

Burlington Development Review Board

Department of Permitting & Inspections

645 Pine Street

Burlington, VT 05401

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Development Review Board

Tuesday, May 6, 2025, 5:00 PM

645 Pine Street, Front Conference Room or Remote on Zoom:

Please click the link below to join the webinar:

Zoom: <https://us02web.zoom.us/j/83225696227?pwd=SGQ0bTdnS000Wkc3c2J4WWw1dzMxUT09>

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1. Agenda

2. Communications

3. Minutes

4. Consent

4.1.

ZP-25-92; 24 Grant Street (RM, Ward 3) 24 Grant Street, LLC / Doug Viehmann

Post fire rehabilitation, creating one additional residential unit as allowed under the Historic Building Rehabilitation Bonus. Project review under Planned Unit Development (PUD) standards. (Project Manager, Mary O'Neil)

4.2.

ZP-22-199; 51 Elmwood Avenue (RH, Ward 3) City DPW / CEDO

Proposed time extension request for the establishment of emergency shelter and associated site improvements. (Project Manager, Scott Gustin)

5. Public Hearing

5.1.

ZP-25-43; 29-35 Church Street (FD6, Ward 3) Nick & Morrissey Development, LLC / Ryan Nick

Continuation of proposed variance request for after-the-fact installation of loading dock gate. (Project Manager, Scott Gustin)

6. Certificate of Appropriateness

6.1.

**ZP-24-526; 72 Temple Street (RL, Ward 7) Green Mountain Habitat for Humanity
Continued review for additional after-the-fact tree removal and new plantings.
(Project Manager, Scott Gustin)**

7. Adjournment

8. Informational and Non-Discrimination Statements

8.1.

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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Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

<https://www.burlingtonvt.gov/439/Zoning-Division>

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William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Vacant, Zoning Compliance Officer
Joseph Cava, Planning Technician



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: May 6, 2025
RE: 24 Grant Street: ZP-25-92

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP-25-92

Location: 24 Grant Street

Zone: RM **Ward:** 3

Parking District: Neighborhood

Date application accepted: March 18, 2025

Revised plans provided: April 8, 2025

Applicant/ Owner: Doug Viehmann, GVV Architects / Filipp Lagun

Request: Post fire renovations including the addition of one residential dwelling unit for a total of six in principal structure.

Renovations include community laundry in attic, sprinkler system, restoring wooden siding/trim, and window replacements.

Second building on site with 2 units and 6 carports to be unchanged.



Background:

- **Zoning Permit 86-590 / COA 83-0124A;** convert existing office to one residential unit. No exterior modifications and no change in lot coverage. Approved with conditions, December 1986.
- **Zoning Permit 83-038;** erect a freestanding sign. March 1983.
- **Zoning Permit 83-042 / COA 83-014;** convert accessory residential building (garage) to office space/conference room. Decreasing lot coverage to 62%. February 1983.
- **Zoning Permit (n.n.);** seeking a special exception to convert the first floor apartment into two apartments, making 5 apartments in the house. Approved April 1967.

Overview: An apartment fire on October 7, 2024 significantly damaged the (front) structure at 24 Grant Street, which housed 5 apartments. There exists a detached structure with 2 additional dwelling units, which was not damaged. This application seeks to renovate the front structure,

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adding one additional dwelling unit (for a total of 8 on site) utilizing the Historic Building Rehabilitation Bonus.) As there is more than one principal structure on site, this is a PUD review.

The **Design Advisory Board** reviewed the application at their April 8, 2025 meeting and voted unanimously to support the application.

Recommended motion: Consent approval of the Planned Unit Development/Historic Building Rehabilitation Bonus to allow creation of an additional unit; Certificate of Appropriateness for post-fire building rehabilitation.

I. Findings

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

Although a new dwelling unit is proposed (a typical trigger for Impact Fees), Impact fees are not assessed for this change as the change is occurring entirely within the existing building. (Section 3.3.3, Exemptions and Waivers, (a), 2.) The rear access stairs is similarly exempt (4. *addition to existing building for which the sole purpose is to provide additional means of egress e.g. stairs towers, etc.*) Not applicable.

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment, while enabling neighborhood to evolve to meet the changing needs of households and the economy, and as a result of the climate emergency. They are also intended to create an inviting streetscape for residents and visitors. Development that places emphasis on architectural details and form is encouraged, where primary buildings and entrances are oriented to the sidewalk, and new buildings are interspersed within a wide range of historic structures and building facades designed for parking shall be secondary to the residential aspect of a structure.

*2. The Residential Medium Intensity (**Residential Medium, RM**) district is intended for residential development that includes a mix of housing types such as single family detached dwellings, with or without accessory dwelling units, duplex, triplex, quadplex, and multi-stories, and development generally results in moderately higher lot coverage as compared to the RL district. Neighborhoods within this district are typically walkable to downtown or other mixed-use areas of the city, and commercial uses within the district take the form of home-based businesses and the adaptive reuse of historic buildings for neighborhood-serving uses.*

The proposed conversion of the existing permitted five unit structure to a six unit structure is allowable under the Historic Building Rehabilitation Bonus (Section 5.5.4 (e)). As more than one principal structure exists, this is an de-facto existing PUD. The rear two-unit structure will remain unchanged. **Affirmative finding.**

(b) Dimensional Standards

Table 4.4.5-1 Lot Size, Frontage, Setback, and Lot Coverage Standards in Residential Districts

RM District	Min. lot frontage 30'	Front setback Min avg. of front setback 2 adjacent lots on both sides +/- 5'	Side Setback 7 Min. 10% of lot width or avg. of side setback of 2 adjacent lots on both sides	Rear: 15'	Lot Coverage 9 55%
Proposed 24 Grant	No change	No change	10% lot width No change	No change	71.9% existing 71.7% proposed 72% allowable under Historic Building Rehab Bonus, Sec. 5.4.8 (e), Table 5.4.8-1.

Affirmative finding.

Table 4.4.5-2 Principal & Secondary Structures Massing and Placement Standards in Residential Districts

RM District	Max Height & Stories 35', 3 stories	Max dwelling units per structure: 2, 3, 4 4 in principal structure, 4 in Secondary Structure.	Max. Principal Structure Footprint 3 1800 sf.	Max Secondary Structure Footprint 3 900 sf	Max Building face before providing offset: 50'	Min. Distance between structures on same lot 15'
24 Grant proposed	Height to mid-line of dormers approx.. 31.19'; < 35'. No change to secondary structure.	6 proposed in principal structure (increase allowable by Historic Building Rehab Bonus, Section 5.4.8 (e) ii. No change to units in Secondary structure.	Existing	Building orientation and location as existing. Separation between new egress stair tower and Secondary Structure approx.. 17.86'.		

2. Minimum dwelling unit size is 350 sf.

3. Within RL and RM zones, lots may have up to one (1) Principal and one (1) Secondary structure per lot, except as may otherwise be allowed by Article 11. THIS PROVISION DOES NOT TAKE EFFECT UNTIL 11.1.2024 as warned by City Council, ZA 24-04, Neighborhood Code 2A, Part 1.

4. Within the RM district, a maximum of four (4) dwelling units are permitted in a Principal structure, and a maximum of four (4) units in a Secondary structure.

Affirmative finding.

(c) Permitted and Conditional Uses:

Residential use, as modified by district specific regulations in Section 4.4.5 (d) is a permitted use. **Affirmative finding.**

(d) District Specific Regulations

1. Additional Residential Development – Permitted

In addition to any applicable development permitted according to Article 11 – Planned Unit Development, the following additional development types and intensities shall be allowed within the Residential Districts, subject to the following standards.

A. Reserved

Table 4.4.5-3 Reserved

B. Residential Development Bonuses

The following exceptions to maximum allowable residential standards in Tables 4.4.5-1 and 4.4.5-2 may be approved in any combination subject to maximum limits set forth in Table 4.4.5-6 at the discretion of the DRB. Any bonuses that are given pursuant to this ordinance now or in the future shall be regarded as an exception to the limits otherwise applicable.

i. Senior Housing Bonus

Not applicable.

ii. Residential Conversion Bonus

Not applicable.

iii. Limitations on Residential Development Bonuses

*The proposal employs the Historic Building Rehabilitation Bonus, which is blind to density provisions of Sec. 4.4.4 (b) and 4.4.5 (b). Lot coverage will not exceed the maximum of 72% (Table 4.4.5-6). **Affirmative finding.***

2. Exceptions to Dimensional Standards

A. Encroachment into Side Setback for Residential Driveways

*For purposes of enabling narrow or flag lots to create a driveway to provide a maximum of two tandem parking spaces, **or to access a parking area behind a principal structure**, driveways may encroach into a required side setback up to the property line. The maximum waiver from the side setback shall be the minimum necessary for the purposes of creating such a driveway or access to parking spaces. Applications for such waiver shall demonstrate that there will be no undue adverse impact on drainage, safety, light, and air, nor encroachment into a neighboring side yard. With such approval, the lot shall not be considered nonconforming due to the decreased setback.*

*The easterly driveway has been expanded onto the neighboring property at 16 Grant Street (differing from the 1983/1986 site plan approval) but has been in place more than 15 years. The earlier site plan approval positioned the easterly driveway entirely on the 24 Grant Street parcel with a limited setback. Shared driveway access is acceptable. **Affirmative finding.***

B. Encroachment into the Waterfront Setback

Not applicable.

C. Exceptions to Lot Coverage for Accessory Residential Features

In addition to lot coverage exemptions in Section 5.2.3 (b), within the RL and RM districts an additional ten (10) percent of lot coverage above the otherwise applicable

limit may be permitted for the following amenity features accessory to residential uses provided that such features shall at no time be enclosed:

- (i) Decks*
- (ii) Patios*
- (iii) Porches*
- (iv) Terraces*
- (v) Tennis or other outdoor game courts*
- (vi) Swimming Pool aprons*
- (vii) Walkways*
- (viii) Window wells and/or*
- (ix) Pervious pavement designed and maintained to infiltrate the 1 year / 24 hour stormwater event onsite, subject to review and approval by the Stormwater Administrator.*

The proposal includes several features subject to the bonus provision of this section: Open porches on the south and east and walkways. Lot coverage already exceeds the limitation of Table 4.4.5-1, even with this bonus. The plan profits from the additional lot coverage afforded under the Historic Building Rehabilitation Bonus. **Affirmative finding.**

3. Exception for Neighborhood Commercial Uses

Not applicable.

4. Miscellaneous Standards

A. Additions to Existing Residential Structures

The added dormers and rear exit stairs are part of the request to add one additional unit to the principal building. **Affirmative finding.**

B. Accessory Residential Structures, Buildings, and Uses

No change is proposed to the rear structure. Not applicable.

C. Residential Occupancy Limits

In all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13. Notwithstanding the following, the minimum square footage requirements shall be reduced by ten (10%) percent in situations where the residential premises are owner occupied.

Vermont statutory changes have eliminated provisions that have the effect of prohibiting unrelated occupants from residing in a single dwelling unit: (§4412 (14)). Not applicable.

Article 5: Citywide General Regulations

Part 1: Uses and Structures

Section 5.1.2 (a) Preexisting Structures

Both buildings are pre-existing. **Affirmative finding.**

Section 5.1.2 (b) Pre-existing Non-conforming Structures

No changes are proposed to the Secondary structure. Not applicable.

Section 5.1.2 (c) Principal Structures

More than one principal structure is permitted on a lot within a residential zoning district subject to the limits of Section 4.4.5 Residential Districts, or as otherwise authorized pursuant to the requirements of Article 11 – Planned Development. In all other districts, more than one principal structure may be permitted on any single lot.

More than one principal structure may be permitted subject to Article 11: Planned Unit Development. See Article 11, below.

Section 5.1.2 (d) Accessory Residential Structure or Buildings:

An accessory structure or building customarily incidental and subordinate to a principal residential use, structure, or building shall also be governed by the provisions of Section 4.4.5 (d) 4. B.

Not applicable.

Section 5.2.1 Reserved

Section 5.2.2 Required Frontage or Access

24 Grant Street has frontage on an accepted public street. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-1, above.

Section 5.2.4 Buildable Area Calculation and Steep Slopes Overlay

Buildable area does not apply as the property is not more than 2 acres.

24 Grant Street is not within the Steep Slopes overlay. Not applicable.

Section 5.2.5 Setbacks

(a) Setbacks required

See Table 4.4.5-1, above.

(b) Exceptions to Yard Setback Requirements:

The following projections into required yard setbacks may be permitted subject to the standards of Article 6 to ensure compatibility with neighboring properties:

1. Abutting Building with Doors or Windows

Not applicable.

2. Building and Site Features

An existing driveway (approved in 1983/1986 entirely within this parcel; however now a shared driveway) is placed within the setback, as allowed within these exceptions.

Affirmative finding.

3. Retaining Walls

Not applicable.

4. *Historic Building Features*

Not applicable.

5. *Accessory Structures and Parking Areas.* Accessory structures no more than fifteen (15) feet in height, parking areas, and driveways may project into a required side and rear yard setback provided they are no less than five (5) feet from a side or rear property line where such a setback is required.

No change is proposed to the Secondary structure or the parking areas. **Affirmative finding.**

7. *Driveways.* Common or shared driveways and walkways along shared property lines and associated parking areas, including those to serve residential lots and developments per Section 4.4.5 (d) f. A and Section 5.2.2 do not have to meet setback requirements along the shared property line. Other driveway encroachments may be permitted subject to Section 4.4.5 (d) 1. A.

The easterly driveway is a shared driveway with 16 Grant Street. **Affirmative finding.**

8. *Additional Exceptions for Non-conforming Structures under Section 5.3.5*

Not applicable.

Section 5.2.6 Building Height Limits

See Table 4.4.5-2, above.

Section 5.2.7 Density and Intensity of Development Calculations

Density caps are not applicable under the Historic Building Rehabilitation Bonus provisions.

See Section 5.4.8 (e), below.

Part 3: Non Conformities

The existing Secondary Structure is non-conforming to setback; no alteration is proposed.

Affirmative finding.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

24 Grant Street is listed on the Vermont State Register of Historic Places.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

24 Grant Street was constructed as a residence; a use that will continue. **Affirmative finding.**

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Removal of the aluminum siding and restoration of the porch, siding, windows and roof will be positive steps in reclaiming/retaining historic character. **Affirmative finding.**

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The replacement front door is intended to replicate the historic double door damaged by the fire. **Affirmative finding.**

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The fire damage in the rear ell requires significant restoration/rehabilitation to the structure. New construction there is warranted and welcomed. **Affirmative finding.**

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The gable end archtop attic window is a distinctive feature that will be retained. **Affirmative finding.**

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The slate roof will be replaced on the primary structure, with asphalt shingles on the rear ell. **Affirmative finding as conditioned.**

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

None identified.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

None identified.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

See previous comments. **Affirmative finding.**

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The fire loss that substantially damaged the structure precipitates the overall project. Plans define the efforts to restore the front portion of the structure (although the entire “t” shaped building dates to 1869) weigh favorably in the reconstruction of the rear portion of the building. The new stairtower at the north is a welcome addition to the project, providing a new residential unit and laundry facilities. **Affirmative finding.**

(e) Historic Building Rehabilitation Bonus:

In order to facilitate the rehabilitation and reuse of historic buildings in Residential and Institutional districts, development in excess of the limits set forth in Tables 4.4.4-1, 4.4.5-1 and 4.4.5-2 may be permitted by the DRB subject to all of the following conditions:

- i. *The principal building shall be listed or eligible for listing in the United States Department of the Interior's National Register of Historic Places or the Vermont State Register of Historic Places;*
24 Grant Street is listed on the Vermont State Register of Historic Places.
- ii. *The density limits of the underlying zoning district in Sec. 4.4.4(b) and 4.4.5(b) shall not apply. The extent of development shall instead be limited to an expansion up to a total of 125% of pre-application gross floor area of the qualifying principal building in (i) above;*
The application proposes increases the unit count in the front building from 5 units to six, with 1240 sq. ft. of new area in creating a new residential unit; less than the allowable 125% pre-application gross floor area. (Existing gfa 4012 sq. ft. 5252 gfa proposed. 125% = 5015 gfa.) **Affirmative finding.**
- iii. *The rehabilitation conforms to the requirements of Sec.5.4.8 (b) above*
See Section 5.4.8 (b), above;
- iv. *Neighborhood commercial uses may be permitted by the DRB subject to the applicable requirements of Sec. 4.4.5(d)(3);*
Not applicable.
and,
- v. *Lot coverage shall not exceed the figure established in Table 5.4.8-1:*

Table 5.4.8-1 Historic Building Rehabilitation Bonus

District	Maximum Coverage¹
RM, RM-W	Expansion up to the greater of 72% lot coverage or a total of 125% of pre-application principal building coverage.
1. The maximum lot coverages identified in this table are applied in Table 4.4.5-8 – Maximum Density, Lot Coverage and Building Heights with Bonuses	

The application proposes 71.7% lot coverage. **Affirmative finding.**

Section 5.4.9 Brownfield Remediation

Not applicable.

Part 5: Performance Standards

Section 5.5.1 Nuisance Regulations

All applications for a zoning permit shall be required to demonstrate compliance with the applicable nuisance regulations and performance standards pursuant to the requirements of the Burlington Code of Ordinances. All such standards shall be met and maintained for all uses, except for agriculture and forestry, in all districts, as determined or measured at the property line. In determining ongoing compliance, the burden of proof shall fall on the applicant, property owner, and/or all successors and assigns.

With the warned Neighborhood Code zoning amendment, the increased residential units are consistent with the intent of the regulation. Within a residential area, new residential units are not anticipated to introduce any new adverse impacts. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

No information has been provided about changes to lighting. If new fixtures are proposed, cut sheets and photometrics shall be provided for staff review. **Affirmative finding as conditioned.**

Section 5.5.3 Stormwater and Erosion Control

All new development and redevelopment projects that required a zoning permit shall be required to demonstrate compliance with the standards in Article 3, Stormwater and Erosion Control of Chapter 26 of the City Code of Ordinances: Wastewater, Stormwater, and Pollution Control.

The removal of a small concrete patio on the east does not cross the threshold of requiring an Erosion prevention and Sediment Control plan. Not applicable.

Section 5.5.4 Tree Removal

Not applicable.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.1 Applicability.

These standards shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(1) – Site Plan Review

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There are no identified alterations to the existing landscaping. The last permit issuance (1986) required that an approved landscaping plan issued under COA 83-014A be implemented. The proposed site plan differs in that a westerly access drive has converted into a shared driveway, with continuous gravel between 16 Grant Street and this lot. The maximum lot coverage allowed under the Historic Building Rehabilitation Bonus is 72% (Table 5.4.8-1), which the application achieves. **Affirmative finding.**

(b) Topographical Alterations:

None identified.

(c) Protection of Important Public Views:

There are no protected views from or through this site. Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, above.

(e) Supporting the Use of Renewable Energy Resources:

Where feasible, the site plan should be so designed as to take advantage of the site's inherent potential to utilize sources of renewable energy including direct sunlight, wind, or running water. The site plan should also incorporate site planning and landscaping decisions intended to minimize energy demand such as siting buildings to maximize solar access or the use of deciduous and coniferous trees to create shade and windbreak.

Buildings should, where appropriate within the context of the neighborhood development pattern, maximize their solar exposure by being oriented to maximize natural light and heat gain during winter months, and to minimize casting shadows into ground floor living space of a building on an adjacent property.

No change to the building's orientation is proposed. There is nothing within the proposal that would preclude the use of wind, water, solar, geothermal, or other renewable energy resource. **Affirmative finding.**

(f) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

Site work is not proposed (that would trigger Stormwater/EPSC review).

A new double-decker porch is proposed on the east elevation. The front porch will remain and is proposed to be restored. **Affirmative finding.**

(h) Building Location and Orientation:

No change to building orientation is proposed. Not applicable.

(i) Vehicular Access:

Curb cuts shall be arranged and limited in number to reduce congestion and improve traffic safety. A secondary access point from side roads is encouraged where possible to improve traffic flow and safety along major streets. The width and radius of curb cuts should be kept to the minimum width necessary, and sight triangles and sufficient turnarounds for vehicles shall be provided to reduce the potential for accidents at points of egress.

Driveways for commercial properties may require a traffic study to identify the impacts of the movement of traffic to and from the property, and design for safe access. Access for service and loading areas should be located behind buildings or otherwise screened from streets or public ways with landscaping or other barriers. Whether commercial or residential, shared driveways are encouraged, where possible and appropriate.

The approved 1983/1983 site plans illustrate two curb cuts, each leading to parking areas/garage. The proposed site plan modifies the 1983 plan by connecting the two vehicular areas. The east driveway is well defined, but the westerly access has created the equivalent of a shared driveway with 16 Grant Street. **Affirmative finding.**

(j) Pedestrian Access:

Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.



Walkways are identified to the Grant Street primary frontage, to the easterly porch, to the westerly entrances, and to the proposed new northerly stair tower. **Affirmative finding.**

(k) Accessibility for the Handicapped:

Special attention shall be given to the location and integration of accessible routes, parking spaces, and ramps for the disabled. Special attention shall also be given to identifying accessible access points between buildings and parking areas, public streets and sidewalks. The federal Americans with Disabilities Act Accessibility Guidelines (ADAAG) shall be used as a guide in determining the adequacy of the proposed development in addressing the needs of the disabled.

ADA access is under the jurisdiction of the building official. After inquiry, an accessible unit will not be required. **Affirmative finding.**

(l) Parking and Circulation:

To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways.

Attempts to link adjacent parking lots or provide shared parking areas which can serve neighboring properties simultaneously shall be strongly encouraged.

The approved 1983/1986 site plans include a parking area on the west with 5 spaces, a garage with 6 stalls (one storage), and two parking spaces in front of the garage.

The site plan has functionally changed in that the two access drives (east, west) have been connected in a gravel lane between the buildings; eliminating the 2 parking spaces in front of the garage, and expanding the gravel onto the 16 Grant Street parcel. Parking minimums are no longer applicable and shared access driveways are allowed. **Affirmative finding.**

(m) Landscaping, Fences and Retaining Walls:

The recent amended submission includes a landscaping plan, with perennial beds and evergreen boxwood installation. **Affirmative finding.**

(n) Public Plazas and Open Space:

There is no requirement for a public plaza; however PUD standards require outdoor areas for resident use. [Section 11.1.5 (g)] A new two story porch on the east as well as a rehabilitated front porch will add opportunities for resident enjoyment. Landscape enhancements, particularly flower beds will act towards meeting this requirement. **Affirmative finding.**

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

No information about proposed lighting fixtures has been provided, and is required. **Affirmative finding as conditioned.**

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.

Mailbox location, utility connections and meters have been added to revised plans. Trash and recycling are proposed for the 6th garage bay, which was identified as owner storage in the 1983/1986 plan. **Affirmative finding.**

Part 3: Architectural Design Standards

Sec. 6.3.1 Applicability.

These standards are enacted and shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(b) – Design Review.

Sec. 6.3.2 Review Standards

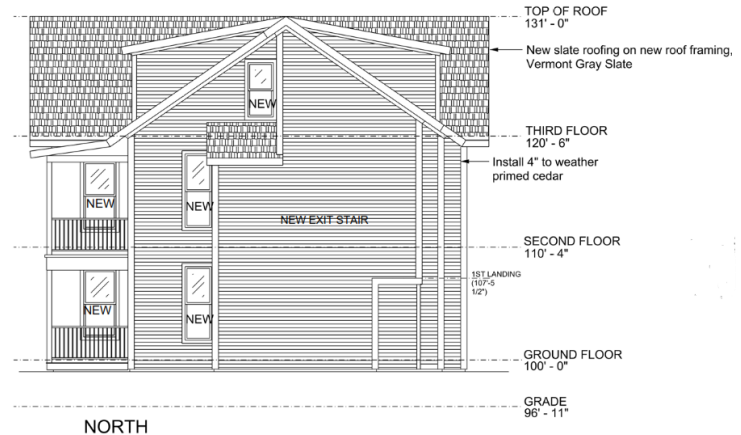
(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to the purpose of the zoning district. They should integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity; however, such consideration shall not require building height to be more limited than otherwise allowed within an applicable zoning district or overlay zone per Article 4.

The following shall be considered:

1. Massing, Height and Scale:

The limited massed changes include the addition of a rear exit stair on the north elevation. This is entirely compatible with the existing structure, located on a secondary elevation. The addition of dormers on the east/west on the rear addition facilitate upper floor living space; however for purposes of confirming acceptable building height (Section 5.2.6 (a) e.), the



measurement to the mid-line of the dormers as scaled on plans is compliant with height limitations of Table 4.4.5-2.¹ **Affirmative finding.**

2. Roofs and Rooflines.

The application proposes re-installation of a Vermont Strata Gray slate roof on the primary structure, while the rear addition will have asphalt shingles. See Plans A 2.1 and A 2.2. **Affirmative finding.**

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an “accessible route” to the building. Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

¹ *Roofs with Dormers: Building height will be calculated to the midpoint of the rise of dormers that either individually or collectively exceed 50% of the width of the horizontal eave length of the roof. Dormers less than this width do not affect height calculation noted in A-C and E of the subsection.*

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

Replacement windows are proposed for the rear/north addition and the gable-end of the historic home. The application proposes restoration of the existing windows on that portion of the structure. Plans define 1/1 windows there, while historic photos, current photos and the Vermont State Register listing illustrate a 2/2 fenestration pattern which shall be retained or duplicated. The architect assured at DAB that will be the case.

From floor plans, the alteration is proposed in support of living area on the third floor in the new 6th residential unit. The rehabilitation will include sprinklering. The attic window will be replaced to match the historic fenestration pattern. **Affirmative finding.**



1967 Polaroid photo of 24 Grant Street.
Note fenestration pattern.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8, below.



PRE-FIRE VIEW FROM SOUTHEAST

11 GRANT ST

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Plans propose removal of existing wide aluminum siding, with installation of composite trim and cornerboards (window trim to be restored at restored windows). Siding will be 4"

primed cedar, and the existing brackets are to be stripped and painted in place. Front porch balusters will be repainted, and a Vermont Gray slate roof will be installed on the historic main structure, with asphalt shingles on the rear (north) addition. A new fiberglass door will be installed at the Grant Street entrance. See Plan A2.1. **Affirmative finding.**

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

See above.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

Renovations will include a sprinkler system and a rear access staircase. The plan shall adhere to all applicable building and life safety code requirements as defined by the building official and/or fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

There are no minimum parking standards with the adoption of ZA-22-07. The driveways and rear parking area are existing features. **Affirmative finding.**

Part 2: Bicycle Parking

Table 8.2.4-1 Bicycle Parking Requirements

Requirement, multi-unit: Long Term spaces: 1 per 2 bedrooms

Short Term spaces: 1 per 10 units.

Existing building, 10 bedrooms = 5 required Long Term bike parking spaces.

Secondary building, as existing (no changes.) Total LT spaces=5.

No short term spaces are required.

Bicycle storage shall be identified within the plan. **Affirmative finding as conditioned.**

Article 11: Planned Unit Development

Section 11.1.1 Intent.

The intent of this Article is to:

- (a) Promote the most appropriate use of land through flexibility of design and development of land;*
- (b) Facilitate the adequate and economical provision of streets and utilities;*
- (c) Preserve the natural and scenic qualities of open space;*
- (d) Provide for a variety of housing types;*
- (e) Provide a method of development for existing parcels which because of physical, topographical, or geological conditions could not otherwise be developed; and*
- (f) Achieve a high level of design quality and amenities.*

Section 11.1.2 Authority.

These regulations are enacted under the provisions of 24 V.S.A. Section 4417.

Section 11.1.3 General Requirements and Applicability.

With the exception of development subject to the requirements of Art 14, any development involving multiple lots, tracts or parcels of land to be developed as a single entity, or seeking to place multiple structures and/or uses on a single lot where not otherwise permitted, may be permitted as a PUD subject to the provisions of this Article.

A planned unit development may be permitted subject to minimum project size as follows in the following districts:

Districts	Minimum Project Size
-----------	----------------------

RH, RM, Downtown Waterfront – Public Trust District and Neighborhood Mixed Use, Institutional, E-LM	No minimum project size.
RL, RCO-R/G	2 acres or more

Affirmative finding.

Section 11.1.4 Modification of Regulations.

With the approval of the DRB after a public hearing, the following modifications of the requirements of the underlying zoning may be altered within a planned unit development:

- *minimum lot size, frontage, lot coverage, and setback requirements may be met as calculated across the entire project rather than on an individual lot-by-lot basis;*
See Table 4.4.5-1.
- *required setbacks may apply only to the periphery of the project rather than on an individual lot-by-lot basis;*
Proposal reflects existing non-conformity to setback for the Secondary structure. No additional change is proposed.
- *more than one principal use and more than one principal structure may be permitted on a single lot;*
More than one principal structure has existed since prior to 1983 when the garage was partially converted to commercial use.
- *one or more residential uses not otherwise permitted may be permitted;*
The applicant requests an additional unit in the principal building; increasing the unit count from 5 to 6; allowable under the Historic Rehabilitation Bonus of 5.4.8 (e).
and,
- *buildings may be of varied types including single detached, attached, duplex or apartment construction.*
With 6 units, the principal building is an apartment building. The rear building is a duplex.

Affirmative finding.

Any proposed modifications of regulations shall be listed in a statement accompanying the application submission and such modifications shall be subject to the provisions of Sec. 11.1.5 and Sec. 11.1.6.

Section 11.1.5 Approval Requirements.

The following requirements shall be met for the DRB to approve a planned unit development:

(a) The minimum project size requirements of Sec. 11.1.3 shall be met;

RM has no minimum project size. See **Section 11.1.3**, above.

(b) The minimum setbacks required for the district have been met at the periphery of the project;

See **Table 4.4.5-1**. Existing non-conformity to setback shall remain undisturbed.

(c) The project shall be subject to design review and site plan review of Article 3, Part 4;

See Articles 4, and 6, above.

(d) The project shall meet the requirements of Article 10 for subdivision review where applicable;

Not applicable.

(e) Density, frontage, and lot coverage requirements of the underlying zoning district have been met as calculated across the entire project;

See **Tables 4.4.5-1** and **4.4.5-2**, above.

(f) All other requirements of the underlying zoning district have been met as calculated across the entire project;

Reference is made to Article 4, Section 4.4.5 Residential Districts and Article 5, Historic Building Rehabilitation Bonus 5.4.8 (e).

(g) Open space or common land shall be assured and maintained in accordance with the conditions as prescribed by the DRB;

The existing yard surrounding the residences shall continue to provide open amenity space for tenants; enhanced by proposed landscaping additions and flower beds. The restored front porch and reconstructed two-story easterly porch will provide beautiful outside amenities to building residents. **Affirmative finding.**

(h) The development plan shall specify reasonable periods within which development of each phase of the planned unit development may be started and shall be completed. Deviation from the required amount of usable open space per dwelling unit may be allowed provided such deviation shall be provided for in other sections of the planned unit development;

No requested phasing schedule has been requested. The permit will have a three year life, and construction must commence within 1 year of decision. **Affirmative finding.**

(i) The intent as defined in Sec. 11.1.1 is met in a way not detrimental to the city's interests;

The application fulfills the intent of the Neighborhood Code in the creation of opportunities to create new housing. The Neighborhood Code Part 1 was adopted March 25, 2024. **Affirmative finding.**

and,

(j) The proposed development shall be consistent with the municipal development plan.

From 2019 planBTV: *Burlington's Comprehensive Plan*:

- ◆ *Re-evaluate zoning for RL and RM to ensure preservation of development patterns and design character, while enabling some evolution based on changing household needs. (3.2, Burlington as a Distinctive city.)*
- ◆ *Remove barriers and disincentives to housing production, and encourage infill/redevelopment of underutilized sites (8.1, Burlington as a Dynamic City)*
- ◆ *Expand stormwater management measures in new and existing development (1.3, Burlington as a Distinctive city.)*
- ◆ *Identify tools to support preservation and rehab of substandard housing units. (12.1, Burlington as in Inclusive city.)* **Affirmative finding.**

(k) *Any proposed accessory uses and facilities shall meet the requirements of Sec. 11.1.6 below.*

No accessory uses and/or facilities are proposed. Not applicable.

Affirmative finding.

Sec. 11.1.6 Non-Residential Facilities.

None are proposed. Not applicable.

II. Conditions of Approval

1. Information about any lighting fixtures shall be provided for staff review and approval.
2. Windows for the front building shall remain 2/2; the attic/gable window shall be restored or replaced to match the arch-top 2/2 window with shouldered architrave.
3. The entrance door fronting Grant Street is recommended to be replaced with a similar double door (*Center, double doors, single panel with round headed lights*) to maintain the Italianate style original to the entrance.
4. The front porch (with Eastlake motif) shall be retained/restored.
5. The location of 5 long term bicycle parking spaces shall be identified on the site plan/floor plan as appropriate.
6. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
7. A letter of adequate water and sewer capacity will be required from Burlington's Water Resources Division.
8. A state wastewater permit will be required. It is the owner's responsibility to secure that permit.
9. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

March 14, 2025

Scott Gustin
Zoning Division Manager
City of Burlington Zoning

RE: 24 Grant Street Application for PUD

G•V•V Architects is working with Filipp Lagun to restore the fire damaged property at 24 Grant Street and add one unit to the existing 5 unit building.

The existing property has two structures. The existing 5 unit Primary building was damaged by fire that consumed the roof and heavily damaged 3 of the 5 units toward the rear of the building. The secondary building, at the rear of the property was undamaged and has two units which are still currently occupied as well as a 6 bay carport of which one has been used to house the trash and recycling receptacles.

This project proposes to add a 6th unit and community laundry room under the new roof of the Primary building while restoring the slate roofing on the street face, and restoring the trim and siding to its pre-vinyl glory. Existing lot coverage exceeds allowable coverage in the medium density zone. We propose using the Historic Rehab Bonus to take advantage lot coverage allowance of 72% maximum under the Zoning ordinance section (4.4.5(d)(3). A sprinkler system will also be added and a new exit stair on the back serving basement through attic, 4 levels.

Per **10.1.8 (a)2**. See attached abutters list

Article 5 commentary:

5.1.2; Primary and Accessory structures are pre-existing with no major proposed changes other than slightly larger exit stair on rear of building and slight smaller porch on east side.

5.2.2; Lot Frontage of 103.55' meets the minimum for the district.

5.2.3; Existing lot coverage is 70.8% and proposed is 71.7%. This is comprised of 39.6% building coverage and 32.4% walks and drives. See Site plan for further breakdown.

5.2.4; No steep slopes on this site.

5.2.5; See site plan for setbacks. The existing primary building and proposed exit stair addition will not encroach into setbacks. The existing accessory building does encroach into the side and rear setbacks, no changes are proposed to that building.

5.2.6; The proposed roof structure will be the same height and slope as the original that was destroyed by fire. Total height measured to mid line of pitched roof per 5.2.6(a)2B is approximately 30'-6" above grade at the south side of the building and at the proposed dormers.

5.2.7; Density Calculation - Property is located in Medium Density zone which allows up to 8 units per lot in 2 building of 4 units each. PUD ordinance states no minimum lot size in the RM zone and allows for up to 40 units per acre. The existing lot is 12,045 sf or 0.276 acres X 40 = 11 units max. 8 units are proposed in two structures with 6 in the primary structure and 2 in the secondary structure.

5.3; Non-conformity – a. The nonconforming setback encroachment of the secondary structure has been an existing condition for many years and no change is proposed.

5.3.5; The existing Primary structure exceeds the 1800 maximum per table 4.4.5-2. The proposed footprint is slightly smaller than the existing. See site plan for more information.

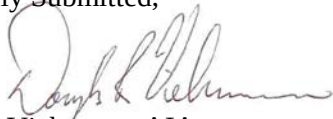
5.3.8; This application is for rebuilding after catastrophe (fire), see 5.3.5 above. Also base zoning allows two structure s with 4 units each. The existing primary structure had 5 units, we propose an increase to 6 units in the primary structure while maintaining the maximum 8 units per lot even though PUD's allow 40 units per acre or 11 units on this site

5.4.8(e); Historic Building Rehab Bonus. See attached State Historic Register pages. Note that when surveyed in 1978 the aluminum siding was in place. This project will restore the original look with repaired and new primed wood siding, restoration of the salvaged trim elements and restoration of the 13 double hung windows in the front section of the home. The windows will be made more energy efficient with exterior storms, modification from double hung to single hung, and new hardware. The new roof structure will support slate on the south (street) face. The front porch will be restored and the front door which was damaged during the fire and subsequent break-in will be replaced while maintaining the round topped sidelights.

The applicant asks that the proposed lot coverage of no more than 72% be approved based on the historic restoration proposed.

Conclusion: We are requesting a total of 8 units on the site as allowed under current zoning. The configuration of 6 units in the primary structure and 2 in the secondary is allowed under PUD permitting. Historic Rehab Bonus is being used to allow for up to 72% maximum coverage. Note the attached existing conditions Google Earth photograph with grassed areas within what our site plan shows as gravel drives. During construction these grass strips will be disturbed and take years to recover, hence the 72% maximum lot coverage shown.

