

Burlington Development Review Board

Department of Permitting & Inspections
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AJ LaRosa
Caitlin Halpert
Evan Gould
Geoff Hand
Sean McKenzie
Leo Sprinzen
Miles Waite
Marina Campbell, (Alternate)
Vacant, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, July 1, 2025, 5:00 PM

MINUTES

Hybrid & In Person (at 645 Pine Street) Meeting

Board Members Present: AJ LaRosa, Caitlin Halpert, Evan Gould, Leo Sprinzen, and Miles Waite (Remote)

Board Members Absent: Geoff Hand, Sean McKenzie, and Marina Campbell

Staff Members Present: Scott Gustin and Joseph Cava

Staff Members Absent: Mary O'Neil and Garret King

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Public Hearing**

1. ZP-25-267; 120 Depot Street (RM, Ward 3) Andrea Trombley / Steve Trombley

Proposed re-application for expired variance approval for front yard setback. (Project Manager, Scott Gustin)

Steve Trombley, owner, present.

AJ LaRosa: This is a request for a variance that we have seen before back in 2021. Are you seeking the same variance?

Steve Trombley: Yes.

AJ: Have there been any changes?

Steve Trombley: No, none.

AJ LaRosa: Are there any questions or comments from board members?

Scott Gustin: The front yard setback for this property was previously 78-feet. Under the newly adopted Neighborhood Code regulations, this has been decreased to 25-foot maximum.

AJ LaRosa: Can you walk us through the 25-foot limitation?

Steve Trombley: Yeah, the slope is so steep that most of the slope would need to be excavated to accommodate the proposed structure. This is separate from the variance request for height to build something that is not underground.

AJ LaRosa: Are there any additional questions or comments from board members? Hearing none, are there any questions or comments from the public? Hearing none, we will close the public hearing on this item and deliberate later on.

V. Certificate of Appropriateness

- 1. ZP-25-258; 216 Leddy Park Road (RCO-RG, Ward 4) City DPW Parks Rec Dept / Dana Allen**
Proposed creation of approximately 2,070 linear feet of earthen surface bike trail with features built from native soils. (Project Manager, Scott Gustin)
Max Madalinski, Dana Allen, Sean Melinn, Kyle Church, Ron McGarvey, Jeremy Oclatis, Scott Batdorf, Sarah Carpenter, Knight Ide, Tony Telesco, Renee Lauber, and Adam Morse: Sworn in.

AJ LaRosa: Can you tell us about this project?

Max Madalinski: I will turn it over to my colleague, Dana Allen, to speak on this item.

Dana Allen: This is a proposal for a bike park at Leddy Park. This will be constructed along the exit road. The earthen trails will range from six-foot-wide to twelve-foot-wide to accommodate jumps. The trails will be comprised of one-way traffic for safety. There will be multiple entrances to the trail to minimize user conflicts. There is a mapped wetland in our plans, but the project is located just outside the wetland buffers. We are proposing shallow borrow pits to construct the jumps. From the 1942 plans, we are planning on native plantings and species. Tree clearing will also be minimal. The dark green in the plans represents the trails themselves and the black lines represent the extent of all the trails. Most stormwater runoff will be managed within the twelve-foot perimeter of the trails.

Evan Gould: What types of mechanisms will be used to prevent nature from reclaiming the trails?

Dana Allen: Larger dead trees, gravel, and boulders.

Evan Gould: Do you have concerns with folks moving slightly east or west in response to pressures on the trails?

Dana Allen: People will be able to access the trails from surrounding neighborhoods with naturalized barriers for control.

Caitlin Halpert: Beyond the tree caliper proposed for removal, did you have a set vision for the number of trees proposed for removal?

Dana Allen: No, but we are taking care to retain the existing tree canopy.

Max Madalinski: An ecological consultant compiled the comprehensive plans for Leddy Park. The consultant identified a large number of invasive species proposed for removal while causing the least possible environmental impact to the property.

Sean Melinn: I am part of the Burlington Bike Path Coalition. We did surveys to arrive at this site for a community bike park. This is concentrated on families living within the immediate area. There was pressure to keep the paths walkable in addition to biking.

Kyle Church: Will there be illumination?

Max Madalinski: No, none beyond what currently exists anyway.

Kyle Church: There used to be a service road towards the arena. Will this project impact this?

Dana Allen: I am not sure. I was not aware of this road, so this project only affects new trails.

AJ LaRosa: I am aware of this road from the Beachcrest Path.

Ron McGarvey: Can this road be utilized as part of the project plans?

AJ LaRosa: Our municipal review is limited under V.S.A. §4413.

