

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street

Burlington, VT 05401

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Development Review Board

Tuesday, November 18, 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

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1. Agenda

2. Communications

3. Minutes

4. Consent

4.1.

ZP-23-464; 702 Lake Street (UR, Ward 7) City of Burlington / Lee Perry

Proposed renewal of existing site's use for snow storage. (Project Manager, Scott Gustin)

5. Certificate of Appropriateness

5.1.

ZP-25-197; 93-97 North Street (NMU, Ward 3) 3G, LLC / Michael Alvanos

Continued review of amendment to ZP-24-253 for an increase in number of previously approved residential dwelling units. (Project Manager, Scott Gustin)

6. Other Business

6.1.

ZP-24-533; 276 Ethan Allen Parkway (RL, Ward 7) Ann Lander / Joseph Lander

**Proposed request to amend permit condition 1 to allow additional time to plant trees in Spring 2026.
(Project Manager, Scott Gustin)**

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.

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

Department of Permitting & Inspections

Zoning Division
645 Pine Street
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Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
vacant, Associate Planner
Joseph Cava, Planning Technician
Collin Naheedy, Code Enforcement Officer



TO: Development Review Board
FROM: Scott Gustin
DATE: November 18, 2025
RE: ZP-25-526; 702 Lake Street

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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: UR Ward: 3C

Owner/Applicant: City of Burlington / Dept. of Public Works

Request: Renewal of winter snow storage on urban reserve parcel

Applicable Regulations:

Article 3 (Applications, Permits, and Project Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations)

Background Information:

The applicant is seeking renewed approval to use a portion of the urban reserve to store snow removed from city streets and the Church Street Marketplace during winter months. No construction is included in this proposal. This activity was originally permitted January 19, 2010 and has been re-approved several times since then. The most recent zoning permit approval was November 8, 2023. Conditions of that approval (and prior ones) are noted below:

1. Every spring, after snow in the storage facility has melted, all debris, sand, trash and the like shall be removed from the site, and the site shall be returned to its original condition.
2. The snow storage site shall be monitored by the applicant to prevent surface flow discharge of meltwater from the site.
3. All truck drivers dumping snow on the site shall be instructed by the Department of Public Works and/or the Church Street Marketplace to drive slowly at the site and to not slam their trucks' tailgates.
4. The Department of Public Works is responsible for compliance with these permit conditions, including noise and use of the facility by the Church Street Marketplace.
5. The Department of Public Works shall encourage the Church Street Marketplace to use the site only between the hours of 7:00 AM – 10:00 PM.
6. **This permit approval is valid for 2 years only.** Continued use of the site for snow storage beyond 2 years will require a new zoning permit per Sec. 4.4.7 (d), *District Specific Regulations*, of the Comprehensive Development Ordinance.
7. Standard conditions 1-15.

All zoning permits issued for property within the Urban Reserve are limited to two years. The most recent zoning permit for this snow storage activity is at the end of its two-year cycle. This new permit application is for another standard 2 year approval of the same activity with no changes. These findings include information from prior applications as well as the present application.

The Conservation Board reviewed this permit application November 4, 2025 and recommended approval as presented.

There are no previous zoning permit actions for this site except for the previous snow storage permits noted above.

Recommendation: **Consent approval** as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Sec. 3.5.6 (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 seasonal storage of snow from city streets on this site will have no impact on existing or planned community facilities. It will assist Public Works crews in keeping city streets clear during large snow storms and will provide the Church Street Marketplace a place to store snow removed from the Marketplace. **(Affirmative finding)**

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 site is bordered to the east by railroad tracks and to the west by the bike path. The surrounding land is vacant former industrial land. No site alterations or structures are proposed for this seasonal use. The snow storage use is consistent with the character of the area. **(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;*

The snow storage use will generate no glare other than that from truck headlights. Noise from the dump trucks unloading snow can be substantial if done carelessly. Done carefully so as to avoid slamming truck tailgates, noise levels can be substantially reduced. See Sec. 3.5.6 (c) 1 below for mitigation measures. **(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;

Traffic associated with the seasonal snow storage use depends on the frequency and amount of snowfall. While the Church Street Marketplace clears snow from nearly every snow event, the Department of Public Works stores snow on the site only in the event of large snow storms, typically 4-6 times per winter.

The traffic activity that has the greatest impact on adjacent neighborhoods generally occurs between 3:00 AM and 7:00 AM. In general, traffic impacts, with the exception of truck noise, are modest. **(Affirmative finding)**

and,

5. *The utilization of renewable energy resources;*

No information has been provided with respect to the use of alternative energies. As no site changes or structures are proposed, the proposed use will not unreasonably deter the actual or potential use of renewable energies by the subject or neighboring properties. **(Affirmative finding)**

and,

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

As conditioned, the snow storage use complies with all applicable zoning bylaws. **(Affirmative finding)**

(b) Major Impact Review Standards

Not applicable.

(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.*

The snow storage use will generate no glare other than that from truck headlights. Noise from the dump trucks unloading snow can be substantial. Although this may have an impact on residential properties in the vicinity of the snow dump, this relatively convenient location close to the areas where snow is being removed means that trucks will not have to make longer early morning trips through more dense residential areas. Applications for this snow storage have consistently noted that truck drivers are instructed to pull away slowly and to avoid slamming their tailgates. This method of dumping snow limits potential noise impacts associated with the activity. During review of prior snow storage applications, assertions were made from neighboring residents that trucks frequently slam their tailgates and that not all truck drivers are instructed to avoid such slamming. Approval of this application will require that all workers (DPW employees and the Marketplace contractor) dumping the snow be instructed to not slam their tailgates and to drive slowly. As noted above, noise generated during the overnight hours can be especially problematic for nearby residences. During review of the 2016 application, the applicant represented that the

Church Street Marketplace's use of the snow storage site can be at any time. In an effort to further reduce noise impacts, the Board encouraged the applicant to work with the Marketplace to attempt to schedule its use of the site between the hours of 7:00 AM – 10:00 PM. **(Affirmative finding as conditioned)**

2. Time limits for construction.

No construction is included. **(Not applicable)**

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

As noted previously, the facility is used seasonally. Early morning snow dumping activities are generally limited to the period between 3:00 AM and 7:00 AM. Public Works' operations at the snow storage facility take place approximately 4-6 times per winter, sometimes several days at a time. The Church Street Marketplace may use the site for storage of nearly every snowfall. As noted above, noise impacts can be reduced by dumping snow slowly and not slamming the tailgates. **(Affirmative finding as conditioned)**

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

Any future enlargement or alterations of the snow storage facility will require additional permit review in accordance with the regulations in effect at that time. **(Affirmative finding)**

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.

As conditioned, the proposed snow storage facility complies with the applicable requirements of the Comprehensive Development Ordinance. **(Affirmative finding)**

Article 4: Maps & Districts

Sec. 4.4.7, Urban Reserve District:

(a) Purpose

The snow storage use is seasonal in nature and involves no site alterations or structures. It is identified as one of several uses that may be allowed in the urban reserve. **(Affirmative finding)**

(b) Dimensional Standards & Density

The snow storage use involves no structures, lot coverage, or residential units. **(Affirmative finding)**

(c) Permitted & Conditional Uses

Seasonal snow storage by the city is a conditional use in the urban reserve and is reviewed under the applicable criteria of these findings. **(Affirmative finding)**

(d) District Specific Regulations

1. Any and all improvements in this district shall be consistent with any and all development and use restrictions and easements as may otherwise be applicable to the property.

As part of the original zoning permit for this snow storage activity, the City Attorney's Office submitted a memo indicating that the snow storage activity is consistent with applicable regulations. No changes to the snow storage operation are proposed in this new application. **(Affirmative finding)**

2. Any authorization granted by the DRB shall include a prescribed duration for the activity after which such authority and all related permits shall expire. The DRB may consider an extension of this time period if such a request has been made prior to expiration. No permit should remain in effect for more than 2 years without reapplication and review pursuant to this section.

Most zoning permits for this activity have been for 2 years. An additional 2 years are sought with this application. **(Affirmative finding as conditioned)**

3. As a condition of any approval by the DRB for projects involving temporary construction staging or seasonal snow storage, the site shall be restored to its prior condition once the temporary activity has been completed for which the DRB may require a bond or other necessary surety in a form satisfactory to the city attorney.

In the spring, after the snow has melted, the site must be cleaned of any trash or debris that was contained in the snow. No financial surety is required. **(Affirmative finding as conditioned)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

(Not applicable)

Sec. 5.2.4, Buildable Area Calculation

(Not applicable)

Sec. 5.2.5, Setbacks

(Not applicable)

Sec. 5.2.6, Building Height Limits

(Not applicable)

Sec. 5.2.7, Density and Intensity of Development Calculations

(Not applicable)

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion. See Sec. 3.5.6 (c) 1 above relative to noise mitigation. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

(Not applicable)

Sec. 5.5.3, Stormwater and Erosion Control

Prior Conservation Board review of this proposal specifically addressed potential water quality impacts from the melting snow and its proximity to Lake Champlain. The site is contained within an existing berm, and melt water typically infiltrates into the ground or evaporates. The Board unanimously recommended approval for another 2 years consistent with prior approvals.

(Affirmative finding as conditioned)

II. Conditions of Approval

1. Every spring, after snow in the storage facility has melted, all debris, sand, trash and the like shall be removed from the site, and the site shall be returned to its original condition.
2. The snow storage site shall be monitored by the applicant to prevent surface flow discharge of meltwater from the site.
3. All truck drivers dumping snow on the site shall be instructed by the Department of Public Works and/or the Church Street Marketplace to drive slowly at the site and to not slam their trucks' tailgates.
4. The Department of Public Works is responsible for compliance with these permit conditions, including noise and use of the facility by the Church Street Marketplace.
5. The Department of Public Works shall encourage the Church Street Marketplace to use the site only between the hours of 7:00 AM – 10:00 PM.
6. **This permit approval is valid for 2 years only.** Continued use of the site for snow storage beyond 2 years will require a new zoning permit per Sec. 4.4.7 (d), *District Specific Regulations*, of the Comprehensive Development Ordinance.
7. Standard conditions 1-15.

Parcel owned by City of Burlington

-NOTE-
ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED William Zabel DATE 11/16/2023

ZONING PERMIT # ZP-23-464

REVIEWED BY SG

DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

Snow Storage Area



0 100 200 FEET

CITY OF BURLINGTON

SNOW STORAGE AREA

RECEIVED BURLINGTON, VT

NOV 25 2009

DEPARTMENT OF PUBLIC WORKS
PLANNING & ZONING

Created on: 11/23/09
By: M.Moir







Department of Permitting & Inspections

Zoning Division
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Collin Naheedy, Code Compliance Officer



TO: Development Review Board
FROM: Scott Gustin
DATE: November 18, 2025
RE: ZP-25-197; 93-97 North Street

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Zone: NMU Ward: 3

Owner/Applicant: Michael Alvanos / 3G LLC

Request: Proposed amendment to prior permit ZP-24-253 for demolition and reconstruction of rear addition with associated site improvements. Demolition of rear outbuilding. Amended proposal includes adding 14 new residential units for a total of 17 (prior was a total of 10).

Applicable Regulations:
Article 2 (Administrative Mechanisms), Article 3 (Applications, Permits, and Project Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking), Article 9 (Inclusionary & Replacement Housing)

Background Information:
The applicant is seeking approval to demolish the rear ell and to replace it with a larger rear addition. The number of dwelling units would increase from three to seventeen, and the commercial space in the remaining original portion of the building would be converted to residential use. A detached outbuilding would also be demolished, and surface parking would increase.

The prior application was approved in December 2024. The amended application retains the same basic construction layout, building footprint, height, and materials.

The Design Advisory Board reviewed this application July 22, 2025 and unanimously recommended approval subject to the following conditions:

- 1. Provide complete landscaping plan, including species, location, and size at the time of planting.
- 2. Depict mailbox location(s).
- 3. Provide a revised site plan depicting curb stops for all parking spaces.

The Development Review Board reviewed this application August 19, 2025. Due to missing information, the Board continued the application review to a future date pending receipt of a transportation demand management plan, bike parking details, and other information to address

outstanding items. Revised project plans have been submitted to address these items. A separate permit has also been issued just for demolition of the rear ell.

Previous zoning actions for this property:

- 8/7/25, Approval for demolition of the building's rear ell
- 12/18/24, Approval for construction of a rear addition and site improvements for 10 units
- 6/4/24, Approval for replacement windows in the building at 93 North St
- 1/15/10, Approval of parallel sign
- 12/29/09, Approval to change use from general merchandise to small grocery
- 12/14/93, Approval of window signage

Recommendation: **Certificate of Appropriateness approval** as per, and subject to, the following findings and conditions.

I. Findings

Article 2: Administrative Mechanisms

Sec. 2.7.8, Withhold Permit

The subject property has two old, expired zoning permits lacking their required Certificates of Occupancy. They are ZP-1993-521 for window signage and ZP-10-16 for a parallel sign. Both may be eligible for superseding with this newest permit for redevelopment of the property.

(Affirmative finding as conditioned)

Article 3: Applications, Permits, and Project Reviews

Part 3: Impact Fees

The applicant will be required to pay impact fees set forth and calculated by the Impact Fee Administrative Regulations based on the net new square footage of the proposed addition and the converted commercial space. The required inclusionary housing is exempt. **(Affirmative finding as conditioned)**

Article 4: Maps & Districts

Sec. 4.4.2, Neighborhood Mixed Use Districts:

(a) Purpose

(2) Neighborhood Mixed Use (NMU)

The Neighborhood Mixed Use district is intended primarily for small scale commercial development that provides neighborhood goods and services in a walkable environment. Multi-family residential development is also permitted within the district. **(Affirmative finding)**

(b) Dimensional Standards & Density

Floor area ratio is limited to 2.5 with inclusionary housing. As reflected in revised project plans, proposed FAR is 1.11.

The front yard setback remains unchanged. The easterly side yard setback for the addition is 5,' and its rear yard setback is ~26.' There are no minimum side or rear yard setback requirements where the addition is proposed. Further south, a 15' district setback applies where residential district properties abut the subject property. None of the addition projects into the 15' district setback. The proposed parking and the dumpster enclosure are compliant with applicable 5' side and rear yard setbacks.

Total lot coverage increases slightly with this amendment to 75.2% (the prior project resulted in 71.5%). With inclusionary housing, the maximum permissible lot coverage is 92%.

The proposed addition is ~38' tall as measured to the roof deck. Up to 45' tall is permissible with inclusionary housing, subject to a 10' front yard setback. The addition is set well beyond 10' from the front property line. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The proposed multi-family residence is a permitted use in the NMU zone. **(Affirmative finding)**

(d) District Specific Regulations

See Sec. 4.4.2 (b) above as to inclusionary housing bonuses. This subsection is otherwise not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.2 (b) above.

Sec. 5.2.4, Buildable Area Calculation & Steep Slopes Overlay District

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.2 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.2 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.2 (b) above.

Article 5: Citywide General Regulations

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

The subject principal building is included in the Vermont Historic Sites & Structures survey and dates to circa 1895. It was originally constructed as a mixed use commercial and residential building and remains so today. The rear detached outbuilding slated for demolition is not included in the survey and is not subject to the provisions of this section. **(Affirmative finding)**

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The existing building, set at the front property line along North Street, is obviously commercial with rectangular block massing, a flat roof, and large storefront windows. As with the prior permit approval, this amended application proposes to eliminate the ground floor commercial use and to replace it with residential use. Doing so is permitted in this NMU district. Project plans depict minimal exterior changes to the building. Windows will be replaced, and the existing rear ell will be removed and replaced with a new, larger rear addition with parking and additional residential units. **(Affirmative finding)**

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The existing rear addition will be replaced with a new larger rear addition. It is set back from North Street. The primary façade along North Street will be retained largely as-is. Windows will be replaced with acceptable units. **(Affirmative finding)**

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

No conjectural features are proposed. **(Affirmative finding)**

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

None identified. **(Affirmative finding)**

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The existing building is clad in wooden clapboards and trim. The proposed replacement rear addition will be clad in “LP Smartside” clapboard and trim. The remaining front portion of the building will retain its wooden exterior cladding with infill to match where needed. New and replacement windows will be combination fiberglass and wooden units that resemble the appearance of the existing windows. **(Affirmative finding)**

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

As noted above, the wooden cladding on the front portion of the original building will be retained. The replacement windows are consistent with present replacement window guidelines for historic buildings. **(Affirmative finding)**

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No chemical or physical treatments are noted. Work with the existing building will likely require “lead safe” practices. **(Affirmative finding)**

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The property is not included in Burlington’s archaeological points GIS data layer. **(Not applicable)**

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The new rear addition will replace an existing rear addition. Its location behind the remaining original structure limits impacts to the streetscape and the historic integrity of the building as perceived by the public. The new rear addition is clearly new as compared to the remaining original structure. **(Affirmative finding)**

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The new rear addition will replace the existing rear addition. Its removal would leave just the remaining portion of the original structure in place. That said, this new rear construction is independent from the front portion of the original structure. It does not necessarily affect the historic integrity of the remaining original building. **(Affirmative finding)**

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

New exterior lighting is proposed, and fixture cut sheets have been provided. Recessed canister fixtures will be installed for illumination of entries. Illumination levels are acceptable, and the bulbs qualify as low output lamps. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

An erosion prevention and sediment control plan has already been reviewed and approved by the city's Water Resources Division. Similarly, a post-construction stormwater management plan has been reviewed and approved by the Water Resources Division. **(Affirmative finding)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

There are no significant natural features on the property as identified in the Open Space Protection Plan or related Natural Resources Overlay District. **(Affirmative finding)**

(b) Topographical alterations

The subject property is essentially flat and will remain so. Limited excavation is associated with this project. **(Affirmative finding)**

(c) Protection of important public views

There are no important public views from or through the subject property. **(Affirmative finding)**

(d) Protection of important cultural resources

See Sec. 5.4.8 above.

(e) Supporting the use of alternative energy

There is no indication of alternative energy utilization in the project plans. Its construction does not inhibit future utilization of such energy sources by the subject, or neighboring, properties.

(Affirmative finding)

(f) Brownfield sites

The property is not included in the VT DEC Hazardous Sites List. **(Affirmative finding)**

(g) Provide for nature's events

The sheltered front entry facing North Street will remain. All three entries on the west elevation are sheltered, as depicted in the project plans.

See Sec. 5.5.3 for stormwater management. **(Affirmative finding)**

(h) Building location and orientation

Building location and orientation will remain unchanged. **(Affirmative finding)**

(i) Vehicular access

Vehicular access to the site remains unchanged via private driveway onto North Street.

(Affirmative finding)

(j) Pedestrian access

The front entry continues to access North Street directly. Project plans depict a concrete walkway running the length of the building's western elevation, connecting to the public sidewalk.

(Affirmative finding)

(k) Accessibility for the handicapped

An ADA parking space is depicted on the site plan. It is likely that at least one of the apartments will need to be ADA accessible. Such standards are administered by the Building Inspector through the applicable building codes. **(Affirmative finding)**

(l) Parking and circulation

Parking extent and layout remain unchanged from the prior permit approval. New surface parking spaces will be provided in an enlarged rear parking area extending further south than existing conditions. Several new spaces will be provided under the new rear addition. All of these spaces will be accessed by the existing private driveway into the property. The new spaces will be dimensionally compliant per the standards in Article 8: Parking. Although parking will be notably increased, it does not reach the threshold requiring shade trees. The gravel parking area requires curb stops, whether concrete, granite, or similar, to prevent parking creep onto adjacent green spaces. Revised project plans depict the required curb stops. **(Affirmative finding)**

(m) Landscaping, fences, and retaining walls

The revised project plans depict landscaping details, including several new trees and ornamental grasses. The numbers of proposed plantings does not line up with the number of corresponding icons on the plan. Five new maple trees are noted, but only four are depicted on the plans. Eight clumps of ornamental grasses are noted, but only seven are depicted on the plans. Correction is needed. The project plans contain two detention basins for stormwater. There is opportunity here to provide landscaping appropriate for rain gardens in these two basins. No new fencing is proposed, except that a stretch of existing fencing along the eastern side property line will be replaced in-kind. No retaining walls are proposed. **(Affirmative finding as conditioned)**

(n) Public plazas and open space

Not applicable.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No ground mounted mechanical equipment is depicted in the project plans. Project plans depict a trash and recycling enclosure at the south end of the parking area. Enclosure details are needed. Mailbox locations are depicted in the revised ground-level floor plan. **(Affirmative finding as conditioned)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

As previously permitted, the proposed rear addition is larger than the one it will replace. It has a larger, longer footprint, and the height is greater than the existing conditions. Building dimensions are compliant with dimensional standards. The larger scale of the addition is mitigated by its placement behind the existing building, and the sides of the addition are tucked inward as compared to the original building in front. The original building and the addition read as two separate masses rather than one uniform mass. Overall, the development results in a building of a scale within the range established in this mixed use neighborhood. **(Affirmative finding)**

Roofs and Rooflines

Perhaps the most significant design change in this amended application is the roof. The prior saw tooth roof is gone and has been replaced by a more conventional (almost) flat roof. This change presumably affords more useable interior space. The higher addition roof results in two distinct roof planes and splits the building mass into two components rather than one large mass. **(Affirmative finding)**

2. Building Openings

The building's front entry remains along North Street. Fenestration within the addition is consistent with that in the original building. The eastern side of the addition is ~ 3.5' from the property line and contains windows. There is no building on the other side of the property line. **(Affirmative finding)**

(b) Protection of important architectural resources

See Sec. 5.4.8 above.

(c) Protection of important public views

See Sec. 6.2.2 (c).

