

Burlington Planning Commission SPECIAL MEETING

Tuesday, August 12, 2025, 6:30 PM

Remote & Virtual Meeting via Zoom

In person option available:

Bushor Conference Room (Room 102), 1st Floor of City Hall, 149 Church St.

To Join the Meeting on a Computer

Link:<https://zoom.us/j/97941883790?pwd=bGZBNzNyV1liL3p5NkhIL2dqUFIzd09>

Passcode: 658929

To Join the Meeting on a Phone

Number:+1 646 931 3860 US Meeting ID: 979 4188 3790

1. Agenda

2. Welcome & Introductions

3. Public Forum

4. Joint Meeting of PC, DAB, DRB (60 min.)

Subject	4.1. Presentation from Heritage Strategies, preserveBTV Consultant Team
Meeting	August 12, 2025 - Planning Commission Agenda w/ Special Meeting - Tuesday, August 12, 2025, 6:30 PM, Burlington Planning Commission SPECIAL MEETING
Category	4. Joint Meeting of PC, DAB, DRB (60 min.)
Department	Planning
Type	
Recommended Action	

Subject	4.2. Discussion related to preserveBTV
Meeting	August 12, 2025 - Planning Commission Agenda w/ Special Meeting - Tuesday, August 12, 2025, 6:30 PM, Burlington Planning Commission SPECIAL MEETING
Category	4. Joint Meeting of PC, DAB, DRB (60 min.)
Department	Planning
Type	

5. Planning Commission Meeting (60 min.)

Subject **5.1. Director's Report**

Meeting August 12, 2025 - Planning Commission Agenda w/ Special Meeting - Tuesday, August 12, 2025, 6:30 PM, Burlington Planning Commission
SPECIAL MEETING

Category 5. Planning Commission Meeting (60 min.)

Department Planning

Type

Recommended Action

Subject **5.2. Chair's Report**

Meeting August 12, 2025 - Planning Commission Agenda w/ Special Meeting - Tuesday, August 12, 2025, 6:30 PM, Burlington Planning Commission
SPECIAL MEETING

Category 5. Planning Commission Meeting (60 min.)

Department Planning

Type

Recommended Action

Subject **5.3. Presentation from staff related to planBTV: New North End design concepts**

Meeting August 12, 2025 - Planning Commission Agenda w/ Special Meeting - Tuesday, August 12, 2025, 6:30 PM, Burlington Planning Commission
SPECIAL MEETING

Category 5. Planning Commission Meeting (60 min.)

Department Planning

Type

Recommended Action

Subject **5.4. Commissioner Items**

Meeting August 12, 2025 - Planning Commission Agenda w/ Special Meeting - Tuesday, August 12, 2025, 6:30 PM, Burlington Planning Commission
SPECIAL MEETING

Category 5. Planning Commission Meeting (60 min.)