Respectfully Submitted,



Douglas R. Viehmann, AIA

20-24 GRANT STREET AUTUMN 2021 PHOTOS



PRE-FIRE VIEW FROM SOUTHWEST



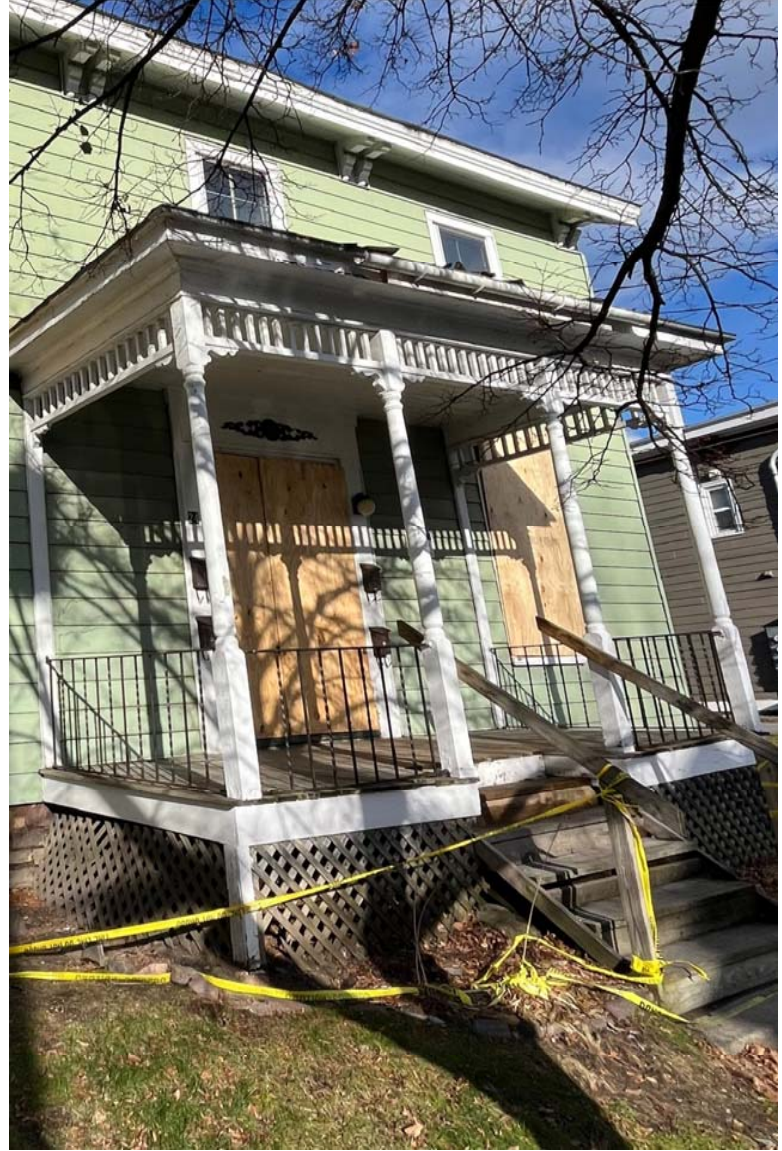
PRE-FIRE VIEW FROM SOUTHEAST



24 GRANT ST



ARCH TOP GLASS IN DOOR



EXISTING PORCH DETAILS

GRANT STREET NEIGHBORING PROPERTY PHOTOS



14 & 16 GRANT STREET



VIEW WEST FROM CLARK ST INTERSECTION



17-19 GRANT ST

11 GRANT ST



32-38 GRANT ST



NOTES:

24 Grant Street
Burlington, VT

GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. Burlington, VT 802.862.9631

DATE: 08 MAR 25

REVISED:

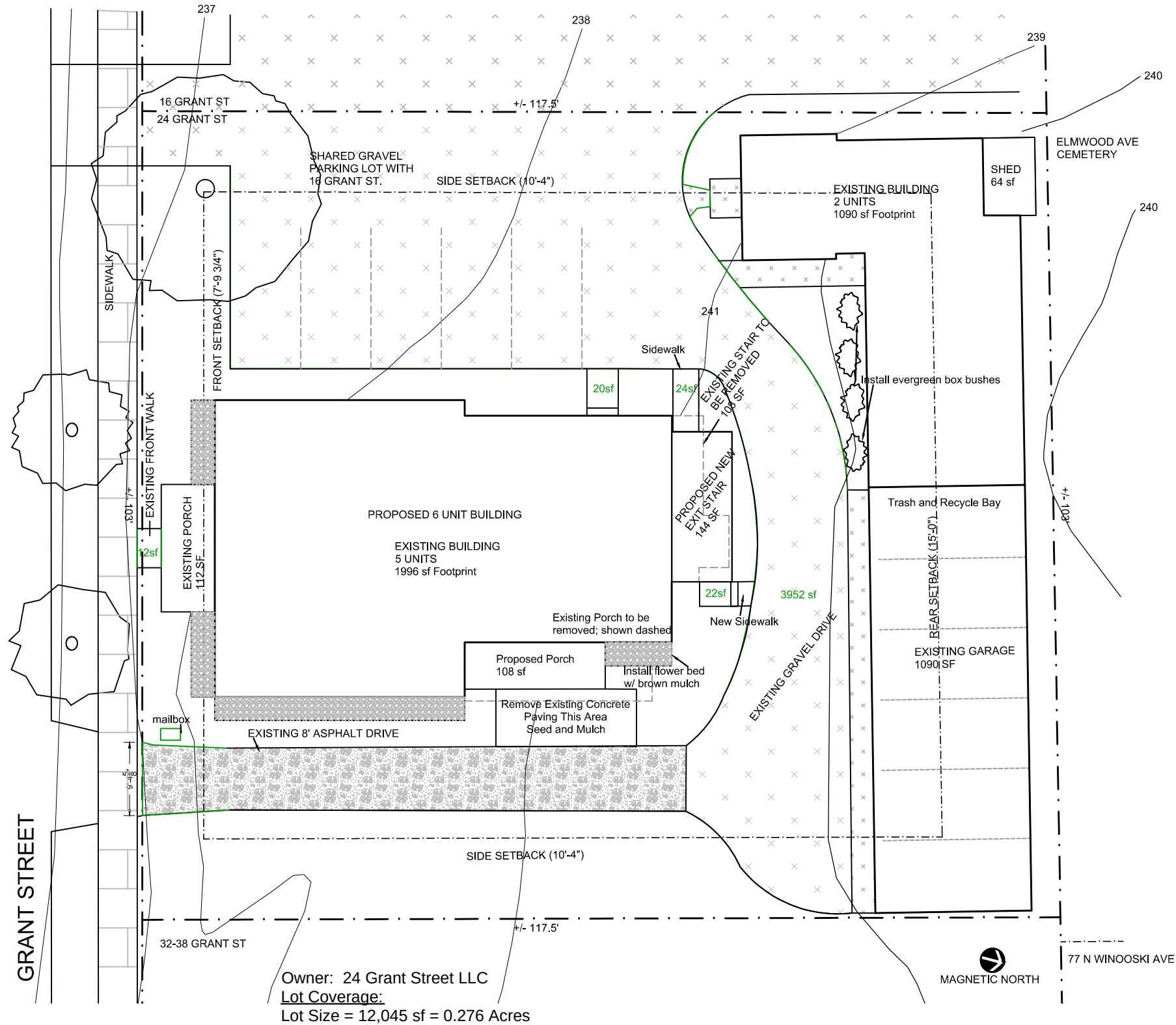
SCALE:
1/16" = 1'-0"

DRAWING:
Site Plan

SHEET:
SP

General Notes:

1. Straw wattles are to be placed around all stockpiled soils and downhill from excavation.
2. Seed disturbed areas and provide straw mat mulch.
3. Existing sewer connection to remain.
4. New water connection for sprinkler and domestic supply.



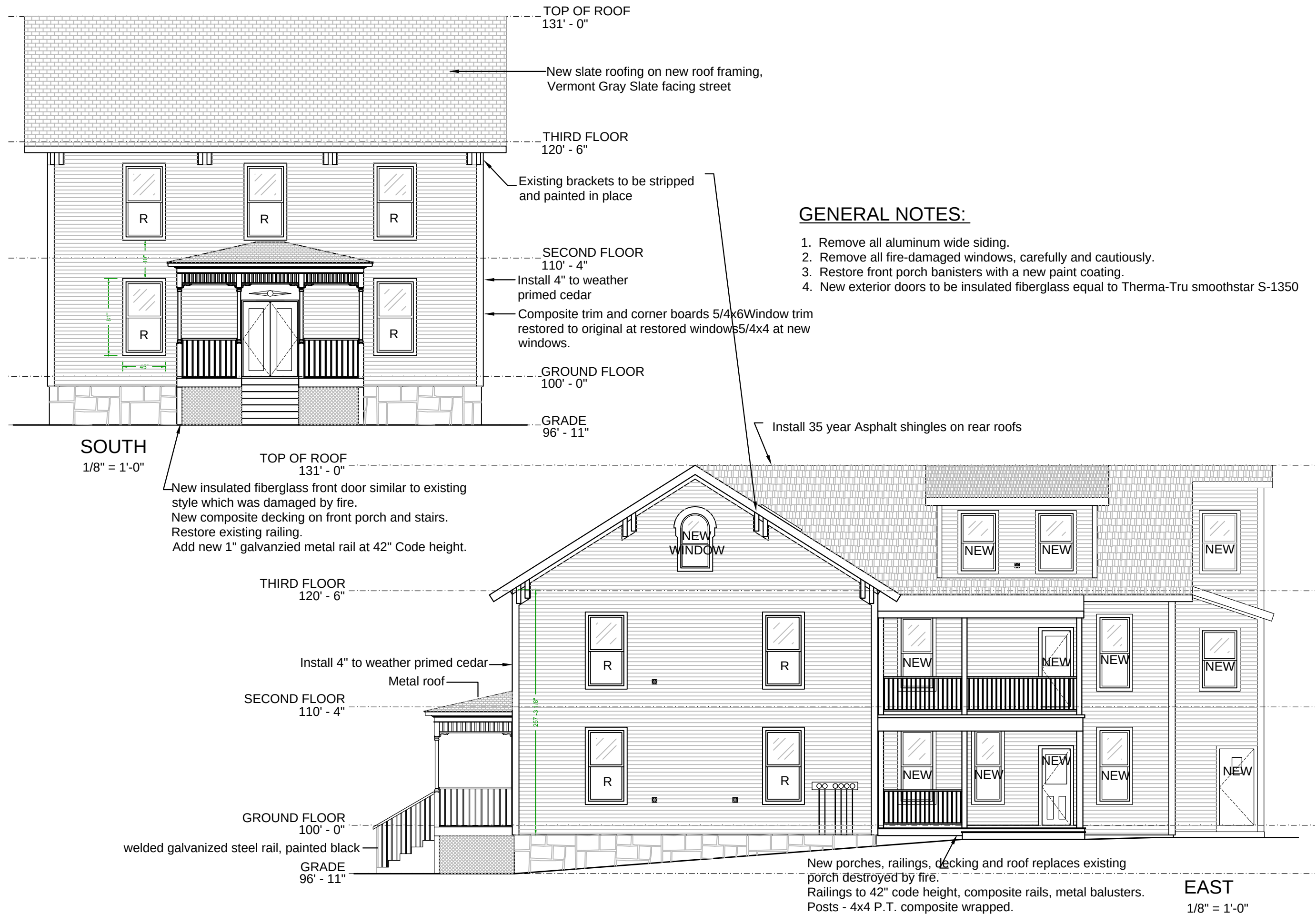
Owner: 24 Grant Street LLC
Lot Coverage:
Lot Size = 12,045 sf = 0.276 Acres

	Existing:	Proposed:
Primary Building:	2,104 sf	2140 sf
Decks/Porches:	316 sf	232 sf
Secondary Building:	2,244 sf	2,244 sf
Total Buildings:	4,664 sf (39.4%)	4,616 sf (38.3%)
Walks & Drives:	3,996 sf (33.2%)	4,018 sf (33.4%)
Total Coverage:	8,660 sf (71.9%)	8,634 sf (71.7%)

NOTES:

Achenbach Residence
64 BROADLAKE RD, COLCHESTER, VERMONT
GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. Burlington, VT 802.862.9631

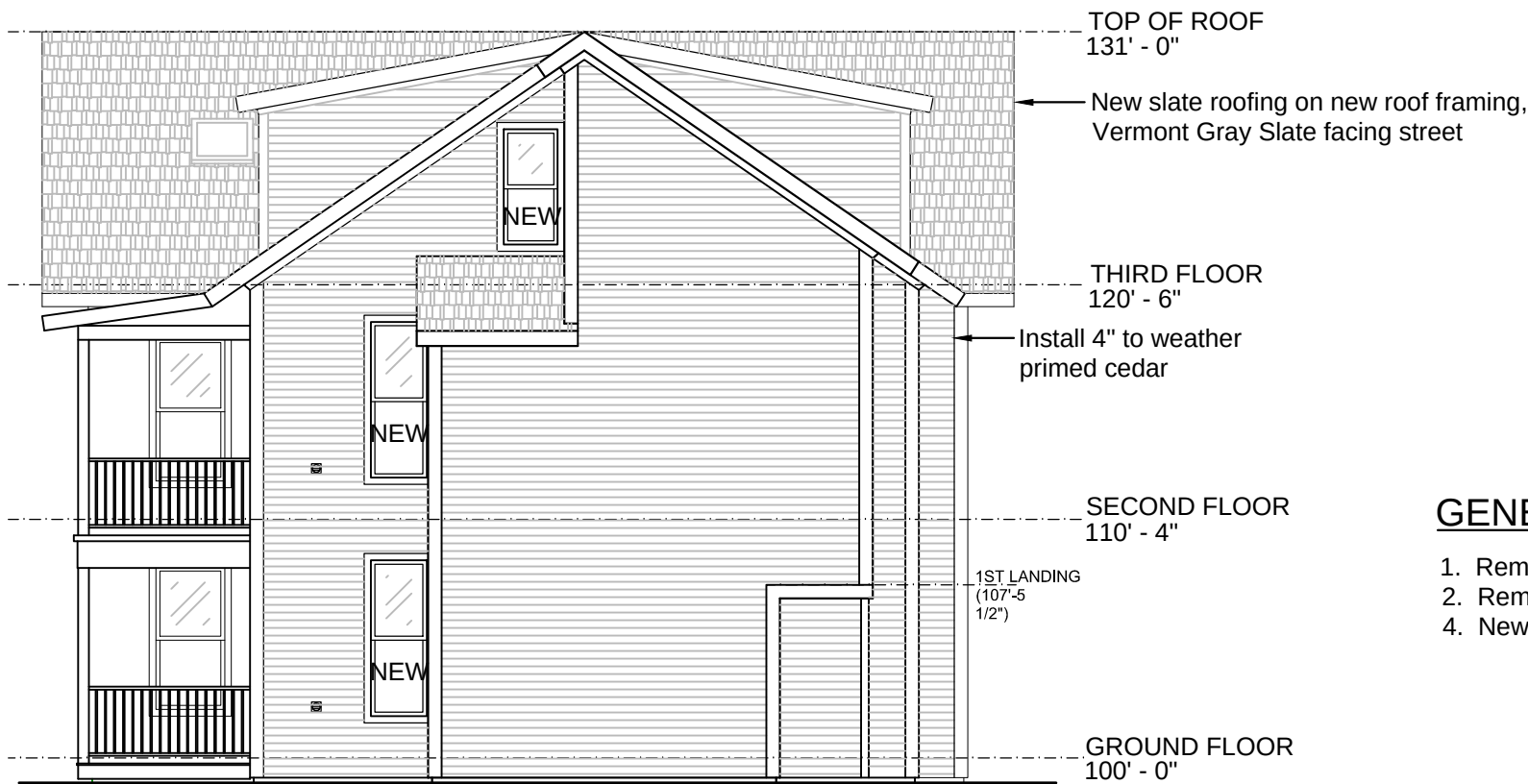
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REVISED:
SCALE:
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DRAWING:
ELEVATIONS
SHEET:
A2.1



NOTES:

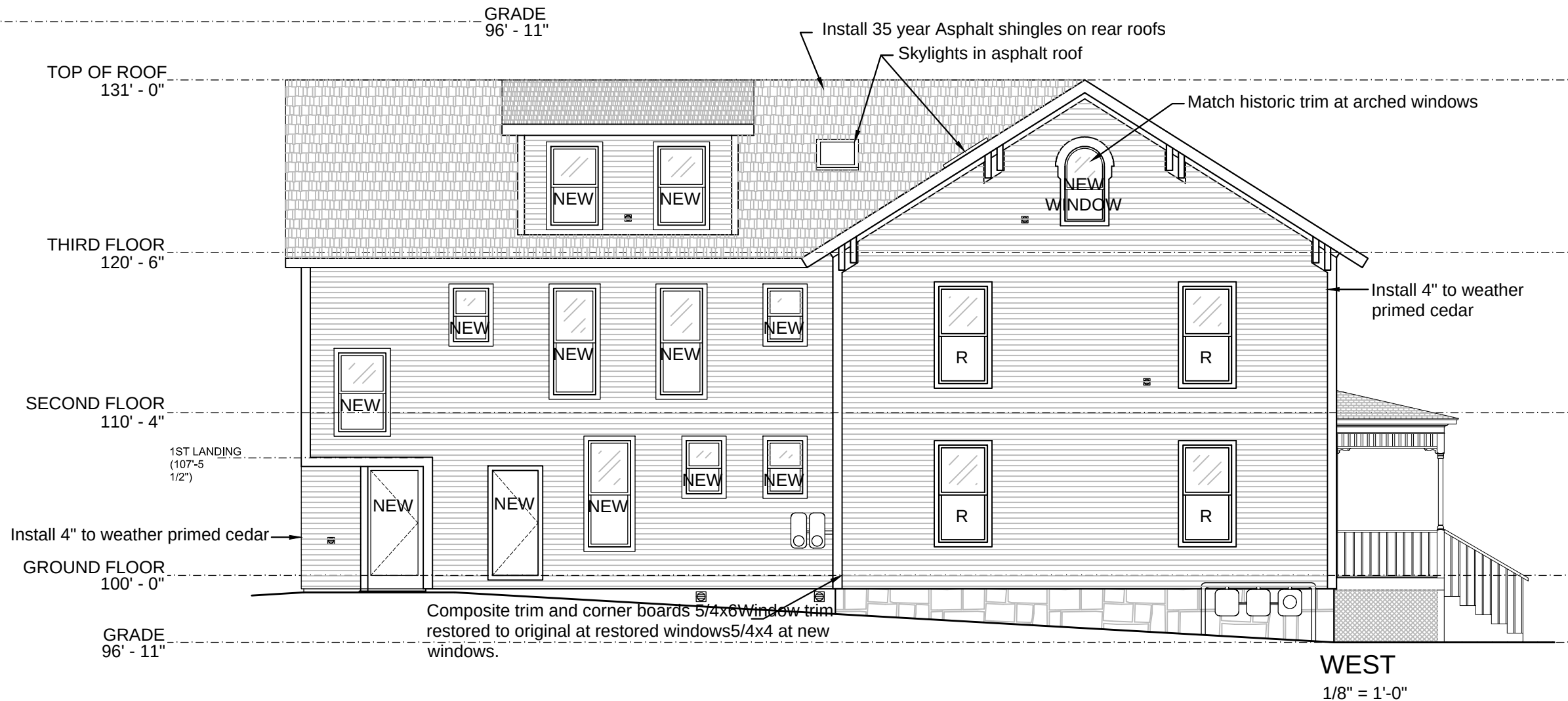
Achenbach Residence
64 BROADLAKE RD, COLCHESTER, VERMONT
GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. Burlington, VT 802.862.9631

DATE: 8 MAR 25
REVISED:
SCALE:
1/8" = 1'-0"
DRAWING:
ELEVATIONS
SHEET:
A2.2



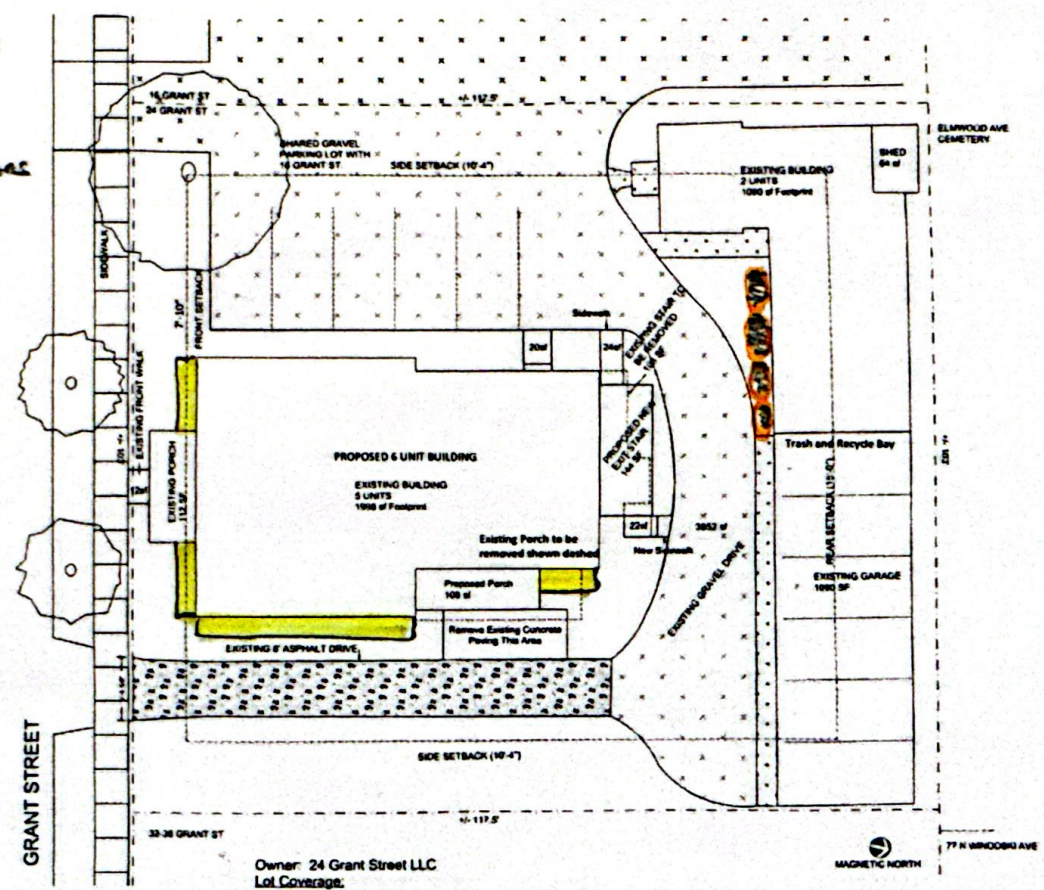
- GENERAL NOTES:**
1. Remove all aluminum wide siding.
 2. Remove all fire-damaged windows, carefully and cautiously.
 4. New exterior doors to be insulated fiberglass equal to Therma-Tru smoothstar S-1350

NORTH
1/8" = 1'-0"



WEST
1/8" = 1'-0"

-  - Perennial flower beds w/ brown mulch
-  - Evergreen box bushes



- General Notes.**
1. Straw wattles are to be placed around all stockpiled soils and downhill from excavation.
 2. Existing sewer connection to remain.
 3. New water connection for sprinkler and domestic supply.

Owner: 24 Grant Street LLC
 Lot Coverage:
 Lot Size = 12,045 sf = 0.276 Acres

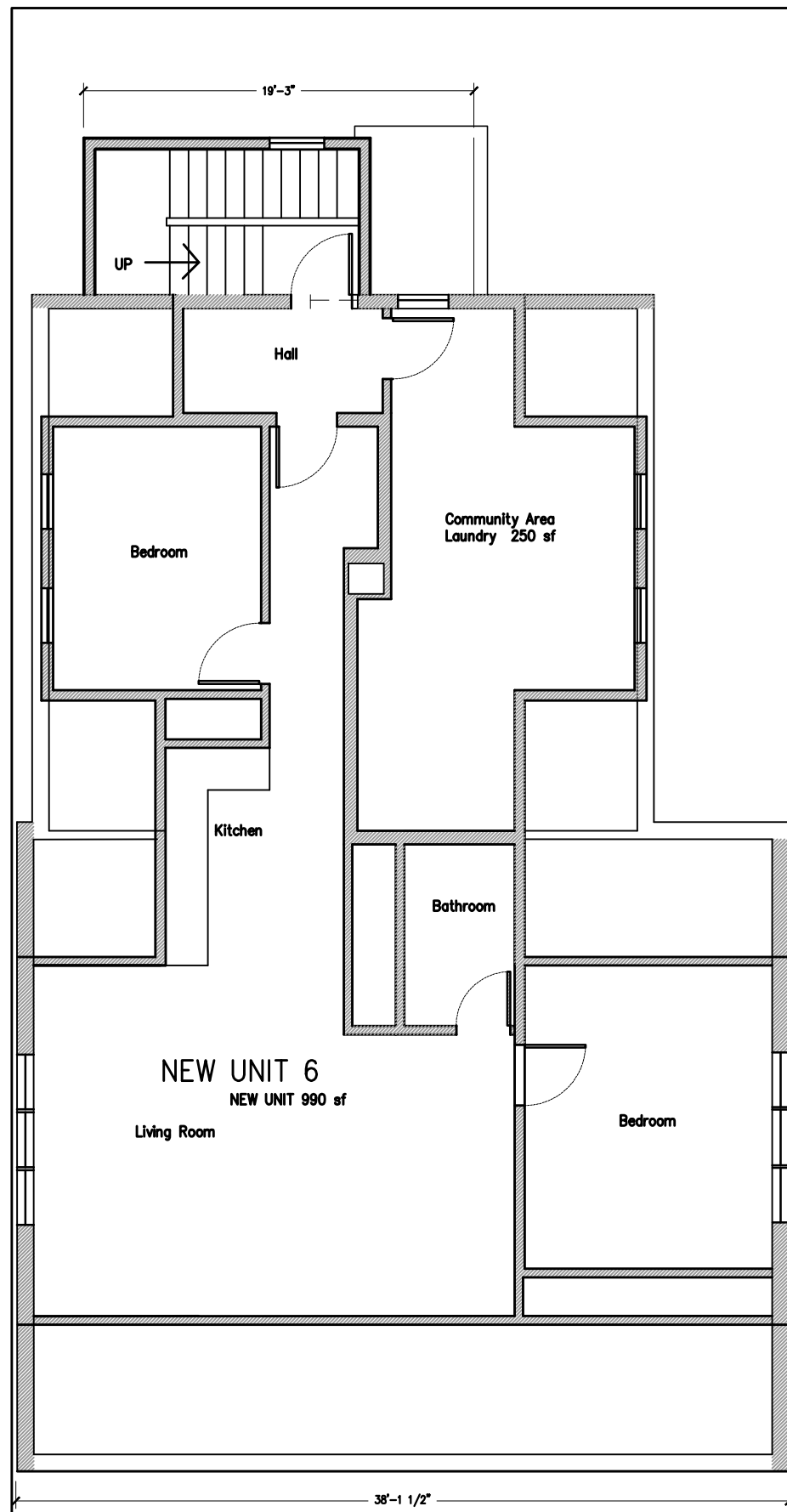
	Existing	Proposed
Primary Building:	2,104 sf	2,140 sf
Decks/Porches:	316 sf	232 sf
Secondary Building:	2,244 sf	2,244 sf
Total Buildings:	4,664 sf (39.4%)	4,616 sf (38.3%)
Walks & Drives:	3,998 sf (33.2%)	4,018 sf (33.4%)
Total Coverage:	8,660 sf (71.9%)	8,634 sf (71.7%)

DATE: 07 FEB 23
 PROVIDED:
 SCALE: 1/8" = 1'-0"
 DRAWING:
 Site Plan
 SHEET
SP

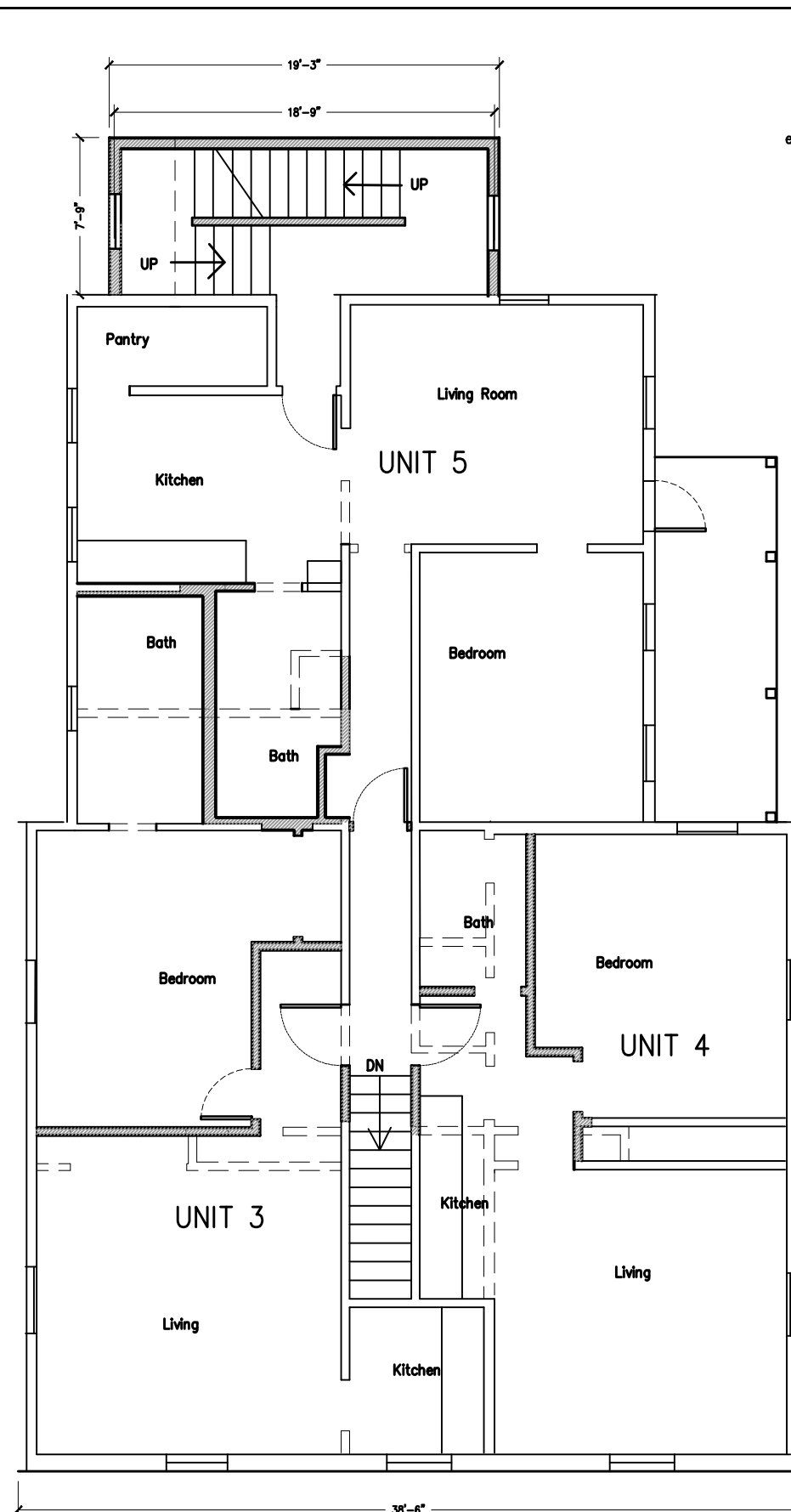
NOTES

NORTH

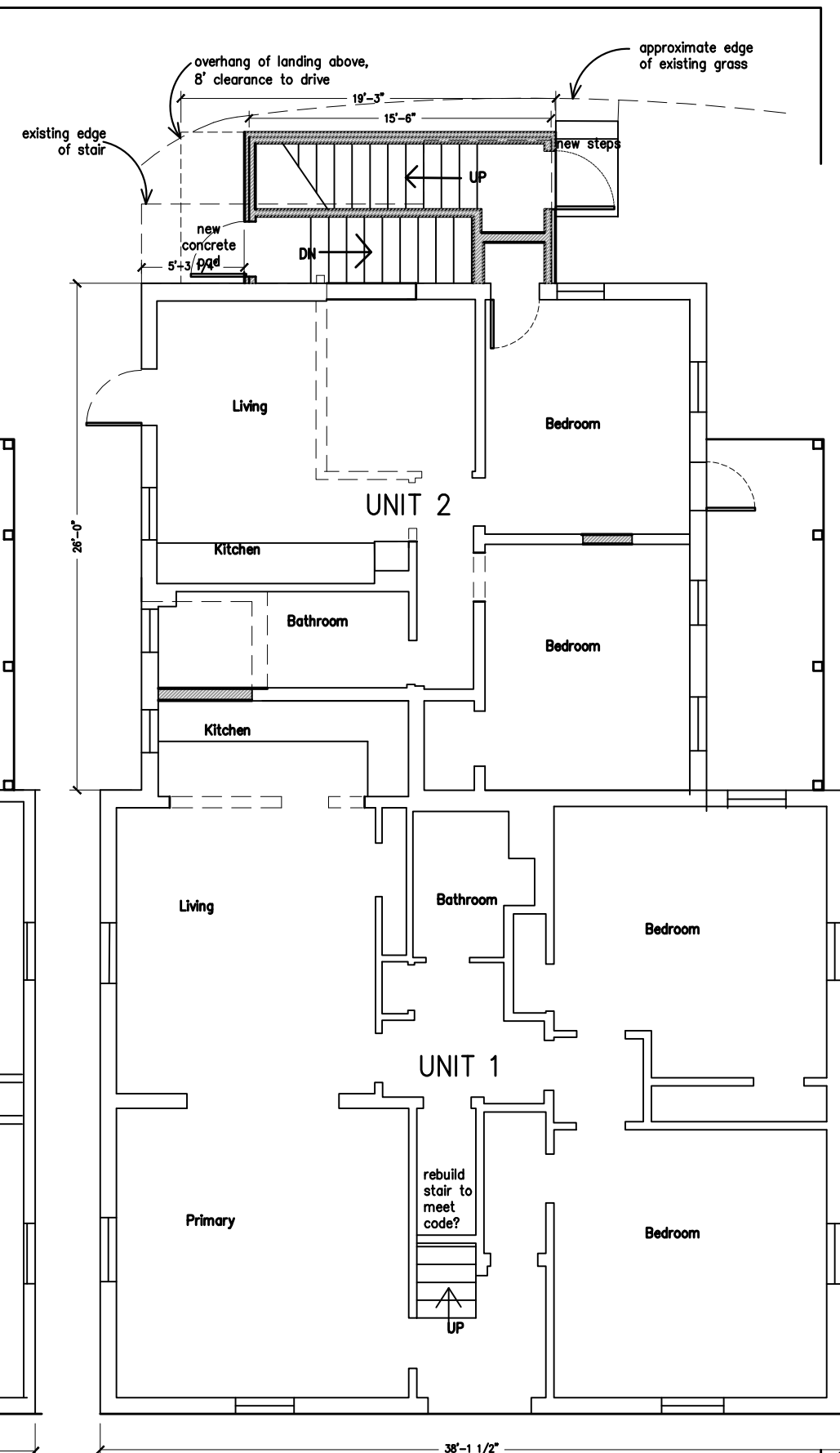
24 Grant Street
 Burlington, VT
 GAIL LOT VPMAN VEHMAN ARCHITECTS INC. Burlington, VT 802.862.8831



① THIRD FLOOR PLAN
1/8" = 1'-0"



① SECOND FLOOR PLAN
1/8" = 1'-0"



① FIRST FLOOR PLAN
1/8" = 1'-0"

WALLS SHOWN DASHED
TO BE REMOVED

WALLS SHOWN HATCHED
ARE NEW

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authorization.

NOTES:

24 GRANT STREET
BURLINGTON, VERMONT

GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. Burlington, VT 802.862.9631

DATE: 1-9-25
REVISED:

SCALE:
1/8" = 1'-0"

DRAWING:
FLOOR PLANS

SHEET:
A1.0

OR SIMILAR INSULATED FIBERGLASS DOOR
SUCH AS THERMATRU OR TRUSTILE

Architectural™ Collection Fiberglass Exterior Door: 3/4 View Mahogany Camber Top 2-Panel Glass Panel

Model Overview



PROJECT TYPE New construction and replacement	MAINTENANCE LEVEL Minimal	WARRANTY Lifetime Warranty
COLORS & FINISHES 6 Finish Options 26 Paint Options	GLASS Decorative and energy efficient.	CONSTRUCTION Architectural Construction Plugless Frame Clip Assembly
MATERIALS 1 Woodgrain Option		



PRICING

Many options will influence the price of your door.
To get an estimate, contact your JELD-WEN dealer.

WHERE TO BUY (/WHERE-TO-BUY?
PID=148089)

GET HELP ON YOUR PROJECT (/EN-
US/GET-HELP?
PID=148089&JWCT_GETHELP=PRODUCTPAGE)

- Materials
- Colors & Finishes
- Glass
- Construction & Framing
- Energy & Sustainability

Hi there! How can I help you today?

Smooth-Pro™ Fiberglass Exterior Door: 1/2 View Twin 3-Light 2-Panel

Explore the options

On-screen colors/finishes vary from actual products.

See all options and features >

NO DIVIDED LIGHTS
CLEAR GLASS
INSULATED FIBERGLASS

Give Feedback

Reset

Exterior
(Left)



PRICING

Many options will influence the price of your door.
To get an estimate, contact your JELD-WEN dealer.

