

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
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Development Review Board

Wednesday, March 11, 2026, 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-26-50; 633 Main Street (I, Ward 1) University of Vermont / State Agricultural College / Claire Forbes
Proposed amendment to ZP-25-310 for changes to site design and materials. (Project Manager, Mary O'Neil)

5. Public Hearing

5.1.

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)

5.2.

ZAP-26-2; 108 South Winooski Avenue (FD5, Ward 8) L & M Properties, LLC / Merrill Jarvis
Appeal of administrative denial of ZP-25-620 for the after-the-fact installation of chain link fencing.
(Project Manager, Kirk Dressing)

5.3.

ZAP-26-3; 25 Cherry Street (FD6, Ward 3) Burlington Harbor Hotel GP, LLC / Daniel Seff
Appeal of administrative denial of ZPS-26-4 of a sign package. (Project Manager, Mary O'Neil)

5.4.

ZAP-26-1; 22 Clymer Street (RM, Ward 6) Amy Limoge / Tim Kiely
Appeal of administrative denial of ZPR-25-40 for the after-the-fact replacement of wooden siding with vinyl siding. (Project Manager, Mary O'Neil)

6. Adjournment

7. Informational and Non-Discrimination Statements

7.1.

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.

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Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401

<https://www.burlingtonvt.gov/439/Zoning-Division>

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802.865.7195 (Fax)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Kirk Dressing, Associate Planner
Collin Naheedy, Zoning Compliance Officer
Joseph Cava, Planning Technician



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: March 11, 2026
RE: 633 Main Street; ZP-26-50

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.

File: ZP-26-50

Location: 633 Main Street

Zone: I/CC_UVMS **Ward:** 1

Applicant/ Owner: Claire Forbes, UVM / State Agricultural College

Request: Amendment to ZP-25-310 for refinements to site design, materials, and landscape features with updates for improved accessibility, functionality, and site amenities.

Background:

- **Zoning Permit 25-310;** Proposed conversion of existing fenced area into an outdoor lab with rubber surfacing, pavers, and outdoor classroom space. Upgrades include plowable sidewalk, upgraded gates, and on-site stormwater management improvements. August 2025.
- **Zoning Permit 18-1036CA;** addition of a glass enclosed vestibule to protect the entry to an existing restaurant on campus with an overhanging roof. May 2018.
- **Zoning Permit 16-0004CA;** modifications to existing UVM Campus Children's Center playground. July 2015.
- **Zoning Permit 14-0139FC;** new metal fence to replace existing fence. Enlarge existing enclosure by 75 sq. ft. August 2013.
- **Zoning Permit 13-0776CA;** enclose 19 balconies on Building C to be habitable living space (previously approved under ZP-04-343 but not done.) Replace 12 rooftop vents with new. March 2013.
- **Zoning Permit 11-1130CA;** replace curtain wall system in two areas with accompanying improved knee wall. Window opening to remain the same size. July 2011.
- **Zoning Permit 11-0203SN;** install parallel sign of raised aluminum letters on Living & Learning Building E vestibule for Career Services. September 2010.
- **Zoning Permit 11-0129CA;** construct vestibule addition on south side of Building E and construct new sidewalk. August 2010.
- **Zoning Permit 04-343;** renovations to balconies and windows. Balcony enclosure and window replacement. Amend ZP-030642 for LL prototype renovation. January 2004.

- **Zoning Permit 03-642**; Prototype: Living-Learning Center, Building D-280. Balcony enclosure, window replacement, masonry work as described in attached memo. July 2003.
- **Zoning Permit 01-369**; infill addition to the first level of the Living and Learning Commons Building. No change in footprint or use or coverage. Bike racks and condenser units. April 2001.
- **Zoning Permit 91-(illegible)**; expansion of existing food service operation. July 1990.
- **Zoning Permit n.n.**; relocate the bath and kitchen in room 140 and 150. In D building room 170 and 171 to install tub, wash basin and cut in two windows to match existing ones at Main Street. May 1978.
- **ZBA review**: erect a building at 633 Main Street and the adjacent 6.2 acres to house six hundred students, 15 faculty apartments and six classrooms. Remove former WJOY building. Approval for proposed use, subject to submission of architectural plans before issuance of a building permit. August 1971.