Department Planning

Type

Recommended Action

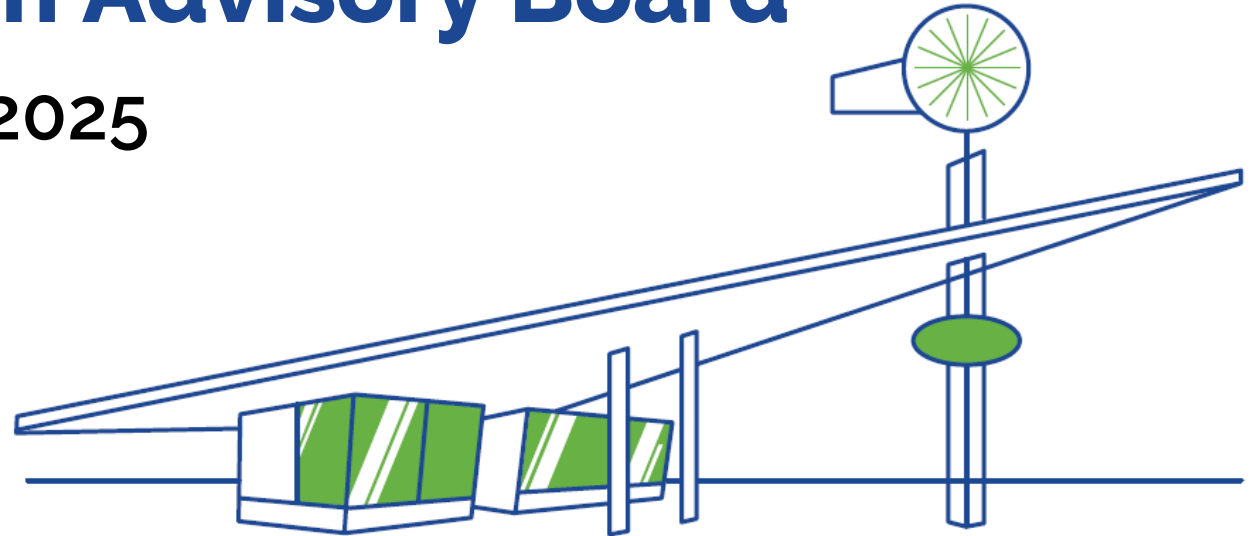
Subject	5.5. Adopt Minutes
Meeting	August 12, 2025 - Planning Commission Agenda w/ Special Meeting - Tuesday, August 12, 2025, 6:30 PM, Burlington Planning Commission SPECIAL MEETING
Category	5. Planning Commission Meeting (60 min.)
Department	Planning
Type	
Recommended Action	

Subject	5.6. Communications
Meeting	August 12, 2025 - Planning Commission Agenda w/ Special Meeting - Tuesday, August 12, 2025, 6:30 PM, Burlington Planning Commission SPECIAL MEETING
Category	5. Planning Commission Meeting (60 min.)
Department	Planning
Type	
Recommended Action	

6. Adjournment

Joint Meeting of the Planning Commission, Development Review Board, & Design Advisory Board

August 12, 2025



Who's involved?

City of Burlington:

- **Sarah Morgan, AICP**, Principal Planner, Office of City Planning
- **Mary O'Neil, AICP**, Principal Planner, Department of Permitting & Inspections, Zoning Division

Heritage Strategies

- **A. Elizabeth Watson, FAICP**, Project Manager & Preservation and Community Planner
- **Peter C. Benton**, Historical Architect and Preservation Planner



Who's involved?

Planning Advisory Committee

Community Members + Stakeholders

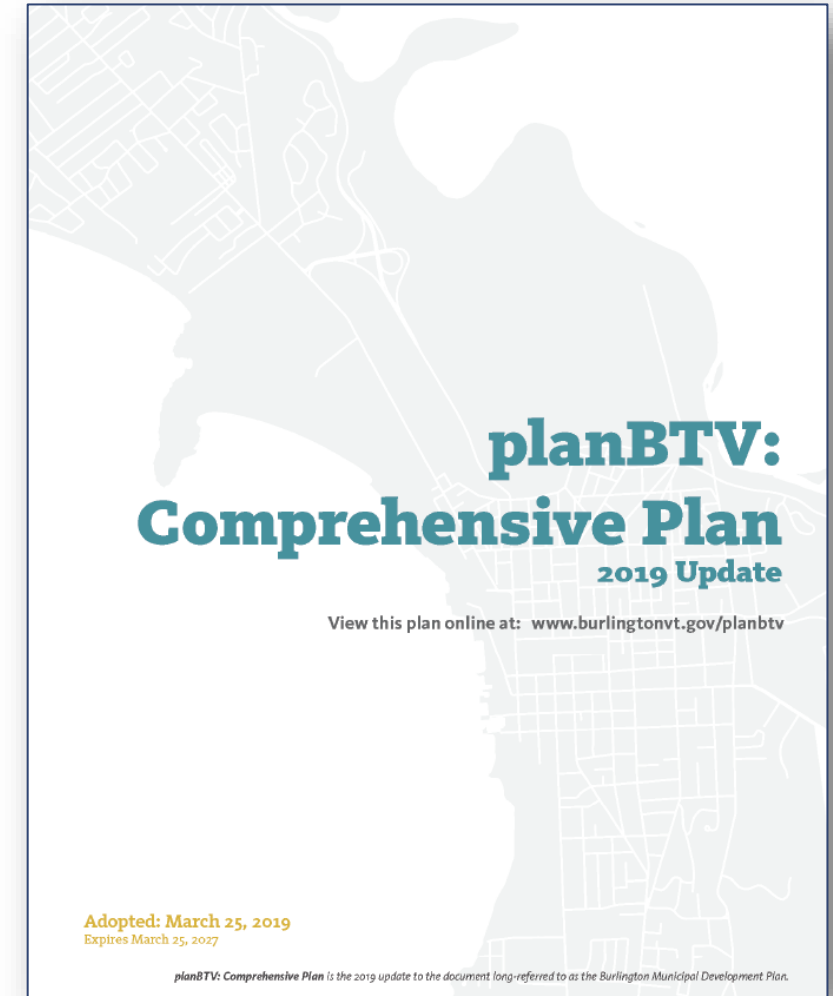
Role of the PAC:

