

Burlington Development Review Board

Department of Permitting & Inspections

645 Pine Street

Burlington, VT 05401

www.burlingtonvt.gov/DPI/DRB

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Development Review Board

Tuesday, August 5, 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. Consent

4.1.

ZP-25-310; 633 Main Street (I, Ward 1) University of Vermont / State Agricultural College / Claire Forbes

Proposed conversion of existing fenced area into an outdoor lab with associated site improvements. (Project Manager, Mary O'Neil)

5. Public Hearing

5.1.

ZP-25-291; 110 Summit Street (RL, Ward 6) Charles Smith / Amy Mellencamp

Proposed variance request to construct a 672 sq. ft. addition that would exceed the total maximum principal structure footprint of 1,800 sq. ft., for a total of 1,992 sq. ft. (Project Manager, Garret King)

5.2.

ZP-25-317; 208 Flynn Avenue (E-LM, Ward 5) Stack 208, LLC / Kelley DesRoches

Proposed conditional use conversion of approximately 7,000 sq. ft. of commercial office space into a health club. (Project Manager, Mary O'Neil)

5.3.

ZAP-25-5; 276 Ethan Allen Parkway (RL, Ward 7) Joseph Lander / Ann Lander / Peter Raymond

Proposed appeal of administrative denial of ZP-24-533 for after-the-fact tree removal. (Project Manager, Garret King)

6. Other Business

6.1.

Annual Organizational Meeting

Nomination and election of Chair, Vice Chair, and reps to Ordinance and Long Range Planning Committees.

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>

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

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: August 5, 2025

RE: 633 Main Street, ZP-25-310

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-25-310

Location: 633 Main Street (*Living and Learning Center - UVM South Campus*)

Zone: I/ICC-UVMS Ward: 1

Date application accepted: June 23, 2025

Applicant/ Owner: Claire Forbes, UVM/ State Agricultural College

Request:

Proposed conversion of existing fenced area into an outdoor lab with rubber surfacing, pavers, and outdoor classroom space. Upgrades include plowable sidewalk, upgraded gates, and on-site stormwater management improvements.



Background:

- **Zoning Permit 18-1036CA;** addition of a glass enclosed vestibule to protect the entry to an existing restaurant on campus with an overhanging roof. May 2018.
- **Zoning Permit 16-0004CA;** modifications to existing UVM Campus Children's Center playground. July 2015.
- **Zoning Permit 14-0139FC;** new metal fence to replace existing fence. Enlarge existing enclosure by 75 sq. ft. August 2013.
- **Zoning Permit 13-0776CA;** enclose 19 balconies on Building C to be habitable living space (previously approved under ZP-04-343 but not done.) Replace 12 rooftop vents with new. March 2013.
- **Zoning Permit 11-1130CA;** replace curtain wall system in two areas with accompanying improved knee wall. Window opening to remain the same size. July 2011.
- **Zoning Permit 11-0203SN;** install parallel sign of raised aluminum letters on Living & Learning Building E vestibule for Career Services. September 2010.

- **Zoning Permit 11-0129CA**; construct vestibule addition on south side of Building E and construct new sidewalk. August 2010.
- **Zoning Permit 04-343**; renovations to balconies and windows. Balcony enclosure and window replacement. Amend ZP-030642 for LL prototype renovation. January 2004.
- **Zoning Permit 03-642**; Prototype: Living-Learning Center, Building D-280. Balcony enclosure, window replacement, masonry work as described in attached memo. July 2003.
- **Zoning Permit 01-369**; infill addition to the first level of the Living and Learning Commons Building. No change in footprint or use or coverage. Bike racks and condenser units. April 2001.
- **Zoning Permit 91-(illegible)**; expansion of existing food service operation. July 1990.
- **Zoning Permit n.n.**; relocate the bath and kitchen in room 140 and 150. In D building room 170 and 171 to install tub, wash basin and cut in two windows to match existing ones at Main Street. May 1978.
- **ZBA review**: erect a building at 633 Main Street and the adjacent 6.2 acres to house six hundred students, 15 faculty apartments and six classrooms. Remove former WJOY building. Approval for proposed use, subject to submission of architectural plans before issuance of a building permit. August 1971.

Overview: The fenced area west of UVM's Living/Learning Center will be converted into an outdoor lab featuring pervious rubber surfacing, pavers, and outdoor classroom space. Planned improvements include a new plowable sidewalk, upgraded gates to maintain emergency egress, and on-site stormwater management improvements. An equal number of unhealthy trees (15) will be removed and replaced with new trees per the Landscape Plan L-1.0. Portions of the existing fence will be relocated, repaired, or replaced as needed. Additional site upgrades include ADA-accessible sidewalk and path enhancements, new outdoor bike racks, a covered bike shelter, and modifications to the loading dock to improve accessibility and accommodate a future trash compactor. The project also adds two new ADA parking spaces, resulting in a net loss of one space, which is accounted for in the 2023–2028 Joint Institutional Parking Management Plan. The work will have an increase of 2,827 sf of impervious and the lot coverage for ICC Main Street South will now be 42.87%.

Recommended motion: Certificate of Appropriateness Consent approval, per the following Findings and Conditions:

I. Findings

Article 4: Zoning Maps and Districts

Section 4.5.2 Institutional Core Campus Overlay Districts

(a) Purpose

The Institutional Core Campus Overlay (ICC) districts are intended to provide for reasonable future growth for institutions within the core of their respective campuses without further

intrusion into surrounding residential neighborhoods. This overlay allows increased development than would typically be found in the underlying districts. Development is intended to be more intense than the surrounding neighborhoods with higher lot coverage and larger buildings. New development should provide sensitive transitions to the historic development pattern and scale of the surrounding campus. Buildings both large and small should be designed with a high level of architectural detailing to provide visual interest and create enjoyable, human-scale spaces. Sites should be designed to be pedestrian friendly and encourage walking between buildings. Circulation should largely emphasize the needs of pedestrians and bicycles, and parking should be very limited and generally provided offsite. Where parking is provided, it should be hidden either within or underneath structures.

(b) Areas Covered

4. UVM South of Main Street Campus (ICC-UVMS) is intended to provide reasonable future use of the UVM residential and athletic campuses south of Main Street without further intrusion into the surrounding residential neighborhoods. This district allows for an increased development scale and intensity than would typically be found in the adjoining and underlying districts to support continued growth and expansion of the state's flagship academic institution. This core campus would be expected to be dominantly pedestrian-oriented, with all but the most essential parking provided off-site. Development within this core campus should reflect the institution's core educational values in both design and quality.

(f) District Specific Regulations: UVM South of Main Street Campus (ICC-UVMS):

1. Lot coverage

Maximum lot coverage shall be applied to the aggregate of all lots located within the ICC-UVMS District. Lot coverage shall not exceed 60%.

*Lot coverage is proposed to be 42.87%. **Affirmative finding.***

2. Setbacks

Side and rear yard setback requirements as stipulated in the underlying zoning district shall be applicable only along the perimeter of the ICC-UVMS District.

A Front yard setback defined by the existing building line as of January 1, 2008 shall be maintained along the South Prospect Street and Main Street frontages of the ICC-UVMS District.

*Setbacks defined in Table 4.4.4-1 for the underlying Institutional Zoning District define building setbacks. No structures (other than a covered bike shelter) are proposed in this redevelopment plan. **Affirmative finding.***

3. Development Buffer

No new structures or surface development shall be permitted within the designated ICC-UVMS Development Buffers as delineated on Map 4.5.2-5 below. These areas shall be maintained as open greenspace, however landscaping, outdoor lighting, street furniture, and subsurface infrastructure improvements may be permitted.

The project location is east of the Development Buffer. Not applicable.

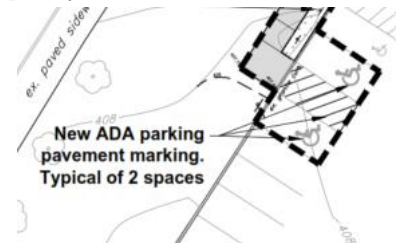
4. Surface parking

No new outdoor surface parking spaces shall be permitted unless the number of the new outdoor surface parking spaces is offset by a corresponding removal of outdoor surface parking spaces existing as of January 1, 2008, and upon the approval of the DRB.

No new surface parking is proposed; in fact there will be a net decrease of 1 space to provide 2 newly marked handicap accessible spaces. Reference is made to plan C-1.0.

The net loss of the parking space was included within the Joint Institutional Parking Management Plan 2023-2028, under ADA Code Compliance.

Affirmative finding.



5. Building Height

Building height shall be measured under the provisions of Article 5.

Other than installation of a covered bike parking shelter, no buildings are proposed in this plan which is primarily inclusive of new sidewalks, pavers, pervious rubber, bike racks, waterline replacement and new ADA parking. **Affirmative finding.**

6. Density

In the ICC-UVMS District, density restrictions set forth in Article 4, Section 4.4.4 shall not apply to dormitories and rooming houses as defined in Chapter 18 of the Burlington Code of Ordinances. The restrictions on the non-residential equivalent set forth in Art. 5, Section 5.2.7 (a) 2 shall not apply in the ICC-UVMS District.

No changes to density are proposed. Not applicable.

7. Uses

Within the ICC-UVMS District, Schools – Post secondary and Schools – Community Colleges shall be treated as permitted uses.

The area is intended to be utilized for outdoor classrooms, consistent with the current use of this overlay. **Affirmative finding.**

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

Not applicable.

Section 5.2.2 Required Frontage or Access

This is an existing developed site on the corner of Main Street and University Heights. No change is proposed to the current frontage or access to that parcel. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Section 4.5.2 (f) 1. above.

Section 5.2.4 Buildable Area Calculation & Steep Slopes Overlay District

The subject parcel is not within the RCO, RM or RL zoning district. Buildable area does not apply.

The project area is not within the Steep Slopes Overlay District. Not applicable.

Section 5.2.5 Setbacks

See Section 4.5.2 (f) 2, above.

Section 5.2.6 Building Height Limits

See Section 4.5.2 (f) 5, above.

Section 5.2.7 Density and Intensity of Development Calculations

See Section 4.5.2 (f) 6, above.

Part 3: Non Conformities

Not applicable.

Sec. 5.4.8 Historic Buildings and Sites

Not applicable.

Section 5.5.2 Outdoor Lighting

Four LED pole lights atop 10' poles are proposed to be added along the new concrete walkway, joining existing light fixtures. The photometric confirms compliance with illumination maximum standards identified under Section 5.5.2 (f) 2 (Walkway lighting). Reference is made to Plans E-1.1 and E-2.1. **Affirmative finding.**

Section 5.5.3 Stormwater and Erosion Control

The degree of site disturbance will require review of the Erosion Prevention and Sediment Control Plan submitted by the applicant. Approval by the Stormwater Program engineer will be a condition of any decision. **Affirmative finding as conditioned.**

Section 5.5.4 Tree Removal

Zoning permit requests for tree removal are subject to DRB review per the following criteria:

(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*
- B. Thinning of trees for the health of remaining trees according to recognized accepted forestry practices*
- C. Removal of trees that are a danger to life or property; or*
- D. As part of a development with an approved zoning permit.*

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*
- B. Providing stabilization on slopes vulnerable to erosion*
- C. Located within a riparian or littoral buffer*
- D. Provide unique wildlife habitat*
- E. A rare northern Vermont tree species as listed by the Vermont Natural Heritage Program, or*
- F. A significant element of, or significantly enhances an historic site.*

The project plans define removal of 15 trees, which are described as “unhealthy”, although submission materials did not include an assessment from an arborist or other appropriate professional. From the site plan, the calculation looks to be 5 pines, 5 cedars, 1 cherry and 2 plum tree, with removal of some hedges. Certainly from a Google Earth visual, this corner is



heavily treed.

This application may be viewed under Section 5.5.4 1. D: *As part of a development with an approved zoning permit.*

A well articulated Landscaping Plan has been provided (Plan L-1.0) illustrating the intent to plant 15 new trees, a significant number of woody groundcover, shrubs, perennials, and an extensive planting schedule for the bioswale.

Affirmative finding with DRB concurrence.

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:

Although there are a number of trees proposed to be removed, the submitted Landscaping Plan (prepared by T.J. Boyle) demonstrates the overall site will be enhanced with a landscaped bioswale, at least 15 new trees, and numerous shrubs, woody groundcover, perennials, and landscape features to enhance the outdoor classroom space. **Affirmative finding.**

(b) Topographical Alterations:

Alteration to the natural contour of the site shall minimize grading, cut, and fill, and shall take necessary measures to protect against erosion and future instability. Any grade changes shall be in keeping with the general appearance of neighboring developed areas. In areas where more intense levels of development are encouraged, development should seek to take advantage of topographical changes to hide and/or blend new construction into the landscape. Proposed design and construction details for any cut and fill, or retaining walls over 3-feet in height, or any height along the lakeshore, shall be subject to review and approval by the city engineer before receiving approval of the site plan.

An EPSC plan has been provided for review by the Stormwater Program engineer. The creation of a bioswale will involve some alteration of the topography with a net gain of stormwater management. See Plan L-1.0 for a detail on the swale and definition of the plantings and locations. The ground disturbance is subject to approval by the Stormwater Program Manager. **Affirmative finding as conditioned.**

(c) Protection of Important Public Views:

Not applicable.

(d) Protection of Important Cultural Resources:

Not applicable.

(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.

No buildings are proposed. The landscaping plan has been designed by a professional firm, and assures solar access while enhancing the corner site. **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.

Site planning includes installation of a bio-swale, restoration or expansion of lawns and appropriate site plantings. Pervious pavers and permeable materials are included in the plan. An EPSC plan is required per the degree of ground disturbance. **Affirmative finding as conditioned.**

(h) Building Location and Orientation:

No buildings are proposed. Not applicable.

(i) Vehicular Access:

No changes are proposed for access. UVM is proposing the walkways be plowable, which will be done internal to the site. **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.

A foundational change is the enhancement of inter-connected walkways through the site and around the Living Learning complex. Cross-walk markings are introduced to link

walkways and protect pedestrians when circulating near parking areas. **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.

Remarking several parking spaces as ADA spaces with loading areas is included within this plan. The net reduction of 1 parking space was forewarned in the 2023-2028 Joint Institutional Parking Management Plan. **Affirmative finding.**

(l) Parking and Circulation:

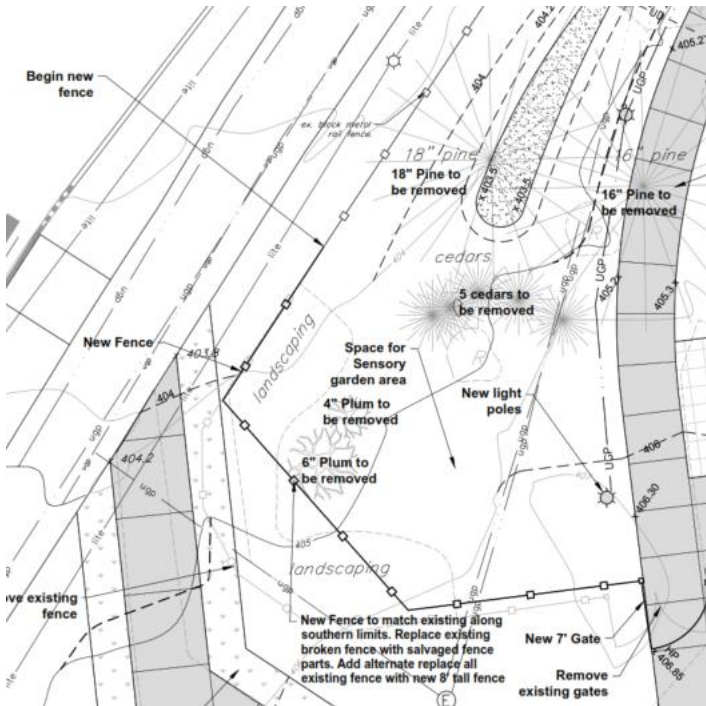
Parking areas are existing; as noted, some spaces will be re-marked for ADA access. **Affirmative finding.**

(m) Landscaping, Fences and Retaining Walls:

Fences may be placed within the required setback along a property line, but shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street. Fences placed within a clear sight triangle shall adhere to the standards of Sec. 5.2.6 (c). Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

An existing fence will be mended using salvaged parts; a new fence will extend along the southern tip of the existing. Existing gates will be removed and replaced. A small concrete block wall will be removed as part of the oversight site enhancement.

Affirmative finding.



(n) Public Plazas and Open Space:

Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and

building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.

Public space should be coordinated with the surrounding buildings without compromising safety and visibility. Public spaces should be surrounded by active uses that generate pedestrian traffic, and connect the space to major activity centers, streets, or corridors.

The intention of this application is to convert the former daycare playarea into an outdoor classroom; which is a semi-public space. Significant landscaping and site enhancement is included, including new, wider walkways, a bioswale, bicycle parking, new lighting and ADA parking. **Affirmative finding.**

(o) Outdoor Lighting:

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

See Section 5.5.2, above.

(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.

The project is a highly designed re-visioning of this corner, creating a highly-functioning, interconnected stream of use that enhances pedestrian circulation, stormwater attenuation, mobility (bike parking and ADA parking access), and utility and landscape improvements. Reference is made to Plans C-1.0 – C-1.3 for specific details.

Affirmative finding.

PART 3: Architectural Design Standards

Not applicable.

Article 8: Parking

This application proposes the elimination of one parking space while meeting ADA Compliance for the marking of two ADA spaces. The net loss of one space was included within the approved and adopted 2023-2028 Joint Institutional Parking Management Plan. See below.

Table 14 UVM Campus Building Program Data (completed and future)

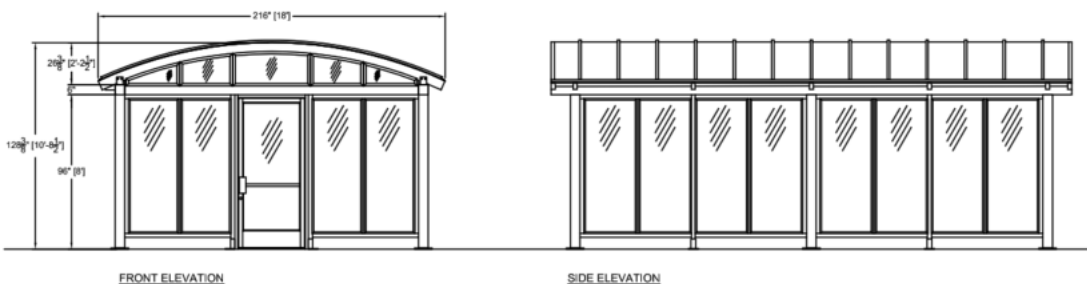
Project Name	Included in Previous JIPMP	Change in Building Area (gsf)	Associated Change in Parking (spaces)	Estimated Completion
Music Building Recital Hall Addition	Yes	3,942	3	Completed
Jeffords East Lower Lot	Yes		67	
University Heights Road (Southwick)	Yes		5	
Pomeroy Barn & 172 South Prospect Buildings	Yes	-6,067	-3	
New Research Facility for COM (Firestone)	Yes	75,000	-121	
Bioresearch Complex Parking	Yes		153	2023
Hills	No	6,408	1	
Centennial Compound	No		40	
ADA Code Compliance	Yes		-20	2024
284 East Avenue	No		30	
Waterman	No	3,000	-10	
Votey Lot	Yes		-10	
Torrey Hall Addition	Yes	2,860	-6	
Future Student Housing ³	No	100,000	0	2025
Future Additional Parking to Accommodate New Housing	No		200	
Colchester Research Facility Lot 1 Parking ²	Yes		200	
University Road (East Ave to Compound)	Yes		15	
Interfaith Center Parking Lot	Yes		30	
Future Student Housing ³	No	150,000	-25	2026
Future Additional Parking to Accommodate New Housing	No		200	
Villa	No	12,618	-7	
Future Compound Expansion	No		66	2027
Virtue Field Phase 3	Yes	5,000	0	
Blundell Parking	Yes		5	

Affirmative finding.

Part 2: Bicycle Parking

The application includes the addition of a new concrete pad with bike parking, and a covered bike parking shelter.

Reference is made to Plan C-1.0 for their location; adjacent to the access walkway.



Affirmative finding.

II. Conditions of Approval

1. Installation of new fencing shall meet the Clear Site Triangle.
2. An Erosion Prevention and Sediment Control Plan is subject to review and approval by the Stormwater Program engineer.
3. Standard Permit Conditions 1-15.

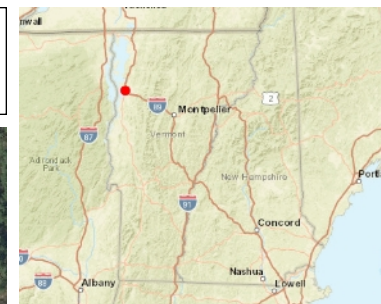
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UVM Living/Learning Improvements Location

Vermont Center for Geographic Information

vermont.gov

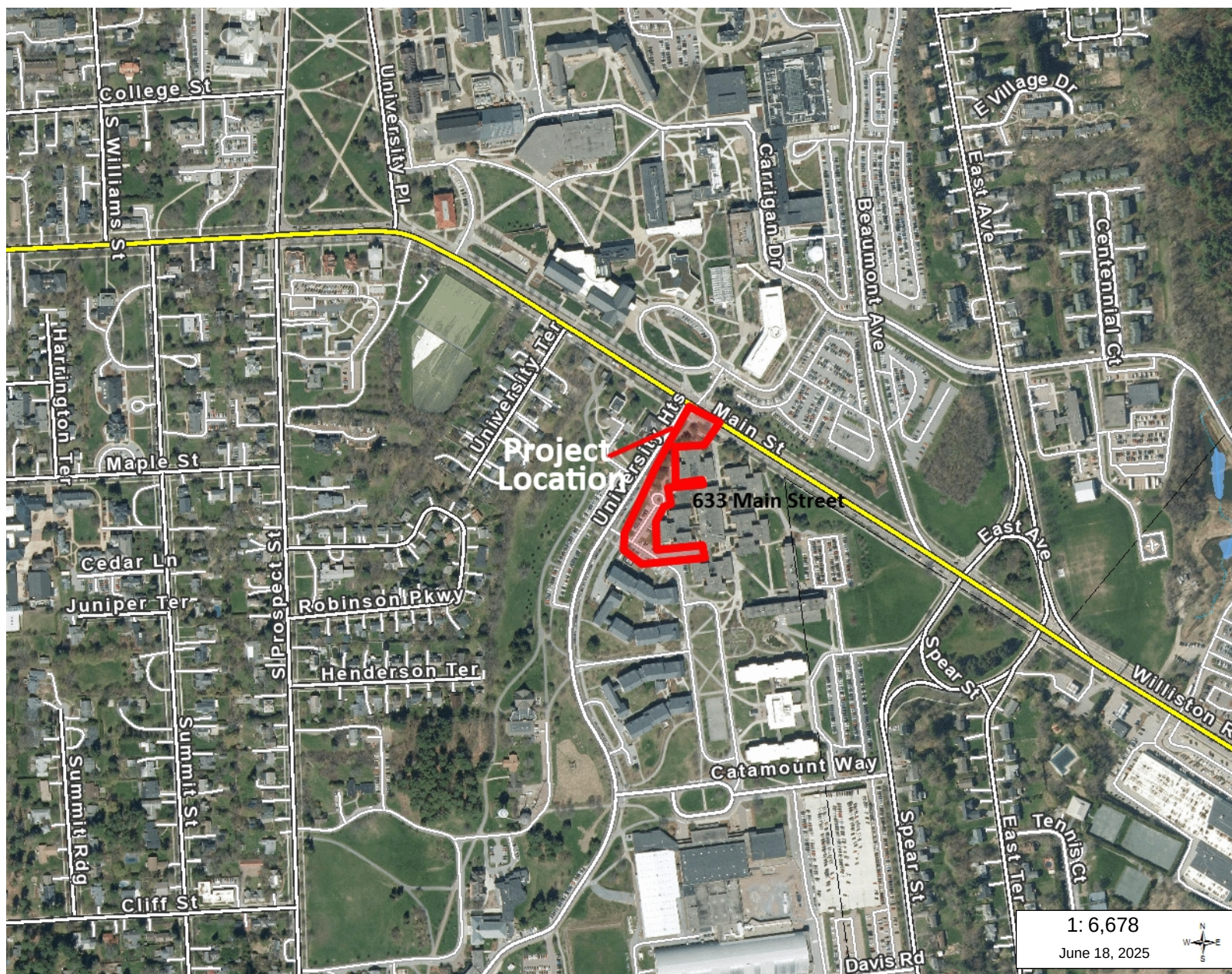


LEGEND

- Airports
- Mountains and Hills
- US Highways
- State Highways
- Roads - Public (VTrans)
 - Interstate Highway
 - US Highway
 - State Highway
 - Local road
 - Other road
 - Legal trail
- Roads - Private (E911)
- Driveways
- Rail Lines
- Town Boundaries
- County Boundaries



NOTES



1:6,678

June 18, 2025

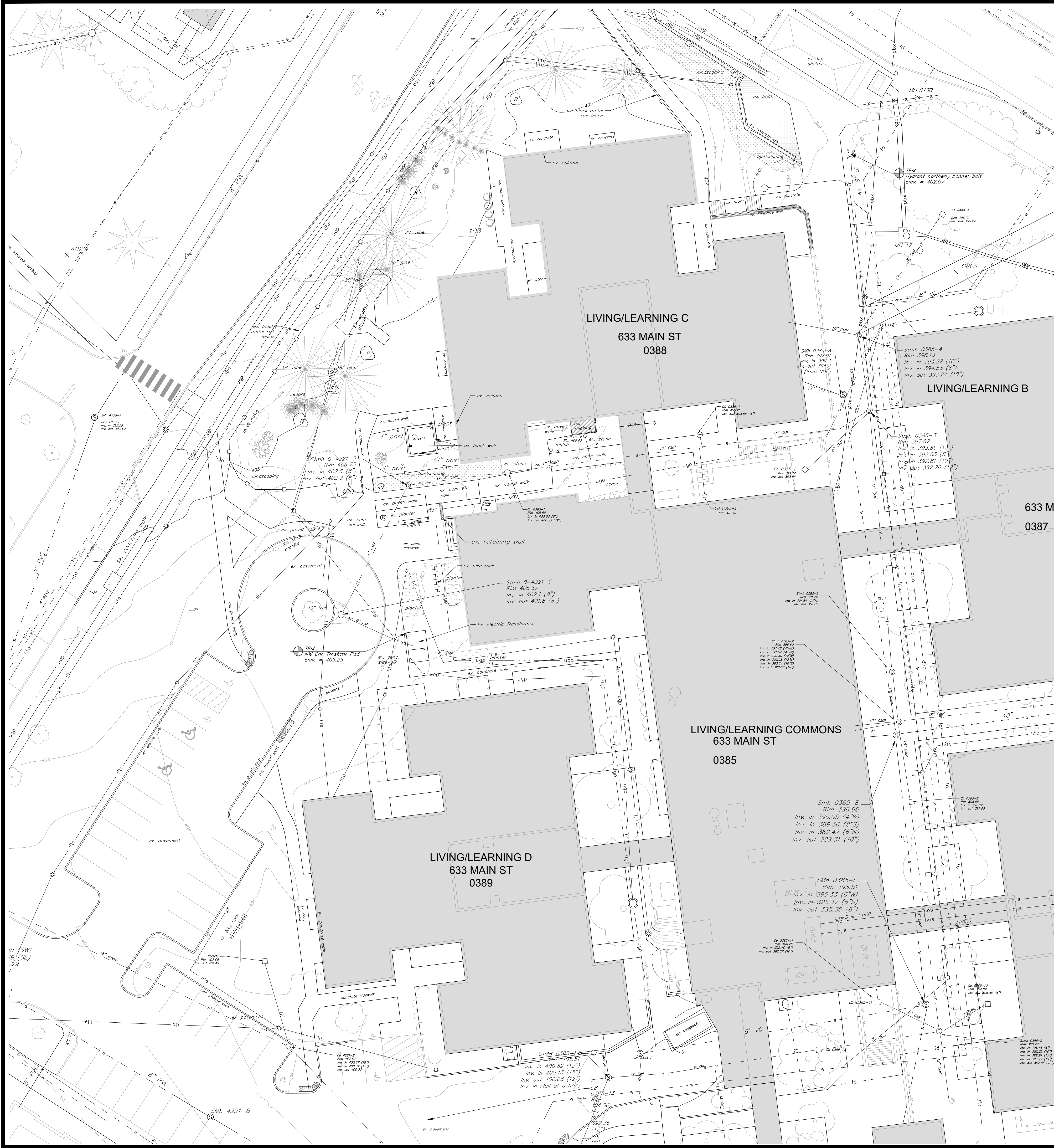


0.21 0 0.11 0.21 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Center For Geographic Information

1" = 556 Ft. 1cm = 67 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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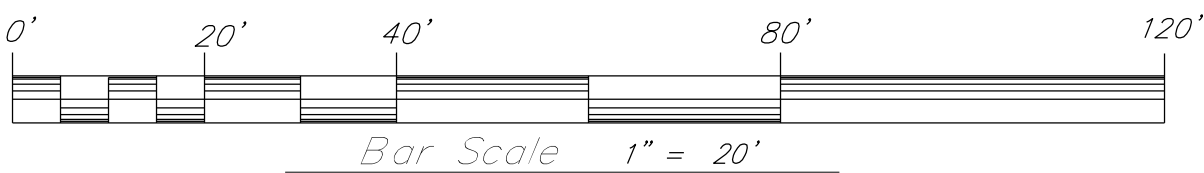


Notes

- 1. This plan is not a boundary survey. Property line shown are based on digital information provided by UVM are considered approximate.
- 2. The underground utilities shown on this plan are based on visible utilities located during a topographic survey performed by Krebs & Lansing in October and November 2023 and the following:
 - Electric: Electrical lines are based on plans prepared by Burlington Electric Department titled, "FAHC - UVM, North Campus System Upgrade Site Plan," dated 07/05/07, digital utility mapping provided by Fletcher Allen, and limited dig safe markings located during the survey. Limited secondary electric and site lighting electric is shown based on Utility Master Plan mapping provided by UVM. Other secondary and site lighting electrical may be present on site and is not warranted to be exact or complete.
 - Water: Waterlines are based on visible evidence found during the survey and digital utility mapping provided by the University of Vermont.
 - Sewer: Sanitary sewer mains are shown from manhole to manhole as located during the survey. Sanitary service lines are shown based on digital utility mapping provided by the University of Vermont. Sewer pipe elevations, type, and sizes were measured during the survey. Pipe information is not always evident from visual observations. Prior to making connections to the existing sanitary system and prior to ordering materials, the Contractor shall be responsible for confirming all pipe information.
 - Storm: Storm pipes are shown from manhole to manhole as located during the survey. Stormwater service lines are shown based on digital utility mapping provided by the University of Vermont. Storm pipe elevations, type, and sizes were measured during the survey. Pipe information is not always evident from visual observations. Prior to making connections to the existing storm system and prior to ordering materials, the Contractor shall be responsible for confirming all pipe information.
 - PBX: PBX telecommunications conduits are based on Utility Master Plan digital mapping provided by the University of Vermont.
 - Steam: Steam lines are based on Record drawings and Utility Master Plan digital mapping provided by the University of Vermont.
- 3. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation. DigSafe may not mark private utilities. It is the Contractors responsibility to mark private utilities (other than PBX). Secondary electric is not shown on this plan.
- 4. Elevations are based on the NAVD 88 vertical datum.
- 5. Project Horizontal Coordinates derived from GPS observation using reference frame NAD83 (2011) 2010.00 epoch.

