

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
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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, February 4, 2025, 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, Garret King, and Joseph Cava

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

1. **ZP-24-507; 50 Mansfield Avenue (I, Ward 1) Mater Christi Elementary School / Taryn Barrett**
Proposed school renovation including construction of an addition and associated site improvements.
(Project Manager, Garret King)
Greg Dixon, Taryn Barrett, and Sharon Bushor: Sworn in.

Miles Waite: I have done consulting work for this property, but not on this project, so my involvement in these proceedings should not be an issue.

AJ LaRosa: Can you tell us about this project?

Greg Dixon: The proposed renovation will expand classroom space. The parcel is almost capped at its impervious surfaces. Upgrades are proposed to realign parking and improve stormwater infiltration. We are currently working through the Act 250, wastewater, and stormwater processes.

AJ LaRosa: Under V.S.A. 4413, our review is limited. Are there any questions or comments from the board?

Miles Waite: Why did Act 250 get triggered?

Greg Dixon: The parcel is greater than ten acres and Mater Christi is a private organization.

Miles Waite: Do you foresee any hurdles?

Greg Dixon: No, we are working through the process now.

Geoff Hand: I did not even know that this building was back there.

Taryn Barrett: The building in question is shaded in dark grey on the site plan. The intention is to keep it as one large open space with the inclusion of a stage to expand use. I am actively working with the City's Building Inspector, Kim Ianelli, and the Fire Marshal, Matthew Stone.

AJ LaRosa: Hearing no additional questions or comments from the board, are there any questions or comments from the public?

Sharon Bushor: I am familiar with the property and the repurpose of the existing gymnasium structure. My only question is in regard to sloping on the site and whether this is a safety issue with the state of Vermont and on a local level for engineering safety. This portion of the property is safe because the sloped portions are fairly minimal. I emailed abutting neighbors on Mansfield Avenue regarding this project. The overall response was supportive.

AJ LaRosa: Under V.S.A. 4413, if there was a serious cascading slope concern, we would review this, but there is not one present. Hearing no additional questions or comments, we will close the hearing on this item and deliberate later on.

2. ZP-24-148; 49-55 Chase Street (RL, Ward 1) Chase Street 49, LLC / Missa Aloisi

Time extension request for 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)

AJ LaRosa: Can you tell us about this project?

Garret: This is a time extension request for review by the Development Review Board (DRB).

AJ LaRosa: Is the applicant or architect for this project present?

Scott Gustin: No, there needs to be progress on the application including supporting materials or communications to grant a time extension request.

Garret King: The last time I spoke with the applicant team, they had requested further time extensions, due to the phasing of the last approved 3-month time extension the project is on tonight's meeting date as part of the previous approval for a time extension request.

Evan Gould: If my memory is correct, the night before the previous public hearing on this item, there was no particular reason behind the deferral. Is this extension in response to the first time extension request expiring?

Garret King: Yes.

AJ LaRosa: What is the rule for expanding on a previous time extension request?

Scott Gustin: This is based on extending the timeline after a permit has been granted, but in this case, the permit has not been granted.

Leo Sprinzen: It is not the case here, but is the purpose of a time extension request is to extend the timeline of review?

AJ LaRosa: Functionally, I would have liked to see more progress on this application before entertaining a motion to grant an additional time extension request.

Geoff Hand: It appears we have not heard anything since the previous time extension request.

Caitlin Halpert: So basically, the timeline for reviewing is expiring, and the applicant keeps deferring?

Garret King: Yes.

Evan Gould: If no additional plans are submitted, then the DRB is not obligated under the Comprehensive Development Ordinance (CDO) regulations required to continue with the review of this application.

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

Geoff Hand: Motioned to take no action on the time extension request, Caitlin Halpert 2nd. Vote 6-0. Motion carried.

V. Certificate or Appropriateness

1. ZP-25-13; 28 Sunset Cliff Road (RL, Ward 4) Samantha Garrison / Maxx Garrison

Proposed reapplication of ZP-21-450 to construct a new single-family home with associated site and landscape changes. (Project Manager, Mary O'Neil)
Maxx Garrison, owner, present

AJ LaRosa: Can you tell us about this project, is it a reapplication?

Mary O'Neil: Yes, it is a reapplication of an expired project permitted under ZP-21-450.

AJ LaRosa: Does anyone on the board have an issue with treating this item as consent? Hearing none, can you tell us about the project changes?

Maxx Garrison: The scope of the project has been reduced, illuminating the previously proposed garage.

AJ LaRosa: Are there any questions or comments from the board? Hearing none, are there any questions or comments from the public? Hearing none, would someone like to make a motion?

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

VI. Adjournment

Hearing closed at 5:25 PM.

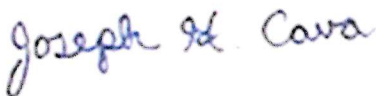


Caitlin Halpert Vice Chair

Alexander J. LaRosa, Chair of Development Review Board

2/19/25

Date



2-18-25

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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