- Provide community guidance and feedback throughout the planning process
- Review work at project milestones
- Help spread the word about the Plan by sharing information with their neighbors, groups they're involved in, and the community at large



Planning in Burlington

- “planBTV” is a **collection of plans** that outline a long-term vision for:
 - How we use and develop land
 - What infrastructure and tools are needed to support those uses
- The plans in this collection are **rooted in and inform** the citywide Comprehensive Plan
- We will be working on a new Comprehensive Plan in 2025/2026. ***preserveBTV* will inform the new Comprehensive Plan**



This **collection of plans** includes...



and the Citywide **Transportation Plan** are about expanding safe, robust transportation choices that are competitive with the automobile.



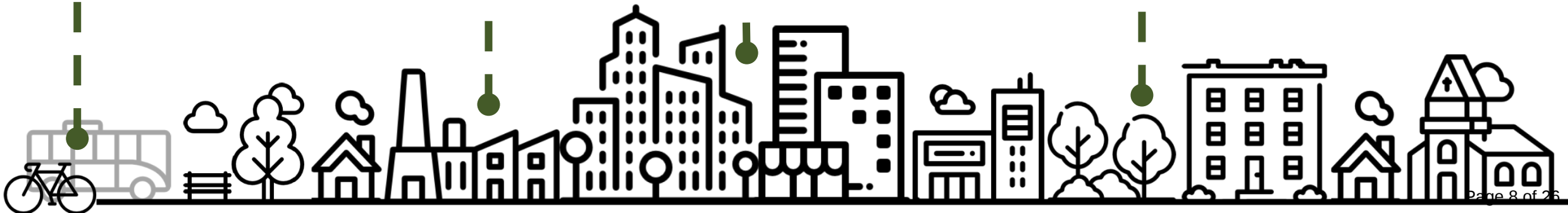
Downtown & Waterfront is our guide to downtown development, a vital economy, housing, and transportation choices.



is about preserving and enhancing the arts, industry, & innovation in the South End.