WHERE TO BUY (/WHERE-TO-BUY?
PID=147201)

GET HELP ON YOUR PROJECT (/EN-
US/GET-HELP?
PID=147201&JWCT_GETHELP=PRODUCTPAGE)

Model Overview

Pella® Lifestyle Series

Clad/Wood



OR SIMILAR CLAD WOOD WINDOWS SUCH AS
ANDERSEN 100 SERIES OR MARVIN ELEVATE

#1 performing wood window and patio door for the combination of energy, sound and value.¹

Triple-pane casement



Dual-pane double-hung window with Hidden Screen



- **Easy-to-learn Pella Steady Set® interior installation system**
Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.
- **Performance redefined**
You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.³
- **ENERGY STAR® certified⁴**
Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2023.
- **Enhanced sound control**
Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.⁵
- **Intentional design for improved durability**
Intentional jamb on sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.
- **Durable 3-way corner joints**
Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.
- **Quality exterior finishes**
EnduraClad® finish is a tough, protective aluminum finish for windows. The overlapping, watershed cladding resists chalking and fading. Our extruded aluminum-cladding delivers exceptional durability for sliding patio door exteriors.
- **Exclusive wood protection**
Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.
- **Time-tested innovations**
Create unique room-by-room solutions and achieve project goals with performance options and purposeful innovations like the Hidden Screen and integrated blinds and shades.
- **Best limited lifetime warranty⁶**
Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.⁶
- **Testing beyond requirements**
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- **Convenient & durable screens**
The revolutionary Hidden Screen appears when you open a double-hung window and folds away when it is closed. It provides a clear view when the window is closed and improves curb appeal year-round. The heavy-duty TuffScreen® by Phifer keeps bugs out and allows more fresh air in as one of the most durable screen options on the market. Available on sliding patio doors.

Available in these window and patio door styles:

NEW WINDOWS, DBL HUNG



Special shape windows also available.

^{1,2,3,4,5,6,7} See back cover for disclosures.

Product Specifications

Window & Patio Door Styles		Performance Values										Frame/Install
		Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	U-Factor	SHGC	STC			
Awning Dual-pane vent	Triple-pane vent	21"	17"	59"	59"	LC30 – LC50	0.25-0.34	0.19-0.51	25-28	Pella Ready Set™, Fold-out Fin, Black Frame, EnduraClad Brickmould		
		21"	17"	59"	59"	R20 - CW50	0.20-0.28	0.15-0.41	31-37			
Casement Dual-pane vent	Triple-pane vent	17"	17"	35"	73"	LC30-LC50	0.25-0.34	0.19-0.58	25-31			
		17"	17"	35"	73"	R20-CW50	0.20-0.25	0.17-0.46	31-37			
Fixed Casement Dual-pane	Triple-pane vent	17"	17"	73"	73"	LC30-LC50	0.23-0.35	0.20-0.57	29-32			
		17"	17"	73"	73"	R20-CW50	0.19-0.27	0.15-0.49	33-37			
Fixed Casement Triple-pane	Double-Hung Dual-pane vent	17"	17"	73"	84"	LC30-LC50	0.25-0.34	0.20-0.48	27-31			
		30"	80"	38"	96"	LC50	0.26-0.32	0.18-0.48	31			
Hinged Patio Door Dual-pane single door	Triple-pane single door	30"	80"	38"	96"	LC55	0.23-0.28	0.12-0.34	34-36			
		60"	80"	75"	96"	LC50	0.25-0.29	0.18-0.48	30-32			
Hinged Patio Door Dual-pane double door	Triple-pane double door	50"	80"	75"	96"	LC55	0.22-0.26	0.14-0.38	34-36			
		60"	80"	120"	120"	R20-LC50	0.28-0.31	0.20-0.51	28-31			
Sliding Patio Door Dual-pane double-door vent (OX or XO)	Triple-pane double-door vent (OX or XO)	60"	80"	96"	96"	LC35-LC50	0.23-0.26	0.19-0.47	32-34			
		90"	80"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	-			
Sliding Patio Door Dual-pane triple-door vent (OXO)	Triple-pane triple-door vent (OXO)	90"	80"	144"	96"	LC35	0.23-0.26	0.19-0.47	-			
		117"	80"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	-			
Sliding Patio Door Dual-pane quad-triple-door vent (OXXO)	Triple-pane quad-triple-door vent (OXXO)	117"	80"	189"	96"	LC35	0.23-0.26	0.19-0.47	-			

Window sizes available in 1/4" increments
Special sizes available in dual- and triple-pane sliding patio doors. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit install.pella.com.

Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.

Fold-Away Crank

Cam-Action Lock

Finishes:

Champagne

White

Brown

Matte Black

Satin Nickel

Satin Brass

Patio Door Hardware

Elevate your style and transform a home with elegant selections.

Hinged Patio Door Handle

Sliding Patio Door Handle

Finishes:

Champagne

White

Brown

Matte Black

Satin Nickel

Satin Brass

Colors

Unfinished Pine Interior Colors

We can prefinish pine in your choice of several paint and stain colors. Unfinished or primed and ready-to-paint are also available.

White

Bright White

Linen White

Natural Stain

Golden Oak Stain

Early American Stain

Provincial Stain

Black Stain

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years. Seacoast EnduraClad protective finish for coastal projects with high salt exposure is also available.

Aluminum-Clad Exterior Colors

Black

White

Brown

Fossil

Iron Ore

Porobello

Putty

Almond

Classic White

Brick Red

Hartford Green

Wolf Gray

Integrated Blinds & Shades

Integrated Blinds

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light.

White

Poplar White

Bisque

Storm

Golden

Mocha

Black

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.

Integrated Shades

Light-Filtering:

White

Silver

Maize

Room-Darkening:

Cotton

Bamboo

Ash

Haven't landed on the final blind or shade color or selection? No problem. With our patented triple-pane design, you and your customer can make those decisions later in the schedule. Our triple-pane products come with all of the hardware to add a blind or shade straight from the factory or at a later time in the building or remodeling process.

Screens

Hidden Screen

The Hidden Screen appears when you open a double-hung window and folds away when the window is closed. It allows 44% more natural light into your home when a window is closed than a standard screen.¹ Hidden Screen carriage available in Black, White, Brown, Fossil and Iron Ore colors to match or complement the exterior cladding color choice.

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement and awning windows.

TuffScreen® by Phifer®

The heavy-duty vinyl-coated screen is tear, puncture and damage resistant, standing up to pets, children and harsh weather. The TuffScreen® by Phifer is 2.5x stronger than a standard screen.² Available on sliding patio doors.

InView®

InView flat screens let in 14% more light and are 8% more open for improved airflow when compared to the conventional fiberglass screen.¹¹

¹All trademarks are property of their respective owners.

8.9.19.11 See back cover for disclosures.

Performance Packages

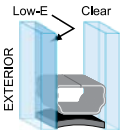
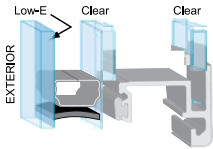
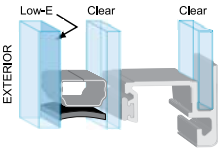
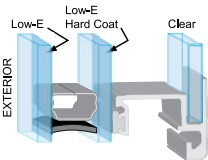
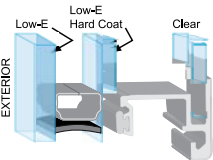
To make things easier, we've created performance packages.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Create room-by-room solutions with the upgraded triple-pane glass design.

All values below are averages compared with single-pane windows.



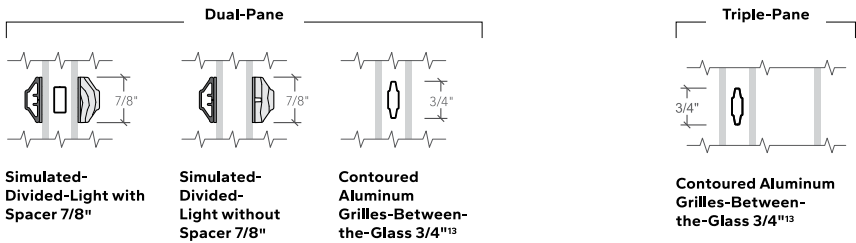
Pella® Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2023.⁴

Base	Performance	Sound Control	Energy Efficiency	Ultimate Performance
	71% More Energy Efficient ¹⁰ + 34% Noise Reduction ⁵	52% Noise Reduction ⁵	83% More Energy Efficient ¹⁰	79% More Energy Efficient ¹⁰ + 52% Noise Reduction ⁵
 Advanced Low-E Two panes of insulating, energy-efficient glass and our most popular features and options.	 Advanced Low-E SunDefense Low-E or NaturalSun Low-E A triple-pane glass design for a combination of both improved energy efficiency and sound performance.	 Advanced Low-E, SunDefense Low-E or NaturalSun Low-E Sound-reduction glazing Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampening.	 AdvancedComfort A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.	 AdvancedComfort Sound-reduction glazing A triple-pane glass design featuring mixed glass thicknesses with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.

Patented triple-pane glass design gives flexibility to add integrated blinds or shades without impacting performance.

Grilles

Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.⁶

¹ Compared to leading national wood window brands recommended installation methods for new construction windows.

² Comparing average install time and plumb/level/square measurements of leading national wood window brands when installed following the manufacturer's standard installation methods for new construction windows.

³ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

⁴ Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to nrcan.gc.ca/energy/products/categories/fenestration/13739.

⁵ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

⁶ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

⁷ Double-hung windows available in dual-pane only.

⁸ Available with triple-pane products only.

⁹ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

¹⁰ Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

¹¹ Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

¹² Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.

¹³ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.



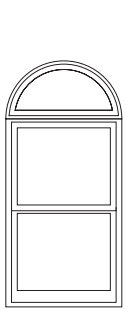
Lifestyle Series Double-Hung

Combination Assemblies

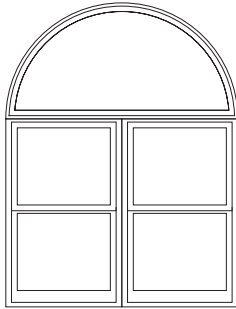
Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mullioned together by a direct or reinforcing mullion.

Pella window combinations are available in an endless variety of arrangements. Refer to Combinations Section for requirements, and limitations.

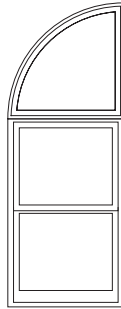
Contact your local Pella sales representative for more information.



Half Circle over
Single



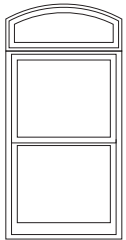
Half Circle over
Two-Wide



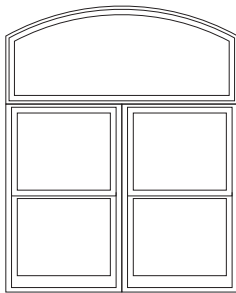
Left Quarter Circle
over Single



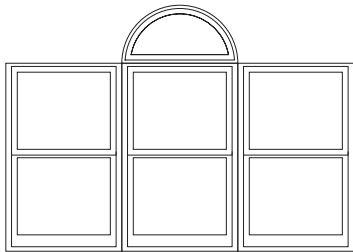
Right Quarter Circle
over Single



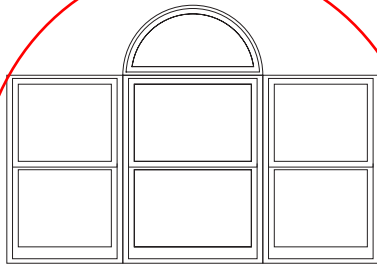
Arch Head over
Single



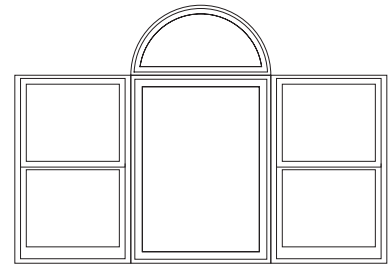
Arch Head over
Two-Wide



Half Circle centered on
Three-Wide Equal



Half Circle over
Three-Wide Unequal



Half Circle over
Center Fixed with Flankers

AT EAST AND WEST GABLES



Lifestyle Series Double-Hung

Glazing Performance - Total Unit

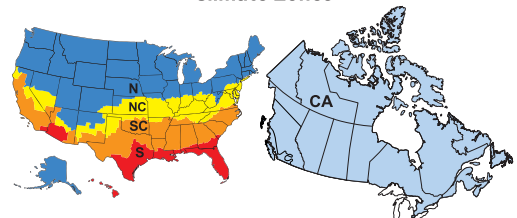
Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values ₁				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S.				Canada ₂	
										Zone				ER	Zone
										Dual-Pane Vent					
11/16"	Advanced LowE IG	PEL-N-35-00514-00001	2.5	2.5	argon	0.30	0.30	0.56	56						
	with grilles-between-the-glass	PEL-N-35-00515-00001				0.30	0.27	0.50	56						
	with Simulated Divided Light	PEL-N-35-00516-00001				0.30	0.27	0.50	56						
11/16"	Advanced LowE IG	PEL-N-35-00517-00001	3	3	argon	0.30	0.30	0.56	55						
	with grilles-between-the-glass	PEL-N-35-00518-00001				0.30	0.27	0.50	55						
	with Simulated Divided Light	PEL-N-35-00519-00001				0.30	0.27	0.50	55						
11/16"	SunDefense™ Low-E IG	PEL-N-35-00550-00001	2.5	2.5	argon	0.29	0.22	0.52	56				S		
	with grilles-between-the-glass	PEL-N-35-00551-00001				0.29	0.20	0.47	56				S		
	with Simulated Divided Light	PEL-N-35-00552-00001				0.29	0.20	0.47	56				S		
11/16"	SunDefense Low-E IG	PEL-N-35-00553-00001	3	3	argon	0.29	0.22	0.52	55				S		
	with grilles-between-the-glass	PEL-N-35-00554-00001				0.29	0.20	0.46	55				S		
	with Simulated Divided Light	PEL-N-35-00555-00001				0.29	0.20	0.46	55				S		
11/16"	SunDefense+ Low-E IG	PEL-N-35-00568-00001	2.5	2.5	argon	0.25	0.22	0.51	45		NC	SC	S		
	with grilles-between-the-glass	PEL-N-35-00569-00001				0.25	0.20	0.46	45		NC	SC	S		
	with Simulated Divided Light	PEL-N-35-00570-00001				0.25	0.20	0.46	45		NC	SC	S		
11/16"	SunDefense+ Low-E IG	PEL-N-35-00571-00001	3	3	argon	0.25	0.22	0.51	44		NC	SC	S		
	with grilles-between-the-glass	PEL-N-35-00572-00001				0.25	0.20	0.45	44		NC	SC	S		
	with Simulated Divided Light	PEL-N-35-00573-00001				0.25	0.20	0.45	44		NC	SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-35-00532-00001	2.5	2.5	argon	0.26	0.29	0.55	45						
	with grilles-between-the-glass	PEL-N-35-00533-00001				0.26	0.27	0.49	45						
	with Simulated Divided Light	PEL-N-35-00534-00001				0.26	0.27	0.49	45						
11/16"	AdvancedComfort Low-E IG	PEL-N-35-00535-00001	3	3	argon	0.26	0.29	0.55	44						
	with grilles-between-the-glass	PEL-N-35-00536-00001				0.26	0.26	0.49	44						
	with Simulated Divided Light	PEL-N-35-00537-00001				0.26	0.26	0.49	44						
11/16"	NaturalSun LowE IG	PEL-N-35-00478-00001	2.5	2.5	argon	0.30	0.56	0.64	55					34	CA
	with grilles-between-the-glass	PEL-N-35-00479-00001				0.30	0.50	0.57	55						
	with Simulated Divided Light	PEL-N-35-00480-00001				0.30	0.50	0.57	55						
11/16"	NaturalSun LowE IG	PEL-N-35-00481-00001	3	3	argon	0.30	0.55	0.63	54					34	CA
	with grilles-between-the-glass	PEL-N-35-00482-00001				0.30	0.49	0.57	54						
	with Simulated Divided Light	PEL-N-35-00483-00001				0.30	0.49	0.57	54						
11/16"	NaturalSun+ LowE IG	PEL-N-35-00496-00001	2.5	2.5	argon	0.26	0.51	0.63	44	N				35	CA
	with grilles-between-the-glass	PEL-N-35-00497-00001				0.26	0.46	0.56	44	N					
	with Simulated Divided Light	PEL-N-35-00498-00001				0.26	0.46	0.56	44	N					
11/16"	NaturalSun+ LowE IG	PEL-N-35-00499-00001	3	3	argon	0.26	0.50	0.62	43	N				35	CA
	with grilles-between-the-glass	PEL-N-35-00500-00001				0.26	0.45	0.55	43	N					
	with Simulated Divided Light	PEL-N-35-00501-00001				0.26	0.45	0.55	43	N					

R-Value = 1/U-Factor
SHGC = Solar Heat Gain Coefficient
VLT % = Visible Light Transmission
CR = Condensation Resistance
ER = Canadian Energy Rating

(1) Glazing performance values are calculated based on NFRC 100, NFRC 200 and NFRC 500. ENERGY STAR® values are updated to 2023 (version 7) criteria.

(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative. Visit www.energystar.gov for Energy Star guidelines.

Climate Zones



Railings to be galvanized after welding is complete, rail for front stairs only.

236 **MOLDED STEEL & DUCTILE IRON HANDRAIL & ACCESSORIES**

SAME DAY SHIPPING!

DUCTILE IRON HANDRAIL ACCESSORIES **237**

HANDRAIL & ACCESSORIES

HANDRAIL & ACCESSORIES

HANDRAIL & ACCESSORIES

ALL COMPONENTS FIT
45-905-8
45-905-19

ALL COMPONENTS FIT
45-905-8
45-905-19

ALL COMPONENTS FIT
45-905-8
45-905-19

MOLDED STEEL COVER RAIL

8 & 19 ft. Long!

WILL FIT OVER 1/2" OR 1" SQUARE, FLAT OR CHANNEL.

45-905-8 (8')
8' CAN SHIP
UPS OR FEDEX
-- 1-3/4" **\$20.18 (per 8')**
1 5/8" **\$18.47 (20+)**

45-905-19 (19')
-- 1-3/4" **\$47.79 (per 19')**
1 5/8" **\$46.49 (10+)**

DUCTILE IRON MOLDED VOLUTE

81-4429-V
1 1-5/8" **\$7.27 ea.**
-- 1-3/4" **\$6.89 (20+)**
± 1.05 lbs **\$6.68 (40+)**

DUCTILE IRON STRAIGHT LAMB'S TONGUE

81-4429-S
1 5" **\$7.98 ea.**
-- 5" **\$7.77 (15+)**
± 1.60 lbs **\$7.18 (30+)**

DUCTILE IRON PITCHED LAMB'S TONGUE FOR PITCHED MOLDED COVER RAIL

81-4429-B
1 1-1/16" **\$6.38 ea.**
-- 4" **\$5.97 (50+)**
± 1.30 lbs **\$5.59 (100+)**

DUCTILE IRON MOLDED SQUARE END

81-4429-N
1 5" **\$2.39 ea.**
-- 2-1/2" **\$2.28 (80+)**
± 0.35 lbs **\$2.07 (160+)**

DUCTILE IRON CHANNEL CORNER BEND

81-100-CC
1 4-1/2" **\$4.38 ea.**
-- 4-1/2" **\$4.08 (80+)**
± 0.50 lbs **\$3.89 (160+)**

DUCTILE IRON CORNER BEND

81-4429-C
1 5" **\$5.97 ea.**
-- 1-3/4" **\$5.59 (60+)**
± 1.01 lbs **\$5.39 (120+)**

DUCTILE IRON TERMINAL

13-05302-405
1 2-3/8" **\$3.37 ea.**
-- 1-3/4" **\$3.09 (25+)**
± 0.31 lbs

DUCTILE IRON SQUARE TERMINAL

13-05302-403
1 2-3/16" **\$5.49 ea.**
-- 3-3/4" **\$5.18 (25+)**
± 0.55 lbs

DUCTILE IRON MOLDED CORNER URN BASE

81-4429-UL
1 1-1/8" **\$7.37 ea.**
-- 1-1/2" sq. **\$7.07 (50+)**
± 0.15 lbs

DUCTILE IRON MOLDED CORNER PIECE 90 PER BOX/37.5 LBS

81-4429-L
1 1-1/16" **\$4.09 ea.**
-- 3-7/8" **\$3.89 (50+)**
± 0.75 lbs **\$3.58 (100+)**

DUCTILE IRON MOLDED END URN BASE

81-4429-U
1 5" **\$7.07 ea.**
-- 1-5/8" **\$6.89 (100+)**
± 0.20 lbs **\$6.79 (200+)**

MALLEABLE IRON MOLDED CENTER URN BASE

81-4429-UC
1 1-15/16" **\$7.37 ea.**
-- 1-5/8" sq. **\$7.07 (100+)**
± 0.15 lbs **\$6.79 (200+)**

DUCTILE IRON MOLDED CENTER PIECE

81-4429-T
1 5-3/8" **\$4.19 ea.**
-- 1-3/4" **\$3.89 (40+)**
± 0.75 lbs **\$3.57 (80+)**

DUCTILE IRON CENTER PIECE

13-05302-406
1 5-5/16" **\$2.28 ea.**
-- 2-3/16" **\$2.28 ea.**
± 0.74 lbs

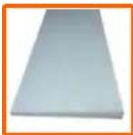
DUCTILE IRON MOLDED TERMINAL

81-4429-E
1 5" **\$4.19 ea.**
-- 3-3/4" **\$3.89 (60+)**
± 0.65 lbs **\$3.58 (120+)**

New and replacement siding where repairs are needed after aluminum siding is removed

1/2 in. x 6 in. x 192 in. Red Cedar Finger Joint Primed Bevel Siding

★★★★★ (23) Questions & Answers (18)



Hover Image to Zoom

Share Print

59

- Oil primed and ready to paint
- Naturally decay resistant
- Time tested and beautiful
- [View More Details](#)

Nominal Product Length (in.): 192

96 144 192

Unavailable at Williston Delivering to 05495

Pickup Nearby
Today
In stock 68.8 mi away
FREE

Delivery
Unavailable

How much will you need?
Please note: calculations are estimates only

Calculate by:
☒ Length x Width
☐ Square Footage

Wall
Length: ft. Width:

+ Add Wall

Calculate

OR SIMILAR PRODUCT SUCH AS TREX

TimberTech
BY AZEK

AZEK
EXTERIORS

DECKING, RAILING, SIDING, TRIM & ACCESSORIES
PRODUCT GUIDE | 2024



New



Porch Collection in English Walnut®
Classic Composite Series Drink Rail

PORCH COLLECTION

Hardwoods & Stained Wood

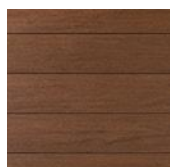
Bring all the real wood looks and performance benefits of TimberTech Advanced PVC Decking to your clients' porches. The innovative tongue-and-groove installation of our Porch Collection allows for smaller gaps between boards—delivering a traditional hardwood flooring look your clients will love.



SLATE GRAY



OYSTER®



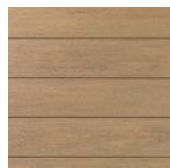
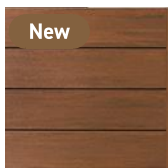
MAHOGANY



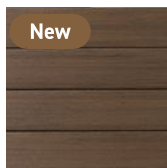
DARK HICKORY



COASTLINE®

WEATHERED
TEAK®

CYPRESS®

ENGLISH
WALNUT®

PRODUCT DESCRIPTION	TimberTech Model Number		
	10'	12'	16'
ADVANCED PVC PORCH			
1 x 4 T&G Porch Slate Gray	ADCP13510SG	ADCP13512SG	ADCP13516SG
1 x 4 T&G Porch Oyster	—	ADP13512OR	ADP13516OR
1 x 6 T&G Porch Mahogany	—	ADP15512MH	ADP15516MH
1 x 4 T&G Porch Mahogany	—	ADP13512MH	ADP13516MH
1 x 6 T&G Porch Dark Hickory	—	ADP15512DH	ADP15516DH
1 x 4 T&G Porch Dark Hickory	—	ADP13512DH	ADP13516DH
1 x 6 T&G Porch Coastline	—	ADP15512CS	ADP15516CS
1 x 4 T&G Porch Coastline	—	ADP13512CS	ADP13516CS
1 x 6 T&G Porch Weathered Teak	—	ADP15512WT	ADP15516WT
1 x 4 T&G Porch Weathered Teak	—	ADP13512WT	ADP13516WT
1 x 4 T&G Porch Cypress	—	ADP13512CY	ADP13516CY
1 x 6 T&G Porch Cypress	—	ADP15512CY	ADP15516CY
1 x 4 T&G Porch English Walnut	—	ADP13512EW	ADP13516EW
1 x 6 T&G Porch English Walnut	—	ADP15512EW	ADP15516EW

Extended lead times may apply to certain geographies.

MULTIWIDTH PORCH BOARDS

FOR DESIGN FLEXIBILITY

Standard-width (3.125") width boards available in all colors. Wide-width (5.5") porch boards available in Coastline, Cypress, Dark Hickory, English Walnut, Mahogany, and Weathered Teak for curated design options.

WUI-COMPLIANT

FOR HOMES IN FIRE ZONES

With WUI compliance, the Porch Collection is a better choice for homes in fire zones.

PROFILE OPTIONS

STANDARD

3.125"



WIDE

5.5"





Vintage Collection® In Coastline, RadianceRail® Express

The TimberTech Railing portfolio delivers enduringly beautiful designs as well as superior performance, whether choosing from our composite, PVC, or metal railing collections. Plus, lots of customization options mean it's easy to create a unique look.

COMPOSITE RAILING

A mix of high-performance polymers and recycled wood fibers for impressive durability, this collection offers the most customization and style options

HIGHLY DURABLE Resists cracking, splitting, and splintering

MOISTURE RESISTANT Protected from mold, mildew & rot

PREMIUM MATTE COLORS Protected by 25-year Limited Fade & Stain Warranty

RESEMBLES THE LOOK OF PAINTED WOOD

LOW MAINTENANCE Never needs painting or staining

MADE FROM UP TO 50% RECYCLED MATERIAL

OFFERS THE MOST CUSTOMIZATIONS & STYLES From modern to traditional



CLASSIC COMPOSITE SERIES

With several top rails and a universal bottom rail, the Classic Composite Series offers the most customization options, making mixing and matching components a breeze.

TOP RAIL PROFILES



DRINK RAIL

Compatible with full profile, Square-Shouldered boards. Not compatible with glass infill.



RADIANCE RAIL™



PREMIER RAIL™



TRADEMARK RAIL™

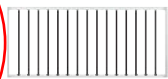
Only available in White and Matte White.



INFILL OPTIONS



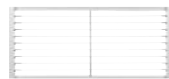
SOLID COMPOSITE BALUSTER



ALUMINUM



GLASS



CABLERAIL

COLOR OPTIONS



GLOSS WHITE



MATTE WHITE



MATTE ESPRESSO



MATTE BLACK

Matte colors also include a 25-Year Fade & Stain Limited Warranty



TruExterior®

Siding & Trim



SO AUTHENTIC. SO RELIABLE.
NOTHING COMPARES.



5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

TruExterior Trim is reversible with woodgrain on one side and a smooth finish on the reverse. Available in a 16' length.

Reversible Smooth/Woodgrain Finish

BOARD-AND-BATTEN SIDING

Whether a Modern Farmhouse design or creating accents on a gable, board-and-batten is one of the hottest trends in home exterior design. And it's easy to create the board-and-batten look using just TruExterior Trim.

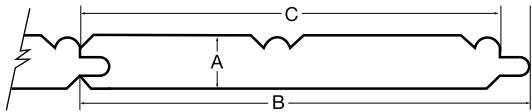


TruExterior Trim comes pre-primed and does require paint.



Pictured: Beaded Pattern

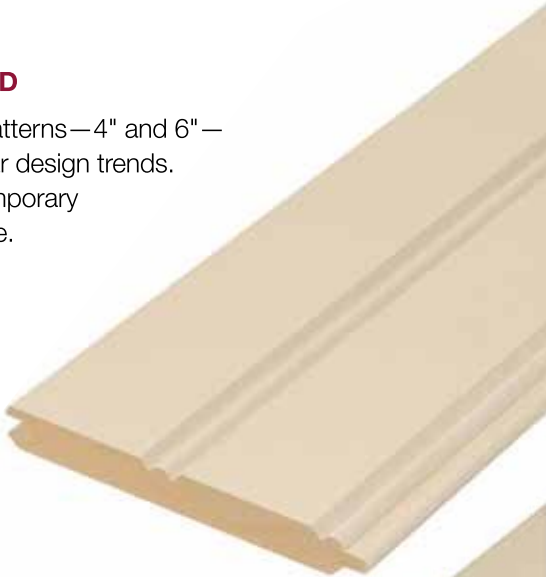
Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
5/8 x 4	5/8"	3-15/32"	3-5/32"
5/8 x 6	5/8"	5-5/16"	4-15/16"



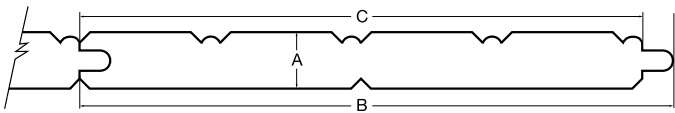
SINGLE BEADBOARD

Two distinct beaded patterns—4" and 6"—to suit the most popular design trends. Reversible for a contemporary “V-Groove” appearance.

Smooth Finish



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
5/8 x 8	5/8"	6-9/16"	6-7/32"
5/8 x 12	5/8"	10-1/4"	9-29/32"



DOUBLE BEADBOARD

The same appearance as the single-profile products, but with twice the coverage. Reversible for a contemporary “V-Groove” appearance.

Smooth Finish



TruExterior Beadboard comes pre-primed and does require paint.

TruExterior Siding & Trim Reference Guide

SUSTAINABILITY

The sustainable properties of TruExterior Siding & Trim are a result of a combination of proprietary polymer chemistry and highly refined, recovered coal combustion products (fly ash).



- Contains a minimum of 70% recycled content—verified by SCS Global Services

CODE LISTINGS

TruExterior Siding & Trim have undergone rigorous internal and third-party testing to provide building officials, architects, contractors, specifiers, designers and others with reliable, high-performing products.

- California's Wildland-Urban Interface (WUI) listed—Beadboard and Trim
- Intertek CCRR-0300

Trim

5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

Beadboard

Single		Double	
Nominal Size	Actual	Nominal	Actual
5/8 x 4	5/8" x 3-15/32"	5/8 x 8	5/8" x 6-9/16"
5/8 x 6	5/8" x 5-5/16"	5/8 x 12	5/8" x 10-1/4"

Accessories

Skirt Board		Window Pocket Rabbeted Trim		Siding Pocket Rabbeted Trim		Window and Siding Pocket Rabbeted Trim	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
1 x 6	3/4" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 3	1" x 2-1/2"	5/4 x 4	1" x 3-1/2"
1 x 8	3/4" x 7-1/4"	5/4 x 6	1" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 6	1" x 5-1/2"
5/4 x 6	1" x 5-1/2"	5/4 x 8	1" x 7-1/4"	5/4 x 5	1" x 4-1/2"	5/4 x 8	1" x 7-1/4"
5/4 x 8	1" x 7-1/4"			5/4 x 6	1" x 5-1/2"		
				5/4 x 8	1" x 7-1/4"		

Note: All TruExterior Trim, Beadboard, and Accessory products are available in a standard 16' length.

Slate on South face of roof, facing Grant Street

HOME (HTTPS://VERMONTSLATECO.COM/) > SLATES (HTTPS://VERMONTSLATECO.COM/SLATE/) > VERMONT STRATA GRAY

Vermont Strata Gray

Vermont Strata Gray slate is a medium gray slate with black stripes. This medium to heavy-textured slate usually shows some buff and brown weathering. The random angles of the strata lines combined with the semi-weathering qualities provide heavy contrast through the roof.

[DOWNLOAD INFORMATION SHEET \(HTTPS://VERMONTSLATECO.COM/WP-CONTENT/UPLOADS/2015/09/VERMONT-STRATA-GRAY-PRODUCT-SHEET.PDF\)](https://vermontslateco.com/wp-content/uploads/2015/09/VERMONT-STRATA-GRAY-PRODUCT-SHEET.PDF)



ASTM Tests

	Value	ASTM Test Method	ASTM Grade
Modulus of Rupture	611 lbs. at 0.253 in	C-120-06	S1
Absorption	0.163%	C-121-06	S1
Weather Resistance	.0019 in.	C-217-94	S1

All Vermont Slate Company® roofing products meet or exceed ASTM C-406 S1 Standards

Image Gallery



(HTTPS://VERMONTSLATECO.COM/CONTENT/UPLOADS/2015/11/VERMONT-STRATA-GRAY-SLATE-HOUSE.JPG) (HTTPS://VERMONTSLATECO.COM/CONTENT/UPLOADS/2015/11/VERMONT-STRATA-GRAY-SLATE-ROOF-2.JPG) (HTTPS://VERMONTSLATECO.COM/CONTENT/UPLOADS/2015/11/VERMONT-STRATA-GRAY-SLATE-ROOF-3.JPG) (HTTPS://VERMONTSLATECO.COM/CONTENT/UPLOADS/2015/11/VERMONT-STRATA-GRAY-SLATE-2.JPG)

Certainteed Landmark or equal asphalt shingles
For north, east and west surfaces



LANDMARK® COLOR PALETTE



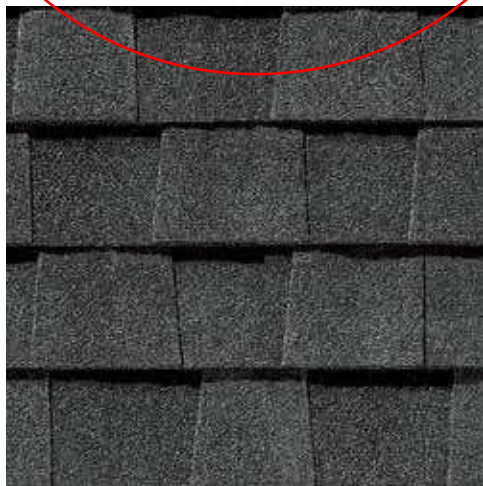
Cobblestone Gray



Georgetown Gray



Weathered Wood



Moiré Black



Charcoal Black



Heather Blend

LANDMARK® Solaris® CoolRoof COLOR PALETTE



Graphite
CRRP Product ID 0668-0155



Weathered Wood
CRRP Product ID 0668-0119



STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

78-A-164

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: apartments

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Italianate

DATE BUILT:

1869

COUNTY: Chittenden

TOWN: Burlington

LOCATION:

24 Grant St.

COMMON NAME:

FUNCTIONAL TYPE: dwelling

OWNER: Iris B. Lash

ADDRESS: 245 Crescent Road

ACCESSIBILITY TO PUBLIC:

Yes ☐ No ☒ Restricted ☐

LEVEL OF SIGNIFICANCE:

Local ☒ State ☐ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐

2. Wall Structure

a. Wood Frame: Post & Beam ☐ Balloon ☒

b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐
Concrete Block ☐

c. Iron ☐ d. Steel ☐ e. Other:

3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐
Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐

Aluminum ☒ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐
Bonding Pattern: Other:

4. Roof Structure

a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐

b. Other:

5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐
Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:

6. Engineering Structure:

7. Other:

Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒
Sheds ☐ Ells ☒ Wings ☐ Bay Window ☐ Other:

Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐

Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐

With Parapet ☐ With False Front ☐ Other:

Number of Stories: 2½

Number of Bays:

Entrance Location:

Approximate Dimensions:

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐

Development ☐ Deterioration ☐

Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Gable sided orientation. Rectangular block with ell in rear. 1 x 3 bay front porch. 1 x 2 bay side porch on ell.

Penetration - 2/2 sash. Plain architrave. Round headed gable window with shouldered architrave.

Entrance - Center, double doors, single panel with round headed lights.

Enrichments - Turned posts, chamfered posts, spindle screen, paired brackets and an Eastlake motif over front door.

RELATED STRUCTURES: (Describe)

8 bay carriage shed with attached coachman's house.

STATEMENT OF SIGNIFICANCE:

This is similar in massing and plan to many Italianate houses throughout Burlington. Its gable sided street orientation is, however, different than these others. Distinguishing features include a double door entrance with round headed sidelights, bracketed eaves and an Eastlake detailed entrance porch.

It was the home of architect-builder William Townsend for thirty years (1869-99), and was undoubtedly designed and erected by Townsend. It maintains the modest, comfortable, middle class character of the street.

REFERENCES:

1869, 1890, Sanborn maps; directories

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☐
Densely Built Up ☒
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

RECORDED BY:

C. Richard Morsbach

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

6/29/78

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permit Technician
Steve Cormier, Code Compliance Officer
vacant, DPI Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: May 6, 2025
RE: ZP-22-199; 51 Elmwood Avenue

=====

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RH Ward: 3

Owner/Applicant: City of Burlington / CEDO

Request: One-year time extension for emergency shelter including 30 shelter pods, community resource center, and bathhouse.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Reviews)

Background Information:

The applicant is requesting a 1-year time extension for zoning permit ZP-22-199, which was granted to establish a temporary emergency shelter on the subject property for a period of 3 years. The shelter includes 30 pods, a community resource center, and a bathhouse. The shelter has been in operation for close to three years now, and the applicants seek to extend the permit for a year.

