

Meeting Notes

Ward 2 Neighborhood Planning Assembly (NPA)

May 8th, 2025 | 6:30-8:30pm | All are welcome



Join in person:

ONE Community Center, 20 Allen Street

Join remotely:

<https://us02web.zoom.us/j/85860854764>

O.N.E. Community Dinner

5:30-6:30pm | Free | Donations welcome

Spring Foragers Feast Menu: Pea Fritters with Ramp Aioli, Sauteed Fiddleheads with Nettle & Garlic Mustard Pesto, Carrot Salad with French Sorrel Dressing, and Rhubarb cake/crisp.

Music: Charlie Clark

Facilitator: Lauren Ebersol **Notetaker:** Kason Hudman

6:30 pm Introduction

5 min

6:35 pm Public Forum (2 minutes max per person)

10 min

- Alyssa, Ward 2, (she/they) - Tomorrow morning, 5/9/, 8:30am there is a court hearing happening for Rumeysa Ozturk at the Federal Court building at 11 Elmwood Ave.
- Lee Morrigan (he/him), Ward 3 Resident, lives on George St - Lee is encouraging people to go to the Ward 3 NPA meetings to help change and rectify the things that have happened regarding the Ward 2/Ward 3 split.
- Ward 4/7 Steering Committee Member - Wants to encourage further collaboration between all the NPA Steering Committees. Proposes that we have an All Wards BBQ at some point in the future.
- Alyssa Favor, Ward 2 - Friday May 30th at noon there will be a trout parade in the Old North End. Students from Sustainability Academy will be parading and learning about trouts.
- Ward 2 Resident - Reminder about the Burlington Lead Program, keep an eye out at the Farmer's Market and Old North End Farmers market for their booth for more information.
- Charlie Giannoni - mentions that Ward 3 and Ward 8 are looking for poll workers, and encourages folks to volunteer to be poll workers. Also encourages people to sign up to be on a city commission.
- Question from Ward 2 Member, do you have to be a resident of Ward 3 to volunteer at the Ward 3 polls? Answer from Charlie: technically you should be a resident, however, Charlie has worked extensively with Ward 3 despite living in Ward 2. There are places for all people from all the Wards at the different polling locations.

6:45 pm Proposed Development - 77, 83, 91 N. Winooski

20 min

Bren Alvarez, Smith Alvarez Sienkiewicz Architects

Bren is joined by one of the visioning partners to introduce the project. The project is combining a few units on North Winooski Avenue into a Memory Care facility, a Daycare facility, and on-site staff housing. There would be three small buildings demolished to build the new facility: a barn, a garage, a short-term rental unit (that will be relocated). The facility would encourage outdoor

recreation in the residents, include a pollinator garden, and ensure that the dining hall and food service would be deep within the facility outside the view of the street. Bren reminds everybody that Vermont, particularly Chittenden County, is in need of more memory care facilities and assisted living centers for elderly residents. CarShare Vermont and Bus Service are both readily accessible from the proposed site. There will be little available parking at the facility, but enough to maintain a functional facility.

Question from Ward 2 Resident, what is the proposed timeline? Answer from visioning partner, assuming that all the permitting processes line up, they are thinking that they will break ground in about 18 months.

Question from Ward 2 Resident, is the daycare for elderly folks or children? Answer from Bren, the daycare is intended for children, but that could be reconsidered as well.

Question from Ward 2 resident, you are the architecture firm, do you have operators in mind? Bren answers that the question is complicated, it could be that the current owners put together a team to run the facility. The architects are working with memory care consultants.

Question from Jane, Ward 4 Resident, do the three current property owners already agree? The visioning partner answers, the properties are actually owned by two people, Neil Gardener and Wayne Nelson, and they have both agreed with the proposal.

Question from Ward 2 resident, mentions that she works with older adults and thinks that the project is sorely needed. She wants to know if Wayne and Neil have mentioned the project to the neighbors around the project. Bren answered that they have done so.