Burlington Parks Master Plan & the **Open Space Protection Plan** are about the long-term stewardship & management of the city's natural & recreation resources



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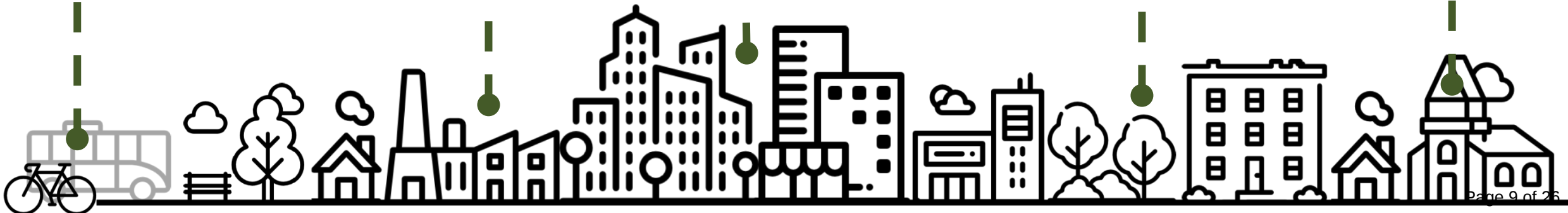
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*preserve*BT**V** Goals

Create a strategic roadmap to **preserve and foster the City's distinctive identity** by protecting historic and archaeological resources, while **encouraging adaptive reuse, infill, and re-development**.

Review and **align historic regulations** within the CDO with identified preservation priorities and appropriate municipal oversight.

Recommend **priorities and actions** for Burlington's preservation program moving forward, providing **clarity** on the **identification, evaluation, and current status of surveyed areas**.

Explore **benefits** to owners of historic properties, and incorporate recommendations that **incentivize and support** a positive approach to preservation.

preserveBTV Objectives

Build Community Support + Knowledge

- Build **lasting community support** for historic resources and Burlington's historic preservation program.
- Develop a **collection of information** about historic resources.
- **Support property owners** in caring for their historic buildings.
- Build **appreciation for community stories** to support tourism + community traditions.

Recommendations to Regulatory Framework

- Guide **improvements to Burlington's preservation program**, including identifying necessary changes to land development codes.
- Identify ways that Burlington's **land use management, urban planning, housing initiatives**, and **neighborhood improvements** can support historic preservation.

*preserve*BTV Project Schedule

	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Consultant Onboarding + Orientation																	
Analysis of Existing Regulatory Process																	
Assessment of Existing + Potential Resources																	
Draft Plan Recommendations																	
Assembling the Plan																	
Finalize Plan Documents																	

*preserve*BT**V** Tasks

- 1 Consultant **Onboarding**
+ **Orientation**
- 2 Analysis of **Existing**
Regulatory Process
- 3 Assessment of **Existing**
+ **Potential Resources**
- 4 Draft Plan
Recommendations
- 5 **Assembling**
the Plan

Sub-Task

Project Kickoff Meeting

Coordination with State Historic Preservation Office

Community Outreach + Education Plan

Form Planning Advisory Committee

Introductory Public Workshop

Deliverables

- Stakeholder + Public Engagement Work Plan
- Public & Stakeholder Engagement Report*
- Presentation + Notes from Meetings

*preserve*BT**V** Tasks

- 1 Consultant **Onboarding**
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Regulatory Process
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Sub-Task

Review of Existing Regulatory Process and Past Planning Efforts

Assessment of City's Existing Preservation Program

Deliverables

- Analysis and summary of findings
- Presentation of findings to the internal project team and relevant City boards/commissions, consisting of a preliminary overview of planning and development (historical and contemporary) and City planning documents
- Summary of the assessment of the preservation program

preserve **BTV Tasks**

- ① Consultant **Onboarding**
+ **Orientation**
- ② Analysis of **Existing**
Regulatory Process
- ③ **Assessment of Existing**
+ Potential Resources
- ④ Draft Plan
Recommendations
- ⑤ **Assembling**
the Plan

Sub-Task

Overview of Burlington's Historic Character

Plan for GIS + Mapping Support

Audit of Existing Inventory

Identification of Potential Historic Resources

Share Findings

Deliverables

- Recommendations for revisions to listed historic districts to be conducted in the future
- Summary of recommendations presented to the internal team covering future survey work and potential resources
- Notes summarizing focus group meetings

preserve **BT** Tasks

- 1 Consultant **Onboarding**
+ **Orientation**
- 2 Analysis of **Existing**
Regulatory Process
- 3 Assessment of **Existing**
+ **Potential Resources**
- 4 **Draft Plan**
Recommendations
- 5 **Assembling**
the Plan

