

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax: (802) 863-0466

AJ LaRosa
Caitlin Halpert
Geoff Hand
Sean McKenzie
Brad Rabinowitz
Leo Sprinzen
Miles Waite
Marina Campbell, (Alternate)
Evan Gould, (Alternate)



Development Review Board

Tuesday, July 1, 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>

Webinar ID: 832 2569 6227

Passcode: 969186

Telephone: US +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

1. Agenda

2. Communications

3. Minutes

4. Public Hearing

4.1.

**ZP-25-267; 120 Depot Street (RM, Ward 3) Andrea Trombley / Steve Trombley
Proposed re-application for expired variance approval for front yard setback.
(Project Manager, Scott Gustin)**

5. Certificate of Appropriateness

5.1.

**ZP-25-258; 216 Leddy Park Road (RCO-RG, Ward 4) City DPW Parks Rec Dept / Dana Allen
Proposed creation of approximately 2,070 linear feet of earthen surface bike
trail with features built from native soils. (Project Manager, Scott Gustin)**

6. Adjournment

7. Informational and Non-Discrimination Statements

7.1.

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.

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

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
Collin Miller, Code Compliance Officer
Vacant, DPI Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: July 1, 2025
RE: ZP-25-267; 120 Depot 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: RM Ward: 3C

Owner/Applicant: Steve & Andrea Trombley

Request: Re-application for expired variance approval for front yard setback.

Applicable Regulations:
Article 12 (Appeals and Variances)

Background Information:

The applicant is seeking a variance from the applicable front yard setback on an existing vacant lot. The subject property fronts on Depot Street, but all of its neighboring properties front on both North Avenue and Depot Street. The buildings on these neighboring properties are set close to North Avenue and relatively far from Depot Street and, therefore, create a large front yard setback requirement for the subject property.

No development is included in this application. The variance is sought as a precursor to a potential residence to be filed under separate permit application if the variance is granted.

Identical variances were approved in 2014 and 2021. Both have expired without any subsequent development of the property.

Previous zoning actions for this property are as follows:

- 6/8/23, Denial of 60' height variance request
- 9/7/22, Denial of new single family home
- 8/4/21, Re-approval of 10' front yard setback variance
- 10/24/14, Approval of 10' front yard setback variance

Recommendation: Initial review and continuation to allow additional information to address criterion (b) below.

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.

The lot is small at just 4,180 sf and 44' of road frontage. The lot is also steeply pitched except for the upper, easternmost end. The requested variance, however, does not relate to these particular characteristics. The subject property is the only one along the eastern side of Depot Street that does not also front on North Avenue. The buildings on these other properties are set close to North Avenue with relatively deep setbacks from Depot Street. The variance is requested because of the way the front yard setback is calculated per Table 4.4.5-1: *Lot Size, Frontage, Setback, and Lot Coverage Standards in Residential Districts*. The front yard setback is based on the average of 2 adjacent lots on both sides of the subject lot, +/- 5'. In this case, the front yard setback is based on the average of three properties at 33, 55, and 1 North Avenue. These properties all have two front yards – on North Avenue and on Depot Street. Their front yard setbacks along Depot Street are 63', 56', and 116', respectively. The average of these setbacks is 78.' The standards in Table 4.4.5-1 were recently amended to put a 25' limit on the front yard setback; however, even a 25' front yard setback would push any development substantially up, or into, the steep slope.

(Affirmative 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.

As noted above, the property rises steeply from Depot Street. While the prior 78' (+/- 5') front yard setback no longer applies, a 25' front yard setback would require substantial incursion into the steep slope. Whether development with a 25' front setback is actually impossible; however, is unclear. **(No finding possible)**

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

The hardship relative to the front yard setback is related to the fact that front yard setback requirements are based, in part, on neighboring properties. It is not a hardship created by the applicant. **(Affirmative 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 from the requirements of the front yard setback would not alter the essential character of the neighborhood or district in which the subject property is located. The variance would enable the construction of a residence on a vacant lot located within the medium intensity residential zone. **(Affirmative 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.

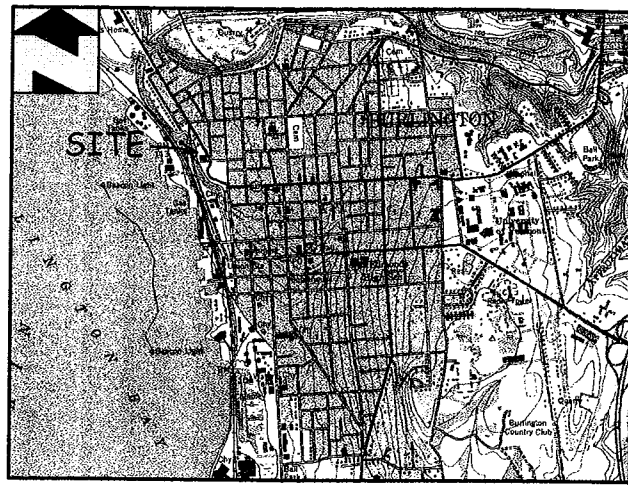
The requested 10' front yard setback allows for a reasonable building envelope and minimizes encroachment into the steep slope on the property. **(Affirmative finding)**

(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.

The variance from the front yard setback requirement would not result in the extension of a noncomplying situation or allow a nonconforming use of land. The variance would simply enable the construction of a residence. **(Affirmative finding)**

II. Conditions of Approval

1. The variance approval is for relief from the front yard setback requirement of Table 4.4.5-1, *Lot Size, Frontage, Setback, and Lot Coverage Standards in Residential Districts*.
2. No development is included in this approval. All development is subject to a separate zoning permit and must meet all other dimensional requirements.
3. Per Sec. 12.1.3, Filing a Request, Public Hearing, and DRB Decision, this variance approval shall be valid for a period of 2 years.



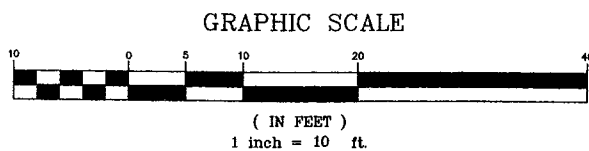
LOCATION PLAN N.T.S.



CITY OF BURLINGTON
N/F
VOL.438, PG.402
PARCEL I.D.
043-3-186-000

LEGEND

---	Subject Tract Property Line
-----	Stone Wall
---	Apparent Property Line
---	Sideline of Easement
●	IPF
●	Rebar Found
○	5/8" Rebar SET VT711
▲	Calculated Point
■	GMP
■	Marble Monument Found
■	Concrete Monument Found
○	Utility Pole
A.G.	Above Existing Grade
B.G.	Below Existing Grade
N/F	Now or Formerly
Vol.180, Pg.370	Land Records Volume / Page
(100.00)	Distance from Deeds or Surveys of Record



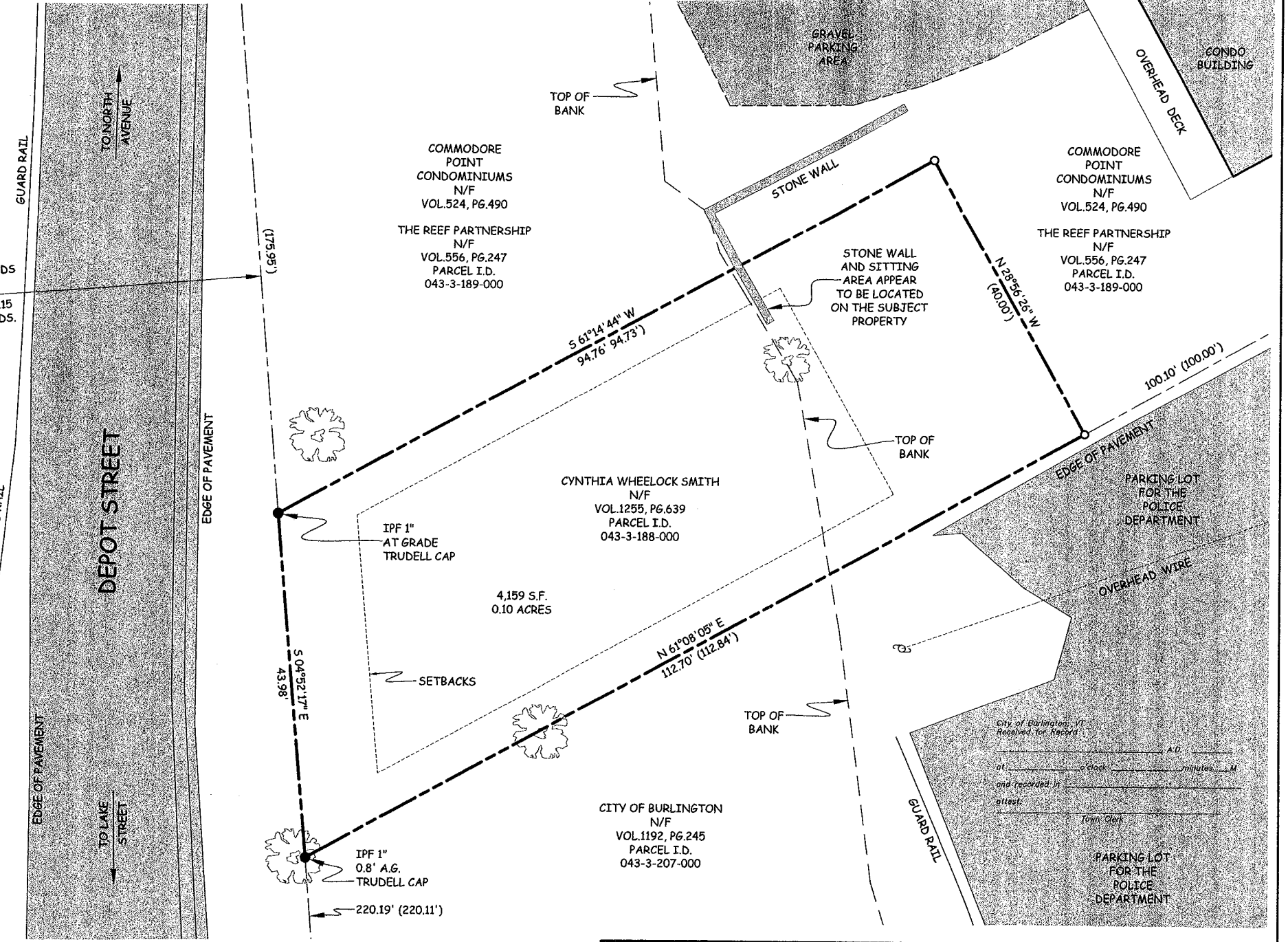
General Survey Notes:

- This Boundary Survey has been compiled from field surveys and record evidence including the following plots:
 - "Commodore Point, 1-45 North Ave. Burlington, VT, 22-28 Sherman St., Burlington, VT, Boundary Plot", by Trudell Consulting Engineers, Inc., dated 9-7-83 and recorded in slide #286 E of the City of Burlington Land Records.
 - "A Portion of the Central Vermont Railway, Inc. Lands, Burlington, Vermont", by Donald L. Hamlin Consulting Engineers, Inc., dated 10-1-81 and recorded in slides #241A & #241B of the City of Burlington Land Records.
 - "Lot Plan, Breakwater Condominiums, Burlington, Vermont", by Krebs & Lansing Consulting Engineers, Inc., dated January 21, 83 and recorded in slide #131 of the City of Burlington Land Records.
- This Boundary Survey is required to meet the standards of the Vermont Statute Title 27, Section 1403, (A) through (E).
- The improvements shown hereon were located by a survey on the ground completed on 11-11-14 & 11-12-14.
- This survey revealed boundary inconsistencies between recorded and physical boundary evidence pertinent to this property. These inconsistencies are shown hereon.

- Survey methods employed and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for suburban surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 1-7-13. A random traverse control loop was established using a Trimble S6 Total Station in unison with a Trimble TSC2 Data Collector.
- The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination or methods of measurement.
- The premises shown and described hereon may be subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of an easement or restriction of record or evidence of easements and structures which are readily apparent from a casual above-ground view, are delineated hereon. No liability is assumed by the undersigned for any loss associated with the existence of any undiscovered easements or restrictions on the use of the property which are not shown of record or are not readily apparent.