The state statute affecting emergency shelters has changed since the original zoning permit approval in June, 2022. The so-called "HOME Act" of 2023 included emergency shelters under the provisions of 24 VSA, Sec. 4413 and limits zoning review to the same standards as for schools, places of worship, state properties, etc. The Act also specifically precludes regulating the daily or seasonal hours of operation of emergency shelters. The city has a pending zoning amendment to align its standards with the current statute, but it is not yet in effect. No changes to the project are included in this proposal.

Previous zoning actions for this property are as follows:

- 10/25/24, Approval of fence installation
- 12/1/23, Approval to remove limitation on duration of stays, per new state statute
- 4/21/23, Approval to install a storage shed
- 6/22/22, Approval of emergency shelter

Recommendation: Consent approval as per, and subject to, the following findings and conditions:

.

I. Findings

Article 3: Applications, Permits, and Project Reviews

Sec. 3.2.9, Zoning Permits

(d) Time Limits on Zoning Permits:

This section allows applicants 1 year to initiate work on their approved project and an additional 2 years (for a total of 3) to complete their project. Provision is made for up to two 1-year time extensions to either start or complete the project. Approval of a time extension is predicated on making the request prior to expiration of the zoning permit and continuing compliance with applicable zoning standards.

In this case, the work was completed within the first year as required. The zoning permit approval was expressly issued for just 3 years per condition 5. This same condition allowed for a time extension per Sec. 3.2.9 (d) *Time Limits on Zoning Permits*, of the Comprehensive Development Ordinance. Such time extension is requested now. The applicant submitted a zoning permit time extension request prior to expiration of the 3-year time period as required.

No changes to the project are proposed, and the emergency shelter use remains permissible. A 1-year time extension may be granted. **(Affirmative finding)**

II. Conditions of Approval

1. Approval of zoning permit ZP-22-199 is extended by 1 additional year (for a total of 4 years) beyond the original approval date of June 22, 2022.

ZONING ANALYSIS

RESIDENTIAL HIGH DENSITY - (RH)

SETBACK
FRONT YARD SETBACK -

REQUIREMENT
AVG OF 2 ADJ. LOTS (0')

11' AT SOUTH ABUTTER
0' AT NORTH ABUTTER

AVERAGE = 5.5'

SIDE YARD SETBACK -

10% OR AVG OF 2 ADJ. LOTS

0' AT SOUTH ABUTTER
15' AT NORTH ABUTTER

AVERAGE = 7.5'

REAR YARD SETBACK -

25% OF LOT DEPTH

SOUTH LOT LINE = 206'-7"

NORTH LOT LINE = 211'-8"

AVERAGE = 209'

25% OF 209' = 52'-3"

PROPOSED

5.5' AT COMMUNITY RESOURCE BUILDING

5' AT COMMUNITY RESOURCE BUILDING

7.5' AT SHELTERS

7.5' AT SHELTERS - ACCESSORY STRUCTURES

-NOTE-

ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

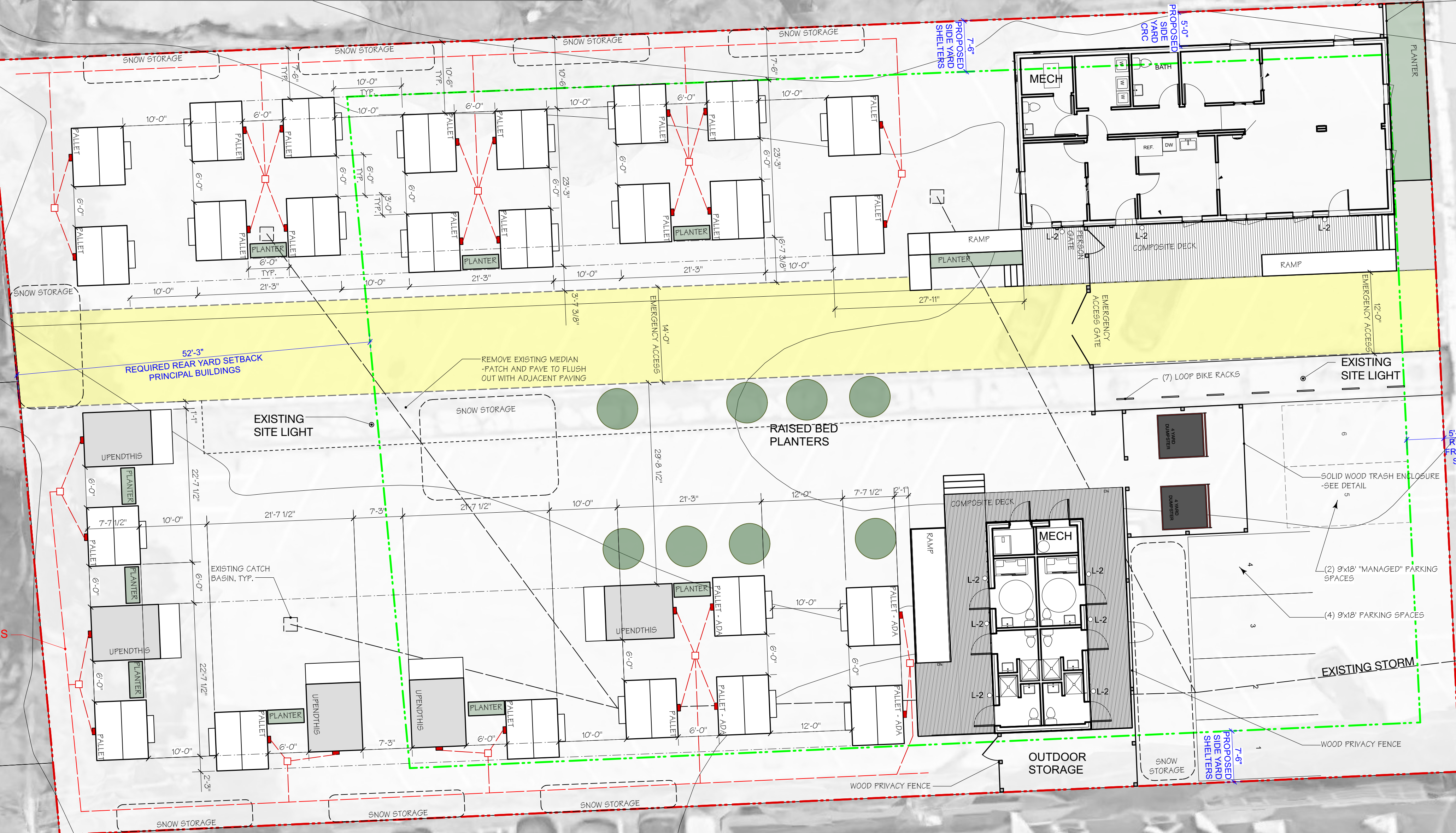
SIGNED *[Signature]* DATE 8/30/2022

ZONING PERMIT # ZP-22-199

REVIEWED BY [SG]

DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

As Amended



UNDERGROUND ELECTRICAL
CONDUIT TO SERVE SHELTERS

EXISTING 6' CHAIN LINK FENCE
-FULL LENGTH OF NORTH,
SOUTH AND WEST BOUNDARIES
-SEE DETAILS FOR INFO ON
SCREENING ELEMENTS
WOOD PRIVACY FENCE

6' CAST IRON POTABLE WATER

15" X 24" COMBINED SEWER BENEATH ELMWOOD AVENUE

SITE PLAN
Scale: 1" = 10'-0"

0 10 15 20 FT

51 ELMWOOD AVENUE
BURLINGTON, VERMONT

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DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6893

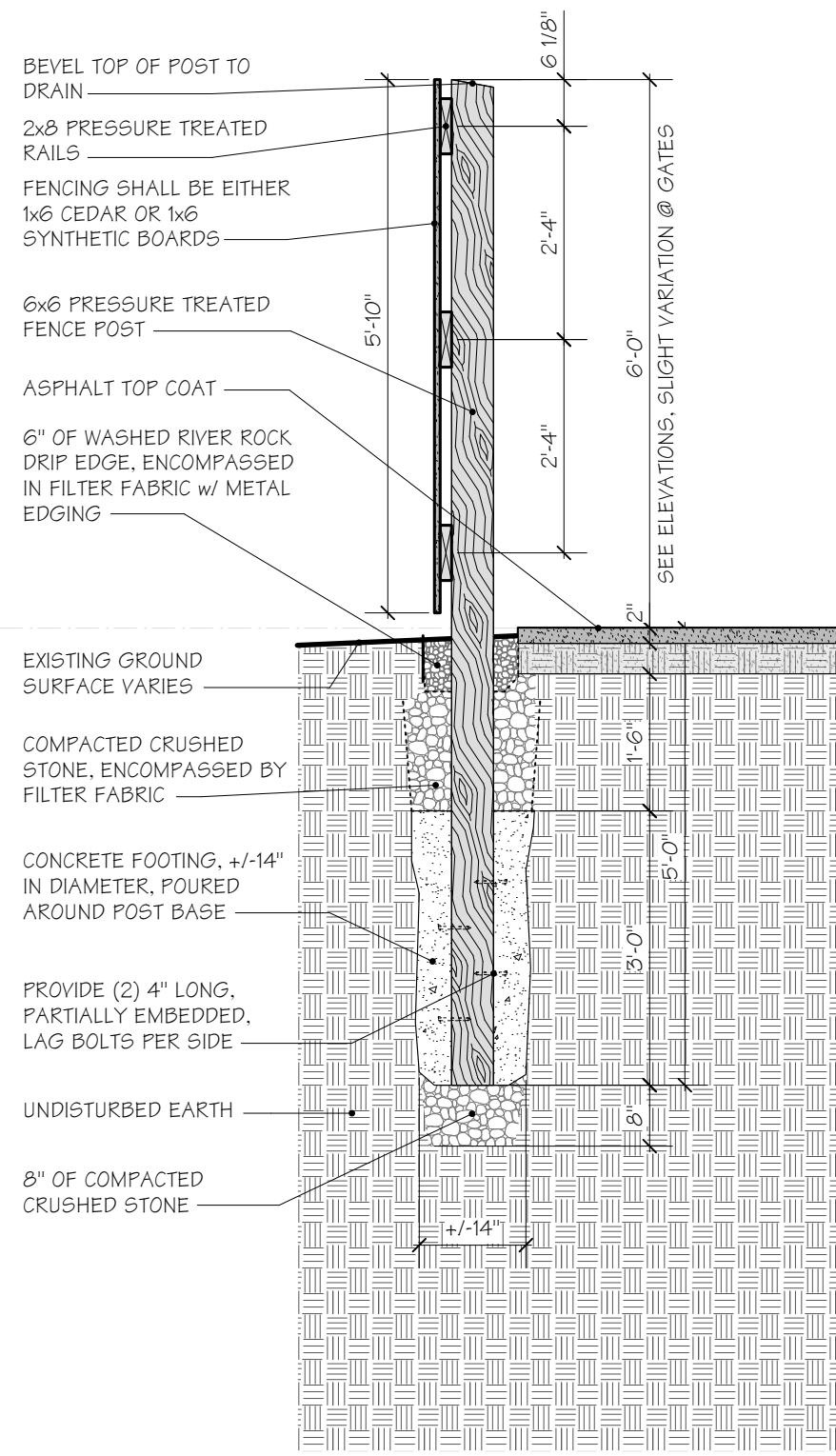
DATE: 08.26.2022
DRAWN: SJB, EAM

L1-1.3



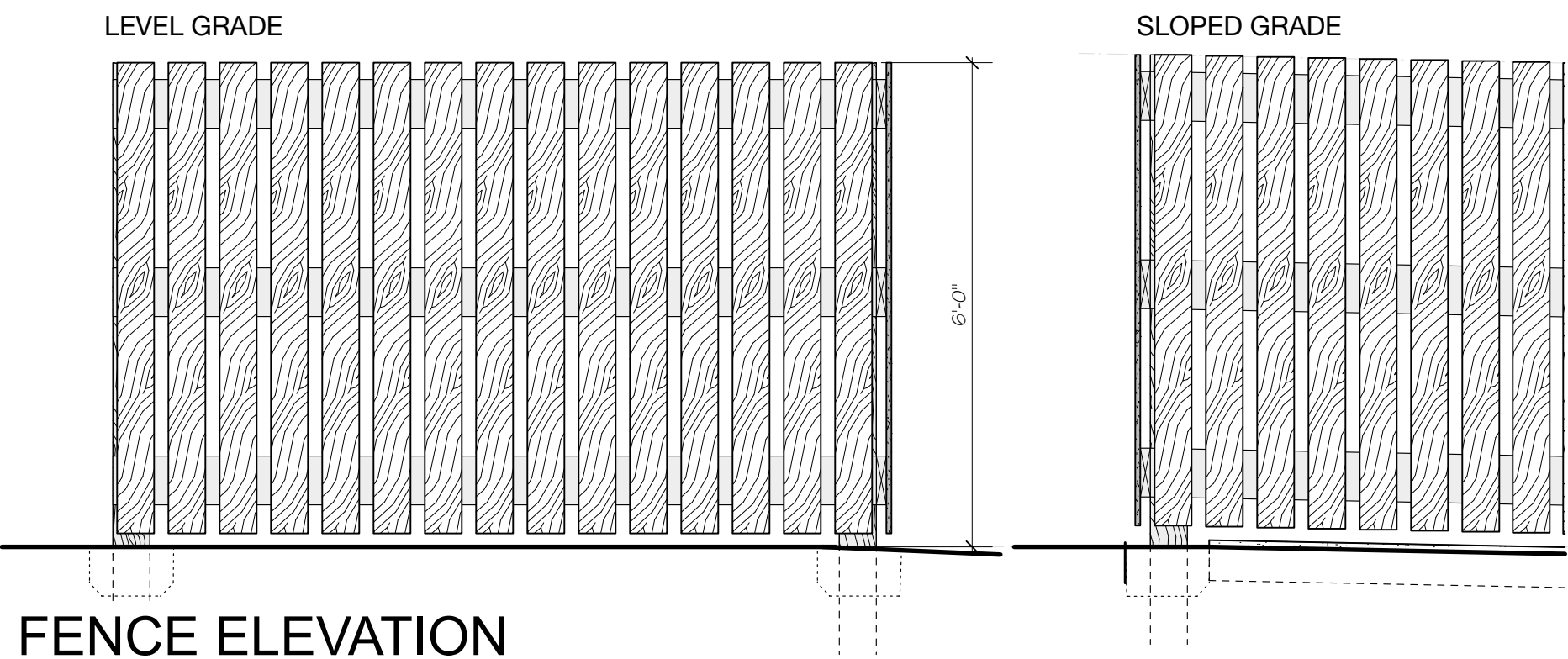
WOOD FENCE

WOOD FENCE, AVAILABLE BY LOCAL FENCE COMPANY TO MATCH OR BE SIMILAR TO DETAIL ON RIGHT. MATERIALS SHALL BE CEDAR BOARDS WITH PRESSURE TREATED POSTS. BASE DETAIL TO BE CONFIRMED BY OWNER/CONTRACTOR BASED ON EXISTING SITE CONDITIONS AND DESIRED STRENGTH. HEIGHT TO MATCH EXISTING CHAIN LINK FENCE.



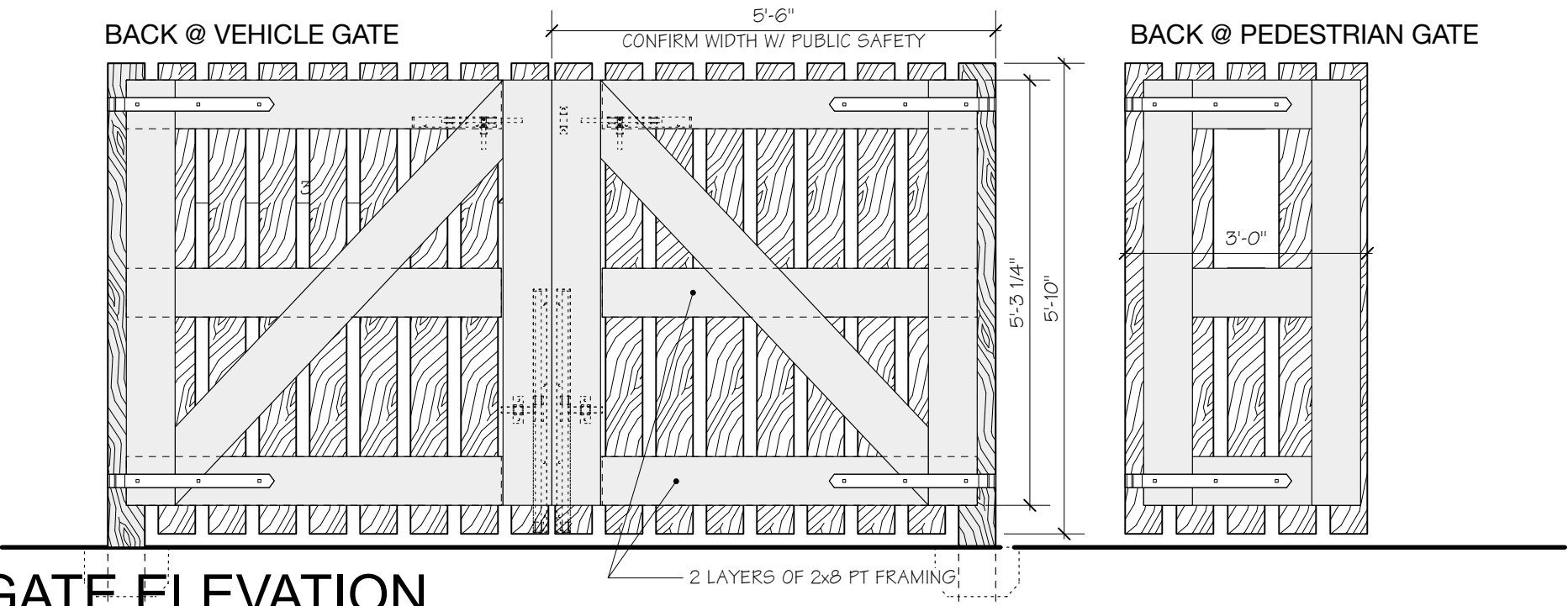
WOOD POST DETAIL

Scale: 1/2" = 1'-0"



FENCE ELEVATION

Scale: 1/2" = 1'-0"



GATE ELEVATION

Scale: 1/2" = 1'-0"

WOOD FINISH:
*NATURAL

GATE HARDWARE (PER PAIR):

QTY #	PRODUCT	DESCRIPTION
	8312-54SP	24" BPPCG CENTRAL EYE DOUBLE STRAP*
	8801-08P	8" LONG BPPCG THREADED ADJUSTABLE PIN
	5000-36SP	36" LONG BPPCG CANE BOLT W/ LOCKING RETAINER
	5000-12SP	12" LONG BPPCG SLIDE BOLT W/ LATCH & SURFACE KEEP

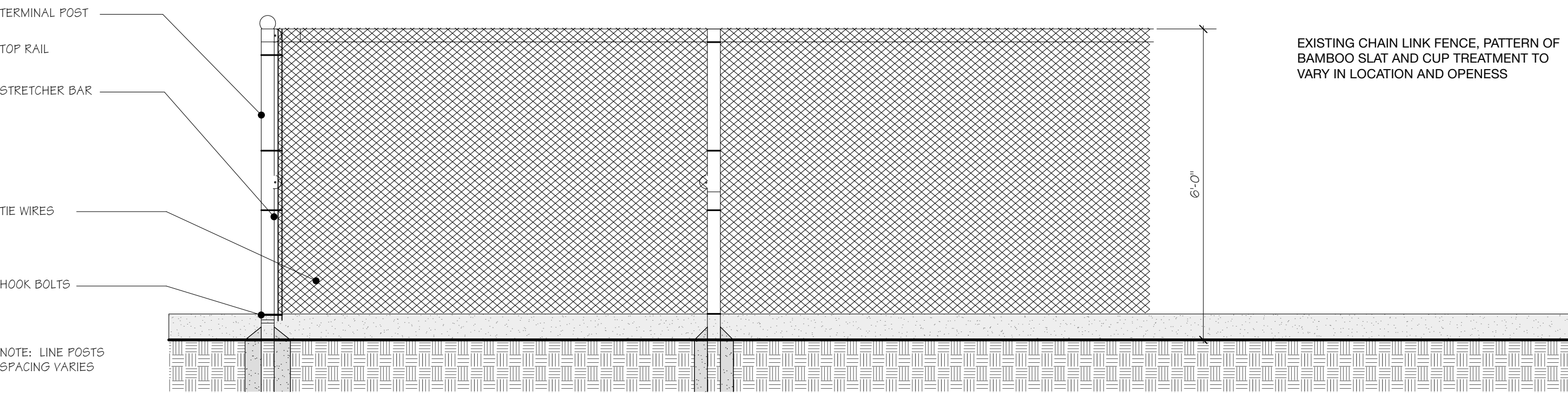
*IT MAY BE POSSIBLE TO USE SMALLER STRAPS (ESP. FOR BOTTOM HINGE), IF DETERMINED BY FENCE/GATE BUILDER.

GATES

NATURAL CEDAR GATES TO MATCH THE FENCE. VEHICULAR GATES TO BE OPERATED BY ON SITE STAFF OR EMERGENCY PERSONNEL ONLY VIA KNOX BOX KEY.

CHAIN FENCE

EXISTING METAL CHAIN LINK FENCE @ 6FT TALL TO BE FIT UP WITH NATURAL BAMBOO FENCING AND DECORATIVE CUP PATTERN. OPENNESS TO REGULATE TRANSPARENCY AND SECURITY WITH INTEGRATED VISUAL ART.



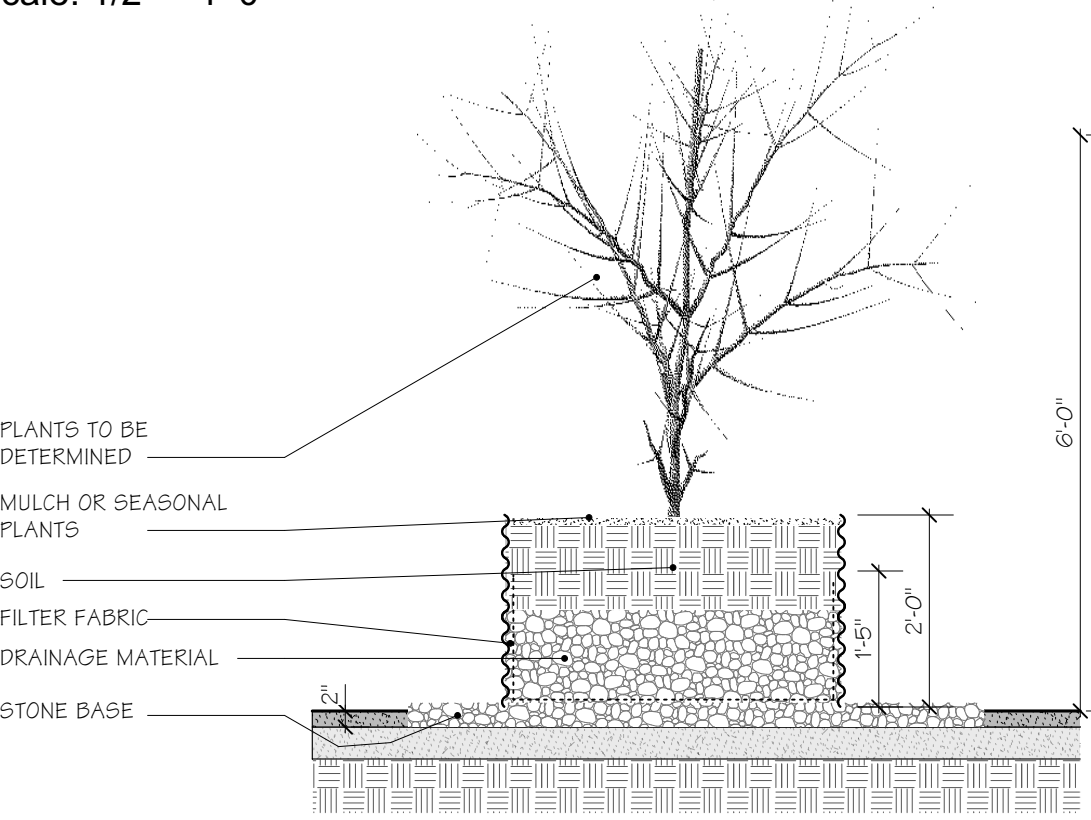
CHAIN DETAIL

Scale: 1/2" = 1'-0"

EXISTING CHAIN LINK FENCE, PATTERN OF BAMBOO SLAT AND CUP TREATMENT TO VARY IN LOCATION AND OPENESS

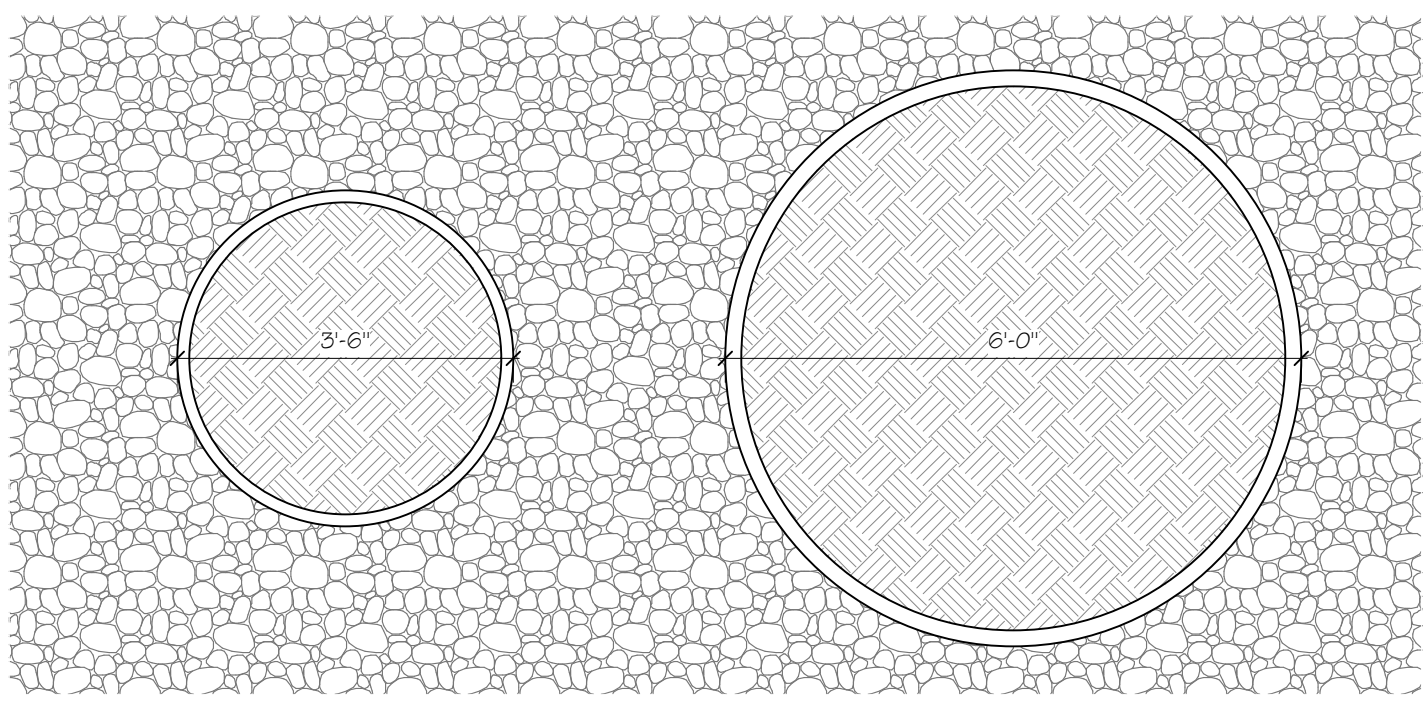
PLANTER

OLLE OR VEGO GALVANIZED RAISED GARDEN BED W/ DRAINAGE PLACED ON EXISTING ASPHALT WITH CRUSHED STONE OR PEBBLES AT BASE & SURROUND. REFER TO PLANS FOR QUANTITY AND LOCATIONS. VEGETATION MAY INCLUDE FLOWERING TREES WITH SPACE AT THE PERIMETER FOR ADDITIONAL SEASONAL ANNUALS OR VEGETABLES.



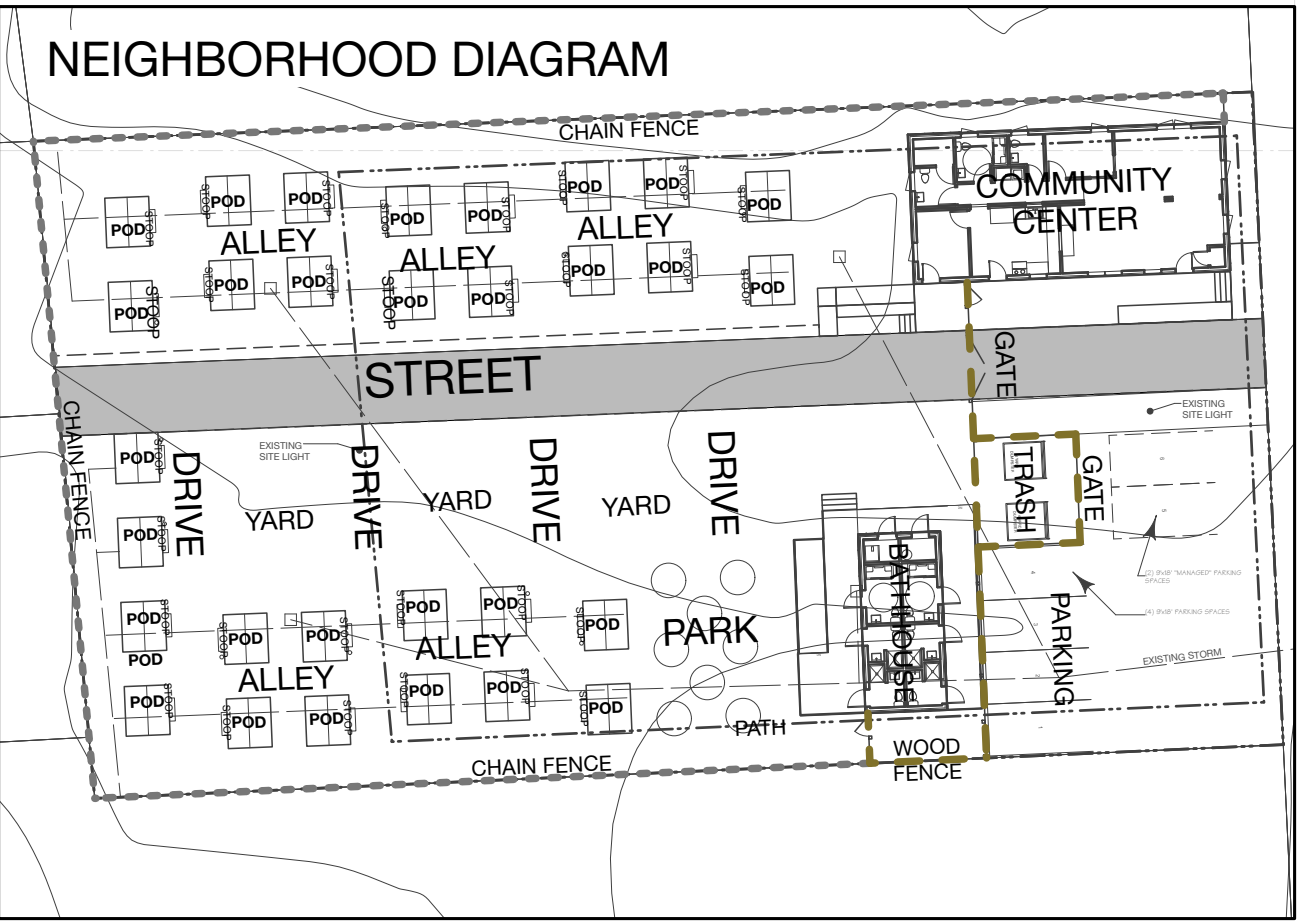
PLANTER DETAIL

Scale: 1/2" = 1'-0"



PLANTER PLAN

Scale: 1/2" = 1'-0"



EXAMPLE OF 'CUP' COLORS AVAILABLE



43 ELMWOOD AVENUE
BURLINGTON , VERMONT

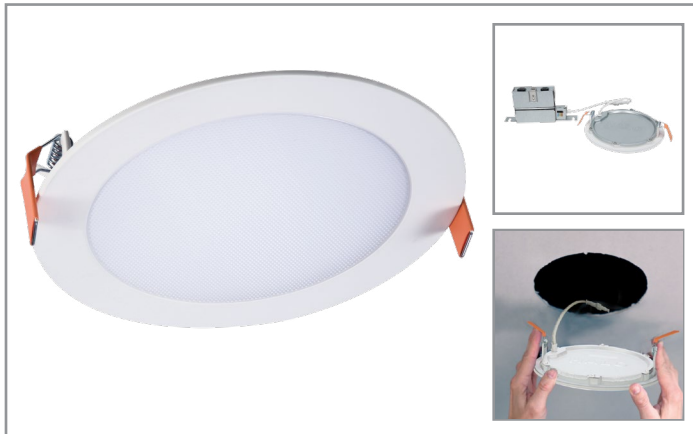
Duncan
Wisniewski
ARCHITECTURE
255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 05.05.2022
DRAWN: SJB

L2.1

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DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

Project		Catalog #		Type	A
Prepared by		Notes		Date	



HALO

HLB6

6" LED Lens Downlight with Remote Driver / Junction Box

Typical Applications

Residential

Interactive Menu

- Order Information page 2
- Photometric Data page 2
- Control Solutions
- Connected Systems
- Product Warranty

Product Certification



Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JA8.

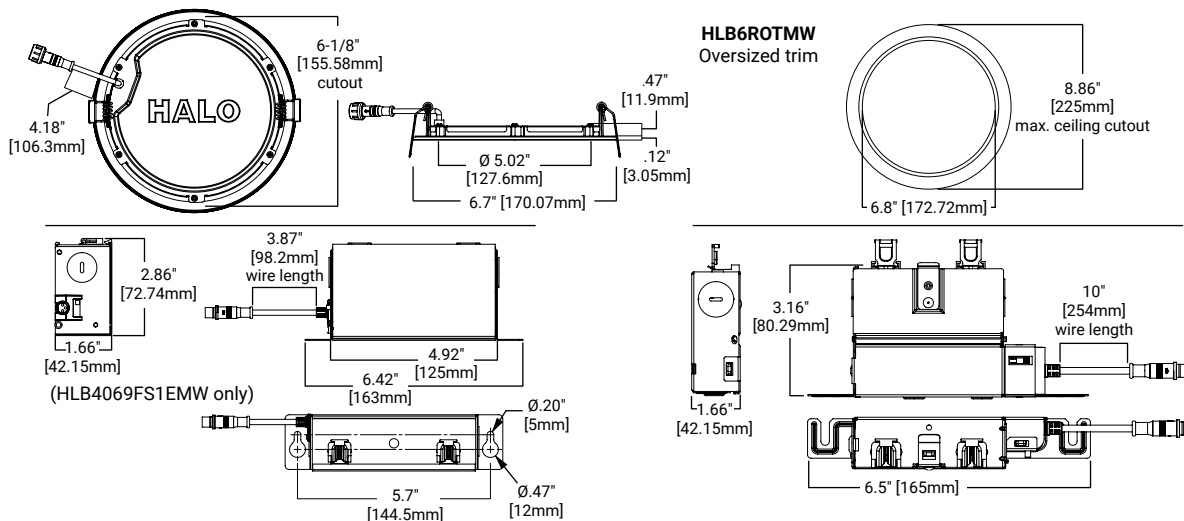
Product Features



Top Product Features

- Direct mount (does not require recessed housing or junction box)
- Delivers up to 1,150 lumens; Achieves L70 at 50,000 hours in IC and non-IC applications
- 2700K, 3000K, 3500K, 4000K and 5000K field selectable CCT; 3000K and 4000K fixed CCT
- 90 CRI (min), R9 50 and color accuracy within 4 SDCM
- Wet location listed for showers and protected ceilings; Available in 120V or 120-277V

Dimensional and Mounting Details



Order Information

SAMPLE ORDER NUMBER: **HLB6099FS1EMWR**

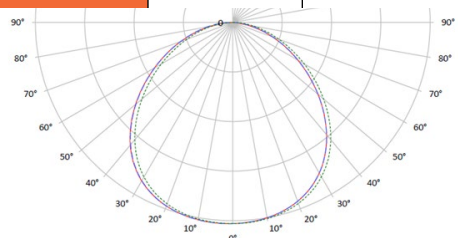
Models	Lumens	CRI / CCT	Driver	Finish	Packaging
HLB6 = 6-Inch LED lens downlight with remote driver / junction box	09 = 900 lumens (nominal)	930 = 90 CRI minimum, 3000K CCT 940 = 90 CRI minimum, 4000K CCT 9FS = 90 CRI minimum, field selectable 2700K, 3000K, 3500K, 4000K or 5000K CCT	1E = 120V 60Hz, LE & TE phase cut 5% dimming E010 = 120-277V, 0-10V 5% dimming ⁽¹⁾	MW = matte white flange	R = recyclable 4-color unit carton suitable for point of purchase merchandising display
Notes	Notes	Notes	Notes (1) E010 driver is only available in FS color temperature.	Notes	Notes

Accessories

Accessories	
HL6RSMF = 6" round and square mounting frame HLB6ROTMW = 6" round oversized trim, matte white Designer Trims HLB6RTRMMW = 6" round decorative overlay, matte white HLB6RTRMSN = 6" round decorative overlay, satin nickel HLB6RTRMTBZ = 6" round decorative overlay, tuscan bronze	Extension Cable Dedicated Driver/Jbox HLB06EC ~ 6 ft. extension cable HLB12EC ~ 12 ft. extension cable HLB20EC ~ 20 ft. extension cable Extension Cable selectTable Driver/Jbox HLB06FSEC ~ 6 ft. extension cable HLB12FSEC ~ 12 ft. extension cable HLB20FSEC ~ 20 ft. extension cable

Photometric Data

HLB6099FS1EMWR-3000K		
Luminaire lumens		1061
Input watts		16
LER (LPW)		66.3
Spacing Criteria	0-180	1.31
	90-270	1.31
	Diagonal	1.41
Beam angle (degrees)		112.2
Field angle (degrees)		161.3
Zonal lumen	Lumens	% Lumens
0-30	294	27.7
0-40	486	45.8
0-60	851	80.2
0-90	1061	100

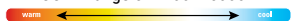


* Tested in accordance with IES LM63. Field results may vary.