(d) Provide an active and inviting street edge

The street edge along North Street is defined by the existing historic building. It will be retained largely as-is and contains an inset, centered primary entrance. **(Affirmative finding)**

(e) Quality of materials

The original building will retain its wooden clapboard siding and trim. Acceptable fiberglass and wooden windows will be installed throughout. The addition will be clad in composite clapboard siding and trim. EPDM roofing material will be installed. **(Affirmative finding)**

(f) Reduce energy utilization

Proposed building must comply with current energy efficiency standards. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

(Not applicable)

(h) Integrate infrastructure into the building design

No rooftop mechanical equipment is noted in the project plans. No vents, piping, or other punctures in the building envelope are noted either. If any exterior items such as these are proposed, they must be depicted and screened as appropriate. **(Affirmative finding)**

(i) Make spaces safe and secure

Proposed building must comply with the city's current egress requirements as administered by the building inspector. Entries will be illuminated as noted above. **(Affirmative finding)**

Article 8: Parking

Sec. 8.1.9, Maximum On-Site Parking Spaces

Up to 2 parking spaces per dwelling unit may be allowed for multi-family dwellings in the mixed use parking district. As proposed, 16 parking spaces will serve the 17 dwelling units. **(Affirmative finding)**

Sec. 8.1.10, Off-Street Loading Requirements

(Not applicable)

Sec. 8.1.11, Parking Dimensional Requirements

Parking spaces are dimensionally compliant at 9' X 20.' Back-up distance is 24.' **(Affirmative finding)**

Sec. 8.1.12, Limitations, Location, Use of Facilities

(a) Shared Parking for Off-Site Use

(Not applicable)

(b) Front Yard Parking Restricted & Residential Driveways

(Not applicable)

(c) Availability of Facilities

The parking to be constructed as part of this development will serve residents and visitors. It may not be used for the storage or display of vehicles or materials. **(Affirmative finding)**

Sec. 8.1.13, Parking for Disabled Persons

ADA parking details are depicted as required. **(Affirmative finding)**

Sec. 8.1.14, Stacked and Tandem Parking Restrictions

(Not applicable)

Sec. 8.1.15, (Reserved)

Sec. 8.1.16, Transportation Demand Management

(b) Applicability

The construction of 14 additional dwelling units triggers the need for a TDM plan. A TDM plan has been provided with the revised project plans. **(Affirmative finding)**

(c) Transportation Demand Management Program

The transportation demand management plan addresses each of the following items.

a. *Outreach and Education:*

The property owner has been identified as the Transportation Coordinator. Among other things, the Transportation Coordinator will be responsible for hosting an annual meeting with residents to present and discuss available TDM strategies and opportunities for increased use and participation. Preparation and dissemination of annual travel surveys and associated record-keeping is also required. **(Affirmative finding)**

b. *TDM Strategies:*

Onsite bicycle parking is provided as required. Beyond bike parking, the TDM plan notes four strategies, two of which are included in this criterion: 1) subsidized GMT passes and 2) membership with a local Transportation Management Association (CATMA). The GMT subsidy is proposed at 100% the first year and 50% thereafter. This subsidy is acceptable. Membership with CATMA must be ongoing as noted in the proposed TDM plan. **(Affirmative finding)**

c. *Parking Management:*

As onsite parking will be provided, annual parking utilization studies must be conducted for a period of at least 7 years with results reported to the city. Parking will be unbundled from leases and made available at market rate. There is no inclusion of parking for off-site users in the TDM plan. Priority parking (one ADA space) is reflected in the site plan. The project is not large enough to require onsite car-share parking; however, the TDM plan notes that Carshare VT will be offered an onsite parking space. **(Affirmative finding)**

d. *TDM Agreement:*

Applicant signature on the TDM plan agreement has been provided. **(Affirmative finding)**

Sec. 8.2.5, Bicycle Parking Requirements

Revised project plans depict covered long term bike parking spaces within the garage. The number of long term bike parking spaces required is determined by the number of bedrooms (1 per 2 bedrooms). The project includes a total of 20 bedrooms; therefore, 10 long term bike parking spaces are needed. The plans depict 20 long term bike parking spaces. The net new 14 dwelling units require at least 1 short term bike parking space. The revised project plans depict an outdoor bike rack with capacity for 5 spaces. **(Affirmative finding)**

Article 9: Inclusionary and Replacement Housing

Sec. 9.1.5, Applicability

The project includes 14 additional dwelling units, and therefore, requires inclusionary housing. Typically, 15% of the units must be inclusionary (in this case, 2). Details as to the inclusionary housing provided need to be worked out with the housing trust fund manager, and a Certificate of Inclusionary Housing Compliance issued prior to a certificate of occupancy for the project. **(Affirmative finding as conditioned)**

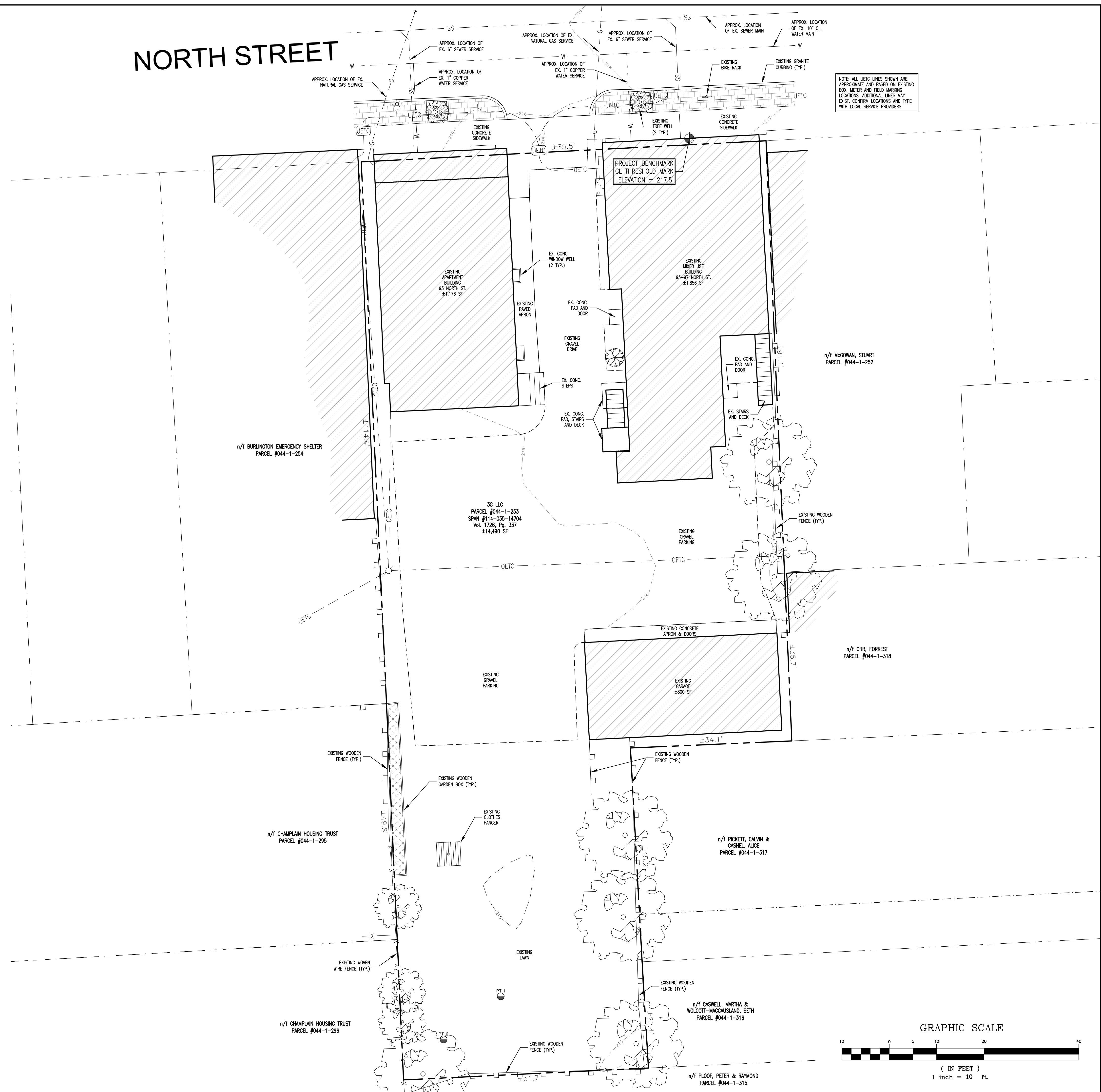
II. Conditions of Approval

1. **Prior to release of the zoning permit**, revised project plans shall provide consistency in the number of proposed plantings, and consideration should be made for installation of hydrophitic vegetation in the stormwater basins. Revised project plans shall also include dumpster enclosure details. Both are subject to staff review and approval.
2. All open and expired zoning permits for the subject property shall be closed out with Certificates of Occupancy or superseded, **prior to issuance of a certificate of occupancy** for this permit.
3. A Certificate of Inclusionary Housing Compliance shall be obtained from the manager of the housing trust fund **prior to issuance of a certificate of occupancy**.
4. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay the impact fee as calculated by staff based on net increases in traffic, water, and wastewater demands of the proposed development. The inclusionary housing is exempt from the impact fees.
5. This permit incorporates the Transportation Demand Management Plan (TDM) and all applicable on-going TDM requirements.
6. A State of Vermont wastewater permit will be required. A capacity letter issued by the Dept. of Public Works will be required in order to obtain the wastewater permit.
7. All new utility lines shall be buried.
8. It is the applicant's responsibility to comply with all applicable ADA requirements.
9. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
10. Standard Conditions 1-15.



	EXISTING CONTOUR
	PROPOSED CONTOUR
	APPROXIMATE PROPERTY LINE
	APPROXIMATE SETBACK LINE
	APPROXIMATE EASEMENT LINE
	APPROXIMATE GRAVITY SEWER LINE
	APPROXIMATE SEWER FORCE MAIN
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	APPROXIMATE GAS LINE
	FENCE
	DRAINAGE SWALE/DITCH
	APPROXIMATE 100 YEAR FLOODPLAIN
	APPROXIMATE EDGE OF WOODS

- 1) UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SITE SHOWN. EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT DIGSAFE (888-344-7233) PRIOR TO CONSTRUCTION. FIELD VERIFY ALL UTILITY CONFLICTS AND REPORT THEM TO THE DESIGNER. ANY EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- 2) THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK AND SHALL COORDINATE ALL REQUIRED INSPECTIONS.
- 3) THE CONTRACTOR IS RESPONSIBLE FOR SAFE CONSTRUCTION OPERATIONS AND SHALL CONFORM TO ALL APPLICABLE REGULATIONS FOR SITE SAFETY.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL APPLICABLE EROSION CONTROL MEASURES. REFER TO THE MOST RECENT PUBLICATION OF THE STATE OF VERMONT EROSION CONTROL HANDBOOK.
- 5) THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY SITE CONDITIONS NOT REPRESENTED ON THE PLANS THAT INFLUENCE THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- 6) THE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION TO THEIR ORIGINAL CONDITIONS. ALL GRASS LAWN AREAS SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED. MAINTAIN ALL TREES OUTSIDE OF THE CONSTRUCTION LIMITS.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
- 8) THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK AND UTILITIES. WORK SHALL NOT COMMENCE ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
- 9) IN ADDITION TO THE REQUIREMENTS IN THESE PLANS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL LOCAL AND STATE PERMIT CONDITIONS, AS WELL AS THE MOST RECENT EDITION OF THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES. UNLESS OTHERWISE NOTED, ALL MATERIALS, ITEMS AND INSTALLATION PROCEDURES SHALL CONFORM TO THE LATEST EDITION OF THE VERMONT AGENCY OF TRANSPORTATION (AOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 10) THE TOLERANCE FOR ALL FINISHED GRADES SHALL BE 0.1 FEET.
- 11) THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AS-BUILT DRAWINGS WITHIN 10 DAYS FOLLOWING THE COMPLETION OF THE PROJECT.
- 12) ELEVATIONS AND COORDINATES SHOWN ARE BASED UPON AN ASSUMED DATUM. ORIENTATION IS BASED UPON A MAGNETIC READING TAKEN AT THE TIME OF SURVEY.
- 13) PROPERTY LINE INFORMATION BASED UPON EXISTING TAX MAP INFORMATION. THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED IN THIS PERMIT APPLICATION ARE FOR PERMITTING PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. & 2502(4), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHTS. THIS IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.



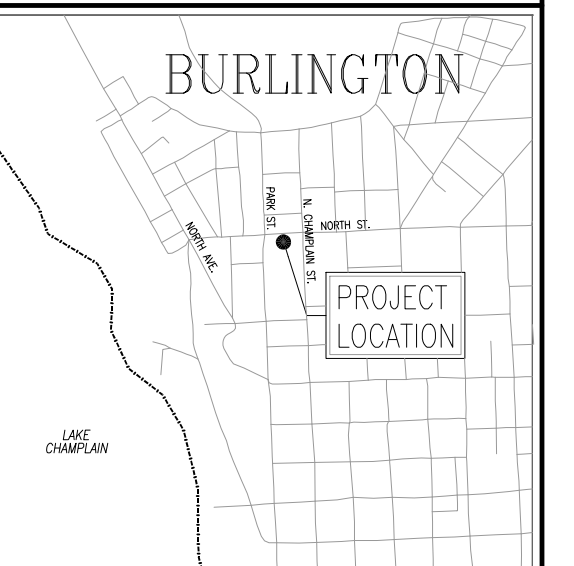
3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

Proposed
development
93-97 North St.
Burlington, VT 05401

SHEET TITLE:

Existing Conditions Site Plan



LOCATION MAP 1" = ±2,000'

- ☐ PRELIMINARY
☒ FINAL
☐ NOT FOR CONSTRUCTION
☐ FOR CONSTRUCTION

PROJECT NO.: 24020

DATE: MARCH 29, 2024

SCALE: 1" = 10'

EV. NO.	DESCRIPTION	DATE
1	GENERAL REVISIONS	3/7/25
2		
3		
4		
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10		

SHEET NUMBER:

C1.0

LEGEND

- 985 --- EXISTING CONTOUR
— 985 — PROPOSED CONTOUR
- - - - - APPROXIMATE PROPERTY LINE
- - - - - APPROXIMATE SETBACK LINE
- - - - - APPROXIMATE EASEMENT LINE
— SS — APPROXIMATE GRAVITY SEWER LINE
— FM — APPROXIMATE SEWER FORCE MAIN
— ST — APPROXIMATE STORM DRAINAGE LINE
— W — APPROXIMATE WATER LINE
— OETC — APPROXIMATE OVERHEAD ELEC./TEL./COM. LINE
— UETC — APPROXIMATE UNDERGROUND ELEC./TEL./COM. LINE
— G — APPROXIMATE GAS LINE
— x — x — FENCE
- - - - - DRAINAGE SWALE/DITCH
- - - - - APPROXIMATE 100 YEAR FLOODPLAIN
~ ~ ~ ~ ~ APPROXIMATE EDGE OF WOODS
DECIDUOUS TREE
CONIFEROUS TREE
SHRUB/PLANTING
SEWER MANHOLE
DRAINAGE MANHOLE
DRAINAGE CATCH BASIN
HYDRANT
WATER VALVE
DRILLED WELL
POWER POLE
GUY WIRE
LIGHT POLE
SIGN POST
TEST PIT
PERCOLATION TEST
IRON PIPE/ROD FOUND/SET
CONCRETE MONUMENT FOUND/SET
PROJECT BENCHMARK

NORTH STREET

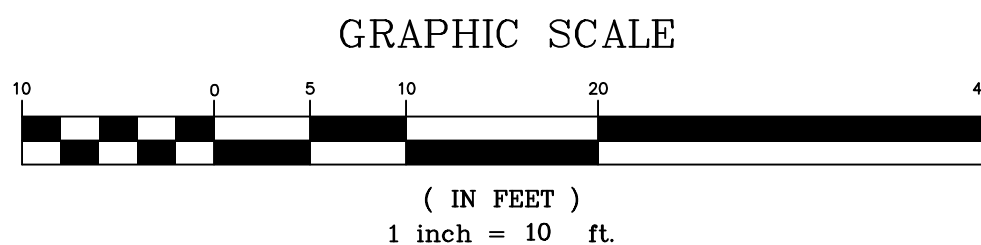
ALL EFFORTS SHALL BE MADE TO MAINTAIN THE EXISTING 93 NORTH ST. BUILDING AND ADJACENT FEATURES AND UTILITIES. ANY DAMAGES SHALL BE REPAIRED OR REPLACED IN KIND AT THE CONTRACTORS EXPENSE.

APPROXIMATELY 600 SF OF EXISTING STRUCTURE TO BE REMOVED. SEE ARCHITECTURAL PLANS FOR FURTHER DETAIL.

EXISTING OVERHEAD ETC SERVICES TO BE RELOCATED TO ACCOMMODATE BUILDING ADDITION. COORDINATE WITH LOCAL SERVICE PROVIDERS.

EXISTING GARAGE AND FOUNDATION TO BE REMOVED. INFILL WITH GRANULAR FILL AS REQUIRED.

INSTALL PROJECT DEMARCATION FENCE AROUND EAST, WEST AND SOUTH PROJECT LIMITS PRIOR TO CONSTRUCTION AND MAINTAIN UNTIL PROJECT IS COMPLETE
INSTALL SILT FENCE AROUND EAST, WEST AND SOUTH PROJECT LIMITS AND MAINTAIN UNTIL PERMANENT VEGETATION IS ESTABLISHED



EROSION PREVENTION & SEDIMENT CONTROL NOTES

- IN ADDITION TO THE PLANS, DETAILS AND SPECIFICATIONS IN THESE PLANS, ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR LOW RISK PROJECTS SUBJECT TO STATE GENERAL CONSTRUCTION PERMIT 3-9020.
- THE DISCHARGE OF SEDIMENT LADEN WATER FROM THE PROJECT SITE IS PROHIBITED. ALL DISCHARGED WATER FROM DEWATERING OPERATIONS SHALL DISCHARGE INTO A TEMPORARY SEDIMENT CONTROL TRAP OR SEDIMENTATION BASIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES UNTIL THE PROJECT IS COMPLETE.
- THE CONTRACTOR SHALL LIMIT SOIL DISTURBANCE AND SEEDING APPLICATION DATES TO BETWEEN APRIL 15TH AND OCTOBER 15TH. IF SOIL DISTURBANCE OCCURS LATER THAN OCTOBER 15TH OR PRIOR TO APRIL 15TH, WINTER EROSION CONTROL MEASURES WILL BE NECESSARY. THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER FOR ADDITIONAL SPECIFIC WINTER EROSION CONTROL MEASURES.
- CONTROL DUST THROUGH THE APPLICATION OF WATER. THE AMOUNT OF APPLICATIONS AND AMOUNT OF DUST CONTROL SHALL BE BASED UPON FIELD AND WEATHER CONDITIONS. IT SHALL BE SPREAD IN SUCH A MANNER AND BY SUCH DEVICES THAT UNIFORM DISTRIBUTION IS ATTAINED OVER THE ENTIRE AREA ON WHICH IT IS PLACED.
- AS SOON AS CONSTRUCTION IS COMPLETED IN A GIVEN AREA, IT SHALL BE TOPSOILED, SEEDDED, FERTILIZED AND MULCHED.
- ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY, AND AFTER PERIODS OF HEAVY RAIN, AND REPAIRED AND/OR REPLACED AS NEEDED. STONE CONSTRUCTION ENTRANCES SHALL BE TOP DRESSED WITH ADDITIONAL STONE SHOULD THE EXISTING STONE BECOME CLOGGED WITH SEDIMENT.
- IF, DUE TO THE PROJECT SCHEDULE, CONSTRUCTION DURING THE WINTER MONTHS IS NECESSARY, THE CONTRACTOR SHALL FOLLOW WINTER CONSTRUCTION PROCEDURES AT A MINIMUM, BUT NOT LIMITED TO, THE FOLLOWING: A. MINIMIZE DISTURBANCE BETWEEN OCTOBER 15TH AND APRIL 15TH; B. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE GROUND FREEZING; C. MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 90 LBS. PER 1,000 SF. THE CONTRACTOR SHALL MAINTAIN ALL AREAS THAT ARE MULCHED UNTIL PERMANENT VEGETATION IS ESTABLISHED.



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OWNER:

3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

Proposed
Redevelopment
93-97 North St.
Burlington, VT 05401

SHEET TITLE:

Proposed
Demolition &
EPSC Site Plan



LOCATION MAP 1" = ±2,000'

- ☐ PRELIMINARY
☒ FINAL
☐ NOT FOR CONSTRUCTION
☐ FOR CONSTRUCTION

PROJECT NO.: 24020

DATE: MARCH 29, 2024

SCALE: 1" = 10'

REV. NO.	DESCRIPTION	DATE
1	GENERAL REVISIONS	3/7/25
2		
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9		
10		

SHEET NUMBER:

C1.1

LEGEND

- 985 --- EXISTING CONTOUR
--- 985 --- PROPOSED CONTOUR
--- --- APPROXIMATE PROPERTY LINE
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--- --- APPROXIMATE EDGE OF WOODS

- DECIDUOUS TREE
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DRILLED WELL
POWER POLE
GUY WIRE
LIGHT POLE
SIGN POST
TEST PIT
PERCOLATION TEST
IRON PIPE/ROD FOUND/SET
CONCRETE MONUMENT FOUND/SET
PROJECT BENCHMARK

DESIGN FLOWS

EXISTING WATER DEMAND -

93 NORTH ST. -		
2 ONE-BEDROOM UNITS @ 140 GPD/UNIT =	280 GPD	
3 TWO-BEDROOM UNITS @ 280 GPD/UNIT =	840 GPD	
97 NORTH ST. -		
CONVENIENCE STORE @ 100 GPD =	100 GPD	
3 TWO-BEDROOM UNITS @ 280 GPD/UNIT =	840 GPD	
TOTAL EXISTING WATER DEMAND =	2,060 GPD	

PROPOSED WATER DEMAND -

93 NORTH ST. -		
2 ONE-BEDROOM UNITS @ 140 GPD/UNIT =	280 GPD (NO CHANGE)	
3 TWO-BEDROOM UNITS @ 280 GPD/UNIT =	840 GPD (NO CHANGE)	
97 NORTH ST. -		
15 ONE-BEDROOM UNITS @ 140 GPD/UNIT =	2,100 GPD	
2 TWO-BEDROOM UNITS @ 280 GPD/UNIT =	560 GPD	
TOTAL PROPOSED WATER DEMAND =	3,780 GPD (1,720 INCREASE)	

EXISTING SEWER FLOW -

93 NORTH ST. -		
2 ONE-BEDROOM UNITS @ 140 GPD/UNIT =	280 GPD	
3 TWO-BEDROOM UNITS @ 210 GPD/UNIT =	630 GPD	
97 NORTH ST. -		
CONVENIENCE STORE @ 100 GPD =	100 GPD	
3 TWO-BEDROOM UNITS @ 210 GPD/UNIT =	630 GPD	
TOTAL EXISTING SEWER FLOW =	1,640 GPD	

PROPOSED SEWER FLOW -

93 NORTH ST. -		
2 ONE-BEDROOM UNITS @ 140 GPD/UNIT =	280 GPD (NO CHANGE)	
3 TWO-BEDROOM UNITS @ 210 GPD/UNIT =	630 GPD (NO CHANGE)	
97 NORTH ST. -		
15 ONE-BEDROOM UNITS @ 140 GPD/UNIT =	2,100 GPD	
2 TWO-BEDROOM UNITS @ 210 GPD/UNIT =	420 GPD	
TOTAL PROPOSED SEWER FLOW =	3,430 GPD (1,790 INCREASE)	

ZONING REQUIREMENTS

ZONING DISTRICT - NEIB MIXED USE
ZONING OVERLAYS - NONE
PROPOSED USE - RESIDENTIAL

DIMENSIONAL REQUIREMENTS -

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE (SF) -	N/A	±14,254	±14,254
MIN. FRONTAGE (FT) -	N/A	±85.5	±85.5
MAX. COVERAGE (%) -	80	±65.4	±75.2
FRONT YARD SETBACK (FT) -	0/6	±0.0	±0.0
SIDE YARD SETBACK (FT) -	0/12	±1.1	±1.1
REAR YARD SETBACK (FT) -	0	±2.2	±26.9
MAX. BUILDING HEIGHT (FT) -	35'	±35.0	±35.0

NOTES -

1. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONAL STANDARDS AND ZONING CRITERIA REVIEW.

NORTH STREET



- RIGHT-OF-WAY WORK NOTES -
- CONTRACTOR TO PROVIDE A TEMPORARY TRAFFIC SIGNAGE PLAN FOR ONE-WAY TRAFFIC PATTERN TO ALLOW FOR WATER SERVICE REPLACEMENT WORK. TRAFFIC SIGNAGE PLAN SHALL BE REVIEWED AND APPROVED BY THE LOCAL PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK WITHIN THE ROW.
 - ALL REPLACEMENT AND/OR REPAIR OF PAVEMENT, GRANITE CURBING, STONE PAVERS, CONCRETE SIDEWALK AND TREE WELL TO MATCH EXISTING CONDITIONS AND BE PERFORMED IN ACCORDANCE WITH LOCAL PUBLIC WORKS STANDARDS.
 - CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE LOCAL PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.