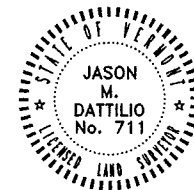
- The right-of-way width of 66' feet, Four rods for Depot Street is based on physical evidence and previous. The original survey bill for this road was not recovered in the City of Burlington Land Records.
- The diameters of existing monumentation shown on this plan reflect outside diameter dimensions unless otherwise noted.
- Iron pin boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40" long, crowned with an aluminum surveyor's cap set by a Vermont licensed land surveyor at the discretion of the property owner / developer. The placement of these markers may be necessary to satisfy the conditions of the Zoning / Planning / Development Review Board's approval.
- North orientation (base of bearings) is based on survey grade RTK (Real Time Kinematic) GPS observations made on 11-11-14 utilizing a Trimble R8 GNSS receiver. The transmitting base station was the University of Vermont CORS (Continuously Operating Reference Station) station. The resultant horizontal datum is NAD 83 (CORS).
- Only deeds, plats, and plans of public record, which were properly indexed in the City of Burlington Land Records have been reviewed, examined and utilized for the purpose of this survey.

- The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the conveyances and in harmony with existing physical boundary evidence. Where conflicts between physical boundary evidence and written record evidence are substantial, deeds and/or documents should be executed to eliminate any color of title or conflict. No bounds shown herein are determined via the legal theory of Adverse Possession. This is a determination to be made by a court entrusted with authority to do so. Evidence, which could be determined to be potential adverse possession and/or indicate a prescriptive right, if reasonably apparent, is shown herein. To that extent, this plot of survey may be subject to any unidentified claims or rights. Assumptions for correctness and accuracy are indicated on this plot of survey.
- This survey is certified to Cynthia W. Smith for the single purpose of depicting her boundary lines. No liability is assumed by the undersigned for any loss associated with the use of this survey other than the said purpose.
- The location of setbacks shown hereon, are based on information provided by the client.
- This is an original Mylar.



Information shown on this property plot is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parcel and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plot complies with the requirements of Vermont Statute Title 27, Section 1403, (A) through (E), to the best of my knowledge and belief.

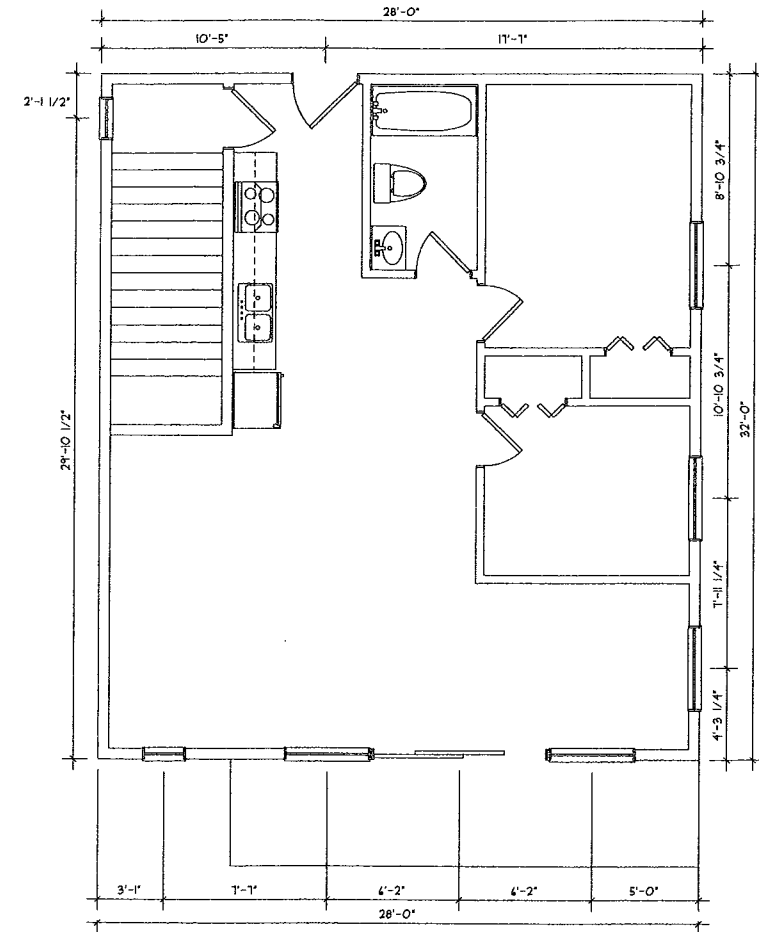
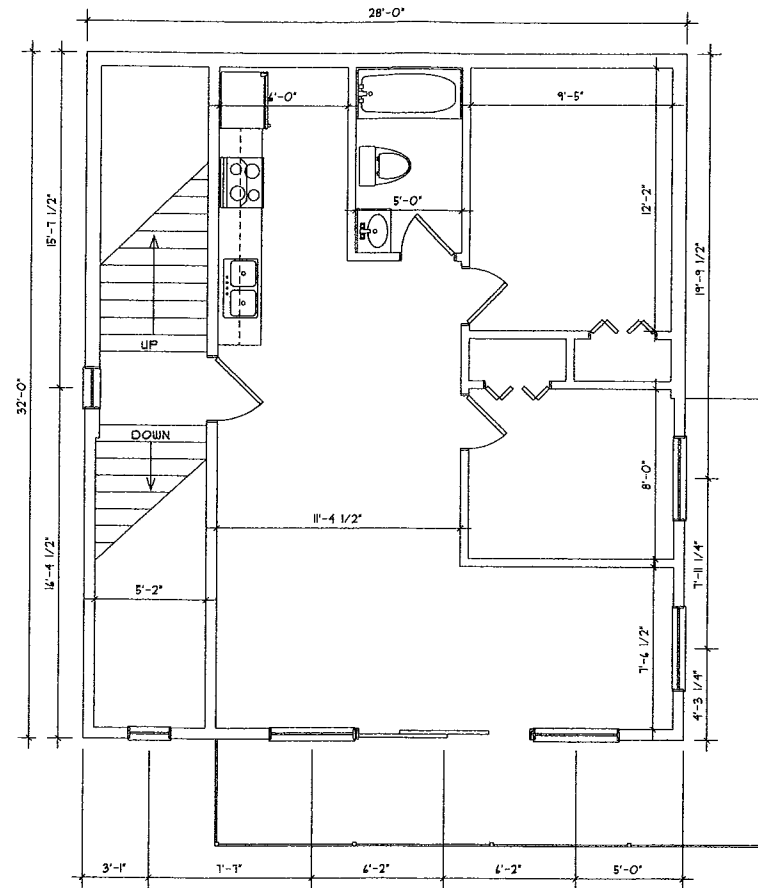
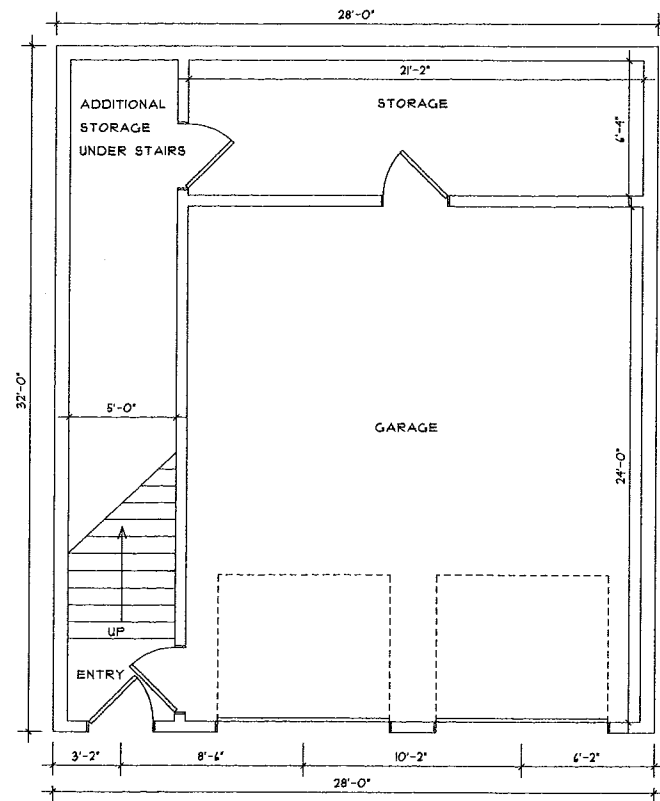
Jason M. Dattilio 12/15/14
Jason M. Dattilio, L.S. VT #711 Dated



DATE 11-12-14	REVISION ☒ RECORD DRAWING ☐ PRELIMINARY ☐ SKETCH/CONCEPT		BOUNDARY SURVEY Lands of CYNTHIA WHELOCK SMITH Volume 1255, Page 639 31 North Avenue, City of Burlington, Vermont	BY Date of Plot 11-13-14 JOB# BURL0153 FILE WORK.DWG PLAN SHEET # 1 of 1
SURVEYORS JMD-JP-MS DRAWN MS/JMD CHECKED CLOSURE LHA/JMD SCALE 1"=10'	1 Lake Street St. Albans, VT 05478 504-5555 1-800-570-0685 www.bapls.com © This Material is Copyrighted			

Repro, Winsoski, VT hereby certifies this map was reproduced according to state specifications.

C. F. Fiegel



REVISIONS	BY

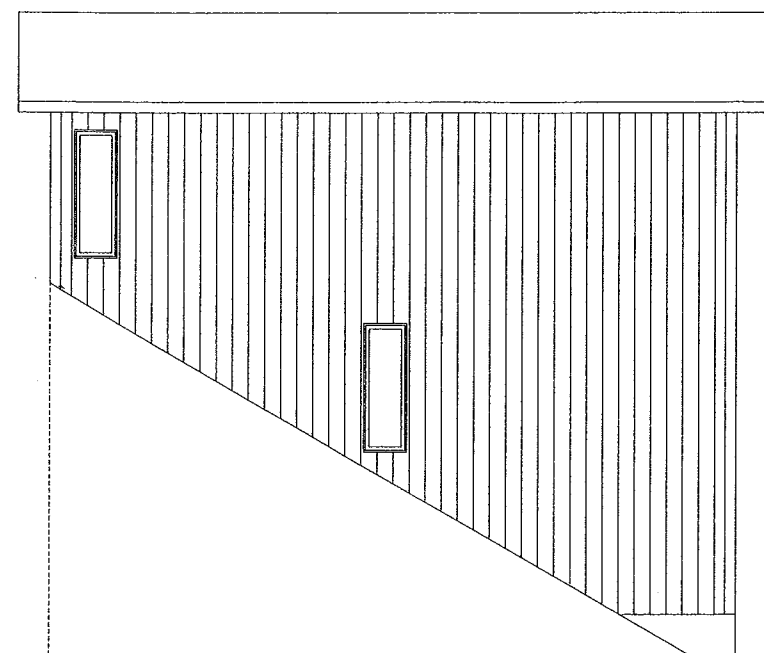
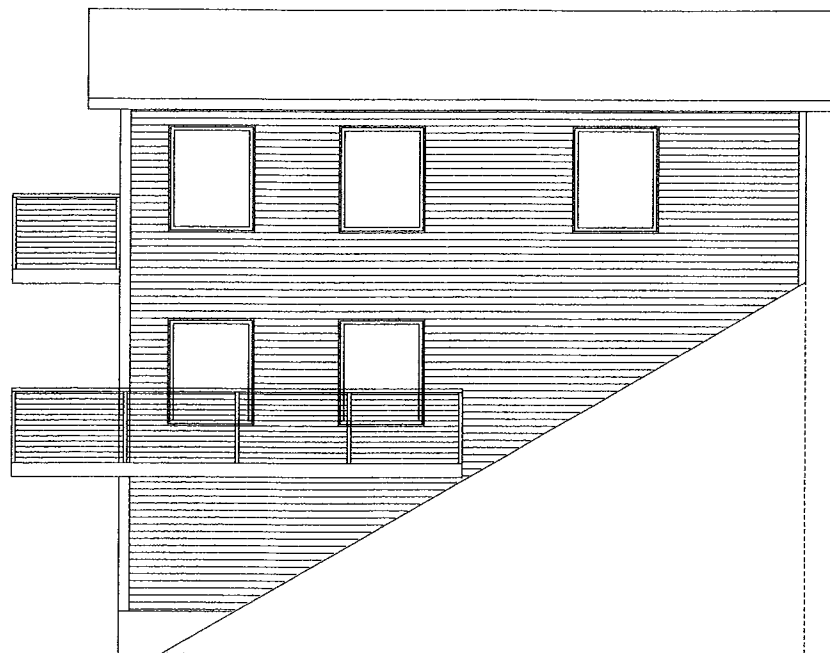
PROVIDING QUALITY, SERVICE & VALUE SINCE 1888

Allenlumber co

SMITH

DRAWN :	CHECKED :
TRL	
DATE : 10/04/14	
SCALE : 1/4" = 1'	
JOB NO. :	
SHEET	

A-1



REVISIONS	BY

PROVIDING QUALITY, SERVICE & VALUE SINCE 1888
Allenlumber co

SMITH

DRAWN :	CHECKED :
TRL	
DATE : 10/06/14	
SCALE : 1/4" = 1'	
JOB NO. :	
SHEET	

A-1

Site Pictures



ZP-22-307 Tree Removal



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
Kienan Christianson
Caitlin Halpert
Chase Taylor
Sean McKenzie (Alt.)