7:05 pm Green Mountain Transit Updates

40 min *Clayton Clark - General Manager, Green Mountain Transit*

- Clayton wants people to know about some of the difficult changes coming to GMT due to the current fiscal challenges facing the state and federal governments. He mentions that GMT used to be known as CCTA, and focused entirely on Chittenden County (urban service). Clayton mentions that it is likely that GMT will outsource its current rural service to other providers, and return to an urban-focused transit provider within the next 18 months. Clayton mentions that GMT is facing a \$3M budget gap due to the loss of COVID funds, and encourages folks to reach out to our state representatives to ensure GMT receives the funding that they need.
- Shawny, Ward 2 resident, asks, with the end of rural transportation, are you anticipating that you will put more into Chittenden County? Clayton answers that they have never been able to mix rural and urban funding, so the move should be funding neutral. Shawny further asks, when does the summer schedule start? Clayton answers that it is meant to start in June, and brings his co-worker Chris to answer further. Chris answers that the summer schedule will end in August, and it will move some 20min routes down to 30min, and also combine some routes together on Sundays.
- Ward 2 resident asks if there are any alternative funding plans for GMT? Clayton answers that there are some alternative plans, although he doesn't think they are politically viable until there is a new governor.

7:45 pm Updates on Housing Development in Burlington

40 min *Brian Pine - Director, Community & Economic Development Office (CEDO)*

- Post Apartments on the site of the old VFW, 38 affordable units, with 8 being dedicated to folks exiting homelessness
- 100 Cambrian Way, 40 affordable rental apartments, 8 unites dedicated to people exiting homelessness
- Shale Beach Condos, 30 affordable for-sale condos
- Old YMCA building, 78 new units, 15% should be affordable.
- One Lawson Lane, 38 New Units
- CityPlace Burlington, 300 Housing in the North Building, 50 units in the building on Bank Street.
- Former State Office Building, could be demolished, 250+ residential units could be built. Needs to be demolished due to failure to maintain
- Old Cathedral will be demolished, 200-300 new units could be built in its place.
- Infill housing has also been going in at various locations due to the recent reworking of the Neighborhood Code. VHIP funding is available for people to build infill and accessory dwellings.
- Question from Ward 2 resident, happy to hear that CityPlace cannot opt out of inclusionary zoning, wondering about other units. Brian mentions that it depends on the zoning of the location in terms of the census data.

8:25 pm Door prize drawing + Adjourn!

5 min

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Appendix to the Agenda

Ward 2 NPA Steering Committee

To contact the entire Ward 2 NPA Steering Committee, email ward2npa@googlegroups.com

Name	Email	Joined	Term expiration
Lauren Ebersol	lebersol27@gmail.com	2023	2027
Kason Hudson	kasonhudman@gmail.com	2024	2028
Charlie Giannoni	charliecpg@gmail.com	2024	2028
Marc Stannard	Marc.Stannard@outlook.com	2024	2028

Vacancy			
Vacancy			

NPA Guiding Principles

- Operate through democratic principles and democratic procedures.
- Provide a safe and welcoming forum where residents can actively share their voices about issues that matter to them, and where they can learn from the voices of others.
- Cultivate involvement by a diverse spectrum of community members through active outreach and through eliminating barriers to participation.
- Operate in a manner that models respectful, inclusive, culturally, and economically aware practices.
- Be a fun, creative, and vital organization that provides value and benefit through the multitude of perspectives shared by those who participate.

Ward 2 NPA Ground Rules

- Meetings should have **clearly defined agenda and roles**.
- **Honor time limits:** A best effort must be made to start on time, follow the agenda, and finish on time.
- **Listen to others:** Make efforts to be an open-minded member of the group.
- **Respect the agenda and the process:** Try to remain focused on the issue at hand.
- **Share your opinion respectfully:** Speak out, but not over, others’ comments.
- **Treat people how you would like to be treated:** Be respectful of everyone, including guests.

Elected officials representing Ward 2

Mayor

Mayor Emma Mulvaney-Stanak	Progressive	mayor@BurlingtonVT.gov
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City Councilors

Central District (Wards 2 & 3)	Melo Grant	Progressive	megrant@burlingtonvt.gov	802-310-0962
Ward 2	Gene Bergman	Progressive	gbergman@burlingtonvt.gov	802-598-3602

School Board Members

Central District (Wards 2 & 3)	Jean Waltz	jwaltz@bsdvt.org	802-355-7856
Ward 2	Polly Vanderputten	pvanderputten@bsdvt.org	802-578-8653

Vermont State House Representatives

Chittenden-15	Troy Headrick	Progressive/Democrat	theadrick@leg.state.vt.us	(802) 828-2228
Chittenden-15	Brian Cina	Progressive/Democrat	bcina@leg.state.vt.us	(802) 828-2228
Chittenden-16	Kate Logan	Progressive/Democrat	klogan@leg.state.vt.us	(802) 828-2228
Chittenden-16	Jill Krowinski	Democrat	jkrowinski@leg.state.vt.us	(802) 828-2228
Chittenden-17	Abigail Duke	Democrat	aduke@leg.state.vt.us	(802) 828-2228