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OWNER:

3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

Proposed
Redevelopment
93-97 North St.
Burlington, VT 05401

SHEET TITLE:

Proposed
Conditions
Site Plan



LOCATION MAP 1" = ±2,000'

- ☐ PRELIMINARY
☒ FINAL
☐ NOT FOR CONSTRUCTION
☐ FOR CONSTRUCTION

PROJECT NO.: 24020

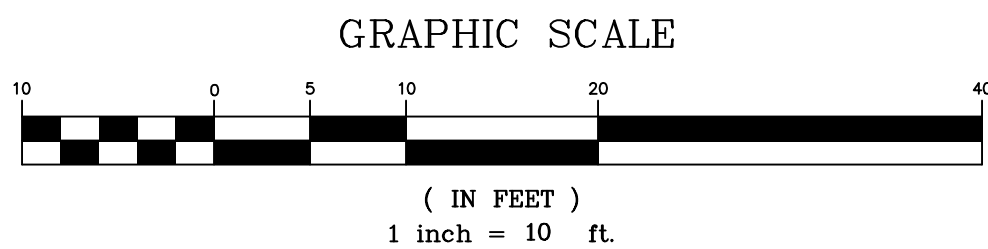
DATE: MARCH 29, 2024

SCALE: 1" = 10'

REV. NO.	DESCRIPTION	DATE
1	GENERAL REVISIONS	3/7/25
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SHEET NUMBER:

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NORTH STREET

- NORTH STREET

1. NO SOILS INVESTIGATION OR GEO-TECHNICAL EVALUATION HAS BEEN PERFORMED BY CATAMOUNT CONSULTING ENGINEERS, PLLC (CCE) IN CONJUNCTION WITH THIS PROJECT. CCE TAKES NO RESPONSIBILITY FOR THE EXISTING CONDITIONS OF SUBGRADE AND/OR THE POTENTIAL SETTLEMENT THAT COULD ARISE FROM IMPROPERLY COMPACTED SOILS.

2. PREVIOUSLY PLACED FILL MATERIAL WITHIN THE BUILDING FOOTPRINTS AND WITHIN THE PAVED AREAS, AS WELL AS ANY NEW FILL MATERIAL, SHOULD BE CONFIRMED FOR UNIFORMITY AND TO CONFIRM THAT IT HAS BEEN SUFFICIENTLY COMPACTED TO 95% TO 97% MODIFIED PROCTOR AND IS FREE FROM ORGANICS.

3. PRIOR TO CONSTRUCTION, TEST HOLES SHOULD BE CONDUCTED WITH THE ENGINEER TO NATIVE GRADE TO CONFIRM THE SUITABILITY OF SUBGRADE.

4. ALL NEW FILL SHOULD BE INSTALLED IN A MAXIMUM OF 1 TO 2 FOOT LIFTS AND TESTED FOR COMPACTION TO 95% TO 97% MODIFIED PROCTOR.

5. ALL SUBGRADE MATERIAL AND COMPACTION REQUIREMENTS OUTLINED IN THE STRUCTURAL AND FOUNDATION DESIGN PLANS SHOULD BE ADHERED TO.

OWNER:

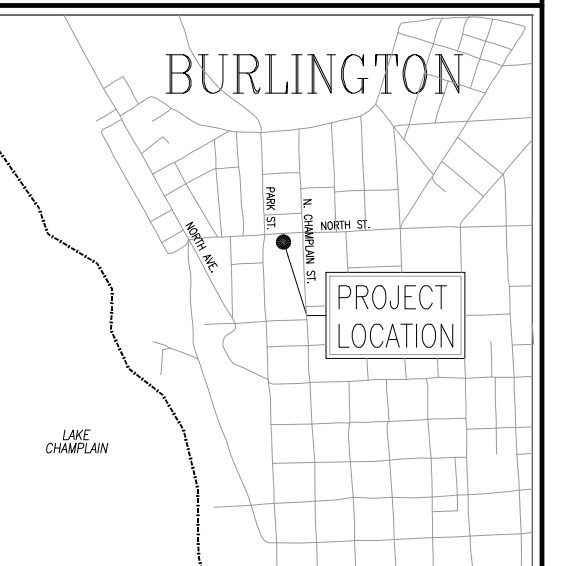
3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

Proposed
Redevelopment
93-97 North St.
Burlington, VT 05401

SHEET TITLE:

Proposed Grading Site Plan



LOCATION MAP 1" = ±2,000'

- ☐ PRELIMINARY
☒ FINAL
☐ NOT FOR CONSTRUCTION
☐ FOR CONSTRUCTION

PROJECT NO.: 24020

DATE: MARCH 29, 2024

SCALE: 1" = 10'

EV. NO.	DESCRIPTION	DATE
1	GENERAL REVISIONS	3/7/25
2		
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10		

SHEET NUMBER:

C2.1

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

LEGEND

- 985 --- EXISTING CONTOUR
--- 985 --- PROPOSED CONTOUR
--- --- APPROXIMATE PROPERTY LINE
--- --- APPROXIMATE SETBACK LINE
--- --- APPROXIMATE EASEMENT LINE
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DECIDUOUS TREE
CONIFEROUS TREE
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SEWER MANHOLE
DRAINAGE MANHOLE
DRAINAGE CATCH BASIN
HYDRANT
WATER VALVE
DRILLED WELL
POWER POLE
GUY WIRE
LIGHT POLE
SIGN POST
TEST PIT
PERCOLATION TEST
IRON PIPE/ROD FOUND/SET
CONCRETE MONUMENT FOUND/SET
PROJECT BENCHMARK

EXISTING LOT COVERAGE CALCULATIONS

TOTAL LOT SIZE: 14,254 SF (0.327 AC.)
SITE AREA: 14,254 SF (0.327 AC.)
EXISTING TOTAL IMPERVIOUS: 9,328 SF (0.214 AC.) = 65.4%

EXISTING SOIL DESCRIPTIONS

MAP UNIT SYMBOL	MAP UNIT TYPE	ACRES	HSG
AdA	ADAMS & WINDSOR LOAMY SANDS, 0 TO 5% SLOPES	0.327	A

INFILTRATION TEST RESULTS

PERFORMED BY: CATAMOUNT CONSULTING ENGINEERS, PLLC
DATE: APRIL 16, 2024

PT #1 (DEPTH =24" [ELEV.=±213.0'], READINGS=IN./HR.) -

READING 1 - 17.50
READING 2 - 15.25
READING 3 - 14.00
READING 4 - 13.25
INFILTRATION RATE = AVERAGE RATE OF 4 DROPS = ±15 IN./HR.

PT #2 (DEPTH =24" [ELEV.=±213.0'], READINGS=IN./HR.) -

READING 1 - 16.00
READING 2 - 12.75
READING 3 - 10.75
READING 4 - 9.75
INFILTRATION RATE = AVERAGE RATE OF 4 DROPS = ±12 IN./HR.

NORTH STREET



OWNER:

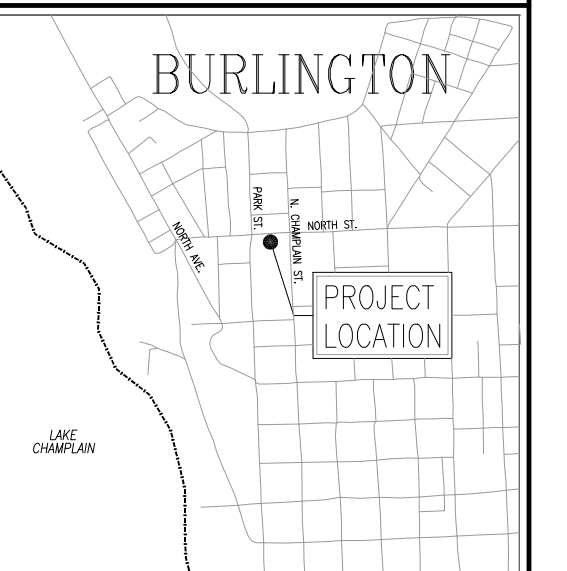
3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

Proposed
Redevelopment
93-97 North St.
Burlington, VT 05401

SHEET TITLE:

Existing
Stormwater
Management
Site Plan



LOCATION MAP 1" = ±2,000'

- ☐ PRELIMINARY
☒ FINAL
☐ NOT FOR CONSTRUCTION
☐ FOR CONSTRUCTION

PROJECT NO.: 24020		
DATE: MARCH 29, 2024		
SCALE: 1" = 10'		
REV. NO.	DESCRIPTION	DATE
1	GENERAL REVISIONS	3/7/25
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10		

SHEET NUMBER:

C2.2

LEGEND

- 985 --- EXISTING CONTOUR
--- 985 --- PROPOSED CONTOUR
--- --- APPROXIMATE PROPERTY LINE
--- --- APPROXIMATE SETBACK LINE
--- --- APPROXIMATE EASEMENT LINE
--- SS --- APPROXIMATE GRAVITY SEWER LINE
--- FM --- APPROXIMATE SEWER FORCE MAIN
--- ST --- APPROXIMATE STORM DRAINAGE LINE
--- W --- APPROXIMATE WATER LINE
--- OETC --- APPROXIMATE OVERHEAD ELEC./TEL./COM. LINE
--- UETC --- APPROXIMATE UNDERGROUND ELEC./TEL./COM. LINE
--- G --- APPROXIMATE GAS LINE
--- x --- x --- FENCE
--- --- DRAINAGE SWALE/DITCH
--- --- APPROXIMATE 100 YEAR FLOODPLAIN
--- --- APPROXIMATE EDGE OF WOODS
DECIDUOUS TREE
CONIFEROUS TREE
SHRUB/PLANTING
SEWER MANHOLE
DRAINAGE MANHOLE
DRAINAGE CATCH BASIN
HYDRANT
WATER VALVE
DRILLED WELL
POWER POLE
GUY WIRE
LIGHT POLE
SIGN POST
TEST PIT
PERCOLATION TEST
IRON PIPE/ROD FOUND/SET
CONCRETE MONUMENT FOUND/SET
PROJECT BENCHMARK

PROPOSED LOT COVERAGE CALCULATIONS

TOTAL LOT SIZE: 14,254 SF (0.327 AC.)
SITE AREA: 14,254 SF (0.327 AC.)
PROPOSED TOTAL IMPERVIOUS: 10,723 SF (0.246 AC.) = 75.2%

EXISTING SOIL DESCRIPTIONS

MAP UNIT SYMBOL	MAP UNIT TYPE	ACRES	HSG
AdA	ADAMS & WINDSOR LOAMY SANDS, 0 TO 5% SLOPES	0.327	A

INFILTRATION TEST RESULTS

PERFORMED BY: CATAMOUNT CONSULTING ENGINEERS, PLLC
DATE: APRIL 16, 2024

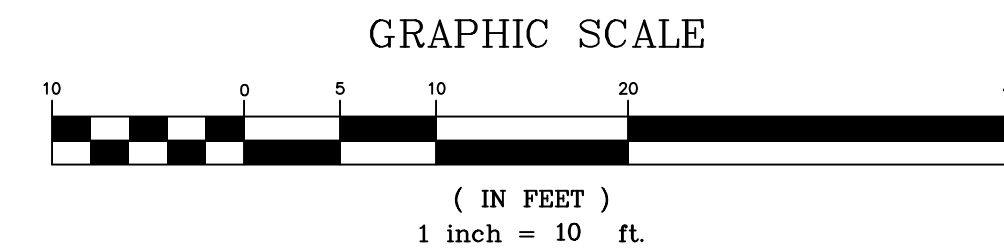
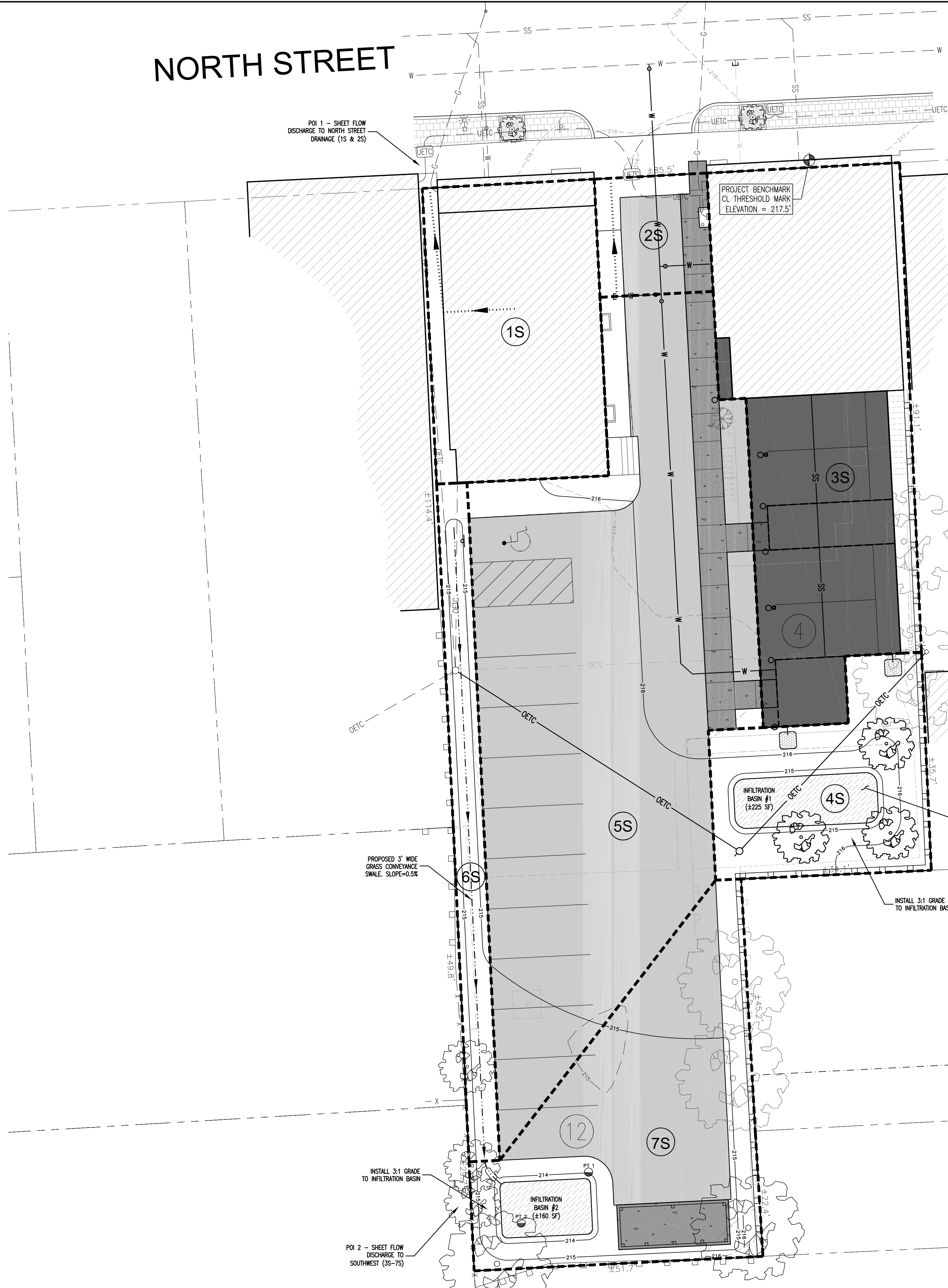
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READING 1 - 16.00
READING 2 - 12.75
READING 3 - 10.75
READING 4 - 9.75
INFILTRATION RATE = AVERAGE RATE OF 4 DROPS = ±12 IN./HR.

NORTH STREET



OWNER:

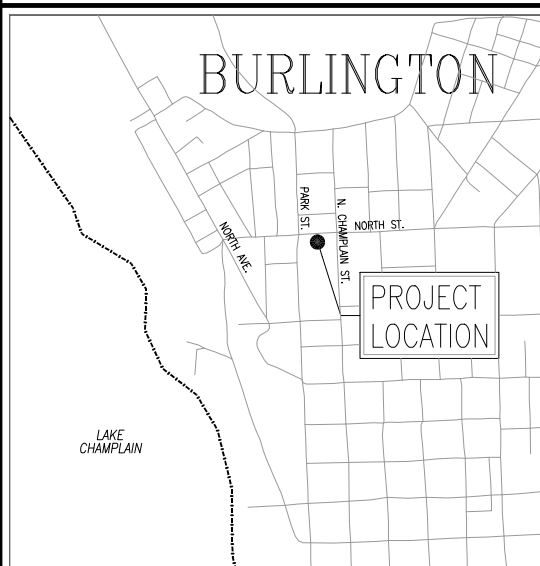
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LOCATION MAP 1" = ±2,000'

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PROJECT NO.: 24020

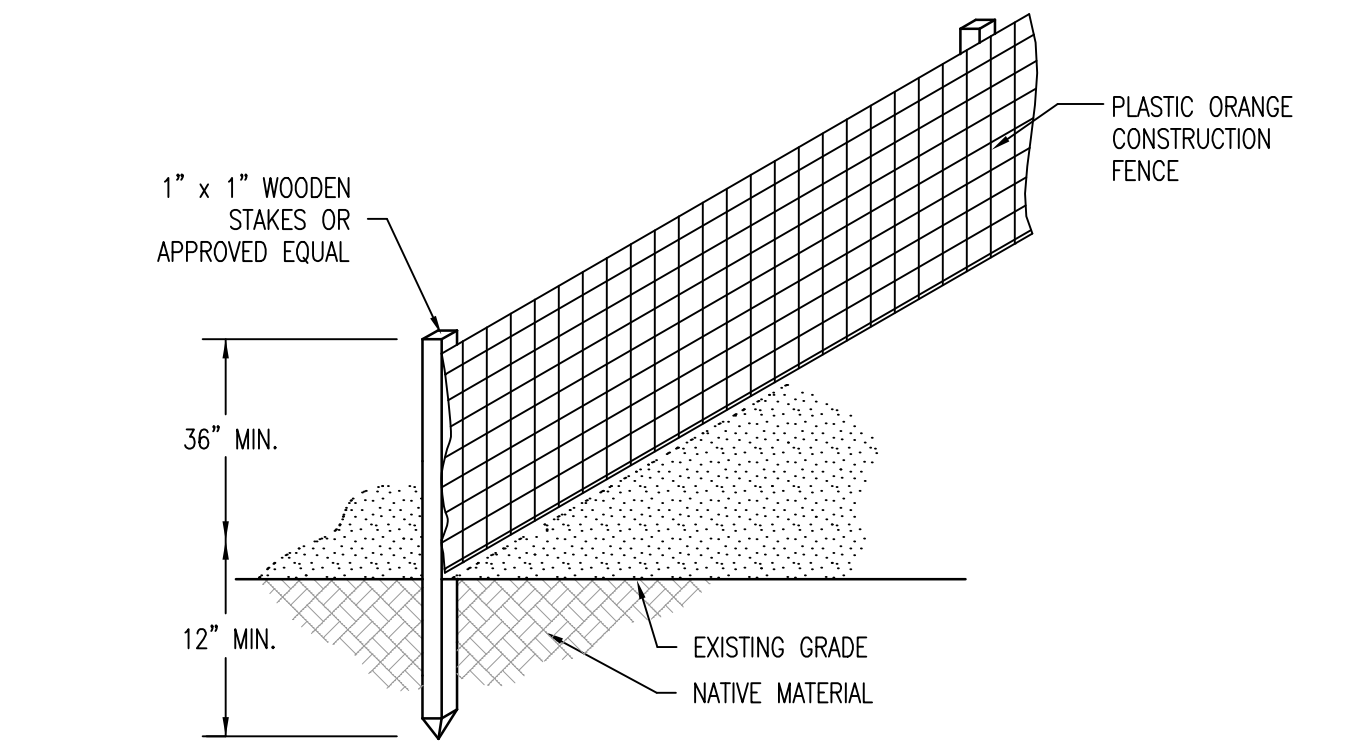
DATE: MARCH 29, 2024

SCALE: 1" = 10'

REV. NO.	DESCRIPTION	DATE
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SHEET NUMBER:

C2.3

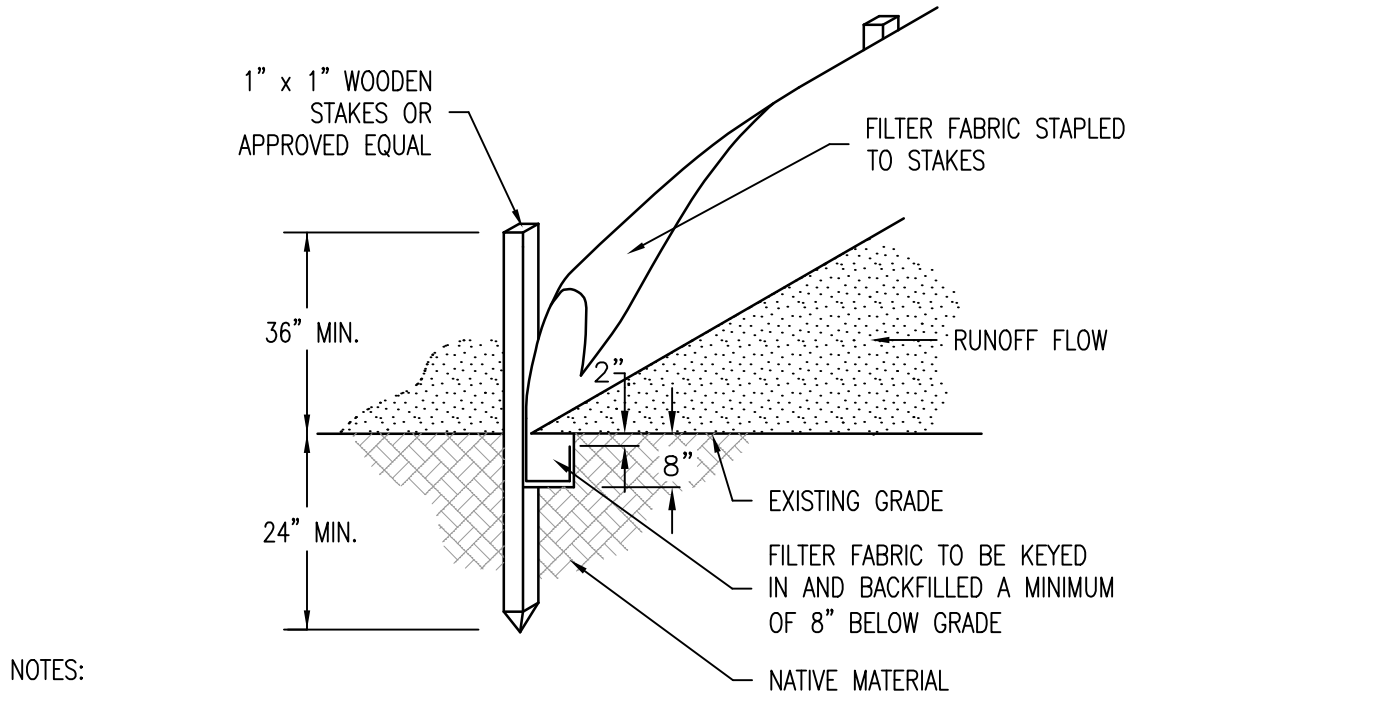


- NOTES:
- PROJECT DEMARCATION FENCE TO BE INSTALLED IN ACCORDANCE WITH AOT SPEC 653.06.
 - WOODEN STAKES TO BE INSTALLED A MINIMUM OF 5' O/C.
 - PROJECT DEMARCATION FENCE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

PROJECT DEMARCATION FENCE DETAIL

1
C3.0

N.T.S.

