

Burlington Development Review Board

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



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, November 18, 2025, 5:00 PM MINUTES

Hybrid & In Person (at 645 Pine Street) Meeting

Board Members Present: Evan Gould, Geoff Hand, Leo Sprinzen, Miles Waite, Marina Campbell (Remote), and Chase Taylor

Board Members Absent: AJ LaRosa, Caitlin Halpert, and Sean McKenzie

Staff Members Present: Scott Gustin and Joseph

Staff Members Absent: Mary O'Neil

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

1. **ZP-25-526; 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)

Geoff Hand: I am recused on this item.

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

Miles Waite: Motioned to approve and adopt staff recommendations, Chase Taylor 2nd. Vote 5-0. Motion carried.

V. Certificate of Appropriateness

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)

Michael Alvanos, Kirsten Isgro, and Sharon Bushor: Sworn in.

Evan Gould: Can you tell us about this project and the proposed changes?

Michael Alvanos: Last time we were approved for 10 units, and now we are coming back with an amendment for 17 units in total. There are no proposed exterior changes to the building or site. The only changes are to the interior layout to accommodate the additional units. The only outstanding

requirements from the previous proposal were the submission of a Transportation Demand Management (TDM) plan and a landscaping plan.

Evan Gould: Is there additional bicycle parking to accommodate the additional units?

Michael Alvanos: Yes, we have added three to four more spaces for bicycle parking, and both short-term and long-term storage.

Evan Gould: Are there any questions or comments from the board?

Miles Waite: Can you expand on the landscaping plan?

Michael Alvanos: There were mature trees that were reaching the end of their life. In their place, we have included parking and stormwater retention measures.

Geoff Hand: Neighbors had expressed concern about impacts from this site onto their property. Can you address this?

Michael Alvanos: Preventative measures like fencing are being proposed to address light pollution from vehicles coming into and leaving the parking area.

Miles Waite: What will the proposed fence be?

Michael Alvanos: It will be a stockade fence like the one previously existing.

Leo Sprinzen: Will the additional bike parking/storage trigger the need for a new TDM plan?

Scott Gustin: This is a standard feature/request of the Comprehensive Development Ordinance (CDO) for projects like this.

Michael Alvanos: We are trying not to over park or crowd this site. We are doing our best to manage parking.

Evan Gould: Will there be a carshare parking space?

Michael Alvanos: We have reached out to carshare to offer the space but nothing has been finalized.

Evan Gould: Are there any additional questions or comments from the board? Hearing none, are there any questions or comments from members of the public in attendance?

Kirsten Isgro: I had asked the property owners about removing and replacing existing fencing in addition to the removal of the mature plantings. I am not sure about how this board deals with managing shared property lines.

Miles Waite: Do you know where the property lines/pins are located?

Michael Alvanos: We are pretty sure we know.

Scott Gustin: The application details the repair/replacement of existing fencing.

Michael Alvanos: We would accept a condition of approval for new fencing.

Sharon Bushor: There is a discrepancy in the number of trees being proposed and what is presented in the landscaping plan. Any vegetation to shield headlights would be helpful. I am not sure how

many parking spaces are proposed, but there is a correlation in the CDO with the number of trees that should be planted every so many parking spaces.

Michael Alvanos: I would defer to Scott Gustin on tree shading.

Evan Gould: It looks like there is a condition of approval pertaining to trees.

Michael Alvanos: The proposed site improvements like stormwater retention are already an extreme improvement from the existing condition of the property like the deteriorated barn and fencing that previously existed on this site. The landscaping plan illustrates the complexities of the site, and I do not think that additional plantings will improve anything unless mandated by the CDO. Parking takes up a huge portion of the property.

Kirsten Isgro: What will the driveway be constructed of?

Michael Alvanos: It will be a paved asphalt driveway.

Evan Gould: Are there any additional questions or comments? Hearing none, we will close the hearing on this item and deliberate on it later on.

VI. Other Business

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)

Peter Raymond: Sworn in.

Peter Raymond: Due to the limited timeframe for completing the plantings combined with the drought experience this past summer, the property owners are seeking approval for a time extension request to do the planting in the spring 2026. We have a letter from the City Arborist, VJ Comai, supporting this decision. Planting new trees requires a lot of watering for them to take root.

Leo Sprinzen: Looking at the timeline of review, the previous decision was deferred which is why a decision was not reached until August 2025.

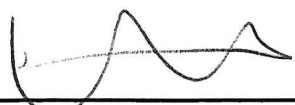
Peter Raymond: The Landers were unaware of the permitting requirements during the tree removal process and made strides to improve the property in preparation for the replanting.

Leo Sprinzen: But according to the permit's timeline, planting was required to be completed this year.

Evan Gould: Are there any additional questions or comments? Hearing none, we will close the hearing on this item to deliberate on this evening's items.

VII. Adjournment

Hearing closed at 5:40 PM.



Alexander J. LaRosa, Chair of Development Review Board
Caitlin Halpert Vice Chair

12/16/25

Date

Joseph H. Cava

12-16-25

Joseph H. Cava, Permitting & Inspections Permit Technician

Date

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

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