Color Metric Summary - 3000K

TM-30-15	Rf = 90.9
	Rg = 100.7
CRI/CIE	Ra = 94.1
	R9 = 68.5

CCT - Range of 2700K- 5000K



Product Specifications

PRODUCT SPECIFICATIONS	
Lumens	1061
Watts	14.2
Lumens Per Watt (Efficacy)	74.7
Color Accuracy (CRI)	92
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	
2700K	3000K 4500K 6500K

HLB4 4-inch	CCT	Lumens	Power (W)	LPW
Fixed CCT	3000K	992.3	13.6	73.4
	4000K	1057.7	13.6	78.0
Field Selectable CCT	2700K	1037.3	16.0	64.8
	3000K	1061.0	16.0	66.3
	3500K	1078.9	16.0	67.4
	4000K	1094.9	16.0	68.4
	5000K	1103.4	16.0	69.0

Energy Data

Lumens	900 Series
Input Voltage	120V
Input Current	132 (mA)
Input Power	16.0 (W)
Efficiency	66 (LPW)
Inrush (A)	2.1 A @ 14mS
THD	≤ 20%
PF	≥ 0.90
T Ambient	-30° - +40°C
Sound Rating	≤ 22 dba

Product Specifications

Housing

- Die-cast aluminum mounting frame with integral flange provides passive thermal cooling
- Achieves L70 at 50,000 hours in IC and non-IC applications
- High impact diffuse lens provides shielding to the light guide minimizing pixilation

Gasket

- Closed cell gasket achieves restrictive airflow and wet location listing without additional gaskets or caulking

Optics

- Precision acrylic light guide organizes source flux into wide distribution with 1.4 spacing criteria, useful for general area illumination

LED Array

- Plurality of mid power LED's provides a uniform source with high efficiency and long life
- 90 CRI minimum; R9 greater than 50 provides high color rendering
- Fixed 3000K and 4000K CCT color temperatures; color accuracy within 3 SDCM
- Optional field selectable color temperature, select 2700K, 3000K, 3500K, 4000K or 5000K CCT; color accuracy within 4 SDCM
- Meets ENERGY STAR® color angular uniformity requirements; Deviation is less than 0.006 u' v'

Remote Driver/Junction Box

- Pre-galvanized steel driver/junction box with captive hinged junction box cover
- Listed for six #12 AWG 90° C splice conductors: two in, two out plus two ground
- Two 1/2" conduit pry-outs
- Two Slide-N-Side™ non-metallic (NM) wire traps allows wiring outside the box
- Accepts NM cable types: 14-2, 14-3, 12-2, 12-3 (U.S.) and 14-2, 14-3, 12-2 (Canadian)
- Three 4-port push wire nuts with clear caps for quick and reliable mains voltage connections
- Integral mounting holes facilitate direct mounting to building structure or mounting frame

Driver

- Available in 120V or 120-277V, providing noise free operation
- Continuous flicker-free dimming down to 5% with select dimmers
- Plenum rated inline electrical quick connect provides low voltage connection to fixture fitting, CMP/FT6 rated

Installation

- Can be installed in 1/2" to 1-1/4" thick ceilings
- Cutout utilizes standard round hole saw sizes; cutout template provided
- Heat treated springs hold fixture fitting securely in the ceiling eliminating light leak
- Housing is less than 1/2" thick and can span a 2" nominal framing member
- Can be removed from below the ceiling for service or replacement

Optical Mounting Frame

- Pre-galvanized steel mounting frame locates fixture fittings during electrical rough-in and provides cutout guidance for drywall contractor
- Provides attachment of remote driver/junction box

Compliance

- cULus Certified type IC suitable for direct contact with air permeable insulation
- Not recommended for use in direct contact with spray foam insulation (reference NEMA LSD57-2013)
- Wet location listed and IP44 ingress protection
- Airtight per ASTM-E283-04
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions per FCC 47CFR Part 15 consumer limits
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- State of California Title 24 high efficacy
- LED compliance under JA8, reference Modernized Appliance Efficiency Database System (MAEDBS) for 2016 JA8 High Efficacy Lighting
- ENERGY STAR® certified (reference "Certified Light Fixtures" database)

Warranty

- Five-year limited warranty



Color: Bronze

Weight: 3.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.13A
208V	0.07A
240V	0.06A
277V	0.05A
Input Watts	14.2/14/14.2W

LED Info

Watts	15W
Color Temp	3000K/4000K/5000K
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	1761/1904/1852
Efficacy	124/136.2/130.3 lm/W

Technical Specifications**Field Adjustability****Field Adjustable:**

Color temperature selectable by 3000K, 4000K and 5000K

Compliance**UL Listed:**

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PL0MVJOV62Q3

Performance**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics**LEDs:**

Long-life, high-efficiency, surface-mount LEDs

Electrical**Driver:**

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.13A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V Integrated button photocell included. Photocell is compatible with 120V-277V.

Note:

All values are typical (tolerance +/- 10%)

Construction**IP Rating:**

Ingress protection rating of IP65 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 50°C (122°F)

Housing:

Precision die-cast aluminum housing and door frame

Technical Specifications (continued)

Construction

Lens:

Polycarbonate lens

Mounting:

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cut Off:

Adjustable from 0° (full cutoff) to 90°. 7 settings at 15° each.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

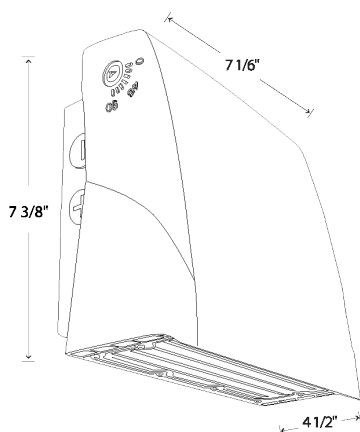
5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions

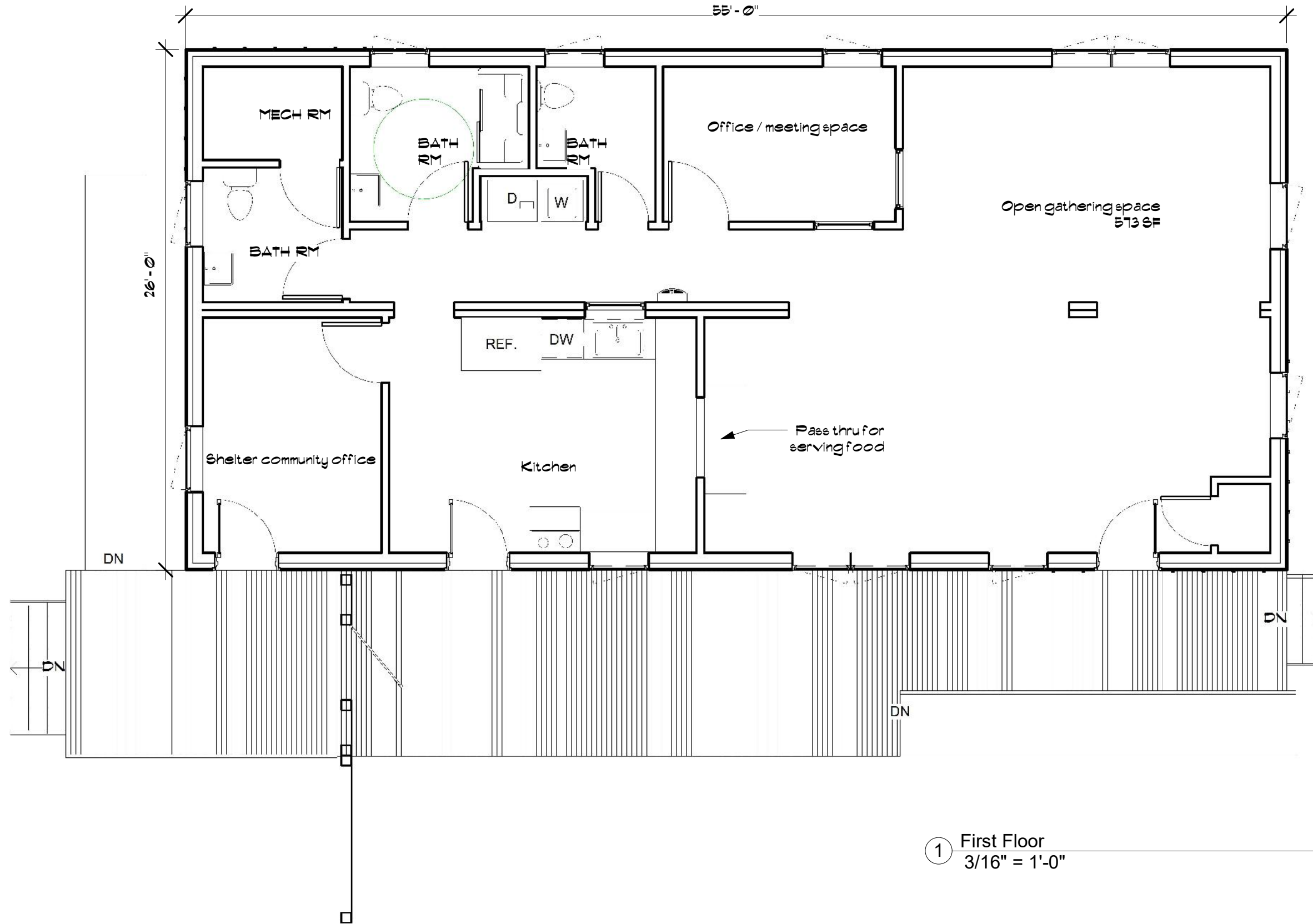


Features

- Selectable CCT
- Adjustable cutoff
- Integrated photocell
- 0-10V dimming standard

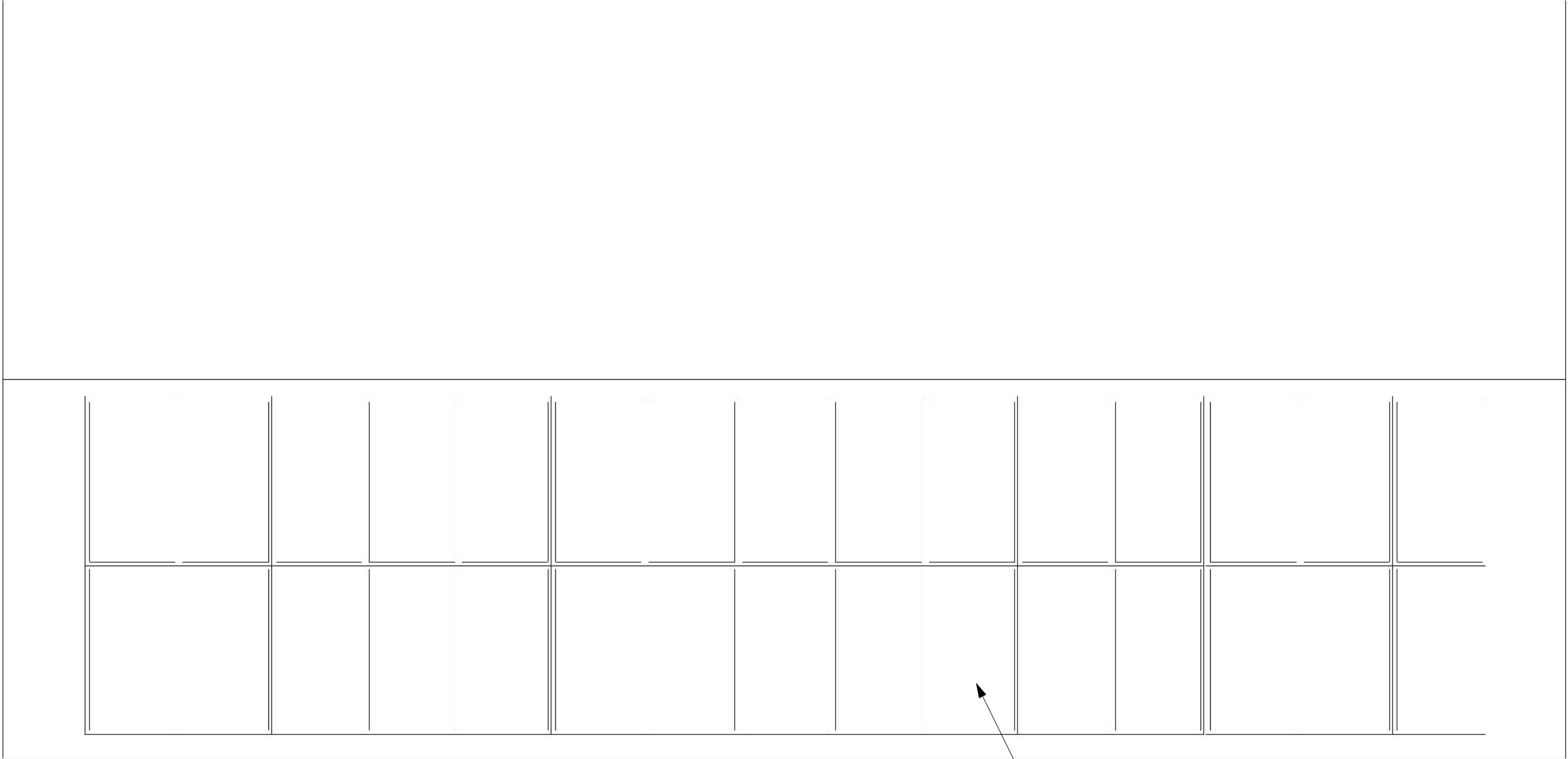
Ordering Matrix

Family	Wattage	Style
SLIM17FA	15	ADJ
15 = 15W ADJ = Angle Adjustable 30 = 30W		



① First Floor
3/16" = 1'-0"

pill-maharam architects PMa 53 falls rd shelburne vt 05482 802 735 1286 www.pillmaharam.com	Project Name Community Resource Center	Client Name Community Works	First Floor Plan	
	Project number 22005.01	Date 03-07-22	Drawn by DAP	Project number 22005.01
		Checked by Checker	Date 03-07-22	Scale 3/16" = 1'-0"



1 Roof Plan
1/4" = 1'-0"

pill-maharam architects

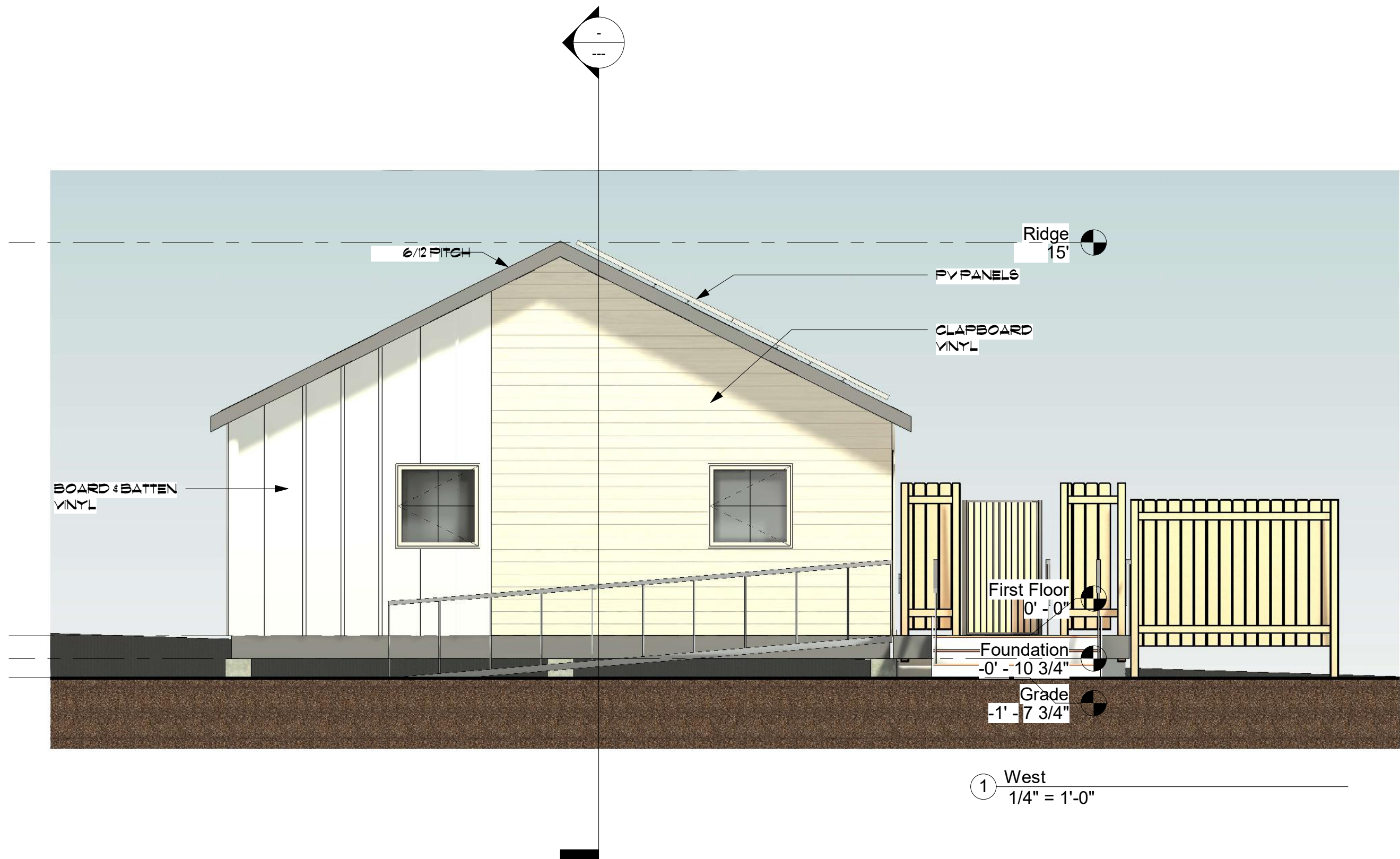
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802 735 1286
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Community Resource
Center

Community
Works

Roof Plan		
Project number	22005.01	A1.2
Date	03-07-22	
Drawn by	DAP	
Checked by	Checker	Scale 1/4"=1'-0"



① West
1/4" = 1'-0"

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**Community Resource
Center**

**Community
Works**

West Elevation

Project number	22005.01
Date	03-07-22
Drawn by	DAP
Checked by	Checker

A4.1

Scale 1/4" = 1'-0"



① South
1/4" = 1'-0"

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Center**

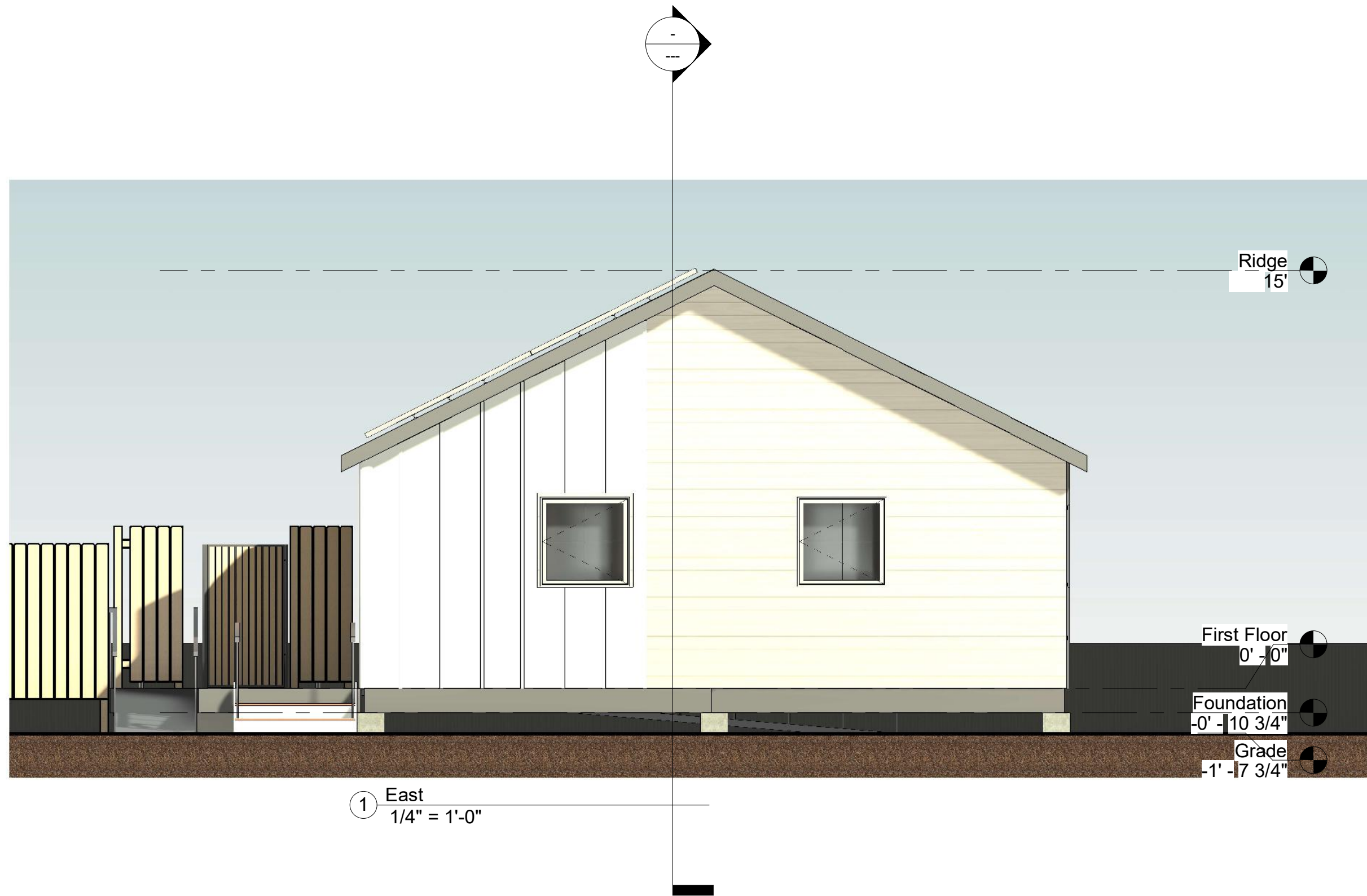
**Community
Works**

South Elevation

Project number	22005.01
Date	03-07-22
Drawn by	DAP
Checked by	Checker

A4.2

Scale 1/4" = 1'-0"



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Center**

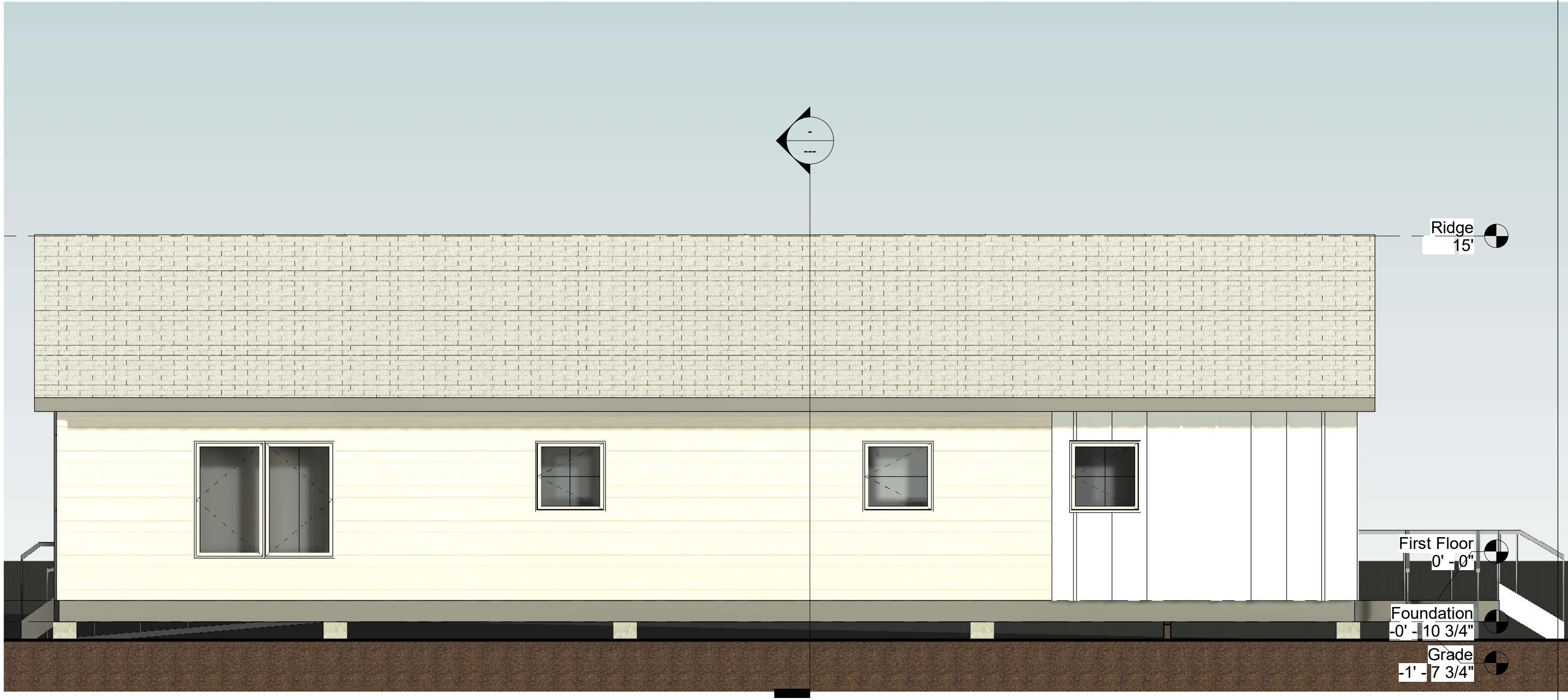
**Community
Works**

East Elevation

Project number	22005.01
Date	03-07-22
Drawn by	DAP
Checked by	Checker

A4.3

Scale 1/4" = 1'-0"



1 North
1/4" = 1'-0"

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**Community Resource
Center**

**Community
Works**

North Elevation

Project number	22005.01
Date	03-07-22
Drawn by	DAP
Checked by	Checker

A4.4

Scale 1/4" = 1'-0"



① 3D SW



② 3D SE

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**Community Resource
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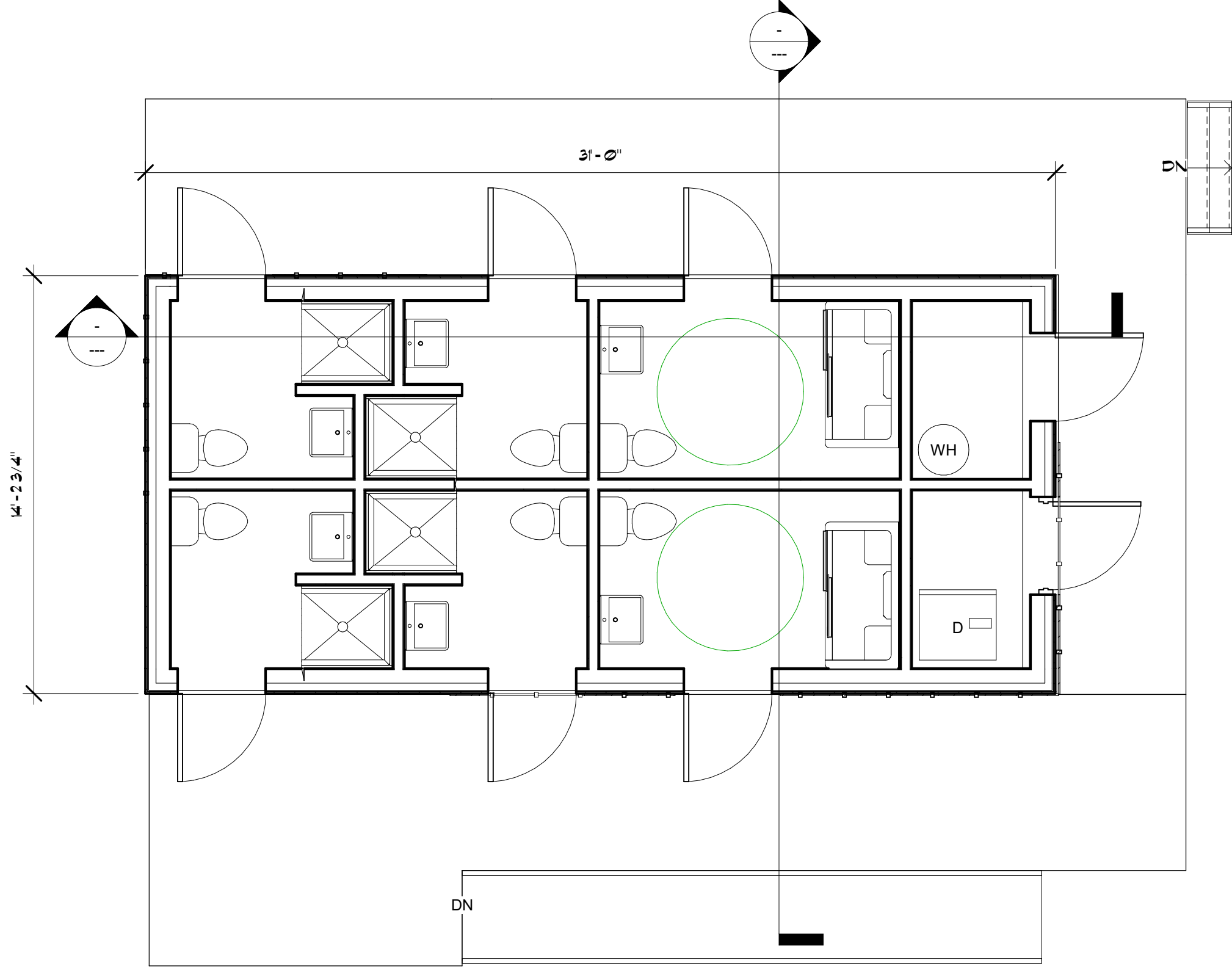
**Community
 Works**

Perspectives

Project number	22005.01
Date	03-07-22
Drawn by	DAP
Checked by	Checker

A18.1

Scale



1 First Floor
1/4" = 1'-0"

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Project Name

Bathroom Facility

Client Name

Community Works

First Floor Plan

Project number 22005.01

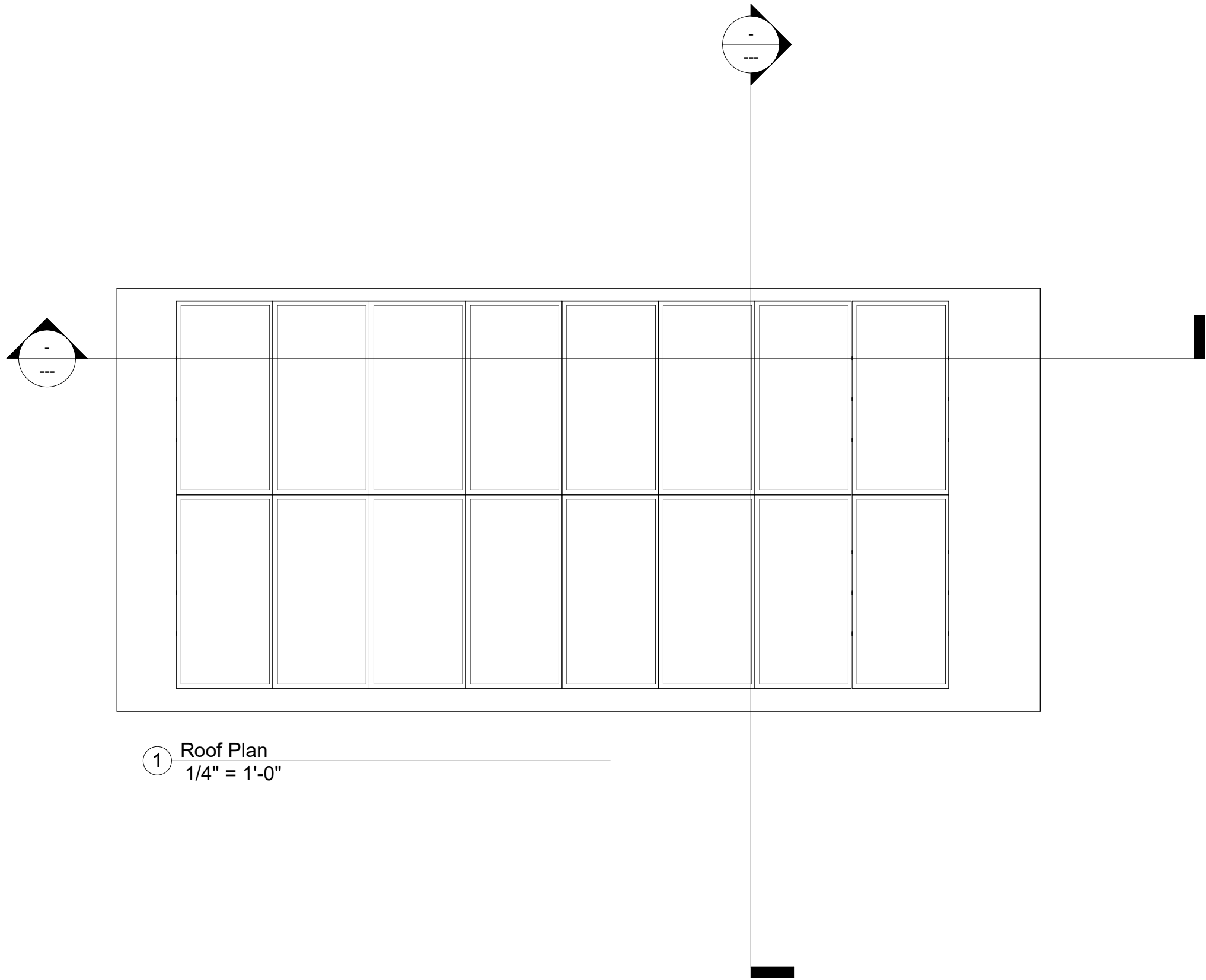
Date 03-23-22

Drawn by DAP

Checked by Checker

A1.1

Scale 1/4" = 1'-0"



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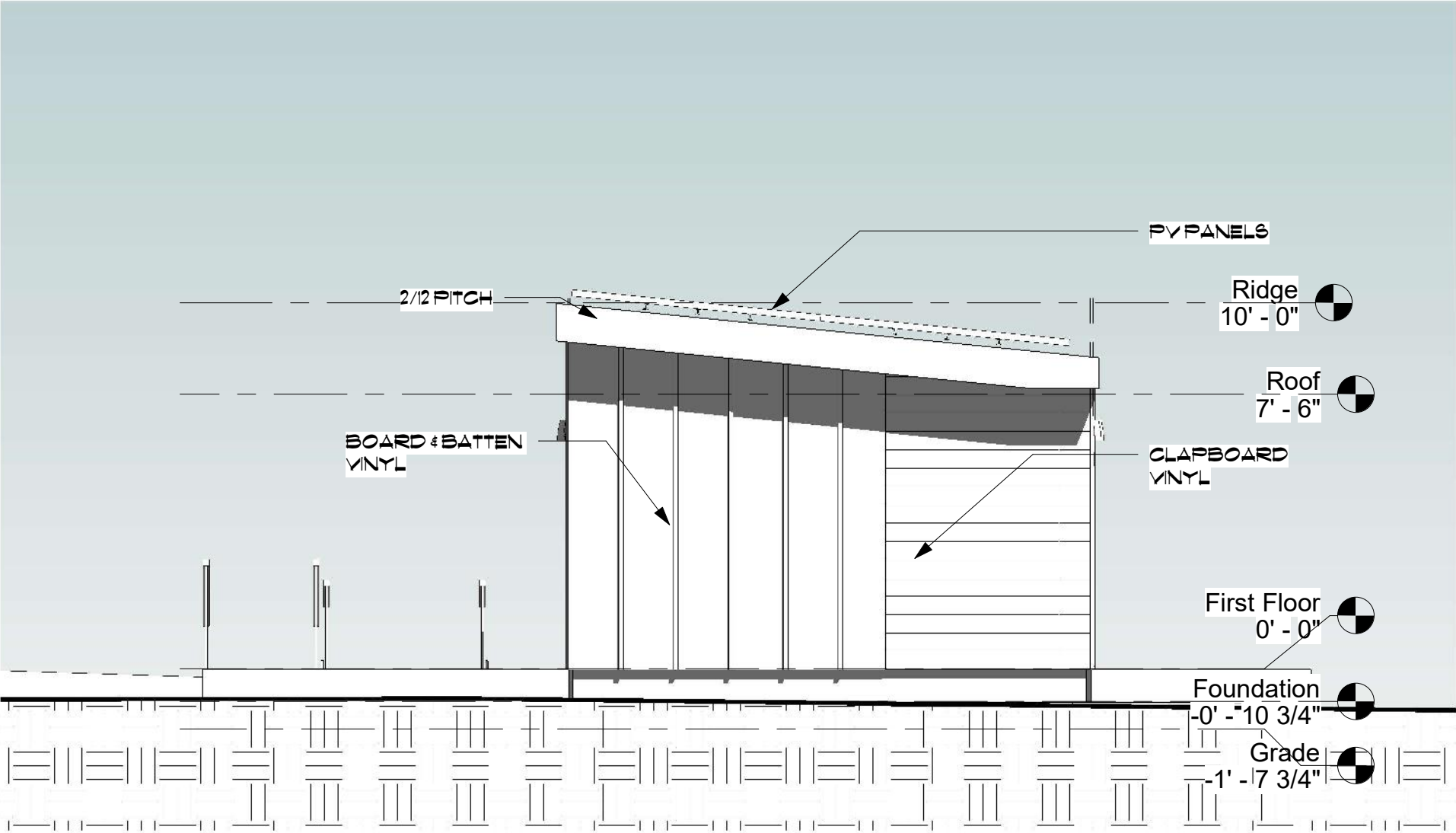
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Bathroom Facility