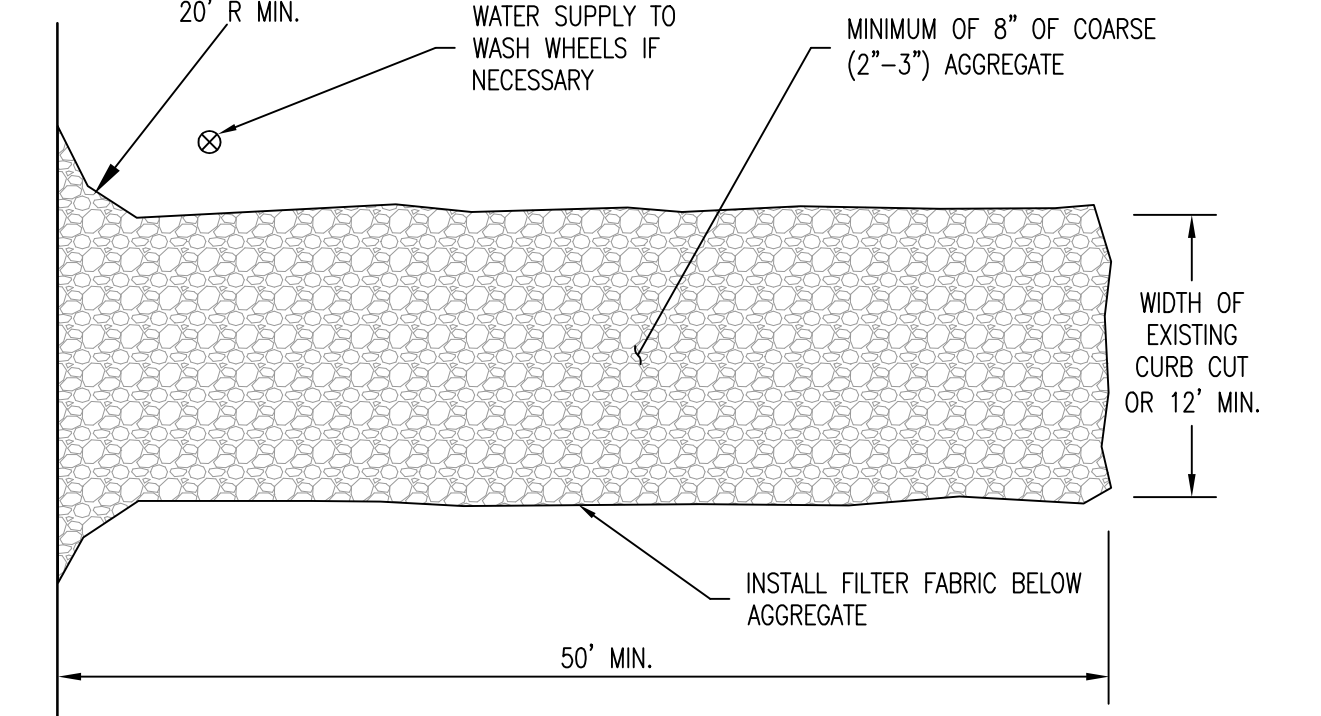


- NOTES:
- SILT FENCE TO BE INSTALLED IN ACCORDANCE WITH AOT SPEC 653.08(b) AND USING MATERIAL MEETING AOT SPEC 720.01 FOR SILT FENCE.
 - WOODEN STAKES TO BE INSTALLED A MINIMUM OF 5' O/C.
 - INSTALL SILT FENCES AT TOES OF ALL UNPROTECTED SLOPES AND AS PARALLEL TO CONTOURS AS POSSIBLE. THIS INCLUDES ALL FILLED OR UNPROTECTED SLOPES CREATED DURING CONSTRUCTION, NOT NECESSARILY REFLECTED ON THE FINAL PLANS. CURVE THE ENDS OF THE FENCE UP INTO THE SLOPE. WHEN SILT FENCE IS INSTALLED ON MINOR CROSS SLOPES, "J" HOOKS SHALL BE INSTALLED EVERY 50' MINIMUM TO MINIMIZE SEDIMENT LOAD AT BOTTOM OF SLOPE. WHEN TWO SECTIONS OF FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
 - SILT FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED UNTIL SLOPES ARE STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED. REMOVE SEDIMENT WHEN ACCUMULATED TO HALF THE HEIGHT OF THE FENCE.

SILT FENCE DETAIL

2
C3.0

N.T.S.

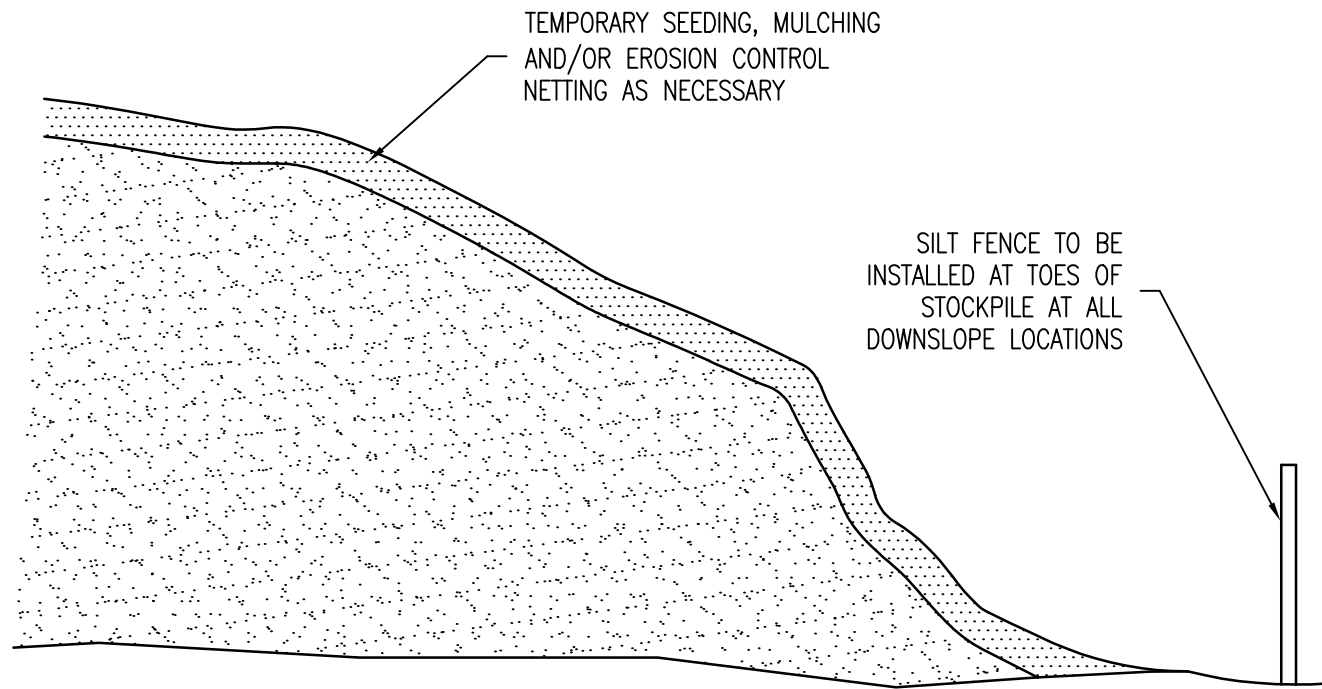


- NOTES:
- STONE CONSTRUCTION ENTRANCE TO BE INSTALLED IN ACCORDANCE WITH AOT SPEC 653.09(a) AND USING MATERIAL MEETING AOT SPEC 704.17. FILTER FABRIC TO MEET AOT SPEC 720.01 FOR GEOTEXTILE FOR ROADBED SEPARATOR.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO THE PUBLIC ROW. THIS MAY REQUIRE MAINTENANCE AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO THE PUBLIC ROW.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AGGREGATE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP.

CONSTRUCTION ENTRANCE DETAIL

3
C3.0

N.T.S.

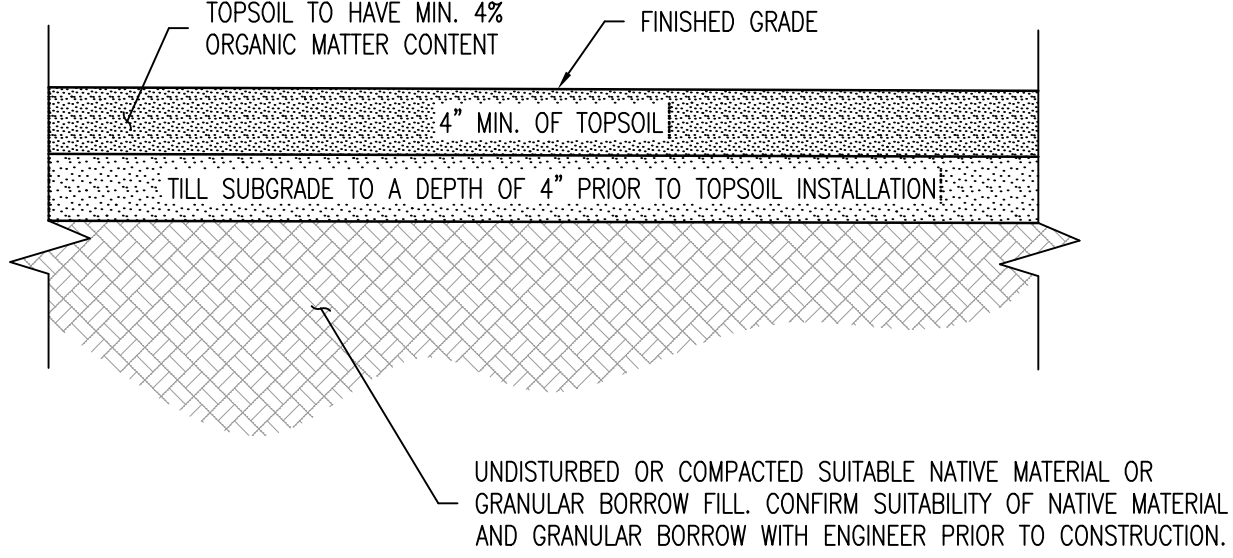


- NOTES:
- THE STOCKPILE, OR PORTIONS THEREOF, THAT WILL NOT BE USED OR DISTURBED WITHIN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITH MULCH. THE STOCKPILE, OR PORTIONS THEREOF, THAT WILL NOT BE USED OR DISTURBED WITHIN 3 MONTHS SHALL BE STABILIZED WITH GRASS SEED AND MULCH OR EROSION CONTROL NETTING AS NECESSARY TO MINIMIZE THE POTENTIAL FOR EROSION.
 - SILT FENCE TO BE INSTALLED IN ACCORDANCE WITH AOT SPEC 653.08(b) AND USING MATERIAL MEETING AOT SPEC 720.01 FOR SILT FENCE.

TOPSOIL STOCKPILE DETAIL

4
C3.0

N.T.S.

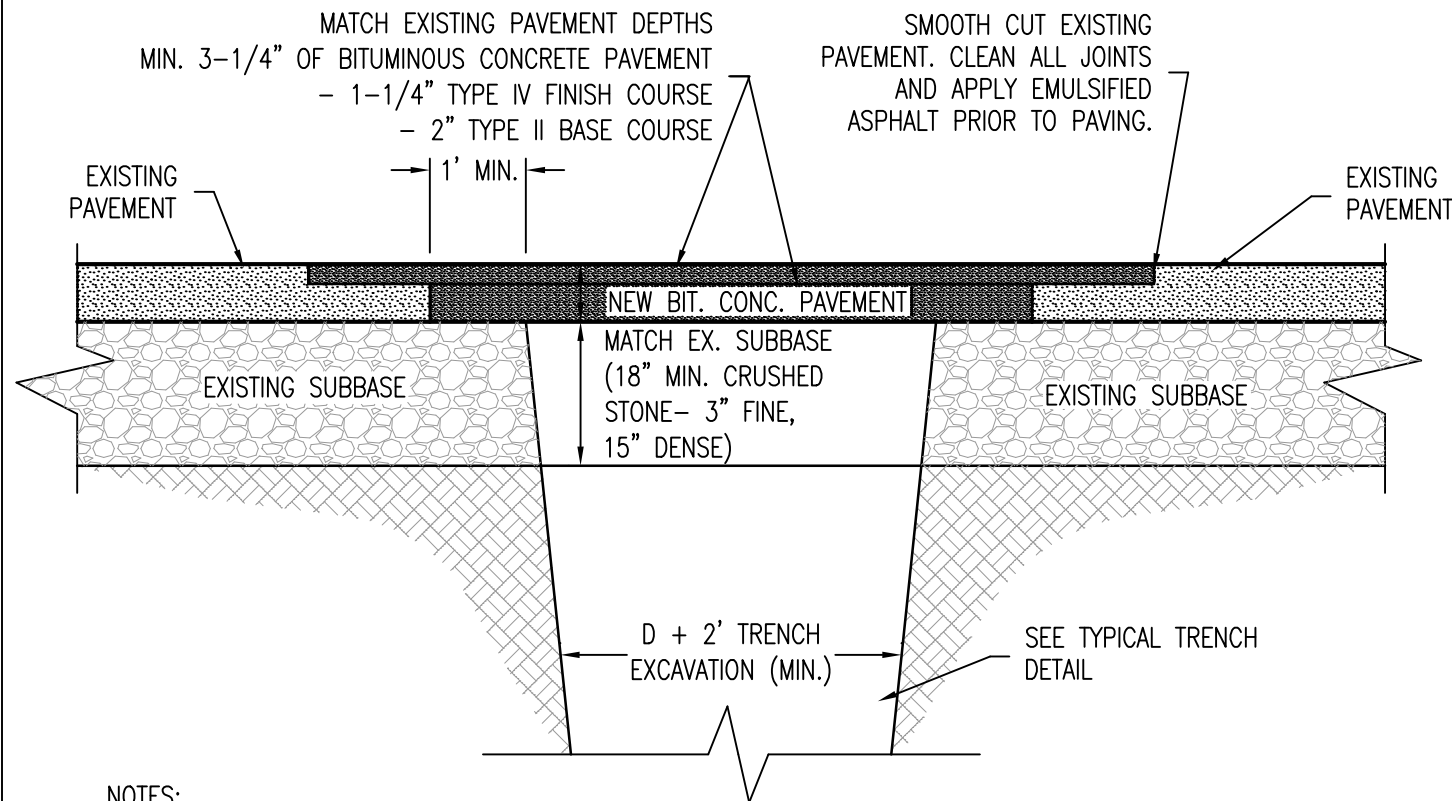


- NOTES:
- TOPSOIL SHALL BE REMOVED, STOCKPILED AND STABILIZED IN A DESIGNATED CONTROLLED AREA, AT LEAST 50' FROM SURFACE WATERS, WETLANDS, FLOODPLAINS OR OTHER CRITICAL RESOURCES AREAS.
 - PRIOR TO PLACING TOPSOIL, SCARIFY SUBGRADE TO A DEPTH OF 4", EXCEPT WITHIN DRIP LINE OF EXISTING TREES.
 - REPLACE STOCKPILED TOPSOIL AND RAKE TO LEVEL, REMOVING ANY ROCKS GREATER THAN 2" IN DIAMETER.
 - UNLESS OTHERWISE DETAILED IN THE LANDSCAPING PLANS, ALL DISTURBED AREAS SHALL BE STABILIZED WITH THE FOLLOWING SEED/SLOPE MIX -
 - 100% PERENNIAL GRASSES WITH FINE TO MEDIUM TEXTURE
 - SEED AT 4 LBS./1,000 SF (40% CREEPING RED FESCUE, 30% KENTUCKY BLUEGRASS, 30% PERENNIAL RYEGRASS)
 - CONTRACTOR SHALL MAINTAIN AREAS UNTIL PERMANENT, DENSE AND VIGOROUS, VEGETATION IS ESTABLISHED.

POST-CONSTRUCTION SOIL STABILIZATION DETAIL

5
C3.0

N.T.S.

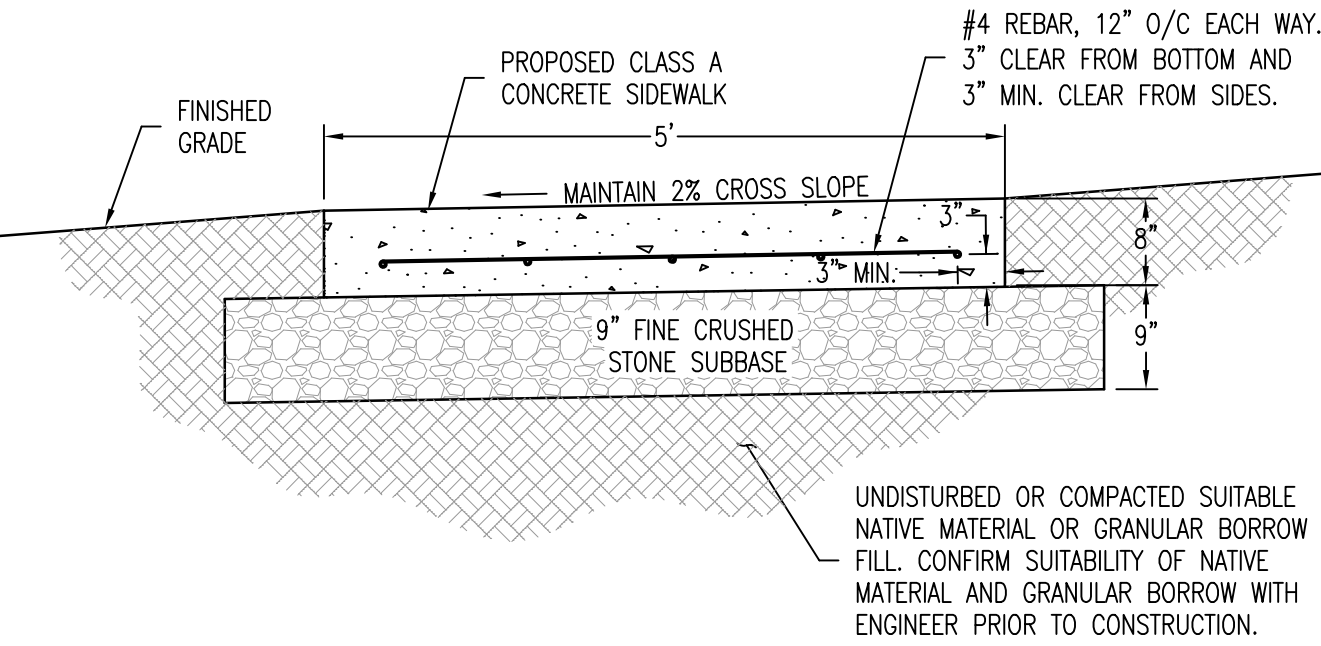


- NOTES:
- BITUMINOUS CONCRETE PAVEMENT TO MEET AOT SPECS 704.10 AND 406.03(a).
 - FINE CRUSHED STONE AND DENSE GRADED CRUSHED STONE TO MEET AOT SPECS 704.05 AND 704.06 RESPECTIVELY.
 - STABILIZATION FABRIC TO MEET AOT SPEC 720.01 FOR GEOTEXTILE FOR ROADBED SEPARATOR.
 - EMULSIFIED ASPHALT TO MEET AOT SPEC 702.04.
 - SUBBASE AND PAVEMENT TO BE INSTALLED IN ACCORDANCE WITH AOT SPECS 301 AND 406, RESPECTIVELY.
 - COMPACTION OF SUBBASE MATERIALS TO MEET AOT SPEC 301.06.

PAVEMENT REPLACEMENT DETAIL

6
C3.0

N.T.S.

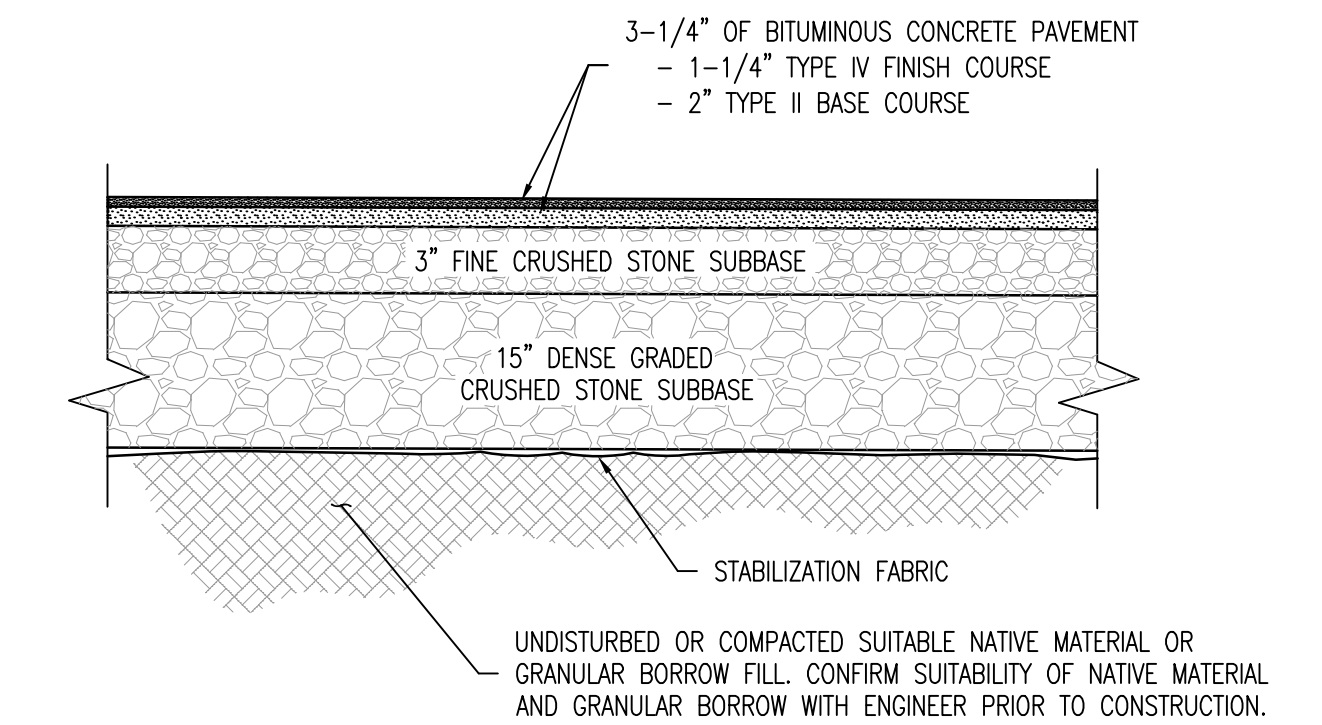


- NOTES:
- CONCRETE FOR SIDEWALK TO MEET AOT SPEC 541, CLASS A, AND SHALL BE INSTALLED IN ACCORDANCE WITH AOT SPEC 618.03. SIDEWALK SHALL BE CONSTRUCTED WITH DUMMY JOINTS EVERY 5', WITH 1/8" JOINT BETWEEN SECTIONS. SIDEWALK EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 20' AND CONSTRUCTED WITH JOINT FILLER TO MEET AOT SPEC 707.08. SIDEWALK RAMPS AND DETECTABLE WARNINGS TO BE INSTALLED IN ACCORDANCE WITH AOT STANDARD C-3A.
 - FINE CRUSHED STONE TO MEET AOT SPEC 704.05.
 - ASPHALT TREATED FELT TO BE USED BETWEEN SIDEWALK AND CONCRETE CURB TO MEET AOT SPEC 707.08.
 - GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 - COMPACTION OF MATERIALS TO MEET AOT SPEC 301.06.