Sub-Task

Outline of Issues + Opportunities

Draft Vision + Purpose Statement

Confirm Goals + Objectives

Draft Regulatory + Non-Regulatory Recommendations

Deliverables

- Outline of Issues + Opportunities
- Draft Vision and Purpose Statement with measurable goals and objectives
- Draft Regulatory and Non-Regulatory Recommendations
- Public & Stakeholder Engagement Report*

*preserve*BT**V** Tasks

- 1 Consultant **Onboarding**
+ **Orientation**
- 2 Analysis of **Existing**
Regulatory Process
- 3 Assessment of **Existing**
+ **Potential Resources**
- 4 Draft Plan
Recommendations
- 5 **Assembling**
the Plan

Sub-Task

Draft Plan Content

Plan for Graphic Production

Public Review of Draft Plan

Deliverables

- Outline of Issues + Opportunities
- Draft Vision and Purpose Statement with measurable goals and objectives
- Public & Stakeholder Engagement Report*
- Regulatory & Non-Regulatory Recommendations
- Summaries and photos of historic resources determined to no longer be eligible to the district.
- Draft language for revisions to the city's CDO
- Implementation Matrix in the agreed-on format
- Draft Preservation Plan

preserveBTV
Early
Impressions &
Queries



Incredible historic resources and patterns – the city's history comes alive in its buildings and neighborhoods. How much do the city's residents and visitors know about this?

Such a significant legacy can support **Burlington's future** as a distinctive place with a unique identity – the City must stand out in order to continue to thrive.

preserveBTV
Early
Impressions &
Queries



Community character is **key to the vitality of a college town** – how can historic preservation reinforce the symbiosis between the City's prosperity and the University's success?

preserveBTV
Early
Impressions &
Queries



The Downtown enjoys both vitality and variety – how can historic preservation support this area's evolution?

Church Street Marketplace is a remarkable example of preservation success!

preserveBTV
Early
Impressions &
Queries



Distinctive housing patterns in Burlington

- More renters than owners
- **Affordability:** the cost of housing is high and growing rapidly
- What are potential changes to historic neighborhood character in the effort to address affordability? How will the state's mandates for increasing the availability of housing change Burlington?

preserveBTV
Early
Impressions &
Queries



Connecting historic preservation to neighborhood identity could be one key to building greater community support

- Update surveys with reinforcement of neighborhoods in mind
- Increase efforts to reinforce neighborhood identity (e.g., street signage, local history, placemaking, pedestrian access, block parties, grants for neighborhood initiatives)
- Identify ways to protect neighborhoods through specially designed historic districts managed locally

