

Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

<http://www.burlingtonvt.gov/DPI/Boards/Design-Advisory-Board/>

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Emily Morse, Vice Chair

Ricky Martin

Gabriel Stadecker

Jay White

Kathleen Ryan, Alternate

Joel Baird, Alternate



DESIGN ADVISORY BOARD

Tuesday September 9, 2025

Minutes

Present: Ron Wanamaker, Emily Morse (remote), Gabe Stadecker, Ricky Martin and Joel Baird (alternate).

Absent: Jay White, Kathleen Ryan (alternate).

Staff present: Mary O'Neil, Scott Gustin

Guests: Josh Carel (Plural Office), Cynthia (landscape architect), Martin Courcelle, Pam Koerper (remote), Bren Alvarez and Mac Wood (SAS Architects), Neil Gardner, Wayne Nelson, Sharon Bushor (remote.)

Agenda

Session I – 3:00 PM – 3:30 PM

ZP-25-298; 506 Appletree Point Road (RL, Ward 4) Conrad Koerper IV / Pamela Koerper / Joshua Carel

Proposed demolition and replacement of existing structure with a new residence. Garage structure will be partially demolished and rebuilt. (Project Manager, Scott Gustin)

Motion by Emily Morse: I move we recommend approval, and include comments in staff report.

2nd: Joel Banner Baird

Vote 5-0

Motion carries.

Session II – 3:30 PM – 4:00 PM

ZSP-25-8, ZSP-25-9, and ZSP-25-10; 77 North Winooski Avenue, 83-85 North Winooski Avenue, and 91 North Winooski Avenue (RM, Ward 3) Neil Gardner / Wayne Nelson / Martin Courcelle

Sketch plan review for proposed construction of memory care facility to the rear of three existing properties. (Project Manager, Mary O'Neil)

Applicant team outlines project. No action is taken at Sketch Plan.