

Burlington Development Review Board

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



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, October 7, 2025, 5:00 PM MINUTES

Hybrid & In Person (at 645 Pine Street) Meeting

Board Members Present: AJ LaRosa, Evan Gould, Geoff Hand, Sean McKenzie, Leo Sprinzen, Miles Waite, and Marina Campbell (Remote 5:05 PM)

Board Members Absent: Caitlin Halpert and Chase Taylor

Staff Members Present: Scott Gustin, Mary O'Neil, and Joseph Cava

I. **Agenda** II. **Communications** III. **Minutes** IV. **Consent**

1. **ZP-25-426; 35 Algird Street (RL, Ward 7) Kathleen Haughey / Behulum Wude**
Proposed establishment of coffee roasting home occupation. (Project Manager, Scott Gustin)
Behulum Wude: Sworn in.

AJ LaRosa: Is the applicant present?

Behulum Wude: Yes.

AJ LaRosa: This item is recommended for consent approval. Is there anyone on this board that would have an issue treating this item as consent? Hearing none, are there any questions or comments from the public? Hearing none, would someone like to make a motion?

AJ LaRosa: Motioned to approve and adopt staff findings and recommendations, Evan Gould 2nd.
Vote 6-0. Motion carried.

V. **Public Hearing**

1. **ZP-25-264; 93 South Winooski Avenue (FD6, Ward 3) Joan Handy / Laura Handy / David Garen**
Variance request for proposed installation of six-foot-tall fencing. (Project Manager, Scott Gustin)
Joan Handy, owner, present, David Garen: Sworn in.

AJ LaRosa: This project is associated with the limitations on downtown fencing height?

Scott Gustin: Yes.

Evan Gould: There is an active ordinance change being drafted by the Planning Commission.

Miles Waite: Can you expand?

Evan Gould: This would allow up to six-foot-tall fencing in all the lot layers of the downtown core districts.

AJ LaRosa: Under the revision, this project could be reapplied for under the revised regulations. It is difficult to grant a variance under the existing criteria.

Miles Waite: What would be the timeline?

Scott Gustin: The timeline is roughly five to six months between now and the revised ordinance being adopted.

AJ LaRosa: Can you tell us about this project?

David Garen: The location of the existing quick stop is a popular place for late night foot traffic. This downtown focal point is a bad location that has encouraged panhandling and nefarious drug sales and use. The trespass process is not conducive to blind spots near the rear corner of the property. This has led to harassment of customers. It is an unfortunate circumstance.

AJ LaRosa: The existing ordinance would allow the Development Review Board (DRB) to grant approval for the installation of a four-foot-eight-inch-tall fence.

David Garen: The proposed six-foot-tall fence is what is preferred and would discourage people from hanging out at this location.

Joan Handy: This hangout spot is also a safety risk for employees and customers that park in this area. We would just like to be given the same consideration as our neighbor who recently installed a six-foot-tall fence.

Scott Gustin: The issue between you and your neighbor's property regarding allowable fence height is based off of the location of the proposed fence in the first, second and third lot layers.

Geoff Hand: Legally, we have not heard an argument in support of zoning to grant a variance.

Joan Handy: There is nothing that we are able to do otherwise to stop this deviant behavior from occurring.

Evan Gould: We understand and we recognize the challenging circumstances that this property's location in the downtown area presents.

AJ LaRosa: Our hands are tied by the existing zoning ordinance. We can approve a four-foot-eight-inch-tall fence, but we do not have the authority to approve anything taller.

David Garen: So you are saying that you do not have the ability to grant anything taller?

Geoff Hand: Correct.

AJ LaRosa: You can develop the property in conformance with the regulations, but you have not proven that you cannot develop the lot.

Joan Handy: What about the harassment of our customers?

Leo Sprinzen: We support your presentation; however, unless the proposal relates to zoning and the existing ordinance, everything else is outside our jurisdiction for review.

Evan Gould: I encourage you to attend the Planning Commission's next public hearing to present your case. The Planning Commission will review and forward their recommendations to the City Council.

Sean McKenzie: I know the City has been making strides to clean up these types of behaviors. Have you seen any improvement?

Joan Handy: No, this area is not being adequately patrolled.

Sean McKenzie: You might consider the 56-inch-tall fence as previously outlined by board members, which might help provide temporary relief.

Joan Handy: This is not helpful, how long would it take?

Evan Gould: The timeline is based off the Planning Commission's recommendation to City Council and the City Council adopting the change.

AJ LaRosa: Are there any questions or comments from members of the public?

David Garen: I do not think you understand the problems we are facing.

AJ LaRosa: We do understand, but the changes you are requesting is outside our jurisdiction. Are there any additional questions or comments from members of the public? Hearing none, we will close the hearing on this item and deliberate on it later on.

VI. Certificate of Appropriateness

1. ZP-25-467; 60 Clymer Street (RM, Ward 6) Brian Fisher

Proposed construction of a dormer on east side of existing house. (Project Manager, Mary O'Neil)
Anna Thelemarck: Sworn in.

Anna Thelemarck: I am the architect working with the owners of this property on this project.

AJ LaRosa: Are there any questions or comments from the board? Hearing none, are there any questions or comments from members of the public? Hearing none, would someone like to make a motion?

AJ LaRosa: Motioned to approve and adopt staff recommendations, Geoff Hand 2nd. Vote 7-0.
Motion carried.

2. ZP-25-456; 85 Lakeview Terrace (RM, Ward 2) Jovial King / Peter Kamitses / Kelley DesRoches

Proposed demolition of existing Accessory Dwelling Unit (ADU) to construct a new addition/renovation of existing house. (Project Manager, Mary O'Neil)

Mary O'Neil: There is a request for deferral. The applicant team needs to account for the steep slope overlay and this will require an engineer's guidance to resolve.

3. ZP-25-442; 351 North Avenue (NAC-CR, Ward 7) 375 North Avenue, LLC / Ben Frye

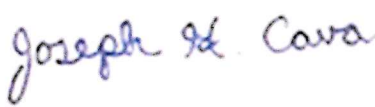
Proposed revision to requirements of the Transportation Demand Management (TDM) plan for Cambrian Rise development. (Project Manager, Scott Gustin)

Scott Gustin: The applicant has requested to defer this hearing to a later date. I would recommend a period of up to at least thirty days.

AJ LaRosa: Motioned to defer for a period of up to ninety days, Evan Gould 2nd. Vote 6-0. Motion carried.

VII. Adjournment

Hearing closed at 5:35 PM.

	<i>10-21-25</i>
Alexander J. LaRosa, Chair of Development Review Board	Date
	10-21-25
Joseph H. Cava, Permitting & Inspections Permit Technician	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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