Burlington Development Review Board

Findings of Fact Deliberative Hearing Tuesday, August 2, 2021

In RE: 21-508; 31 North Avenue (Ward 3C, RM) (Tax Lot No. 043-3-188-000)

Owner/Applicant: Wendy Hakken / Steve Trombley

Request: Variance from front yard setback on existing vacant lot.

Members Present:

Brad Rabinowitz
Geoff Hand
Brooks McArthur
Kienan Christianson
Chase Taylor
Sean McKenzie

Evidence Presented:

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

I. FINDINGS

Background Information:

The applicant is seeking a variance from the applicable front yard setback on an existing vacant lot. The subject property fronts on Depot Street, but all of its neighboring properties front on both North Avenue and Depot Street. The buildings on these neighboring properties are set close to North Avenue and relatively far from Depot Street and, therefore, create a prohibitive front yard setback requirement for the subject property.

No development is included in this application. The variance is sought as a precursor to a potential single family home to be filed under separate permit application if the variance is granted.

An identical variance was approved in 2014. It was extended and ultimately expired without any subsequent development of the property.

Previous zoning actions for this property are as follows:

- 10/24/14, Approval of variance from front yard setback

- 12/18/97, Application for, and subsequent withdrawal of, permit to construct home

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.

The lot is small at just 4,180 sf and 44' of road frontage. The lot is also steeply pitched except for the upper, easternmost end. The requested variance, however, does not relate to these particular characteristics. The subject property is the only one along the eastern side of Depot Street that does not also front on North Avenue. The buildings on these other properties are set close to North Avenue with relatively deep setbacks from Depot Street. The variance is requested because of the way the front yard setback is calculated per Table 4.4.5-3: *Residential District Dimensional Standards*. The front yard setback is based on the average of 2 adjacent lots on both sides of the subject lot, +/- 5'. In this case, the front yard setback is based on the average of three properties at 33, 55, and 1 North Avenue. These properties all have two front yards – on North Avenue and on Depot Street. Their front yard setbacks along Depot Street are 63', 56', and 116', respectively. The average of these setbacks is 78'. A 78' (+/- 5') on a 95' – 114' deep lot, combined with a rear yard setback of 25% results in an unbuildable lot. Compliance with the front yard setback is impossible. **(Affirmative 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.

As noted above, a 78' (+/- 5') front yard setback combined with a 25% rear yard setback results in virtually no building envelop. Compliance with the front yard setback is impossible. **(Affirmative finding)**

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

The hardship relative to the front yard setback is related to the fact that front yard setback requirements are based on neighboring properties. It is not a hardship created by the applicant. **(Affirmative 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 from the requirements of the front yard setback would not alter the essential character of the neighborhood or district in which the subject property is located. The variance

would enable the construction of a single family home on a vacant lot located within the waterfront medium density residential zone. **(Affirmative 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 10' front yard setback allows for a reasonable building envelope and minimizes encroachment into the steep slope on the property. **(Affirmative 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.

The variance from the front yard setback requirement would not result in the extension of a noncomplying situation or allow a nonconforming use of land. The variance would simply enable the construction of a single family home. **(Affirmative finding)**

II. MINUTES

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

III. MOTION

Motion: Kienan Christianson

I move that the Board grant approval for a variance from the front yard setback on an existing vacant lot at 31 North Avenue based on the findings in Section I above and subject to the following conditions:

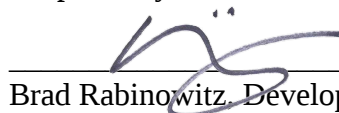
1. This variance approval is for relief from the front yard setback requirement of Table 4.4.5-3, *Residential District Dimensional Standards*.
2. No development is included in this approval. All development is subject to a separate zoning permit and must meet all other dimensional requirements.
3. Per Sec. 12.1.3, *Filing a Request, Public Hearing, and DRB Decision*, this variance approval shall be valid for a period of 2 years.

Seconded: Brooks McArthur

Vote: 6-0-0, motion carried

Dated at Burlington, Vermont, this 4th day of August, 2021

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.

Burlington Development Review Board

149 Church Street

Burlington, VT 05401

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

Web: www.burlingtonvt.gov/pz/boards/drbb/



TO: Cynthia W. Smith
10 ASCOT DR
UXBRIDGE MA 01569

DA: Oct 28 2014

RE: Decision on Zoning Application #15-0339VR
Variance

PROPERTY: 31 NORTH AVENUE

Congratulations, the Development Review Board Approved your Variance proposal for 31 NORTH AVENUE at its deliberative session on Oct 20 2014. You may pick up your permit after Nov 23 2014.

The Findings of Fact containing the Variance decision is enclosed. The signature of the Chair constitutes the official decision date.

Decisions of the Development Review Board may be appealed to the Vermont Superior Court Environmental Division within 30 days of the signature date, and you must submit a notice of appeal to the Vermont Superior Court Environmental Division by Nov 23 2014.

If you have further questions, please call me at the number below.

Nic Anderson
Zoning Clerk
802-865-7188

Burlington Development Review Board

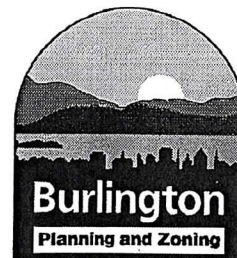
149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/PZ/Boards/Development-Review-Board

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
AJ LaRosa
Alexandra Zipparo (Alt.)



Burlington Development Review Board

Minutes/Findings of Fact
October 24, 2014

In RE: 15-0339VR; 31 North Ave. (Ward 3, RM-W) (Tax Lot No. 043-3-188-000)

Owner/Representative: Cynthia Wheelock Smith

Request: Variance from front yard setback on existing vacant lot

Members Present:

Austin Hart
Jonathan Stevens
Michael Long
Brad Rabinowitz
Israel Smith
AJ LaRosa

Evidence Presented:

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

I. FINDINGS

Background Information:

The applicant is seeking a variance from the applicable front yard setback on an existing vacant lot. The subject property fronts on Depot Street, but all of its neighboring properties front on both North Avenue and Depot Street. The buildings on these neighboring properties are set close to North Avenue and relatively far from Depot Street and, therefore, create a prohibitive front yard setback requirement for the subject property.

No development is included in this application. The variance is sought as a precursor to a potential single family home to be filed under separate permit application if the variance is granted.

Previous zoning actions for this property are as follows:

- 12/18/97, Application for, and subsequent withdrawal of, permit to construct home

Article 12: Variances and Appeals

Sec. 12.1.1 Variances

(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 10' front yard setback allows for a reasonable building envelope and minimizes encroachment into the steep slope on the property. **(Affirmative 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.

The variance from the front yard setback requirement would not result in the extension of a noncomplying situation or allow a nonconforming use of land. The variance would simply enable the construction of a single family home. **(Affirmative finding)**

II. MINUTES

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

III. MOTION

Motion: Austin Hart

I move that the Board grant approval of a variance from the front yard setback on the existing vacant lot at 31 North Avenue in the RM-W zone in accordance with Article 12. Approval is subject to the following conditions:

1. This variance approval is for relief from the front yard setback requirement of Table 4.4.5-3, *Residential District Dimensional Standards*.
2. No development is included in this approval. All development is subject to a separate zoning permit and must meet all other dimensional requirements.
3. Per Sec. 12.1.3, *Filing a Request, Public Hearing, and DRB Decision*, this variance approval shall be valid for a period of 2 years.

Seconded: Jonathan Stevens

Vote: 6-0-0, motion carried

Dated at Burlington, Vermont, this 24th day of October 2014

Respectfully Submitted,


Austin D. Hart, 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.

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
Collin Miller, Code Compliance Officer
Vacant, DPI Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: July 1, 2025
RE: ZP-25-258; 216 Leddy Park Rd

=====

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: RCO-RG Ward: 4

Owner/Applicant: City of Burlington / Max Madalinski

Request: Proposed creation of approximately 2,070 linear feet of earthen surface bike trail with features built from native soils.

Applicable Regulations:

Article 2 (Administrative Mechanisms), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

Background Information:

The applicant is seeking approval to construct an earthen bike park in a wooded area of Leddy Park between the park access road and the Lakewood Parkway neighborhood. No paving is proposed, and work is largely limited to clearing of vegetation and grading for the path. No lighting or structures are proposed.

As this application is for work within a city park, the project is subject only to limited zoning review per VSA 24, Sec. 4413, *Limitations on Municipal Bylaws*, (a). Review may address location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended function or use.

The Conservation Board reviewed this project June 2, 2025. They unanimously recommended approval with the condition that native plantings be installed in disturbed areas.

Recommendation: Certificate of appropriateness approval as per, and subject to, the following findings and conditions.

I. Findings

Article 2: Administrative Mechanisms

Sec. 2.7.8, Withhold Permit

The subject property has two old, expired zoning permits lacking their required certificates of occupancy. They are ZP-17-296 (installation of dehumidification system) and ZPW-22-3 (8

replacement windows). These two zoning permits need to be closed out with certificates of occupancy prior to issuance of a certificate of occupancy for this new bike park permit. **(Affirmative finding as conditioned)**

Article 4: Zoning Maps and Districts

Sec. 4.4.6, Recreation, Conservation, and Open Space Districts:

(a) Purpose

(2) RCO-Recreation/Greenspace (RCO-RG)

Leddy Park is located in the RCO-RG zone. This zone is intended primarily to provide a diversity of passive and active recreational opportunities. The proposed bike park work will add another public amenity to the park. **(Affirmative finding)**

(b) Dimensional Standards & Density

No new buildings are included. As the paths within the bike park will be earthen, lot coverage will not change. As no structures are proposed, setbacks do not apply; however, the bike park will be set more than 100 ft. from the nearest residential property boundary. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The park use is permitted in the RCO-RG zone. **(Affirmative finding)**

(d) District Specific Regulations

As noted above, the earthen bike paths are not counted as lot coverage per subsection 3 of this criterion. **(Affirmative finding)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Article 4 above.

Sec. 5.2.4, Buildable Area Calculation & Steep Slopes Overlay District

Leddy Park is located in the RCO-RG zone and is large enough that buildable area calculation applies; however, the earthen bike park does not include any density or lot coverage that could be affected by deducting un-buildable areas, such as steep slopes and wetlands. Similarly, Leddy Park contains areas of steep slopes; however, the proposed bike park is not located within the steep slopes overlay district. **(Affirmative finding)**

Sec. 5.2.5, Setbacks

See Article 4 above.

Sec. 5.2.6, Building Height Limits

See Article 4 above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Article 4 above.

Sec. 5.5.3, Stormwater and Erosion Control

The proposed work requires an erosion prevention and sediment control (EPSC) plan for implementation during construction. An EPSC plan has been reviewed and approved by the city's Stormwater Program. **(Affirmative finding)**

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

The site contains no significant natural areas as identified in the Open Space Protection Plan. A total of four trees of 9" caliper or greater will be removed. Additional, smaller vegetation will be cleared for the proposed bike paths. As recommended by the Conservation Board, native plantings will be installed in disturbed areas following construction. **(Affirmative finding as conditioned)**

(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.