Community Works

Roof Plan		
Project number	22005.01	A1.2
Date	03-23-22	
Drawn by	DAP	
Checked by	Checker	Scale 1/4" = 1'-0"



1 West
1/4" = 1'-0"

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Bathroom Facility

Community
Works

West Elevation

Project number	22005.01
Date	03-23-22
Drawn by	DAP
Checked by	Checker

A4.1

Scale 1/4" = 1'-0"



1 South
1/4" = 1'-0"

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Bathroom Facility

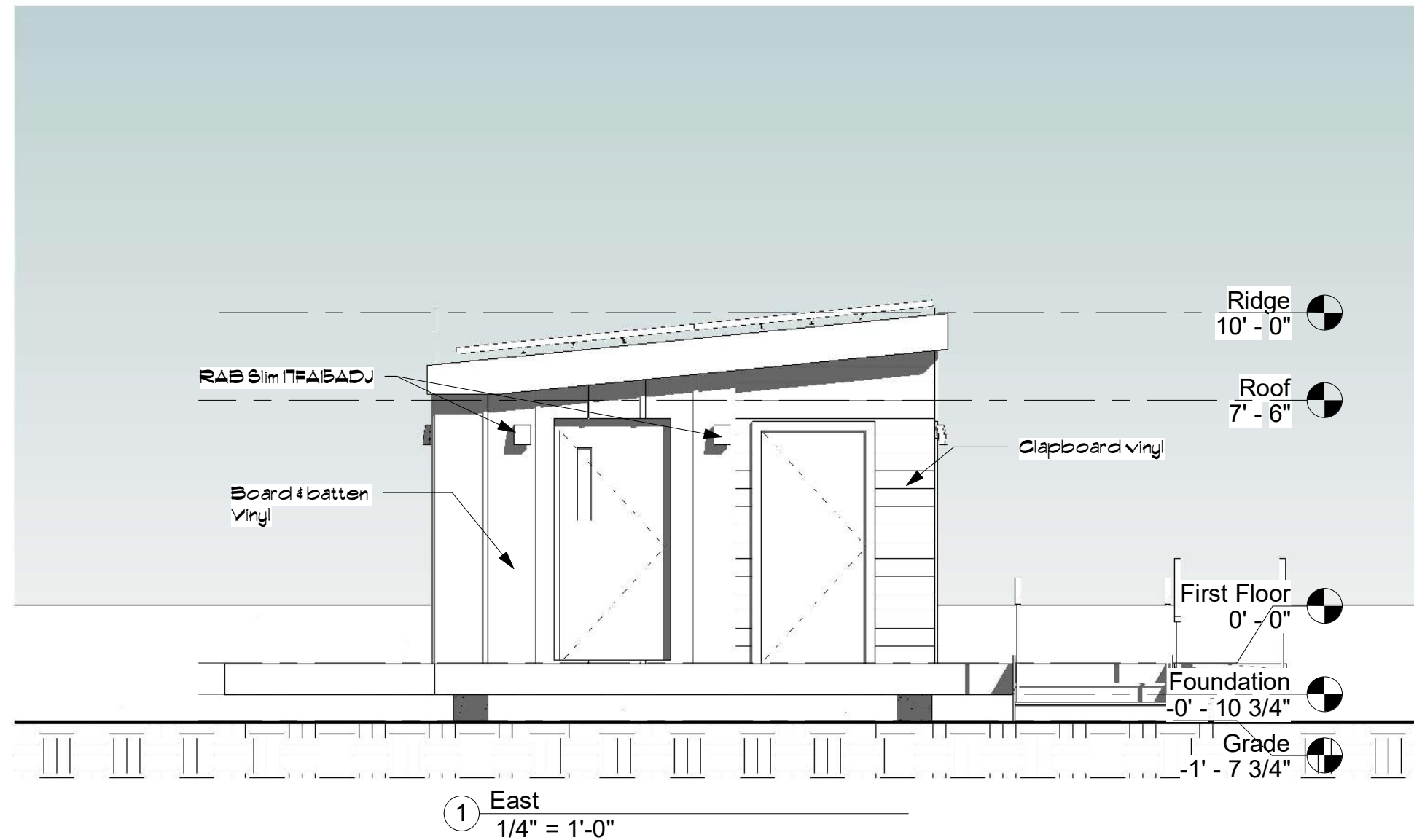
**Community
Works**

South Elevation

Project number 22005.01
Date 05-06-22
Drawn by DAP
Checked by Checker

A4.2

Scale 1/4" = 1'-0"



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Bathroom Facility

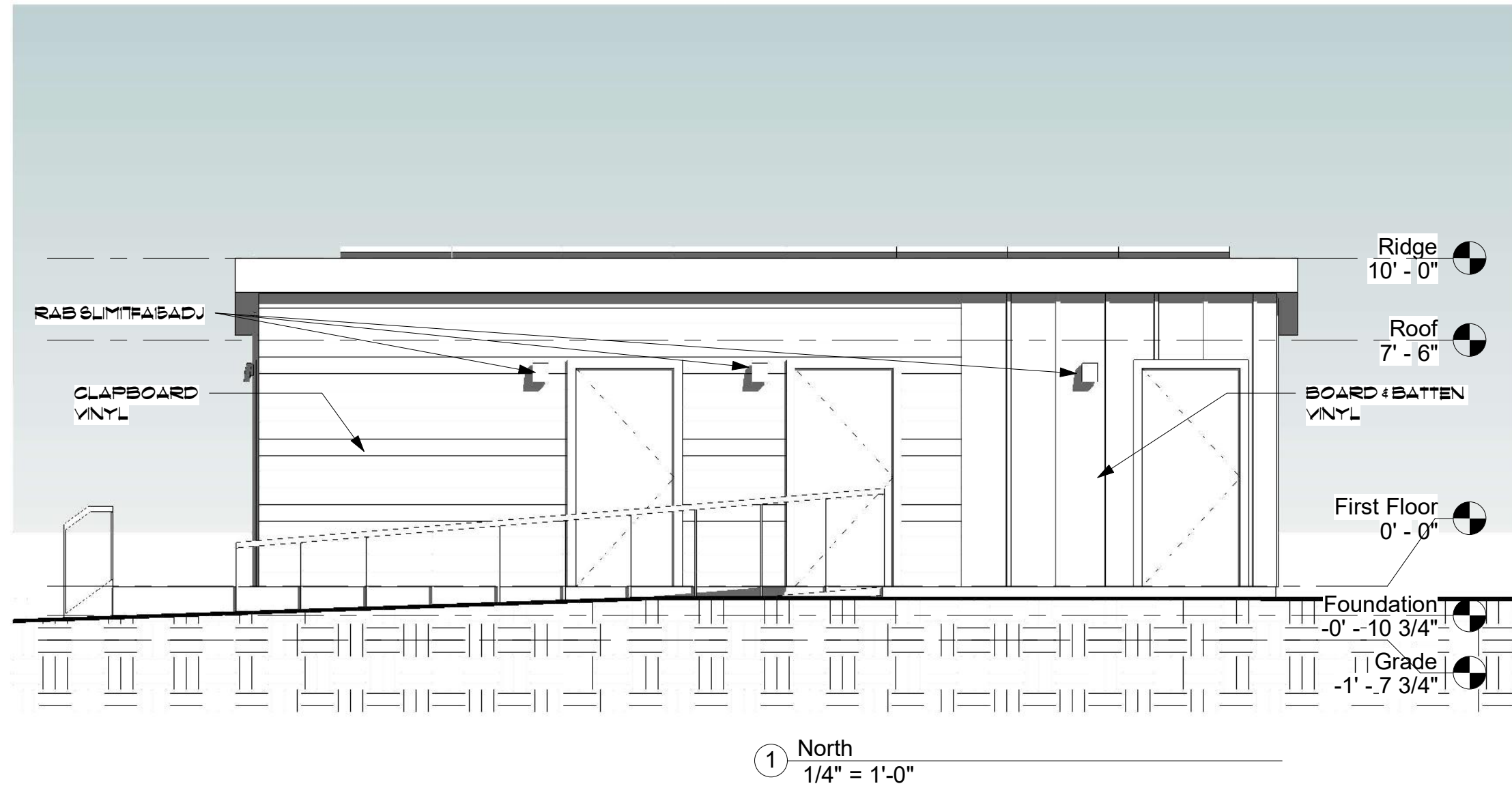
**Community
Works**

East Elevation

Project number	22005.01
Date	05-06-22
Drawn by	DAP
Checked by	Checker

A4.3

Scale 1/4" = 1'-0"



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Bathroom Facility

Community
Works

North Elevation

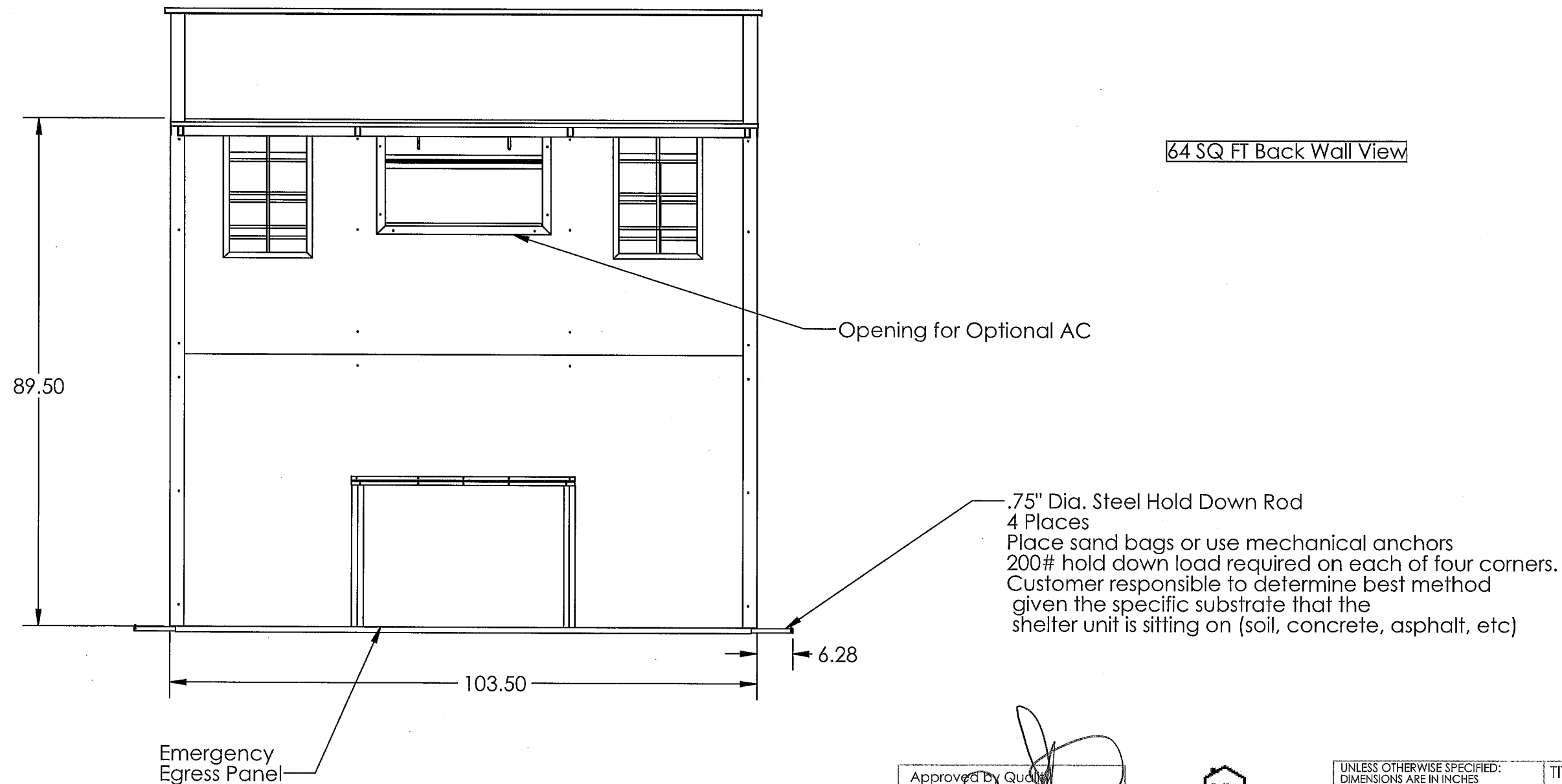
Project number 22005.01
 Date 05-06-22
 Drawn by DAP
 Checked by Checker

A4.4

Scale 1/4" = 1'-0"



REVISIONS			
ZONE	REV.	DESCRIPTION	DATE
	A	Original Release	9/1/2020



Approved by Quality	
Signature	
Date	9/1/20
Approved by Production	
Signature	
Date	9-1-20



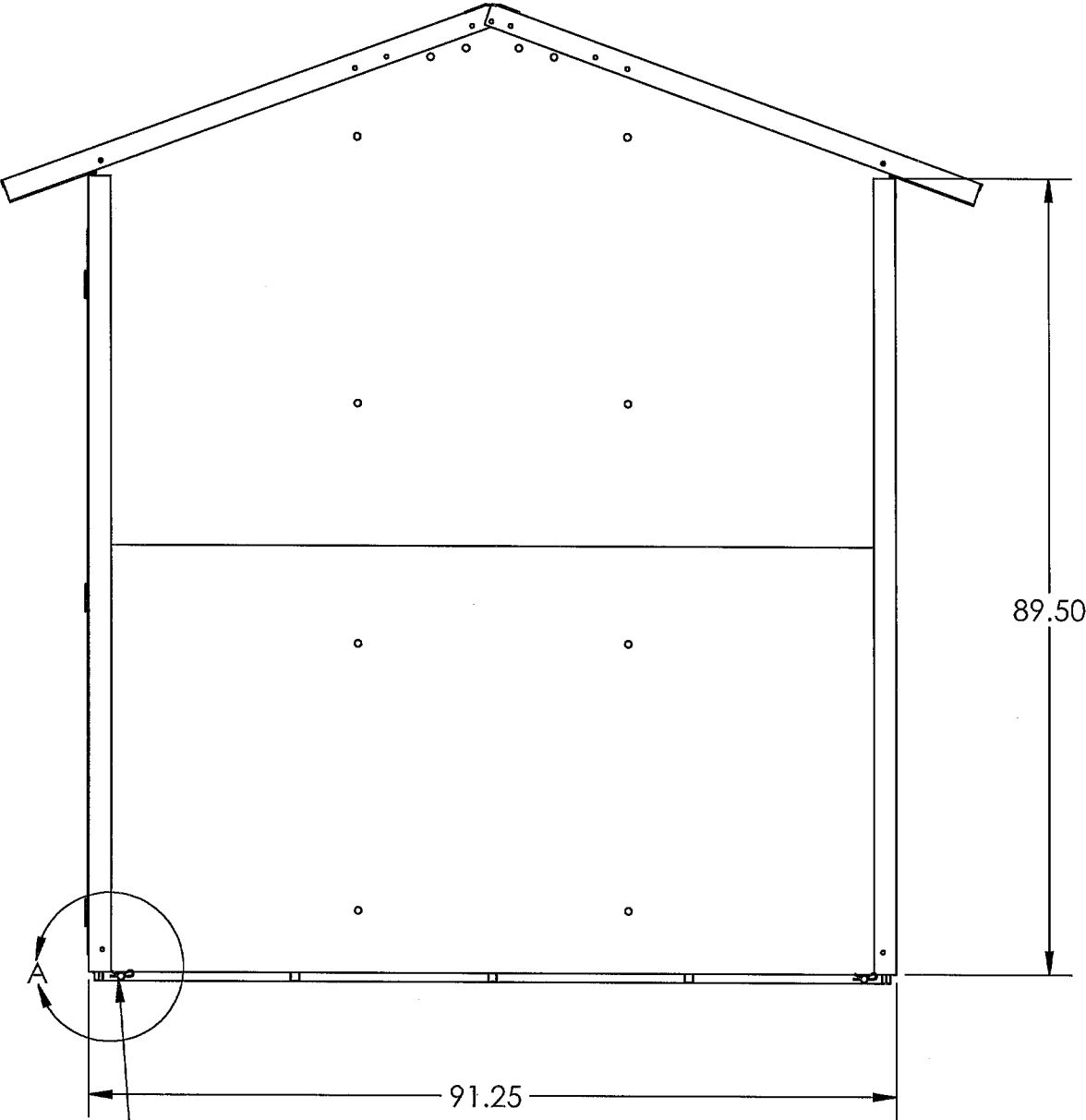
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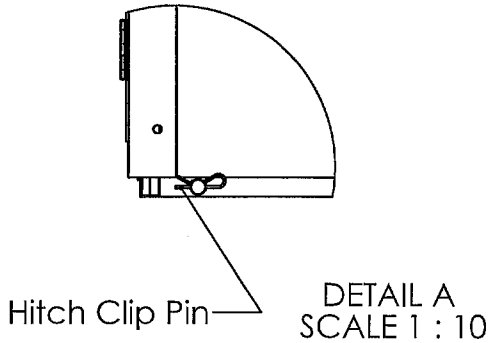
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DRAWN BY	Don Bender
DATE	9-2-2020

TITLE: 64 SQ FT Pallet Shelter Back Wall View	
Part Number 10368	REV A
WEIGHT:	SHEET 1 OF 1

REVISIONS			
ZONE	REV.	DESCRIPTION	DATE
	A	Original Release	9/1/2020



64 SQ FT End Wall View



.75" Dia. Steel Hold Down Rod
4 Places
Place sand bags or use mechanical anchors
200# hold down load required on each of four corners.
Customer responsible to determine best method
given the specific substrate that the
shelter unit is sitting on (soil, concrete, asphalt, etc)

Approved by Quality
Signature <i>[Signature]</i>
Date <u>9-1-20</u>
Approved by Production
Signature <i>[Signature]</i>
Date <u>9-1-20</u>

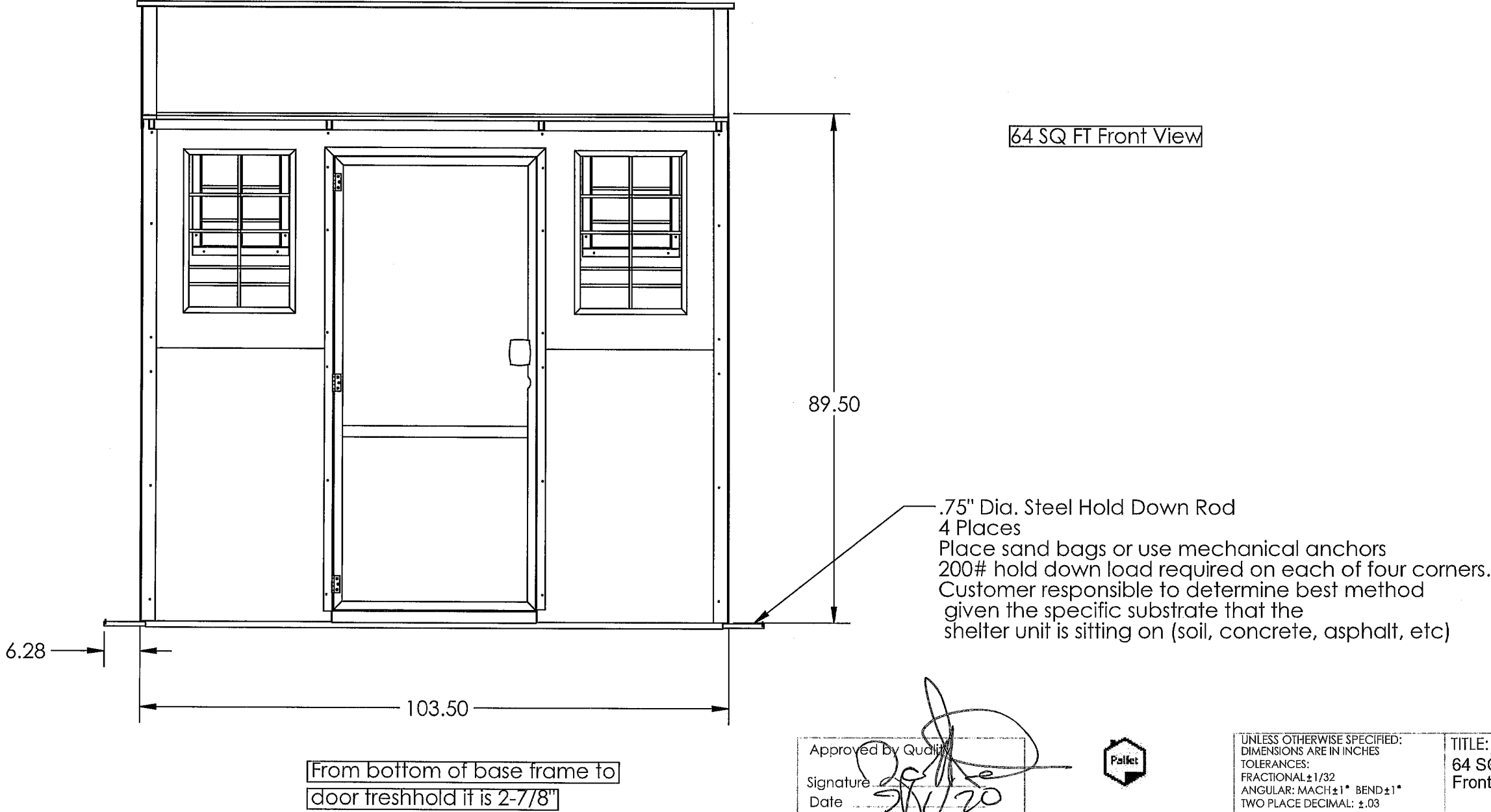


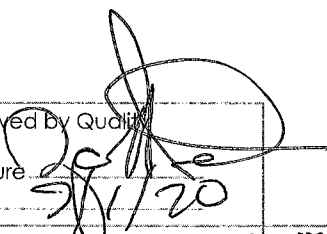
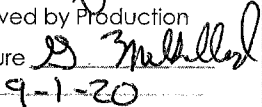
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DIMENSIONS ARE IN INCHES
TOLERANCES:
FRACTIONAL: ±1/32
ANGULAR: MACH ±1° BEND ±1°
TWO PLACE DECIMAL: ±.03
THREE PLACE DECIMAL: ±.01
DO NOT SCALE DRAWING

TITLE: 64 SQ FT Pallet Shelter End Wall View	
DRAWN BY Don Bender	Part Number 10368
DATE 9-1-2020	REV A
WEIGHT:	SHEET 1 OF 1

REVISIONS			
ZONE	REV.	DESCRIPTION	DATE
	A	Original Release	9/1/2020



Approved by Quality	
Signature _____ Date 9-1-20	
Approved by Production	
Signature _____ Date 9-1-20	



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TITLE: 64 SQFT Pallet Shelter Front View		REV
DRAWN BY Don Bender	Part Number 10368	A
DATE 9-1-2020	WEIGHT:	SHEET 1 OF 1

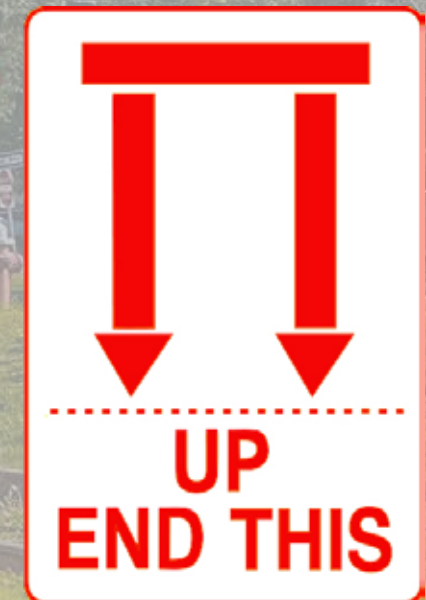


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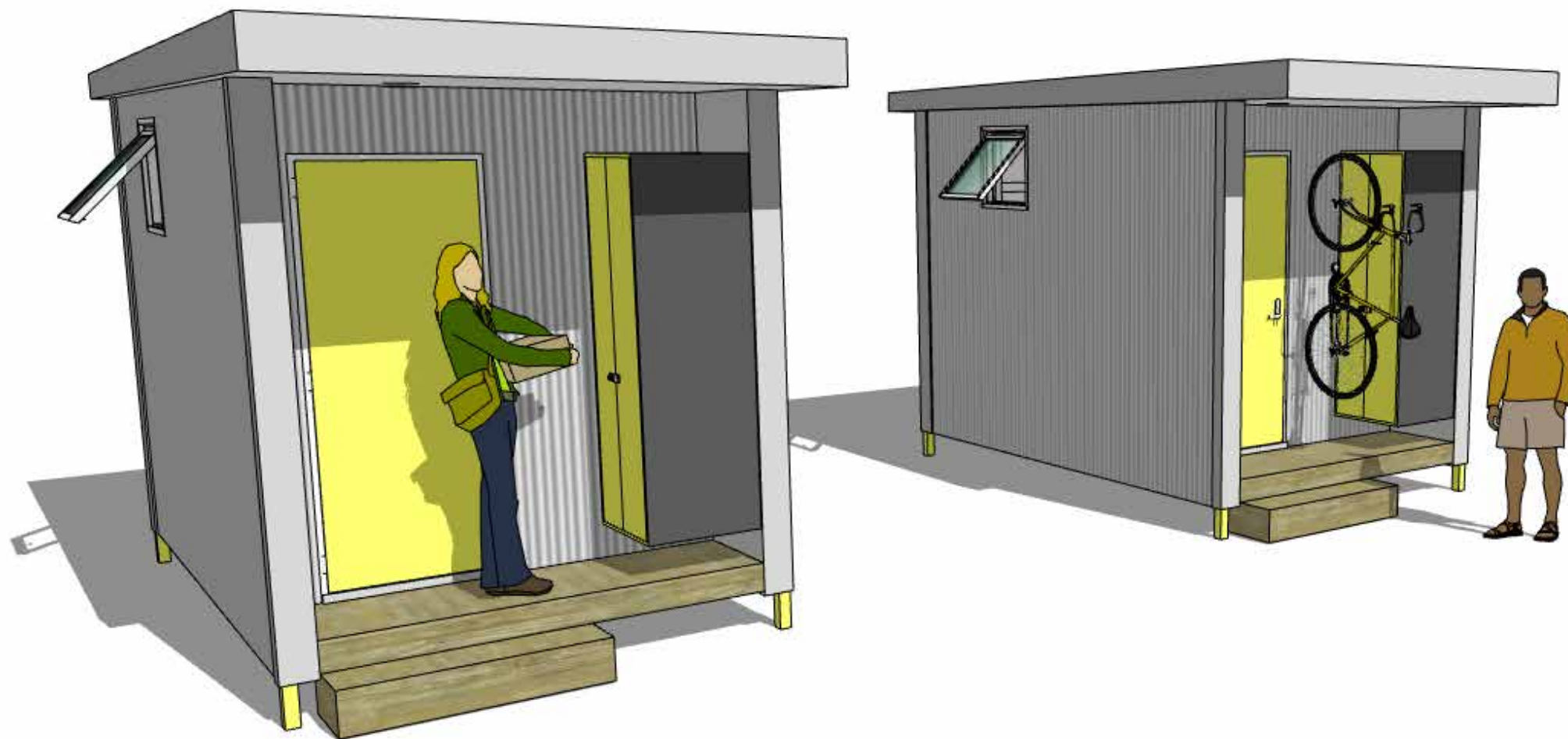
SATELLITE

BY



City of Burlington

Shelter Pods



2022 Shelter Pods

Our Shelter Pods is a quality space with a light and airy interior and solid environmental controls to provide: fresh air year round, warmth in the winter and a comfortable temperature when the mercury rises.

Our Shelter Pods are designed to provide the City of Burlington with a quality work of relocatable architecture that will endure the elements year after year and remain flexible to adapt to changes in use over the products lifespan.



Shelter Pod Exterior Specifications

Dimensions

- 64 Square Feet
- Overall 15' - 0" x 8' - 6" x 10' - 0" (L x W x H)
- Integral Legs telescope 4" to 18"
- Weight 5800lbs (estimated)

Accessibility

- 32" all steel door with commercial locking door handle
- Integral 24" x 84" covered stoop
- Step 16" x 48" x 8"

Envelope

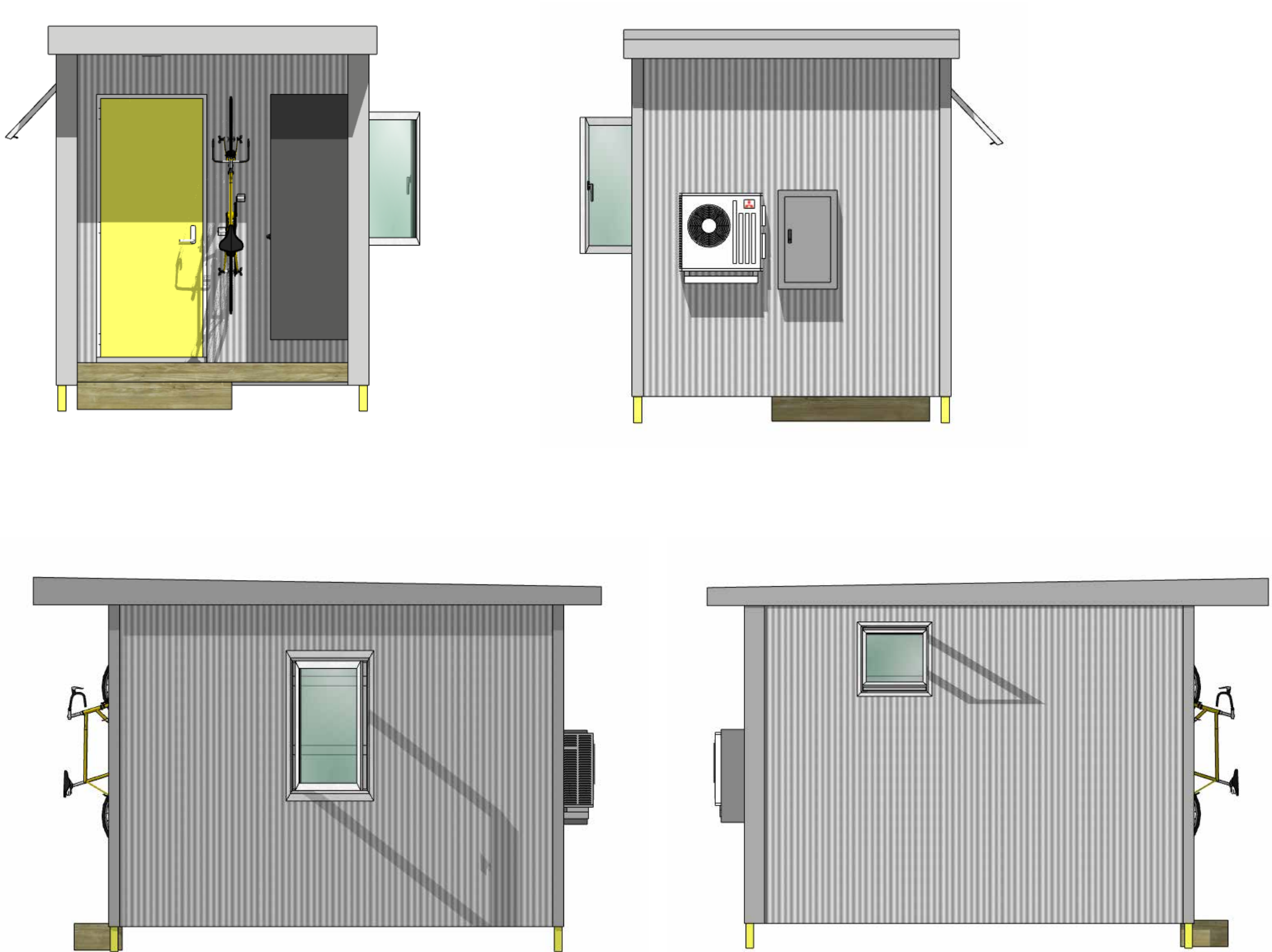
- Exterior siding: Corrugated Metal
- Exterior Corners: Painted Steel
- Roof Material: Corrugated Metal
- R Values: Floor (R-22) Walls (R-22) Ceiling (R30)
- 24" x 24" operable awning window
- 28" x 48" operable casement window (egress rated)
- Roof meets 40psf snow load

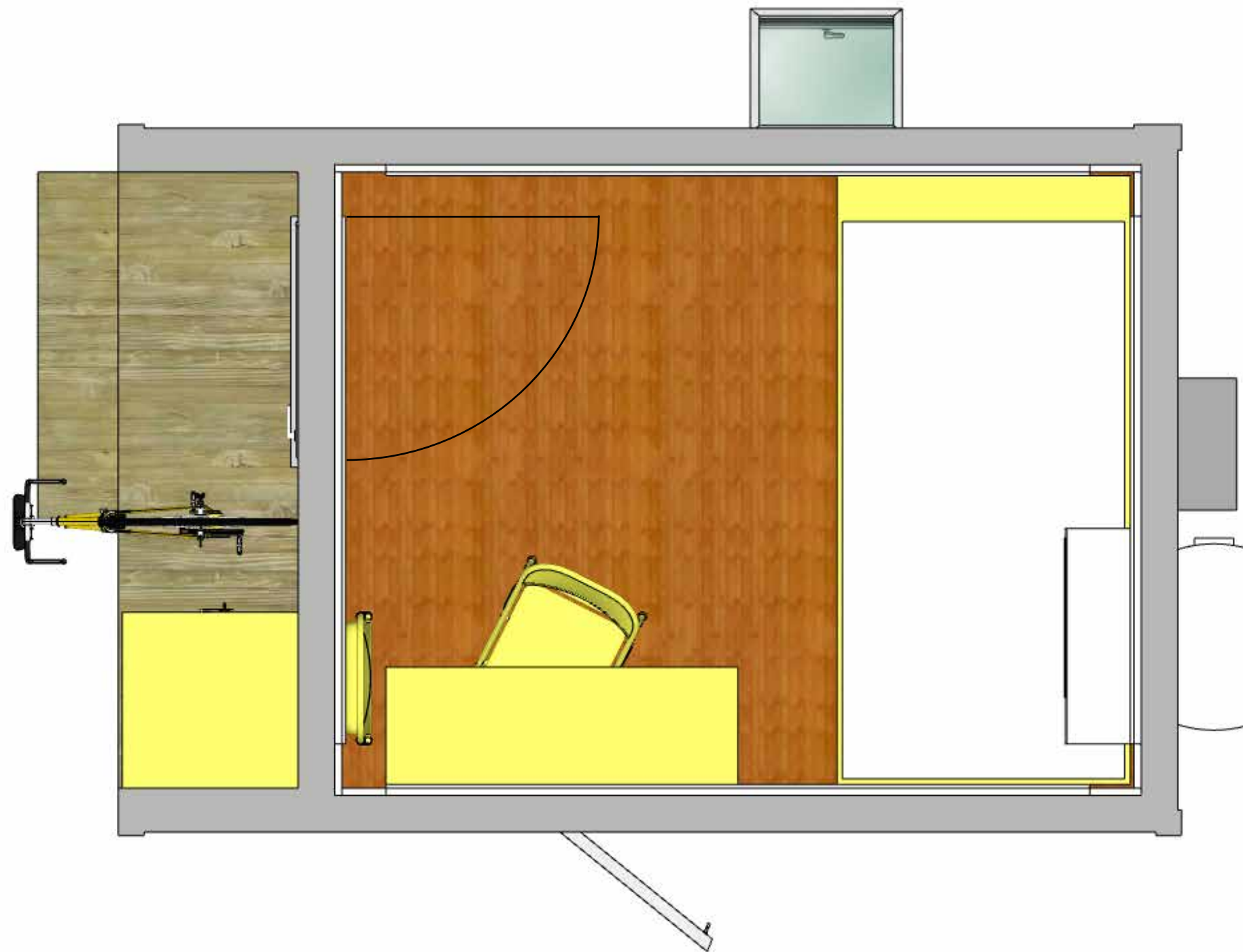
Power and Lighting

- 30 amp panel with 25' RV power cord
- (x4) 20 amp electrical outlets
- Exterior LED light at Entry Door, switch at door
- Interior LED overhead light fixture, switch at door

Environmental Controls

- 9000 BTU Mini Split heating and AC
- 15 amp Heat Recovery Ventilator
- Hardwired Smoke Detector





Shelter Pod Interior Specifications

Flooring

Resilient and sustainable cork flooring

Walls

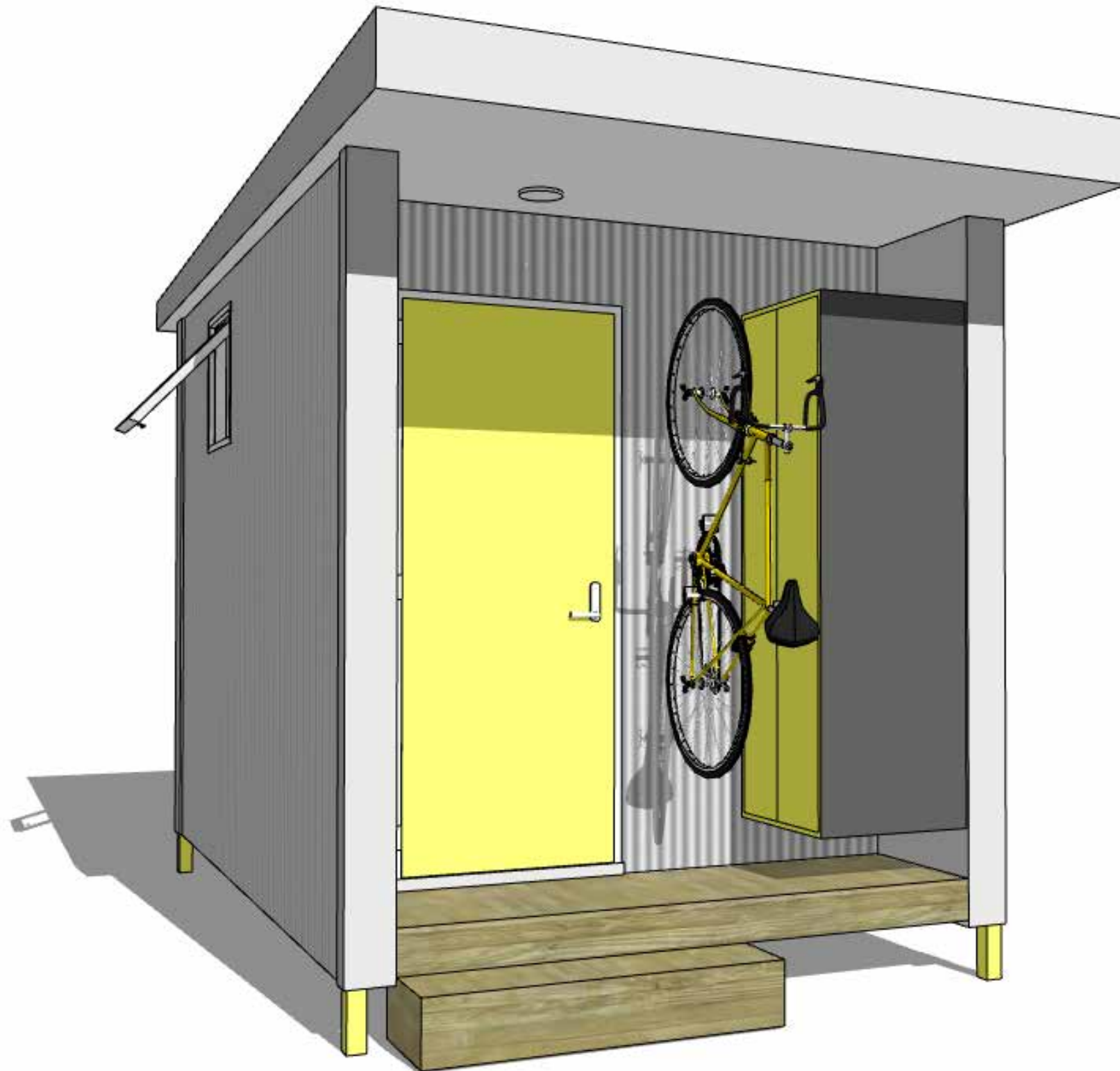
1/2" Poplar plywood with satin white finish
Integral cleat system for easy installation and repositioning of CRATE options

Ceiling

1/2" Poplar plywood with satin white finish

Dimensions

Ceiling Height 8' - 0"
Width 7' - 2"
Length 9' - 2"



Accessories Included

Our furniture options are called CRATEs. They are modular in nature and work directly with our innovative and integrated wall cleat system. All CRATEs are made of high quality furniture grade plywood. Parts are made using the CNC router and assembled with precision. A high gloss paint finish is on all surfaces.