REINFORCED CONCRETE SIDEWALK DETAIL

7
C3.0

N.T.S.

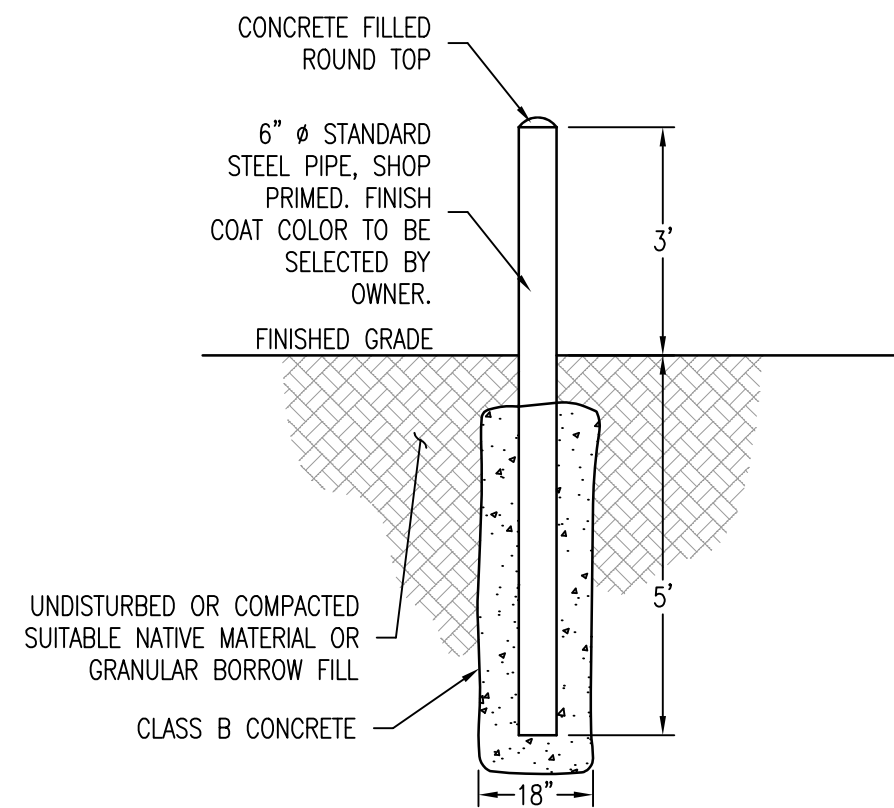


- NOTES:
- BITUMINOUS CONCRETE PAVEMENT TO MEET AOT SPECS 704.10 AND 406.03(a).
 - FINE CRUSHED STONE AND DENSE GRADED CRUSHED STONE TO MEET AOT SPECS 704.05 AND 704.06 RESPECTIVELY.
 - STABILIZATION FABRIC TO MEET AOT SPEC 720.01 FOR GEOTEXTILE FOR ROADBED SEPARATOR.
 - SUBBASE AND PAVEMENT TO BE INSTALLED IN ACCORDANCE WITH AOT SPECS 301 AND 406, RESPECTIVELY. SAND BORROW, WHERE REQUIRED, SHALL MEET AOT SPEC 703.03. GRANULAR BORROW FILL TO MEET AOT SPEC 703.04. IF EXISTING SUBBASE IS PROPOSED TO BE USED, CONFIRM MATERIAL AND DEPTH WITH ENGINEER PRIOR TO PAVING.
 - COMPACTION OF SUBBASE MATERIALS TO MEET AOT SPEC 301.06.

FULL DEPTH CONSTRUCTION PAVING DETAIL

8
C3.0

N.T.S.

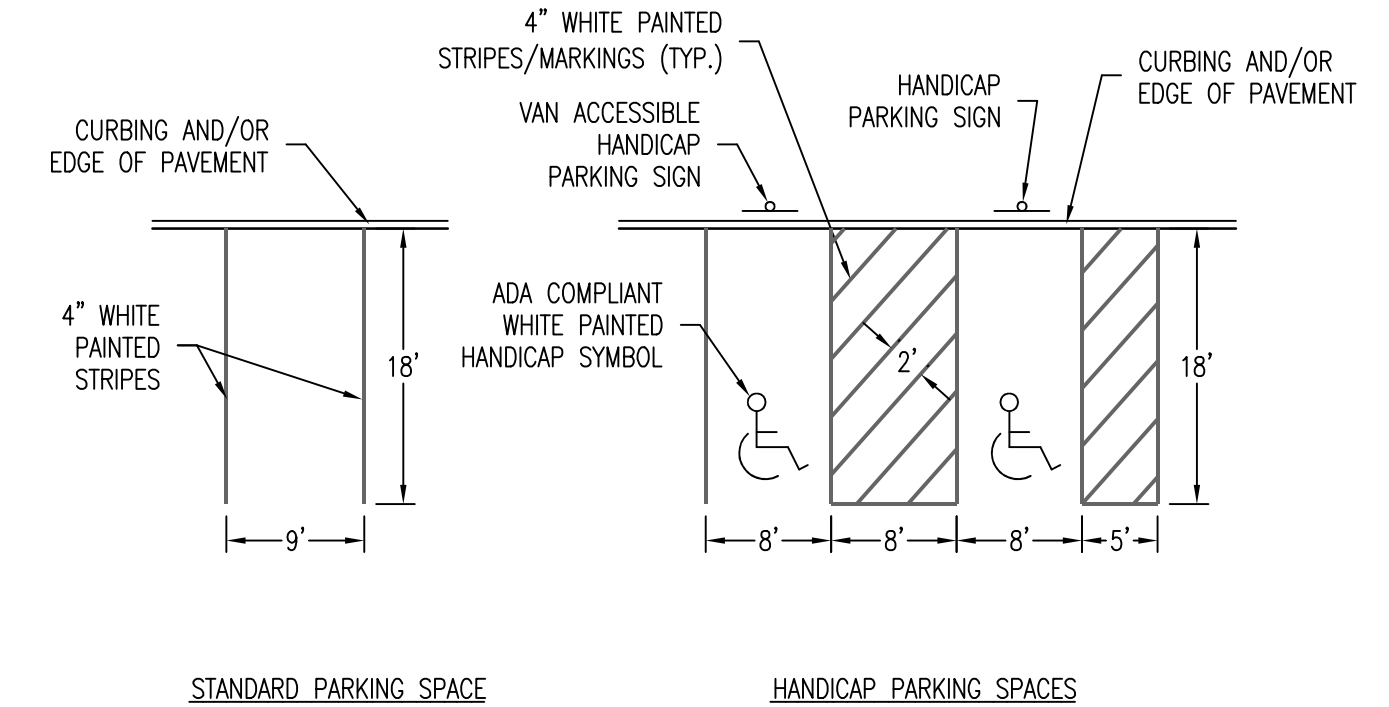


- NOTES:
- CONCRETE TO MEET AOT SPEC 541, CLASS B.
 - GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 - COMPACTION OF MATERIALS TO MEET AOT SPEC 301.06.

STEEL BOLLARD DETAIL

9
C3.0

N.T.S.

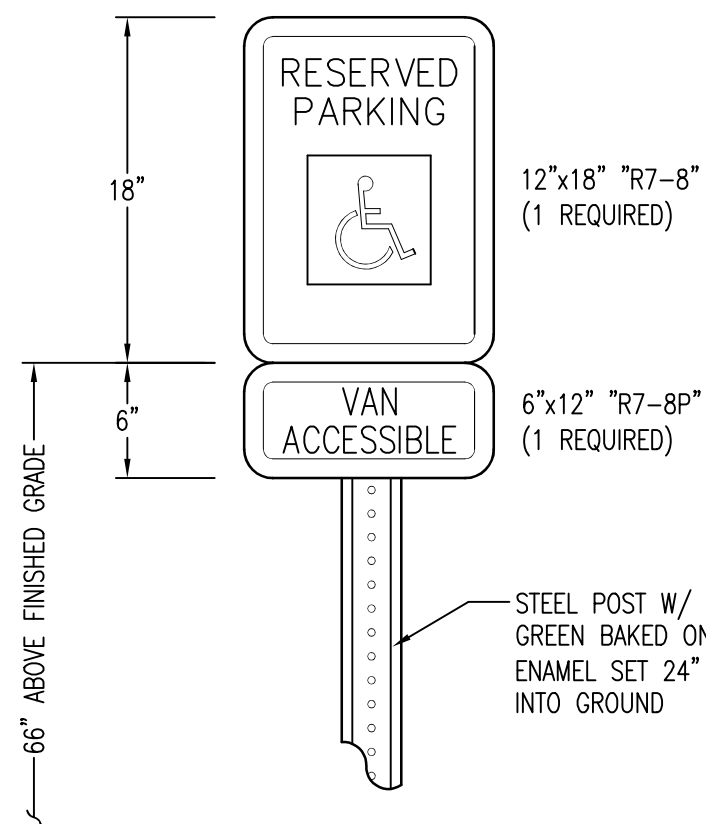


- NOTES:
- PAVEMENT MARKING PAINT TO MEET AOT SPEC 708.08 FOR POLYUREA PAVEMENT MARKINGS.

LINE STRIPING DETAILS

10
C3.0

N.T.S.

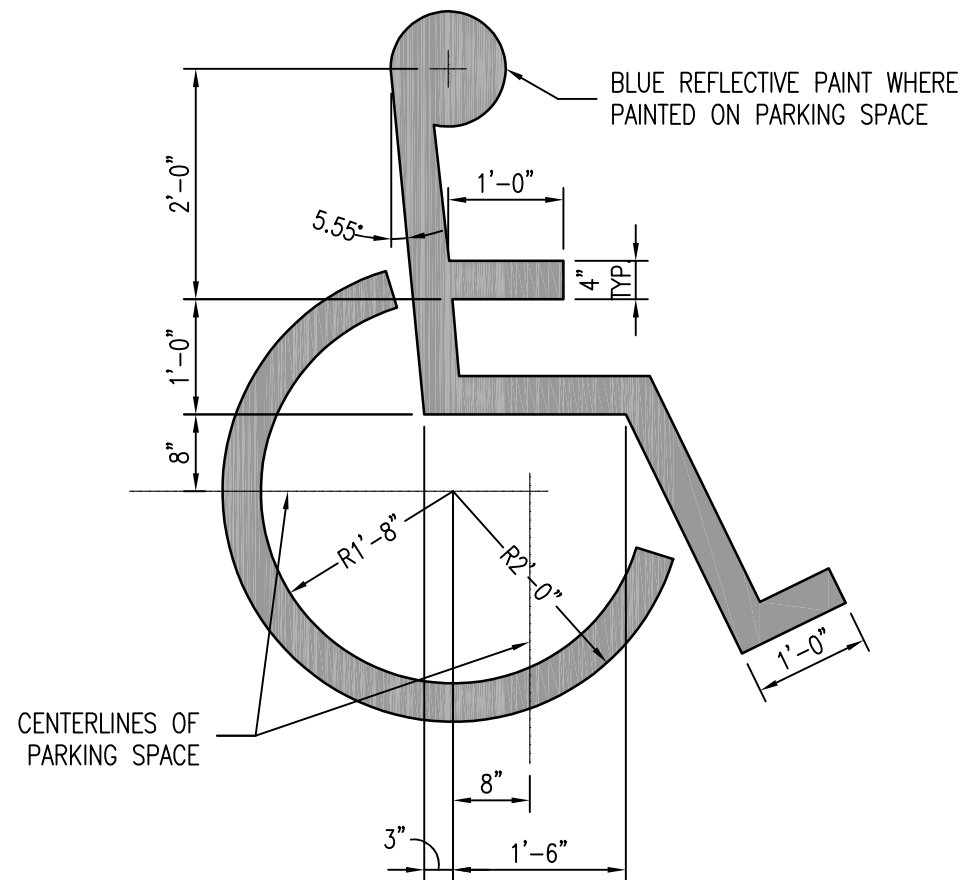


- NOTES:
- SIGNS TO BE MUTCD AND VAOT COMPLIANT.
 - SIGNS BY GRIMCO, INC., ST LOUIS, MO. OR APPROVED EQUAL. 1-800-542-9941.

ACCESSIBLE SIGN DETAIL

11
C3.0

N.T.S.



- NOTES:
- PAVEMENT MARKING PAINT TO MEET AOT SPEC 708.08 FOR POLYUREA PAVEMENT MARKINGS.

ACCESSIBLE SYMBOL DETAIL

12
C3.0

N.T.S.

OWNER:

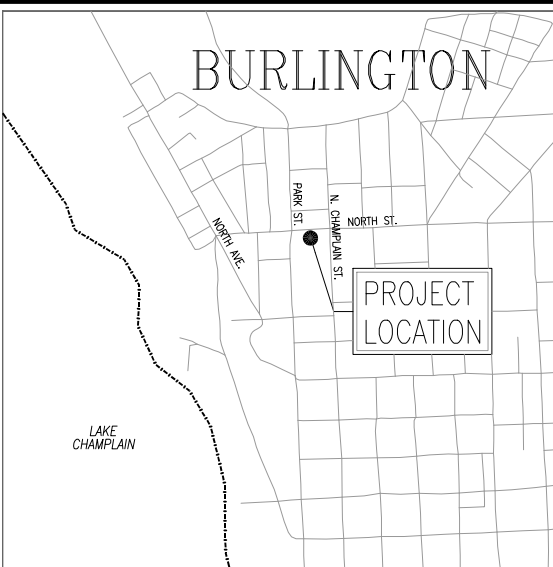
3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

Proposed
Redevelopment
93-97 North St.
Burlington, VT 05401

SHEET TITLE:

Proposed Site
Details Plan



LOCATION MAP 1" = ±2,000'

- ☐ PRELIMINARY
☒ FINAL
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☐ FOR CONSTRUCTION

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SHEET NUMBER:

C3.0

NOTES:

TO CONSTRUCTION.

1. WATER LINES, VALVES AND FITTINGS TO MEET AOT SPEC 740 AND BE INSTALLED AND TESTED IN ACCORDANCE WITH AOT SPEC 629. ADDITIONALLY, ALL WATER MAINS, FITTINGS, APPURTENANCES AND OTHER MATERIALS, AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE AWWA, STATE AND CITY CODES, STANDARDS AND REGULATIONS.
2. BEDDING MATERIAL SHALL BE SAND, GRAVEL OR CRUSHED STONE WITH NO STONES GREATER THAN 1". BEDDING MATERIAL SHALL NOT BE PLACED ON FROZEN SUBGRADE.
3. IN TRENCHES WITH UNSTABLE MATERIALS, THE TRENCH BOTTOM SHALL BE STABILIZED WITH FILTER FABRIC AND 4" OF 3/4" CRUSHED STONE MEETING AOT SPEC 704.02B.
4. GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
5. WHEN 6" OF COVER CANNOT BE MAINTAINED INSTALL 2" OF RIGID INSULATION, FOR EVERY 1' OF COVER THAT CANNOT BE MAINTAINED THE INSULATION SHALL BE MINIMUM 2" OF RIGID INSULATION. OVERLAP JOINTS OF THE INSULATION SHALL BE STAPLED TOGETHER.

WATER TRENCH DETAIL

N.T.S. 

NOTES:

1. WATER LINES, VALVES AND FITTINGS TO MEET AOT SPEC 740 AND BE INSTALLED AND TESTED IN ACCORDANCE WITH AOT SPEC 629. ADDITIONALLY, ALL WATER MAINS, FITTINGS, APPURTENANCES AND OTHER MATERIALS, AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE AWWA, STATE AND CITY CODES, STANDARDS AND REGULATIONS.
2. 3/4" STONE FOR BEDDING TO MEET AOT SPEC 704.02B.
3. WET TAPS SHALL BE PERFORMED BY PRE-APPROVED FIRMS ONLY.
4. GATE VALVES SHALL OPEN RIGHT AND SHALL INCLUDE POSI CAP VALVE BOX ALIGNMENT DISKS.
5. CORPORATIONS TO BE CLOSED AFTER TESTING. DISCONNECT AND REMOVE TEST COPPER.

WATER TAPPING SLEEVE AND VALVE DETAIL

AIL 2
N.T.S. C3.1

INSTALL MEGA-LUG MECHANICAL JOINT RESTRAINTS AT GATE VALVE

THRUST BLOCK

PLUG

VALVE/DEAD END

MINIMUM FULL LENGTH OF PIPE

THRUST BLOCK

REDUCER

UNDISTURBED SOIL

UNDISTURBED SOIL

TEE

NOTE: POURED CONCRETE THRUST BLOCKS ARE NOT ALLOWED. THRUST BLOCK SHALL BE PRECAST CONCRETE WITH A MIN. COMPRESSION STRENGTH OF 3,000 PSI.

THRUST BLOCK

90°, 45°, or 22 1/2°

UNDISTURBED SOIL

CONCRETE THRUST BLOCK DETAIL

N.T.S. 

WATER SERVICE RISER DETAIL

N.T.S. 

Diagram illustrating a cross-section of a stabilization detail. The layers and dimensions are as follows:

- FINISHED GRADE**: The top surface of the construction.
- 3** and **1**: Slope indicators on the left side.
- 4" MIN. TOPSOIL**: The layer immediately below the finished grade.
- TILL 4" PRIOR TO TOPSOIL PLACEMENT**: The layer below the topsoil.
- VARIES (SEE PLANS)**: Dimension indicating the width of the stabilization area.
- 36" MIN. TO SHWT**: Vertical dimension from the topsoil layer to the SHWT line.
- 4" MIN. TOPSOIL COMPLYING WITH POST-CONSTRUCTION SOIL STABILIZATION DETAIL**: A specific detail layer within the topsoil.
- SHWT**: Shallow Water Table line.
- UNDISTURBED NATIVE MATERIAL**: The material below the SHWT line.
- ESTIMATED SEASONAL HIGH GROUND WATER TABLE**: A line below the SHWT line.

NOTES:

1. THE EARTHEN EMBANKMENTS SHALL BE CONSTRUCTED WITH SUITABLE NATIVE MATERIAL OR GRANULAR BORROW FILL MEETING AOT SPEC 703.04.
2. GRADING OF THE BASIN SHALL BE PERFORMED AS CLOSE TO DESIGN AS POSSIBLE TO ENSURE ADEQUATE VOLUME ARE PROVIDED TO MEET THE VERMONT STORMWATER TREATMENT STANDARDS. SIDES SLOPES SHALL NOT EXCEED 3H:1V.
3. WOODY VEGETATION MAY NOT BE PLANTED OR ALLOWED TO GROW WITHIN 15 FEET OF THE TOE OF THE EMBANKMENT.
4. ALL VEGETATED AREAS TO COMPLY WITH THE POST-CONSTRUCTION SOIL STABILIZATION DETAIL.
5. UPSTREAM CONSTRUCTION SHALL BE COMPLETED AND STABILIZED BEFORE CONNECTION TO THE INFILTRATION FACILITY.

INFILTRATION BASIN DETAIL

N.T.S. 

NOTES:

1. GRANULAR FILL TO MEET AOT SPEC 703.04.
2. COMPACTION OF SUBBASE MATERIALS TO MEET AOT SPEC 301.06.
3. CONFIRM APPROPRIATENESS OF REUSE OF EXISTING GRAVEL MATERIAL WITH ENGINEER PRIOR TO USE.

GRAVEL RECLAMATION DETAIL

N.T.S. 

Diagram illustrating the splash pad installation details:

- DOWNSPOUT
- BUILDING EXTERIOR WALL
- CONCRETE SUPPORT BLOCKS AS NECESSARY
- EXTEND DOWN SPOUT TO STONE CONVEYANCE PAD
- 3' x 3' x 1" STONE FILL SPLASH PAD
- STABILIZATION FABRIC

NOTES:

1. DOWN SPOUT, CONNECTIONS AND SUPPORTS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. STONE FILL TO MEET AOT SPEC 704.17(A).
3. STABILIZATION FABRIC TO MEET AOT SPEC 720.01 FOR GEOTEXTILE UNDER STONE FILL.

DOWN SPOUT SPLASH PAD DETAIL

N.T.S. 

(3) 8' CEDAR STAKES WITH CUT NOTCH

318 WIRE PASSED THROUGH SECTION OF GARDEN HOSE TO PROTECT TRUNK

PAPER TRUNK WRAPPING

4" MINIMUM OF SHREDDED BARK MULCH

6" SAUCER RIM

LOOSEN, CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL

UNDISTURBED OR COMPACTED SUITABLE NATIVE MATERIAL OR GRANULAR BORROW FILL. CONFIRM SUITABILITY OF NATIVE MATERIAL AND GRANULAR BORROW WITH ENGINEER PRIOR TO CONSTRUCTION.

NOTES:

1. GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
2. PAPER TRUNK WRAP MUST BE REMOVED AFTER 1 YEAR.
3. ROOT FLARES SHALL BE AT OR SLIGHTLY ABOVE FINISHED GRADE.
4. AREAS TO BE PLANTED THAT ARE CURRENTLY IMPERVIOUS SHOULD HAVE CONTINUOUS PLANTING PITS WITH LOAM OR SANDY LOAM PLANTING SOIL TO A DEPTH OF 2' MINIMUM TO SUPPORT TREE ROOT GROWTH.
5. IN ADDITION TO THIS DETAIL, ALL TREE PLANTINGS SHALL BE PERFORMED IN ACCORDANCE WITH ANY PLANTING PROVIDER'S REQUIREMENTS.

TREE PLANTING DETAIL

N.T.S. 