(l) Parking and circulation

No new parking is required or proposed for this development. **(Affirmative finding)**

(m) Landscaping, fences, and retaining walls

As noted above, some existing vegetation will be cleared to make way for the bike park. New native plantings will be installed in disturbed areas. **(Affirmative finding)**

(n) Public plazas and open space

Not applicable per 24 VSA, Sec. 4413.

(o) Outdoor lighting

No new outdoor lighting is proposed. **(Not applicable)**

(p) Integrate infrastructure into the design

No new outdoor mechanical equipment or utilities are proposed. **(Not applicable)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(Not applicable)

II. Conditions of Approval

1. Plantings of species native to Vermont shall be installed in areas of disturbed soils following construction of the bike park.
2. **Prior to issuance of certificate of occupancy**, the two expired zoning permits for this property lacking their required certificates of occupancy (ZP-17-296 & ZPW-22-3) shall be closed out with certificates of occupancy.
3. Standard conditions 1-15.

This project proposes to create approximately 2,070 linear feet of earthen surface bike trail with features built from native soils (as well as a fill soil pile located at the maintenance facility that has been approved for this use with respect to any soil contaminants). These trails will be classified as a beginner jump trail and beginner flow trail with return climbing trails. The start of each trail will include an earthen 'start mound' to achieve adequate grade for the features. The Green Flow Trail, Return Trail, and New Entrances will each average 6' wide. The Green Jump Trail will average 12' wide. This creates a total of 0.36 acres of new impervious surfaces. A 17' to 30' wide (depending on trail type and location) potential area of disturbance will be temporarily created from the center line of each new trail to allow for corridor clearing of small branches, etc., as well as for shallow soil borrow to build trail features. Disturbance will be minimized to the maximum extent practicable. All disturbed areas will be covered in leaf litter and branches following construction completion.

There are no catch basins, swales/ditches, or water bodies (streams, wetlands, or lakes/ponds) in immediate proximity to these features. Features will largely be at grade and not alter existing topography in a substantial way (i.e. overall existing drainage patterns will not change). Runoff created will be managed using simple vegetative disconnection, as well as the selective use of small infiltration pits or sumps adjacent to trail features to further enhance runoff management.

One construction entrance will be used for the entirety of the projects. This is an area located adjacent to a soil and mulch stockpile area. No tracking of earth is anticipated to occur on the Leddy Park access road. If any tracking does occur on paved areas, contractor will use best housekeeping practices to sweep up and store any tracked materials.

No permanent stormwater management features are to be constructed as part of this project. Stormwater management will make use of Simple Vegetative Disconnection. Annual inspections are to be performed to ensure that trail gradients are maintained to ensure that runoff is in the form of sheet flow and is non-erosive in nature. If erosive flows are found, minor grading using hand tools can be used to rectify the issue.



Borrow Pit Location
Orange flags show
approximate LOD



Potential Borrow Pit Location



Entrance to Bike Park from exg. trail



Entrance to Bike Park from exg. trail



Location of flow trail start mound



Exg conditions along flow trail



Exg informal and unmapped trail
to be closed.



Location of Jump Lines Start Mound



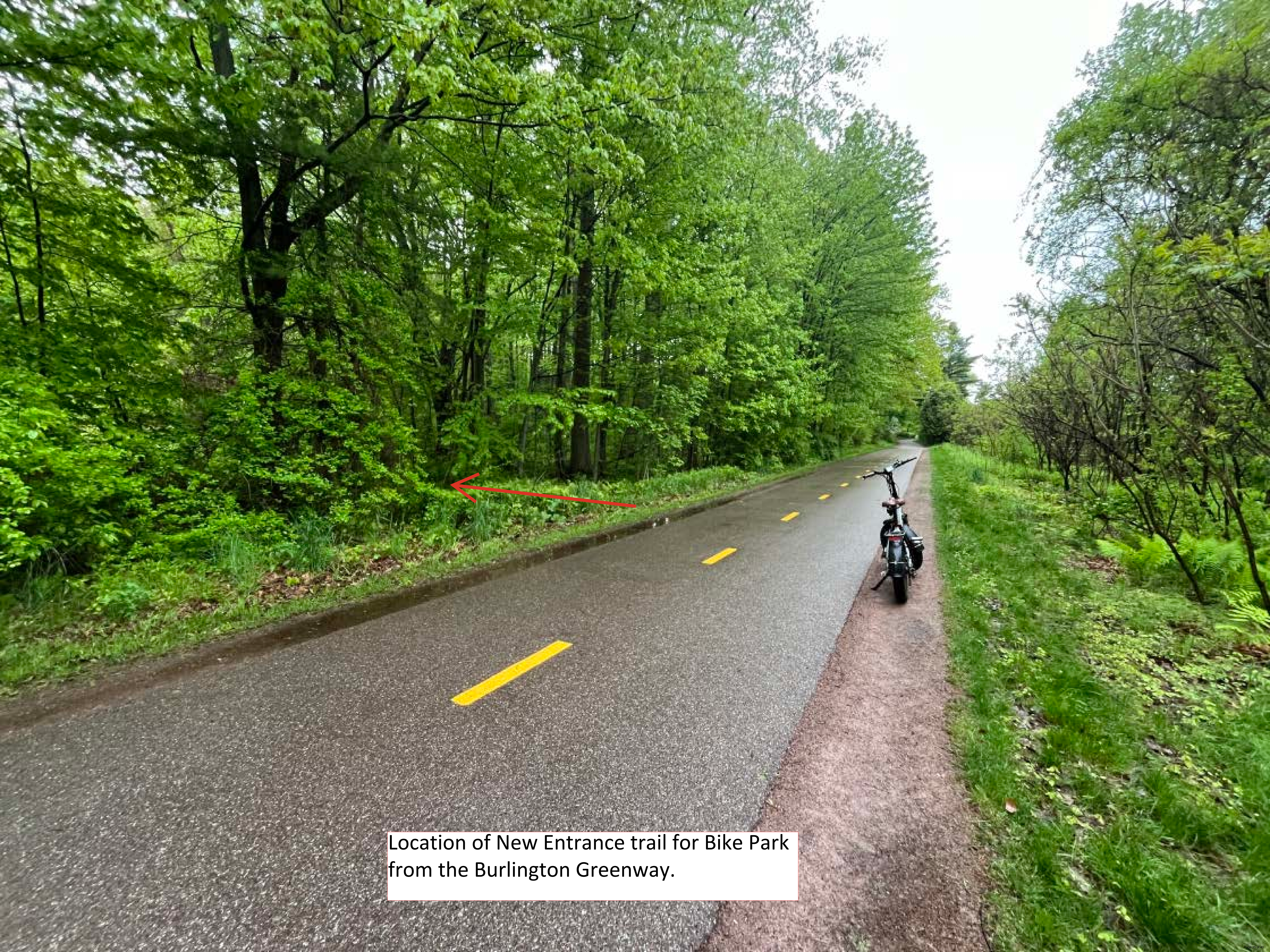
Segment of exg. trail that
will cross bike park trails to
be closed.



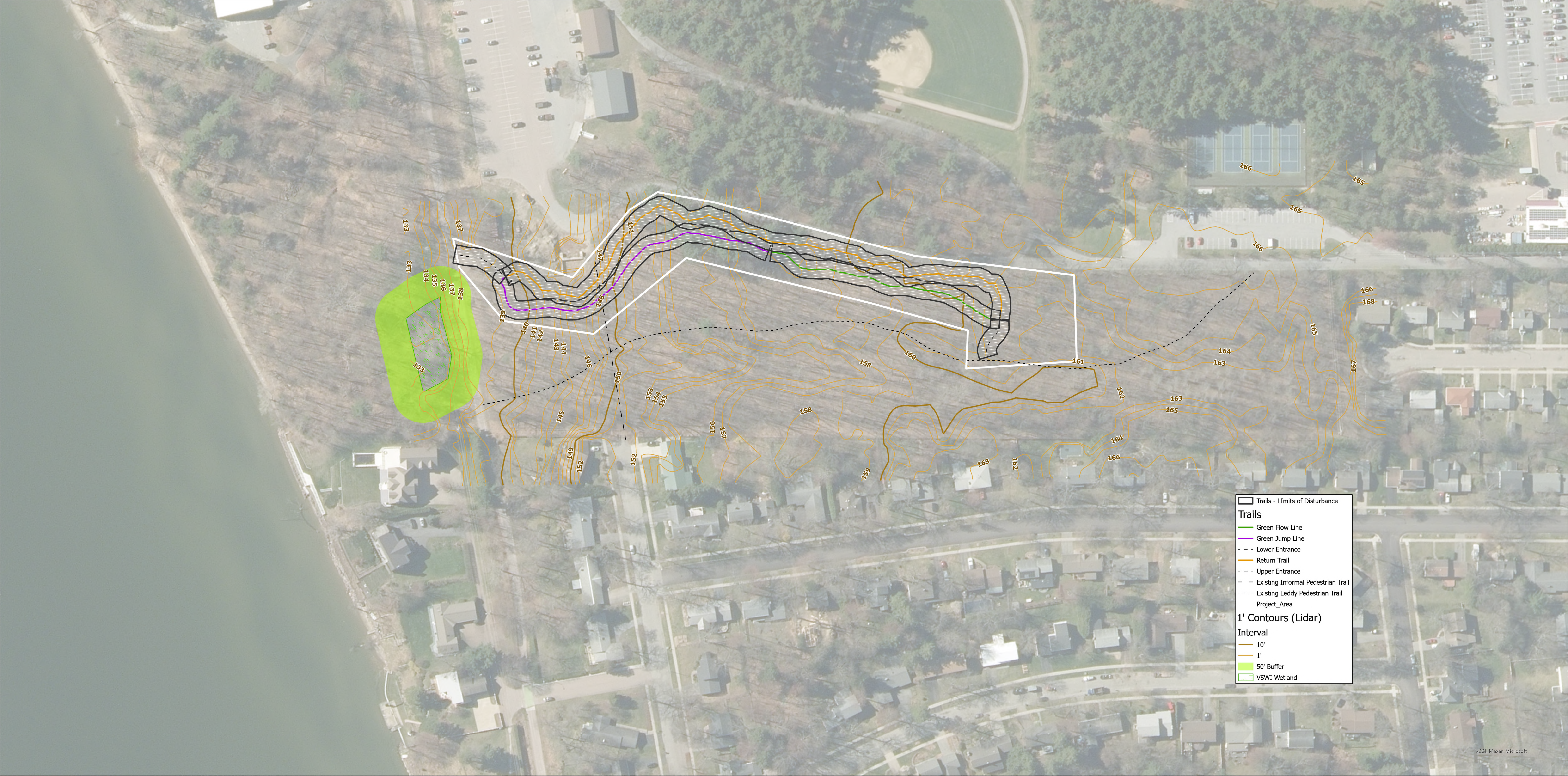
Location of Construction Entrance
through exg. Parks Storage Area



Location of new entrance to Bike Park from the Burlington Greenway.



Location of New Entrance trail for Bike Park from the Burlington Greenway.



VCGI, Maxar, Microsoft

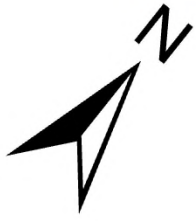


Leddy Park | Burlington, VT

Proposed Bike Park - Preconstruction Plan

EXISTING CONDITIONS NOTES:

1. THE PURPOSE OF THE EXISTING CONDITIONS PLAN IS TO DEPICT READILY APPARENT PERTINENT EXISTING CONDITIONS AS OF 5/23/2025 11:58 AM.
2. PARCEL DELINEATIONS ARE PRESENTED AS-IS FROM PUBLICLY AVAILABLE DATA (VT CENTER FOR GEOGRAPHIC INFORMATION) AND DO NOT CONSTITUTE A SURVEY.
3. TOPOGRAPHIC CONTOUR LINES FROM VCGI STATEWIDE LIDAR.
4. SOILS: HYDROLOGIC SOIL GROUP A - ADAMS & WINDSOR LOAMY SANDS, 0-5% SLOPES.
5. STORMWATER INFRASTRUCTURE DATA FROM CITY OF BURLINGTON PUBLIC WORKS DEPARTMENT.
6. WETLAND DELINEATION AS PER VERMONT SIGNIFICANT WETLAND INVENTORY (VSWI).
7. 1942 RENDERING PLANT FEATURES AS PER PLANS OBTAINED FROM 2013 WATTE-HEINDEL ENVIRONMENTAL MANAGEMENT STUDY AND GEOREFERENCED MANUALLY BY FLUIDSTATE CONSULTING.
8. VHB PAH STUDY PROVIDED BY BURLINGTON DEPARTMENT OF PARKS AND RECREATION AND MANUALLY GEOREFERENCED BY FLUIDSTATE CONSULTING. STUDY WAS CONDUCTED IN ASSOCIATION WITH CREATION OF BIOSWALE FOR MAINTENANCE BUILDING AND PARKING LOT.