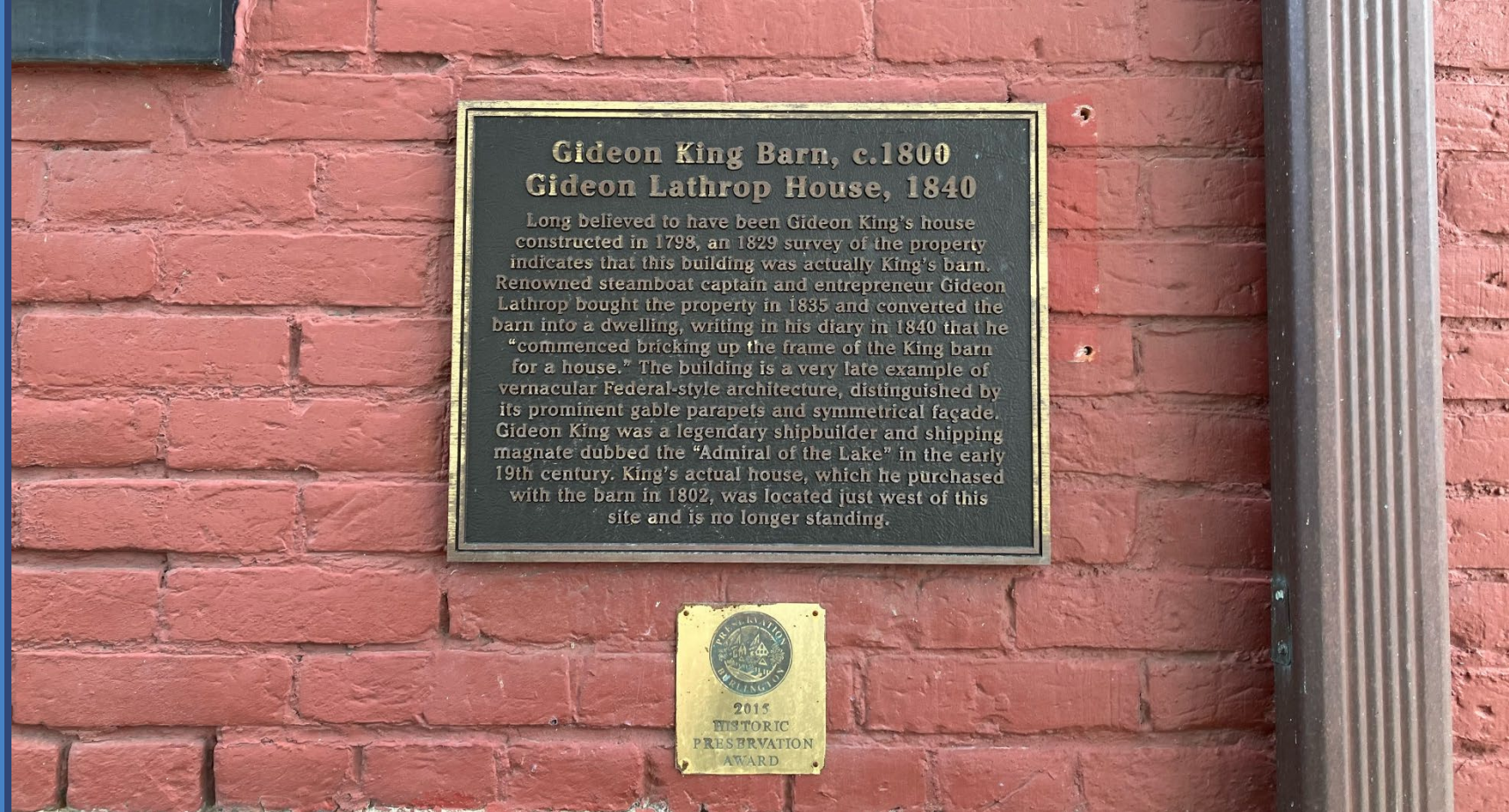
preserveBTV Early Impressions & Queries



Burlington's preservation program relies on **protecting National and State Register properties (eligible and listed)**