Legend

- Survey Control Point
- Existing Sign
- Existing Light Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Spot Grade Elevation
- Existing boulder / rock
- Existing Sewer Line/Manhole
- Existing Storm Line/Manhole/Basin
- Existing Underground Power
- Existing PBX Line
- Existing Select-A-Code Line
- Existing Site Light Line
- Existing Steam Line
- Existing Condensate Line
- Existing Chilled Water Supply
- Existing Chilled Water Return
- Existing HVAC duct
- Existing Water Line/Hydrant/Valve/Shutoff
- Existing Grade Contour
- Limit of Topographic Survey



University of Vermont
PLANNING, DESIGN, & CONSTRUCTION
MARSH HALL SUITE 10
31 SPEAR STREET
BURLINGTON, VERMONT 05405

Project Manager: Adam Frazier



STAMP:

Project:
**LIVING LEARNING
COMPLEX**

**BUILDING C
UNIVERSITY OF
VERMONT**

Project No. 22193
Scale 1" = 20'
Drawn by TJB
Checked by
Date 6/10/2025

Revisions	No.	Date	Description

Drawing Title

**EXISTING
CONDITIONS PLAN**

Drawing No.

C-2.0

UVM Living Learning Exterior Improvements – Existing Site

From Main Street Looking South



From University Heights Looking East



From University Heights Looking East

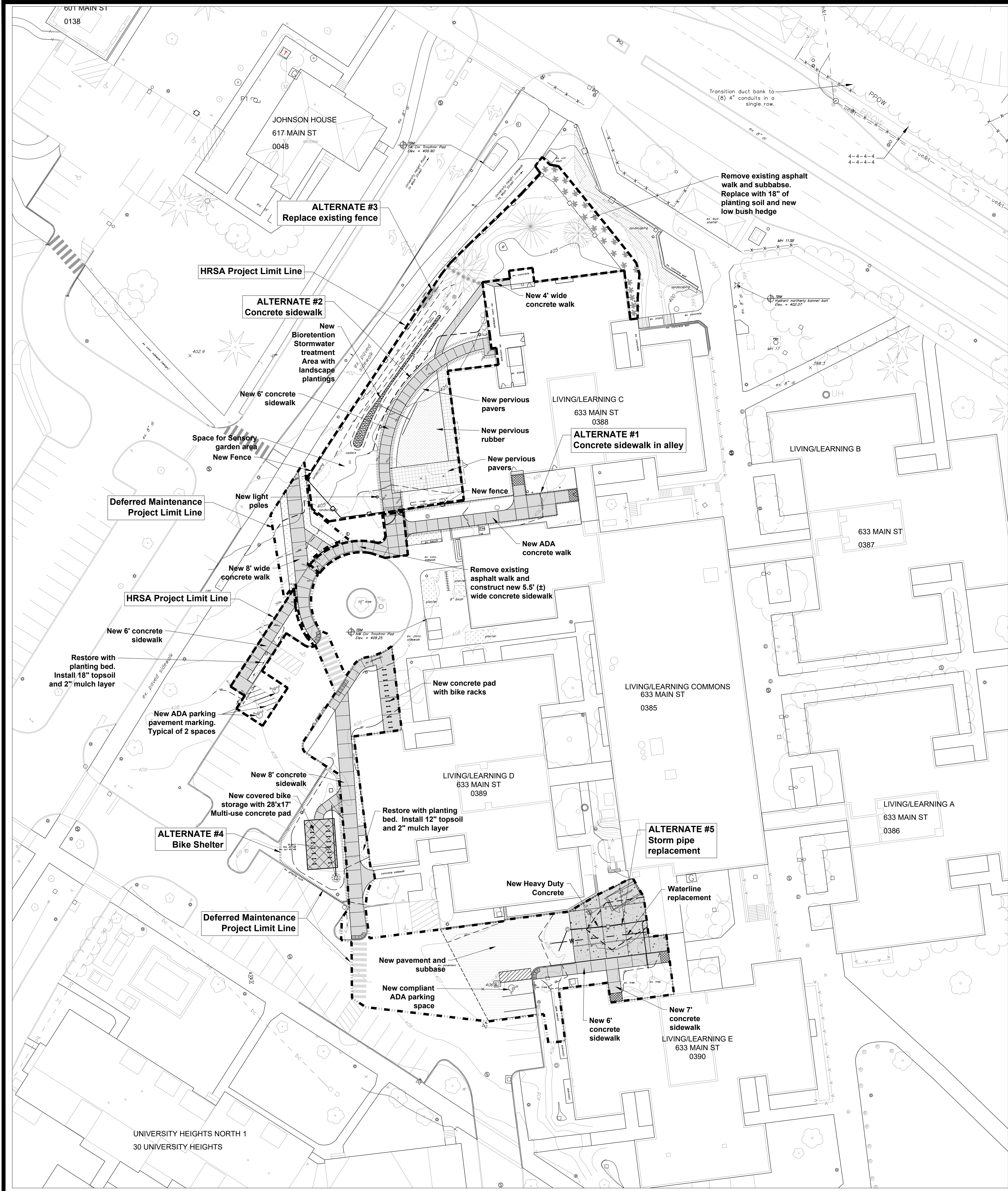


From University Heights Looking East



From University Heights Looking Northeast

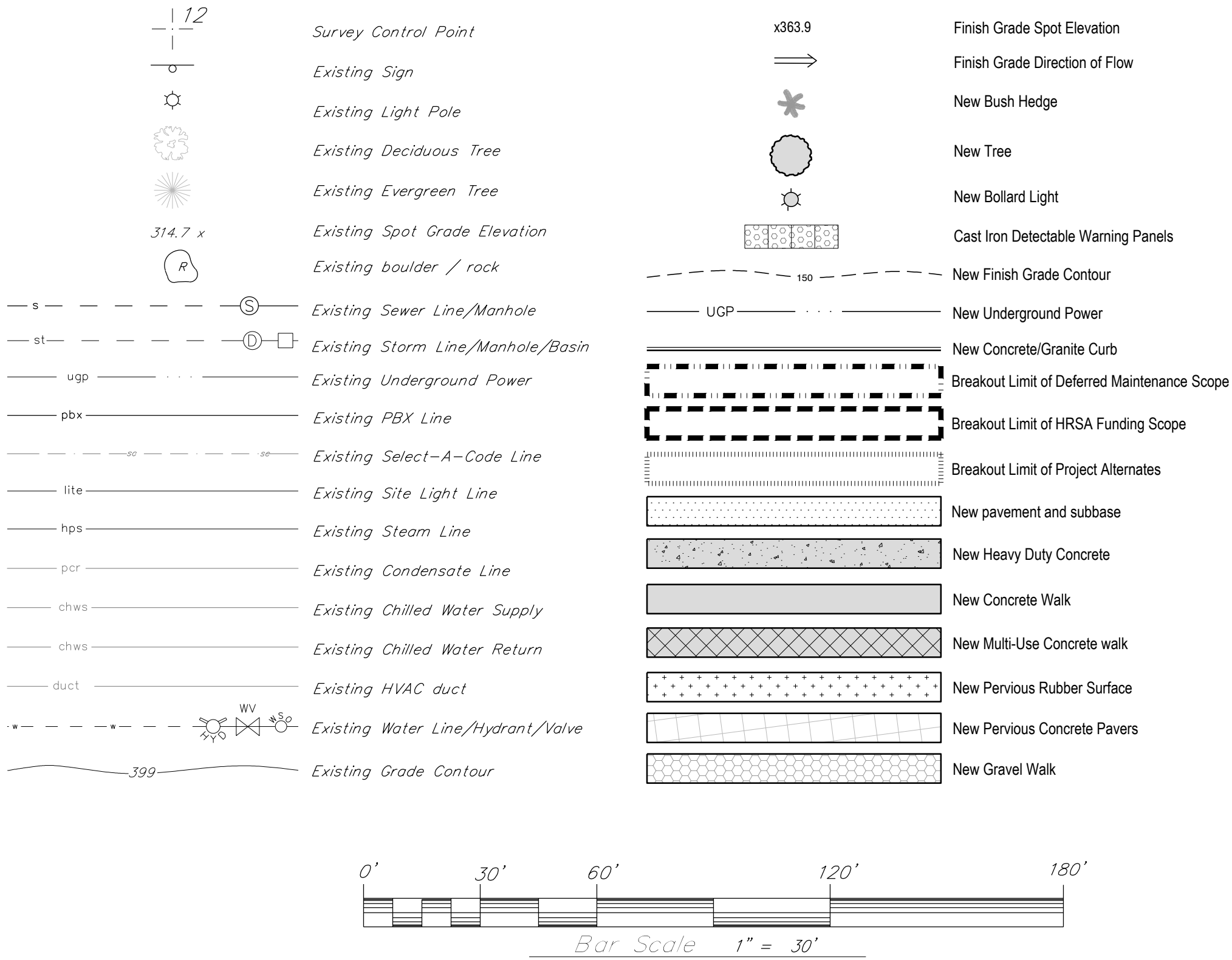




NOTES

- The Contractor shall be responsible for repairing all disturbed areas back to original condition, including but not limited to curbing, sidewalks, road, parking areas, landscaping, site lighting, electrical, and etc. All asphalt shall be sawcut prior to paving.
- All stumps, rock, and other non-approved trench backfill material discovered during construction is the exclusive property of the Contractor and shall be removed from UVM property and disposed of in a State approved disposal location. All existing soils reused for fill shall conform to all applicable sections of VTRANS specifications Section 203-Excavation & Embankments. Contractor shall review soil investigation report and soils logs prior to bid. Any soil reused as fill under roads and applicable concrete sidewalks shall pass a subgrade proof roll with a loaded tandem. Fill soils that do not pass a subgrade proof roll shall be removed and replaced at the Contractor's expense.
- All passing sieve, proctor, and compaction testing expenses shall be paid by Owner. Testing coordination, all other required testing, and expenses for failed tests shall be the Contractor's responsibility.
- The Contractor shall contact the Burlington Electric Department prior to any work in the vicinity of the existing electric conduits.
- This project requires coverage under an Individual Construction Stormwater Discharge Permit and the City of Burlington Standard Erosion Prevention & Sediment Control Permit. The Contractor shall be the On-site Coordinator for the project and shall be responsible for all required inspections (minimum weekly and after any storm event that produces a discharge), turbidity readings, maintenance, and reporting. The On-Site Plan Coordinator shall be required to provide a turbidity meter for the project. The Contractor shall be responsible for installing, maintaining and removing all erosion and sediment control devices shown on the plans or details and, to the maximum extent practical, to minimize potential contamination of stormwater runoff from the construction activities.
- Contractor shall be responsible for all "As-built" measurement and drafting requirements as outlined on the Detail Sheets. All trench excavations shall remain open until all as-built survey shots have been taken. Progress Record Drawings shall be submitted to the Engineer as indicated in the Record Drawing specifications.
- See Erosion Prevention and Sediment Control Plans for locations of staging / storage areas.
- The Contractor shall be responsible for all temporary signage and construction barrier/safety fencing necessary to providing safe vehicular and pedestrian access through or around the site during construction.
- Definition of "Preconstruction Excavation" for these contract documents shall be:
The site contractor shall expose utilities and obtain all necessary information, including but not limited to, invert elevation, size, depth, pipe type, joint location, etc. Contractor shall transit survey the location and elevations of the utility. Contractor shall provide the engineer with sketches indicating horizontal and vertical information of pipe or conduit type and size, cross-section information, concrete encasement information (top and bottom elevations, width, etc.), joint location, etc. of each required existing underground utility. Accuracy of horizontal location is within 1 foot, and accuracy of vertical elevation is within 0.02 ft. (1/4"). Coordinate all excavation with City, Owner, and Engineer. Preconstruction excavations shall occur prior to ordering structures and prior to utility construction to facilitate redesign and/or design confirmation. The location of the preconstruction excavation symbols does not necessarily indicate the location of the buried utility. It is the responsibility of the Contractor to find and expose the utility.
- Contractor shall be responsible for importing topsoil as required to complete the project. Contractor shall test topsoil for conformance with the Post Construction Soil Depth & Quality Standard and for approval by the Owner and Engineer.
- Contractor shall contact UVM Risk Management Training and Compliance office for any work involving contact with asbestos cement pipe.
- Temporary groundwater, stormwater, and sewer by-pass pumping and/or diversion is the responsibility of the Contractor. The Contractor is responsible for providing all necessary pumps and equipment to perform the work. Overnight pumping is not allowed.
- All sidewalks shall have 2% maximum cross slope.
- Contractor to pin concrete sidewalk/slabs to all contact points with stairs, building, bike slab, etc.
- Contractor shall maintain full occupancy and fire department access to all surrounding buildings. Coordinate all temporary access with the University representative.
- Removal of all erosion control matting and inlet protection is the responsibility of the Contractor.
- At the end of the project, clean the sumps of all new and existing catch basins and storm manholes within the project limits.
- There are existing PBX conduits located in the vicinity of this project. The Contractor shall contact UVM Telecommunications and Network Services (656-3339) prior to any work in the vicinity of the PBX conduit. The Contractor shall carefully excavate around the PBX conduit to prevent damage to the PBX infrastructure. Contractor shall be responsible for placing Owner supplied locator balls over exposed conduits prior to backfilling.
- Contractor to salvage and reuse existing granite curb stones to the extent practical, and shall purchase new matching stones as necessary to finish the project.

Legend



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COMPLEX
SITE IMPROVEMENTS

Project No. 22193
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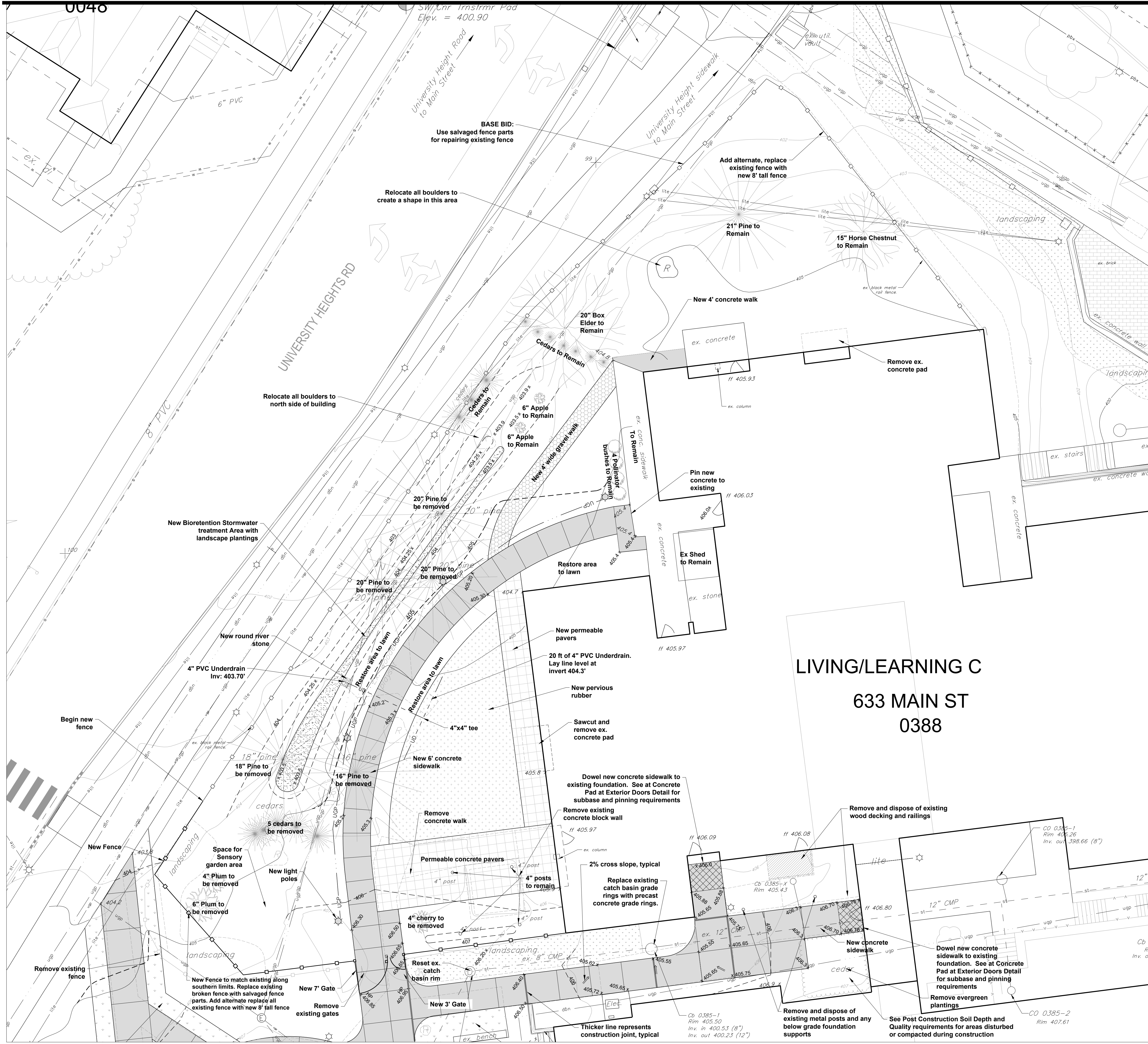
Revisions		
No.	Date	Description

Drawing Title

OVERALL
SITE PLAN

Drawing No.

C-1.0



Legend

- Survey Control Point
- Existing Sign
- Existing Light Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Spot Grade Elevation
- Existing boulder / rock
- Existing Sewer Line/Manhole
- Existing Storm Line/Manhole/Basin
- Existing Underground Power
- Existing PBX Line
- Existing Select-A-Code Line
- Existing Site Light Line
- Existing Steam Line
- Existing Condensate Line
- Existing Chilled Water Supply
- Existing Chilled Water Return
- Existing HVAC duct
- Existing Water Line/Hydrant/Valve/Shutoff
- Existing Grade Contour
- Finish Grade Spot Elevation
- Finish Grade Direction of Flow
- New Bush Hedge
- New Tree
- New Bollard Light
- Cast Iron Detectable Warning Panels
- New Finish Grade Contour
- New Underground Power
- New Concrete/Granite Curb
- New pavement and subbase
- New Heavy Duty Concrete
- New Concrete Walk
- New Multi-Use Concrete walk
- New Pervious Rubber Surface
- New Pervious Concrete Pavers
- New Gravel Walk

Project:

LIVING LEARNING COMPLEX

SITE IMPROVEMENTS

Project No. 22193

Scale 1" = 10'

Drawn by TJB

Checked by

Date 6/10/2025

Revisions

No.	Date	Description

Drawing Title

Site Plan

Drawing No.

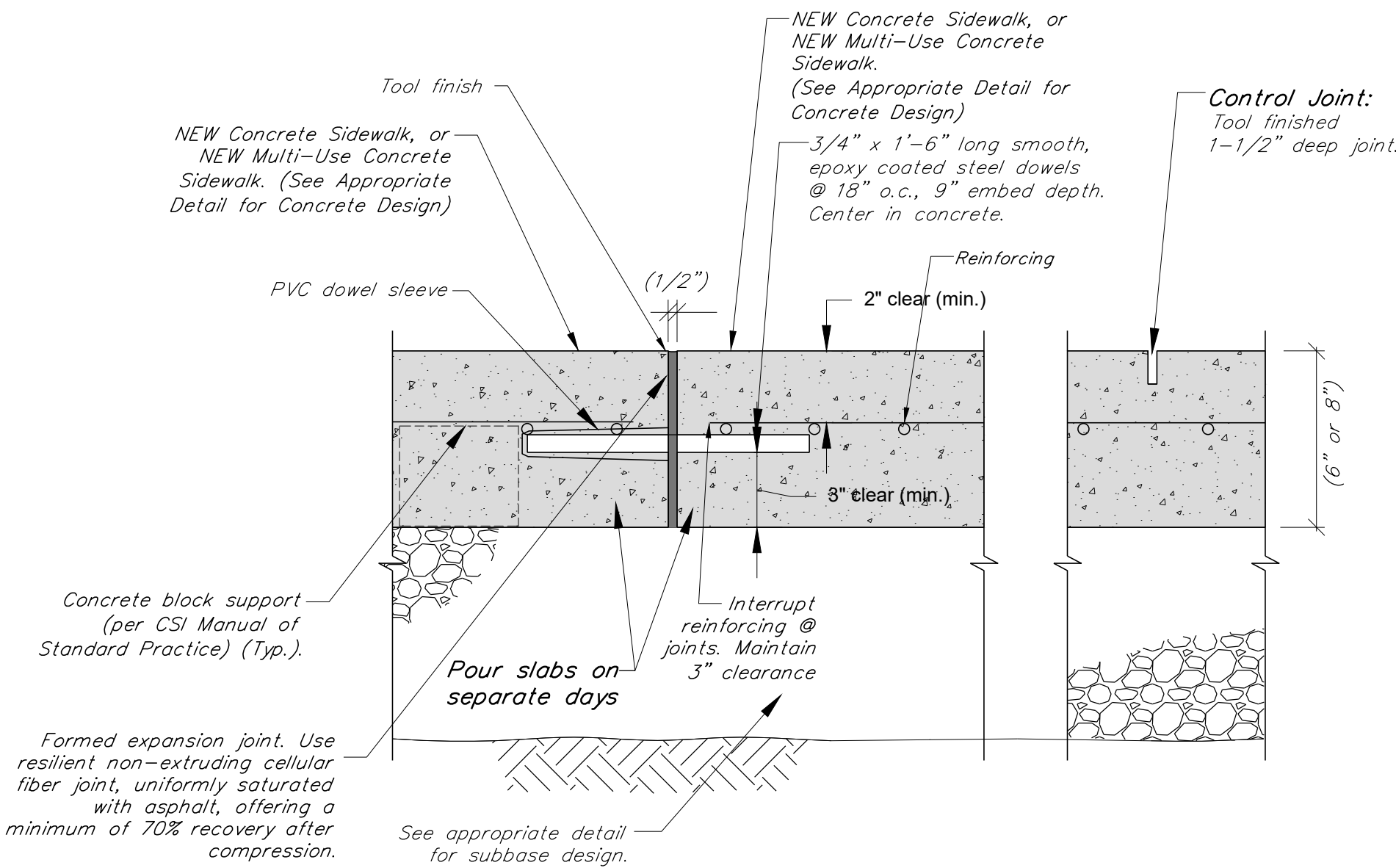
C-1.1

BIORETENTION SOIL CHARACTERISTICS

Parameter	Value
Soil (USDA Sand to loamy sand)	
Sand	85% to 95% passing by weight, no more than 25% of the sand as fine or very fine sands
Silt & Clay	<15% passing by weight
Clay	2% to 5% passing by weight

A dense and vigorous vegetative cover shall be established over all pervious drainage areas upslope of the bioretention areas.

SEE LANDSCAPE PLAN FOR PLANTING REQUIREMENTS



New Concrete Construction Joint/Control Joint Detail

Contractor to use this pinning detail to pin NEW concrete to NEW concrete (walk to walk, walk to buildings, walk to retaining walls, stairs, etc).

N.T.S.

All concrete used in the construction of Multi-Use Concrete shall be made with Portland cement. The concrete shall meet section 541 of the State of Vermont Standard Specifications for Construction, have 28 day compressive strength of 5,000 psi, and meet the following mix design.

Max. water-cement ratio (lb./lb.) 0.44
Min. cement factor (lbs./C.Y.) 705
Entrained air content (%) 5 - 7
Slump (inches, before adding HRWR) 2 - 4

Use air entrained agent conforming to ASTM C260 with 5-7% total air. Use high range water reducing agent conforming to ASTM C494 in all concrete.

Joint filler shall be resilient non-extruding cellular fiber joint, uniformly saturated with asphalt, offering a minimum of 70% recovery after compression.

Concrete Notes

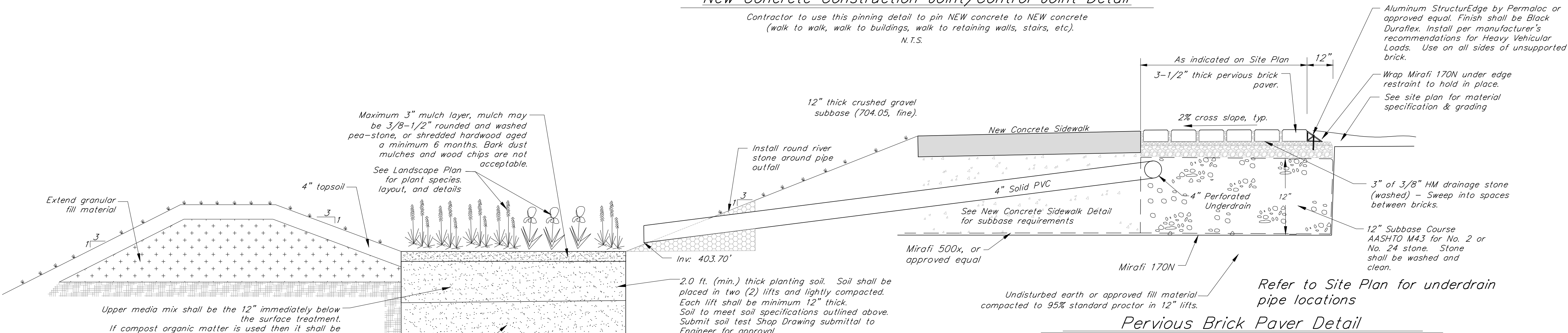
- Broom finish concrete
- Construction joints shall be spaced max. 24' in all directions. See Concrete Construction Joint Detail.
- Score control joints 1-1/2" depth at intervals equal to width of sidewalk. All joints shall be tool finished.
- Apply SpecChem Cure Shield EX cure and seal product to all concrete surfaces, per the manufacturer's specifications.
- Concrete construction and curing shall conform to section 618.03 of the current VDOT Standard Specifications for Construction

Note: Owner or Contractor is not allowed to place deicing materials on newly poured concrete sidewalk for a period of 6 months.

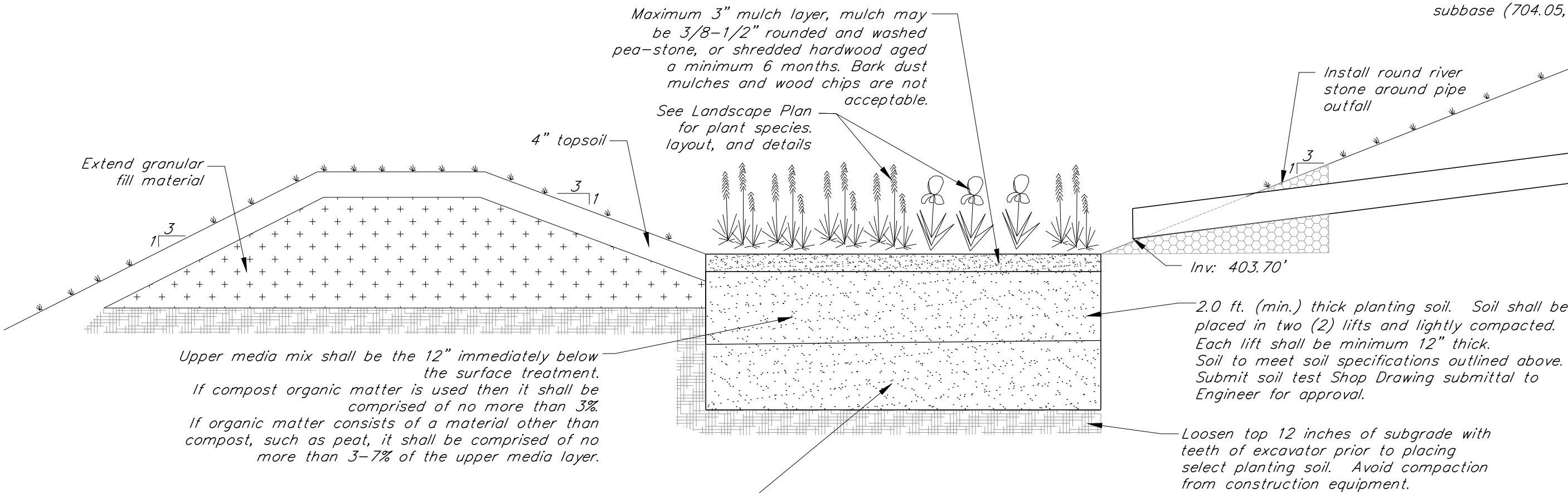
All construction joints shall be doweled. Refer to Concrete Construction Joint/Control Joint Detail.

New Concrete Sidewalk Detail

(For Concrete Walks 7ft. Wide or Less)
N.T.S.