OWNER:

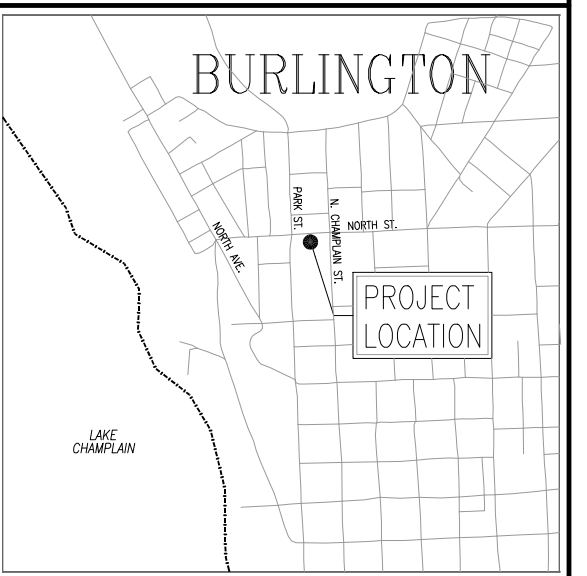
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C3.1

JRMA design studio
architecture - planning - development
www.jrma designstudio.com

PROJECT MANAGER
: Mr. Michael Avranos
175 Summit Circle
Shelburne, Vermont 05482
ph. 802-734-3613
Email: Michael@JRMAdesignstudio.com



BISSONETTE
PROPERTIES | BURLINGTON, VERMONT

CONTACT: Mr. Bill Bissonette
100 North Street
Burlington, Vermont 05401
ph. 854-4449



CATAMOUNT
consulting engineers
PO Box 61567, Burlington, VT 05406 | 802-226-3881 | www.ceem.com

CONTACT: Mr. Jeff Olesky
P.O. Box 65067
Burlington, Vermont 05406
ph. 802-598-8081
email: jeff@ccevt.com

97 NORTH
ST

97 NORTH STREET
BURLINGTON, VERMONT 05401

architectural stamp

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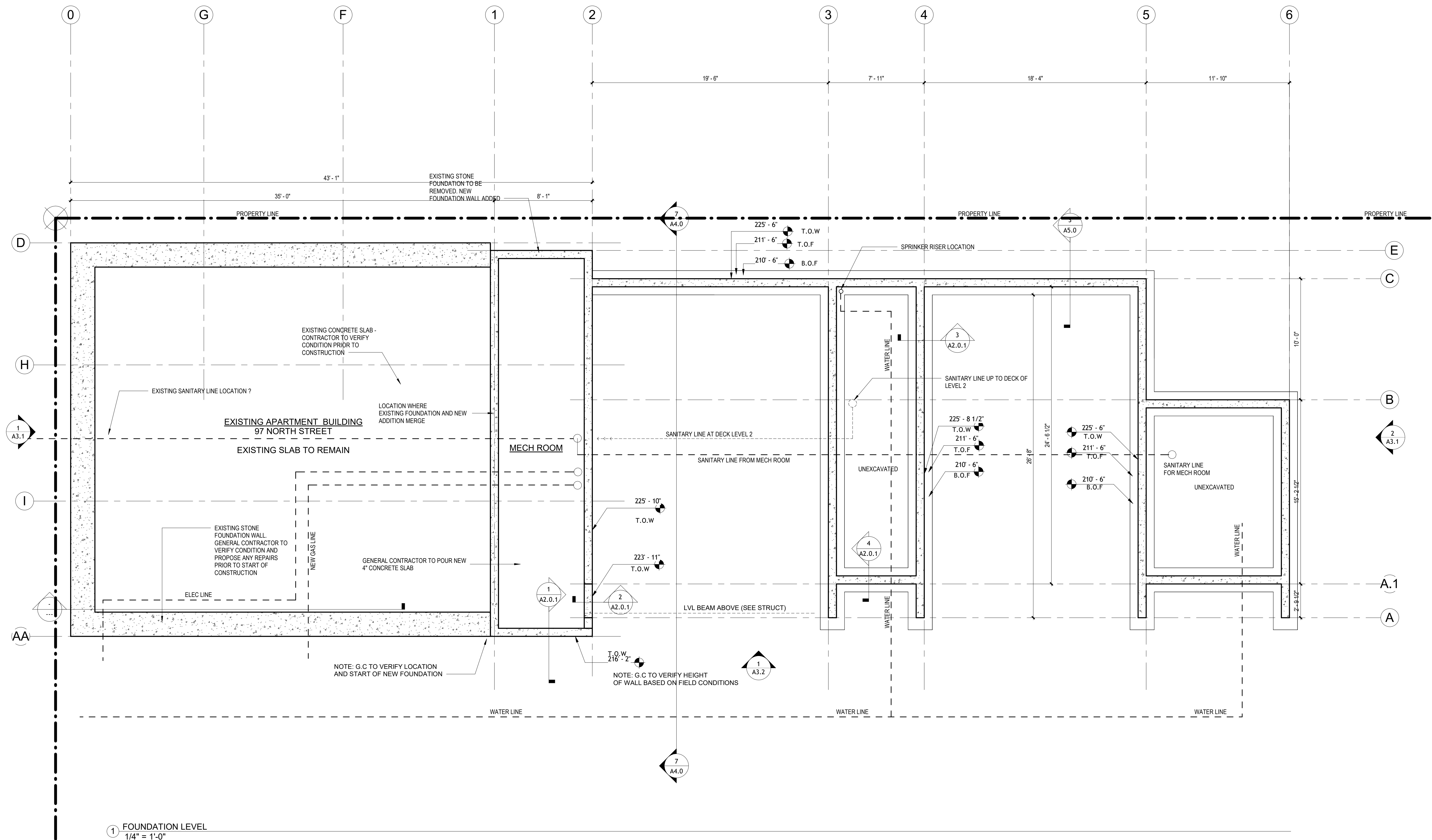
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97 NORTH ST

OVERALL PLANS
- FOUNDATION
PLANS

Project number	2024 293
Date	03 05 25
Drawn by	M.A
Checked by	J.R
Scale	1/4" = 1'-0"

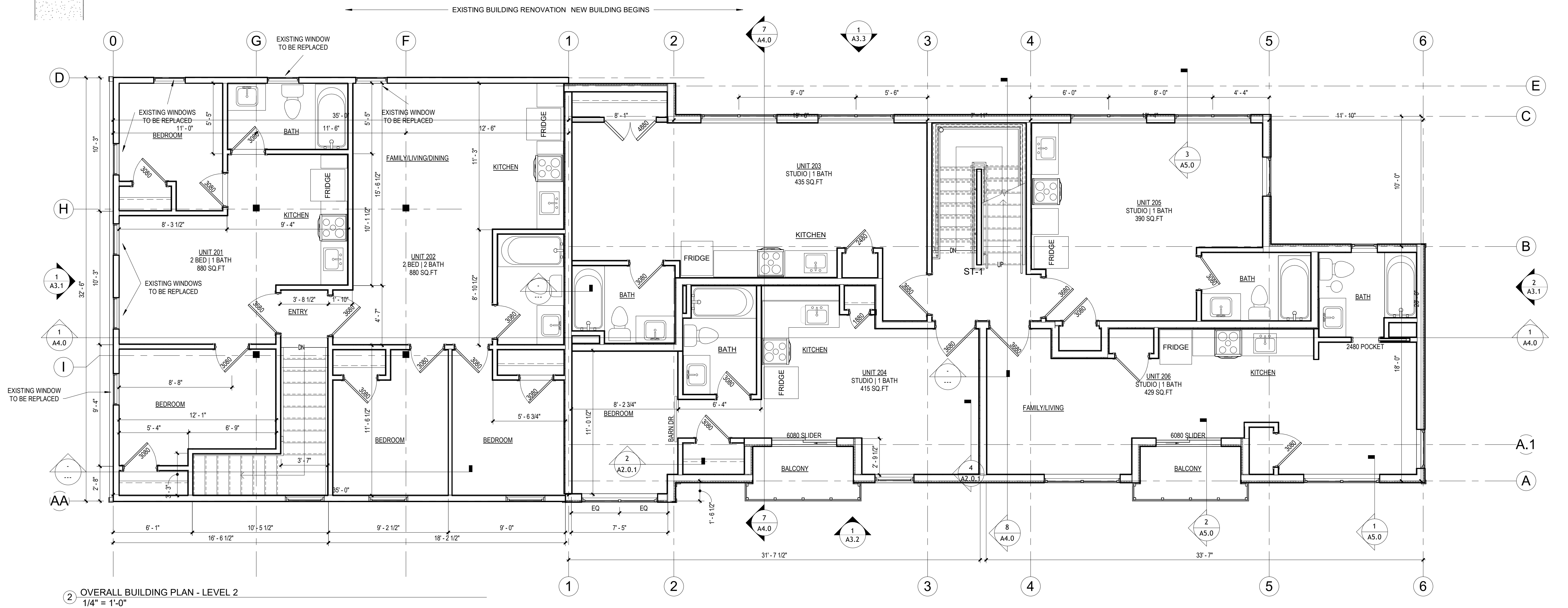
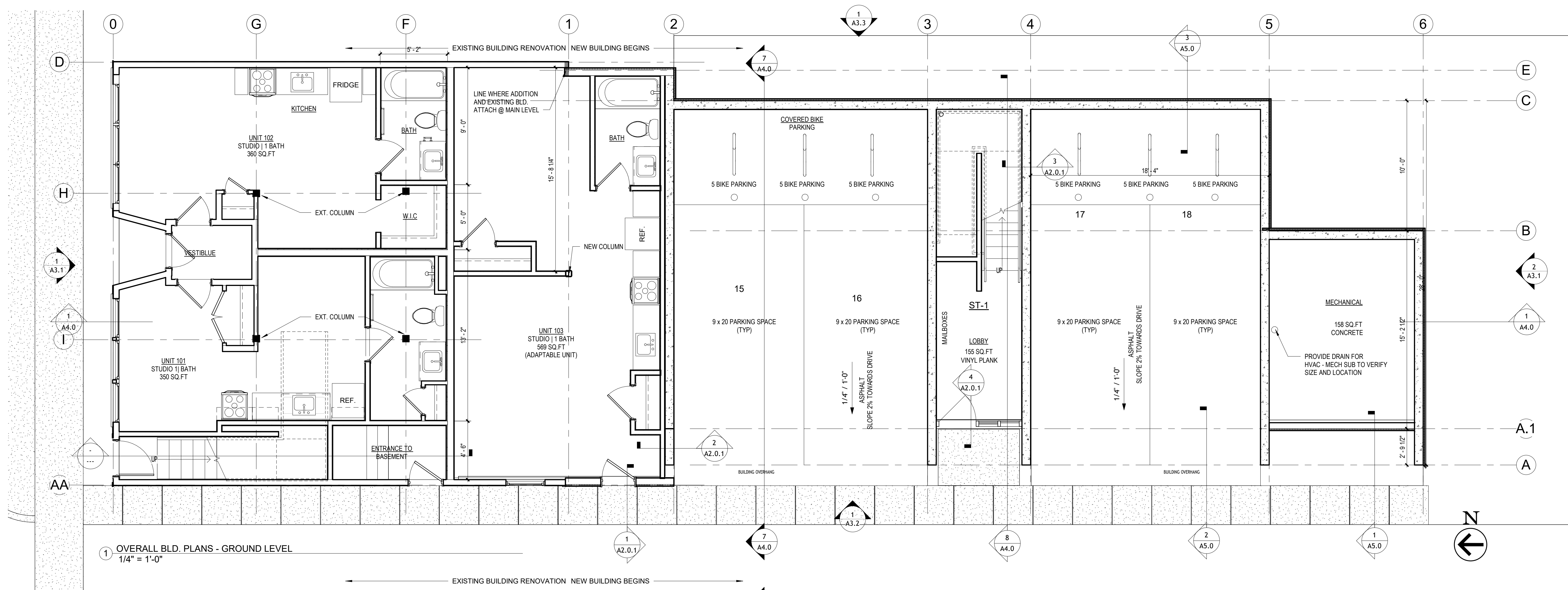
A2.0

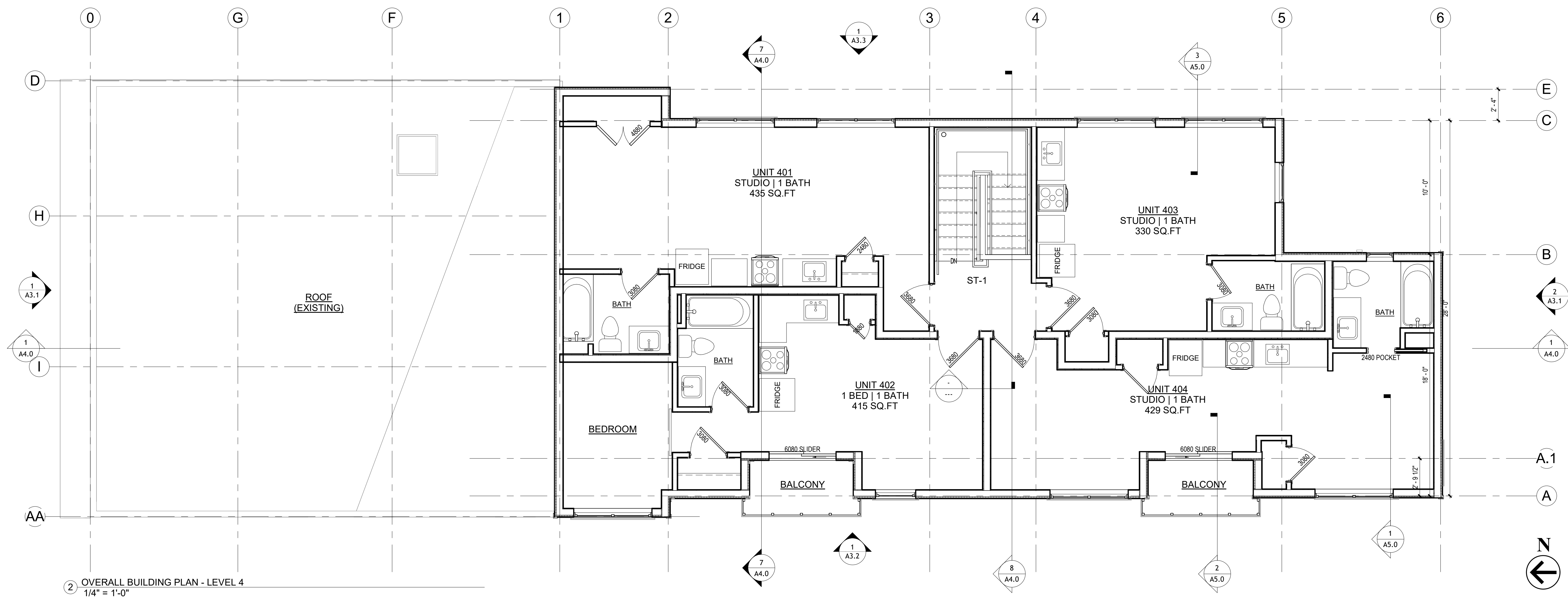
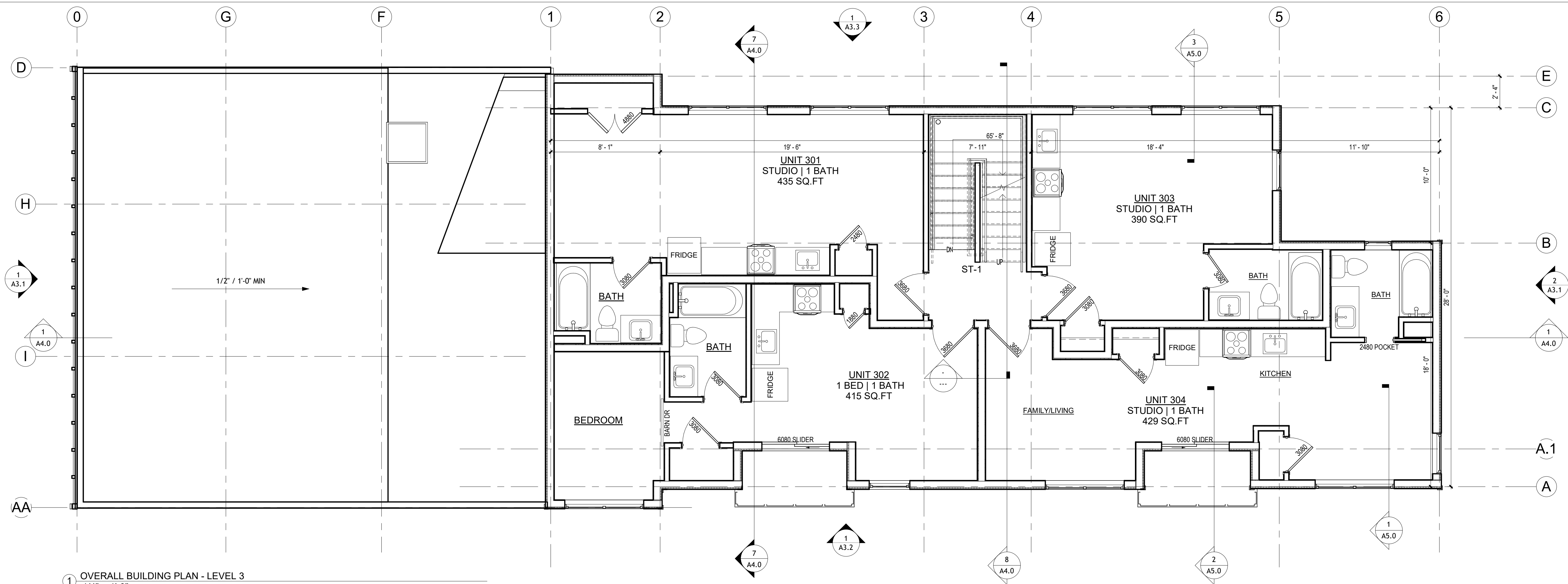


1. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
2. REFER TO STRUCTURAL DRAWINGS FOR ALL EXTERIOR LOAD-BEARING WALLS.
3. EXTERIOR LOAD-BEARING WALLS ARE TO BE CONSTRUCTED PER UL# U349 AND NON-LOAD-BEARING WALLS PER UL# U356.
4. ALL TENANT SEPARATION WALLS ARE 1-HOUR RATED PER UL# U341.
5. ALL CORRIDOR WALLS ARE 1-HOUR RATED PER UL# U344 UNLESS THEY ARE SHEAR WALLS, IN WHICH CASE THEY ARE TO BE UL# 311.
6. SEE UNIT PLANS (A3 SERIES) AND ENLARGED CORE PLANS (A2 SERIES) FOR ADDITIONAL WALL OR DOOR TAGS.
7. REFER TO SHEETS A0.10 FOR PARTITION DETAILS.
8. PIPE SAFETY GUARDS: PROVIDE GUARDS AROUND EVERY VERTICAL PIPE (STORM, SANITARY, ETC.) IN THE PARKING GARAGE TO PROTECT THE PUBLIC FROM DAMAGE.
9. PROVIDE PRESSURE-TREATED SILL PLATES WITH SILL SEALER AT ALL GROUND FLOOR WALLS.
10. ALL TERRACING IS 2X4 AND 2X6 WOOD STUD FRAMING PER STRUCTURAL REQUIREMENTS UNLESS OTHERWISE NOTED ON PLANS.
11. ALL STEEL COLUMNS ARE TO BE WRAPPED WITH GYPSUM BOARD PER UL# X526 OR SPRAYED PER UL# X630—SEE A2 SERIES FOR ADDITIONAL DETAILS.
12. ALL ROOF SLOPES ARE TO BE 1/4" PER 12" UNLESS NOTED OTHERWISE.

[illegible]

Project number	2024 29
Date	03 05 2024
Drawn by	M. J.
Checked by	J. J.
Scale	1/4" = 1'





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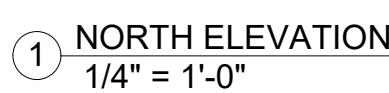
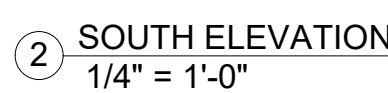
OVERALL BUILDING PLANS

Project number	2024 293
Date	03 05 23
Drawn by	M.A
Checked by	M.A
Scale	1/4" = 1'-0"

A2.2

[illegible]

Project number	2024 293
Date	03 05 25
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"



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[illegible]OVERALL BLD.
ELEVATIONS

Project number	2024 293
Date	03 05 25
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

A3.2



1 WEST ELEVATION
1/4" = 1'-0"

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[illegible]OVERALL BLD.
ELEVATIONS

Project number	2024 293
Date	03 05 25
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

A3.3



1 EAST ELEVATION
1/4" = 1'-0"

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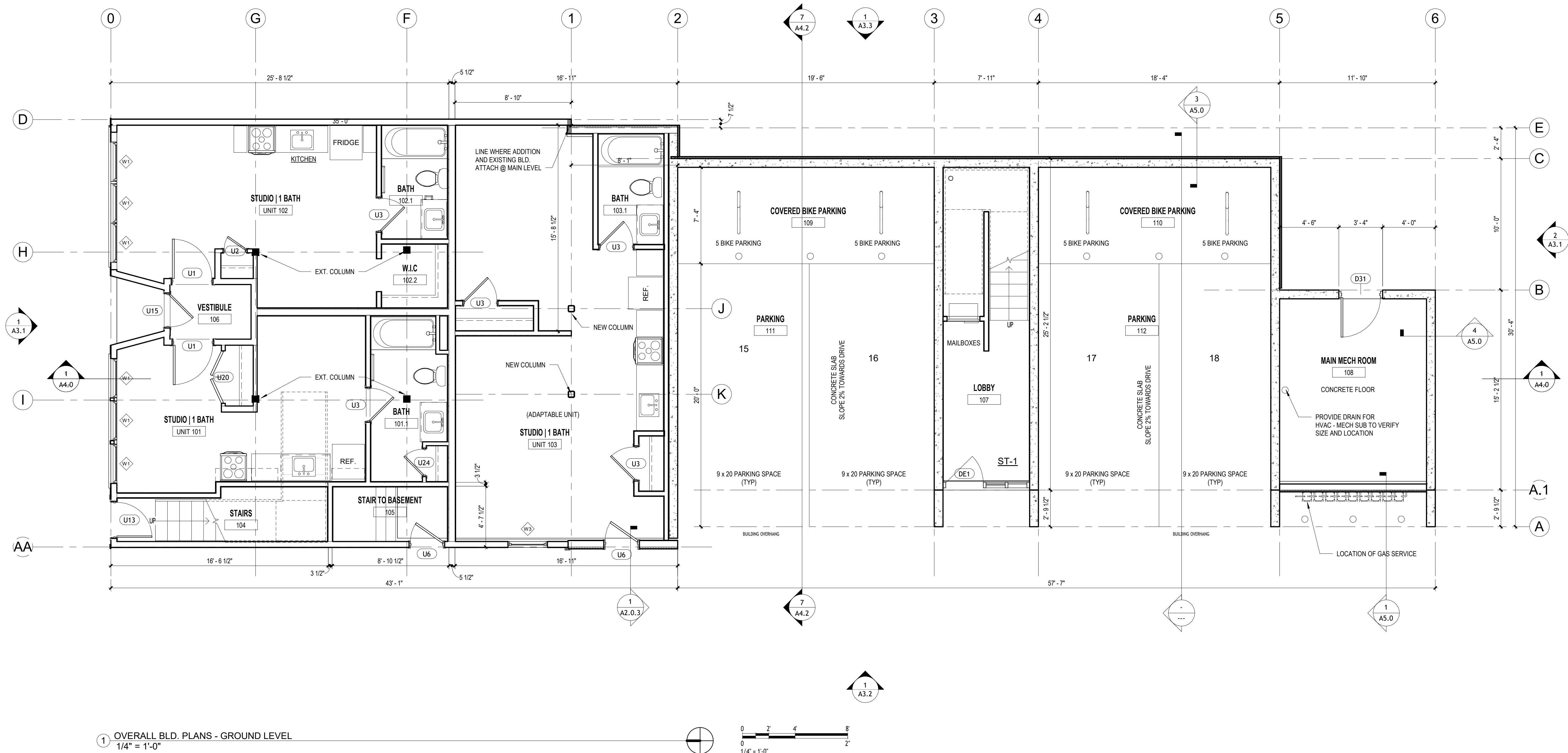
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95 97 NORTH ST

GROUND LEVEL

Project number	2024 293
Date	10.08.25
Drawn by	M.A
Checked by	M.A
Scale	1/4" = 1'-0"