Vermont State Senators

Chittenden-Central	Tanya Vyhovsky	Progressive/Democrat	tvyhovsky@leg.state.vt.us	(802) 828-2228
Chittenden-Central	Martine Gulick	Democrat	mgulick@leg.state.vt.us	(802) 828-2228
Chittenden-Central	Philip Baruth	Democrat/Progressive	pbaruth@leg.state.vt.us	(802) 503-5266

COMMUNITY DINNER & NPA

Date: 5.08.25

First Name	Last Name	Email	Community Dinner	NPA	Add to email list?
Wesley	Humphreys	you made it thanks!	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Blair	Scott		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lily	Girder		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SOSida	Ock		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Royce	Lebour		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Allison	Hasan		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SML	McKBR		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
KAR	Watters		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tracie	Williams		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clia	Rushin		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jason	Horne	SAME	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Malcolm	Sanders		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Joey	Tartlock	joeytartlock@gmail.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Carol	B		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sydney	Z		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
M. McEnty	Jessica	✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ross	Conrado	rossconrado@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ben	Patton		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jess	Harrison		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CAI	Campbell		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
AMM			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Steph	Brown	DTB62@gmail.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sara	McDonald	janemarie.mcdonald@gmail.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Kate	Parlberg	kparlberg@gmail.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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COMMUNITY DINNER & NPA

Date: 5/10/25

First Name	Last Name	Email	Community Dinner	NPA	Add to email list?
Ron's	Angel	roniangelpop@rotono.me	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LYRA	COLANGE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Danield	Yoshua	w.lunnel@yoshua.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Grace	Stadbauer	gsundbae@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OLIVIA	TIVVATTS	OLIVIA@TIVVATTS13@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jadon	Wise	pd.wise@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jamara	Alpizar	jammentkatzsociety@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kanawa	Alpizar		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emily	Adams		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eleanor	Duva		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRAD	AWARA	BRAD@AWARA.COM	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lele	Morgan	lmorgan.vt@gmail.com	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ans	Darini	cdarini5@gmail.com	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Del	Ford	dford@concordnh.com	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Nina	McDonnell	nmed@hotmail.com	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maghar	GaraiSKI	MHARPOST@gmail.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bobby	Robin		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Madha	Daller		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ben	Gardesky		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Anslery	LoEN	ansleyloen@gmail.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Baby	Robyn		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clayton	Clark	cclark@cidsgmt.com	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

admitted on

COMMUNITY DINNER & NPA

Date: 5/8/25

First Name	Last Name	Email	Community Dinner	NPA	Add to email list?
Shirley			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marcus			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aaron	KEEHL + Y		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joanna	Ramundo		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rivers	Holtzman		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amilka	McGraw	amilka.mcgraw@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alyssa	Breda	breda.alysa@gmail.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maggie	Akens		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jessica	Churchill	jchurchill.vt@gmail.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Brian	Pine	CEPO	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
meag	209		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Branca	Martensell	BUNNYLOVE@comcast.net	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bessie	McManus	bessiemcmanus@gmail.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Seeds	Flanagan		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lucy	GLBK		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTRIN	STARTS		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cedar	SCHNEIDER		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kristin	BASCHUNG		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kate	Derobios		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shirley	Corey	Shirley@mtlind.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Nick	Ravash		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sara	Manganti		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ronald	Adly		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMUNITY DINNER & NPA

Date: 5/9/25

First Name	Last Name	Email	Community Dinner	NPA	Add to email list?
Hoyden	Baker	hoyden.baker@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phoebe	Paton	phoebepaton@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ivy	Brady		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marcy	Stewart		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hudson	Hudson		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Senira	Minger		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mel	Cannery		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yisroel	Libson		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dee	Caravita		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sharon	Webster		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeffrey	Maire	Maire.jeffrey@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mama	Amma		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dee	Uler		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hellie	Hanigan		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allison	Fisher		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reggie	Achilles		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barry	Reger		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sharon	Dequen		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jay	Reger		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DANN	Emmick	Wendell.stegmull@gmail.com	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DEBBIE	Krugipoldi	dkrugipoldi@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Constance	Craig		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alessandro	SMUKS		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mite	DePetr		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>