0 130 260 Feet

1 INCH EQUALS 75 FEET
SPATIAL REFERENCE
Name: NAD 1983 2011 StatePlane Vermont FIPS 4400 Ft US
UPDATED: 5/23/2025 11:58 AM

CONCEPT DESIGN PLAN

Name	Length (ft)	Width (ft)	Impervious Area (square feet)	Impervious Area (Acres)	Width of Disturbance (ft)	Limits of Disturbance (square feet)	Limits of Disturbance (Acres)
Green Flow Line	397.49	6.00	2,384.96	0.05	17.00	6,757.38	0.16
Upper Entrance	67.03	6.00	402.16	0.01	17.00	1,139.46	0.03
Green Jump Line	530.98	12.00	6,371.71	0.15	30.00	15,929.28	0.37
Lower Entrance	94.13	6.00	564.80	0.01	17.00	1,600.25	0.04
Return Trail	983.81	6.00	5,902.86	0.14	17.00	16,724.76	0.38
TOTAL	2,073.44		15,626.48	0.36		42,151.13	0.97



Leddy Park | Burlington, VT

Proposed Bike Park - Concept Design - Green Trails

- CONCEPT DESIGN NOTES:
1. THIS CONCEPT DESIGN IS CURRENT AS OF 5/23/2025 11:59 AM.
 2. TRAIL LINES FLAGGED BY IDERIDE BUILDERS 5-15-2025.
 3. IMPEROUS COVER CALCULATED USING FLAGGED LENGTH OF TRAIL MULTIPLIED BY AVERAGE WIDTH. 6' CORRIDOR FOR FLOW TRAIL AND 12' WIDE CORRIDOR FOR JUMP TRAIL WILL BE COMPACTED FOR DURABILITY BY TRAIL USERS. TRAIL TREAD WILL GENERALLY BE AT OR ABOVE EXISTING GRADE ONCE ORGANIC LAYER OF SOIL HAS BEEN REMOVED. 15' LIMITS OF DISTURBANCE DEMARCAT EAREAS OF POTENTIAL LOCAL SOIL BORROW. ALL DISTURBED AREAS WILL BE COVERED IN LEAF LITTER ("DUFF") AND BRANCHES FOLLOWING CONSTRUCTION.
 4. SIGNS TO BE PROVIDED BY BURLINGTON PARKS AND RECREATION DEPARTMENT AND TO BE INSTALLED AT A LATER DATE BY PARKS AND RECREATION SEPARATE FROM THIS BUILD PROJECT. LOCATIONS SHOWN ARE FOR REFERENCE AND MAY BE SUBJECT TO CHANGE.
 5. BORROW PITS WILL BE DUG OUT TO MAXIMUM 4' DEEP WITH GRADUAL SLOPED SIDES. ONCE MATERIAL HAS BEEN REMOVED FOR USE ON TRAIL FEATURES, PITS WILL BE COVERED WITH DUFF AND BRANCHES TO RE-NATURALIZE THE SURFACE. PRIOR TO EXCAVATING SOILS, A VISUAL TEST PIT WILL BE DUG TO INSPECT SOILS AND VERIFY THAT THEY ARE CONSISTENT WITH EXPECTED NATIVE SOILS.
 6. START MOUNDS WILL BE CONSTRUCTING USING ON-SITE SOIL STORAGE MOUND AS APPROVED BY PARKS AND RECREATION. START MOUND SIDE SLOPES WILL BE LIGHTLY COMPACTED FOR EROSION RESISTANCE AND COVERED IN DUFF AND/OR PLANTED AND MULCHED FOLLOWING CONSTRUCTION.
 7. STORMWATER MANAGEMENT WILL RELY ON SIMPLE DISCONNECTION AS ALL SOILS IN THE AREA ARE HYDROLOGIC SOIL GROUP A AND SLOPES ARE BELOW 5%. WHERE NECESSARY, SMALL INFILTRATION SUMPS WILL BE CREATED ADJACENT TO FEATURES TO CAPTURE AND INFILTRATE RUNOFF ABOVE AND BEYOND SIMPLE DISCONNECTION MANAGEMENT. ONE CONSTRUCTION ENTRANCE WILL BE USED TO MINIMIZE TRACKING ON PAVED SURFACES.
 8. THE EXISTING INFORMAL PEDESTRIAN TRAIL (APPROXIMATELY FOLLOWING THE STORM/SEWER PIPE LINE) WILL BE CLOSED AFTER ITS INTERSECTION WITH THE EXISTING PEDESTRIAN TRAIL TO MINIMIZE CONFLICT WITH THE BIKE TRAILS WHILE MAINTAINING NEIGHBORHOOD ACCES ON AN INFORMAL BASIS TO THE PARK AND BIKE PATH.
 9. ALL TREES OVER 9" DIAMETER AT BREAST HEIGHT (DBH) HAVE BEEN FLAGGED FOR REMOVAL AND APPROVED BY THE CITY ARBORIST. TREES UNDER 9" DBH WITHIN THE 6' CORRIDOR AND BORROW PITS WILL BE REMOVED AS NEEDED. BORROW PIT LOCATIONS HAVE BEEN CHOSEN TO MINIMIZE TREE REMOVAL WHEREVER POSSIBLE.
 10. CLEARING ON THE SITE WILL BE LIMITED TO THE 6' OR 12' WIDE TRAIL CORRIDOR (+ 3' ADDITIONAL WIDTH ON EITHER SIDE FOR UNDERSTORY CLEARING) AND LIMITED TREE / SHRUB DISTURBANCE IN THE 30' WIDE CORRIDOR (IMPACT TO SMALL UNDERSTORY TREES / SHRUBS ONLY). CANOPY COVER IS NOT EXPECTED TO BE IMPACTED SIGNIFICANTLY.
 11. NO PERMANENT STORMWATER MANAGEMENT FEATURES ARE TO BE CONSTRUCTED AS PART OF THIS PROJECT. ANNUAL INSPECTIONS ARE TO BE PERFORMED TO ENSURE THAT TRAIL GRADIENTS ARE MAINTAINED TO ENSURE THAT RUNOFF IS IN THE FORM OF SHEET FLOW AND IS NON-EROSIVE IN NATURE. IF EROSTIVE FLOWS ARE FOUND, MINOR GRADING USING HAND TOOLS CAN BE USED TO RECTIFY THE ISSUE.



0 62.5 125 Feet

1 INCH EQUALS 35 FEET
SPATIAL REFERENCE
Name: NAD 1983 2011 StatePlane Vermont FIPS 4400 Ft US
UPDATED: 5/23/2025 11:59 AM

CONCEPT DESIGN PLAN



48 Stowe Street
Waterbury, VT 05676
PH: (802) 999-9762
fluidstateconsulting.com

1. PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO CREATE APPROXIMATELY 2,070 LINEAR FEAT OF EARTHEN SURFACE BIKE TRAIL WITH FEATURES BUILT FROM NATIVE SOILS (AS WELL AS A FILL SOIL PILE LOCATED AT THE MAINTENANCE FACILITY THAT HAS BEEN APPROVED FOR THIS USE WITH RESPECT TO ANY SOIL CONTAMINANTS). THESE TRAILS WILL BE CLASSIFIED AS A BEGINNER JUMP TRAIL AND BEGINNER FLOW TRAIL WITH RETURN CLIMBING TRAILS. THE START OF EACH TRAIL WILL INCLUDE AN EARTHEN 'START MOUND' TO ACHIEVE ADEQUATE GRADE FOR THE FEATURES. EACH TRAIL WILL AVERAGE APPROXIMATELY 6' WIDE, FOR A TOTAL IMPERVIOUS SURFACE COVERAGE OF 12,440 SQUARE FEET (~0.29 ACRES) OF NEW IMPERVIOUS SURFACES A 30' WIDE POTENTIAL AREA OF DISTURBANCE WILL BE TEMPORARILY CREATED FROM THE CENTER LINE OF EACH NEW TRAIL TO ALLOW FOR CORRIDOR CLEARING OF SMALL BRANCHES, ETC., AS WELL AS FOR SHALLOW SOIL BORROW TO BUILD TRAIL FEATURES. DISTURBANCE WILL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. ALL DISTURBED AREAS WILL BE COVERED IN LEAF LITTER AND BRANCHES FOLLOWING CONSTRUCTION COMPLETION.

THERE ARE NO CATCH BASINS, SWALES/DITCHES, OR WATER BODIES (STREAMS, WETLANDS, OR LAKES/PONDS) IN IMMEDIATE PROXIMITY TO THESE FEATURES. FEATURES WILL LARGELY BE AT GRADE AND NOT ALTER EXISTING TOPOGRAPHY IN A SUBSTANTIAL WAY (I.E. OVERALL EXISTING DRAINAGE PATTERNS WILL NOT CHANGE). RUNOFF CREATED WILL BE MANAGED USING SIMPLE VEGETATIVE DISCONNECTION, AS WELL AS THE SELECTIVE USE OF SMALL INFILTRATION PITS OR SUMPS ADJACENT TO TRAIL FEATURES TO FURTHER ENHANCE RUNOFF MANAGEMENT.

ONE CONSTRUCTION ENTRANCE WILL BE USED FOR THE ENTIRETY OF THE PROJECTS. THIS IS AN AREA LOCATED ADJACENT TO A SOIL AND MULCH STOCKPILE AREA. NO TRACKING OF EARTH IS ANTICIPATED TO OCCUR ON THE LEDDY PARK ACCESS ROAD. IF ANY TRACKING DOES OCCUR ON PAVED AREAS, CONTRACTOR WILL USE BEST HOUSEKEEPING PRACTICES TO SWEEP UP AND STORE ANY TRACKED MATERIALS.

IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE 6/24/2025 AND FINISH 8/31/2025.

2. AMOUNT OF DISTURBANCE AND RISK EVALUATION

TOTAL AREA OF DISTURBANCE AS SHOWN ON THE ATTACHED EPSC PLAN IS APPROXIMATELY 0.97 ACRES.

ANY MODIFICATIONS TO THE PROJECT THAT INCREASE THE RISK TO ENVIRONMENTAL RESOURCES SHALL BE EVALUATED IN ACCORDANCE WITH THE PERMIT REQUIREMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ADDITIONAL PERMITTING.

3. MAJOR COMPONENTS AND SEQUENCING

THE CONTRACTOR SHALL SEQUENCE CONSTRUCTION ACTIVITIES TO MINIMIZE THE EXTENT OF DISTURBED SOILS LEFT OPEN TO EROSION AT ANY GIVEN TIME.

CONSTRUCTION SEQUENCING SHALL BE AS FOLLOWS:
FLAG FINAL TRAIL LINES FOR DESCENT AND ASCENT TRAILS. FLAG BORROW PIT LOCATIONS AND ANY TREES OVER 9" DIAMETER AT BREAST HEIGHT TO BE REMOVED. CONSULTATION WITH BURLINGTON PARKS AND RECREATION DEPARTMENT AND CITY ARBORIST ON THESE LINES, PITS, AND TREES.

STAGE EQUIPMENT AND MATERIALS AT CONSTRUCTION ENTRANCE (BOTH TO BE TRANSPORTED TO THE SITE IN TRAILERS TO PREVENT TRACKING).

CLEAR CORRIDOR OF TREES, SHRUBS, AND UNDERSTORY PLANTS SMALLER THAN 9" DBH WITHIN DEFINED CORRIDOR (6' AVERAGE WIDTH FOR GREEN FLOW TRAIL, RETURN (CLIMB) TRAIL, AND NEW ENTRANCE TRAILS – 12' AVERAGE WIDTH FOR GREEN JUMP TRAIL) PLUS AN ADDITIONAL 3' TO EITHER SIDE OF THE DEFINED TRAIL CORRIDORS.