Jeremy Oclatis: I am a neighbor, and a biking enthusiast. I support this project.

Scott Batdorf: My family are also biking enthusiasts.

Sarah Carpenter: I am concerned with the clearing of the underbrush. How much will be taken out? These junk trees should be used to screen surrounding properties.

Max Madalinski: Our conservation team is currently working on a replanting plan of native species.

Dana Allen: In terms of screening distances, the minimum distance between residences will be 150 to 175 feet. We will also be using localized soils as part of this project.

Sarah Carpenter: Thinking about vegetation south of this, we would like to see good screening for the surrounding neighborhoods. Right now, the existing paths are more suited to walking than biking.

Caitlin Halpert: Can you clarify the path?

Sarah Carpenter: The one with the east to west configuration. Many neighborhood children are excited for this project.

Scott Batdorf: Would it return to the jump trail?

Dana Allen: Yes.

Sarah Carpenter: This is a well-used path and screening is highly recommended.

Knight Ide: I am the builder for this project and the installation of vegetation is very important. We will need to close existing trails as part of the construction, but we will try our best to minimize the impact.

Ron McGarvey: I understand that access from the bike path will be evident from installed signage.

Dana Allen: We are working on a sign plan. It is not included with this project yet, but will be a later addition.

Ron McGarvey: My concern is with intersecting paths to divert pedestrian traffic. How were the locations for accesses chosen?

Max Madalinski: Pedestrian safety is very important to keep vehicular traffic from intersecting pedestrian pathways. You will not see as much traffic from bicycles, but we are hoping to keep these small, making adjustments as they are needed.

Ron McGarvey: I understand. Will there be any terminus signage?

Caitlin Halpert: There is no proposed signage.

AJ LaRosa: This will be separate piece.

Tony Telesco: I am very excited for this project. Thank you for making this a reality.

AJ LaRosa: Is there anyone present online that wishes to speak on this application?

Renee Lauber: Thank you for allowing the community to speak. I am in huge support of this project. I have young girls who will be able to access this wonderful resource and asset. I also appreciate the constructive concerns from neighboring property owners. Riding a bike down to Leddy Park can be treacherous when combined with vehicular and pedestrian traffic. These paths help to alleviate the congestion.

Adam Morse: Can folks hear me?

AJ LaRosa: Yes.

Adam Morse: I am the Executive Director of Fellowship of the Wheel, a non-profit that advocates for and maintains recreation trails in Chittenden County. We are here to present our experience to create responsibly built, sustainable trails for the enjoyment of the greater community.

AJ LaRosa: Will you be performing maintenance at this park?

Adam Morse: We currently manage the bike parks in Westford and Essex Junction. Folks have shared the lack of recreational opportunities and this project will help bridge the gap for such opportunities. This will help to fill in recreational biking opportunities. We have worked with a variety of groups to understand what is needed. Ecological studies help to pin point the best possible sites for networking locations. We strongly support this project and we hope to be part of its maintenance in the future.

AJ LaRosa: Many of your points are outside our review scope. Would anyone else like to speak?

Scott Gustin: I see a hand raised on Zoom. Mary, do you wish to speak?

AJ LaRosa: Hearing no response, is there anyone else that wishes to speak?

Nancy Weber: I live in the abutting Lakewood neighborhood. Many of the places my neighbors and I walk our dogs is within the scope of this project. I have concerns on the projected locations because of changes in the plans. I feel neighbors are more important than the presented plans.

Leo Sprinzen: Is the eastern spur necessary?

Dana Allen: Are you referring to the section of Leddy Park where it intersects the paths?

Leo Sprinzen: Yes.

Dana Allen: The location is necessary based on natural light without further disruption to the existing tree canopy.

Evan Gould: Is the existing entrance not sufficient? Can there be one entrance instead of two?

Knight Ide: Part of this is based on construction schedules where a portion of the trail needs to be closed for maintenance so another can remain open to the public.

Leo Sprinzen: So you are expecting pedestrians and bikers to come off of the paths near the parking area?

Knight Ide: There would be an informal path.

AJ LaRosa: As a reminder, our review is limited under V.S.A. §4413. With that, hearing no additional questions or comments, we will close the public hearing on this item and enter executive session to deliberate on this evening's items.

VI. Adjournment

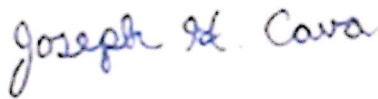
Hearing closed at 6:00 PM.



Alexander J. LaRosa, Chair of Development Review Board

8-5-25

Date



Joseph H. Cava, Permitting & Inspections Permit Technician

8-5-25

Date

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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