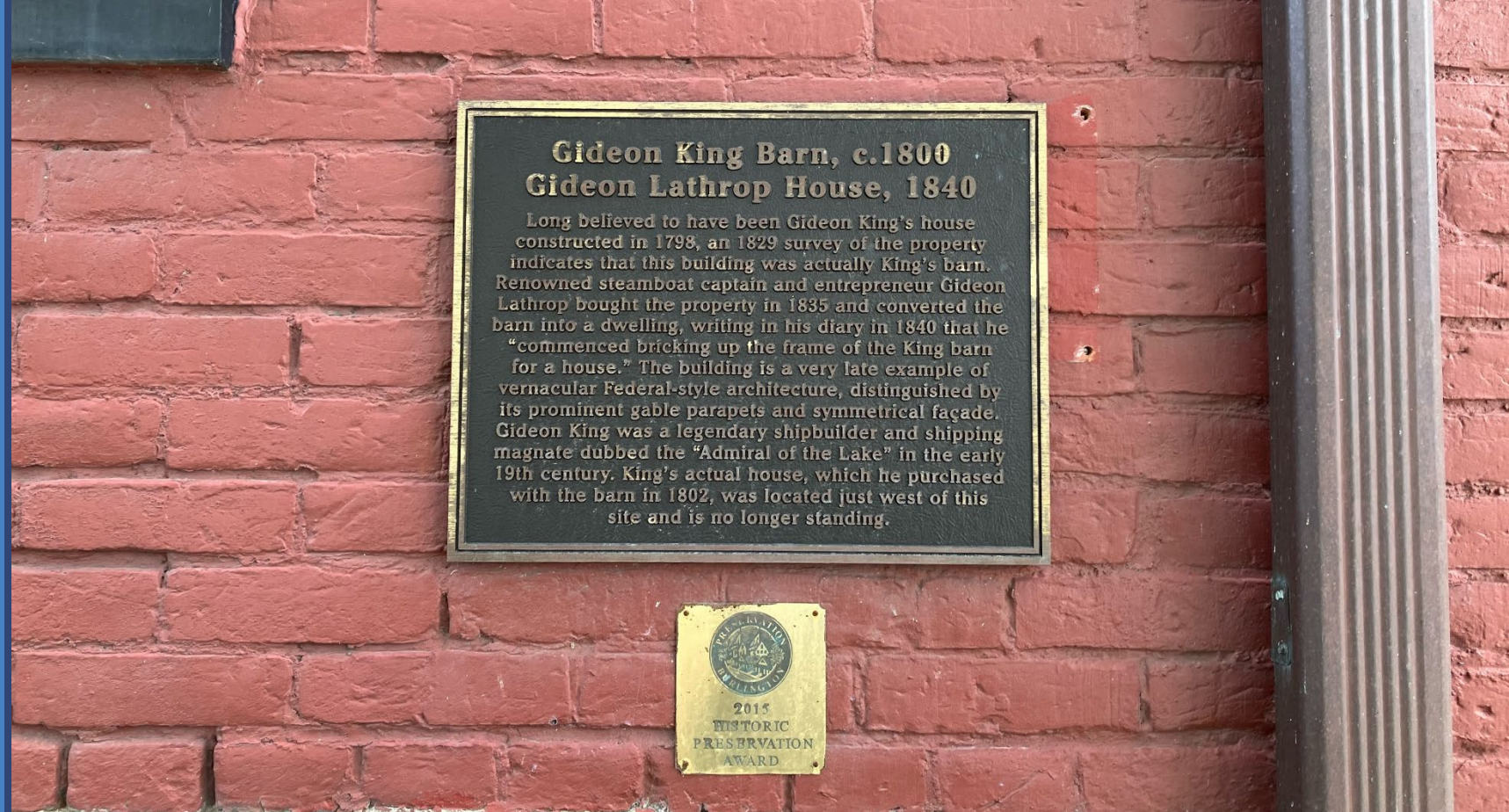
- This is an important element of an overall program, but it should not be the only tool..
- How to incorporate local sensibilities about what is important to protect, and how?
- Holistic approaches could be undertaken across the city. How could the experience of Church Street Marketplace guide us elsewhere?
- What incentives could we incorporate, along with fine-tuning ways to protect local historic resources?

preserveBTV
Early
Impressions &
Queries



Current **historic preservation messaging** leaves the impression that “it’s all about the regs.” Part of this has to do with limited staffing for a well-rounded historic preservation program.

preserveBTV Early Impressions & Queries



More information and **consistent community dialogue** is needed on:

- Preservation benefits
- The legacies of buildings and stories
- How the future derives from the past
- Helping owners manage the maintenance needs of historic properties
- Collective responsibilities in enhancing community character ('what I can do to support Burlington as a special place')

Questions?