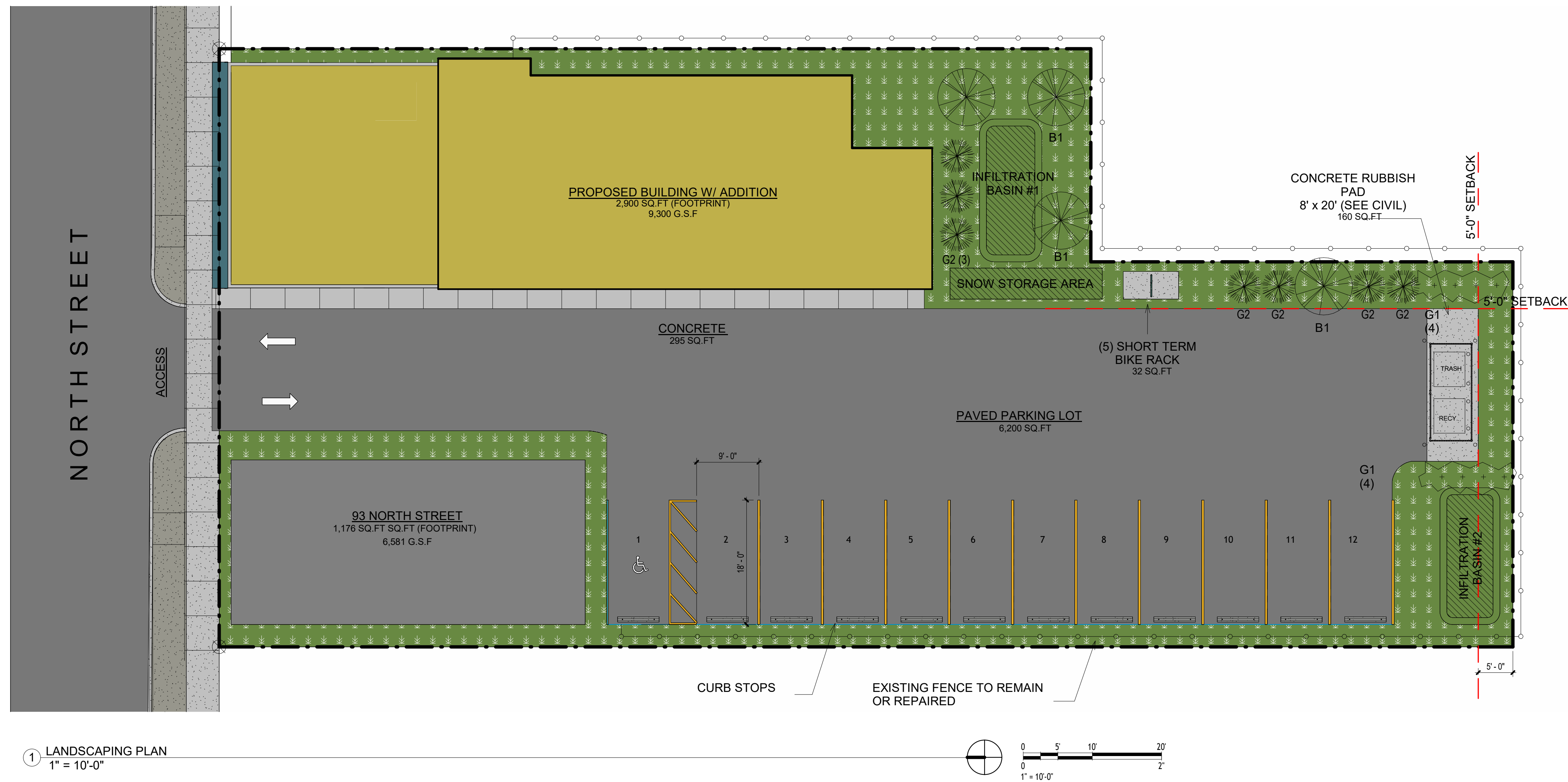
A2.1



CONDITION	SHEET
1. A. PROVIDE COMPLETE LANDSCAPING PLAN	SEE PLAN L.1
B. SHOW CURB STOPS	SEE PLAN L.1
C. CONFORMATION OF 5'-0" SETBACK	SEE PLAN L.1
D. DEPICT MAILBOX LOCATIONS	SEE PLAN A2.1 (GROUND LEVEL PLAN)
E. CORRECT F.A.R	SEE PLAN L.1 DATA BOX
F. BICYCLE PARKING	SEE PLAN L.1
	SEE PLAN A2.1
5. TRANSPORTATION DEMAND MANAGEMENT	SEE T.1

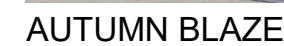
GROSS SITE AREA	+/- 14,254
GROSS FLOOR AREA (ABOVE GROUND)	+/- 15,881
TOTAL F.A.R ALLOWED	2.0
TOTAL F.A.R SQ.FT ALLOWED	28,508
TOTAL F.A.R PROPOSED	1.11

LONG TERM BIKE RACKS	SHORT TERM BIKE RACKS
20 SPOTS	5 SPOTS
LOCATED AT PARKING SPOTS 1, 2, 3, 4	LOCATED AT PARKING LOT



KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
B1	5	ACER FREEMANII	AUTUMN BLAZE	8' - 10' HEIGHT	AS SHOWN

G1	8	CAREX PENSYLVANICA	OAK SEDGE	1'-0" HEIGHT	12" O.C.
G2	8	CALAMAGROSTIS 'KARL FOSTER"	REED GRASS	2'-0" HEIGHT	24" O.C.



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LANDSCAPING PLAN

Project number	2024 293
Date	10.08.25
Drawn by	M.A
Checked by	M.A
Scale	1" = 10'-0"

L1.0



JM EPDM SYSTEMS

SINGLE PLY ROOFING

BECAUSE STRENGTH IS MAKE OR BREAK



A NATURAL DEFENSE AGAINST NATURE

All LP® SmartSide® products are treated to the core through our proprietary SmartGuard® process. With four components of protection, the SmartGuard process adds strength and helps LP SmartSide products withstand impacts, freeze/thaw cycles, high humidity, fungal decay and more.

See more about how LP SmartSide products are made at [YouTube.com/LPSmartSide](https://www.youtube.com/LPSmartSide).



FOUR COMPONENTS OF PROTECTION

LP's proprietary SmartGuard® manufacturing process ensures that every LP SmartSide Trim & Siding product is treated with an advanced formula of adhesive resins, water-resistant waxes and zinc borate, after which a water-resistant, resin-saturated overlay is bonded to the product. The result: four components of protection against water damage, termites and fungal decay.



RESINS



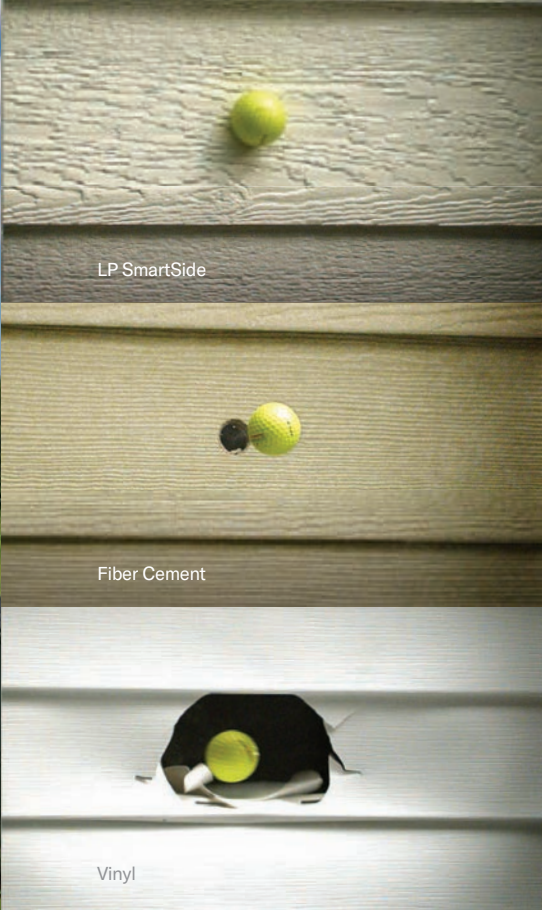
WAXES



ZINC



OVERLAY



OUTSTANDING IMPACT RESISTANCE

Testing shows that LP SmartSide strand products resist impact better than vinyl and fiber cement siding, which means they can stand up better against everything from everyday bumps to airborne storm debris. And because it doesn't break as easily as fiber cement siding, LP SmartSide strand siding is also easier to handle and install, and results in less waste.



HAIL AND WIND RESISTANCE

Third-party test results demonstrate that LP SmartSide lap siding resisted hail damage better than fiber cement and vinyl. In fact, the LP SmartSide warranty covers impacts from hail up to 1.75" in diameter. LP SmartSide lap siding is also designed to withstand tough storms with wind gusts of up to 200 miles per hour. Refer to ESR-1301, Table 2B, Lap Siding.



RESISTANCE TO FUNGAL DECAY AND TERMITES

Since 1996, LP SmartSide strand substrate siding has undergone brutal testing in Hilo, Hawaii. An average temperature of more than 70 degrees, high levels of humidity, and almost 170 inches of annual rainfall make Hilo's climate the perfect breeding ground for termites, moisture and fungal decay. Yet our Exterior Exposure Program continues to validate that LP SmartSide siding performs over time.

BACKED BY STRONG WARRANTIES

LP has your back with an industry-leading, transferrable limited warranty for LP® SmartSide® products: a 5-year 100% labor and material replacement warranty with a 50-year prorated limited warranty. LP® SmartSide® ExpertFinish® Trim & Siding products include an additional 15-year finish warranty.

For complete warranty details visit [LPCorp.com/Literature](https://www.LPCorp.com/Literature)



5 IN 1 Slim Panel LED Recessed Downlight

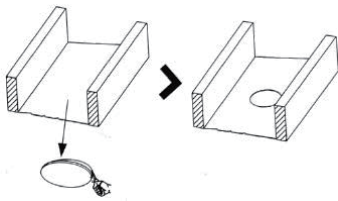


EASY INSTALLATION

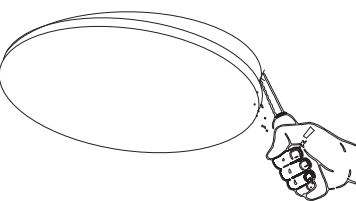


IC Rated
Junction Box

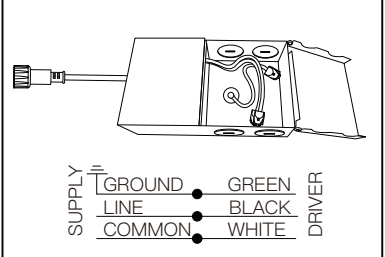
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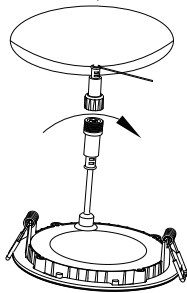


4.5.

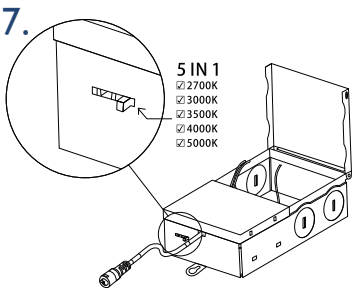


- After selecting a desired method of cutting, cut a 6.25" hole in the mounting surface.
- Install drywall directly over rough-in paper. NOTE: use some method of locating the center of the aperture hole.
- Select desired method (i.e. hand saw, hole saw) to cut an opening in the ceiling by using the provided template.
CAUTION: do not cut hole larger than the paper opening.
- Make sure the POWER IS TURNED OFF at the source to the location in which you are mounting the luminaire.
- Open the cover of the provided J-BOX and use wire nuts to make connections with power supply. Place splices in J-BOX before closing cover.

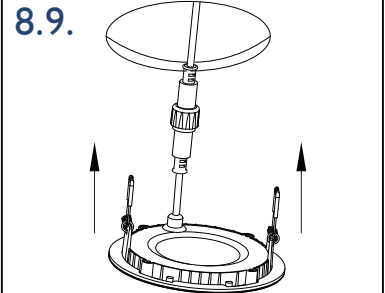
6.



7.



8.9.



- Connect the J-BOX to light module.
- Turn on power and test light.

BEFORE PROCEEDING:

On back of j-box, slide the CCT Selection Switch to choose from five color temperatures (2700K, 3000K, 3500K, 4000K, 5000K). Try each CCT to determine which suits your room.

- Light will use the preferred setting whenever you turn on switch.
- Turn off light switch and continue install.

- Place the J-BOX through the cut-out hole and mount according to local electrical code compliance.
- Rotate and hold both spring clips upward to allow passage through the cut-out in the ceiling, continue to press the light module through the cut-out hole until securely fixed and flush with ceiling.

WARNING

- RISK OF FIRE OR ELECTRIC SHOCK. CONSULT A QUALIFIED ELECTRICIAN TO ENSURE CORRECT BRANCH CIRCUIT CONDUCTOR.
- RISK OF FIRE MIN 90°C SUPPLY CONDUCTORS.
- DO NOT make or alter any open holes in an enclosure of wiring or electrical components during kit installation.
- To prevent wiring damage or abrasion, do not expose wiring to edges of sheet metal or other sharp objects.

CAUTION

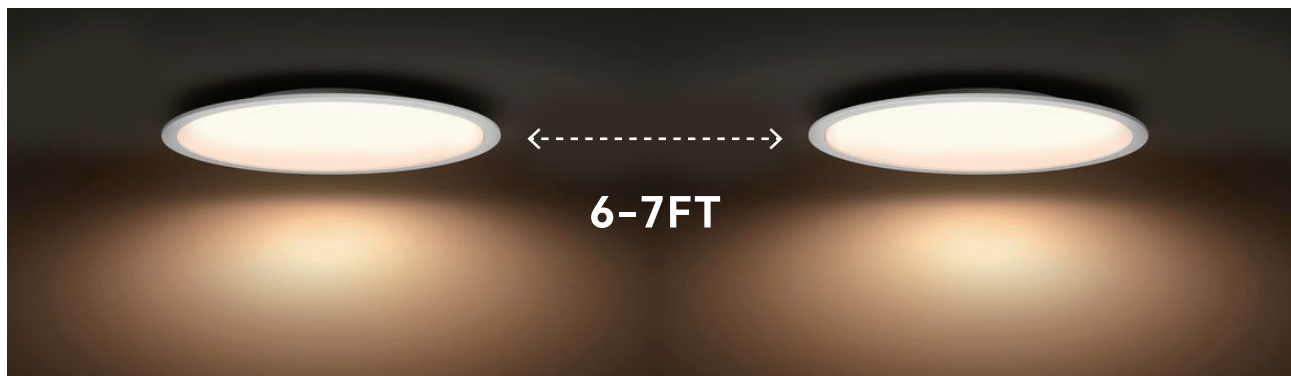
- Edges may be sharp. Please wear gloves while handling.
- Product designed for dimming with many 120V TRIAC/ELV phase cut control dimmers.
- Product can be installed directly into a ceiling without requiring separate J-box or recessed housing.
- Connect fixture to a 120V 60Hz power source, any other connection voids the warranty.

SPECIFICATIONS

Voltage	120V
Wattage	12 W
Suitable for Locations Ingress	Damp
Housing	Aluminum
Weight	0.86lbs
Warranty	5 years

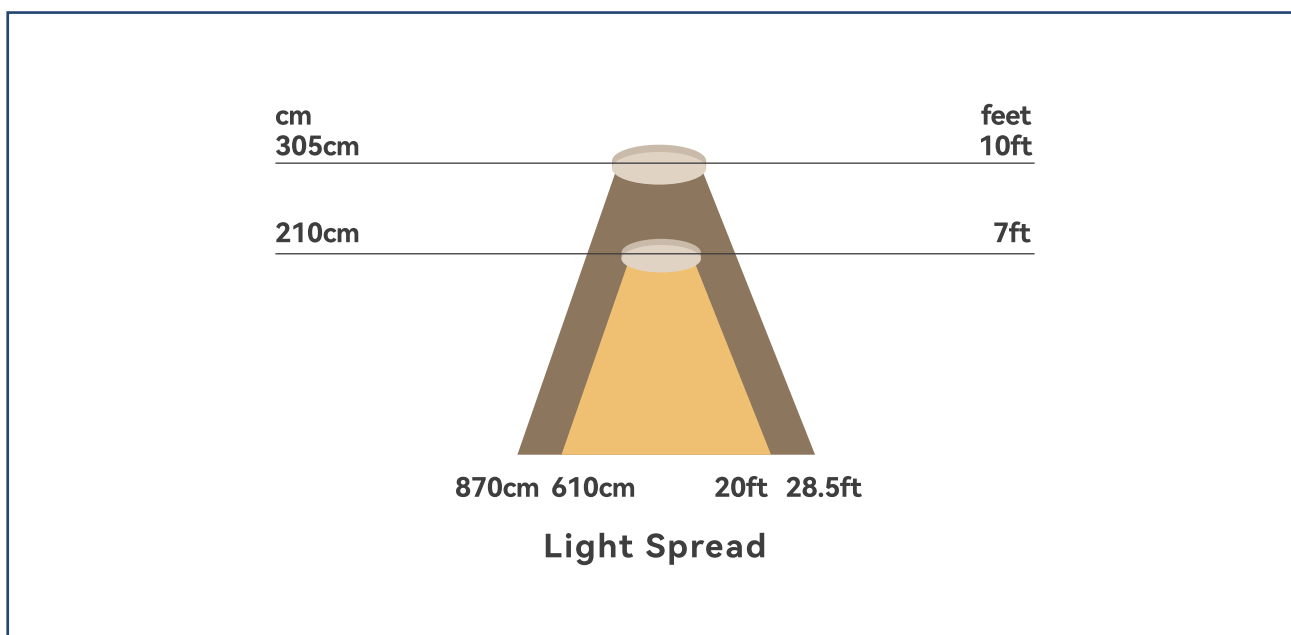
RECOMMEND INSTALLATION SPACING

Recommended spacing for installation of 6" lights: 6-7ft



This is a reference but the exact gap or number of lights needed should be decided according to your real on site situation.

CEILING HEIGHT



WINDOW SPECIFICATIONS

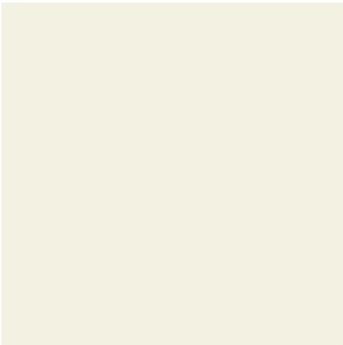


Elevate Double Hung

The Elevate® Double Hung window offers traditional style with superior strength. Tilt the sashes in or remove for easy cleaning. Style meets durability with a low-maintenance Ultrex® fiberglass exterior and warm wood interior.

- Wood interior and fiberglass exterior
- Fits openings up to 4.5' wide by 7' high
- Low-profile, easy-to-operate locking mechanism
- Insert replacement option available to fit seamlessly into existing window openings

Exterior Finish



Stone White

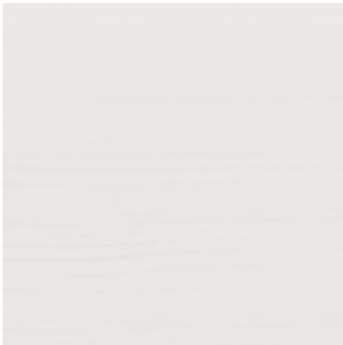
A strong alternative to vinyl, our Ultrex® pultruded fiberglass exterior finish is applied through a patented process to provide a superior, consistent finish. The American Architectural Manufacturers Association (AAMA) awards certifications to materials that pass numerous, rigorous tests. These tests simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Passing these specification tests and achieving AAMA 624 verification gives independent verification that the Ultrex finish is best in class among fiberglass products.

Built for durability and low-maintenance, our Ultrex finish is 3x thicker than competitive finishes, with a smooth consistency and strong finish that resists fading, chalking, peeling and cracking, even in the darkest colors. If a design change calls for a new color down the road, our material can be painted without voiding our warranty. Six colors are available in neutral and dark tones.

Selected: Stone White

Interior Finish

The Elevate collection features rich wood interiors in bare pine that can be stained to match your interiors, or finished in our factory with popular designer black painted interior finish, clear coat, or painted white. Factory finishing means you can expect consistent quality and aesthetics that come from our carefully-perfected finishing process.



Painted White

Selected: Painted White

Exterior Trim



Brick Mould

Get the performance of Ultrex® fiberglass in convenient, factory-cut exterior trim made for easy installation and superior performance over time. Exterior trim is available in colors to match our exterior window finish, and several trim styles. Choose flat-style for a clean, simple look or brick mold-style for a more traditional aesthetic.

Selected: Brick Mould



SLIDING PATIO DOORS AT BALCONY

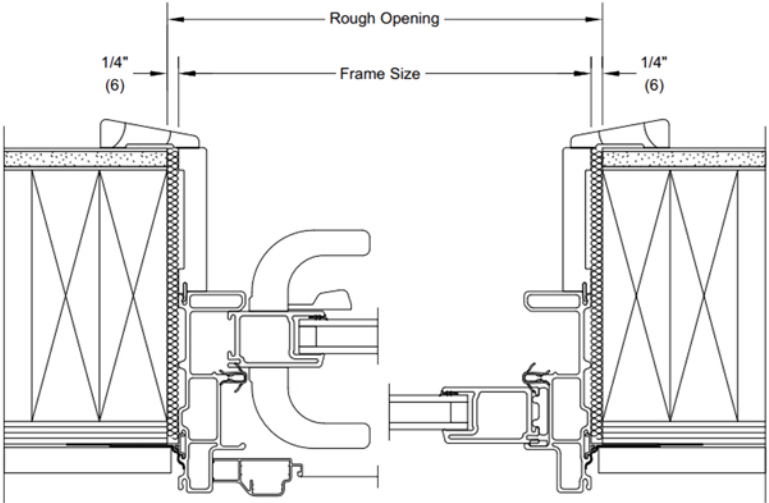
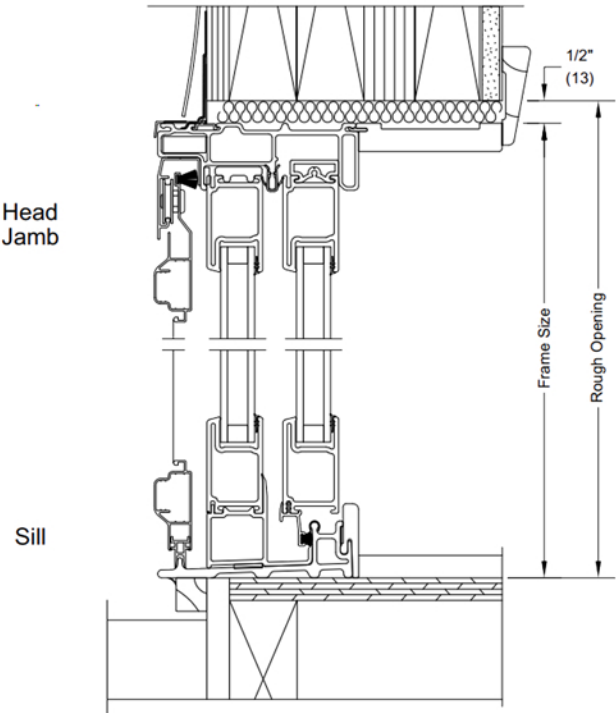
Essential Sliding Patio Door

The Essential® Sliding Patio door, made of Ultrex® fiberglass, delivers clean lines and more glass to prioritize views and allow for effortless operation for years to come.



Glazing:

- Dual-pane units are manufactured with a 3/4" (19) Tempered IG with Low E1, E2, E3, or E3/ERS coating including argon gas or air fill. Clear (uncoated) glass is available with air fill only.



2-Panel XO - Jamb

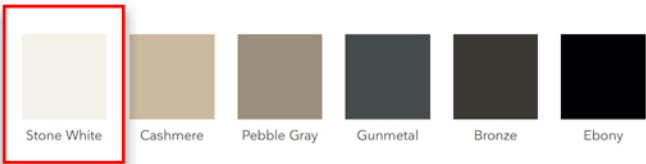
SLIDING PATIO DOORS AT BALCONY

Exterior Finish

A strong alternative to vinyl, our Ultrex® pultruded fiberglass exterior finish is applied through a patented process to provide a superior, consistent finish. The American Architectural Manufacturers Association (AAMA) awards certifications to materials that pass numerous, rigorous tests. These tests simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Passing these specification tests and achieving AAMA 624 verification gives independent verification that the Ultrex finish is best in class among fiberglass products.