CLEAR TRAIL SURFACES OF LEAF LITTER AND ORGANIC SOILS. BUILD START MOUNDS FOR EACH OF THE JUMP AND FLOW TRAILS USING SOIL STORAGE PILE AS APPROVED BY BURLINGTON PARKS AND RECREATION. BORROW MATERIAL FROM BORROW PITS AS NEEDED. START MOUNDS TO BE COMPACTED DURING CONSTRUCTION. START MOUNDS WILL HAVE SLOPING SIDES COMPACTED AND SURFACE ROUGHENED DURING CONSTRUCTION TO REDUCE EROSION FROM MOUNDS. BORROW PITS TO BE SLOPED GRADUALLY FROM EDGE TO CENTER TO FACILITATE ACCESS AND REDUCE EROSION.

GREEN FLOW TRAIL TO BE CONSTRUCTION FIRST. AS TRAIL IS BUILT, FEATURES OR SECTIONS WILL BE COMPACTED BY MACHINE OR HAND TOOLS AS NEEDED. ANY ELEVATED SECTIONS WILL BE SLOPED ON THE SIDES TO REDUCE EROSION. WHERE NEEDED (PRIMARILY AFTER ELEVATED ROLLER OR BERM FEATURES) SMALL ON-SITE INFILTRATION SUMPS WILL BE CREATED TO ENHANCE WATER RUNOFF STORAGE IN ADDITION TO USING SIMPLE DISCONNECTION TO MANAGE RUNOFF. AS THE TRAIL IS BUILT, SIDE SLOPES WILL BE COVERED USING LEAF LITTER AND BRANCHES TO DEMARCATE THE TRAIL AND TO REDUCE THE POSSIBILITY OF EROSION FROM TRAIL SIDE SLOPES.

GREEN JUMP TRAIL TO BE BUILT FOLLOWING FLOW TRAIL COMPLETION AND STABILIZATION. CONSTRUCTION AND EROSION CONTROL OF THE JUMP TRAIL WILL BE ANALOGOUS TO THE METHODS USED FOR THE FLOW TRAIL.

THE ENTRANCES AND RETURN (CLIMB) TRAIL WILL BE CONSTRUCTED FOLLOWING COMPLETION OF THE FLOW AND JUMP TRAILS. THESE TRAILS WILL GENERALLY BE CONSTRUCTED AT GRADE (NO FEATURES SUCH AS TABLE JUMPS, ROLLERS, OR BERMS TO BE CONSTRUCTED). EROSION CONTROL METHODS WILL BE ANALOGOUS TO THOSE USED IN THE FLOW AND JUMP TRAILS.

FOLLOWING CONSTRUCTION, A SITE WALK THROUGH WILL BE PERFORMED WITH BURLINGTON PARKS AND RECREATION AND STORMWATER STAFF TO VERIFY SITE CONDITIONS AND MAKE ANY ADJUSTMENTS AS NEEDED.

STORED MATERIALS AND EQUIPMENT TO BE REMOVED FROM THE STABILIZED CONSTRUCTION ENTRANCE AND ANY MATERIAL TRACKED ON PARKING SURFACES OR ROADS WILL BE SWEEPED UP AND STORED IN STORAGE PILES AS DIRECTED BY BURLINGTON PARKS AND RECREATION.

4. SITE DESCRIPTION
4.1 VEGETATED BUFFERS

MAINTAINING VEGETATED BUFFERS ALONG STREAM BANKS, WETLANDS, OR OTHER SENSITIVE AREAS IS A CRUCIAL EROSION AND SEDIMENT CONTROL MEASURE THAT SHOULD BE IMPLEMENTED WHEREVER POSSIBLE.

THIS PROJECT HAS IDENTIFIED VEGETATED BUFFERS AS A MITIGATING RISK FACTOR. THERE ARE NO CATCH BASINS, STREAMS, WATER BODIES, OR WETLANDS TO WHICH THIS SITE CAN DRAIN. HOWEVER, THERE IS A WETLAND DOWNHILL OF THE BURLINGTON BIKE PATH, THE 50' BUFFER OF WHICH JUST TOUCHES THE LOWER SECTION OF THIS PROJECT AREA. NO CONSTRUCTION WILL TAKE PLACE WITHIN THIS 50' WETLAND BUFFER. FURTHER, EFFORTS ARE BEING MADE TO PRESERVE THE MAJORITY OF CANOPY TREES TO INTERCEPT PRECIPITATION AND MINIMIZE RUNOFF ON THE SITE. IT IS NOT ANTICIPATED THAT THIS PROJECT WILL RESULT IN A SIGNIFICANT LOSS OF CANOPY.

4.2 STREAM CROSSINGS

THIS PROJECT DOES NOT INCLUDE ANY PROPOSED STREAM CROSSINGS.

4.3 WETLANDS

THERE ARE NO WETLANDS OR WETLAND BUFFERS BEING IMPACTED WITHIN THE PROJECT LIMITS.

4.4 TOPOGRAPHY

THE TOPOGRAPHY OF THE PROJECT AREA IS GENERALLY LESS THAN 5% SLOPES (GENERALLY AVERAGING 1-3% OVERALL).

4.5 VEGETATION

THE VEGETATION IN THE PROJECT AREA CONSISTS OF MATURE TREE CANOPY (PINES, MAPLES, BEECHES) WITH ACTIVE UNDERSTORY VEGETATION. THE IMPACT TO VEGETATION WILL BE LIMITED TO WHAT IS DIRECTLY AFFECTED BY THE PROJECT. UPON COMPLETION, THE DISTURBED AREAS WILL BE COVERED IN LEAF LITTER AND BRANCHES MIMICKING THE NATURAL CONDITIONS CURRENTLY FOUND ON THE SITE. BURLINGTON PARKS AND RECREATION DEPARTMENT WILL ACTIVELY LOOK FOR OPPORTUNITIES TO REPLANT ANY UNDERSTORY VEGETATION ADJACENT TO TRAIL FEATURES FOLLOWING CONSTRUCTION COMPLETION.

4.6 SOILS

SOIL EROSION DATA FROM THE U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE INDICATES THAT SOILS ON THE PROJECT SITE INCLUDE:
ADAMS AND WINDSOR LOAMY SANDS, 0 TO 5 PERCENT SLOPES, K-FACTOR WHOLE SOIL: 0.10 (LOW EROSION POTENTIAL).

NOTE: K-VALUES GENERALLY INDICATE THE FOLLOWING:
0.0-0.23 = LOW EROSION POTENTIAL
0.24-0.36 = MODERATE EROSION POTENTIAL
0.37 AND HIGHER = HIGH EROSION POTENTIAL

5. DRAINAGE
5.1 RECEIVING WATERS

RECEIVING WATERS ARE WBID VT05-10 WHICH INCLUDES LAKE CHAMPLAIN DIRECT DRAINAGE.

5.2 DISCHARGE POINTS

THERE ARE NO DISCRETE DRAINAGE POINTS ASSOCIATED WITH THE PROJECT AS IT IS DISPERSED, LOW-SLOPE LINEAR TRAIL PROJECT. ALL DRAINAGE WILL BE DISPERSED AT MULTIPLE POINTS THROUGHOUT THE WOODS INTO LOW-SLOPE HYDROLOGIC SOIL GROUP A AREAS.

5.3 CONVEYANCE/ FLOW PATH FROM PROJECT TO WATERS

RUNOFF DRAINS OVERLAND ACROSS ADJACENT VEGETATED SIDE SLOPES BEFORE REACHING THE RECEIVING WATER. THERE IS MORE THAN 50' OF WELL VEGETATED AREA ACROSS ALL AREAS OF THE SLOPE BEFORE ANY RUNOFF FROM THE PROJECT WOULD REACH A RECEIVING WATER.

6. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES

THE MEASURES INCLUDED IN THIS PLAN ARE PROVIDED AS A GUIDELINE FOR PREVENTING EROSION AND CONTROLLING SEDIMENT TRANSPORT. IT IS EXPECTED THAT THE CONTRACTORS MAY USE THIS PLAN, WITH ADJUSTMENTS AS NECESSARY, BASED ON THEIR SPECIFIC MEANS AND METHODS OF CONSTRUCTION.

APPLYING THESE MEASURES THROUGHOUT CONSTRUCTION IS CRITICAL TO THEIR SUCCESS IN MINIMIZING SEDIMENT TRANSPORT TO THE RECEIVING WATERS. REFER TO THE DETAILS INCLUDED IN THESE PLANS AND THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR SPECIFIC GUIDANCE.

6.1 IDENTIFY LIMITS OF DISTURBANCE

SITE BOUNDARIES AND AREAS CONSTRUCTION EQUIPMENT CAN ACCESS SHALL BE DELINEATED.

PROJECT DEMARCATION SHALL BE ACCOMPLISHED USING FLAGGED TRAIL CENTER LINES AND BORROW PIT CENTER POINT DEMARCATION ACCOMPANIED BY A STANDARD WIDTH FROM CENTER OR DIAMETER FROM CENTER. PROJECT DEMARCATION FENCING WILL NOT BE USED FOR THIS LINEAR PROJECT.

6.2 LIMIT CONCURRENT DISTURBANCE

LIMITING THE AMOUNT OF SOIL EXPOSED AT ONE TIME REDUCES THE POTENTIAL EROSION ON SITE. CONCURRENT EARTH DISTURBANCE CAN BE MINIMIZED THROUGH CONSTRUCTION PHASING BY ONLY DISTURBING EARTH AS NECESSARY AND EMPLOYING STABILIZATION PRACTICES IN INCREMENTAL STAGES AS PHASES CHANGE. THE PROJECT IS ENVISIONED IN THREE PRIMARY PHASES (FLOW TRAIL, JUMP TRAIL, AND RETURN / ENTRANCE TRAIL CONSTRUCTION) TO MINIMIZE CONCURRENT DISTURBANCE.

6.3 STABILIZE DISTURBED AREAS
6.3.1 ACCESS POINTS/ ENTRANCE/ EXITS

TRACKING OF SEDIMENT ONTO PUBLIC HIGHWAYS SHALL BE MINIMIZED TO REDUCE THE POTENTIAL FOR RUNOFF ENTERING RECEIVING WATERS. INSTALLATION SHALL COINCIDE WITH THE CONTRACTORS PROGRESS SCHEDULE.

STABILIZED CONSTRUCTION ENTRANCES ARE ANTICIPATED ON THIS PROJECT AND SHALL BE LOCATED AS SHOWN ON THIS EPSC PLAN AND ANYWHERE EQUIPMENT WILL BE GOING FROM AREAS OF EXPOSED SOILS TO PAVED SURFACES.

6.3.2 TEMPORARY MEASURES FOR EXPOSED AREAS DURING CONSTRUCTION

ALL AREAS OF EARTH DISTURBANCE MUST HAVE STABILIZATION IN PLACE WITHIN 14 DAYS OF INITIAL DISTURBANCE AND DISTURBED AREAS MUST BE STABILIZED IN ADVANCE OF ANY RUNOFF PRODUCING EVENT.

STABILIZATION METHODS WILL INCLUDE SURFACE ROUGHENING OF EXPOSED SLOPES AND MULCHING USING ON-SITE NATURAL LEAF LITTER AND BRANCHES

6.3.3 PERMANENT STABILIZATION AT FINAL GRADE

EXPOSED SOIL MUST BE STABILIZED WITHIN 48 HOURS OF REACHING FINAL GRADE.

STABILIZATION WILL INCLUDE SOIL COMPACTION TO REDUCE EROSION ON TRAIL SURFACES. TRAIL AND TRAIL FEATURE SIDE SLOPES WILL BE COMPACTED LIGHTLY WHERE NEEDED TO PREVENT EROSION AND LEAF LITTER AND BRANCHES ADDED TO MINIMIZE

EROSION POTENTIAL AND MIMIC NATURAL UNDERSTORY CONDITIONS.

6.4 DIVERT UPLAND RUNOFF

NO UPLAND RUNOFF IS ANTICIPATED TO IMPACT THIS PROJECT AREA AS THE SITE IS FLAT AND CONTAINS LOCALIZED LOW SPOTS WHICH WILL EFFECTIVELY CAPTURE ALL UPLAND RUNOFF.

7. CONSTRUCT PERMANENT CONTROLS

PERMANENT STORMWATER TREATMENT DEVICES ARE NOT ANTICIPATED TO BE NEEDED AS DESIGNED.