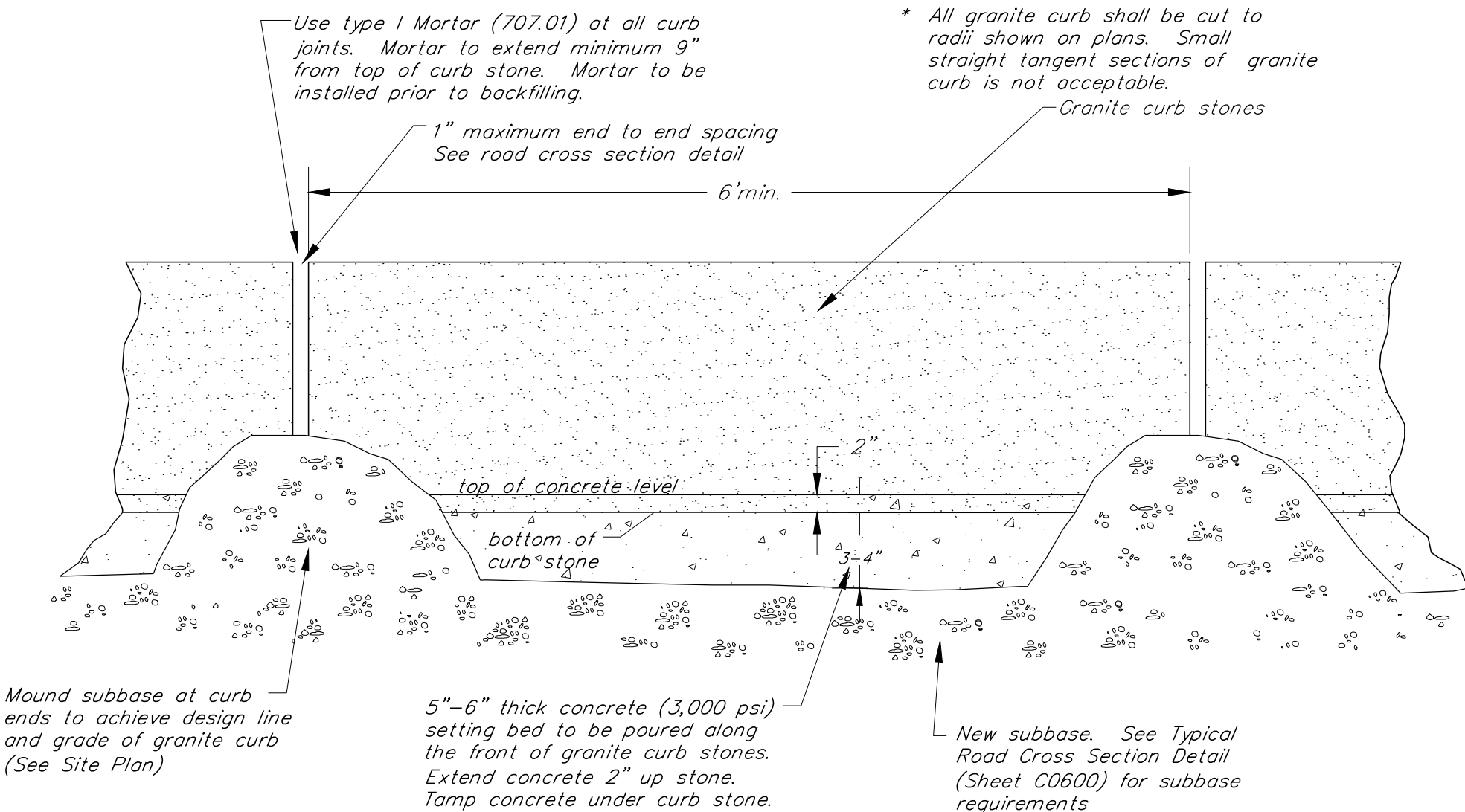


Pervious Brick Paver Detail



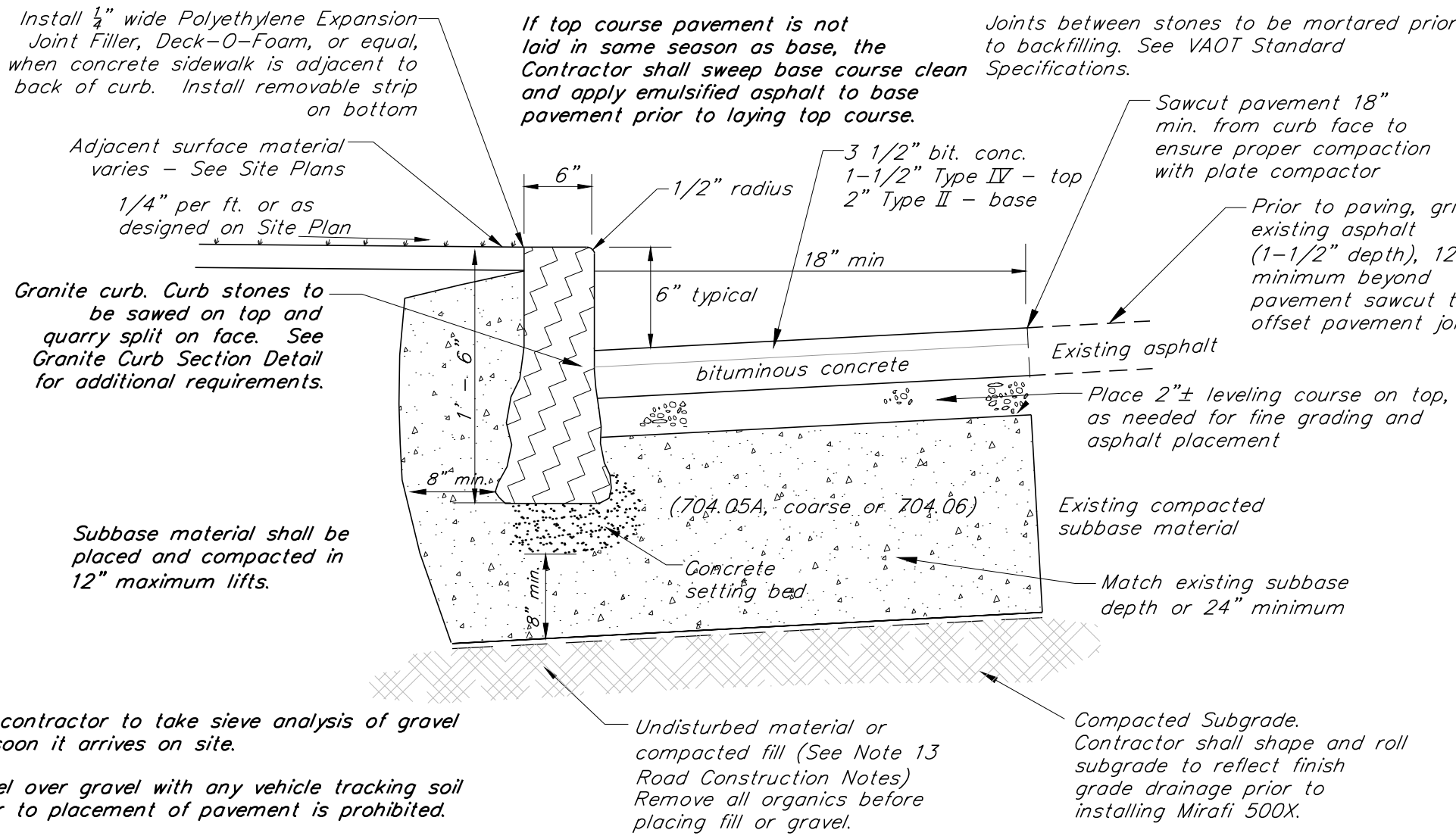
Bioretention Planting Soil Bed Detail

N.T.S.



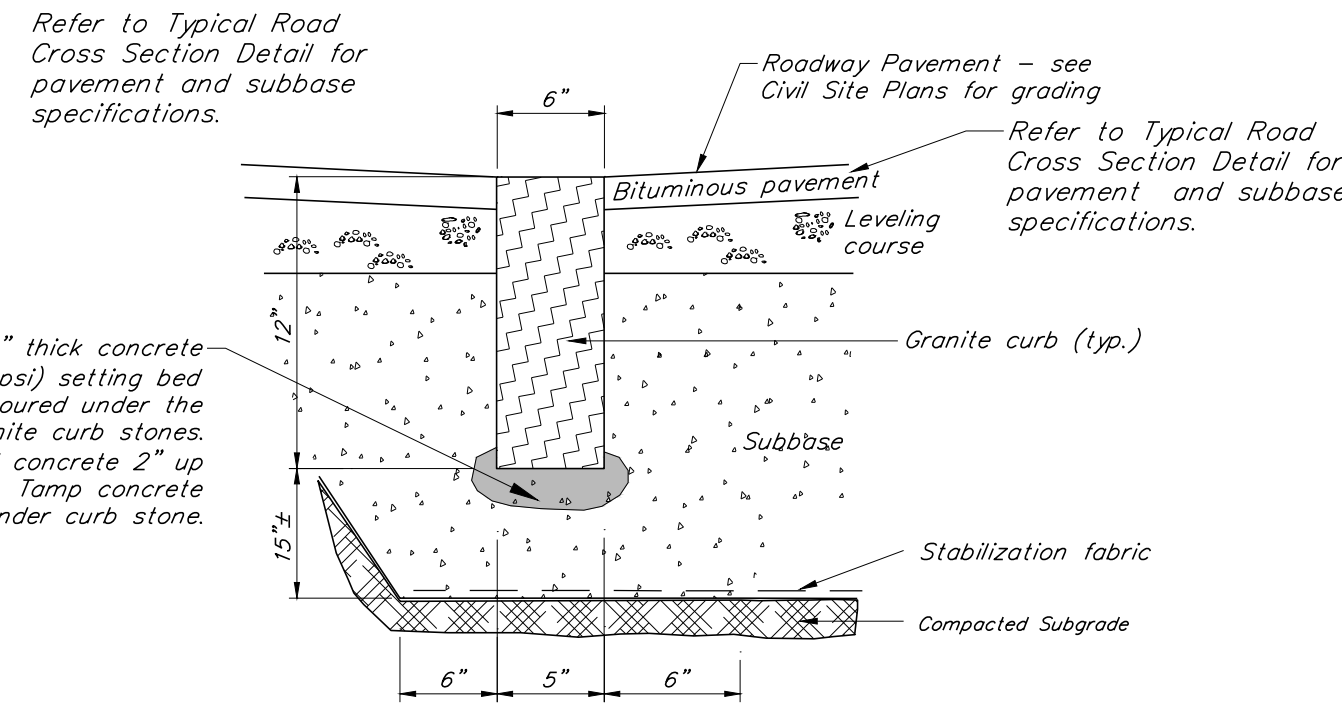
Typical Granite Curb Section Detail

N.T.S.



New Granite Curb Cross Section Detail

N.T.S.



Flush Granite Curb

N.T.S.



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KREBS &
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CONSULTING ENGINEERS

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Colchester, Vermont 05446 www.krebsandlansing.com

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Project No.

22193

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Revisions

No. Date Description

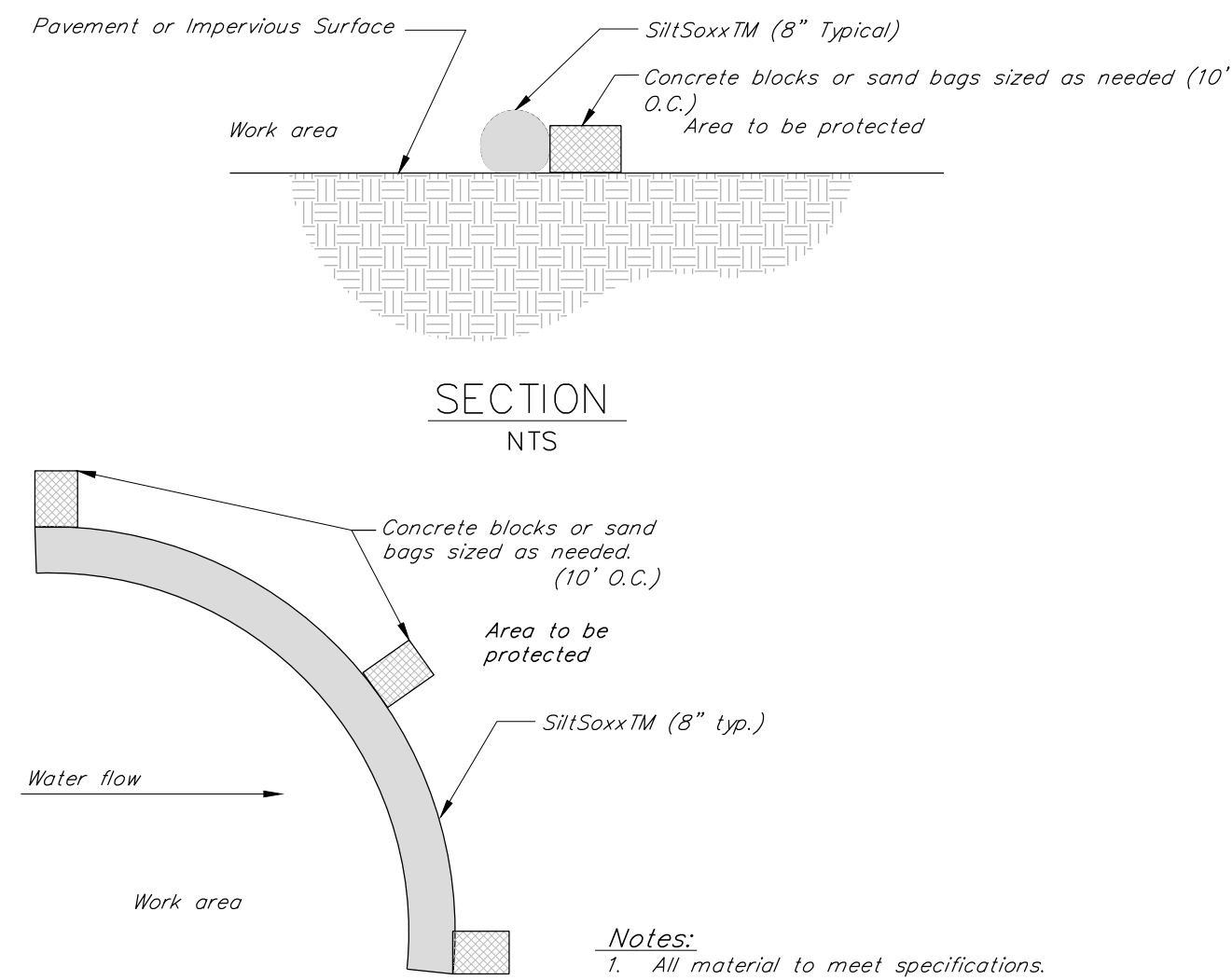
Drawing Title

CIVIL
DETAILS

Drawing No.

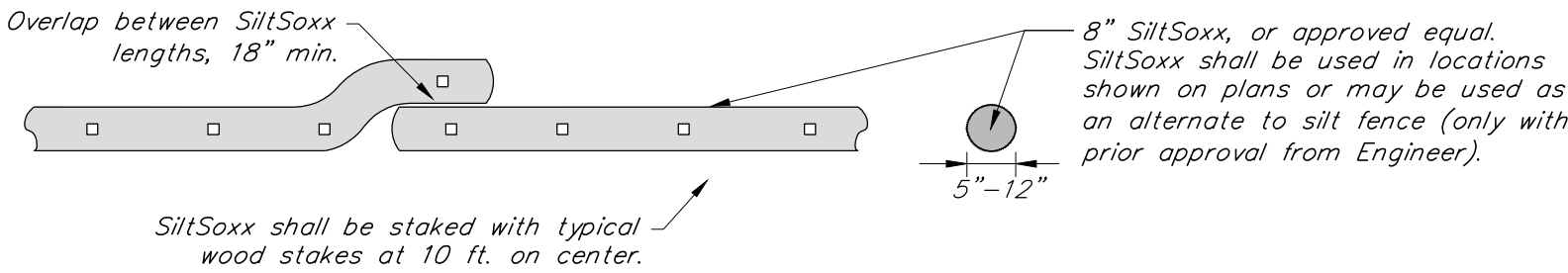
C-4.0

22193\J&L_Walks_Details.dwg



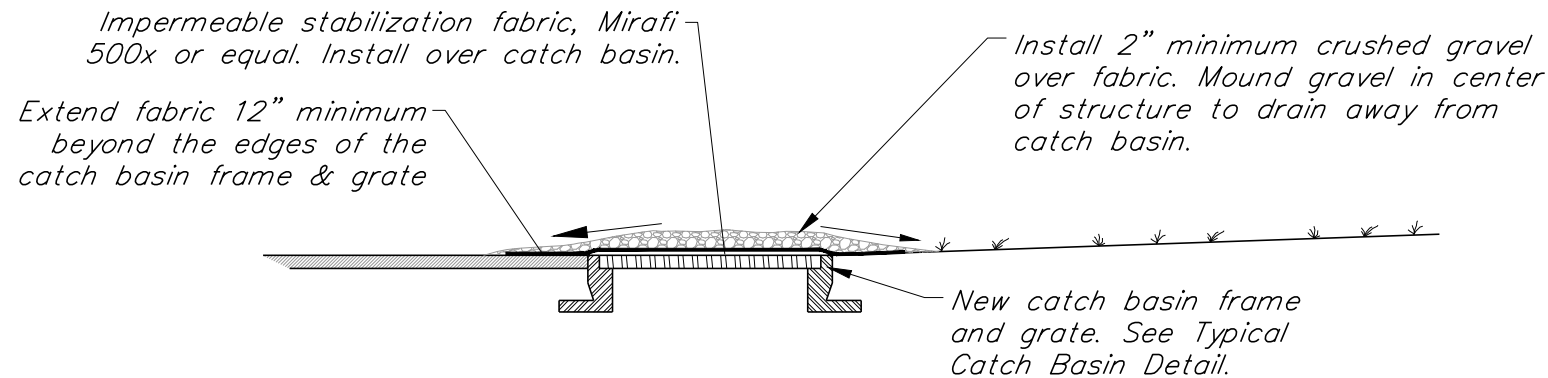
Installation on Pavement

- Contractor shall be responsible for the installation, maintenance, and removal of SiltSoxx in all locations shown on the plans. SiltSoxx may be left in place if the contractor seeds and mulches over SiltSoxx for growth post construction.
- Maintenance shall be performed as needed and additional SiltSoxx will be added when sediment reaches half of product height.
- When installing lengths of SiltSoxx, lengths will overlap by minimum 18" when transitioning to a new length of SiltSoxx.
- Contractor shall refer to all manufacturers specifications and details.
- SiltSoxx is a product from a specific manufacturer (Filtrexx), other manufacturers with equal products may be used if approved by Engineer.



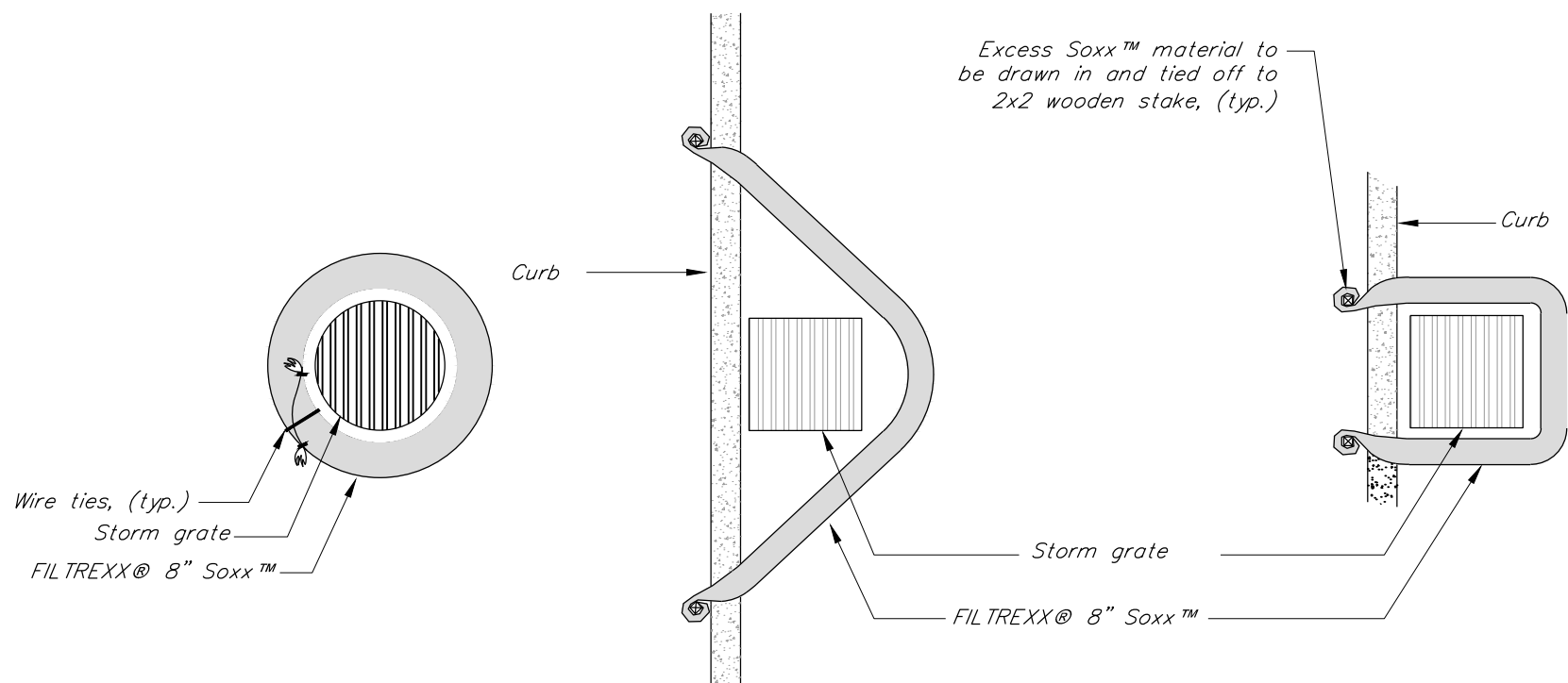
Typical Filtrexx SiltSoxx Sediment Control

NOTE: This detail to be used only when inlet protection is not practical and only with prior approval from the Engineer.



Temporary Impermeable Catch Basin Cover Detail

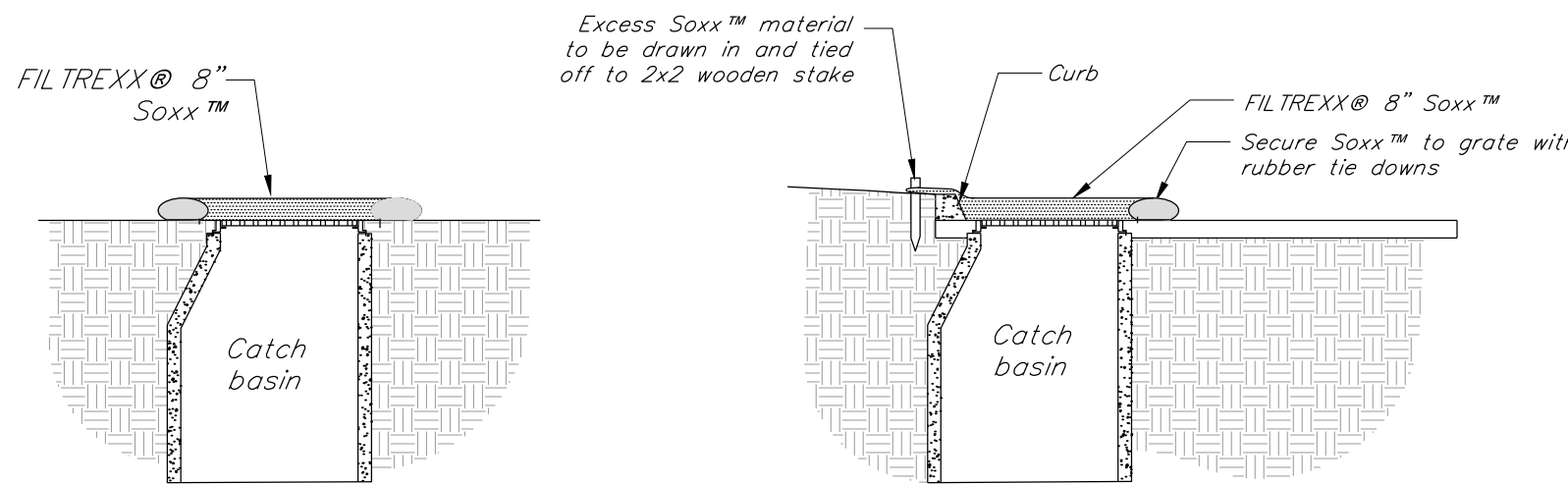
N.T.S.



Drain Inlet Plan

Curbside Option "A" Plan

Curbside Option "B" Plan



Drain Inlet Section

Curbside Section

- NOTES:
- All material to meet Filtrexx specifications.
 - Filter Media™ fill to meet application requirements.
 - Compost material to be dispersed on site, as determined by engineer.

Filtrexx SiltSoxx Inlet Protection

Secure "Marsh Mat", or approved equal, coir inlet filter over catch basin.

Inlet Protection (Pavement Areas)

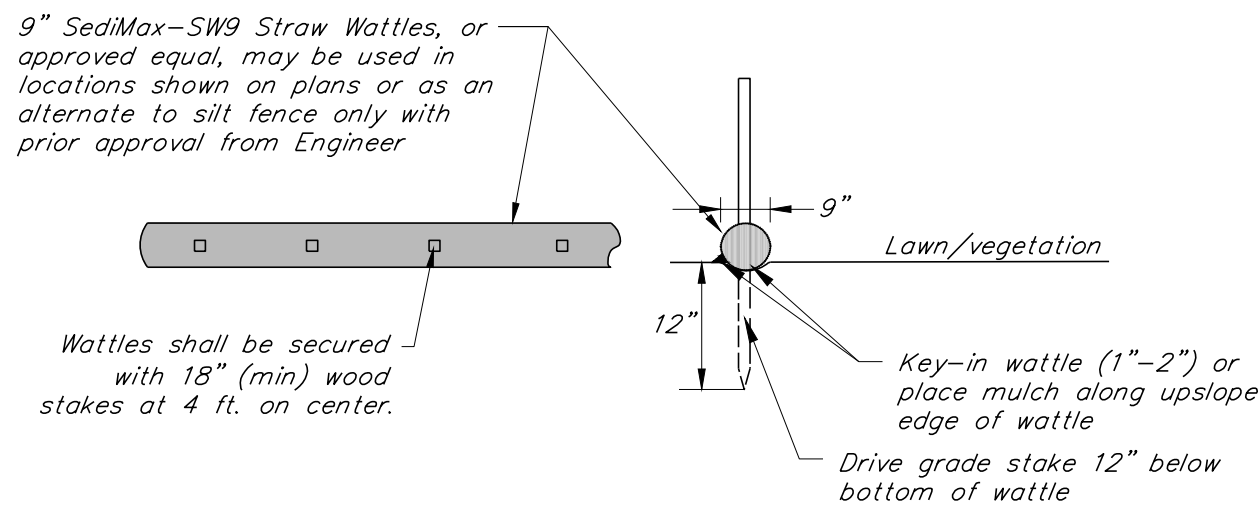
N.T.S.

Construction Limit Barriers

- Temporary chain-linked construction fence shall be used to delineate construction limits where practical or where directed in the Contract Documents.
- Orange construction fence or snow fence shall be used to demarcate short-term construction activities.
- 3" thick orange polyester mesh webbing may be used to demarcate pedestrian barricades for new topsoil and seeded areas

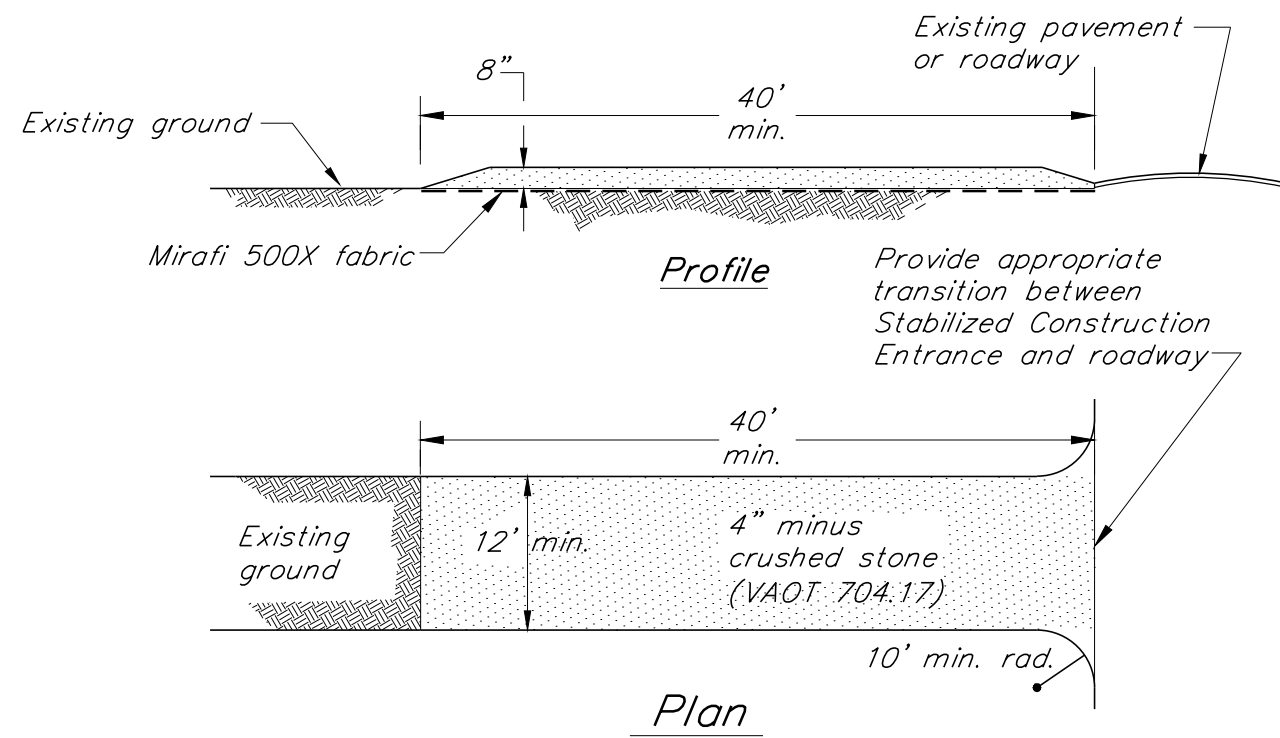
Wattle spacing chart	
Slope Gradient (H:V)	Wattle spacing
< 6:1	50 ft. or less
4:1 - 6:1	35 ft. or less
> 4:1 - 2:1	20 ft. or less
> 2:1 - 1:1	10 ft. or less
> 1:1	5 ft. or less

- NOTES:
- Contractor shall be responsible for the installation, maintenance, and removal of straw wattles in all locations shown on the plans.
 - Maintenance shall be performed as needed and material removed when sediment reaches half of product height. Remove wattle after successful establishment of vegetation.



Typical Straw Wattle Sediment Control

N.T.S.



Note:

- Contractor shall be responsible for the installation, maintenance, and removal of a stabilized construction entrance at each construction entrance for the project. The Construction Stabilized Entrance and its continued maintenance shall be a minimum measure to prevent tracking of sediment off-site.
- Contractor to use Mirafi 500x under stone for temporary construction roads.
- Stabilized construction entrances shall be repaired when voids are 80% filled with sediment. Repair shall include adding additional 4" minus crushed stone and/or removal of contaminated stone.

THIS DETAIL TO BE USED FOR ALL TEMPORARY STONE STABILIZATION AREAS IDENTIFIED ON THE PLANS

Temporary Stabilized Construction Entrance & Staging Areas

N.T.S.

Material Specifications

Straw erosion control blanket shall be S150BN as manufactured by North American Green, Inc. or equivalent. Erosion control blanket shall have the following properties:

Erosion control blanket shall be a machine-produced mat of 100% agricultural straw.