Shelter Pods are equipped with:

(x1) CRATE Beds

6" Twin Mattresses fit our bed frames (not included). The frames attach to our wall cleat system with four adjustable wall brackets. The beds have a 400lb weight capacity.

(x1) CRATE Locker XL

This Locker is 24" x 24" x 70". A large cabinate with two full length doors with padlock clasp. Outside face of Locker has a chalkboard finish that is magnetic.

(x1) CRATE Desk

The Desk is 48" x 16" x 8". It has two interior shelves for books and papers. An integral outlet built in that plugs into the wall outlet of the module. This outlet has one USB port and two 15 amp outlets. This Desk is designed to be a bench if installed lower on the wall or a shelf if installed higher. It has a 350lb weight capacity.

(x1) CRATE Cleat for hanging two folding chairs

This simple Cleat is rated for 350lbs and in this module will hold two metal folding chair when not in use (chairs not included). It can also easily handle the weight of a large backpack.

(x1) Bicycle Wall Mount with locking loop

Burlington Development Review Board

645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Phone: (802) 865-7188

Brad Rabinowitz
AJ LaRosa
Geoffrey Hand
Brooks McArthur
Caitlin Halpert
Chase Taylor
Leo Sprinzen
Sean McKenzie (Alt.)



Burlington Development Review Board Findings of Fact Deliberative Hearing Tuesday, June 21, 2022

In RE: ZP-22-199; 51 Elmwood Avenue (Ward 3C, RH) (Tax Lot No. 044-4-048-000)

Owner/Applicant: Burlington DPW / Samantha Dunn

Request: Establish a temporary emergency shelter including 30 shelter pods, community resource center, and bathhouse

Members Present:

Brad Rabinowitz
AJ LaRosa
Caitlin Halpert
Brooks McArthur
Leo Sprinzen
Sean McKenzie

Evidence Presented:

The Board examined the materials submitted in support of this request.

I. FINDINGS

Background Information:

The applicant is requesting approval to establish a temporary emergency shelter on an existing nonconforming municipal parking lot. The requested duration is 3 years. The parking lot will remain in place, and the proposed structures will be placed upon it with limited earthwork for utility installations and connections. Additional fencing, outdoor lighting, and raised planters are also proposed. Emergency shelters are a conditional use in the Residential – High Density zone wherein the project is located. A related community center is included and will serve occupants of the shelter but will also be open to the public.

As a municipally owned and operated facility the application for this emergency shelter is subject to only limited zoning review per 24 VSA, Sec. 4413, *Limitations on municipal bylaws*. The development may be reviewed only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements.

There are no previous zoning actions for this property.

Article 3: Applications, Permits, and Project Reviews

Part 3: Impact Fees

Sec. 3.3.2, Applicability & Sec. 3.3.3, Exemptions & Waivers

The proposed emergency shelter does not contain any new dwelling units, but is it categorized as a special residential use. Occupants of the shelter will stay there rent free. As such, it qualifies for an exemption from impact fees per Sec. 3.3.3.

The community resource center, even though temporary, does not qualify for an exemption from impact fees. Those will be due prior to issuance of a certificate of occupancy. **(Affirmative finding as conditioned)**

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Section 3.5.6 (a) Conditional Use Review Standards

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

1. *Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area;*

The property will be served by municipal utilities. Electrical service is present, and water and wastewater service will be installed. Sufficient water and sewer service are available. While the use is temporary, a State of Vermont wastewater permit will be required. A wastewater capacity letter from the Department of Public Works will be required for issuance of the wastewater permit. **(Affirmative finding as conditioned)**

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;*

The property is located within the Residential – High Density zone. This zone is intended primarily for high density residential development in the form of attached multi-family buildings. A variety of residential uses are allowed, including “special residential uses” such as emergency shelters. The temporary emergency shelter fits within the residential context of the RH zone. **(Affirmative finding)**

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

The proposed emergency shelter will be limited to 35 individuals (30 pods, including 5 pods that will allow 2 people if there are couples who request being together) and onsite staff. With continuous onsite staff, the shelter is not expected to generate nuisance impacts from noise, odor, dust, and the like that may be more typically associated with commercial uses. **(Affirmative finding)**

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies;*

No traffic analysis has been provided or is required for this application. The anticipated occupants of the emergency shelter are not expected to generate any traffic impacts. Staff will park onsite on a small number of parking spaces. **(Affirmative finding)**

and,

5. *The utilization of renewable energy resources;*

Depending on available funding, solar panels will be installed on the rooftops of the community resource center and/or the bathhouse. **(Affirmative finding)**

and,

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances;*

It is the applicant's responsibility to comply with other applicable city and state bylaws and ordinances.

(b) Major Impact Review Standards

Not applicable.

(c) Conditions of Approval:

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. *Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.*

The emergency shelter is similar to a multi-family residential development. As opposed to dwelling units, the facility will have 30 individual shelter pods and a related community center and a bathhouse. The emergency shelter will have onsite staff to manage it 24/7. All of the buildings are fully enclosed. Shared outdoor space is located in the center of the site to lessen potential noise impacts to neighboring properties. Trash and recycling units will be enclosed behind screening. **(Affirmative finding)**

2. *Time limits for construction.*

All of the buildings are pre-fabricated and will take relatively little time to install. Standard zoning permit time limits will apply – 1 year to start construction and 2 more to complete (total of 3 years). In this case, the emergency shelter will cease operation after 3 years. **(Affirmative finding)**

3. Hours of operation and/or construction to reduce the impacts on surrounding properties.

The emergency shelter will operate 24 hours per day, 7 days per week for up to 3 years. The related community center will operate, open to the public, 7 days per week from 9:00 AM – 4:00 PM. These hours are within the permissible hours of 5:30 AM – 11:00 PM for community centers.

Hours of construction are not noted. Within residential areas, hours of construction are typically limited to M-F 7:00 am to 5:30 pm, with Saturday hours restricted to interior work. No work on Sundays. **(Affirmative finding as conditioned)**

4. That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions; and,

Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time.

5. Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.

See the recommended conditions.

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(5) Residential High Density (RH)

As noted previously, the subject property is located within the Residential – High Density zone. This zone is intended primarily for high density residential development in the form of attached multi-family apartments. A variety of residential uses are allowed, including “special residential uses” such as emergency shelters. The temporary emergency shelter fits within the residential context of the RH zone. Community centers are permitted in the RH zone and serve as an ancillary amenity to the surrounding neighborhoods. **(Affirmative finding)**

(b) Dimensional Standards & Density

There is no residential density per se. See Sec. 5.4.13 for residential density equivalent for emergency shelters.

Lot coverage is nonconforming at 100%. No change in lot coverage is proposed, although some green space will be introduced to the site with planters.

The front yard setback is based on the average of neighboring properties. In this case, a 5’ front yard setback is proposed and is based on an average of 3.’ Note that the average provided is for just the two adjacent properties. The average is based on 4 properties, the two to the north and the two to the south in this case. All of the buildings look to be close to the street, but the average needs to be recalculated based on the 4 properties. As all of the proposed buildings are 15’ tall or less, 5’ minimum side and rear yard setbacks are required. The site plan reflects these required side and rear minimum setbacks.

The community resource center is 15' tall and the rest of the buildings are just 10' tall. These heights are well below the 35' height limit. **(Affirmative finding as conditioned)**

(c) Permitted & Conditional Uses

An emergency shelter is a conditional use in the RH zone. The related community center is a permitted use. **(Affirmative finding)**

(d) District Specific Regulations

Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b).

Sec. 5.2.4, Buildable Area Calculation

See Sec. 4.4.5 (b).

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 (b).

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (b).

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.5 (b).

Part 4: Special Use Regulations

Section 5.4.13 Emergency Shelters

Emergency shelters shall be subject to the site and design review standards in Art 6.

In addition to conditional use standards where applicable, proposals for all new emergency shelters shall comply with the following requirements:

- (a) All dimensional standards for the underlying zoning per the requirements of Art. 4 shall be applicable;*

See Sec. 4.4.5 above.

- (b) Density within the residential zones shall be per the residential density standards of Article 4. For the purposes of density calculation for emergency shelters, every four (4) beds shall count as one (1) dwelling unit;*

The 30 pods contain 30-35 beds. Assuming a maximum of 35 beds, that equates to 9 dwelling units on this ~ ½ acre property. With a limit of 40 units per acre, the equivalent of 9 units is acceptable. **(Affirmative finding)**

- (c) Density within the neighborhood mixed use zones shall be limited to fifty (50) beds, and there is no density limit in the downtown or downtown transition zones;*

(Not applicable)

- (d) *Overnight stays by any individual are limited to 180 consecutive days. An extension of up to 60 days may be provided if no alternative housing is available;*

This standard will be a condition of approval. The applicant is aware of this criterion.
(Affirmative finding as conditioned)

- (e) *There shall be onsite management by qualified adults during all hours of operation with at least 1 management person for every 25 beds; and,*

Up to four onsite staff will be present, including 1 or 2 overnight staff. One overnight staff will be present until or unless the number of individuals in the shelter pods exceeds 25. At that point, the applicant proposes that 2 overnight staff would be present. In light of community concerns about management of the shelter and potential nuisance impacts, at least 2 overnight staff shall be present in any event. **(Affirmative finding as conditioned)**

- (f) *An emergency shelter may be the primary use of a property, or it may be accessory to another primary use on a property.*

In this case, the emergency shelter will be the primary (albeit temporary) use of the property. **(Affirmative finding)**

Sec. 5.5.1, Nuisance Regulations

The emergency shelter is anticipated to have impacts similar to multi-family housing. Design and management measures, such as enclosed buildings, centralized community spaces, and 24/7 onsite staffing will lessen potential noise and related impacts. Substantial testimony from the community raised valid concerns about management of the shelter and concern about the lack of an identified management team for the facility. In an effort to further mitigate potential nuisance impacts, there must be no amplified outdoor music or other sound, and an operational management plan must be provided. **(Affirmative finding as conditioned)**

Sec. 5.5.2, Outdoor Lighting

Existing pole lights will remain. New outdoor lighting consists of canister and wall-pack fixtures that will illuminate building entries. The proposed fixtures will provide illumination with acceptable low output lamps. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

An erosion prevention and sediment control plan is required for the utility earthwork associated with this project. Review by the city's Water Resources staff is underway. Approval of the erosion prevention and sediment control plan is required prior to construction. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

- (a) *Protection of important natural features*

There are no important natural features within the project area. The site is entirely a paved parking lot. **(Affirmative finding)**

(b) Topographical alterations

Not applicable per 24 VSA, Sec. 4413.

(c) Protection of important public views

Not applicable per 24 VSA, Sec. 4413.

(d) Protection of important cultural resources

Not applicable per 24 VSA, Sec. 4413.

(e) Supporting the use of alternative energy

Not applicable per 24 VSA, Sec. 4413.

(f) Brownfield sites

Not applicable per 24 VSA, Sec. 4413.

(g) Provide for nature's events

Not applicable per 24 VSA, Sec. 4413. The city's stormwater standards under Chapter 26 continue to apply.

(h) Building location and orientation

Not applicable per 24 VSA, Sec. 4413.

(i) Vehicular access

Not applicable per 24 VSA, Sec. 4413.

(j) Pedestrian access

Not applicable per 24 VSA, Sec. 4413.

(k) Accessibility for the handicapped

Not applicable per 24 VSA, Sec. 4413. Accessibility requirements under the City's building code continue to apply.

(l) Parking and circulation

The property is presently nonconforming as a large parking lot. The parking lot will remain largely as is with the modular buildings installed on top. A small section of the parking lot in the southeast corner will remain available for parking. These parking spaces are located behind the front yard setback and to the side of the community resource center building. The spaces can be accessed directly from the street. The parking spaces are in close proximity to the community resource center and access into the site. **(Affirmative finding)**

(m) Landscaping, fences, and retaining walls

A number of planters will be installed to introduce as least some green space into this temporary facility. Several are located amongst the shelter pods, and a cluster is proposed between the pods

and the bathhouse. A relatively large planter will be installed to provide some green space along the front of the community resource center.

The site is presently fenced on three sides with chain link. This fencing will be repaired where needed, and bamboo screening slats will be installed. A new wooden privacy fence with gates is proposed along the front of the property and around the trash and recycling receptacles.

(Affirmative finding)

(n) Public plazas and open space

Shared outdoor space will be located within the center of the site. It will be proximate to the shelter pods and relatively far from adjoining residential properties. **(Affirmative finding)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No new ground-mounted mechanical equipment is proposed. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The most prominent building onsite, the community resource center, approximates a residence in appearance. It is residential in scale with basic massing and relatively low height. Other buildings onsite are behind fencing and not as apparent from the street. The bathhouse reads as an outbuilding of smaller scale with simple form and massing. All of the shelter pods read as miniature cottages with typically residential characteristics like pitched roofs, front doorways, and windows. **(Affirmative finding)**

2. Roofs and Rooflines

Not applicable per 24 VSA, Sec. 4413.

3. Building Openings

Not applicable per 24 VSA, Sec. 4413.

(b) Protection of important architectural resources

Not applicable per 24 VSA, Sec. 4413.

(c) Protection of important public views

Not applicable per 24 VSA, Sec. 4413.

(d) Provide an active and inviting street edge

Not applicable per 24 VSA, Sec. 4413.

(e) Quality of materials

Not applicable per 24 VSA, Sec. 4413.

(f) Reduce energy utilization

Not applicable per 24 VSA, Sec. 4413.

(g) Make advertising features complimentary to the site

No new exterior signs are included in this proposal. **(Not applicable)**

(h) Integrate infrastructure into the building design

No new rooftop mechanical equipment is proposed. The project plans depict interior mechanical spaces for the community resource center and bathhouse. **(Affirmative finding)**

(i) Make spaces safe and secure

The proposed building must provide adequate egress as required by the building code. Entries will be illuminated. A central emergency access aisle will be provided into the site.

(Affirmative finding)

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The emergency shelter has no minimum onsite parking requirement. The ~1,400 sf community center requires 5 parking spaces (3.3 spaces per 1,000 sf). A total of 6 parking spaces will be provided onsite. **(Affirmative finding)**

Sec. 8.2.4, Bicycle Parking Requirements

There is no bicycle parking requirement for the emergency shelter. The community resource center is required to have 2 short term bike parking spaces. It is not large enough to require long term spaces. The project plans do not depict an outdoor bike rack. One is required and should be placed near the primary entrance to the community resource center. **(Affirmative finding as conditioned)**

II. MINUTES

The meeting minutes will be distributed separately upon review and approval by the Development Review Board.

III. MOTION

Motion: AJ LaRosa

I move that the Board grant certificate of appropriateness and conditional use approval to establish a temporary emergency shelter including 30 shelter pods, community resource center, and bathhouse at 51 Elmwood Avenue, based on the findings in Section I above and subject to the following conditions:

1. **Prior to release of the zoning permit**, the following items shall be addressed, subject to staff review and approval:

- a. The applicant must submit an operational management plan for the facility, including contact information for public use in the event of problems related to the emergency shelter;
 - b. A wastewater capacity letter from the Dept. of Public Works shall be obtained;
 - c. The front yard setback shall be recalculated based on the 4 neighboring properties (2 on each side), and, if need be, the location of the community resource center adjusted to be compliant;
 - d. A bicycle rack for at least 2 bikes shall be installed near the primary entrance to the community resource center; and,
 - e. The erosion prevention and sediment control plan shall be reviewed and approved by city stormwater staff.
2. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Permitting & Inspections Department the impact fee as calculated by staff based on the net new square footage of the proposed community center building.
 3. At least 2 overnight staff shall be present at the emergency shelter.
 4. Amplified outdoor music or other sound is prohibited.
 5. This zoning permit approval is valid for 3 years, and the site must be returned to its current state or to another approved use immediately following that. Extension of this time will require review and approval by the Development Review Board per Sec. 3.2.9, *Zoning Permits*, (d) *Time Limits on Zoning Permits*.
 6. Overnight stays by any individual are limited to 180 consecutive days. An extension of up to 60 days may be provided if no alternative housing is available.
 7. Hours of construction shall be limited to M-F 7:00 am to 5:30 pm, with Saturday hours restricted to interior work. No work on Sundays.
 8. Any new utility lines must be buried.
 9. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required.
 10. Standard permit conditions 1-15.

Seconded: Brooks McArthur

Vote: 6-0-0, motion carried

Dated at Burlington, Vermont, this 22nd day of June 2022

Respectfully Submitted,


 Brad Rabinowitz, Development Review Board Chair

Please note that an interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division. (Zoning Ordinance Article 17, Section 17.1.7, Appeals of Development Review Board Decisions: An interested person may appeal a decision of the Development Review Board to the Vermont Superior Court

Environmental Division. The appeal shall be taken in such a manner as the supreme court may by rule provide for appeals from state agencies governed by Sections 801 through 816 of Title 3). The Court rules may require that such an appeal be commenced within Thirty (30) days of the Board's decision.



TO: Development Review Board
FROM: Scott Gustin
DATE: May 6, 2025
RE: ZP-25-43; 29-35 Church Street

=====

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: FD6 Ward: 3

Owner/Applicant: Nick & Morrissey Development, LLC / Ryan Nick

Request: Variance request for height and materials of an after-the-fact fence/gate installation.

Applicable Regulations:
Article 12 (Appeals and Variances)

Background Information:
The applicant is seeking variance approval for a gate and section of fence that was installed without the required zoning permit. The date of installation is not noted in the application materials; however, zoning enforcement action commenced with a warning letter to the owners issued December 5, 2024 and a notice of zoning violation issued December 27, 2024. The owners applied for an after-the-fact zoning permit on January 3, 2025 but were notified by zoning staff that the fence and gate could not be approved due to height and materials. The application was placed on hold while a variance from the applicable standards was requested from the Development Review Board.

The fence and gate are located at the top of the loading bay alley, in line with the front of the building. It is within the first lot layer. The exact height of the fence and gate is not specified; however, it clearly exceeds the 4 ft. maximum height permissible within the first lot layer in this downtown FD6 district per Sec. 14.6.8 (b) of the Comprehensive Development Ordinance. Similarly, the chain link material is prohibited along any frontage line. Barbed or razor wire is prohibited in any application.

The DRB initially considered this request at their April 1, 2025 meeting. The Board continued the hearing to the first meeting in May to allow the applicant time to provide an alternative design for the fence and gate. It was understood that an acceptable design may be eligible for administrative approval. No design revisions have been provided by the applicant.

Recommendation: Variance denial as per, and subject to, the following findings:

I. Findings
Article 12: Variances and Appeals

Sec. 12.1.1 Variances

(a) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the zoning regulation in the neighborhood or district in which the property is located.

There are no unique physical characteristics of the lot dimensions or topography. It is an approximately rectangular downtown lot that is mostly covered by the building footprint. The alley with the subject fence and gate runs along the west side of the building, immediately adjacent to the state office building. The applicant requests the variance primarily to keep trespassers out of the alley. **(Adverse finding)**

(b) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning regulation and that the authorization of a variance is, therefore, necessary to enable the reasonable use of property.

There are no physical circumstances or conditions that prevent development of the property in conformity with the zoning code. In the second and third lot layers, permissible height increases to 8,' and chain link is permissible (but barbed wire is not). **(Adverse finding)**

(c) The unnecessary hardship has not been created by the applicant.

The request for a variance is driven by the applicant's desire to exclude trespassers from the alley. **(Adverse finding)**

(d) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, nor be detrimental to the public welfare.

The variance, if authorized, would enable chain link and barbed wire along the downtown street front. It would adversely impact the character of the district. There are better, more appropriate, options for securing spaces in the downtown. **(Adverse finding)**

(e) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the zoning regulation and from the plan.

The requested variance is significant. Authorizing the excess height would be inconsistent with several downtown fence applications that have been limited to the prescribed height or, with DRB's alternative compliance approval, slightly more. Chain link is inconsistent with downtown design standards, and barbed wire is prohibited citywide. **(Adverse finding)**

(f) The variance, if granted, will not result in the extension of a non-complying situation or allow the initiation of a nonconforming use of land.

If granted, the variance would result in a plainly nonconforming situation in full view of the public right-of-way. **(Adverse finding)**

II. Reasons for Denial

1. Per the adverse findings above.

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone:(802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Planning Technician
Steve Cormier, Code Compliance Officer
vacant, DPI Administrator



TO: Ryan Nick
FROM: Scott Gustin
DATE: April 4, 2025
RE: ZP-25-43; 29-35 Church Street

=====

At their April 1, 2025 meeting, the Development Review Board continued the public hearing for your variance request to the first meeting in May (5/6/25).

Motion: AJ LaRosa

Continue the public hearing, giving the applicant an additional 30 days to provide an alternative design for the fence and, if necessary, return to the Board at the first meeting in May.

Second: Evan Gould

Vote: 7-0-0

Continued DRB review versus administrative review will depend on what revisions to the proposal are made. If changes result in dimensional and design compliance, then administrative review is likely.

Dec 4 2024 at 2:23:09 PM















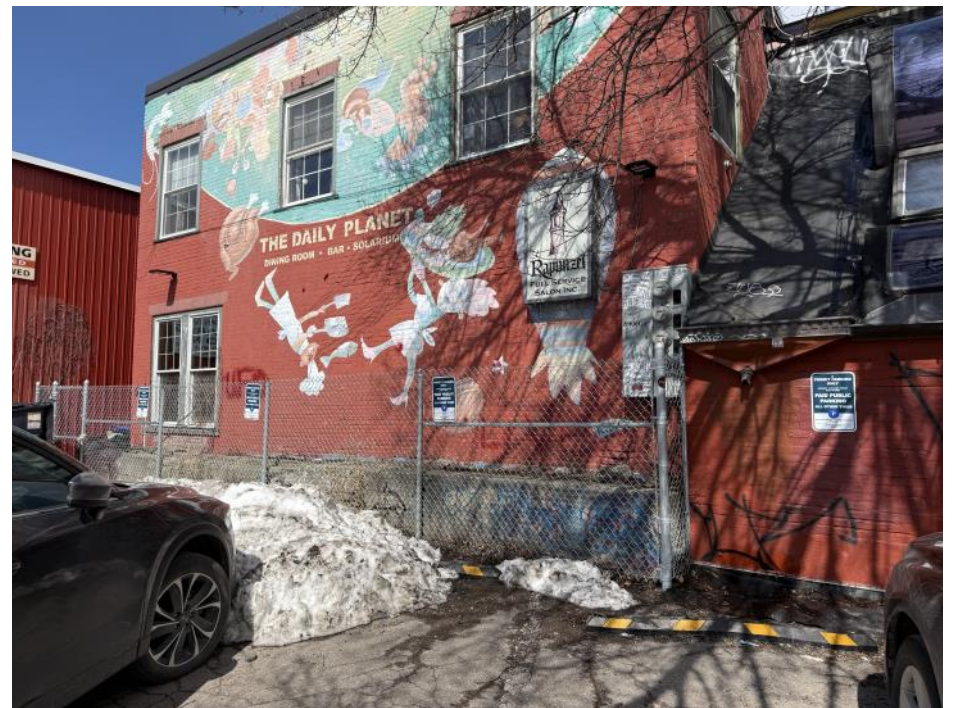
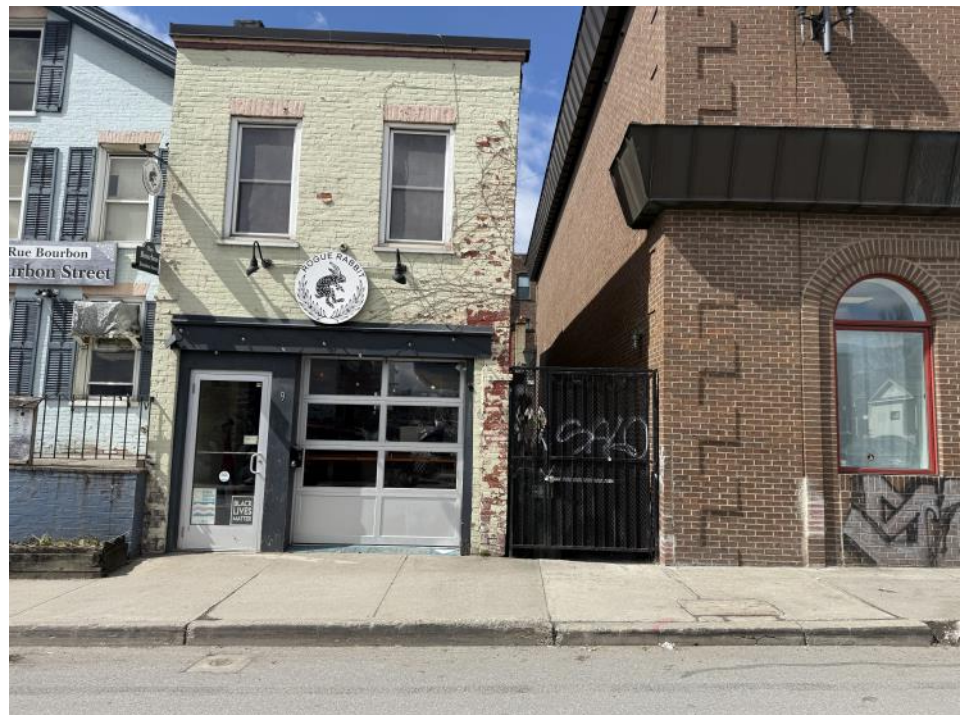












29 Church Street – Loading Dock Gate Variance Application

29-35 Church Street is a 3-story commercial building located in the FD6 zone with retail and office space on the ground floor, offices on the second and third floor, and an educational institution on the lower level. There is a loading dock in the rear of the building with a curb cut on Cherry Street. We are trying to secure this loading dock with a gate to prevent people from injecting drugs, urinating, and defecating on our property which is unsafe and unsanitary for our tenants and service people. We are requesting that the installed gate be allowed to remain until the issue of public drug use, urination, and defecation has been solved by the city. We have owned this property for many years and have not had issues maintaining the cleanliness of the alleyway until the past few years where we have seen a marked rise in people trespassing on our property. We believe we should be granted this variance, because there is no other reasonable way to secure the alleyway against this unauthorized use.

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permit Technician
Steve Cormier, Code Compliance Officer
Ted Boylan, DPI Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: May 6, 2025
RE: ZP-24-526; 72 Temple Street

=====

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RL Ward: 7N

Owner/Applicant: Green Mountain Habitat for Humanity

Request: Amend ZP-24-526 for additional after-the-fact tree removal and new plantings.

Applicable Regulations:

Article 5 (Citywide General Regulations)

Background Information:

The applicant is seeking after-the-fact approval for tree clearing associated with construction of a new duplex home and related site improvements. A zoning permit for tree cutting was initially approved prior to any construction activity in February 2023. The approved duplex site plan depicted a building envelope within the approved extent of tree clearing. During construction, clearing extended beyond that originally approved along the western and eastern side property boundaries. New plantings are included in this application in order to mitigate loss of the previous vegetation.

The Development Review Board originally considered this application January 7, 2025. Significant public testimony centered on the extent of clearing that was done and on the need for stronger mitigation measures. The Board re-opened the public hearing and required that the applicant develop a revised, remedial planting plan with more substantial tree plantings along the north, west, and east sides of the property. The Board again reviewed this application February 18, 2025 and again decided to continue review. The Board required that the applicant resubmit a landscaping plan that has an existing conditions base plan at an appropriate scale that shows an accurate inventory of all existing trees and abutting property owner names, as well as the proposed tree planting plan. The Board required that the tree planting plan be revised with consideration for more evergreen trees along the eastern property boundary. The tree planting plan should be in alignment with the erosion control plan. A revised landscaping plan addressing the Board's requirements has been provided.

Previous zoning actions for this property are noted below.

- 12/5/23, Approval to construct new duplex and associate site improvements
- 2/7/23, Approval for tree clearing

- 3/24/22, Approval of lot line adjustment with neighboring property
- 11/24/98, approval of lot line adjustment with neighboring property
- 7/16/85, Approval to construct new single family home (not built)

Recommendation: **Certificate of Appropriateness approval** as per, and subject to, the following findings and conditions:

I. Findings

Article 5: Citywide General Regulations

Sec. 5.5.4, Tree Removal

(a) Review criteria for zoning permit requests for tree removal

(1) Grounds for approval

Tree removal involving six (6) or more trees, each of ten (10) inches or greater in caliper or the removal of ten (10) or more trees, each of which is three (3) inches or greater in caliper during any consecutive twelve (12) month period may be permitted for any of the following reasons:

A. Removal of dead, diseased, or infested trees;

Not applicable.

B. Thinning of trees for the health of remaining trees according to recognized accepted forestry practices;

Not applicable.

C. Removal of trees that are a danger to life or property; or,

Not applicable.

D. As part of a development with an approved zoning permit.

The original tree clearing permit was approved in preparation for development of the lot. As there was ledge present, the applicant needed to accomplish this preliminary work on the heavily wooded lot to best create a plan for the new development. The zoning application for construction of a duplex was received shortly after approval of the tree cutting permit. The additional cutting that occurred during construction was directly related to construction of the duplex, driveway, and related site work.

The landscape plan contains additional trees along the north, east, and west sides of the property as required by the Development Review Board, including more evergreen trees. The proposed plantings contain deciduous and coniferous trees of native species, along with several varieties of shrubbery and ground cover. Slope stabilization measures are noted on the most recently revised plan as well. **(Affirmative finding)**

(2) Grounds for denial

Tree removal involving six (6) or more trees, each of ten (10) inches or greater in caliper or the removal of ten (10) or more trees, each of which is three (3) inches or greater in caliper during any consecutive twelve (12) month period may be denied if existing healthy trees are known to be:

A. Providing a significant privacy or aesthetic buffer or barrier between properties;

The property to the west is vacant. The property to the east contains a home with a shared vegetated area along the boundary line. The most recently revised planting plan includes 10 deciduous trees and 6 evergreen trees that are proposed around the perimeter of the development site in addition to previously proposed ground cover and shrubs to lessen the impact of the clearing. The 6 evergreen trees include 3 newly proposed trees along the eastern property line. **(Affirmative finding)**

B. Providing stabilization on slopes vulnerable to erosion;

There is an approved erosion prevention and sediment control plan for the construction activity. Additional plantings should help further stabilize sloped portions of the site. **(Affirmative finding)**

C. Located within a riparian or littoral buffer;

72 Temple Street is not within the Natural Resource Protection Overlay zone; nor in the Riparian Littoral Overlay. **(Affirmative finding)**

D. Provide unique wildlife habitat;

The parcel does not fall within any of the Recreation, Conservation and Open Space Districts; or the Natural Resource Protection Overlay District. **(Affirmative finding)**

E. A rare northern Vermont tree species as listed by the Vermont Natural Heritage Program;

The original tree clearing application narrative defines poplar and pine trees onsite; neither of which are considered rare. **(Affirmative finding)**
or,

F. A significant element or, or significantly enhances, an historic site.

Not applicable.

II. Conditions of Approval

1. All plantings included in this permit shall be installed within 6 months of the date of permit approval.
2. Standard Conditions 1-15 (with zoning permit timeline limited to 6 months).

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone:(802) 865-7188

*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permit Technician
Steve Cormier, Code Compliance Officer
Ted Boylan, DPI Administrator*



TO: Robin Pierce
FROM: Scott Gustin
DATE: February 20, 2025
RE: ZP-24-526; 72 Temple Street

=====

At its meeting February 18, 2025 the Development Review Board moved again to reopen review of your after-the-fact tree cutting application for 72 Temple Street.

Motion: Miles Waite

Require that the applicant resubmit a landscaping plan that has an existing conditions base plan at an appropriate scale that shows an accurate inventory of all existing trees and abutting property owner names, as well as the proposed tree planting plan. The tree planting plan should be revised with consideration for more evergreen trees along the eastern property boundary. The tree planting plan should be in alignment with the erosion control plan.

Second: Leo Sprinzen

Vote: 6-0-0, motion carried.

SPAN: 114-035-12989
LANDOWNER: NIGOLIAN MARK,
NIGOLIAN SANDRA

SPAN: 114-035-12990
LANDOWNER:
KUSKOKWIM LLC

SPAN: 114-035-12991
LANDOWNER: SANDERS BERNARD,
SANDERS JANE O M

SPAN: 114-035-12985
LANDOWNER: JONES
ANDREW D., ROCK HELEN E.