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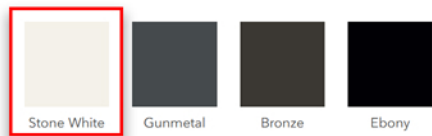
Finish samples are approximate and colors on screen can vary. Visit your local dealer to see actual color samples.



Interior Finish

The Ultrex® pultruded fiberglass interior in our Essential collection features a durable, low-maintenance finish in bronze, ebony, stone white, and gunmetal.

*Ebony interior finish is only available with ebony exterior finish.
Gunmetal interior finish is only available with gunmetal exterior finish.
Bronze interior finish is only available with bronze exterior finish.*



Hardware

Hardware Styles

Hardware for the Essential collection sliding door is available in the Cambridge collection. Finishes in Brass, Oil Rubbed Bronze, and Satin Nickel are available with a Physical Vapor Deposition (PVD) finish, meaning the hardware has undergone a process that adds a layer of toughness to resist fading and discoloration by direct sunlight, humidity, and most other environmental factors. Choose exterior and interior handle colors in either a color that matches, complements, or contrasts with the exterior color and the interior finish of your door.

****The Slim Line handle allows a 32" net clear opening when used on a 6' wide 2 panel sliding patio door to meet accessibility needs. It is only available in White, Almond Frost, Matte Black, and Bronze**



Exterior Trim

Get the performance of Ultrex® fiberglass in convenient, factory-cut exterior trim made for easy installation and superior performance over time. Exterior trim is available in colors to match our exterior window finish, and several trim styles. Choose flat-style for a clean, simple look or brick mould-style for a more traditional aesthetic.





Unit and Rough Opening Sizing

Dimensional
Data

Single or M.E.U. - 6/6, 6/8, 7/0, 8/0

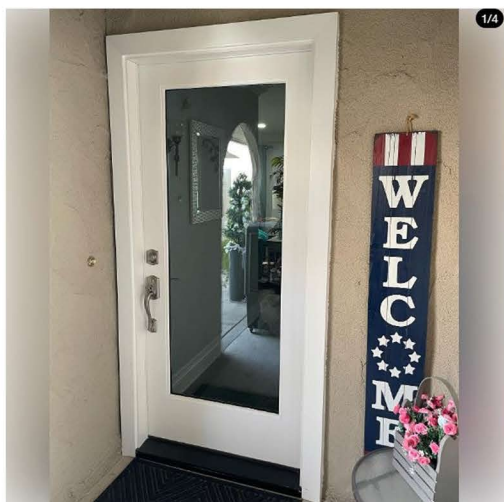
Single or M.E.U. - Inswing

Brickmould Dim.	28 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	40 1/8"	46 1/8"	
Rough Opening	26 3/8"	30 3/8"	32 3/8"	34 3/8"	36 3/8"	38 3/8"	44 3/8"	
Unit Dimension	25 5/8"	29 5/8"	31 5/8"	33 5/8"	35 5/8"	37 5/8"	43 5/8"	
80 3/4"	80"	80"	80"	80"	80"	80"	80"	79 1/2"
83 1/4"	82 1/2"	82"	82"	82"	82"	82"	82"	81 3/4"
87 1/4"	86 1/2"	86"	86"	86"	86"	86"	86"	85 3/4"
99 1/4"	98 1/2"	98"	98"	98"	98"	98"	98"	97 3/4"
6/6	2/0	2/4	2/6	2/8	2/10	3/0	3/6	79 9/16"
6/8	2/0	2/4	2/6	2/8	2/10	3/0	3/6	81 1/16"
7/0	2/0	2/4	2/6	2/8	2/10	3/0	3/6	85 1/16"
8/0	2/0	2/4	2/6	2/8	2/10	3/0	3/6	97 1/16"
	25 5/8"	29 5/8"	31 5/8"	33 5/8"	35 5/8"	37 5/8"	43 5/8"	Unit Dim.
	26 3/8"	30 3/8"	32 3/8"	34 3/8"	36 3/8"	38 3/8"	44 3/8"	Rough Opening
	28 5/8"	32 5/8"	34 5/8"	36 5/8"	38 5/8"	40 5/8"	46 5/8"	Brickmould Dim.
								Aluminum
								Composite
								Aluminum
								Composite
								Aluminum
								Composite

*For M.E.U., add actual unit dimension to door rough opening width for total rough opening width.

For units with public access sills, subtract 1" from inswing height. Unit widths will be the same as in the table above.

Single or M.E.U. - Outswing



1/4

J

@JZWINDOWSDOORS

SHOP THIS LOOK



Smooth-Star®







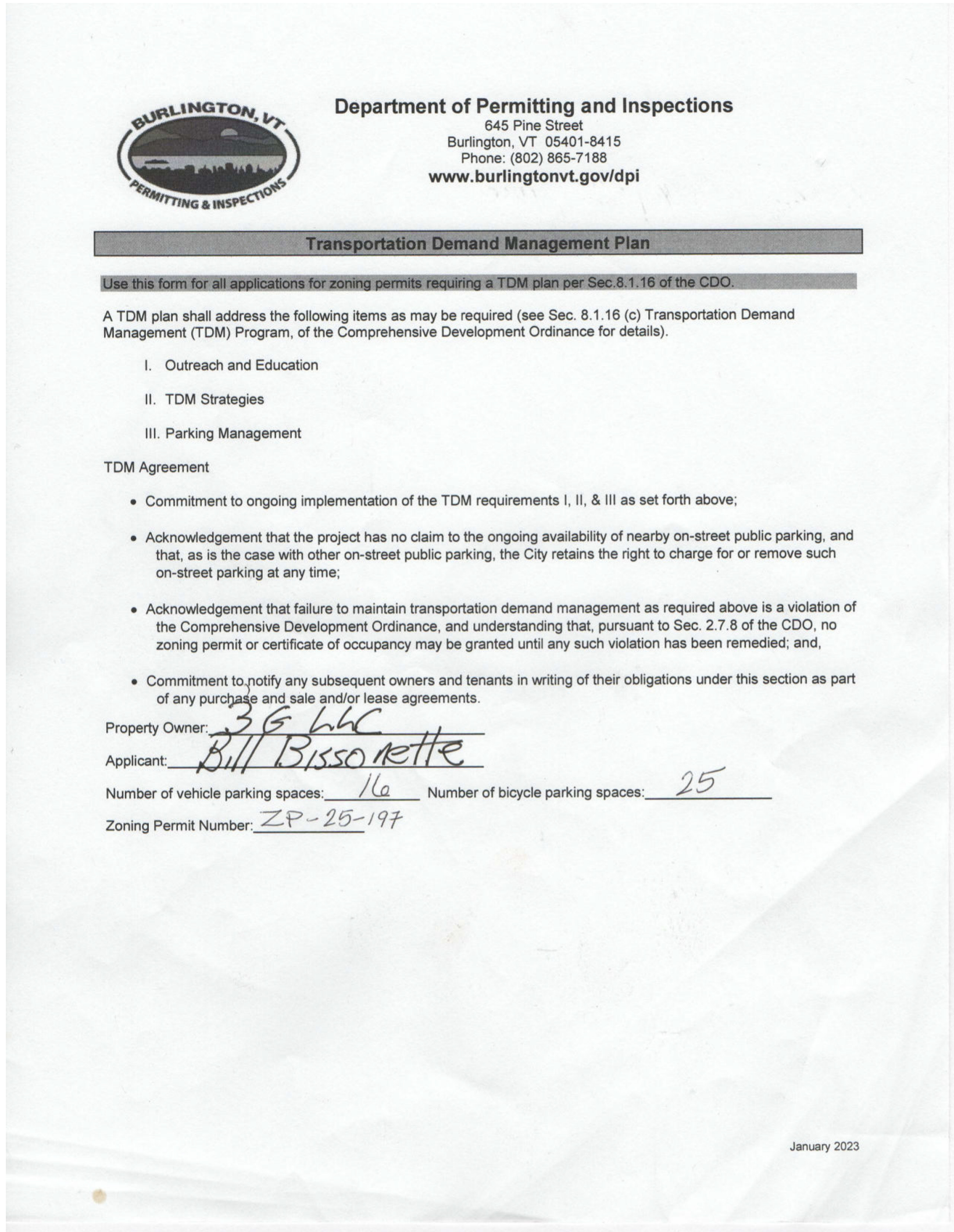


PROJECT: 93 - 97 NORTH STREET
OWNER: 3G LLC

AT THE THE TIME OF DRAFTING, THE COORDINATOR WILL BE **BILL BISSONETTE**
THIS DOCUMENT WILL BE UPDATED WHEN THE COORDINATOR CHANGES.

1. **GMT TRANSIT** PASSES WILL BE OFFERED TO ALL TENANTS AT LEASE SIGNING DURING SUCH PERIODS AS GMT TRANSIT PASSES ARE AVAILABLE FOR PURCHASE. PASSES WILL BE FULLY SUBSIDIZED FOR THE FIRST YEAR AND SUBSIDIZED AT 50% THEREAFTER.
2. **TRANSIT INFORMATION BOARD / DIGITAL HUB**
POSTED BUS ROUTES, SCHEDULES, AND CATMA (CHITTENDEN AREA TRANSPORTATION MANAGEMENT ASSOCIATION) RESOURCES IN A LOBBY OR SHARED SPACE.
3. **CARSHARE VERMONT** OFFERED ON-SITE PARKING SPACE FOR A SHARED VEHICLE WHICH IS PROVIDING A CONVENIENT LOCATION FOR SERVICE WILL AND GIVE RESIDENTS ACCESS TO A VEHICLE WITHOUT THE NEED FOR PERSONAL CAR OWNERSHIP.
4. **MAINTAIN** AN ONGOING AND ACTIVE MEMBERSHIP IN A TRANSPORTATION MANAGEMENT ASSOCIATION (TMA) AT TIME OF DRAFTING THIS DOCUMENT (OWNERS REP) - MICHAEL ALVANOS TO BECOME AN ACTIVE MEMBER FOR "CATMA" THIS DOCUMENT WILL BE UPDATED WHEN THE MEMBER CHANGES.

1. ANNUAL STUDIES OF PARKING UTILIZATION WILL BE CONDUCTED.
2. PARKING WILL BE UNBUNDLED FROM RENT AND MADE AVAILABLE AT MARKET RATE.
3. PRIORITY PARKING SPACES WILL BE MADE AVAILABLE FOR BIKES, SCOOTERS, AND MOTORCYCLES.
4. PRIORITY PARKING SPACES WILL BE MADE AVAILABLE AS REQUIRED FOR ADA ACCESSIBLE SPACES AND CAR SHARE VEHICLES.



PROJECT MANAGER
: Mr. Michael Alvaros
175 Summit Circle
Shelburne, Vermont 05482
ph. 802-734-3613
Email: Michael@JRMAdesignstudio.com



BISSONNETTE
PROPERTIES | BURLINGTON, VERMONT

CONTACT: Mr. Bill Bissonnette
100 North Street
Burlington, Vermont 05401
ph. 864-4449

civil

 **CATAMOUNT**
consulting engineers
RD Box 43547, Burlington, VT 05404 | (802-298-8881) | www.ccevt.com

CONTACT: Mr. Jeff Olesky
P.O. Box 65067
Burlington, Vermont 05406
ph. 802-598-8081
email: jeff@ccevt.com

95 97 NORTH
ST

97 NORTH STREET
BURLINGTON, VERMONT 05401

architectural stamp

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[illegible]

TRANSPORTATION DEMAND

Project number	2024 293
Date	10.21.25
Drawn by	Author
Checked by	Checker
Scale	

T1.0

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
vacant, Associate Planner
Joseph Cava, Planning Technician
Collin Naheedy, Code Enforcement Officer



TO: Development Review Board
FROM: Scott Gustin
DATE: November 18, 2025
RE: ZAP-25-5; 276 Ethan Allen Parkway

Zoning appeal ZAP-25-5 appealed an administrative denial of an after-the-fact application for tree removal. The administrative denial was based on expiration of time, not on the merits of the tree clearing and new plantings. The DRB upheld the appeal and included approval of the proposed planting plan. The DRB required that the plantings be installed this year.

The appellants/applicants are seeking an extension into Spring of 2026 to install the plantings. Staff does not support the extension request. A complaint of the unpermitted tree cutting was received November 5, 2024. An after-the-fact application for the tree cutting was submitted December 3, 2024. That application was referred to DRB January 7, 2025 and was deferred by the Board to give the applicants time to come up with a tree planting plan. That application eventually timed out and was denied administratively June 9, 2025. The applicants appealed the denial to the Development Review Board. As noted above, the DRB upheld the appeal on August 5, 2025 and also required installation of the new trees by year's end. More than a year has lapsed since the original complaint was received.

Joseph and Ann Lander
276 Ethan Allen Parkway
ZAP-25-5 and ZA-24-533

Motion for Extension of Time for Planting Trees

Now comes Joseph and Ann Lander, by and through undersigned counsel, and hereby petition the Burlington Development Review Board for an extension of time to complete the installation of the screening trees along the Landers' property boundary approved in the Burlington Development Review Board's August 7, 2025 findings of fact and decision in ZAP 25-5 and the related Zoning Permit # 25-553 issued on August 7, 2025 (collectively, "Approval").

By way of background, the Landers previously applied to the Development Review Board for after the fact approval for tree clearing they conducted on their property at 276 Ethan Allen Parkway in Burlington, Vermont. On June 9, 2025, the Zoning Administrator denied the application due to the passage of time between the original application and submittal of additional materials requested by the DRB at its January 7, 2025 hearing. The Landers appealed that decision to the Development Review Board and in conjunction with that appeal submitted a proposed planting plan for 39 6-foot *Arborvitae Nigra* Trees along the impacted property boundaries. On August 7, 2025, the Development Review Board resolved the appeal and approved the Landers' tree clearing permit and proposed planting plan. A condition of the DRB's August 7, 2025 decision, and the related Zoning Permit, was that the plantings be installed by the end of 2025.

Since receiving the DRB's approval, the Landers have undertaken several steps to ready their property for the plantings, including the addition of topsoil, grading and removal of stumps. Due, however, to circumstances outside their control, primarily the significant drought the State of Vermont experienced in August, September and October, the Landers have not been able to install the trees to date. The Landers have contracted with DJ's Tree Service to install the 39 trees as soon as conditions allow in the Spring. See October 14, 2025 Contract included as Attachment A.

Accordingly, pursuant to Standard Condition 2 of the August 7, 2025 Zoning Permit, the Landers seek an extension of the planting deadline. The Landers fully intend to install the trees, but due to the needs of the trees themselves and the significant financial outlay the plantings represent for the Landers, they wish to do so when the conditions are best for ensuring their trees' survival. As explained in the letter from Troy Lombard of DJ's Tree service, a certified arborist, included as Attachment B, the trees require substantial quantities of water when planted and should not be planted at a time when extended freezing temperatures are expected. Thus, planting the trees earlier this fall was not advisable due to the significant drought conditions experienced in Chittenden County and throughout Vermont. Planting now is not advisable due to the potential for frost and snow, which conditions could harm the trees health and longevity and ultimately cause them to die, which would not advance the purpose for the trees, to provide screening of the Landers property to and from the neighbors.

The Landers wish to reiterate that they are committed to installing the trees as proposed, and will complete the installation in the spring of 2026. For these reasons, the Landers seek approval for an extension of the planting deadline by six months.

Dated at Burlington, Vermont this 29th day of October 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



65 Colchester Pond Rd
Colchester, VT 05446

(802) 655-0264
info@djstree.com

Attachment A

Proposal #30856

Created: 09/04/2025

From: Troy LaBombard

Proposal For

Joseph Lander
276 Ethan Allen Pkwy
Burlington, VT 05408

main: 802-999-5371
mobile: 802-207-8926
josephblander@yahoo.com

Location

276 Ethan Allen Pkwy
Burlington, VT 05408

276 Ethan Allen Pkwy 05408

ITEM DESCRIPTION

AMOUNT

1) Tree Planting

\$ 14,741.12

Planting of 39 Arborvitae Nigra 6' trees on the back side of the property along the fence. Each tree will be planted 5 feet from the fence and 10 feet apart.

Our price includes the trees and labor to install.

Availability and price of trees are subject to change.

2) Bark Mulch

\$ 2,400.00

Installation of mulch around the base of the newly planted trees. Mulching will be 3 to 4 inches thick and start at the property line and come out 10 feet.

Calculation comes out to roughly 50 yards of mulch.

We will bill for the actual amount of mulch used.

3) General Labor

\$ 835.47

Installation of drip line hose at the base of the new trees and running the line to the water spicket on the left side of the house.

Our price includes material and labor to install.

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

Signature

x

Joseph B. Lander

Date: 10/14/2025

Please sign here to accept the terms and conditions

SUBTOTAL \$ 17,976.59

SALES TAX \$ 0.00

TOTAL \$ 17,976.59



65 Colchester Pond Rd
Colchester, VT 05446

Proposal #30856

Created: 09/04/2025

From: Troy LaBombard

Estimator

Troy LaBombard

Office: [802-655-0264](tel:802-655-0264)

troy@djstree.com



Greetings Joseph,

The scheduled installation of the 39 Arborvitae trees will be conducted in the Spring of 2026. Due to the upcoming freezing temperatures, we would not recommend planting at this time. There would not be enough time for the trees to establish a good root structure before going dormant for the winter. If the trees cannot establish good root structure, they will likely not return to good health in the spring and could potentially die.

We could not plant the trees in the late summer like we wanted to do due to the severe water drought that the state was facing. With the amount of water that is needed in the first year for the newly planted trees, this would not have been a wise decision for the local community. With the money being invested for this project, it would be best not to have any major factors (like water stress) that could potentially decrease the chances of survival for the newly planted trees. We will be having the local tree supplier make sure that they have the stock available for us in the spring so that we can get started on this project the first chance we get.

Thank you,

Troy LaBombard
Estimator & ISA Certified Arborist
License # NE-7870A
(802) 655-0264
Troy@DJsTree.com

-NOTE-

ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED [Signature] DATE 8/7/2025
ZONING PERMIT # ZP-24-533
REVIEWED BY DRB
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

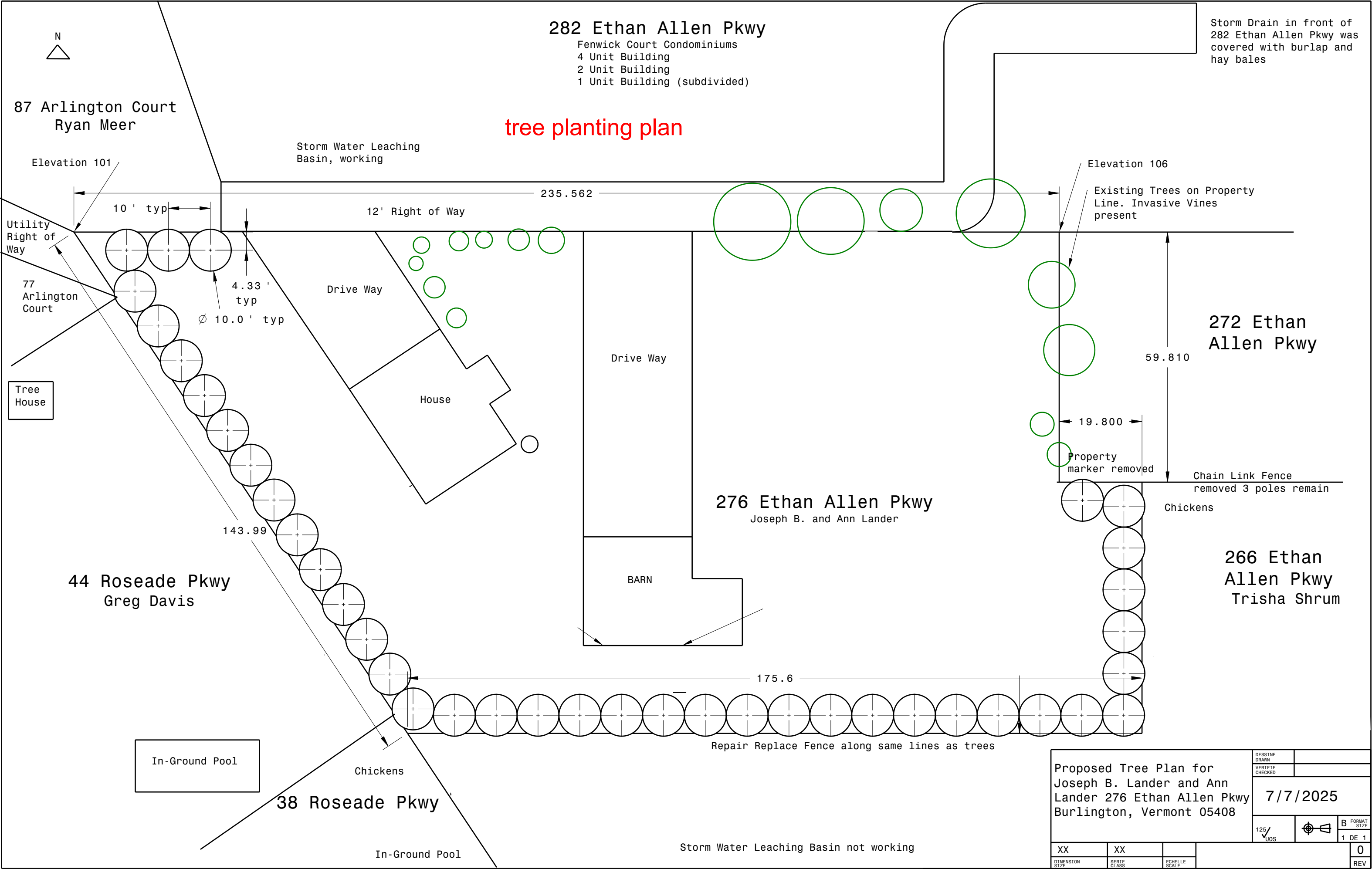
Tree Planting Permit for trees only

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.





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

Trees removed

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"

Nov 18, 2024 at 9:30:02 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





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
Sean McKenzie
Evan Gould
Marina Campbell, alternate



Burlington Development Review Board
Findings of Fact
Deliberative Hearing Tuesday August 5th, 2025

Board Members Present: Alexander LaRosa, Caitlin Halpert, Miles Waite, Geoffrey Hand, Sean McKenzie, Evan Gould and Marina Campbell (alternate).

Absent: Leo Sprinzen

Staff members present: Mary O`Neil Garret King and Joseph Cava.

File Number: ZAP-25-5

Location: 276 Ethan Allen Parkway

Zone: RL **Ward:** 7

Date application accepted: 12/3/2024

Decision Date of Administrative Denial: 6/9/2025

Date of Administrative Appeal: 6/9/2025

Applicant/ Owner: Joseph and Ann Landier

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

Evidence Presented:

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

I. Findings

Background:

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.

Overview:

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.

II. Minutes

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

III. Motion by Geoff Hand:

In the matter of ZAP-25-5 I move we **reverse the Administrative denial**; grant the requested extension and approve the planting plan to be completed this year.

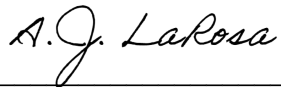
Second: Caitlin Halpert

Vote: 7-0

Vote: motion carried

Dated at Burlington, Vermont, this 7th day of August, 2025.

Respectfully Submitted,



Alexander 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.)