The blanket shall be of consistent thickness with the straw evenly distributed over the entire area of the mat. The blanket shall be covered on the top and bottoms sides with a 100% biodegradable woven natural fiber netting having an approximate 0.5" X 1.0" mesh and be sewn together on 1.5" centers with degradable thread.

Installed as per manufacturer's specifications.

Material Content

Straw: 100% (.50 lbs/sq.yd.) (.27 kg/m2)

Netting: TOP - Leno woven 100% biodegradable organic jute
BOTTOM - 100% biodegradable organic jute

Weight: TOP - approx. 9.35 lb/1000 s.f.
BOTTOM - approx. 7.7 lb/1000 s.f.

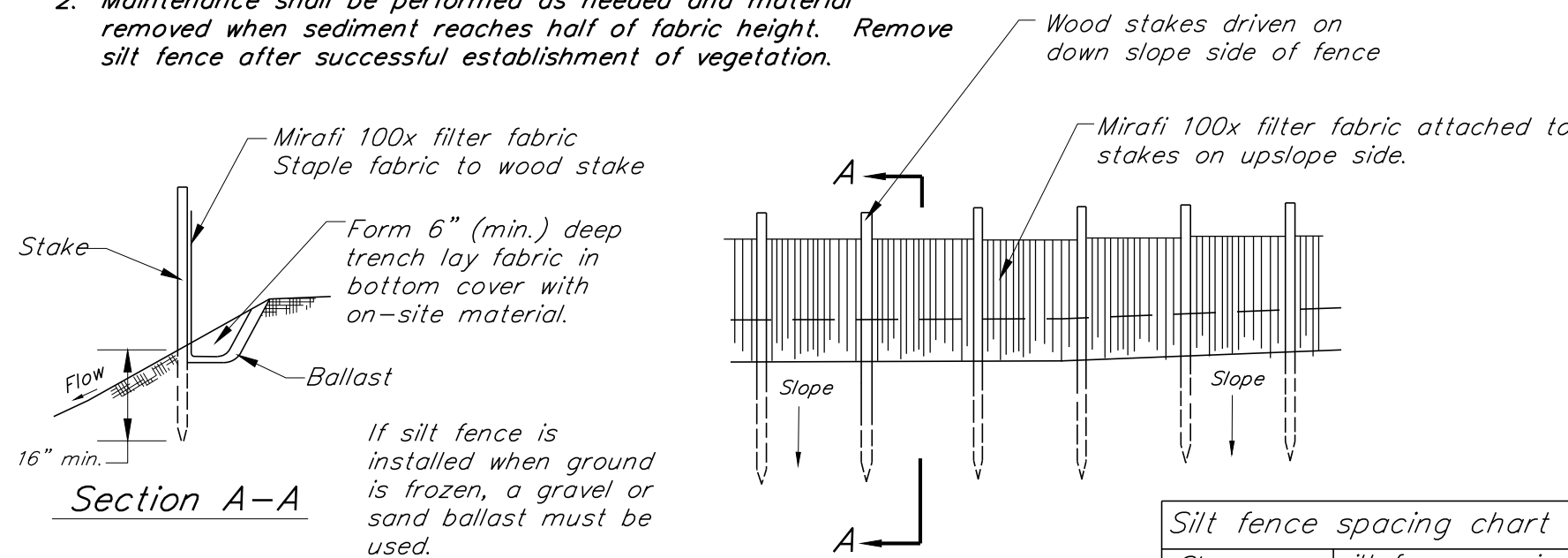
Thread: Biodegradable

North American Green S150BN

Erosion Control Matting

Straw wattles may be used as substitute for silt fence for areas approved by the Engineer.

- NOTE:
- Contractor shall be responsible for the installation, maintenance, and removal of silt fence in all locations shown on the plans.
 - Maintenance shall be performed as needed and material removed when sediment reaches half of fabric height. Remove silt fence after successful establishment of vegetation.



Silt fence spacing chart	
Slope	silt fence spacing
5% to 10%	50 ft. or less
10% to 20%	25 ft. or less
> 20%	15 ft. or less

Typical Temporary Silt Fence

N.T.S.



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No. Date Description

Drawing Title

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Drawing No.

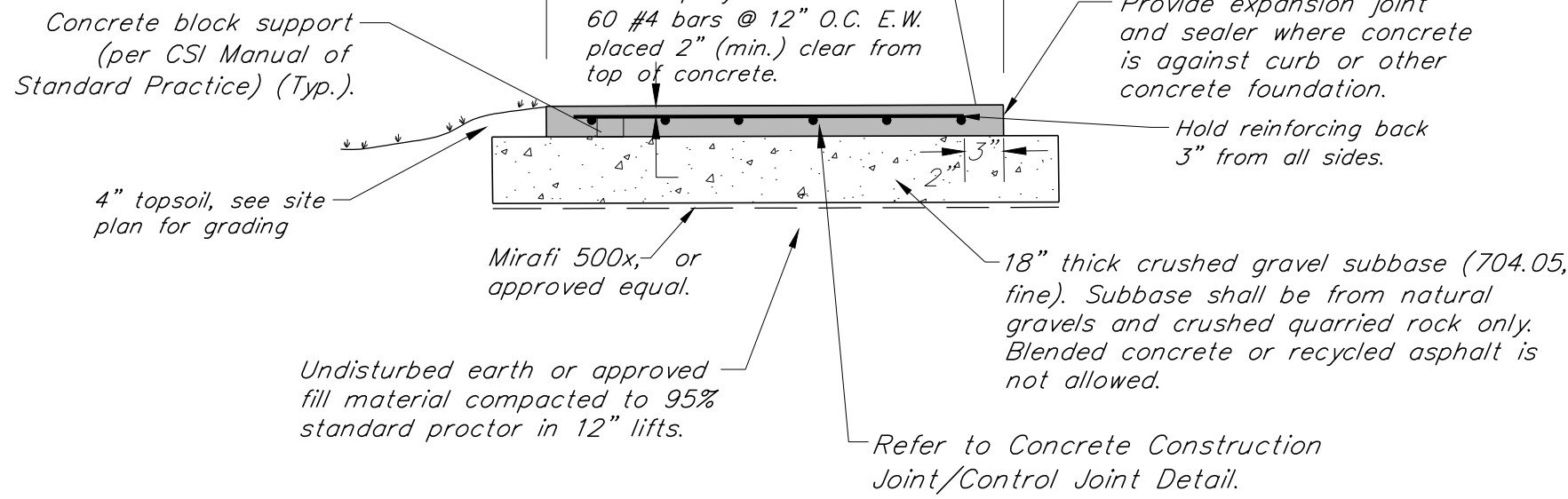
C-4.2

All concrete used in the construction of Multi-Use Concrete shall be made with Portland cement. The concrete shall meet section 541 of the State of Vermont Standard Specifications for Construction, have 28 day compressive strength of 5,000 psi, and meet the following mix design.

Max. water-cement ratio (lb./lb.) 0.44
Min. cement factor (lbs/C.Y.) 705
Entrained air content (%) 5 - 7
Slump (inches, before adding HRWR) 2 - 4

Use air entrained agent conforming to ASTM C260 with 5-7% total air. Use high range water reducing agent conforming to ASTM C494 in all concrete.

Note:
Owner or Contractor is not allowed to place deicing materials on newly poured concrete sidewalk for a period of 6 months.



New Multi-Use Concrete Detail

To be used for concrete sidewalk that is not heavy duty and that is wider than 6'.

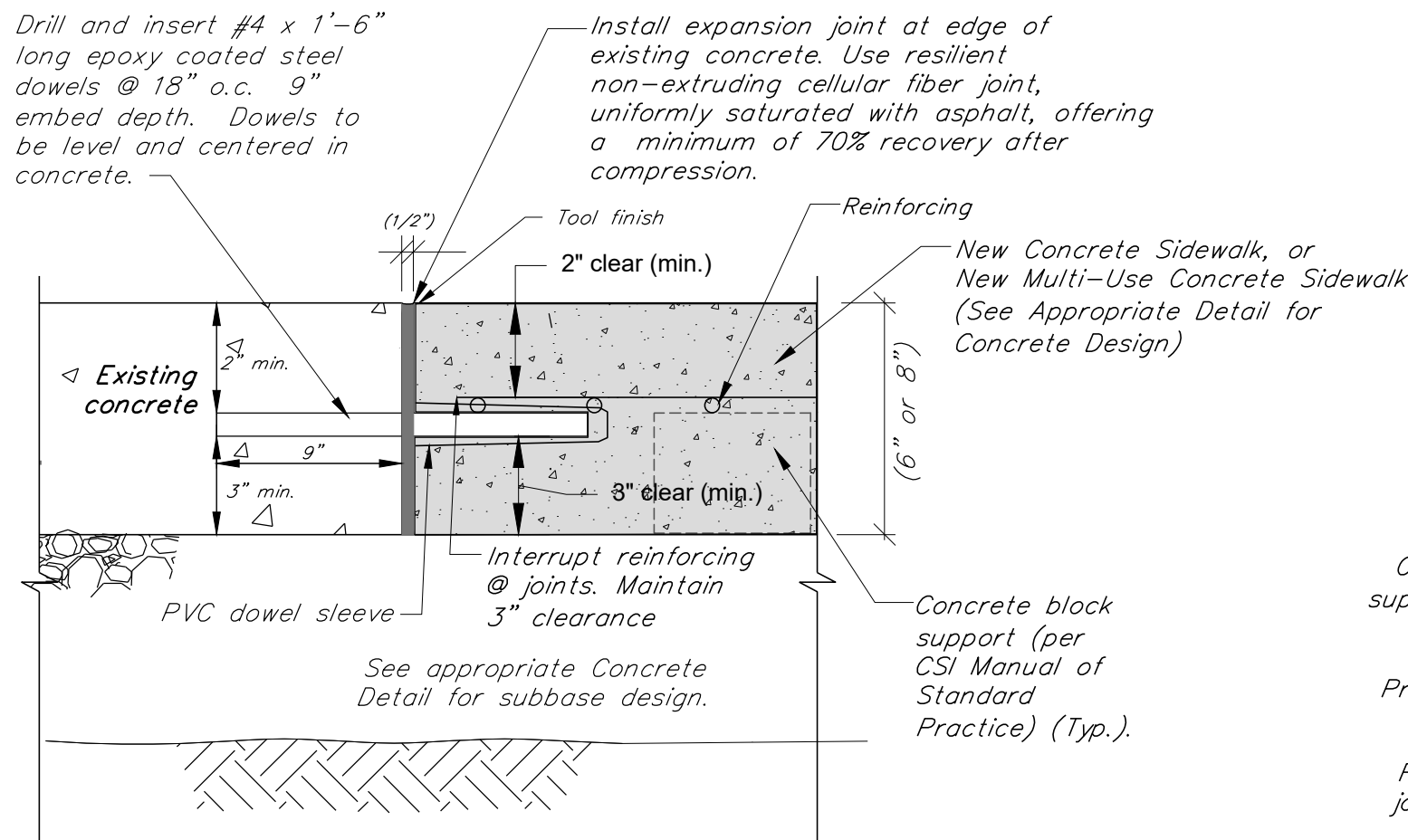
This detail to be used for Bike Shelter Concrete

N.T.S.

Concrete Slab

- Broom finish concrete
- Construction joints shall be spaced max. 24' in all directions. See New Concrete Construction Joint Detail.
- See Site Plan for construction joint layout.
- Tool finish control joints 1-1/2" depth at intervals equal to width of sidewalk.
- Apply SpecChem Cure Shield EX cure and seal product to all concrete surfaces, per the manufacturer's specifications.
- Concrete may not be poured if frost is present or thawing in the subgrade, if the temperature is 40° F or less, or during unseasonable weather conditions.
- Concrete construction and curing shall conform to section 618.03 of the current VAOT Standard Specifications for Construction

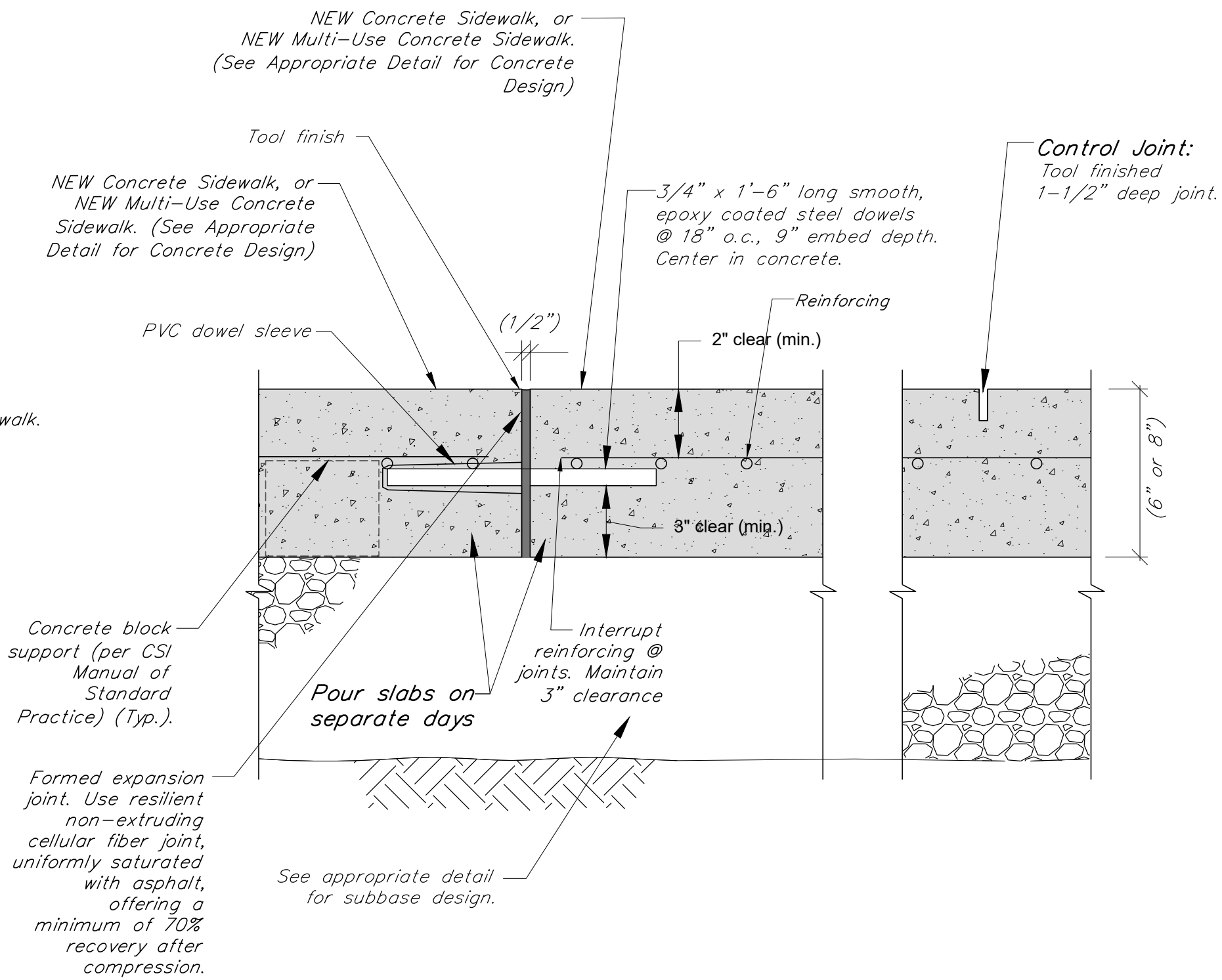
Concrete shall be installed in alternating pours at construction joints. Continuous pours through construction joints is not allowed. Refer to Concrete Construction Joint/Control Joint Detail.



Construction Joint Detail for Connection to Existing Concrete

Contractor to use this pinning detail to pin NEW concrete to EXISTING concrete (walk to walk, walk to buildings, walk to retaining walls, stairs, etc).

N.T.S.



New Concrete Construction Joint/Control Joint Detail

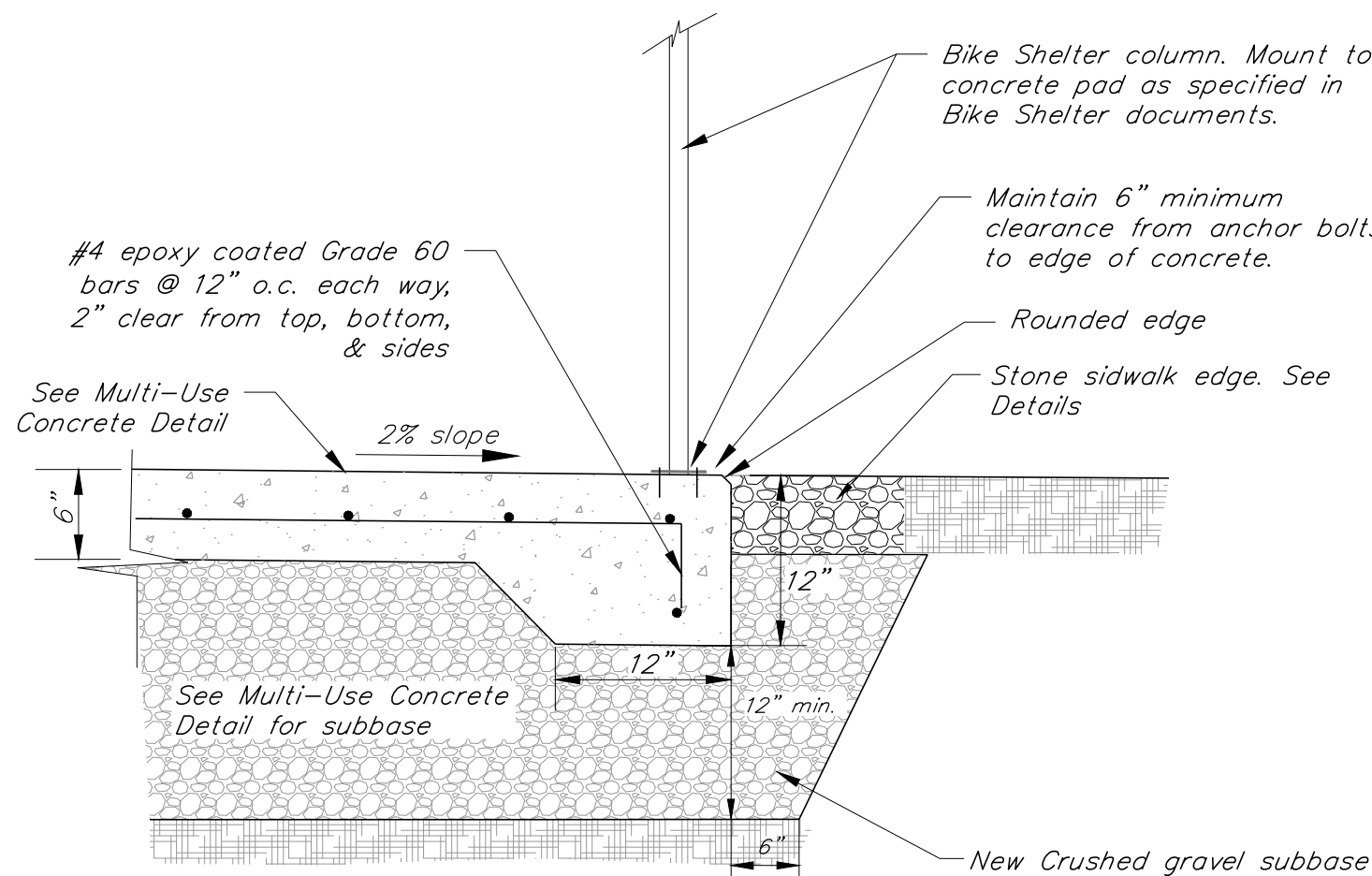
Contractor to use this pinning detail to pin NEW concrete to NEW concrete (walk to walk, walk to buildings, walk to retaining walls, stairs, etc).

N.T.S.

Road Construction Notes

(All references to road shall apply to parking areas and sidewalks as well.)

- New road shall be constructed to the line and grade shown on the drawings. The road and utility locations shall be as typically detailed unless otherwise shown.
- All road and parking construction shall be completed in accordance with the Vermont Agency of Transportation "Standard Specifications for Construction" 2011, hereafter called Vermont Highway Specifications, specifications found on these plans, and project specifications. In case of conflict, the more stringent specification shall apply as determined by the Engineer.
- The Contractor shall follow Vermont Highway Specifications (2018) Section 203.11 for placing and spreading embankments.
- Fill material for road embankment shall meet Note #13 below and be approved by the Engineer. Fill shall be placed in 12" lifts, wetted and compacted with satisfactory compaction equipment to 95% of maximum density (Standard Proctor).
- Road in fill sections shall be placed and compacted a minimum of 3 feet above top of any utility to be installed before trench is excavated for pipe placement. In trenches and cut sections, the Contractor shall provide all necessary sheeting, shoring and bracing to maintain compliance with all OSHA/VOSHA regulations.
- Methods for construction of subgrade shall conform to Vermont Highway Specifications (2018) 203.12 or as determined by the Engineer.
- Any subgrade or subbase disturbed by Contractor, or rendered unsuitable by construction machinery, shall be removed and replaced with approved granular backfill at the Contractor's expense. The subgrade shall be compacted to attain at least 95% of the maximum density (Standard Proctor) before placing road or embankment materials.
- The Owner will pay for on site soils testing (compaction, sieve, and proctor). The Contractor shall pay for failing tests. The Contractor is fully responsible for coordinating all testing/inspections. Contractor shall provide minimum 24 hour notice to testing agency prior to placement of any item to be tested.
- Sand borrow and cushion shall conform to Vermont Highway Specifications (2018) 703.03. Granular borrow shall conform to the Vermont Highway Specifications 703.04.
- Gravel subbase for pavement shall conform to Vermont Highway Specifications (2018) 704.05, coarse. Substitute materials identified in VAOT Specifications Section 301 - Subbase (PGA and RCA) are not allowed.
- Leveling course shall conform to Vermont Highway Specifications (2018) 704.05, fine grading. Shoulders shall conform to Section 704.12, Aggregate for Shoulders.
- Bituminous concrete pavement shall conform to Vermont Highway Specifications (2018) Section 404 and 406. Binder course shall be Type I + II, and finish wearing course shall be Type III, IV, or as detailed.
- Embankment fill for all impervious areas, EXCLUDING BUILDINGS, shall meet the Common Fill specifications on sheet C402.
- Dense graded crushed stone, crushed gravel and sand borrow shall not be contaminated by work. Construction traffic shall not travel over exposed areas of this material.
- Contractor is responsible for all pavement markings (i.e. parking striping, handicap markings, stop bars, etc.) shown or implied on the Plans. Refer to pavement marking requirements on C6.04.

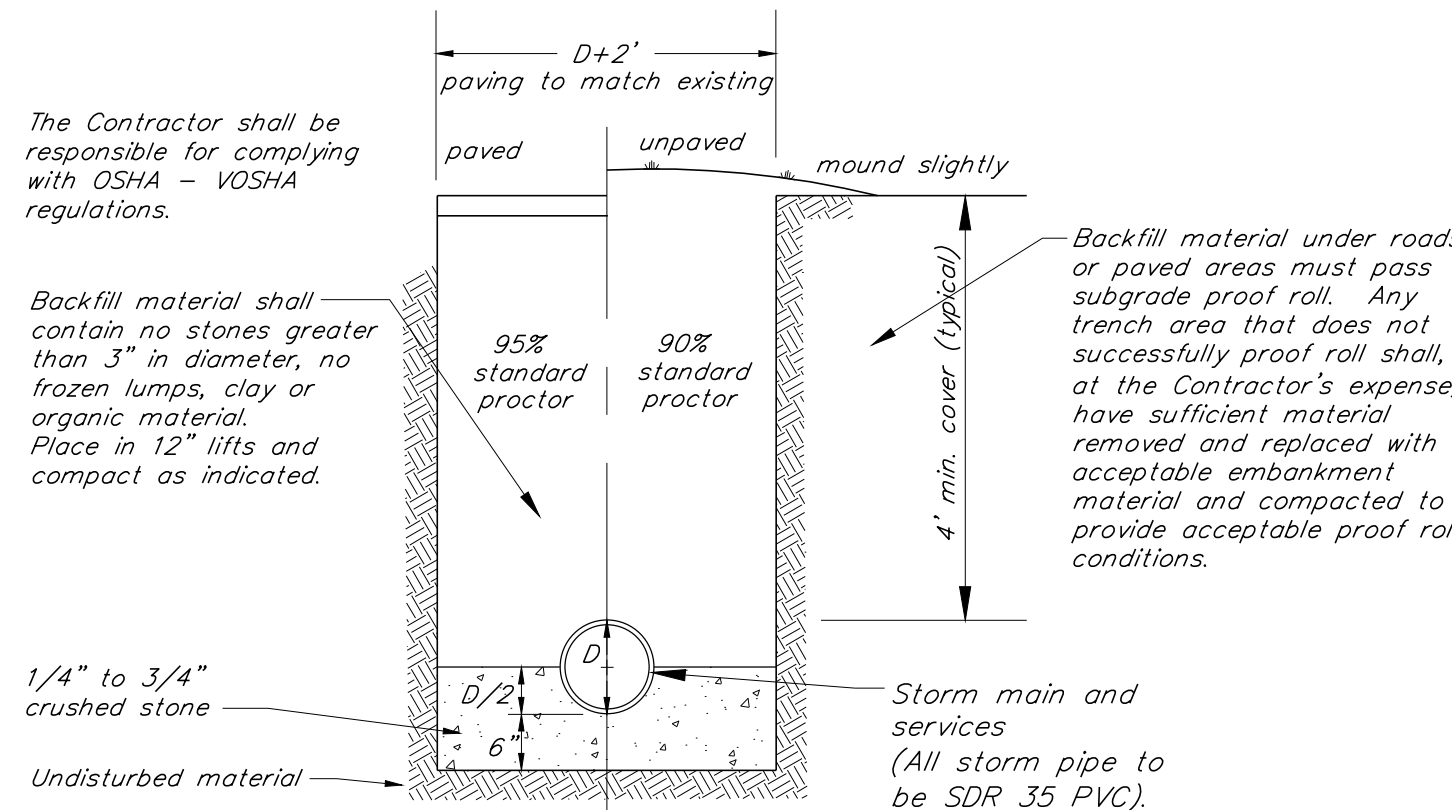


Concrete Bike Shelter Pad with Thickened Edge Detail

N.T.S.

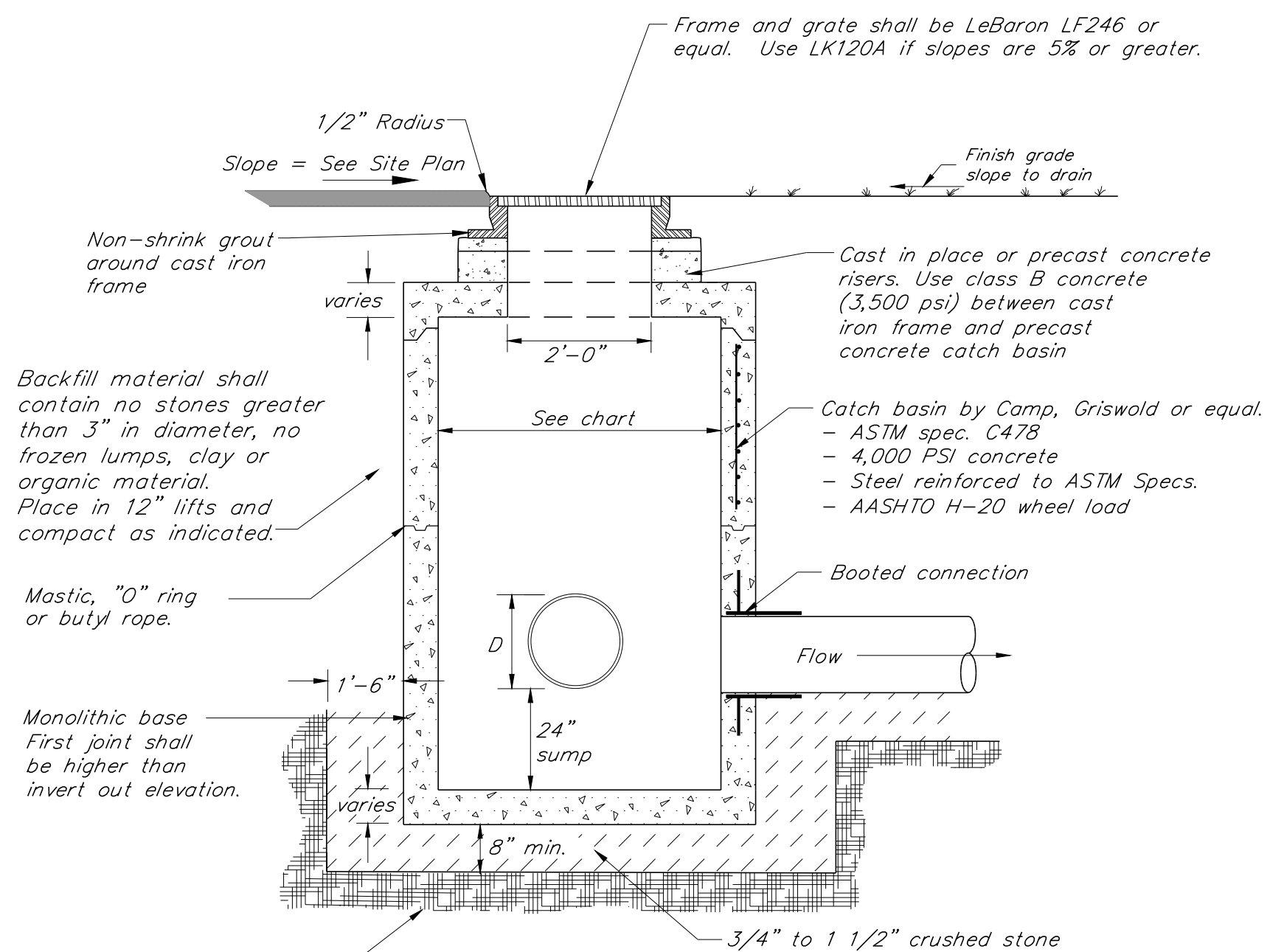
PVC SDR 35 pipe shall not be installed when the temperature drops below 32° F or goes above 100° F unless prior approval is obtained from the Engineer. Extra care is required when handling PVC pipe during cold weather. PVC pipe shall not be stored outside and exposed to prolonged periods of sunlight as pipe discoloration and reduction in pipe impact strength will occur. If PVC pipe is to be stored on site for 1 month or longer it shall be covered with canvas or other opaque material.

All new storm and sanitary extending from structures shall be laid with a pipe laser to elevation and slope as shown on the plans.



Typical Storm Trench Detail

N.T.S.



Typical Catch Basin

N.T.S.