8. DEWATERING

NO DEWATERING IS ANTICIPATED TO OCCUR AS PART OF THIS PROJECT.

9. OFF-SITE AREAS

NO OFF-SITE WASTE OR BORROW AREAS WILL BE USED AS PART OF THIS PROJECT.

10. WINTER CONSTRUCTION

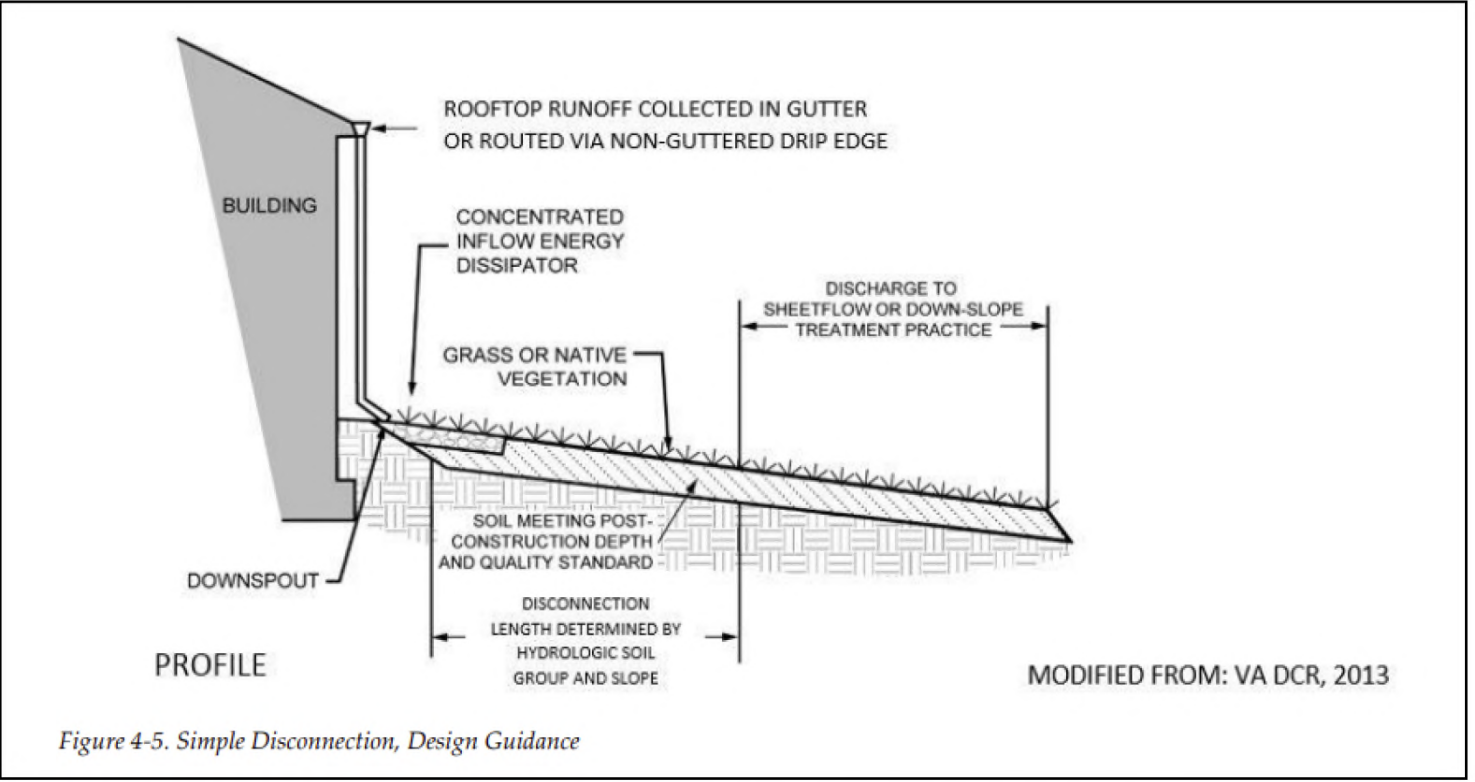
NO WINTER CONSTRUCTION WILL TAKE PLACE AS PART OF THIS PROJECT.

11. INSPECTION AND MAINTENANCE

INSPECTION AND MONITORING OF THE PROJECT'S EPSC MEASURES SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD SPECIFICATION 653.04 MONITORING EROSION PREVENTION AND SEDIMENT CONTROL PLAN, ALONG WITH PERMIT SPECIFIC INSPECTION REQUIREMENTS.

CONTRACTORS SHALL PROVIDE A COPY OF THEIR INSPECTION FORM AS PART OF THEIR EPSC PLAN.

ALL EPSC MEASURES SHALL BE REGULARLY MAINTAINED AND SHALL BE CHECKED FOR SEDIMENT BUILD-UP. SEDIMENT SHALL BE DISPOSED AT AN APPROVED SITE WHERE IT WILL NOT BE SUBJECT TO EROSION.



DETAIL: SIMPLE VEGETATIVE DISCONNECTION: CRITERIA
IMPERVIOUS AREA LIMIT: EACH DISCONNECTION SHOULD HANDLE NO MORE THAN 1,000 SQUARE FEET OF IMPERVIOUS SURFACE.
FLOW PATH LENGTH: THE IMPERVIOUS FLOW PATH LEADING TO THE DISCONNECTION AREA SHOULD NOT EXCEED 75 FEET.
DISCONNECTION AREA WIDTH: THE WIDTH SHOULD BE EQUAL TO THE CONTRIBUTING WIDTH.
SOIL REQUIREMENTS: THE RECEIVING AREA MUST MEET THE POST-CONSTRUCTION SOIL DEPTH AND QUALITY STANDARDS.
SLOPE RESTRICTIONS: THE VEGETATED AREA SHOULD HAVE A MAXIMUM SLOPE OF 15% TO ENSURE EFFECTIVE INFILTRATION.
CONVEYANCE REQUIREMENTS
SHEET FLOW ENTRY: RUNOFF MUST ENTER THE DISCONNECTION AREA AS SHEET FLOW TO PREVENT EROSION AND ENSURE UNIFORM DISTRIBUTION.

TREATMENT AREA SPECIFICATIONS
FLOW PATH LENGTHS: SOILS ARE HSG A ON THIS SITE – SLOPES ARE 0 – 5%: 35' IS THE MINIMUM REQUIRED FLOW PATH LENGTH.
VEGETATION AND LANDSCAPING
VEGETATIVE COVER: A DENSE AND VIGOROUS VEGETATIVE COVER IS ESSENTIAL FOR EFFECTIVE INFILTRATION AND EROSION CONTROL.

