

## Burlington Design Advisory Board

Department of Permitting and Inspections  
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Ron Wanamaker, Chair  
Emily Morse, Vice Chair  
Ricky Martin  
Gabriel Stadecker  
Jay White  
Kathleen Ryan, Alternate  
Joel Baird, Alternate



### DESIGN ADVISORY BOARD

Tuesday February 10, 2026

#### Minutes

**Present:** Emily Morse (remote), Ricky Martin, Gabe Stadecker, Jay White, and Joel Baird (alternate).

**Absent:** Ron Wanamaker, Kathleen Ryan (alternate).

**Staff present:** Mary O'Neil, Kirk Dressing.

**Guests:** Doug Goulette, Jeff Vaine, Norm Benoit, Sharon Bushor (remote.)

#### Agenda

##### Session I – 3:00 PM – 3:30 PM

##### **ZP-26-12; 436 Riverside Avenue (NAC-R, Ward 1) Americo Real Estate Company / Douglas Goulette**

Proposed redevelopment of former Koffee Kup Bakery site into self-storage U-Haul building with associated site improvements. (Project Manager, Mary O'Neil)

**Motion by Emily Morse:** In the matter of ZP-26-12, 436 Riverside Avenue, I move we **table** the application; and ask the applicant to return with edits that simplify decorative elements and consider appropriate signage conforming to the ordinance. We accept different vertical building heights.

**2<sup>nd</sup>: Ricky Martin**

**Vote 5-0.**

**Motion carries.**

##### Session II – 3:30 PM – 4:00 PM

##### **ZP-25-517; 355 Ethan Allen Parkway (RL, Ward 7) 355 Ethan Allen Parkway, LLC / Norman Benoit**

Proposed addition of 2 dwelling units to each existing building for a change from 12 to 18 dwelling units total. (Project Manager, Kirk Dressing)

**Motion by Joel Baird:** In the matter of ZP-25-517, 355 Ethan Allen Parkway, I move we recommend **approval** but require updated plans to reflect the spacing of windows and doors, egress compliant windows, and accurately portrayed materials for the proposed fencing.

**2<sup>nd</sup>: Ricky Martin**

**Vote 5-0.**

**Motion carries.**

Meeting adjourned 4:20 pm.