

Burlington Development Review Board

Department of Permitting & Inspections
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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 Wednesday, March 5, 2025, 5:00 PM MINUTES

Hybrid & In Person (at 645 Pine Street) Meeting

Board Members Present: AJ LaRosa, Caitlin Halpert, Sean McKenzie, Brad Rabinowitz (Remote), and Leo Sprinzen

Board Members Absent: Geoff Hand, Miles Waite, Marina Campbell, and Evan Gould

Staff Members Present: Scott Gustin, Garret King, and Joseph Cava

Staff Members Present: Mary O'Neil

- I. Agenda
- II. Communications
- III. Minutes
- IV. Certificate of Appropriateness

1. ZP-25-24; 17 Van Patten Parkway (RL, Ward 7) Skylar Bayer / Andrew Stratton

Proposed removal of existing retaining wall to construct a new 75-foot long, seven-and-a-half-foot tall, retaining wall with a four-foot setback. (Project Manager, Garret King)

Andrew Stratton and Chris Broughton: Sworn in.

AJ LaRosa: We have the staff report, including a summary of the project recommendations, but can you tell us about what you are proposing to do and why you want to do it?

Andrew Stratton: My partner, Skylar Bayer, owner of the property, and I would like to replace the existing retaining wall on the south side of the property. What is currently existing is an old, tiered railroad tie retaining wall which is heavily deteriorated. A recent inspection report found that the wall is in failure. We started doing research to improve this section because it is connected to our neighbor's property, and we would like to make sure it is sound and structural. and we would like to replace it with something more structurally sound.

AJ LaRosa: Have you spoken with the City Engineer about this yet?

Andrew Stratton: No, we have not discussed it yet. The last message we received from Garret King was that the City Engineer would be looking over it during the building permit application process.

Garret King: Yes, that is correct. The City Engineer will review this during the Building Permit review process.

AJ LaRosa: Can you tell us about the geotechnical analysis permit condition requirement? Do we normally get the results of that before approval is granted?

Scott Gustin: This requires approval from the Development Review Board (DRB) before undertaking the substantial costs associated with a geotechnical analysis. The amendment has only occurred on one or two other projects and is separate from the City Engineer's review. The geotechnical analysis will be reviewed as a supporting specification during the Building Inspector's review.

AJ LaRosa: Is a geotechnical engineer required to review any retaining wall project?

Scott Gustin: This includes any project including the development of a structure within a steep slope overlay.

AJ LaRosa: Are there any questions or comments from the board? I see that there is at least one picture identifying trees that are going to be cut down.

Leo Sprinzen: Can you tell us about the targeted plan for tree removal and how specific it is? We have reviewed projects previously that brought down trees.

Andrew Stratton: I would need to speak with our project engineer, Tucker, regarding the tree cutting service that was used. Only the area where gravel is being placed was where tree cutting commenced.

AJ LaRosa: Will there be any vegetation planted uphill from the wall?

Andrew Stratton: No, the only plantings will be downhill from the proposed wall between the wall and the property line.

AJ LaRosa: Are there any additional questions or comments from the board? Hearing none, is there anyone from the public with questions or comments regarding this project?

Chris Broughton: My main concern is what the consideration is for how the changed slope will shed the flow of water?

Andrew Stratton: There are two ways that water will be evenly distributed. A drainpipe running the depth of the property will evenly distribute water towards the rear of the property. Portholes in the retaining wall will also evenly allow for drainage.

Chris Broughton: This was my major concern and I wanted it on the record. We have a terrace area below the existing retaining wall and we spend a lot of time here. I wanted to make sure the water flow is adequately pushed away so the terrace does not turn into a pool of standing water.

Andrew Stratton: The design for the drainage pipe will come out past this section. If there are additional concerns we can definitely move that farther out from where the designers are putting it.

Chris Broughton: It was our understanding that running this pipe into the street would not be possible. Everything sounds like you have done a really good job to get this engineered properly. The existing wall is in really rough shape.

Sean McKenzie: Does the grading to the southeast help facilitate the drainage?

Andrew Stratton: Yes, the steep grade to the rear of the property helps with this.

AJ LaRosa: Are there any additional questions or comments?

Chris Broughton: No my only concern was water drainage.

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

V. Adjournment

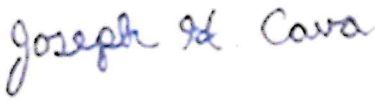
Hearing closed at 5:20 PM.



Alexander J. LaRosa, Chair of Development Review Board

4-1-25

Date



4-1-25

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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