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Drawing Title

CIVIL
DETAILS

Drawing No.

C-4.3

Travel over gravel with any vehicle tracking soil prior to placement of pavement is prohibited.

If gravel is contaminated after placement, the Contractor shall be responsible removal of all contaminated gravel and paying for all recommended sieve analysis as determined by the Engineer.

Contractor shall pour and finish one Sample Panel for approval by Owner and Engineer. All concrete shall match the quality and appearance of the Sample Panel. Any concrete that does not meet the standard shall be removed and replaced at no cost to the Owner.

All concrete used in the construction of Heavy Duty Concrete shall be made with Portland cement. The concrete shall meet section 541 of the State of Vermont Standard Specifications for Construction, have 28 day compressive strength of 5,000 psi, and meet the following mix design.

Max. water-cement ratio (lb./lb.) 0.44
Min. cement factor (lbs./C.Y.) 705
Entrained air content (%) 5 - 7
Slump (inches, before adding HRWR) 2 - 4

Use air entrained agent conforming to ASTM C260 with 5-7% total air. Use high range water reducing agent conforming to ASTM C494 in all concrete.

Concrete shall be installed in alternating pours at construction joints. Refer to Concrete Construction Joint/Control Joint Detail

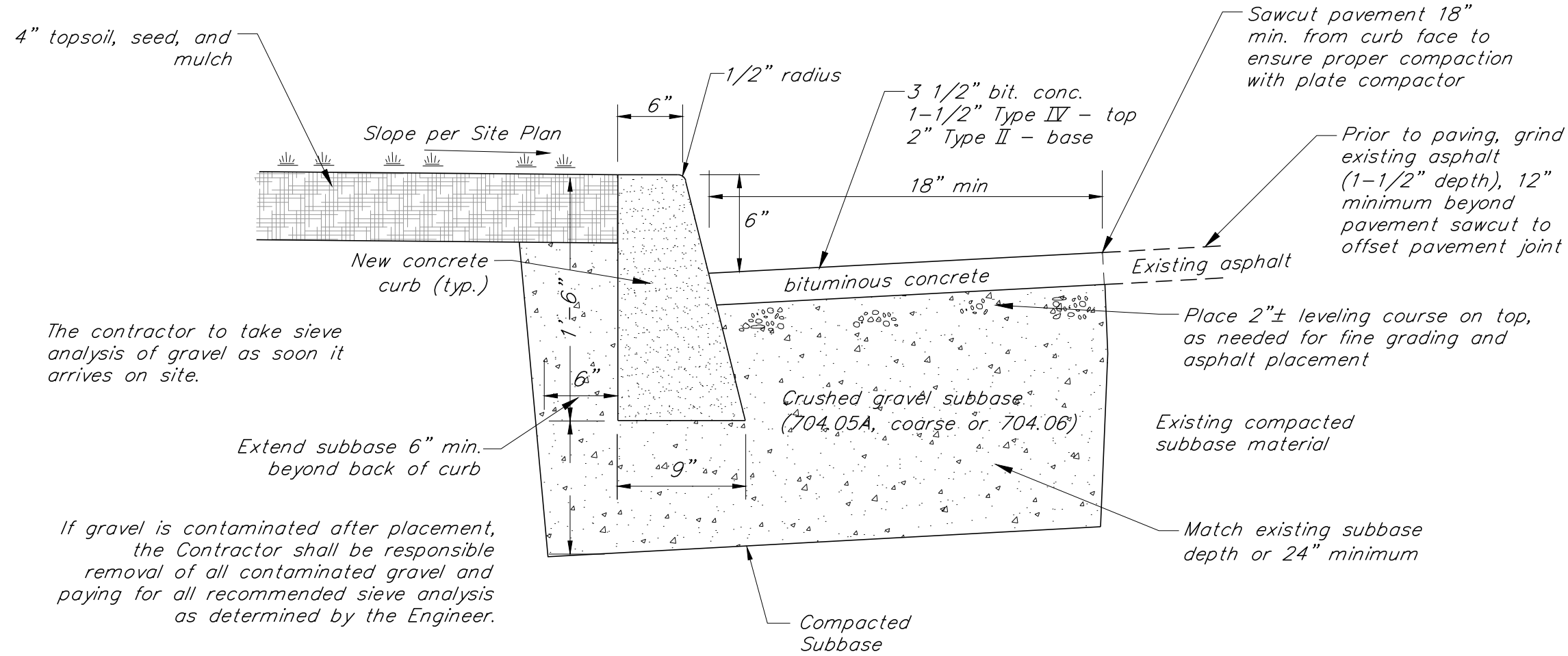
Concrete Notes

- Broom finish concrete
- Construction joints shall be spaced as shown on the Site Plans (max. 20' in all directions). See Site Plan for layout.
- Tool finish control joints 1-1/2" depth at intervals equal to width of sidewalk.
- Apply SpecChem Cure Shield EX cure and seal product to all concrete surfaces, per the manufacturer's specifications.
- Concrete may not be poured if frost is present or thawing in the subgrade, if the temperature is 40° F or less, or during unseasonable weather conditions.
- Concrete construction and curing shall conform to section 618.03 of the current VAOT Standard Specifications for Construction

Note:
Owner or Contractor is not allowed to place deicing materials on newly poured concrete sidewalk for a period of 6 months.

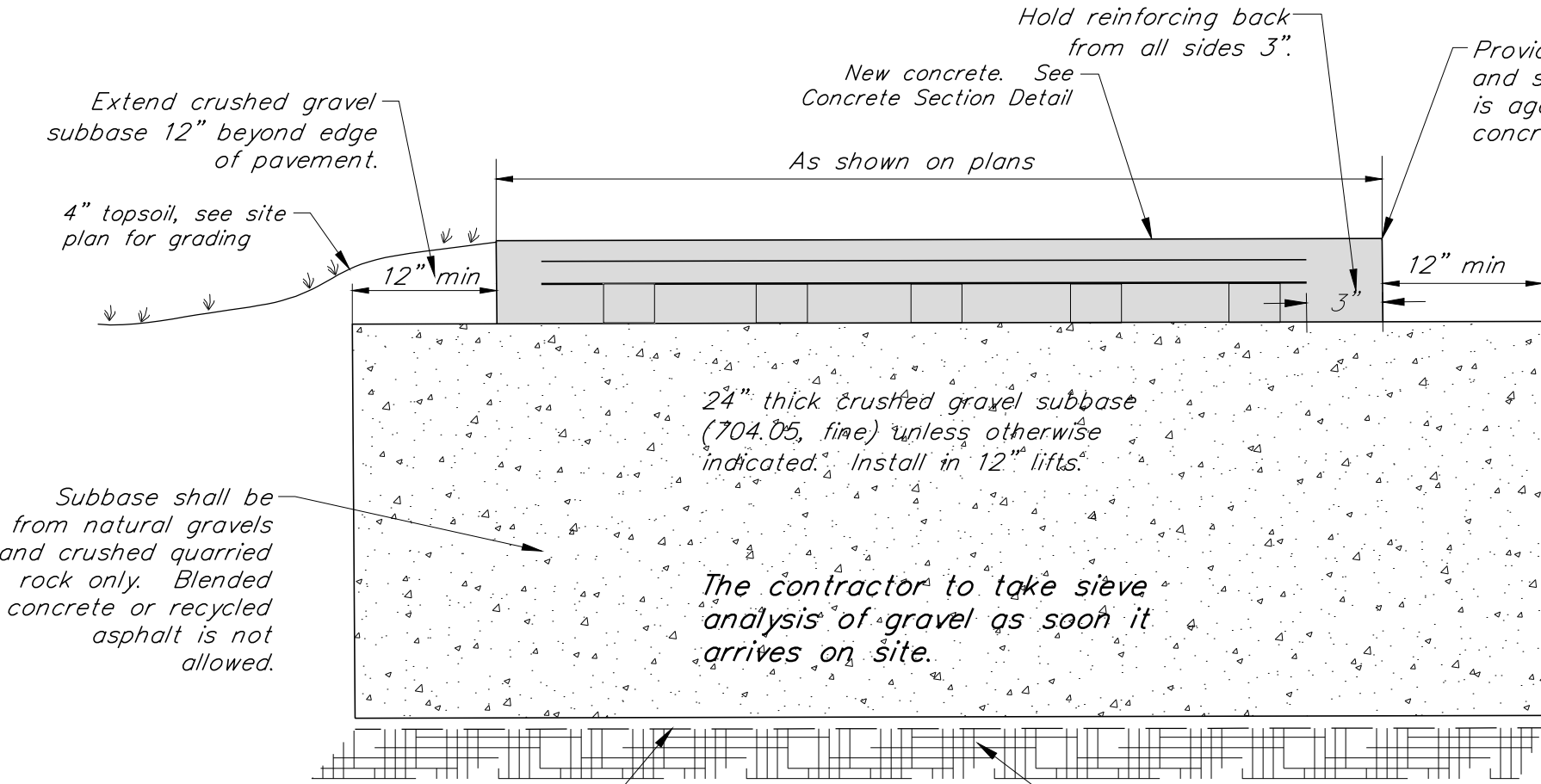
Concrete Curb

- All concrete used in the construction of concrete curb shall be air entrained and made with Portland cement. The concrete shall meet section 541 of the State of Vermont Standard Specification for Class A concrete and have 28 day compressive strength of 4,000 psi.
- Broom finish concrete
- All joints to be tool finished
- Expansion/contraction joints every 20' with 1/2" joint filler.
- Score 1/3 total depth at 10' intervals
- Apply SpecChem Cure Shield EX cure and seal product to all concrete surfaces, per the manufacturer's specifications.
- Concrete may not be poured if frost is present or thawing in the subgrade, if the temperature is 40° F or less, or during unseasonable weather conditions.
- Concrete curb radii less than 200 ft shall be formed with flexible forms
- Provide 6' taper from full reveal to flush unless otherwise indicated on the site plans



New Concrete Curb Adjacent to Existing Pavement

N.T.S.



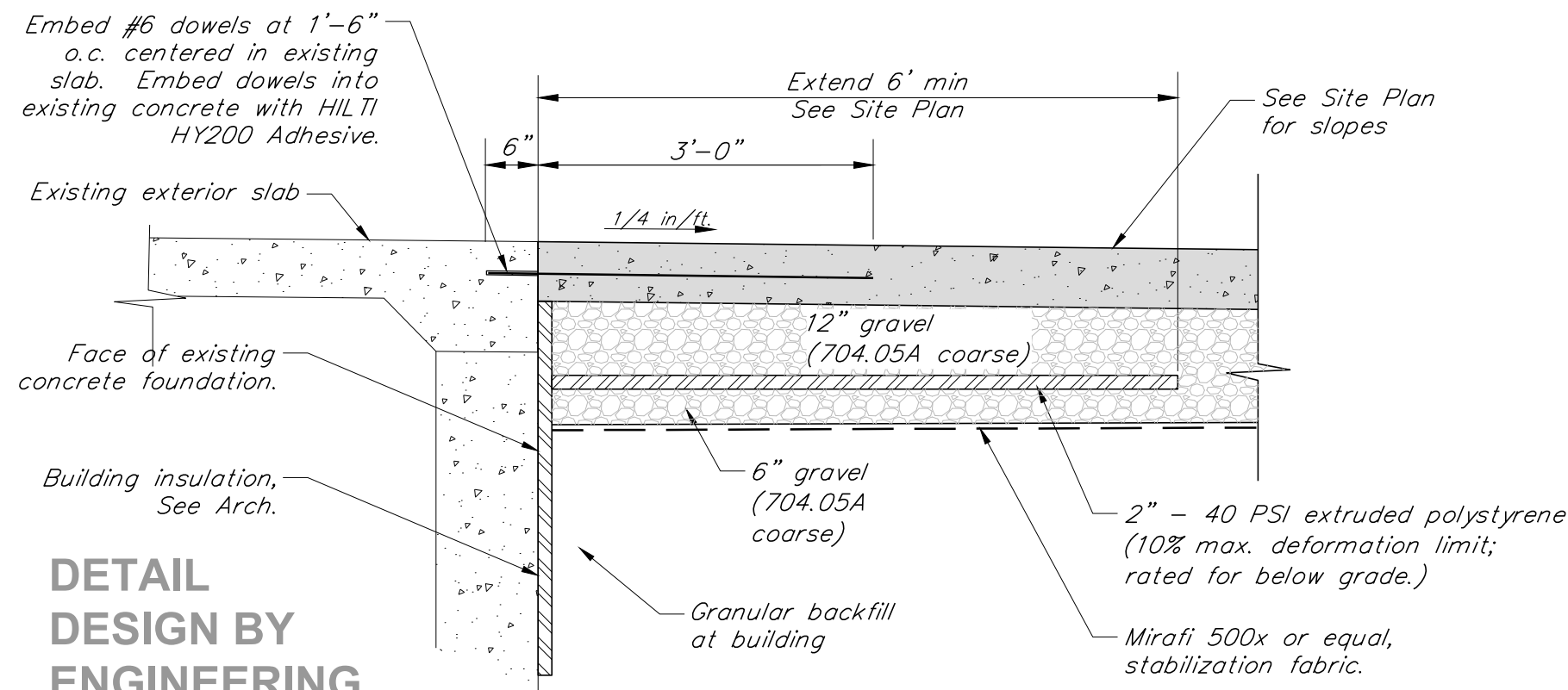
Subbase Section

New Heavy Duty Concrete Detail

N.T.S.

Travel over gravel with any vehicle tracking soil prior to placement of pavement is prohibited.

If gravel is contaminated after placement, the Contractor shall be responsible removal of all contaminated gravel and paying for all recommended sieve analysis as determined by the Engineer.



Existing Doorways

Exterior Concrete at Building Doorways

N.T.S.

(See site plan for locations)



University of Vermont
PLANNING, DESIGN, & CONSTRUCTION
MARSH HALL SUITE 10
31 SPEAR STREET
BURLINGTON, VERMONT 05405

Project Manager: Adam Frazier

KREBS & LANSING
CONSULTING ENGINEERS
164 Main Street, Suite 201
Colchester, Vermont 05446
P: (802) 878-0375
www.krebsandlansing.com

STAMP:

Project:

LIVING LEARNING
COMPLEX

BUILDING C
UNIVERSITY OF
VERMONT

Project No. 22193
Scale not to scale
Drawn by TJB
Checked by
Date 6/10/2025

Revisions		
No.	Date	Description

Drawing Title

CIVIL
DETAILS

Drawing No.

C-4.4

Planting Schedule					
Trees					
Qty.	Code	Scientific Name	Common Name	Notes	Size
2	AR	ACER rubrum	Red Maple		2" cal
1	CNP	CHAMAECYPARIS nootkatensis 'Pendula'	Weeping Nootka Cypress		5ft
1	CK	CLADRASTIS kentukea	Yellowwood	Field Locate	2" cal
4	CMS	CORNUS mas 'Saffron Sentinel'	Upright Cornelian Cherry		1.75" cal
1	GDE	GYMNOCLADUS dioicus 'Espresso'	Espresso Kentucky Coffee Tree	Seedless, Field Locate	1.75" cal
1	LMM	MAGNOLIA x loebnnei 'Leonard Messel'	Leonard Messel Magnolia		5' B&B
1	MRS	MAGNOLIA stellata 'Royal Star'	Royal Star Magnolia		5' B&B
4	MSS	MALUS 'Spring Snow'	Spring Snow Crabapple		2" cal

Shrubs and Woody Groundcovers					
Qty.	Code	Scientific Name	Common Name	Notes	Size
6	CSAF	CORNUS sericea 'Arctic Fire'	Arctic Fire Dogwood		36" ht.
9	FG	FOTHERGILLA gardenii	Dwarf Fothergilla		#3
5	HA	HYDRANGEA arborescens	Smooth Hydrangea		#3
19	IV2	ITEA virginica 'Little Henry'	Dwarf Virginia Sweetspire		#3
1	KLM	KALMIA latifolia 'Minuet'	Dwarf Mountain Laurel		#3
1	PJMF	PIERIS japonica 'Mountain Fire'	Mountain Fire Pieris		#5
1	RPJM	RHODODENDRON 'P.J.M. Elite'	P.J.M. Elite Rhododendron		#5
19	SBK	SYRINGA x 'Baby Kim'	Baby Kim Dwarf Korean Lilac		#5
10	SH	SYMPHORICARPOS x chenaultii 'Hancock'	Hancock Prostrate Coralberry	3' o.c.	#1

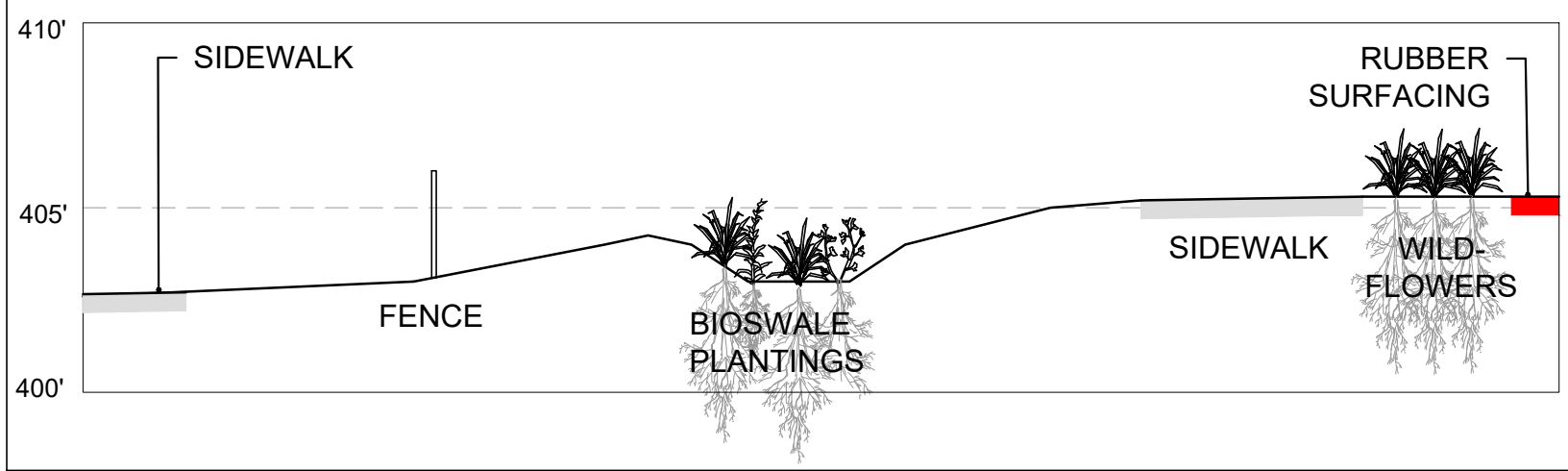
Perennials					
Qty.	Code	Scientific Name	Common Name	Notes	Size
34	DF	DESCHAMPSIA flexuosa	Wavy Hairgrass	2' o.c., alt. D. cespitosa	#1
15	RH	RUDBECKIA hirta	Black-eyed Susan	2' o.c.	#1
40	SAJ	SEDUM 'Autumn Joy'	Autumn Joy Stonecrop	Field locate	#1
1	SN	SYMPHOTRICHUM nova-angliae 'Purple Dome'	Purple Dome New England Aster		#2

Bioswale Planting Schedule					
Matrix plants - Evenly distribute a mix of plugs an average of 12" o.c. over the whole bioswale planting area. Leave 12-18" of space around accent plants within each spec.					
Qty.	Code	Scientific Name	Common Name	Notes	Size
125	CF	CAREX flacca	Blue Sedge	12" o.c. avg.	Plug
125	CV	CAREX vulpinoidea	Fox Sedge	12" o.c. avg.	Plug
125	JE	JUNCUS effusus	Common Rush	12" o.c. avg.	Plug
125	OS	ONOCLEA sensibilis	Sensitive Fern	12" o.c. avg.	Plug
Accent plants - Evenly space specified quantity of accent plants amongst matrix plants within each specified section, averaging 3' o.c. between accent plants.					
Qty.	Code	Scientific Name	Common Name	Notes	Size
3	AI	ASCLEPIAS incarnata	Swamp Milkweed	3' o.c. avg.	#1
5	AI	ANISONIA tabernaemontana	Common Bluestar	3' o.c. avg.	#1
5	LS	LATRIS spicata	Dense Blazing Star	3' o.c. avg.	#1
3	AC	ALUM. cernuum	Nodding onion	3' o.c. avg.	#1
11	IV	IRIS versicolor	Northern Blue Flag	3' o.c. avg.	#1
3	PD	PENSTEMON digitalis	Beardtongue	3' o.c. avg.	#1
11	CG	CHELONE glabra	White Turtlehead	3' o.c. avg.	#1
1	VF	VERNONIA fasciculata	Ironweed	3' o.c. avg.	#1
6	ZA	ZIZIA aurea	Golden Alexanders	3' o.c. avg.	#1

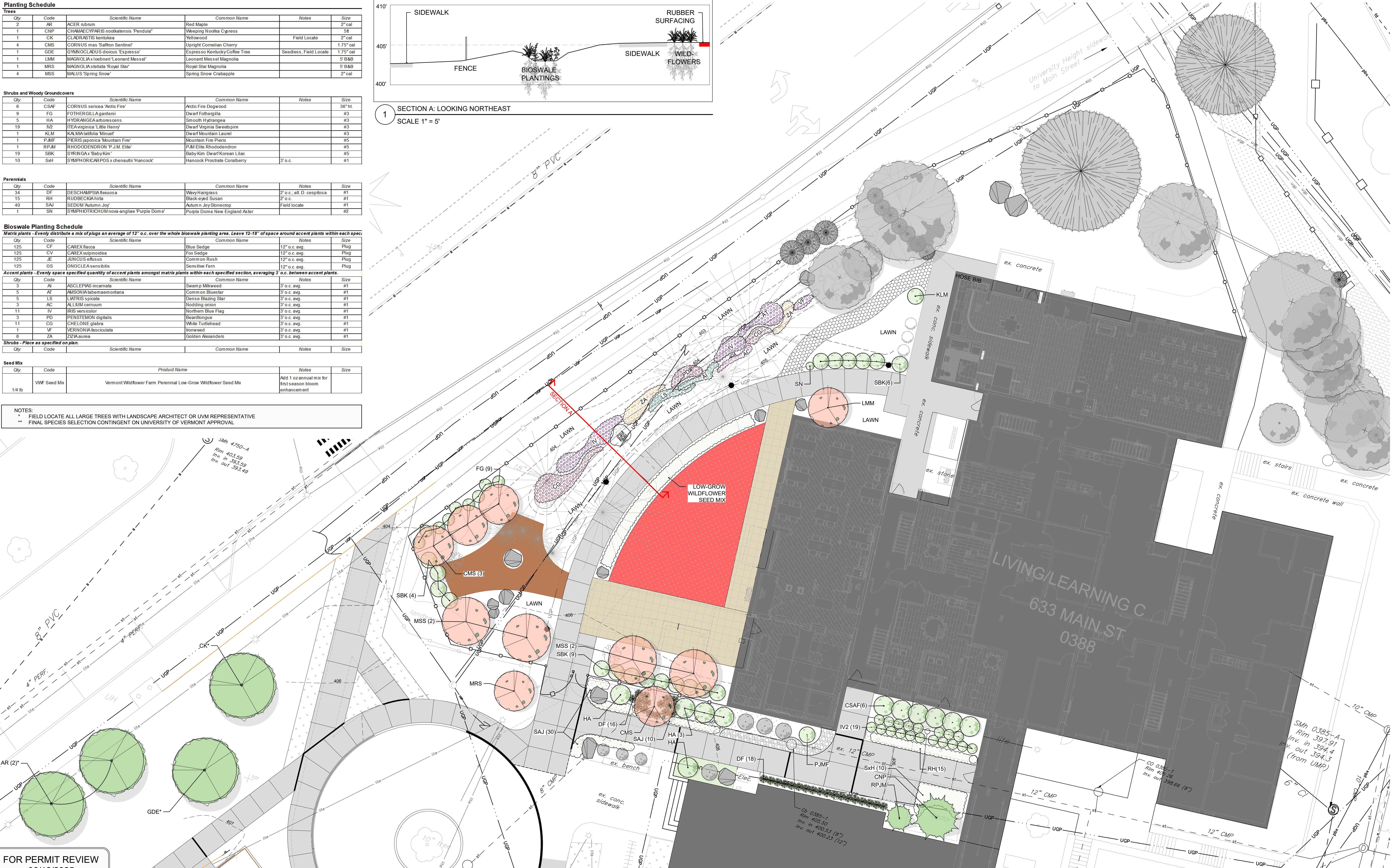
Shrubs - Place as specified on plan.					
Qty.	Code	Scientific Name	Common Name	Notes	Size

Seed Mix				
Qty.	Code	Product Name	Notes	Size
1/4 lb	WMF Seed Mix	Vermont Wildflower Farm Perennial Low-Grow Wildflower Seed Mix	Add 1 oz annual mix for first season bloom enhancement	

NOTES:
* FIELD LOCATE ALL LARGE TREES WITH LANDSCAPE ARCHITECT OR UVM REPRESENTATIVE
** FINAL SPECIES SELECTION CONTINGENT ON UNIVERSITY OF VERMONT APPROVAL



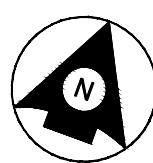
1 SECTION A: LOOKING NORTHEAST
SCALE 1" = 5'



FOR PERMIT REVIEW
06/12/2025

REVISIONS	DATE	REVISIONS	DATE

SCALE: 1" = 10'
0 5' 10' 20'



DATE: JUNE 12, 2025

PROJECT DETAILS:
NAME: UNIVERSITY OF VERMONT
LOCATION: BURLINGTON, VT
PRODUCT: 18'X27' ARLINGTON W/WALLS
JOB #: 15742

CLIENT: UVM
OWNER: UVM

QTY: (1)

DESIGN LOADS:
DESIGN STANDARD: ASCE 7-16
BUILDING CODE: IBC 2015
ULTIMATE WIND SPEED (m.p.h.): 107
GROUND SNOW LOAD (p.s.f.): 40

SCOPE OF WORK:
INSTALLATION: DGI
CONCRETE PAD: BY OTHERS - SEE NOTES
FOUNDATION: BY OTHERS
STRUCTURE: DGI
GLAZING: DGI

MATERIALS: U.N.O.
POLYCARB. TYPE: 8mm BATTEN
POLYCARB. COLOR: T.B.D.
EXTRUSIONS: ALUMINUM: 6005-T5, OR EQUAL
ALUM. EXTRUSION FINISH: T.B.D.
STEEL FRAMING FINISH: T.B.D.

ABBREVIATION KEY:

B.O. = BY OTHERS
D.O. = DAYLIGHT OPENING
R.O. = ROUGH OPENING
CL = CENTERLINE
Ø = DIAMETER
O.C. = ON CENTER
PCSS = POLYCARBONATE STRUCTURED SHEET
POLYCARB. = POLYCARBONATE
T.B.D. = TO BE DETERMINED
TYP. = TYPICAL
U.N.O. = UNLESS NOTED OTHERWISE
ASM. = ASSEMBLY
DIM(S) = DIMENSION(S)
ALUM. = ALUMINUM
S/S = STAINLESS STEEL
SIM. = SIMILAR
OPP. = OPPOSITE
DGI = DUO-GARD INDUSTRIES, INC.

APPROVAL/REVIEW NOTES:

1. **LEAD TIME BEGINS UPON RECEIPT OF SIGNED SUBMITTAL DRAWINGS.**
2. THE DRAWINGS IN THIS PACKAGE ARE PROPRIETARY AND FOR THE SOLE USE OF OUR CLIENT, AND MAY NOT BE COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT FROM DGI.
3. PLEASE REVIEW THESE DRAWINGS CAREFULLY.
4. THESE DRAWINGS REPRESENT THE BEST INTERPRETATION OF THE INTENT OF THE CONTRACT DOCUMENTS. DGI WILL ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE CONTRACT DOCUMENTS.
5. UNLESS IT IS NOTED TO THE CONTRARY ON THESE DRAWINGS WHEN RETURNED FROM APPROVAL, IT WILL BE ASSUMED THAT ALL INFORMATION SHOWN HEREIN HAS THE AFFIRMATION OF THE APPROVAL AUTHORITY.
6. FABRICATION OF MATERIALS SHOWN IN THESE DRAWINGS WILL NOT PROCEED UNTIL ALL "VERIFIES" ARE ADDRESSED AND ALL "SUPPLY" INFORMATION IS GIVEN. FAILURE OF THE APPROVAL AUTHORITY TO PROVIDE REQUESTED INFORMATION WILL RESULT IN DELAY OF FABRICATION AND DELIVERY OF MATERIALS SHOWN ON THESE DRAWINGS.
7. SUBSEQUENT CHANGES TO INFORMATION ON THESE DRAWINGS AFTER APPROVAL WILL BE CONSIDERED AS CONTRACT CHANGES.

GENERAL NOTES:

1. DGI ASSUMES THAT ALL SITE CONDITIONS ARE PER PROVIDED SPECIFICATION DRAWINGS UNLESS NOTED OTHERWISE.
2. FOLLOW WRITTEN DIMENSIONS OVER SCALED DIMENSIONS.

SUPPORTING STRUCTURE NOTE:

1. FIELD MEASUREMENTS, IF REQUIRED, WILL BE TAKEN BY INSTALLING CONTRACTOR AND SUPPLIED TO DGI PRIOR TO FABRICATION OR MATERIALS WILL BE FIELD CUT.

INSTALLATION NOTES:

1. INSTALLATION SHALL BE PERFORMED BY DGI INDUSTRIES, INC., OR BY A FULLY TRAINED INSTALLER AUTHORIZED BY DGI.
2. ALL FRAMING WORK SHALL BE TRUE TO LINE, LEVEL, AND PLUMB PRIOR TO INSTALLATION OF DGI SYSTEM COMPONENTS.
3. NO ITEMS MAY ATTACH TO OR BE SUSPENDED FROM DGI PRODUCTS (UNLESS NOTED IN DESIGN).
4. UPON COMPLETION OF THE INSTALLATION, THE INSTALLER SHALL REMOVE ALL PACKAGING MATERIALS AND LEAVE WORK AND WORK AREAS CLEAN AND IN SATISFACTORY CONDITION.

JOB SPECIFIC NOTES:

1. CONCRETE PAD RECOMMENDATIONS ARE MANUFACTURER RECOMMENDATION ONLY, ALL APPLICABLE STATE AND LOCAL CODES GOVERN. DGI PAD RECOMMENDATIONS ARE AS FOLLOWS: 6" MIN PAD THICKNESS, PAD LENGTH AND WIDTH MIN 6" LARGER THAN SHELTER FRAME ON ALL SIDES.

