

Call to Order: 6:30pm

Changes to Agenda: No Changes

2. Chair's Report (A. Montroll)

3. Director's Report (C. Dillard)

- New North End Kickoff meeting is January 23rd at 6:30pm.
- Staff is interviewing preservation plan consultants and will have a decision in the coming weeks.
- What Works Cities visit went well, we should know in March.

4. Public Forum

<u>Name(s)</u>	<u>Comment</u>
Sharon Bushor:	Notes that she likes row house scenarios and how they orient to the street. When referring to Pocket Neighborhoods, she indicates that she likes the term cottage courts because a cottage is a small structure with a courtyard. Would like Commission to explore that the common area be left open for a sustainability component. <i>[Note: Staff later clarifies that the proposal requires 75% of the Common Area in Pocket Neighborhoods to be Usable Open Space].</i> Not supportive of two units allowed in each structure and that would move away from owner-occupancy. Related to PUDs, is not in favor of the two tier system and prefers 3 tiers. Complementary of Memos written by staff.

5. Public Hearing for Proposed CDO Amendment ZA-25-04: Performing Arts Centers in the E-LM District

Action: Municipal Bylaw Amendment Report approved and amendment moved to City Council with the recommendation.

Motion by: E. Mahnke

Seconded by: R. Nick

Vote: Unanimous

Public Forum:

- **Sharon Bushor:** States her background on City Council Ordinance Committee during past requests by Higher Ground to move. Took input during that time from counselors and

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residents on Pine Street that were hesitant to allow this use along Pine Street. Reached out to current city councilors in this area to get their perspectives. Is not concerned about the use and is more concerned of the size of the use and the impact it could have on those surrounding neighborhoods nestled behind the site. Was supportive of Higher Ground in the Burton Site, but isn't sure about having a PAC that size is appropriate and respects that the people who know the region best.

Discussion Notes:

- Performing Arts Center is a conditional use in ELM
- E. Mahnke: Thinks Pine Street is potentially a good site, but shares Sharon's concerns about the nearby neighbors. Is in a band and understands the importance of mitigating noise. Also wonders about parking impact on the site, specifically pointing out traffic from the Farmers Market as well as parking needs. Overall supportive but given the conditional use he would assume the DRB would look at these impacts.
 - C. Dillard: Good point about parking. In meetings, Higher Ground has acknowledged that parking is a challenge, but consider that many of the other uses along Pine Street nearby are daytime uses and they may be able to form agreements to share parking.
- E. Malone: Appreciates Sharon's comments about the neighbors, but feels it's the leaving at 2am that's disruptive and thinks pointing out the conditional use is a good point. Supports anything we can do with forward economic development to bring more people into town for positive experiences.

6. Public Hearing for Proposed CDO Amendment ZA-25-05: Champlain College Bed Caps

Action: Municipal Bylaw Amendment Report approved and amendment moved to City Council with the recommendation with the correction made at the table.

Motion by: E. Malone

Seconded by: E. Mahnke

Vote: Unanimous

Public Forum:

- **Sharon Bushor:** Applauds how Champlain College is able to grow in such a small space. Is speaking in support of the amendment, but notes issue of parking constraints. South Willard and Maple St. parking has become a challenge and knows this has historically been a problem. Her goal is to get more people to provide input on these types of topics earlier in the process.

Discussion Notes:

- A. Friend: Is this change sufficient to meet Champlain College's needs in the long term?
 - Nic Anderson: Yes, this elimination provides needed flexibility
- E. Malone notes that there is a need to get more students on campus
- A. Montroll clarifies that this amendment isn't about allowing encroachment, it helps prevent encroachment
- Nic Anderson: This is an opportunity to start divesting from buildings outside of core campus by increasing density within the campus instead. The Joint Intuitionl Parking Management Plan, that is similar to a TDM plan, guides parking decisions and requirements.

7. Proposed CDO Amendment 25-25-02: Neighborhood Code Part 2B

Action: No Action, discussion to continue next week.

Motion by: N/A

Seconded by: N/A

Vote: N/A

Discussion Notes:

- [See recording for full discussion.](#)

8. Commissioner Items

- Long Range Planning Committee met on [January 2nd](#). Chair is A. Friend, and E. Malone was voted to become Vice Chair. Received presentation about current planning efforts underway or set to begin in the near future across Burlington, including the Comprehensive Plan, the Open Space Plan, the New North End plan, and the historic preservation plan. [See slides here.](#)

9. Adopt Minutes + Accept Communications

Action: Approve minutes and accept communications.

Motion by: E. Malone

Seconded by: R. Nick

Vote: Unanimous

Notes or Corrections: N/A

10. Adjournment

Action: Motion to Adjourn

Time of Adjournment: 8:16pm

Motion by: E. Mahnke

Seconded by: R. Nick

Vote: Unanimous