SPAN: UNMAPPED
LANDOWNER: UNKNOWN

SPAN: 114-035-13125
LANDOWNER: DELIDUKA,
BARRY J

TREE INVENTORY KEY

- BE - Boxelder, *Acer negundo*
- BN - Butternut, *Juglans cinerea*
- CS - Cherry, *Prunus sp.*
- PB - Paper Birch, *Betula papyrifera*
- QA - Quaking Aspen, *Populus tremuoides*
- RB - River Birch, *Betula nigra*
- RM - Red Maple, *Acer rubrum*
- WP - White Pine, *Pinus strobus*

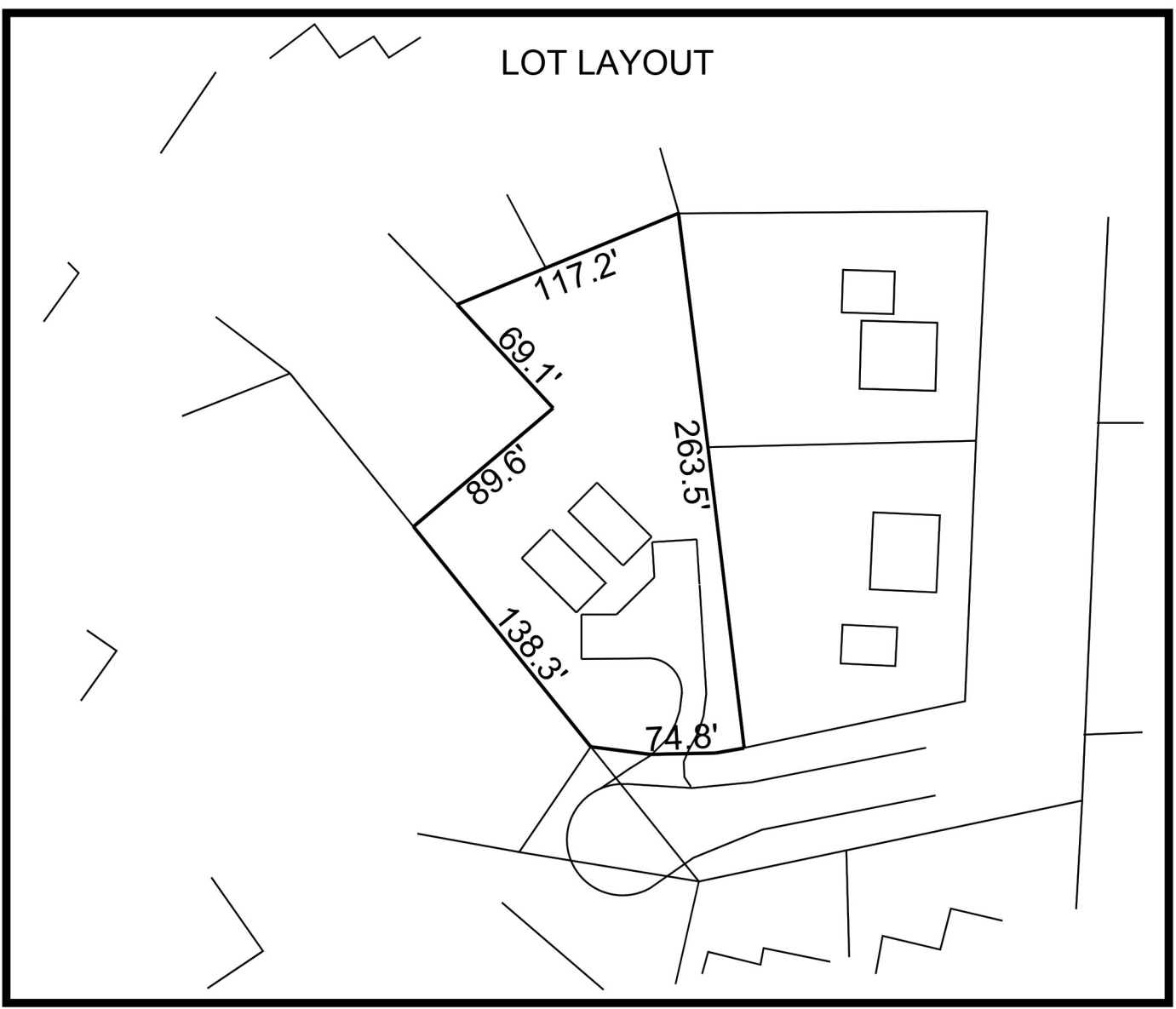
EXISTING CANOPY

ZONING INFO:

LOW DENSITY RESIDENTIAL:
10,000 SF MIN LOT (25,801 SF PROPOSED)
60 FT MIN FRONTAGE (74.8 FT PROPOSED)

LARGE LOT OVERLAY:
15,840 SF MIN LOT (25,801 SF PROPOSED)
100 FT MIN FRONTAGE (74.8 FT PROPOSED*)
* FRONTAGE MAY BE ADJUSTED BY DRB
AVG. ADJOINING FRONT SETBACK (22 FT)
10% LOT WIDTH SIDE SETBACK (AS SHOWN)
25% LOT DEPTH REAR SETBACK (AS SHOWN)
35% MAX COVERAGE
25,801 SF (0.59 AC) LOT SIZE
5,040 SF IMPERVIOUS
19.5% LOT COVERAGE

STEEP SLOPE OVERLAY
STRUCTURE PROPOSED ON CUT SLOPE
MAX 2:1 FINISHED SLOPES

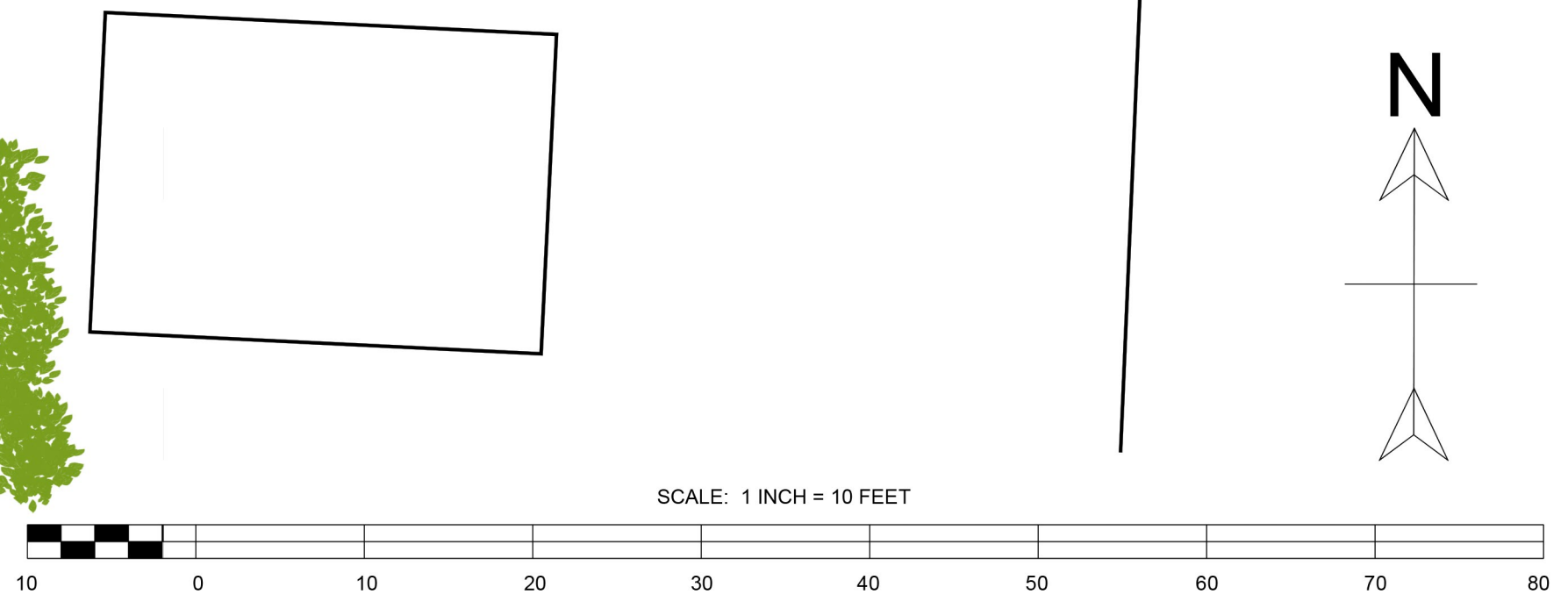


TREE INVENTORY

DRAWN BY HOLLY GREENLEAF, 4-12-25

 **GREENLEAF DESIGN, LLC**
ECOLOGICAL LANDSCAPE DESIGN
ILLUSTRATION & GRAPHIC DESIGN

FOR ZONING REVIEW



REV 8-7-24 SHIFT WALK TO WEST SIDE
REV 10-10-23 ADD WALK TO STREET, DEPICT SIDE AND REAR YARDS
REV 9-20-23 FRONT SETBACK & PARKING PER ZONING COMMENTS
REV 8-23-23 STRIP OUT ELEVATION, STORM, AND UTILITY INFO

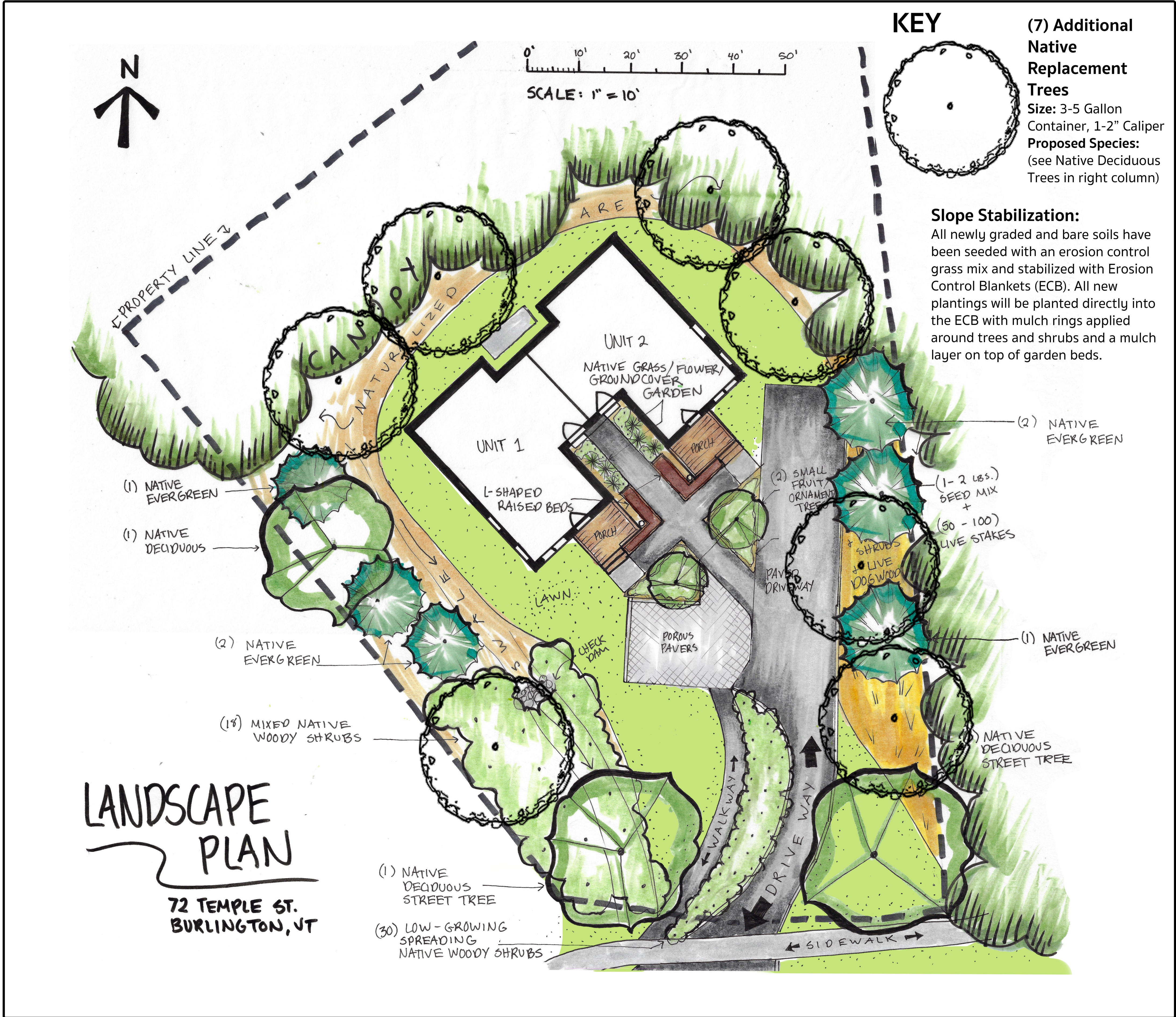
GREEN MOUNTAIN HABITAT FOR HUMANITY
72 TEMPLE STREET, BURLINGTON, VT.

SITE PLAN

DRAWN BY:	ATS
CHECKED BY:	ATS
APPROVED BY:	ATS
DATE:	8-12-23
SCALE:	AS NOTED
SHEET:	1


LAKESIDE
ENVIRONMENTAL GROUP LLC

802.489.5214 - WWW.LEGVT.COM
P.O. BOX 4081, BURLINGTON, VERMONT 05406



PLANT LIST

(2) Small Fruit/Ornamental Trees

Proposed species:
Dwarf/Semi-dwarf Apple, Peach, Plum, Pear, Sweet Cherry, Crabapple
h (height): 12-15', s (spread): 12-15'
Kousa Dogwood, Cornus kousa - h: 15-20', s: 15-20'

Native Grasses/Flowers/Groundcovers

(6) Tall Flowering or Grass species:
Switchgrass, Panicum virgatum - h: 3-6', s: 2-3'
Big Bluestem, Andropogon gerardii - h: 4-6', s: 2-3'
Bergamot, Monarda fistulosa - h: 2-4', s: 2-3'
Anise Hyssop, Agastache foeniculum - h: 2-4', s: 1-3'
Culver's Root, Veronicastrum virginicum - h: 4-7', s: 2-4'
Blackeyed Susan, Rudbeckia hirta or other spp. - h: 2-3', s: 1-2'

(42) Groundcovers:

Wild Geranium/Cranesbill, Geranium maculatum - h: 1-2', s: 1-2'
Chives/Nodding Onion/Ornamental Onion, Allium spp. - h: 1-3', s: 6-12"
Moss Phlox/Creeping Phlox, Phlox subulata/stolonifera - h: 3-6", s: 1-2'
Barren Strawberry, Waldsteinia ternata - h: 3-6", s: 1-2'
Yarrow, Achillea millefolium - h: 2-3', s: 1-2'
Butterflyweed, Asclepias tuberosa - h: 1-2', s: 1-2'
Beardtongue, Penstemon digitalis - h: 3-4', s: 1-2'
Aromatic Aster, Symphyotrichum oblongifolium - h: 2-3', s: 1-2'

(10) Native Deciduous Trees

Proposed species:
Red Maple, Acer rubrum - h: 40-70', s: 30-50'
Sugar Maple, Acer saccharum - h: 40-80', s: 30-60'
Linden/Basswood, Tilia americana - h: 50-80', s: 30-50'
Swamp White Oak, Quercus bicolor - h: 50-60', s: 40-50'
Red Oak, Quercus rubra - h: 60-70', s: 40-50'

(6) Native Evergreen Trees

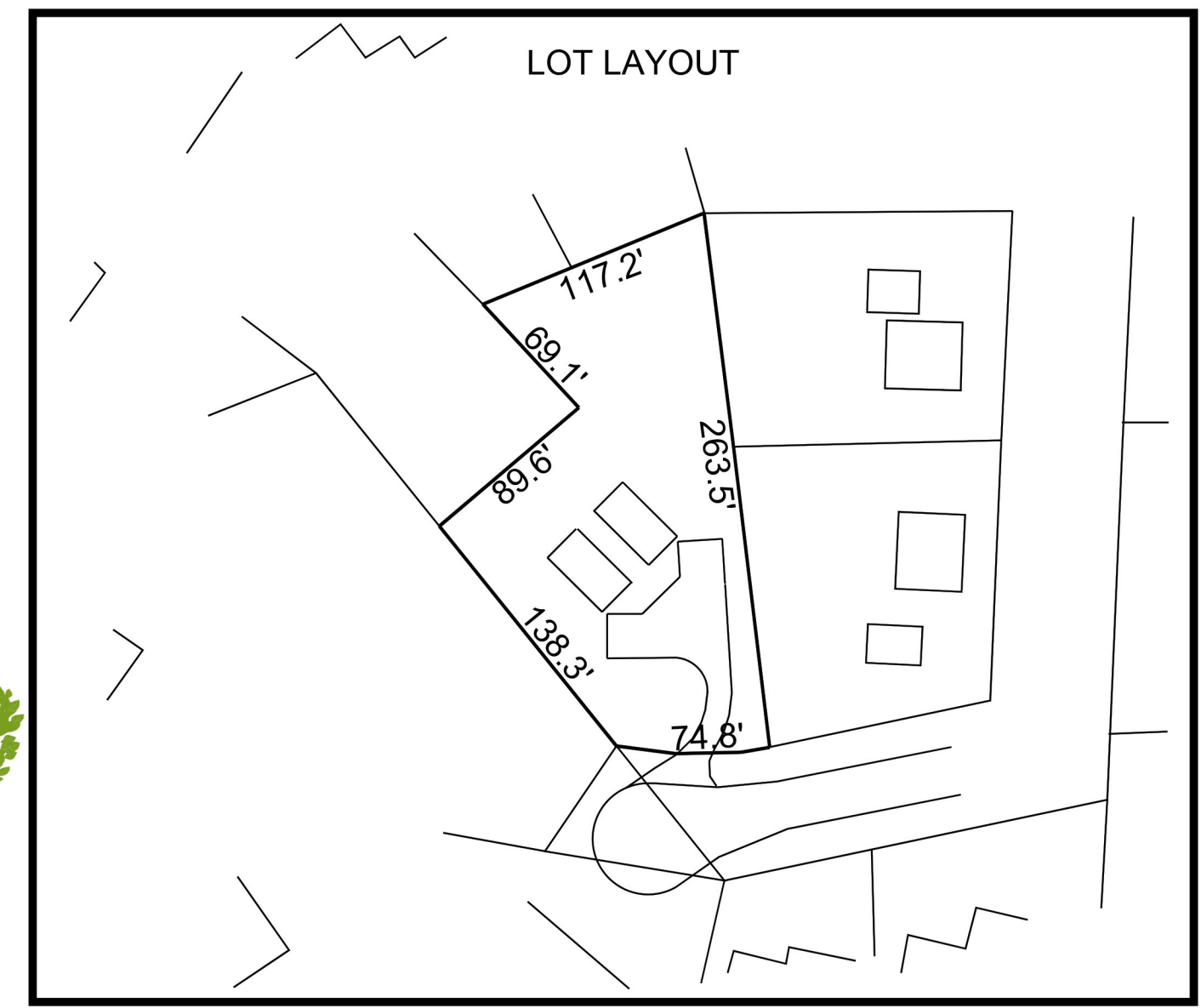
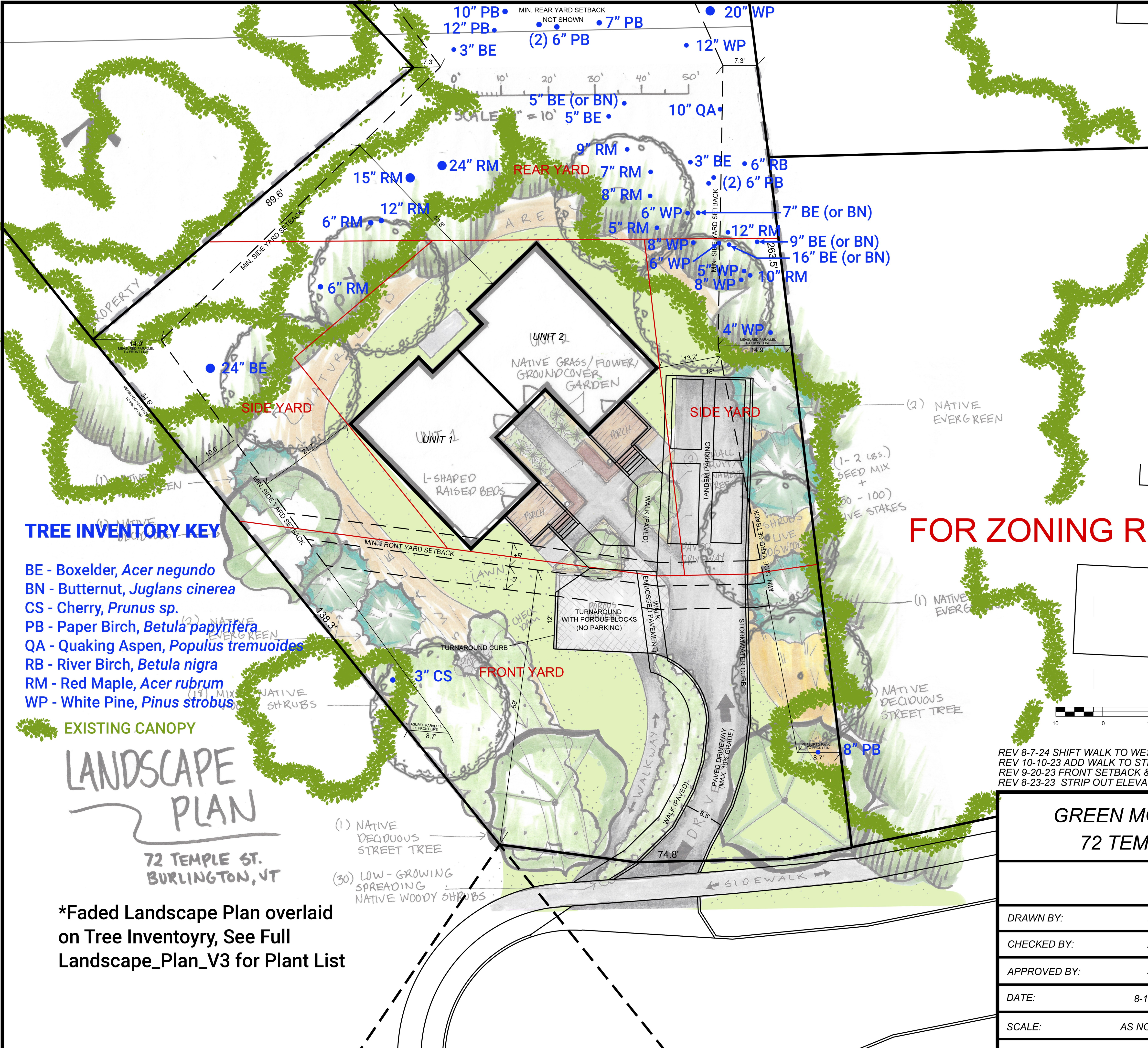
Proposed species:
Balsam Fir, Abies balsamea - h: 50-70', s: 15-25'
White Spruce, Picea glauca - h: 40-60', s: 10-20'
N. White Cedar/Arborvitae, Thuja occidentalis - h: 25-35', s: 10-20'

(18) Mixed Native Shrubs

Proposed species:
Red Osier Dogwood, Swida/Cornus sericea - h: 4-9', s: 4-9'
Black Chokeberry, Aronia melanocarpa - h: 3-6', s: 3-6'
Witchhazel, Hamamelis virginiana - h: 15', s: 15'
Shrubby Cinquefoil, Dasiphora/Potentilla fruticosa - h: 2-4', s: 3-5'
American Cranberrybush, Viburnum trilobum - h: 8-12', s: 6-12'
Wild Raisin/Witherod, Viburnum cassinoides - h: 5-10', s: 5-8'
Arrowwood, Viburnum dentatum - h: 6-10', s: 6-10'
Pussy Willow, Salix discolor - h: 6-15', s: 4-12'
Ninebark, Physocarpus opulifolius - h: 5-8', s: 4-6'

(30) Low-growing Spreading Shrubs

Proposed species:
Dwarf Fragrant Sumac, Rhus aromatica 'Grow Low' - h: 2-3', s: 6-8'
Lowbush Honeysuckle, Diervilla lonicera - h: 2-3', s: 3-4'
Black Chokeberry, Aronia melanocarpa - h: 3-6', s: 3-6'



TREE INVENTORY
DRAWN BY HOLLY GREENLEAF, 4-12-25



GREENLEAF DESIGN, LLC
ECOLOGICAL LANDSCAPE DESIGN
ILLUSTRATION & GRAPHIC DESIGN

TREE INVENTORY KEY

- BE - Boxelder, *Acer negundo*
- BN - Butternut, *Juglans cinerea*
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- QA - Quaking Aspen, *Populus tremuloides*
- RB - River Birch, *Betula nigra*
- RM - Red Maple, *Acer rubrum*
- WP - White Pine, *Pinus strobus*

 EXISTING CANOPY

LANDSCAPE PLAN
72 TEMPLE ST.
BURLINGTON, VT

*Faded Landscape Plan overlaid on Tree Inventory, See Full Landscape_Plan_V3 for Plant List

FOR ZONING REVIEW

REV 8-7-24 SHIFT WALK TO WEST SIDE
REV 10-10-23 ADD WALK TO STREET, DEPICT SIDE AND REAR YARDS
REV 9-20-23 FRONT SETBACK & PARKING PER ZONING COMMENTS
REV 8-23-23 STRIP OUT ELEVATION, STORM, AND UTILITY INFO

GREEN MOUNTAIN HABITAT FOR HUMANITY
72 TEMPLE STREET, BURLINGTON, VT.

SITE PLAN

DRAWN BY:	ATS
CHECKED BY:	ATS
APPROVED BY:	ATS
DATE:	8-12-23
SCALE:	AS NOTED
SHEET:	1





John Summa <heterodoxguy@gmail.com>

Joseph Cava

9:05 AM

Re: 72 Temple St. DRB Memo

[WARNING]: This email was sent from someone outside of the City of Burlington.

Hello, again

Here are links to my google drive for the DRB to use to view files. COMMENTS INCLUDED BELOW.

1. https://drive.google.com/file/d/1xhuKCnCciLJ0_Zz-AJQrv6Qf4lvFNNWF/view?usp=drivesdk

The above video shows a post, light-rain pooling and run off. When heavy rain comes, this turns into a much larger problem. It is not addressed by the current stormwater system. The west side of the structure (this is the east side) has the same issue, where the runoff from the pooling goes down and out into the street.

2. <https://drive.google.com/file/d/1xiVHsa75G9icGLakFmjGk92zuNqEg73W/view?usp=drivesdk>

This steep bank (approximately 60 degrees) was built by Habitat to support a driveway and parking zone for the duplex, but it has created another stormwater hot spot. And it is built right in the mandated tree buffer zone. We propose the curb be repositioned westward (the bank, or wall, is on the east side of the curb) to make room for planting of, at a minimum, 6 green giant cedars with at least 6 feet in height upon planting. This will help to restore privacy lost by non permitted destruction of trees in the mandated tree buffer zone. And help with mitigation of storm water runoff.

As requested by the DRB at the last hearing, the landscaper was supposed to reach out to abutting homeowners. This has not happened. We still have no idea what is being planned aside from vague indications of proposed "native" tree plantings). We request the DRB order Habitat to arrange a meeting between abutting neighbors and the landscaper to discuss any proposed plans. And preferably a hearing should be held by the DRB that requires the landscaper to be present to answer questions from DRB members and neighbors.

Sincerely,

John Summa
3 Rockland St.
Burlington, VT

Please note: We reside to the east of the 72 Temple St duplex. Our west side property line abuts the 72 Temple property line.







Barry Deliduka, PE
147 Rivermount Terrace
Burlington, VT 05408
(802) 355-8187

TO: Development Review Board
FROM: Barry Deliduka, PE
DATE: February 27, 2025
REF: ZP-24-526; 72 Temple Street

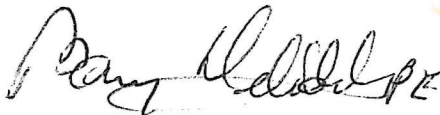
Request: Amend ZP-24-526 for additional after-the-fact tree removal and new plantings.

Background Information:

During construction of the duplex, unlawful clearing of trees and vegetation extended beyond what was originally approved along the western side property boundary being 68 Temple Street. There is a loss of year round privacy due to the complete removal of trees and vegetation. Also, the topography was significantly changed producing a slope/grade that is a good candidate of erosion and several large boulders placed on the adjacent lot.

Proposed Plantings:

Our recommendation is to plant mature Green Giant Arborvitae along the western property line, in the standard spacing for cedar screening and the removal of the boulders. The addition of these new plantings should be added to this application in order to mitigate loss of the previous vegetation, recovery of year-round privacy screen and help stabilize the slope. The planting of any trees along the western boundary shall not interfere with the placement or inhibit proper and future growth of the Arborvitae screen.



Barry Deliduka, PE

Attachment: **Modified**, "Landscape Plan", 72 Temple Street, Version 2, Winter 2025,

By Holly Greenleaf

PLANT LIST

(2) Small Fruit/Ornamental Trees

Proposed species:
Dwarf/Semi-dwarf Apple, Peach, Plum, Pear, Sweet Cherry, Crabapple
h (height): 12-15', s (spread): 12-15'
Kousa Dogwood, Cornus kousa - h: 15-20', s: 15-20'

Native Grasses/Flowers/Grasscovers

(a) Tall Flowering or Grass species:
Switchgrass, Panicum virgatum - h: 3-6', s: 2-3'
Big Bluestem, Andropogon gerardii - h: 4-6', s: 2-3'
Bergamot, Monarda fistulosa - h: 2-4', s: 2-3'
Anise Hyssop, Agastache foeniculum - h: 2-4', s: 1-3'
Culver's Root, Veronicastrum virginicum - h: 4-7', s: 2-4'
Black-eyed Susan, Rudbeckia hirta or other spp. - h: 2-3', s: 1-2'

(42) Groundcovers:

Wild Geranium/Cranesbill, Geranium maculatum - h: 1-2', s: 1-2'
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Butterflyweed, Asclepias tuberosa - h: 1-2', s: 1-2"
Beardtongue, Penstemon digitalis - h: 3-4', s: 1-2"
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Proposed species:
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Linden/Basswood, Tilia americana - h: 50-80', s: 30-50'
Swamp White Oak, Quercus bicolor - h: 50-60', s: 40-50'
Red Oak, Quercus rubra - h: 60-70', s: 40-50'

(3) Native Evergreen Trees

Proposed species:
Balsam Fir, Abies balsamea - h: 50-70', s: 15-25'
White Spruce, Picea glauca - h: 40-60', s: 10-20'
N. White Cedar/Arborvitae, Thuja occidentalis - h: 25-35', s: 10-20'

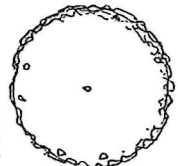
(18) Mixed Native Shrubs

Proposed species:
Red Osier Dogwood, Swida/Cornus sericea - h: 4-9', s: 4-9'
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Witchhazel, Hamamelis virginiana - h: 15', s: 15'
Shrubby Cinquefoil, Dasiphora/Potentilla fruticosa - h: 2-4', s: 3-5'
American Cranberrybush, Viburnum trilobum - h: 8-12', s: 6-12'
Wild Raisin/Witherod, Viburnum cassinoides - h: 5-10', s: 5-8'
Arrowwood, Viburnum dentatum - h: 6-10', s: 6-10'
Pussy Willow, Salix discolor - h: 6-15', s: 4-12'
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(30) Low-growing Spreading Shrubs

Proposed species:
Dwarf Fragrant Sumac, Rhus aromatica 'Grow Low' - h: 2-3', s: 6-8'
Lowbush Honeysuckle, Diervilla lonicera - h: 2-3', s: 3-4'
Black Chokeberry, Aronia melanocarpa - h: 3-6', s: 3-6'

KEY



SCALE: 1" = 10'

Slope Stabilization:

All newly graded and bare soils have been seeded with an erosion control grass mix and stabilized with Erosion Control Blankets (ECB). All new plantings will be planted directly into the ECB with mulch rings applied around trees and shrubs and a mulch layer on top of garden beds.

(7) Additional Native Replacement Trees

Size: 3-5 Gallon Container, 1-2" Calliper
Proposed Species:
(see Native Deciduous Trees in right column)

(7) Native Deciduous Street Tree

Size: 3-5 Gallon Container, 1-2" Calliper
Proposed Species:
(see Native Deciduous Trees in right column)

(7) Native Evergreen Street Tree

Size: 3-5 Gallon Container, 1-2" Calliper
Proposed Species:
(see Native Deciduous Trees in right column)

(7) Native Shrub Street Tree

Size: 3-5 Gallon Container, 1-2" Calliper
Proposed Species:
(see Native Deciduous Trees in right column)

(7) Native Grass/Flower/Grasscover Street Tree

Size: 3-5 Gallon Container, 1-2" Calliper
Proposed Species:
(see Native Deciduous Trees in right column)

(7) Native Groundcover Street Tree

Size: 3-5 Gallon Container, 1-2" Calliper
Proposed Species:
(see Native Deciduous Trees in right column)

(7) Native Tree Street Tree

Size: 3-5 Gallon Container, 1-2" Calliper
Proposed Species:
(see Native Deciduous Trees in right column)

(7) Native Shrub Street Tree

Size: 3-5 Gallon Container, 1-2" Calliper
Proposed Species:
(see Native Deciduous Trees in right column)

(7) Native Grass/Flower/Grasscover Street Tree

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Proposed Species:
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Statement prepared by Ali Lanzetta, speaking for self and Patrick Lanzetta, owners of 3 Rockland St., unit B (Rockland Condominiums)

Re: DRB hearing May 6, 2025

We, the owners of 3b Rockland Street, would (again) like to see the 72 Temple Street applicant (Green Mountain Habitat for Humanity / GMHFH) design, submit, and, if approved, implement a more sincere and appropriate plan to address and repair the damage and hazards to our property caused by their permit violations. The current revised landscaping plan ("[72 Temple Street Planting Plan](#)") is, once again, thin, dismissive, and grossly inadequate.

As discussed here ad nauseum, the permit violations committed by the applicant have had and continue to have drastic consequences for us, the direct downhill abutters. The applicant violated their original permit by completely removing a wide and very long swath of very mature forest all the way up to our property line (the "tree buffer" noted in the original permit) and constructing, in its place, a VERY steeply graded retaining wall and hill, and installing a long paved driveway, walkway, and curb. The complete tree clearing and the driveway/wall/curb addition spans almost the entire length of our abutting property, approximately 100'.

The consequences of this violation include the creation of a severe erosion and runoff hazard to our property; serious destabilization of our existing mature trees along the line, and a near-complete loss of privacy along the entire rear length of our property and home. The only landscaping carried out so far by the applicant was, last fall, planting rye grass on the constructed wall, which does next to nothing for runoff, and nothing whatsoever for stability or privacy.

We would like to see a more sincere plan to repair all of this damage.

Such a plan should address:

- a) **restoring year-round privacy** between the newly constructed home and our existing home,
- b) **controlling erosion and runoff** from the newly cleared uphill property, and
- c) **installing plantings that would actually help stabilize the slope** and the mature trees on our side of the line, which we've already begun to see failing as a result of the cut. The most dramatic example of this was, as we all know, the gigantic cottonwood tree that was failing last summer as a result of the clearing and was then recklessly felled directly onto our home by the applicant in July, collapsing part of our roof. We had to re-roof our home with no support or apparent care whatsoever from the applicant.

The applicant's current revised landscaping plan includes two (2) "native deciduous trees" (species unspecified; size noted as "3-5 gallon container / 1-2 caliper") and three (3) "native evergreen trees" (both species and size unspecified). This plan is unacceptable.

Larger trees with a faster growth rate, and more of them, would do a lot more for privacy restoration, erosion control, and slope/vegetation stabilization than what's in the current plan, and in a lot less time.

At the very least, the residents of Rockland Condominiums would like to see:

1. A plan for **more trees** planted along the eastern property line, including predominantly **evergreens** (ideally Arborvitaes, which are hearty, low-maintenance, and fast-growing in our area, minimum of 6, minimum of 6' in height to help alleviate some loss of lost privacy right away, preferably the Green Giant variety which are the fastest-growing and thrive in our area)
2. A **clear plan for the care and maintenance of said trees** to ensure they thrive where planted (who will be caring for the new plantings? What will the scope of that care be? What needs to happen to ensure growth and longevity on the steep slope? etc.)
3. **Removal of the large remaining patch of rocks** near the rear of the structure and plantings planned in their place (see two Lanzetta_Temple St_rock pile photos for reference. Photos taken from 3b Rockland St.).
4. A **sincere effort** to work with us, the affected parties, in a meaningful way to address our concerns

This applicant has continually attempted to avoid taking real responsibility for all the damage they've caused by shirking their original permits, and has made it abundantly clear that they are uninterested in the concerns of the neighboring residents whose properties, homes, and lives have been so dramatically disrupted by their negligence and bold disregard for city codes and protocols. At this point I doubt I'm the only one who feels they are wasting everybody's time and attention by repeatedly submitting clearly halfhearted plans to address and remediate the serious problems they've created. In Vermont, of all places, we're supposed to be better neighbors than that.

We would like to see the DRB mandate the applicant devise and implement a more meaningful, appropriate mitigation plan to carry out within a reasonable time frame so we can all be done with it and move on with our lives.