SHEET SCHEDULE:

SHEET 1: TITLE SHEET
SHEET 2: 18' X 27' ARLINGTON BIKE SHELTER
SHEET 3: FRAMING & ROOF DETAILS
SHHET 4: WALL DETAILS



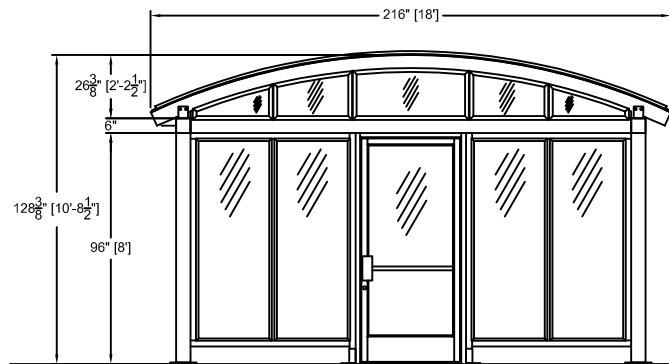
734.207.9700 www.duo-gard.com

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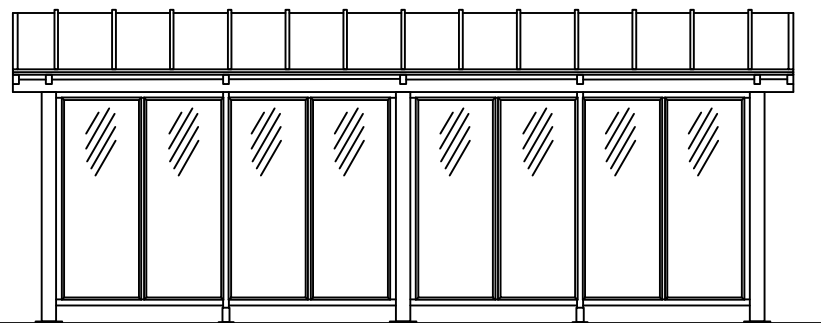
LEAD TIME BEGINS UPON RECEIPT OF SIGNED SUBMITTAL DRAWINGS.

APPROVAL SIGNATURE DATE

PROJECT NAME - CLIENT NAME				
15742 UNIVERSITY OF VERMONT				
PROJECT NUMBER	DESCRIPTION (SHEET NAME):			REV.
15742	Title Sheet			1
PRJT. ENG.	AP	DRW'G. DATE	2/10/23	TYPE BIKE SHELTER
CHECKED	BI	CHK. DATE	2/10/23	DETAILS ARLINGTON
PRJT. MGR.	JS	PRJT. PHASE	SUBMITTAL	
SHEET				Page 11 of 94



FRONT ELEVATION

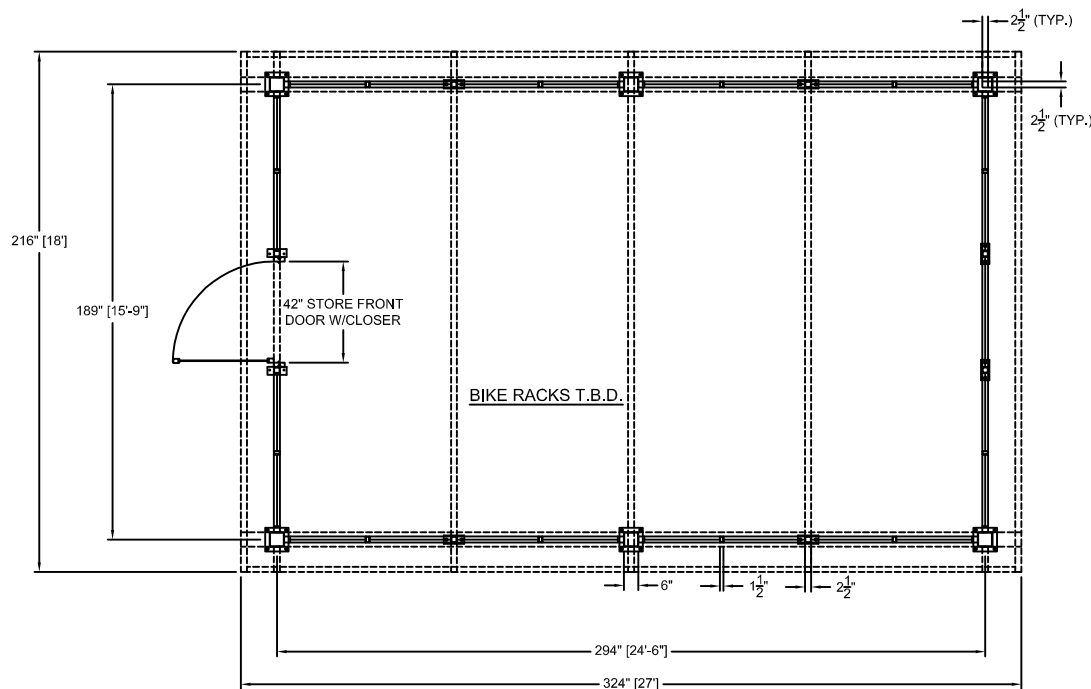


SIDE ELEVATION

NOTES:

- *STEEL FRAMING FINISH IS POWDER-COAT, COLOR FROM STD. R.A.L. CHART: T.B.D.
- *ALUM. ROOF FRAMING FINISH IS: T.B.D.
- *ROOF IS 8MM POLYCARBONATE STRUCTURED SHEET "BATTEN" SYSTEM, TINT: T.B.D.
- *WALL GLAZING IS 1/4" CLEAR TEMPERED GLASS
- *BIKE RACKS T.B.D.
- *SEE QUOTE FOR OPTIONS

*DESIGN IS PRELIMINARY, AND INTENDED TO COMPLY WITH SPECIFICATIONS IN ALL ASPECTS, AND PENDING CUSTOMER APPROVAL. ANY DEVIATION FROM SPECIFICATIONS IS UNINTENTIONAL AND MAY BE DISREGARDED: PLEASE CONSULT THE FACTORY.



PLAN VIEW

DUO-GARD

TOGETHER BY DESIGN.™

734.207.9700 www.duo-gard.com



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LEAD TIME BEGINS UPON RECEIPT OF SIGNED SHOP DRAWINGS

X

APPROVAL SIGNATURE

DATE

PROJECT NAME - CLIENT NAME

15742 UNIVERSITY OF VERMONT

PROJECT NUMBER

15742

DESCRIPTION (SHEET NAME):

18' X 27' ARLINGTON BIKE SHELTER

REV.

1

PRJT. ENG.

AP

DRW'G. DATE

2/10/23

TYPE

BIKE SHELTER

SHEET SCALE

NTS

CHECKED

BI

CHK. DATE

2/10/23

DETAILS

ARLINGTON

VIEW SCALE SUPERCEDES SHEET SCALE IF APPLICABLE

PRJT. MGR.

JS

PRJT. PHASE

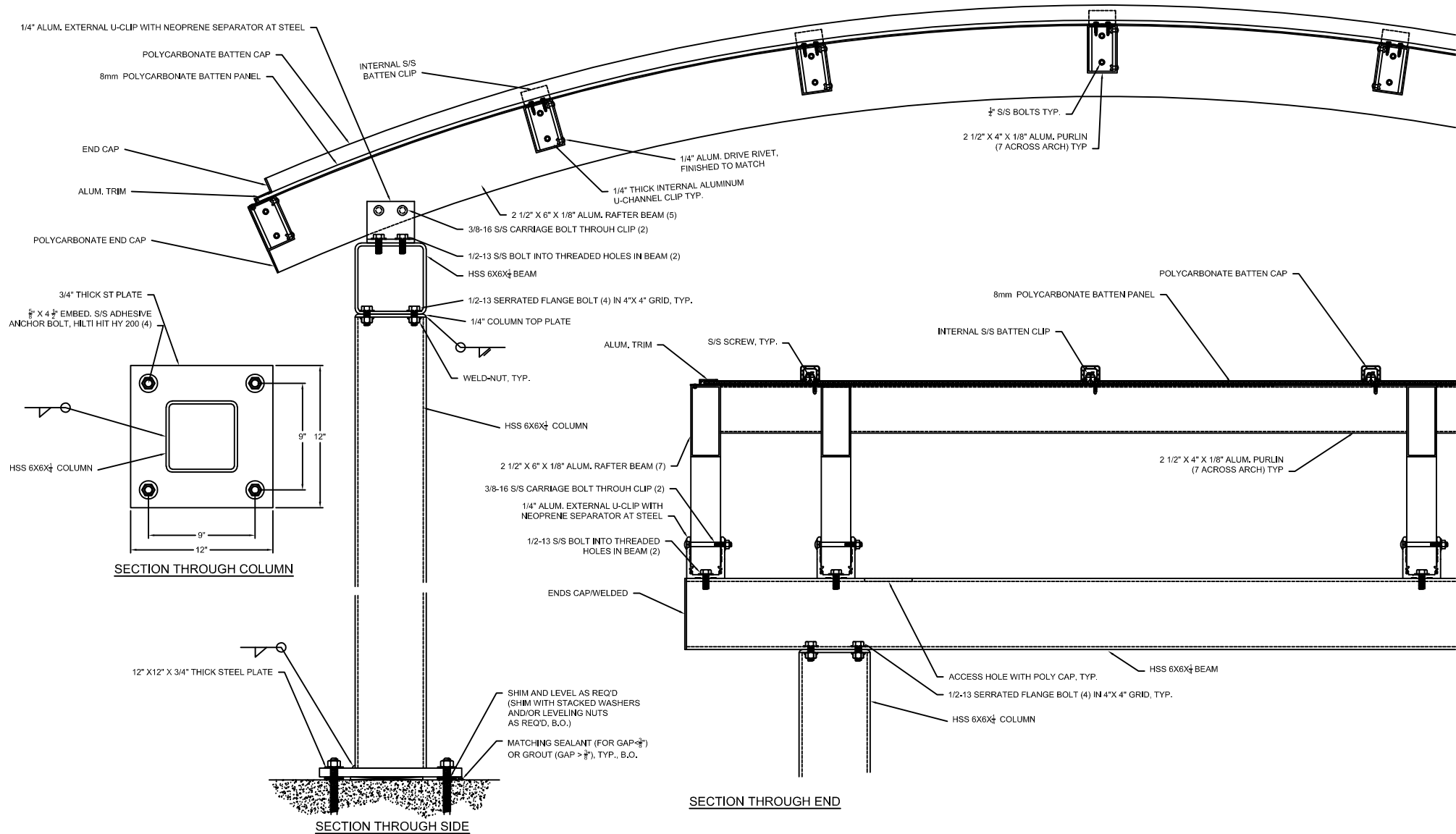
SUBMITTAL

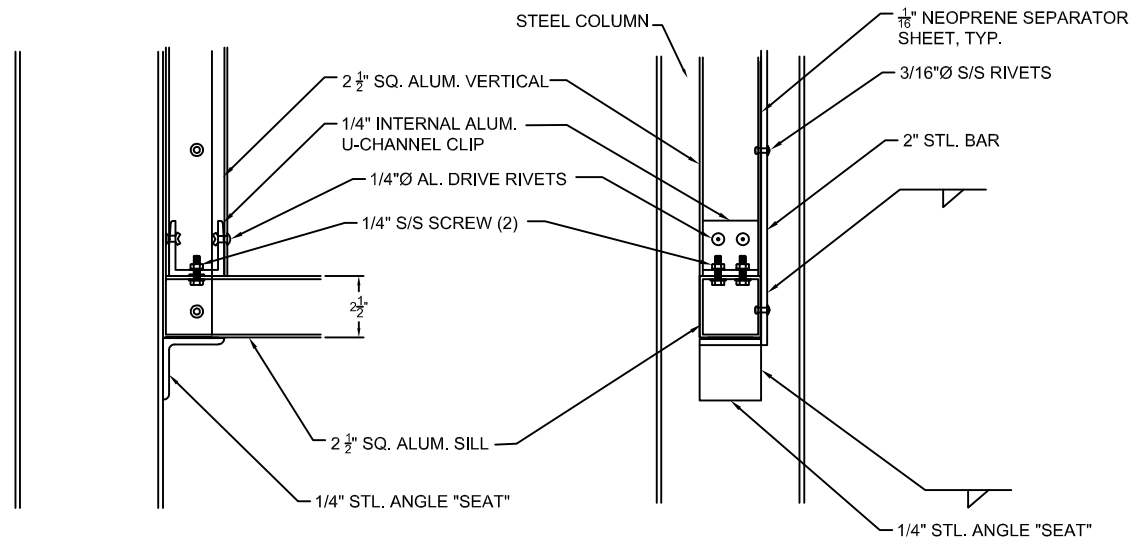
SHEET

23

OF 14

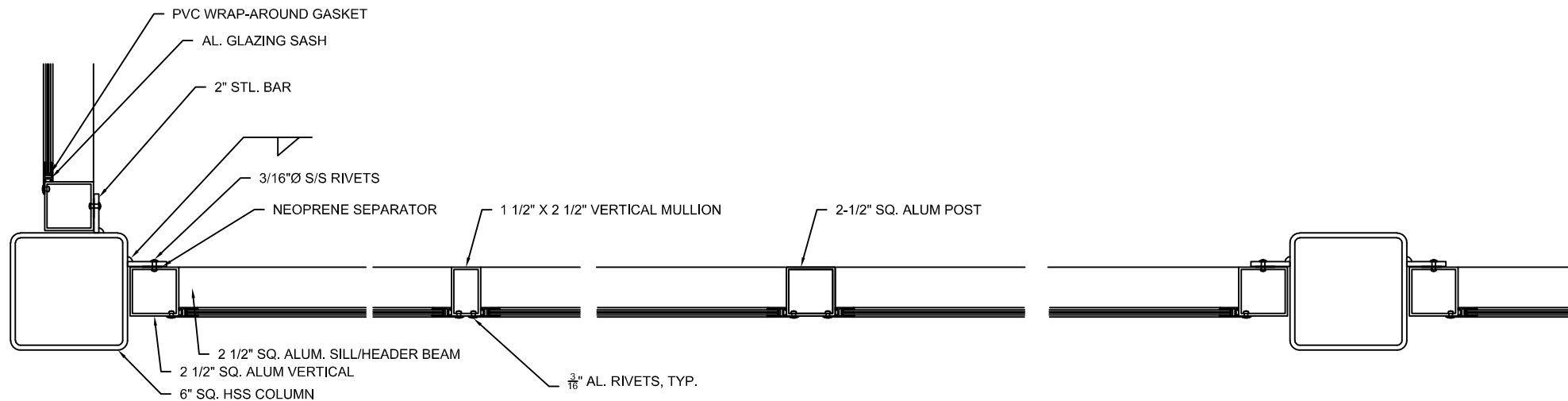
Page 32 of 94





STD. WALL FRAMING DETAIL

STD. SECTION THROUGH SILL BEAM



SECTION THROUGH WALL



[illegible]

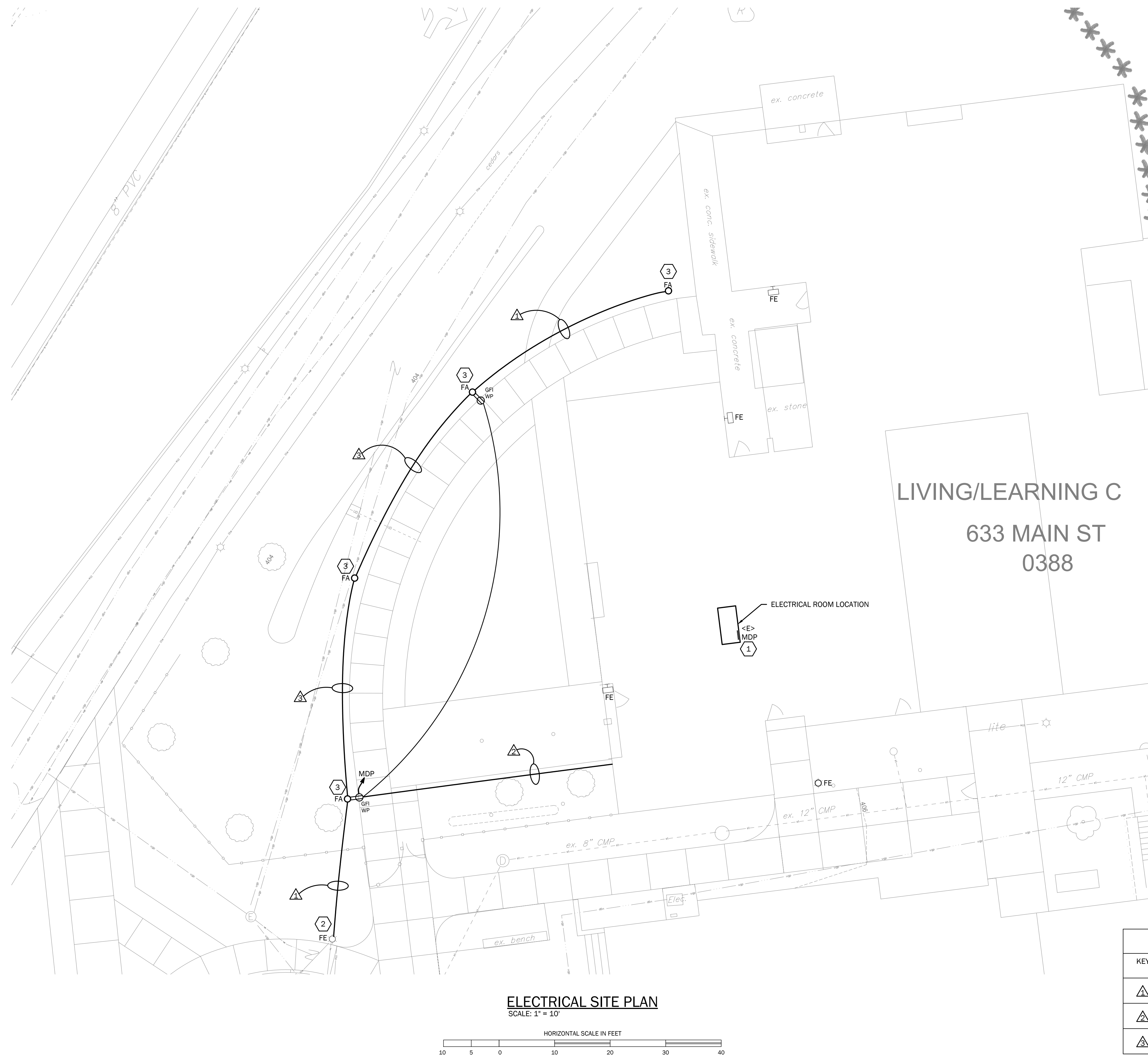
633 MAIN STREET, BURLINGTON VERMONT
UNIVERSITY OF VERMONT

SHEET TITLE:
ELECTRICAL SITE LIGHTING PLAN

DRAWN BY CDJ	DATE 5/21/25
CHECKED BY RMR	D&K PROJECT # 728012
PROJ. ENG. RMR	SCALE AS NOTED

E1.1

SHEET 1 OF 2



KEYED NOTES:

- ④ PROVIDE A NEW RECEPTACLE CIRCUIT FROM PANEL MDP TO THE POLE LIGHT RECEPTACLES. USE EXISTING 1P-20A SPARE BREAKER IN PANEL MDP FOR NEW RECEPTACLE FEED.
- ⑥ NEW LIGHTS TO BE FED AND CONTROLLED BY THE EXISTING SITE LIGHT FIXTURES.
- ⑧ NEW 10' POLE LIGHTS TO BE INSTALLED BY THE EC. POLE AND HEAD PROVIDED BY OWNER. EC TO PROVIDE NEW E26 BASE LIGHT BULB PLT SOLUTIONS #PLTS-12083 OR EQUAL IN EACH FIXTURE. REFER TO CIVIL PLANS FOR POLE BASE DETAIL.

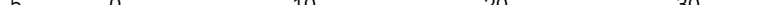
ELECTRICAL CONDUIT & WIRE SCHEDULE	
KEY	DESCRIPTION
	(1) 1" CONDUIT WITH (2) # 10 CU WIRE WITH (1) #10 GND FOR POLE LIGHTS
	(1) 1" CONDUIT WITH (2) # 10 CU WIRE WITH (1) #10 GND FOR POLE WP GFCI RECEPTACLES FROM PANEL MDP
	(1) 1" CONDUIT WITH (2) # 10 CU WIRE WITH (1) #10 GND FOR POLE LIGHTS AND (2) # 10 CU WIRE WITH (1) #10 GND FOR POLE WP GFCI RECEPTACLES FROM PANEL MDP

LIGHTING FIXTURE SCHEDULE								
TYPE	MANUFACTURER & MODEL NO.	DESCRIPTION	LAMPS	WATTS	LUMENS	VOLTS	COLOR TEMP	REMARKS
FA	POLE AND HAD PROVIDED BY OWNER	POST TOP POLE LIGHT	LED	12	1860	120/277	4000 K	EC TO PROVIDE BULB PLT SOLUTIONS #PLTS-12083 OR EQUAL. POLE HEIGHTS ARE 10'
FE	EXISTING FIXTURE TO REMAIN							

ISSUED FOR
CONSTRUCTION

5/21/25

HORIZONTAL SCALE IN FEET



A horizontal scale bar with tick marks at 10, 5, 0, 10, 20, 30, and 40 feet. The bar is divided into segments by these tick marks. The segments from 10 to 5, 5 to 0, 0 to 10, 10 to 20, 20 to 30, and 30 to 40 are all of equal length, representing 5 feet each. The segment from 10 to 0 is shaded gray.

SITE LIGHTING KEY	
ILLUMINANCE (FC)	
GREEN LINES	0.1 FC
BLUE LINES	0.5 FC
RED LINES	1.0 FC

ISSUED FOR CONSTRUCTION	5/21/25
----------------------------	---------

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
Collin Miller, Code Compliance Officer
Vacant, DPI Administrator



TO: Development Review Board
FROM: Garret King
DATE: August 5th, 2025
RE: ZP-25-291; 110 Summit 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: 6

Owner/Applicant: Amy Mellencamp

Request: Proposed variance request to construct a 672 sq. ft. addition that would exceed the total maximum principal structure footprint of 1,800 sq. ft., for a total of 1,992 sq. ft.

Applicable Regulations:
Article 12 Variances and Appeals.

Background Information:

This application is requesting relief from the principle structure footprint limitation of 1,800sf. found in Table 4.4.5-2. The request is driven by the applicant's desire to create an attached first floor unit that will be constructed to allow for the owners to age in place. The applicant states that the additional space is required to allow for ADA accessibility. The applicant has received approval for creating an additional unit increasing the footprint to 1,797sf under ZP-25-64.

The proposal will result in the project exceeding the 1,800sf limit by 192sf and increasing the homes footprint to 1,992sf.

On June 2nd, 2025 the City Council adopted ZA-25-02 which removed ADU's from the zoning ordinance. Therefore it should be noted that if the request is granted that the applicant will be required to apply for a permit to create a new unit and establish the home as a duplex.

Previous zoning permit action:

- Zoning Permit 25-64; Proposed construction of rear first floor addition for use as an Accessory Dwelling Unit.
- Zoning Permit ZP-25-10; Proposed construction of rear first floor addition with porch for use as an Accessory Dwelling Unit.
- Zoning Permit ZP-21-131; Rear and side yard setback variance request.
- Zoning Permit ZP-1996-484; Enlarge and enclose existing north and south side seasonal porches into expanded living space. And adding a rear entryway.

Recommendation: **Variance Denial** as per, and subject to, the following findings and conditions:

Overview:

The applicant is requesting a variance to the Sec. 4.4.5 (b) Table 4.4.5-2 with regards to the Max Principle Structure Footprint. The applicant states “our request for variance relief to return to a proposed 672 sq. ft. Addition/ADU and an overall total 1992 sq. ft. principal structure footprint”.

There are no provisions in the CDO that allow for an increase of the primary structure footprint beyond the 1,800sf maximum; therefore, a variance would be required.

I. Findings

Article 12: Variance and Appeals

Sec. 12.1.1 Variances

*Use variances shall not be allowed under this ordinance. A variance from the provisions of this ordinance may be granted by the DRB, and a decision rendered in favor of the **request for a structure that is not primarily a renewable energy resource structure**, if all of the following facts are found and specified in its decision:*

The variance request is to allow for expansion of the Primary Structures Maximum footprint beyond the 1,800ft limitation.

- (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 property is 15,239sf and roughly 85ft wide and 180ft deep, relatively rectangular in shape, similar to the other lots on the street. The lot is not affected by the steep slope overlay or any shoreline/waterfront regulations. The lot is relatively flat with a shared driveway for the rear detached garage. The physical conditions of the lot would not prohibit an additional detached structure with a unit nor an alteration to the existing detached garage or home. The physical characteristics of the lot that exist today do not prevent the property from development that aligns with the CDO. **(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;*

The standards of Sec 4.4.5 would allow for the principal structure to be expanded beyond what exists today by increasing the number of units, height, and footprint. The regulations would also allow for the addition of a secondary structure on the lot with a new unit. Existing lot coverage prior to the most recent approval was 21.98%, allowing for an

additional 23% coverage. The lot could be developed further while remaining in compliance with the regulations of the CDO. **(Adverse Finding)**

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

The applicant states that the layout of the property, specifically the positioning of the detached garage and shared driveway, makes it unfeasible to add an additional first floor unit to the garage. The desired unit will need to be on a first floor attached or easily accessible from the primary structure. Prior to the current owners' purchase of the property in 1996 the shared driveway and detached garage were in place. While the site features were not created by the applicants, they do not constitute unnecessary hardship. **(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 granted will not alter the essential character of the neighborhood, impair the appropriate use or development of the adjacent property, reduce access to renewable energy resources, or be detrimental to the public resources. **(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 municipal development plan;

The applicant is requesting a variance to only one standard of the CDO that will allow them to achieve their goals. The variance, if granted, would allow for the principle structure to exceed the 1,800ft footprint by 192sf. While the applicant has considered other development options, no other method has been selected. The variance would not be necessary if the applicant chose to develop the site under the regulations as written. **(Affirmative Finding)**

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

If the variance is granted it will not result in the extension of a non-complying situation or allow for a nonconforming use of land. If this variance is allowed it will set a precedent for future homeowners to apply for variances to regulations that are not necessary for development of the lot. **(Affirmative Finding)**

II. Reasons for Denial

Per the adverse findings above.

Charles P. Smith
Amy V. Mellencamp
110 Summit Street
Burlington, VT

Application for Zoning Variance

Proposal to attach a one-story, accessible, rear 672 sq ft Addition/Accessory Dwelling Unit (ADU) in order to "age in place" resulting in a principle structure footprint of 1992 sq. ft.

Zoning Permit Application: ZP-25-291 submitted on June 10, 2025.

A prior Zoning Permit Application ZP-64 was submitted on March 5, 2025 for a 672 sq. ft. addition with porch for use as an ADU. However, ZP-64 was initially denied per the 2024 amended Comprehensive Development Ordinance (CDO) based on a maximum principal structure footprint of 1800 sq. ft. Our current 1320 sq. ft. house footprint with the proposed 672 addition would total 1992 sq. ft. We then submitted a revised, smaller footprint Addition/ADU proposal for 480 sq. ft. in order to comply with the 1800 sq. ft. restriction (1320 plus 480 totaling 1800 sq. ft.). This revised proposal was approved with a Zoning Permit issued on April 7, 2025.

However, per our contractor's extensive review of building options, reducing the proposed Addition/ADU from 672 sq. ft. to 480 sq. ft., in order to comply with the 1800 sq. ft. restriction, will not allow for sufficient disabled movement and accessibility for wheelchairs, other assistive devices, and bathroom facilities, and would cost substantively more per sq. ft. in construction without being able to achieve our overall purpose - aging in place with appropriate space and support. Thus, our request for variance relief to return to a proposed 672 sq. ft. Addition/ADU and an overall total 1992 sq. ft. principal structure footprint.

We would like to note that we have already satisfied several other zoning/building permit conditions. On March 13, 2025 a letter was issued confirming sufficient capacity of the City's Water and Wastewater Facilities for a 672 sq ft Addition/ADU at 110 Summit Street. An Erosion Prevention and Sediment Control Plan EPSC-25-27 was also approved on April 24, 2025.

Property Description

110 Summit Street is a two-story house with an attic and basement which sits on a 15,329 sq ft. lot. Specific dimensions and characteristics include:

- The total parcel of land is 15,329 sq. ft.
- The house footprint is 1320 sq. ft. (to be specific, 1317 which was rounded up in our plans)
- From the sidewalk to the front of the house is approximately 53 ft.
- Our southern side neighbor's lot is located approximately 22 ft. from our house.
- Our northern back neighbor's lot is located approximately 100 ft. from our house.
- We share a driveway on the north side with our neighbor.
- Our 538 sq. ft. garage is also located on the north border of our property.
- Other walkway, patio, driveway, and porch coverage is approximately 1,494 sq. ft.
- Total % of lot coverage is 21.98%

Our house does not have a first floor bedroom nor a first floor full bathroom. We desire an Addition/ADU with a first floor, accessible bedroom, bathroom, and kitchenette to be attached to our current home in order to allow family/caregivers to provide immediate, easy, and convenient support as we age, especially during the winter and inclement weather.

Applicable Regulatory Provisions

The specific regulatory provision that applies to our variance request is found in Article 4: Zoning Maps and Districts, Table 4.4.5-2 Principal & Secondary Structures Massing and Placement Standards in Residential District (page 35 of the Comprehensive Development Ordinance). For Residential Low properties, the table cites a Maximum Principal Structure Footprint of 1800 sq. ft.

We note in Article 4 the provision for Residential Development Bonuses for Housing for Older Persons and Individuals with Disabilities (page 36 of the Comprehensive Development Ordinance) that allows exceptions to maximum allowable residential standards in Table 4.4.5-2 approved in any at the discretion of the DRB. While the provisions may not be directly applicable as we are not proposing to develop multiple units for Older Persons and Individuals with Disabilities, we are specifically proposing to build one such unit - an attached addition/ADU for the purposes of aging in place to accommodate expected needs of older people with accessible issues.

Article 12, Sec. 12.1.1 states provisions to be addressed in requesting a variance for these and other articles in the Comprehensive Development Ordinance including physical characteristics of the property and character of the neighborhood.

Relief Requested

Approval to exceed the maximum principal structure footprint rule of 1800 sq. ft. by 192 sq. ft. in order to build an accessible 672 sq. ft. Addition/ADU.