Part 4 - Surface Roughening

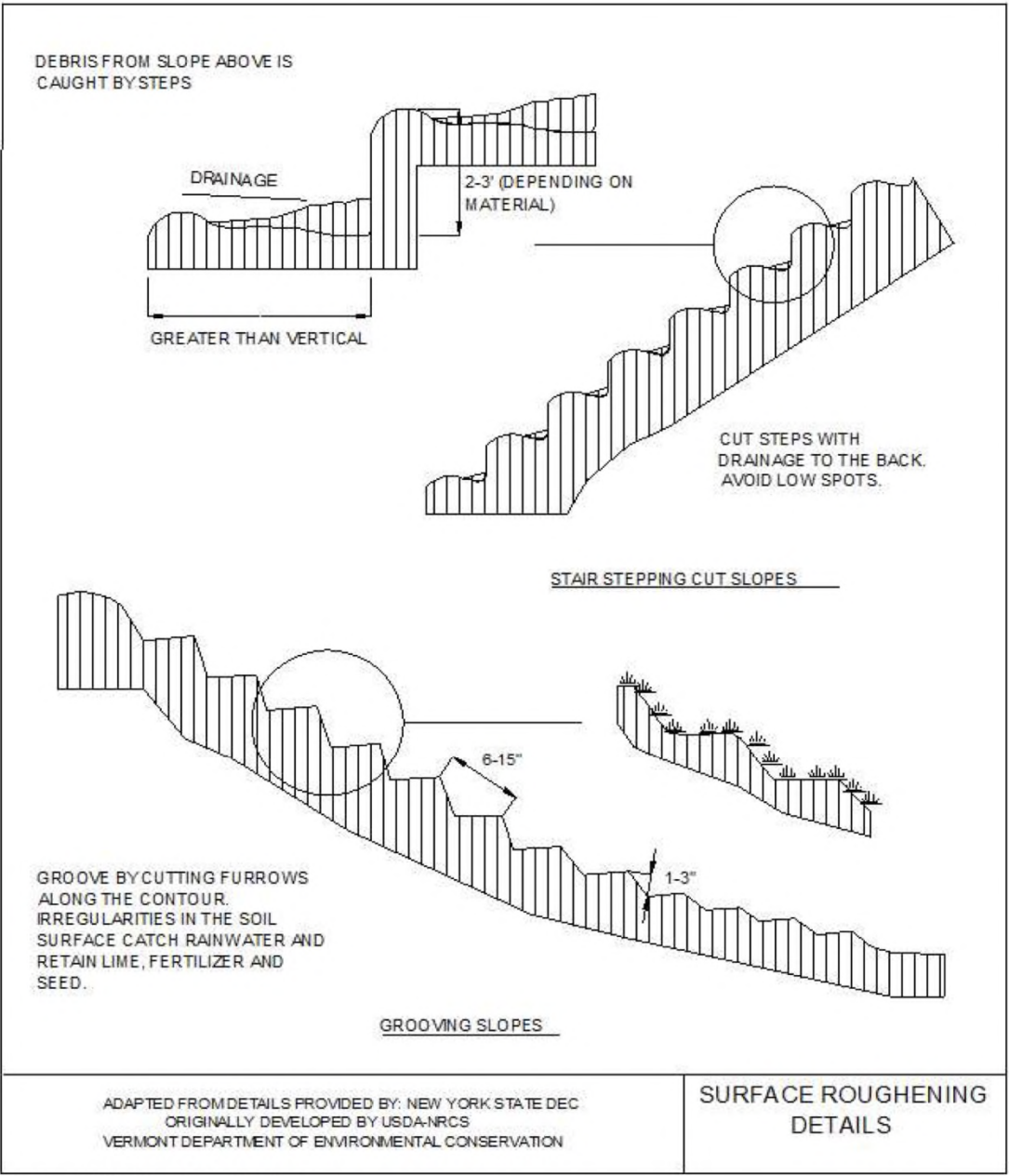


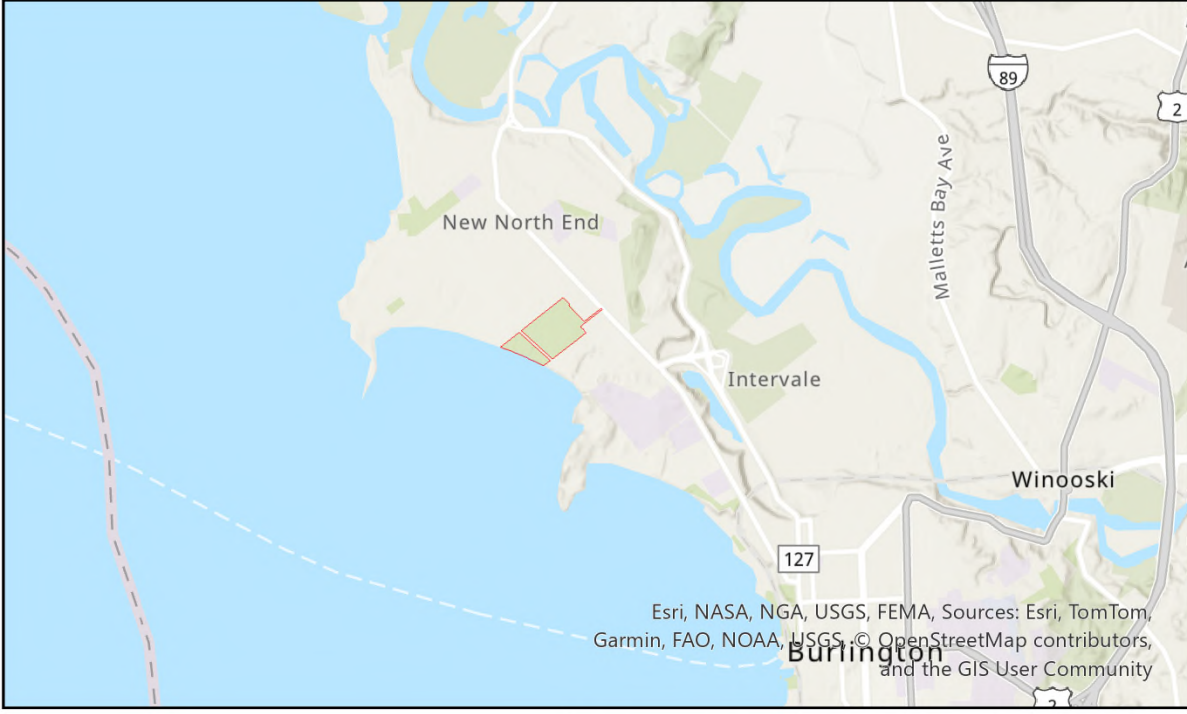
Figure 4.1 Surface Roughening

Mulch Material	Quality Standards	Per 1000 Sq.Ft.	Per Acre	Depth of Application	Remarks
Wood chips, shavings, or stump grindings	Air-dried. Free of objectionable coarse material.	500-900 lbs.	10-20 tons	2-7"	Used primarily around shrub and tree plantings and recreation trails to inhibit weed competition. Resistant to wind blowing. Decomposes slowly.
Wood fiber cellulose (partly digested wood fibers)	Made from natural wood usually with green dye and dispersing agent.	50 lbs.	2000 lbs.	—	Apply with hydromulcher. No tie down required. Less erosion control provided than 2 tons of hay or straw.
Gravel, or crushed stone	Washed; size 2B or 3A - 1.5".	9 cu.yds.	405 cu.yds.	3"	Excellent mulch for short slopes and around plants and ornaments. Use 2B where subject to traffic. (approximately 2,000 lbs/cu.yd.). Frequently used over filter fabric for better weed control.
Hay or straw	Air dried; free of undesirable seeds and coarse materials.	90-100 lbs. or 2-3 bales	2 tons or 100-120 bales	Cover about 90% surface	Use small grain straw where mulch is maintained for more than 3 months. Subject to wind blowing unless anchored. Most commonly used mulching material. Provides the best micro-environment for germinating seeds.
Compost	up to 3" pieces, moderately to highly stable.	3-9 cu.yds.	134-402 cu.yds.	1-3"	Coarser textured mulches may be more effective in reducing weed growth and wind erosion.

Figure 4.2 Guide to Mulch Materials, Rates, and Uses

Anchoring Method or Material	Kind of Mulch to be Anchored	How to Apply
1. Peg and twine	Hay or straw	After mulching divide areas into blocks approximately 1 sq.yd. in size. Drive 4-6 pegs per block to within 2" to 3" of soil surface. Secure mulch to surface by stretching twine between pegs in criss-cross pattern on each block. Secure twine around each peg with 2 or more tight turns. Drive pegs flush with soil. Driving stakes into ground tightens the twine.
2. Mulch netting	Hay or straw	Staple the light weight paper, jute, wood fiber, or plastic nettings to soil surface according to manufacturer's recommendations. Should be biodegradable. Most products are not suitable for foot traffic. To avoid wildlife entanglement, netting with fused joints is not approved. Refer to Figure 4.4 for BECP specifications.
3. Wood cellulose fiber	Hay or straw	Apply with hydroseder immediately after mulching. Use 500 lbs. wood fiber per acre. Some products contain an adhesive material ("tackifier"), possibly advantageous.
4. Mulch anchoring tool	Hay or straw	Apply mulch and pull a mulch anchoring tool (blunt straight discs) over mulch as near to the contour as possible. Mulch material should be "tucked" into soil surface about 3".
5. Tackifier	Hay or straw	Mix and apply polymeric and gum tackifiers according to manufacturer's instructions. Avoid application during rain. A 24-hour curing period and a soil temperature higher than 45 degrees Fahrenheit are required.

Figure 4.3 Mulch Anchoring





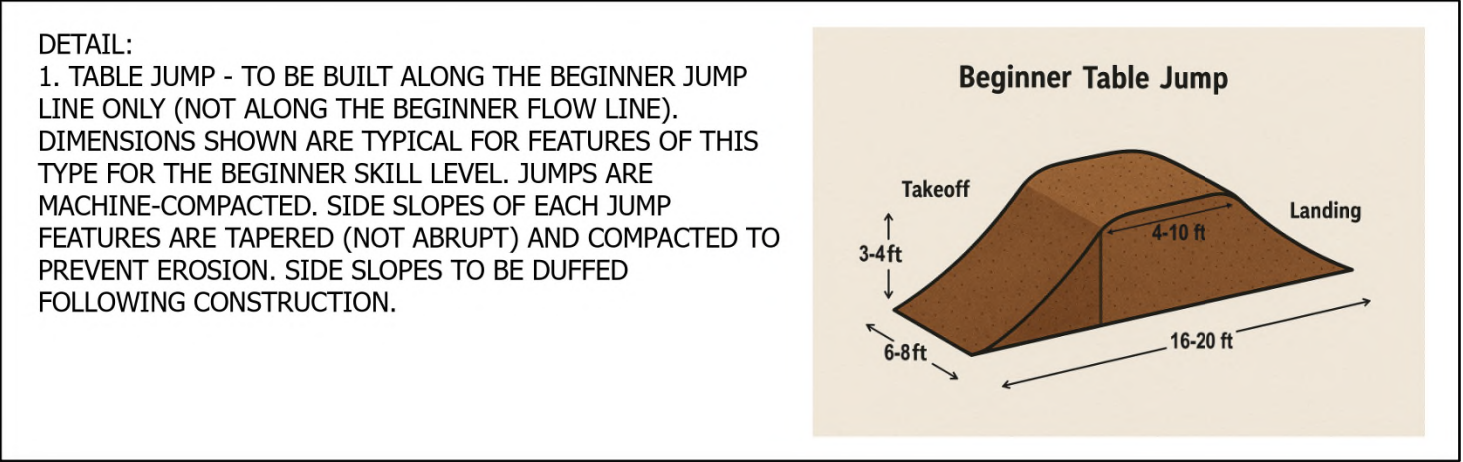
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Leddy Park | Burlington, VT

Proposed Bike Park - Erosion Prevention and Sediment Control (EPSC) Narrative and Details

Name	Length (ft)	Width (ft)	Impervious Area (square feet)	Impervious Area (Acres)	Width of Disturbance (ft)	Limits of Disturbance (square feet)	Limits of Disturbance (Acres)
Green Flow Line	397.49	6.00	2,384.96	0.05	17.00	6,757.38	0.16
Upper Entrance	67.03	6.00	402.16	0.01	17.00	1,139.46	0.03
Green Jump Line	530.98	12.00	6,371.71	0.15	30.00	15,929.28	0.37
Lower Entrance	94.13	6.00	564.80	0.01	17.00	1,600.25	0.04
Return Trail	983.81	6.00	5,902.86	0.14	17.00	16,724.76	0.38
TOTAL	2,073.44		15,626.48	0.36		42,151.13	0.97

DETAIL 1: TABLE JUMP



DETAIL 2: BERM



BERM FEATURES ARE TO BE CONSTRUCTED ALONG TRAIL CENTER LINE WITH HEIGHT VARYING FROM 1 - 3' AVERAGE. RADII WILL VARY FROM 10 - 40' DEPENDING ON DESIRED TRAIL EXPERIENCE AND TOPOGRAPHY. BACKSIDES OF BERMS WILL BE LIGHTLY COMPACTED AND COVERED IN LEAF LITTER AND BRANCHES TO PREVENT RUNOFF. WHERE NECESSARY, A SHALLOW INFILTRATION SUMP MAY BE LOCATED ON THE INSIDE OF BERMS TO CAPTURE RUNOFF IF OTHER POSITIVE DRAINAGE IS NOT FEASIBLE.

DETAIL 3: ROLLER



ROLLER FEATURES TO BE CONSTRUCTED WITH HEIGHT ABOVE GRADE TO VARY FROM 1 - 4' ON AVERAGE WITH A WIDTH OF 6 - 8' OF TRAIL SURFACE TREAD. LENGTH WILL VARY FROM 10 - 40' DEPENDING ON DESIRED TRAIL EXPERIENCE AND TOPOGRAPHY. SIDE SLOPES OF ROLLERS WILL BE LIGHTLY COMPACTED AND COVERED IN LEAF LITTER AND BRANCHES TO PREVENT RUNOFF. POSITIVE DRAINAGE WILL BE MAINTAINED IN THE CENTER OF ROLLER FEATURES THROUGH THE USE OF OUT-SLOPING TO LOW-SLOPE ADJACENT AREAS AND/OR SHALLOW INFILTRATION SUMPS WHERE FEASIBLE OR NEEDED.

DETAIL 4: STEP DOWN



STEP DOWN FEATURES TO BE CONSTRUCTED WITH HEIGHT ABOVE GRADE TO VARY FROM 1 - 4' ON AVERAGE WITH A WIDTH OF 6 - 8' OF TRAIL SURFACE TREAD. LENGTH WILL VARY FROM 10 - 20' DEPENDING ON DESIRED TRAIL EXPERIENCE AND TOPOGRAPHY. SIDE SLOPES OF STEP DOWNS WILL BE LIGHTLY COMPACTED AND COVERED IN LEAF LITTER AND BRANCHES TO PREVENT RUNOFF. POSITIVE DRAINAGE WILL BE MAINTAINED IN THE CENTER OF STEP DOWN FEATURES THROUGH THE USE OF OUT-SLOPING TO LOW-SLOPE ADJACENT AREAS AND/OR SHALLOW INFILTRATION SUMPS WHERE FEASIBLE OR NEEDED.

DETAIL 5: STEP UP



STEP UP FEATURES TO BE CONSTRUCTED WITH HEIGHT ABOVE GRADE TO VARY FROM 1 - 4' ON AVERAGE WITH A WIDTH OF 6 - 8' OF TRAIL SURFACE TREAD. LENGTH WILL VARY FROM 10 - 20' DEPENDING ON DESIRED TRAIL EXPERIENCE AND TOPOGRAPHY. SIDE SLOPES OF STEP UPS WILL BE LIGHTLY COMPACTED AND COVERED IN LEAF LITTER AND BRANCHES TO PREVENT RUNOFF. POSITIVE DRAINAGE WILL BE MAINTAINED IN THE CENTER OF STEP UP FEATURES THROUGH THE USE OF OUT-SLOPING TO LOW-SLOPE ADJACENT AREAS AND/OR SHALLOW INFILTRATION SUMPS WHERE FEASIBLE OR NEEDED.

Leddy Park | Burlington, VT

Proposed Bike Park - Details and Photos of Comparable Features



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From: Bryan Davis [REDACTED]
Sent: Friday, June 27, 2025 3:52 AM
To: Mary O'Neil <[REDACTED]>; Scott Gustin <[REDACTED]>
Cc: Max Madalinski <[REDACTED]>; [REDACTED]
Subject: DRB mtg: support for bike park

[WARNING]: This email was sent from someone outside of the City of Burlington.
Hi Mary and Scott — I'm unable to attend next week's DRB meeting at which they will discuss the Burlington Bike Park, Item 5.1:
ZP-25-258; 216 Leddy Park Road (RCO-RG, Ward 4) City DPW Parks Rec Dept / Dana Allen.
Proposed creation of approximately 2,070 linear feet of earthen surface bike trail with features built from native soils.

I would like to voice my support for this project and ask that you share my support with the DRB members. The bike park team has taken a measured approach in developing and advancing this unique project. They've partnered with BPRW to ensure it aligns with City goals and objectives, worked together to identify an appropriate location accessible to the public, and have solicited public input at numerous city and pop up events for more than two years.

This phased project would be the first of its kind in Burlington and provide a new outdoor recreation opportunity in a public location. It would complement the City's existing park/recreation resources such as the Burlington Greenway and A-Dogg Skatepark and provide a healthy way to engage in physical and social activity. It would provide the opportunity for skill and confidence development, and would be free and open to all. It represents the commitment of Burlington to continue innovating its public outdoor recreation offerings for the benefit of residents and visitors.

Thanks to you and the City for helping the bike park committee through this process, and for sharing my strong support for this project with the DRB and others.

Bryan Davis
75 Henry St