Why Relief Warranted

We believe our variance request merits approval for the following reasons:

- a. In regards to Article 12, Sec.12.1.1, our property lot is unique in the sense that its northern border is a shared driveway (with 106 Summit Street) with the northern side of our house edging on that driveway. The driveway and the turnaround for both properties extends behind the northern rear of our house and in front of our detached garage. Four issues about our garage are also relevant. First, we use the garage, especially in the winter. Second, we do not wish a second floor addition over the garage because the whole purpose of our project is to develop first-floor living to age in place. Thirdly, the detached garage is located approximately 45 feet from our backdoor - distant from existing plumbing/heating systems and way too far to independently navigate in a wheelchair and have caregivers immediately provide support, especially in inclement weather. Finally, when we have looked at extending the garage to the south into our backyard, we would essentially eliminate the use of our backyard and not realize the aim of our project, an attached dwelling to provide easy care in aging.
- b. Because of the existing configuration of the driveway and garage, and the desire to have immediate accessibility to our current home, the most sensible, reasonable, and compact way to add first-floor living is to attach an addition to the back southern end of our house.

- c. We have not caused the hardship of where best to locate and attach a first-story addition. The location of the shared driveway and the garage were pre-existing conditions of the property when we purchased it in 1996.
- d. A variance to attach a first-story addition to the back southern end of our house would in fact best honor the character of our neighborhood. By preserving an open back yard, we would continue to conform with the other homes in our neighborhood, and in a compact and efficient way, provide new space to conveniently age in space. I cite the purpose of Sec. 4.4.5 Residential Districts on page 31 of the Comprehensive Development Ordinance::

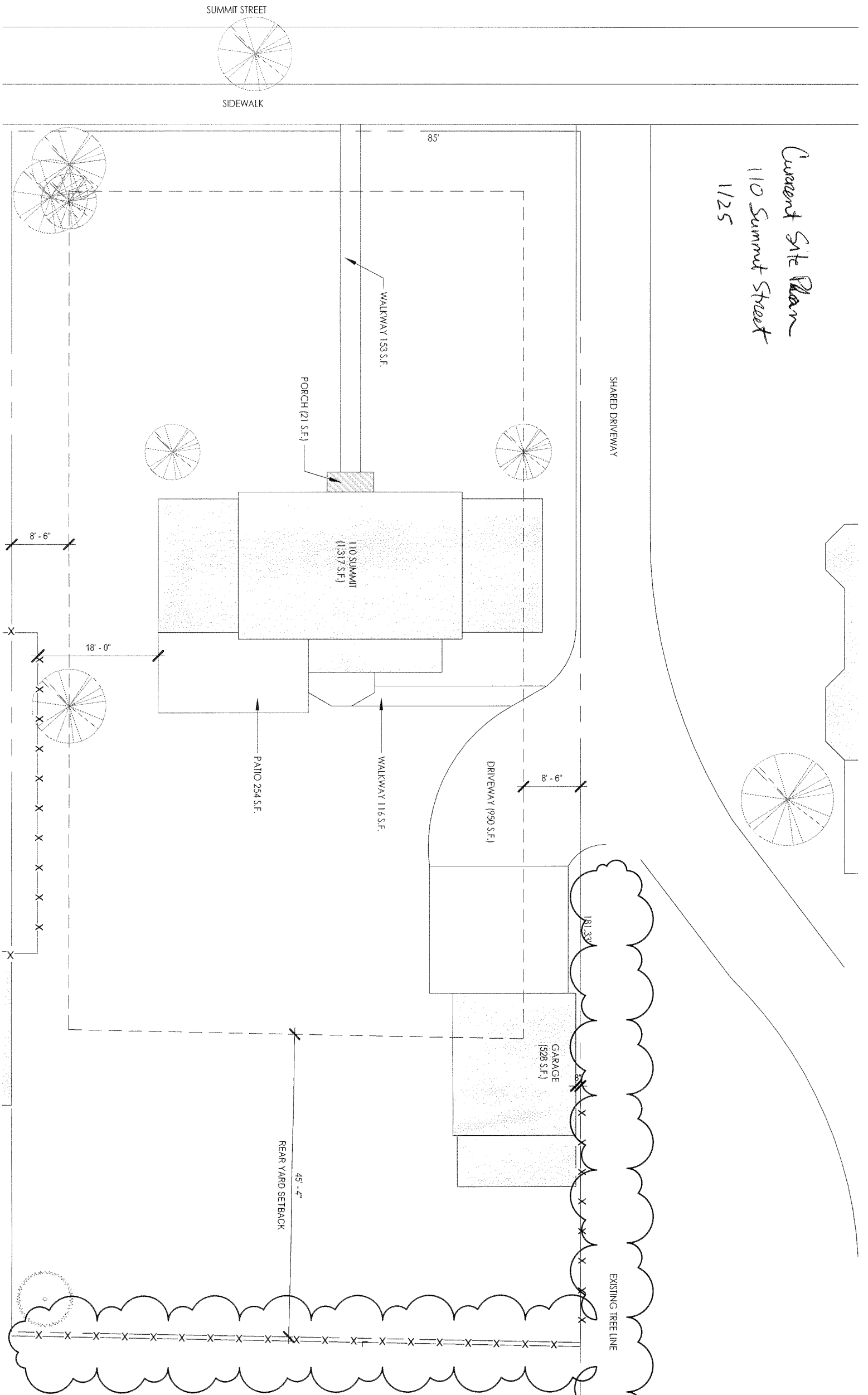
(a) Purpose: The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment, while enabling neighborhoods to evolve to meet the changing needs of households and the economy, and as a result of the climate 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 development patterns across the city....

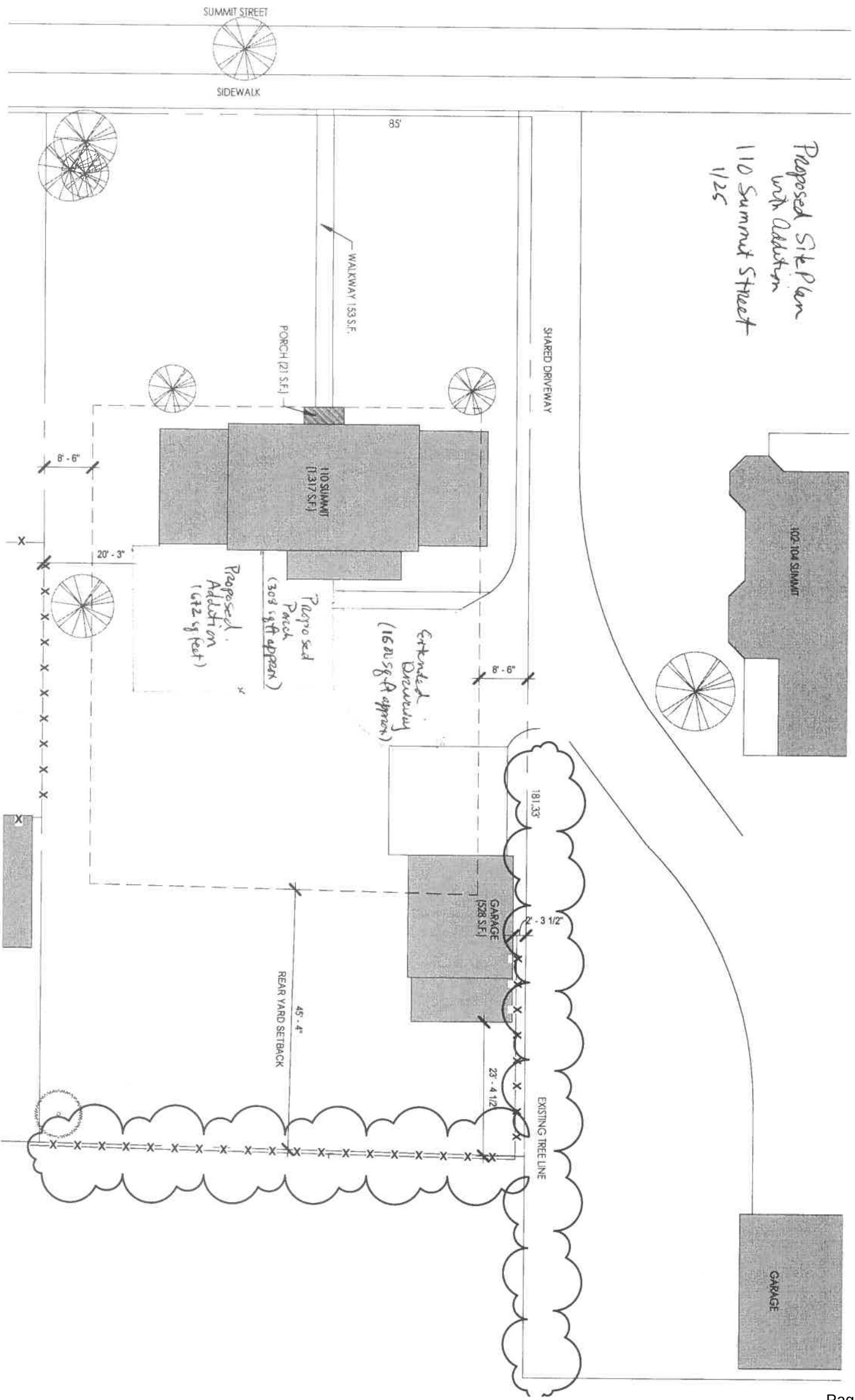
Our proposed addition/ADU will not alter the streetscape as it will be 1) tucked behind the home, 2) allowing the east-facing front and southern sides of our home to continue to be set back in line with neighboring properties 3) with its current sizeable front yard and front-door sidewalk, 4) still oriented to the inviting, pedestrian-friendly Summit Street sidewalk that 5) complements our neighborhood and its open space patterns, and 6) allows our home to evolve to meet the changing needs of our household.

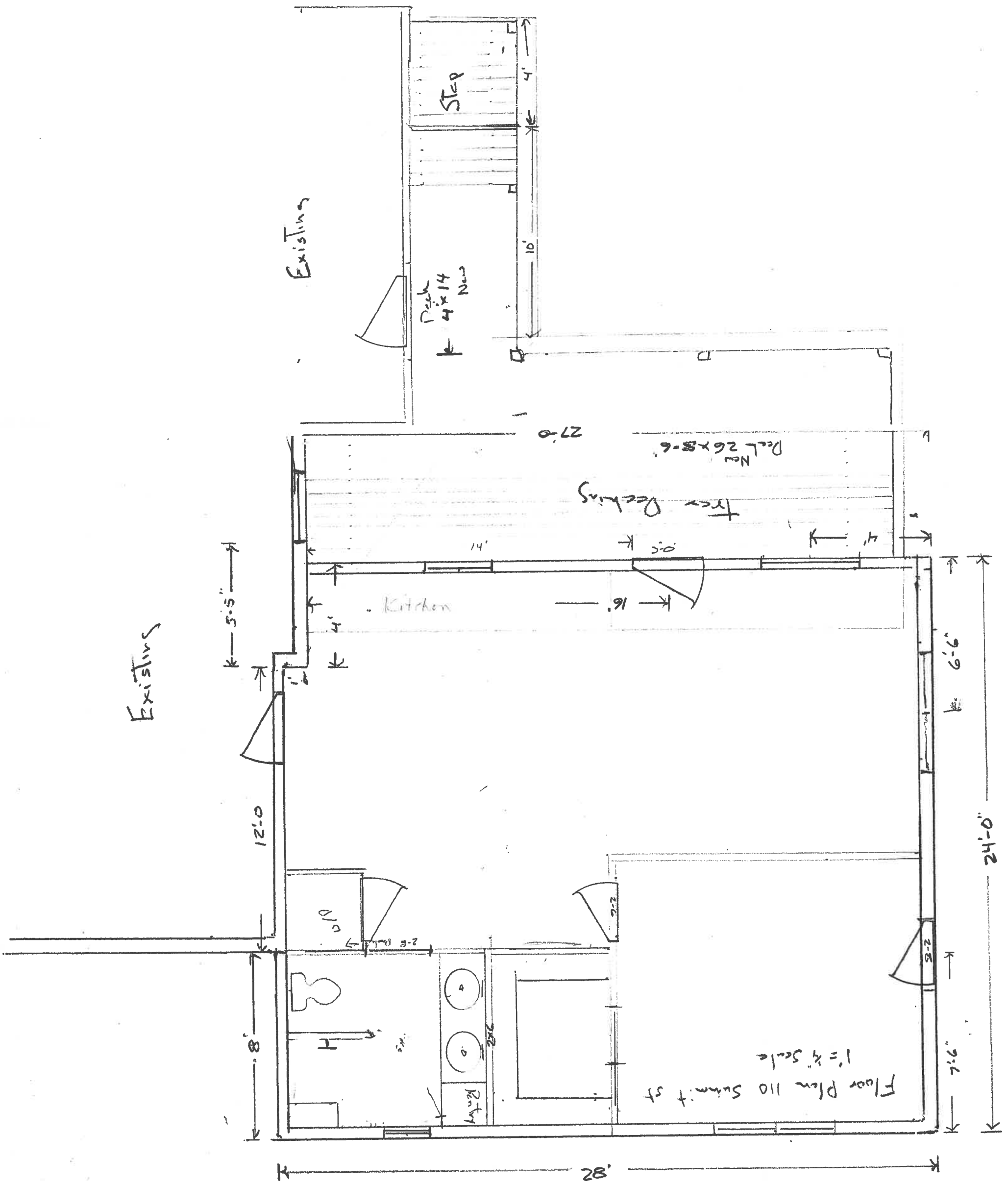
- We note that homes in our neighborhood currently exceed a 1800 sq. ft. footprint. A smaller addition to the back of our home would not disrupt the character of our neighborhood as we would simply fit into the mix of the larger existing homes with their front and back yards.
- We believe that our request for an additional 192 sq. ft. above the 1800 sq. ft. requirement is a minimal request that still allows appropriate living space for older people and people with disabilities. The estimated lot coverage including this additional space would be 27.4%, below the 45% maximum per code for Residential Low properties.
- The variance request will not extend or initiate any non-conforming situation of our property.
- We also respectfully request that Article 4 for Residential Development Bonuses for Housing for Older Persons and Individuals with Disabilities be considered as part of our request. Adding a bonus of 192 sq. ft. to the 1800 sq. ft. provision would be in line with the aim of our project so that we can stay in our home as we continue to age.

Finally, we are simply seeking to the greatest degree possible to site an accessible Addition/ADU to efficiently and compactly connect with our current house, that will best comport with the character of the neighborhood, and allow us as we get older to continue to live in and be part of our community.

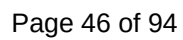
Current Site Plan
110 Summit Street
1/25







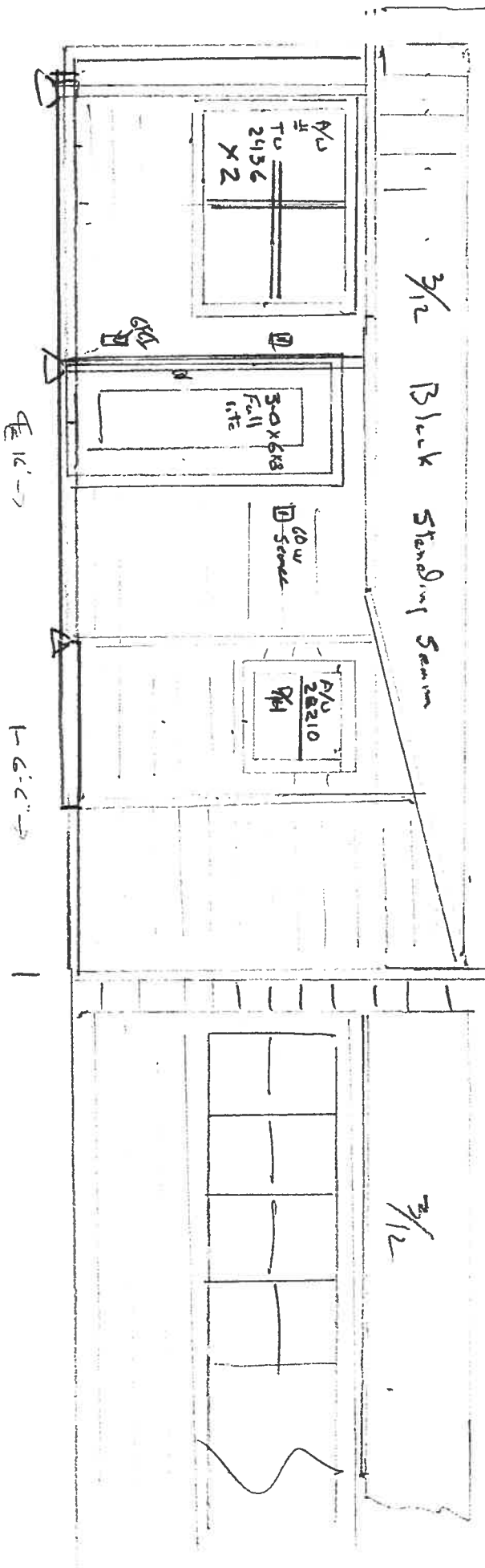
1 Therman 2'8" x 6'8" Full life door
1 Anderson To 2436 x 2 PH
1 Anderson Army AR-251



- North S.D. 1' = 1/4" Scale 110 Summit St.
1. Anderson T_U 2436 x 2 1/4 3'-9" x 5'-1/4"
 1. " " T_U 28210 1/4 2'-10" x 3'-0"
 1. Trencher 30'-6" 3' Full lite door

3/12 Black Shingle

3/12 Black Standing Seam

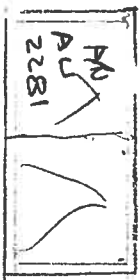
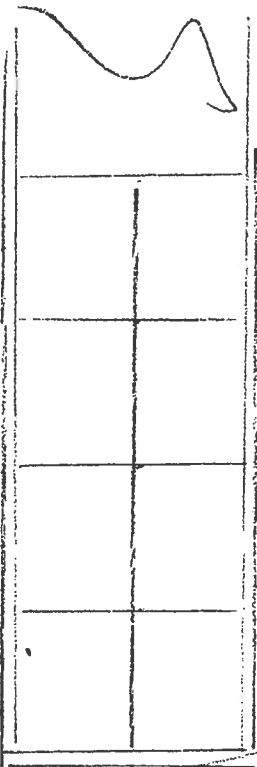


South Side 1' = 1/4" Scale 110 Summit St.

- 1 Anderson Awning A-21 2'x2'
- 1 Anderson Awning AW 2281 2'9" x 5'-2"

existing

6/12 Black Shingles
8 3/8" x 5"



Heat Pump

5'-6"

7'-0"

West S.D. 1st St. 110 Summit St.

Street View

8/12

8/12

New

8' 3" Vent
8/12

existing

4' 5" vent
Dark Ice

8'-0"

8' 8"

Foundation
110 Summit St.

8'

Frost
Walls

12'

Full
Base

4'

Mech.
to
Basement

3/4" Adventure To match existing
1 1/2" PT. Slopes
4' Slope

1/2" Seal

3'-6" Frost Wall

Back
S/N

12' Footing

16' x 20'

Gravel Bed

28'

Specs.

All Windows Anderson 400 series P/H

except Awning

All white

No Grills

ext trim $5/8 \times 4$ ft / existing match

All ext. Doors Thermatru or equal Fiberglass Full title No Grills

All ext Trim $5/8 \times 6$ " Corners

to Be Bored. $1 \times 8 \times 10$ " studs & Racks & Sawn

to match existing. $5/8 \times 4$ trim

Siding H.P. Smartside
to match house & reveal

Per. Budent in sleeper level.

Ins. Spray Foam

Framing 2x6 16" on 4

$1/2$ " CDX Ply Sheathing



Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

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

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

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



MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Principal Planner

Date: August 5, 2025

RE: ZP-25-317; 208 Flynn 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.

File: ZP-25-317

Location: 208 Flynn Avenue

Zone: E-LM **Ward:** 5

Parking District: Mixed-Use Multi Modal

Date application accepted: June 23, 2025

Applicant/ Owner: Kelley DesRoches, Wiehmann/Lamphere / Paige Farrington / Stack 208 LLC

Request: Proposed conditional use conversion of approximately 7,000 sq. ft. of commercial office space into a health club.

Background:

- **Zoning Permit 20-0745CA;** relocation of sculpture and to be set on new foundation. March 2020.
- **Zoning Permit 18-1147SN;** replacement directory sign. June 2018.
- **Zoning Permit 18-0517CA;** install accent siding. December 2017.
- **Zoning Permit 17-1247CA;** After-the-fact zoning permit for existing café within mixed use building. June 2017.
- **Non-Applicability of Zoning Permit Requirements 16-0721NA;** interior office renovation. December 2015.
- **Zoning Permit 16-0187SN;** one new parallel sign to replace existing for VCAM. Backlit illumination included. August 2015.
- **Zoning Permit 16-0036SN;** install parallel sign for Howard Center Administrative Services Office. No illumination. July 2015.
- **Zoning Permit 15-0783AW;** replacement awning for the Howard Center. February 2015.
- **Non-Applicability of Zoning Permit Requirements 15-0669NA;** sign panel replacement. December 2014.
- **Non-Applicability of Zoning Permit Requirements 15-0438NA;** install little free library by the entrance. September 2014.

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

- **Zoning Permit 09-367CA**; condensing unit on roof. October 2008.
- **Zoning Permit 09-066AW**; add awning for rear deck. August 2008.
- **Zoning Permit 08-318SN**; one parallel non illuminated vinyl sign for Howard Mental Health. October 2007.
- **Zoning Permit 07-022CA**; replace old pressure treated playground equipment with new. No change in playground lot coverage or setbacks. July 2006.
- **Non-Applicability of Zoning Permit Requirements 08-714NA**; farmer's market Wednesdays June 4th- October 15th. April 2008.
- **Zoning Permit 05-545SN**; sign for Pilates studio in combination with Every Woman PT. May 2005.
- **Zoning Permit 00-303**; installation of a nonilluminated parallel sign for the existing office space (Howard Center for Human Services). January 2000.
- **Zoning Permit 00-250**; removal of rear storage/loading areas for increased parking and landscaping improvements. Proposal for the existing commercial complex includes changes of use from office to wholesale distribution. November 1999.
- **Zoning Permit 00-102**; installation of a nonilluminated parallel sign over the entry to the existing retail (antiques) shop located within a commercial structure. August 1999.
- **Non-Applicability of Zoning Permit Requirements**; install street address identification. August 1999.
- **Zoning Permit 01-518**; installation of two nonilluminated signs for the existing office within the existing commercial structure. June 2001.
- **Zoning Permit 01-152**; construction of a covered entry (stair with canopy) for the existing office space (Select Design) located in the rear of the commercial complex. Proposal includes replacing the existing plywood covered opening with a door and glass panels. No change in coverage or use. September 2000.
- **Zoning Permit 00-362**; installation of a nonilluminated parallel directory sign on the front façade of the existing commercial structure. February 2000.
- **Zoning Permit 99-519**; repairs to the existing loading dock area of the commercial space which includes infilled doors at five existing openings. May 1999.
- **Zoning Permit 99-351**; determination of existing tenants (uses by square footage – 62,000 sq. ft. total) and removal of shallow front addition. February 1999.
- **Zoning Permit 98-243**; change of use from office and warehouse to a large daycare. Proposal includes play area, fencing, and parking improvements. November 1997.
- **Zoning Permit 00-043**; Misc. improvements to the existing commercial structure including façade renovations to the south and east sides, paving the existing gravel parking lot and site improvements to the south side including work within the city's ROW. Proposal includes change of use from warehouse to office and retail space. July 1999.
- **Zoning Permit 99-367**; installation of two nonilluminated parallel signs for the existing commercial structure. Signs to advertise available space – not tenant specific. March 1999.
- **Zoning Permit 93-138**; installation of a parallel sign, nonilluminated measuring 2' x 3' over door of merchandise brokerage services office. September 1992.

- **Zoning Permit 88-111/ 88-142;** paving of existing gravel roadway adjacent to McAuliffe's with new pavement of road going behind Monark building to create one-way traffic flow. September 1988.
- **Zoning Permit 86-353;** erect a parallel sign consisting of individual letters on the front of the existing industrial building. August 1986.
- **Zoning Permit 84-541;** repair existing loading dock and replace existing loading dock with new pedestrian entrance and construct a new concrete steps and handrail. Replace three sets of doors. December 1984.
- **Zoning Permit 84-427;** plywood sign with silver panels and dark red borders, logo in red. September 1984.
- **Zoning Permit 84-083;** construct an entrance and exit door on the Flynn Avenue side of the building to provide access to the warehouse. No additional building space and no additional lot coverage. April 1984.
- **Zoning Permit 81-133;** construct a 17,500 sq. ft. addition to existing physical plant. Space is for additional warehousing space. August 1980.
- **Zoning Permit 78-480;** Monark Sporting Goods Inc. to convert a portion of the existing warehouse space into offices. (1400 sq. ft.) January 1978.
- **Zoning Permit 77-932;** Formac Realty Inc. to erect three loading platform enclosures with 6 overhead doors. Make structural repairs to the dock. June 1977.
- **Zoning Permit 77-710;** The Formac Realty to convert a 450 sq. ft. area on the first floor to a caretaker's apartment. April 1977.
- **Letter from Planning Office** acknowledging subdivision of United Realty Corp. property, with new lot having an easement access in lieu of street frontage.
- **Zoning Permit n.n.;** Vermont Structural Steel Corporation to install new relocated gates and pave the driveway at 208 Flynn Avenue. July 1974.
- **Zoning Permit n.n.;** Westinghouse Electric Supply Company to erect two sets of 15" white "Wesco" Aluminum-Duranar sign letters flat against the building. November 1974.
- **Zoning Permit n.n.;** Vermont Structural Steel to install an 8500 gallon underground gasoline tank on the rear of the premises at 208 Flynn Avenue. December 1973.

Overview:

This application is for a proposed bathhouse, with conversion of approximately 7,000 sq. ft. of office space within the building to be leased by Savu; a wellness focused business which currently designs and builds luxury saunas and thermal experiences.

A Health Club is a Conditional Use in the E-LM zoning district per Appendix A of the Comprehensive Development Ordinance.

Recommended motion: Conditional Use approval, per the following Findings and Conditions:

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

The administrative officer is authorized to deny all zoning permits or certificates of occupancy for any property with an uncorrected zoning violation (i.e. notice of zoning violation and/or municipal complaint ticket has been issued and is not under appeal.) The administrative officer is also authorized to deny all zoning permits for any property with an expired zoning permit without a final certificate of occupancy.

Instead of withholding or denying a zoning permit, the administrative officer may grant such permit subject to the condition that the uncorrected zoning violation is corrected or the expired zoning permit is closed out with a final certificate of occupancy. Such actions) shall take place before the issuance of a final certificate of occupancy on the new permit.

The following zoning permits are in need of a Certificate of Occupancy:

ZP-20-123 18963 – PROJECT...	Zoning Permit	Feb. 28, 2020	ACTIVE
ZP-18-425 18880 – PROJECT...	Zoning Permit	Jun. 7, 2018	ACTIVE
ZP-17-804 22436 – PROJEC...	Zoning Permit	Nov. 22, 2017	ACTIVE
ZP-17-371 34710 – PROJECT...	Zoning Permit	Jun. 6, 2017	ACTIVE
ZP-1999-374 27821 – PROJECT...	Zoning Permit	Jul. 19, 1999	ACTIVE

These permits must be closed out and Certificates of Occupancy issued before a CO may be issued for this permit. **Affirmative finding as conditioned.**

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

Impact fees will be calculated for the change of use, based upon the new Transportation and Water & Wastewater Impact fee calculators. **Affirmative finding as conditioned.**

Part 5: Conditional Use and Major Impact Review

Section 3.5.6 Review Criteria

(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 application is for a change of use, interior to an existing building with city infrastructure (water, sewer, utilities) in place. Impact fees will be calculated based on new PM peak hour vehicle trip ends, and water/wastewater usage as per the recently adopted Impact Fee schedule. **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;*

208 Flynn is an existing, former industrial complex that has successfully transitioned to a mixed-use, multipurpose center adjacent to the new Champlain Parkway.

The following support is provided within *planBTV Comprehensive Plan*:

- Evaluate changes to the Enterprise Zone to preserve and expand the character of the South End (Economic Development; 5.5)
- Identify opportunities to leverage the creative economy and institutions to strengthen the economy. (Land Use, 5.2)
- Make more efficient use of existing buildings, facilities, utilities, services before building new (Community Facilities & Services, 19.1)

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;*

There are no identified activities associated with the proposed health club that would precipitate the identified nuisances. **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;*

208 Flynn Avenue is on an established city street and adjacent to the Champlain Parkway and multi-modal path that connects north and south to the city proper. There is ample opportunity to access the site via any manner of transit, including bike, vehicle, and bus or by foot. **Affirmative finding.**

and,

5. *The utilization of renewable energy resources;*

No part of this application would preclude the use of wind, water, solar, geothermal or other renewable energy resource. Skylights will increase solar access to interior spaces. **Affirmative finding.**

and,

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

As noted, Impact Fees will be assessed for the Change of use. A letter of adequate water and sewer capacity will be required from Water Resources. It is the applicant's responsibility to identify the need for a state wastewater permit.

Affirmative finding as conditioned.

(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.*

No identified mitigation measures are identified.

2. *Time limits for construction.*

The change-of-use is internal to the building, and do not at this time include any exterior construction.

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

Bathhouse hours are proposed to be Monday-Sunday; 8:00 am to 8:00 pm. Three employees are proposed. No external impacts are anticipated.

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

Any future enlargement or alternation will be reviewed under the Standards in place at the time of application.

and,

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.*

This would be at the discretion of the Development Review Board.

Affirmative finding as conditioned.

Article 4: Zoning Maps and Districts

Section 4.4.3 Enterprise Districts

(a) Purpose

1. *The Light Manufacturing (E-LM) district is the traditional commercial/industrial center of Burlington, and is intended primarily to accommodate enterprises engaged in the manufacturing, processing, distribution, design, creating, repairing, or assembling of physical and digital goods, merchandise, equipment, or art. This district is primarily intended to provide for various industrial and commercial uses, with specific provisions and limits intended to preserve and enhance areas of varied character throughout district. In some locations, commercial and residential uses are allowed to support the wide range of services and employment opportunities desired in the district, and support adjacent areas of residential development. Development is intended to respect interspersed historic industrial buildings, and reflect the industrial aesthetic of the district's past. Parking is intended to be hidden within, behind, or to the side of structures.*

Health Club is a Conditional Use per Appendix A of the Comprehensive Development Ordinance. It would be among those *allowed to support adjacent areas of residential development, and respect interspersed historic industrial buildings.* **Affirmative finding.**

(b) Dimensional Standards and Density

The application proposes an interior change-of-use. No alteration to the exterior site are proposed. **Affirmative finding.**

(c) Permitted and Conditional Uses

See Section 3.5.6 (a), above.

(d) District Specific Regulations:

1. *Convenience Stores*

Not applicable.

2. *Drive Thrus are not permitted*

Not applicable.

Article 8: Parking

These are existing parking facilities available on-site. As the health club anticipates its highest volume evenings and weekends, it is possible to consider the shared use of parking with other businesses when highest volume alternates between days and evenings/weekends. **Affirmative finding.**

Section 8.1.9-1 Maximum Off-Street Parking Requirements

Health Club (Multi-modal Mixed Use District), 2/1,000 sf gross floor area.

For the proposed area of 7000 sf., 14 parking spaces would be the maximum parking allowance. This is the same standard for Office, which this use will replace. The parking calculation may be considered at par. **Affirmative finding.**

II. Conditions of Approval

1. Impact fees are applicable for the change of use, based upon the new Transportation and Water & Wastewater Impact fee calculators.
2. A letter of adequate water and sewer capacity from the Water Resources Division will be required **prior to issuance of the zoning permit.**
3. It is the applicant's responsibility to secure a state wastewater permit, if appropriate.
4. Any future enlargement or alternation will be reviewed under the Standards in place at the time of application.
5. 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.



6/20/25

Mary O'Neil and Scott Gustin
City of Burlington, Zoning Division
645 Pine St
Burlington, VT 05401

RE: Savu – Conditional Use Permit Application

Dear Mary & Scott:

Our project team is pleased to submit a Conditional Use Permit Application for a proposed bathhouse at 208 Flynn Ave. The property is owned by Stack 208 LLC and approximately 7,000 sf of space within the building will be leased by Savu for the bathhouse. Savu is a wellness focused business which currently designs and builds luxury saunas and thermal experiences. Creating a modern-day bathhouse in the heart of Burlington will expand Savu's vision by creating a wellness hub designed for relaxation, connection, and restoration. The thoughtfully designed space will feature saunas, cold plunges, pools, and communal gathering areas, offering an immersive experience that blends tradition with contemporary wellness practices.

The project is within the E-LM Enterprise-Light Manufacturing zoning district and the shared use parking district. The bathhouse is classified as a health club use which is a conditional use within this zoning district. The existing brick building is mixed-use with multiple tenant spaces. There is onsite parking with an approximate total of 180 shared parking spaces. The bathhouse days and hours of operation are: Monday to Sunday 8am to 8pm. There will be 3 employees. The project will not be phased and pending permitting and funding the project plans to start construction Fall 2025.

The following are responses to the applicable Review Criteria in Sec. 3.5.6(b)

Sec 3.5.6 Review Criteria

(a) Conditional Use Review 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 area is made up of many different uses including offices, breweries, restaurants, artist studios, production and City Market. The bathhouse use will compliment the existing area. The public utilities and facilities will be reviewed with our engineering team and the City as the project design progresses since the bathhouse use will have an impact on municipal water and wastewater.

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 bathhouse does not have undue adverse effect within the E-LM district and if anything, the project is ideally located in this area as it compliments existing uses, encourages health and wellness for residents and visitors, and will celebrate the industrial aesthetic of the building within the design.

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 bathhouse will not have nuisance impacts from items listed and will be a quiet, calm space.

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; and,*

The proposed occupancy of the space is 45. There is adequate parking on-site and the bathhouse is expected to have a higher occupancy rate evenings and weekends when other businesses in the area have less parking demand. The project is also located adjacent to the recently completed Champlain Parkway allowing easy access for vehicles, pedestrian, bicycle, and public transportation.

5. *The utilization of renewable energy resources; and,*

The project is within an existing building with existing infrastructure so utilization of renewable energy resources is not attainable. However new mechanical, electrical, and plumbing systems will be installed to meet the 2024 Commercial Building Energy Standards.

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

No undue adverse effect.

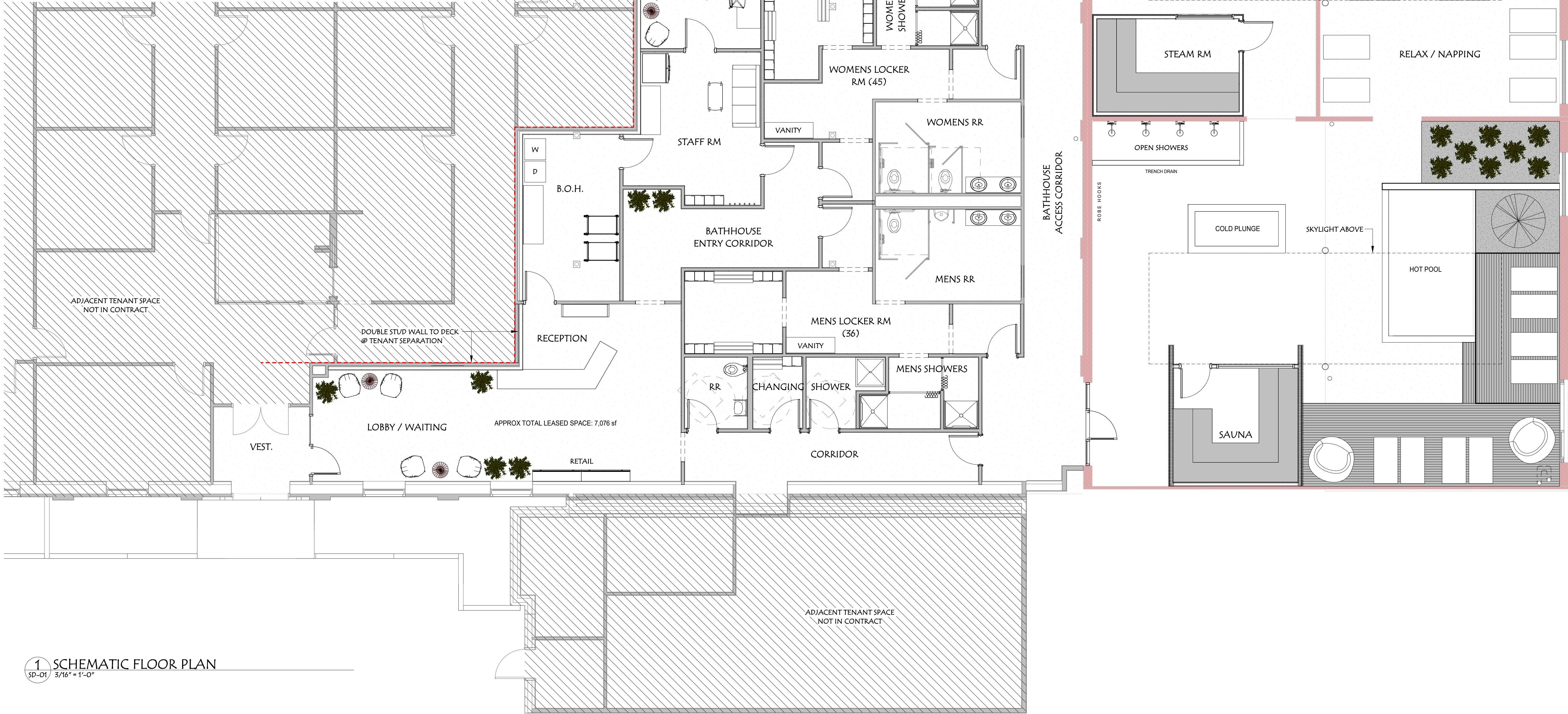
We look forward to presenting our plans to the Development Review Board and working with the City as we develop the design of this exciting project.

Sincerely,

Kelley DesRoches
Vice-President



LOCATION MAP



1 SCHEMATIC FLOOR PLAN
SD-01 3/16" = 1'-0"

SAVU @ 208
FLYNN AVE.



SCHEMATIC FLOOR
PLAN

PROJECT NO: 2025031
PROGRESS PRINT: 6/20/2025 9:44:12 AM



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
Collin Miller, Code Compliance Officer
Vacant, DPI Administrator



TO: Development Review Board
FROM: Garret King
DATE: August 5th, 2025
RE: ZAP-25-5; 276 Ethan Allen Parkway

=====

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: 7

Owner/Applicant: Joseph and Ann Lander

Date application accepted: 12/3/2024
Decision Date of Administrative Denial: 6/9/2025
Date of Administrative Appeal: 6/9/2025
Appellant: Joseph and Ann Lander

Request: Appeal of zoning administrative denial (ZP-24-533) (After-the-Fact) Permitting for tree removal.

Background Information:

The appellant is appealing an administrative denial of an application for (After-the-Fact) Permitting for tree removal. This application first went to DRB January 7th, with the DRB requesting the applicant to return within 30 days with a replanting plan. The applicant returned to the DRB on February 18th, requesting deferral. The DRB granted deferral of the project without a date certain. No additional information to address the DRB's request for replanting plan was ever submitted. The application timed out at 6 months and was denied on June 9th. The appeal was completed July 9th and is considered timely.

The appellant points to Sec. 3.2.5 which allows up to 6 months for deferral believing that this timeline should start from the January 7th DRB meeting. The appellants also would like to receive the provisioned 3-month additional deferral before returning to the DRB again.

Recommendation: Uphold administrative Denial as per the following findings.

I. Findings

The subject application was filed December 3rd 2024 and was made complete on December 6th 2024. On December 6th review of the application took place, and the application went to DRB on January 7th 2025. The Board requested that the application return with additional plans at the February 18th meeting. Upon returning to the DRB in February, the applicant requested deferral which was granted to a date uncertain. The applicant failed to upload any additional plans since the

February 18th DRB meeting, so the application was never rescheduled for a follow up DRB meeting.

Sec. 3.2.5 Completeness of Submission, Administrator`s Action

An application for a zoning permit shall not be complete until all submission requirements have been provided to the satisfaction of the administrative officer. The administrative officer shall take action with regard to a complete application within 30 days. Such action shall be to issue a decision on the application pursuant to the authority granted in Sec 3.2.7 of this Article, or by making a referral to the DRB.

Should the administrative officer fail to take any such action, a permit shall be deemed issued on the 31st day pursuant to 24 VSA 4448(d). Modifications to a pending application by an applicant shall restart any applicable time limits, commencing upon the modification date.

An applicant may request deferral of action on a complete zoning permit application. Deferral of action shall be limited to six (6) months. For zoning permit applications subject to DRB review, the six (6) month deferral may be extended up to two (2) times of three (3) months each. If an initial extension is granted by the DRB the application lies dormant (no revised plans, information submitted) for the three (3) month duration of the extension, the DRB shall not grant another extension.

The application came in December 3, 2014 and went to the DRB January 7th, 2025 and has been under review for over 6 months. The initial 6-month application timeline starts with a complete application (December 6, 2024). The application has not uploaded any new updated plans and has not made any further extension requests prior to this appeal.

The DRB may extend the 6 month deferral by 3 months (up to twice), if the deferral request is made prior to expiration. In this case, no request for additional deferral was made before the 6 month application expiration.

In summary, the CDO limits deferral of an application up to 6 months unless an extension is granted by the DRB. Without any updates or requests to be scheduled for DRB, the application timed out and was denied as such.

Recommended Motion

Uphold the administrative Denial.

NOTICE OF APPEAL OF ADMINISTRATIVE ACTION

Joseph and Ann Lander
276 Ethan Allen Parkway,
Burlington, VT 05408

RE: June 9, 2025 Zoning Administrator's Denial of ZP # 24-533

Joseph and Ann Lander, owners of 276 Ethan Allen Parkway ("Property"), through undersigned counsel, file this notice of appeal of the Zoning Administrator's June 9, 2025 denial of ZP #: 24-533.

This action concerns an after the fact zoning permit sought by the Landers for tree clearing at their Property submitted on December 3, 2024. The application was subsequently considered by the Development Review Board on January 7, 2025. At that hearing, the DRB moved to reopen the hearing and requested the Landers provide a planting plan within 30 days. On February 12, 2025, the Landers requested to continue the hearing so they might consult tree professionals and develop a planting plan when weather permitted a survey of the Property. In April of 2025, the Landers submitted an update and requested additional time to develop a plan. Due to delays caused by the schedules of third-party professionals and weather, developing a planting plan has taken longer than expected.

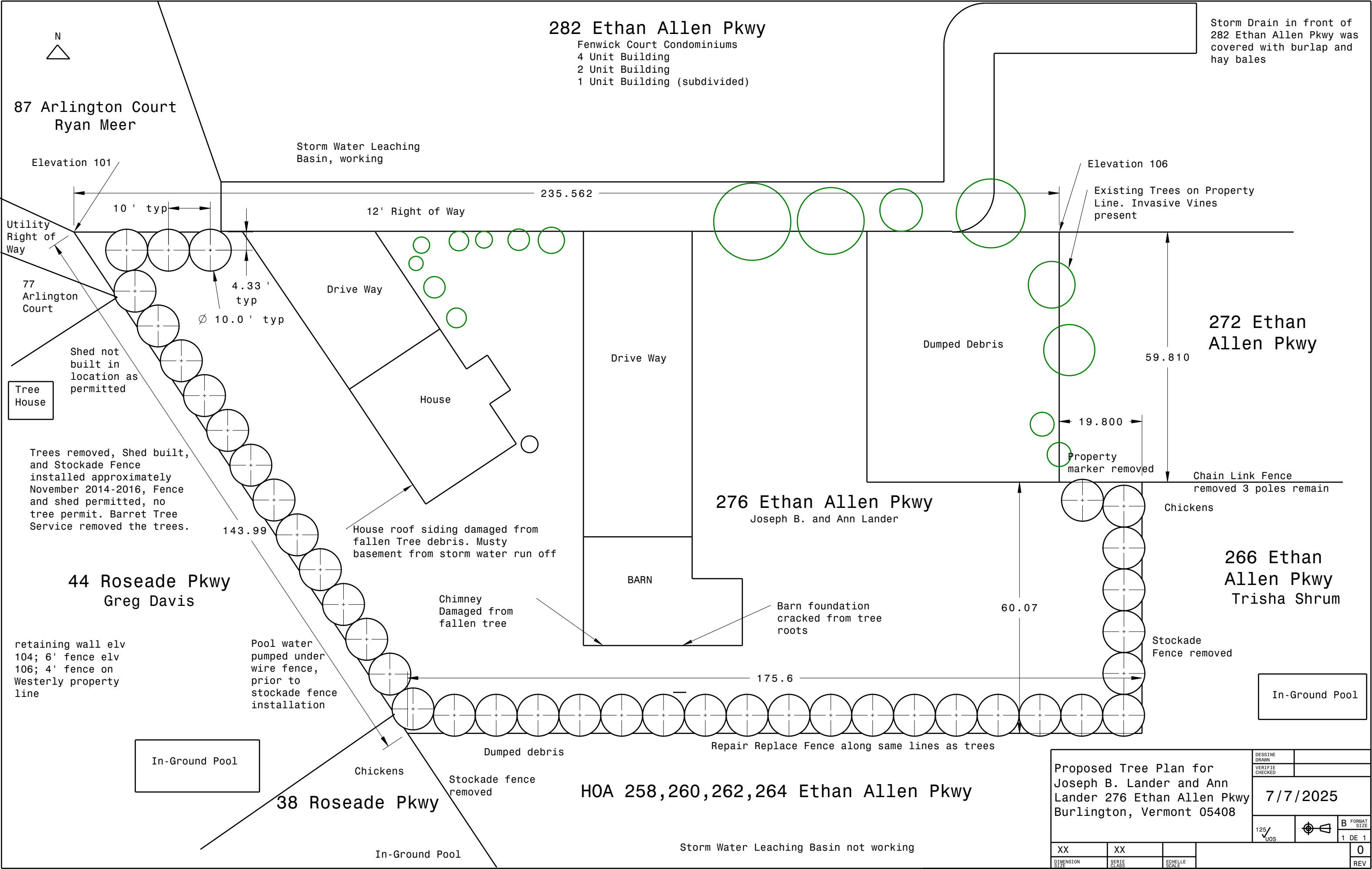
On June 9, 2025, the Administrative Officer issued a denial of ZP 24-533, citing Section 3.2.5 of Burlington's Comprehensive Development Ordinance. That provision limits deferral of an application subject to DRB review to a six-month period, which deferral period may be extended for up to two three-month periods. Six months from the DRB's January 7, 2025 order would have been July 7, 2025. It was not until January 7, 2025 that the matter was considered by the DRB and the additional planting information requested, and therefore that date should determine the six-month deferral period. Therefore, at the time of the Administrator's June 9, 2025 action, the six-month deferral period had not run.

The Landers intend to submit a planting plan within two weeks, and would request that the denial be reversed so that the DRB may consider this additional information without requiring the Landers to re-apply. In the alternative, the Landers would move the DRB to grant them an additional three-month deferral pursuant to Section 3.2.5 of the Ordinance so that the Landers may submit a planting plan and additional materials in support of their ZP 24-533 application.

Dated at Burlington, Vermont this 24th day of June 2025.

Joseph and Ann Lander

By: /s/ Peter G. Raymond
Peter G. Raymond, Esq.
SHEEHEY FURLONG & BEHM P.C.
30 Main Street, 6th Floor
P.O. Box 66
Burlington, VT 05402-0066
(802) 864-9891
praymond@sheeheyvt.com



Proposed Tree Plan for Joseph B. Lander and Ann Lander 276 Ethan Allen Pkwy Burlington, Vermont 05408			DESIGN DRAWN	
			VERIFY CHECKED	
			7/7/2025	
XX	XX		125 ✓ UOS	B FORMAT SIZE 1 DE 1
				0 REV
DIMENSION SIZE	SERIE CLASS	ECHELLE SCALE		

Replanting Plan for 276 Ethan Allen PKWY

Proposed Tree Plan, Transplanted Trees by DJ's Tree Service, Re-Quote
date_____.

39 Arborvitae Nigra 6' tall trees The Nigra Arborvitae (*Thuja occidentalis* 'Nigra') is a striking evergreen tree known for its dense, dark green foliage that holds its color beautifully through all seasons—even in winter. It typically grows in a narrow, pyramidal shape, reaching 20 to 30 feet tall and 5 to 10 feet wide, making it a popular choice for privacy screens, hedges, or as a stately focal point in landscaping. This cultivar is low maintenance, prefers full sun to partial shade, and thrives in well-drained, moist soils. It's also resistant to deer and tolerates urban pollution, which makes it a great fit for both suburban and city gardens. Density of trees will help prevent Invasive Vines. Trees have a higher tolerance from Pool Water Chemicals and Chicken Manure. 6" deep layer of mulch below root flare, 10' diameter around each tree, to prevent invasive vines. A Temporary Drip Watering system will be installed until trees have recovered from Transplant.



Burlington Development Review Board
645 Pine Street
Burlington, VT 05401
<https://www.burlingtonvt.gov/DPI/DRB>
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

Alexander J. LaRosa, Chair
Caitlin Halpert vice chair
Geoffrey Hand
Miles Waite
Leo Sprinzen
Bradford L. Rabinowitz
Sean McKenzie
Evan Gould, (alternate)



Burlington Development Review Board
Findings of Fact
Deliberative Hearing Tuesday January 7, 2025

Board Members Present: Alexander LaRosa, Caitlin Halpert, Miles Waite, Bradford Rabinowitz, Sean McKenzie, Evan Gould.

Absent: Geoffrey Hand

Staff members present: Scott Gustin, Garret King and Joseph Cava.

File Number: ZP-24-533

Zone: RL **Ward:** 7

Date application submitted to Open Gov: December 3, 2024

Applicant/ Owner: Joseph Lander

Request: (After-the-Fact) Permitting for tree removal.

Evidence Presented:

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

I. Findings

Background:

Applicant wants after-the-fact approval for the removal of 39 trees ranging from 2.5" to 39" wide in diameter. This permit is in response to a complaint that was filed, and no plan for replanting any trees is proposed.

There are no previous prior zoning permit actions for this address.

This address is on the same parcel as 87 Arlington Court and was permitted under ZP-90-238 after a court order dated 12/3/98.

The applicant notes that some of the trees were a safety risk and removing them was necessary. Other trees were seemingly removed just to make additional usable yard space.

Overview:

Article 5: Citywide General Standards

Section 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

According to the applicant the trees were removed due to several reasons. Trees were removed to prevent the dying trees from dropping branches or falling onto the house and neighbors` property, to remove invasive vines, and to combat moisture issues that are occurring on the property. Dying and infested trees would be approved for removal. **(Affirmative Finding)**

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

The removed trees ranged in size and location, with a history of the trees causing damage to the property. Removal of the trees that posed risk in order to prevent further damage is allowed.

(Affirmative Finding)

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

Not applicable.

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

Many of the trees that were removed from the property were on the periphery of the property and likely acted as aesthetic buffer to adjacent properties. With the subject residential property having no known exterior mechanical or parking areas that require screening removing the trees would not be considered removing required screening. **(Affirmative Finding)**

B. Providing stabilization on slopes vulnerable to erosion

This property does not have any steep slopes. The trees are not providing stabilization on slopes vulnerable to erosion. **(Affirmative Finding)**

C. Located within a riparian or littoral buffer

The property is not located in a riparian or littoral buffer. **(Affirmative Finding)**

D. Provide unique wildlife habitat

This property 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 species of trees that were removed are not specified. **(No Finding Possible)**

F. A significant element of, or significantly enhances, an historic site
The property is not listed as an historic property and is not part of a historic district. Removal of the trees will not affect any historical elements of the city or property. **(Affirmative Finding)**

II. Minutes

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

III. Motion by Alexander LaRoasa

In the matter of ZP-24-533 276 Ethan Allen Parkway; I move that we reopen the hearing and request the applicant to return with a proposal for a landscaping plan that includes plantings of replacement trees along the periphery of the subject area that will create a visual buffer from adjacent homes. The applicant shall return to the DRB within the next 30 days with this plan.

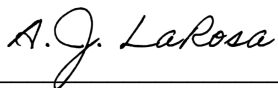
Second: Caitlin Halpert

Vote: 6-0

Vote: motion carried

Dated at Burlington, Vermont, this 9 day of January, 2024.
January, 2025

Respectfully Submitted,



Alexander J. LaRosa, 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. (Comprehensive Development Ordinance Article 12, Section 12.2.3 Appeals of Development Review Board Decisions: An interested person may appeal a decision of the Development Review Board to the Vermont Environmental Court within 30 days of the date of the written decision as follows:

(a) Notice of Appeal: The appeal shall be taken in such a manner as the Supreme Court or the environmental court may by rule provide for appeals from state agencies governed by Sections 801 through 816 of Title 3, Vermont Statutes Annotated. Notice of the appeal shall be sent by mail to every interested person appearing and having been heard at the hearing before the DRB, and, if any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.)

**Greg Davis
44 Roseade Parkway
Burlington VT 05408
USA**

gregorytylerdavis@gmail.com

December 31, 2024

City of Burlington
645 Pine Street
Burlington, VT 05401

Re: ZP-24-533

To the Development Review Board,
I am unable to attend the DRB meeting on January 7th so I am submitting this letter to the DRB for consideration in the case of ZP-24-533.

I live at 44 Roseade Pkwy which shares a property border along the backyard fence line with 276 Ethan Allen Pkwy (***see attached photos***). I initially filed the zoning violation complaint (CPLT-24-161) with the zoning board after the Lander's had completely clear cut all of the trees from their property (***39 trees in all - please see attached Aerial Tree Locations & Tree Diameters***) over the course of a few weeks this fall. I never received any notice or communication from the Lander's that they were going to cut down all of the trees along our shared property border / fence line. The reason I filed the complaint is that they clearly violated City Ordinance 5.5.4 Tree Removal (a) Review criteria for zoning permit requests for tree removal - 2. Grounds for Denial (2A): which states:

“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”

I spoke with Ted Boylan & Steve Cormier and they couldn't find a permit for this tree removal so Steve Cormier inspected the property in mid-November and determined that they had in fact violated / failed this city ordinance (5.5.4 - 2A) and that determination set this process in motion towards compliance.

The privacy / aesthetic buffer between our properties has been completely removed. It is a drastic difference (***please see the attached before and after photo***). This has dramatically altered my backyard space & views. All privacy has been pretty much removed (there are a few trees left on my side). It has destroyed the wooded / natural

aesthetic behind my house in my backyard as well. It was quite disturbing, to say the least, to see so many big, beautiful old trees get cut down in such a short period of time. One of the main reasons I moved to the New North End and specifically this house was for the wooded location aesthetic and the privacy.

While I understand the Lander's concerns in their letter (***Tree Memo_1230_Mon_Dec_30_2024_14-57-51***), I don't believe it justifies cutting down 39 trees on their property all at once. Regarding their first point, from what I could see, yes, there were a couple larger branches hanging over their house, those trees could've been trimmed back, there wasn't a need to remove the whole tree and all of the trees along the fence line. I did have a quick chat with the tree service guy when they were cutting down the trees and I specifically asked them if any of the trees along the back fence line were diseased / damaged and he said they were all totally healthy and when I asked why they were being cut down, he gave no reason. So their second point doesn't really hold up about diseased or damaged trees, as far as the trees along the shared property border / fence line are concerned. Also just because you have a little moss growing on the side of the house, in my opinion, I don't think it warrants cutting down all of the trees on your property or all of the trees along the fence line, this was a drastic action. Some branch removal or thinning or general tree maintenance over the years would've made more sense in this situation rather than cutting down many very large, old, tall trees.

All in all, there were about 16 trees cut down along our shared property border / fence line (***again see the attached Aerial Tree Locations***). My main concern in all of this is the restoration of the privacy / aesthetic buffer / barrier between our properties. I would ask that if the "after the fact" permit is actually granted that there is a concrete plan to restore the entire privacy / aesthetic buffer / barrier that was removed along the shared property border / fence line by the Lander's. I would request a full row of taller, fast growing cedars planted along the fence line on their property to re-establish the privacy / aesthetic buffer or some similar course of action. Obviously you can't undo large, old, tall trees being cut down but I would like to see a plan to restore what was lost there. As far as the rest of their property, that doesn't concern me. My other big concern is that I do not want to have to spend thousands of dollars planting new trees on my side of the fence just because of the drastic un-permitted tree removal actions by the Lander's. This should be their responsibility now. Had they applied for a tree removal permit in the first place it would've been denied based on all of the evidence provided here, but since that they have gone ahead and done it anyway, there must be steps by the Lander's & the city to remedy the violation of the city ordinance and re-establish a proper privacy / aesthetic buffer between our properties. Thank you for your time and consideration.

Sincerely,

Greg Davis
44 Roseade Pkwy



44 Roseade Pkwy backyard property / fence line looking towards 276 Ethan Allen Pkwy
before and after backyard view



Aerial Tree Locations

with property line / border sketched in
(Aerial 39 Tree App Loc 12052024.jpg)



39 trees cut down over the course of 2-3 weeks in Fall 2024

Number of trees cut down and their diameters:

(Tree_Diameters_Data_Thu_Dec_5_2024_15-14-25)

Tree # Diameter

1 21"
2 15"
3 2.5"
4 6"
5 39"
6 5"
7 34"
8 13"
9 30"
10 22"
11 32"
12 17"
13 25"
14 6"
15 15"
16 15"
17 36"
18 16"
19 32"
20 16"
21 27"
22 23"
23 32"
24 23"
25 11"
26 23"
27 8"
28 5"
29 13"
30 27"
31 13"
32 18"
33 17"
34 34"
35 16"
36 18"
37 19"
38 30"
39 18"

Joseph and Ann Lander
276 Ethan Allen Parkway
Burlington, VT 05408
josephblander@yahoo.com
802-999-5371
December 30, 2024

City of Burlington
645 Pine Street
Burlington, VT 05401

Dear Development Review Board,

We hope this letter finds you well. We are writing to inform you about the recent removal of several trees from our property located at 276 Ethan Allen Parkway, Burlington, VT 05408. We wanted to provide you with an explanation regarding the reasons behind this decision and assure you that it was made after careful consideration. We did not realize that a permit was needed to remove trees from our property and apologize for not going through proper changes to start.

Firstly, some of the trees posed a significant safety risk. Several of the trees hung over our house and shed. During storms falling branches constantly hit our house and shed. A tree did fall and hit the chimney on our shed which needs repair. We were in fear that a tree would fall on our house and shed causing major damage. Given the potential danger to our family, neighbors, and property, the removal of these trees was necessary to ensure the safety of everyone involved.

Secondly, we have invasive vines that were wrapping themselves around the trees killing them. Several of the trees that were taken down were damaged and had a blue color in the core. Our top lot was so overgrown that we could not see that our neighbors were dumping their trash in our yard. A few years back a neighbor's tree fell landing in our yard, which was never removed until now. The south side of our house was not getting sun causing damage to the siding of our house. We have moss growing on that side of the house! By removing these trees, we aim to prevent future issues and maintain a safe and well-kept environment.

Furthermore, there is a swale and leach basin next to our property that does not appear to be working properly. The swale is located at the end of the private road on the side of 260 Ethan Allen Parkway. Another storm drain in front of 282 Ethan Allen Parkway appeared to be covered with a burlap bag with hay, it is no longer there. The sand around the house has moss and is extremely damp all the time. This was not an issue 5 years ago.

We understand that the removal of trees can be a sensitive matter, and we want to emphasize our commitment to responsible and considerate property management. If you have any questions or concerns regarding this matter, please do not hesitate to contact us at 802-999-5371, or josephblander@yahoo.com. We would be happy to discuss this further and provide any additional information you may need.

Thank you for your understanding and cooperation.

Sincerely,

Joseph and Ann Lander

Picture of Lander House and Western
Portion of North Boundary



View of Southeastern Property Corner



View of Eastern Property Boundary



View of Northern Boundary from Barn



View of Northeastern Corner of Property



View of Southwestern Corner of Property



View of Southwestern Boundary Area





Nov 18, 2024 at 9:30:02 AM
282 Ethan Allen Pkwy
Burlington VT 05408
United States



Nov 18, 2024 at 9:30:22 AM
282 Ethan Allen Pkwy
Burlington VT 05408
United States



Nov 18, 2024 at 9:31:01 AM
276 Ethan Allen Pkwy
Burlington VT 05408
United States



Nov 18, 2024 at 9:31:38 AM
282 Ethan Allen Pkwy
Burlington VT 05408
United States



Nov 18, 2024 at 9:31:36 AM
282 Ethan Allen Pkwy
Burlington VT 05408
United States





Nov 18, 2024 at 9:30:02 AM
232 Ethan Allen Pkwy
Burlington VT 05408
United States



**Greg Davis
44 Roseade Parkway
Burlington VT 05408
USA**

gregorytylerdavis@gmail.com

July 30, 2025

Development Review Board
City of Burlington
645 Pine Street
Burlington, VT 05401

Re: ZP-24-533

To the Development Review Board,
I am writing a letter to follow up about the case of ZP-24-533 (Landers' After The Fact Tree Removal permit)

I have reviewed the Landers' tree planting plan and I am satisfied with it as long as it is executed to its full extent and in a timely manner.

I would ask that the DRB impose some sort of timeline to get the planting done as a condition of accepting it since this case has been dragging on for so long. I would like to see the full planting done before the end of 2025 and not carry on into next year. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'GD' followed by a stylized flourish.

Greg Davis
44 Roseade Pkwy