Overview: The original redevelopment of the fenced area at the Living/Learning Center was approved in August 2025. This application enhances the site with the following revisions:

- Replacement of previously approved pervious rubber surfacing with pervious synthetic turf. [Sheets C-1.1 and L1.0]
Formalization of the sensory garden area, including the addition of pod benches. [Sheets C-1.1, L1.0, and L4.1]
- Relocation of areas of pour-in-place rubber surfacing to the north, along with the addition of a new surface challenge amenity. [Sheets C-1.1 and L1.0]
- Revision to the layout of permeable concrete pavers. [Sheets C-1.1 and L1.0]
- Elimination of the previously proposed gravel walk and replacement with a pervious bonded rubber mulch surface. [Sheets C-1.1 and L1.0]
- Formalization of benches and other site furnishings. [Sheets C-1.1, L1.0, and L4.1]
- Removal of the asphalt walk at the north end of the site and replacement with a low bush hedge. [Sheet C-1.1]
- Removal of an existing shed and replacement in-kind of existing concrete surrounding the shed area. [Sheet C-1.1]
- Addition of a pergola with two tables to enhance shaded seating opportunities. [Sheets C-1.1, L4.1, and L4.2]
- Increase in the concrete pad for the bike storage shelter from 28' x 17' to 29.5' x 19.5'. The shelter is going to be 6" longer to be 27.5' overall roof footprint [Sheet C-1.3]

Recommended motion: Certificate of Appropriateness Consent approval, per the following Findings and Conditions:

I. Findings

Article 4: Zoning Maps and Districts

Section 4.5.2 Institutional Core Campus Overlay Districts

(a) Purpose

The Institutional Core Campus Overlay (ICC) districts are intended to provide for reasonable future growth for institutions within the core of their respective campuses without further

intrusion into surrounding residential neighborhoods. This overlay allows increased development than would typically be found in the underlying districts. Development is intended to be more intense than the surrounding neighborhoods with higher lot coverage and larger buildings. New development should provide sensitive transitions to the historic development pattern and scale of the surrounding campus. Buildings both large and small should be designed with a high level of architectural detailing to provide visual interest and create enjoyable, human-scale spaces. Sites should be designed to be pedestrian friendly and encourage walking between buildings. Circulation should largely emphasize the needs of pedestrians and bicycles, and parking should be very limited and generally provided offsite. Where parking is provided, it should be hidden either within or underneath structures.

(b) Areas Covered

4. UVM South of Main Street Campus (ICC-UVMS) is intended to provide reasonable future use of the UVM residential and athletic campuses south of Main Street without further intrusion into the surrounding residential neighborhoods. This district allows for an increased development scale and intensity than would typically be found in the adjoining and underlying districts to support continued growth and expansion of the state's flagship academic institution. This core campus would be expected to be dominantly pedestrian-oriented, with all but the most essential parking provided off-site. Development within this core campus should reflect the institution's core educational values in both design and quality.

(f) District Specific Regulations: UVM South of Main Street Campus (ICC-UVMS):

1. Lot coverage

Maximum lot coverage shall be applied to the aggregate of all lots located within the ICC-UVMS District. Lot coverage shall not exceed 60%.

Lot coverage is proposed to be 42.92%. **Affirmative finding.**

2. Setbacks

Side and rear yard setback requirements as stipulated in the underlying zoning district shall be applicable only along the perimeter of the ICC-UVMS District.

A Front yard setback defined by the existing building line as of January 1, 2008 shall be maintained along the South Prospect Street and Main Street frontages of the ICC-UVMS District.

Setbacks defined in Table 4.4.4-1 for the underlying Institutional Zoning District define *building setbacks*. No structures (other than a covered bike shelter and pergola) are proposed in this redevelopment plan. **Affirmative finding.**

3. Development Buffer

No new structures or surface development shall be permitted within the designated ICC-UVMS Development Buffers as delineated on Map 4.5.2-5 below. These areas shall be maintained as open greenspace, however landscaping, outdoor lighting, street furniture, and subsurface infrastructure improvements may be permitted.

The project location is east of the Development Buffer. Not applicable.

4. Surface parking

No new outdoor surface parking spaces shall be permitted unless the number of the new outdoor surface parking spaces is offset by a corresponding removal of outdoor surface parking spaces existing as of January 1, 2008, and upon the approval of the DRB.

No new surface parking is proposed

Affirmative finding.

5. *Building Height*

Building height shall be measured under the provisions of Article 5.

Other than installation of a covered bike parking shelter and a pergola, no buildings are proposed in this plan. **Affirmative finding.**

6. *Density*

In the ICC-UVMS District, density restrictions set forth in Article 4, Section 4.4.4 shall not apply to dormitories and rooming houses as defined in Chapter 18 of the Burlington Code of Ordinances. The restrictions on the non-residential equivalent set forth in Art. 5, Section 5.2.7 (a) 2 shall not apply in the ICC-UVMS District.

No changes to density are proposed. Not applicable.

7. *Uses*

Within the ICC-UVMS District, Schools – Post secondary and Schools – Community Colleges shall be treated as permitted uses.

The area is intended to be utilized for outdoor classrooms, consistent with the current use of this overlay. **Affirmative finding.**

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

Not applicable.

Section 5.2.2 Required Frontage or Access

This is an existing developed site on the corner of Main Street and University Heights. No change is proposed to the current frontage or access to that parcel. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Section 4.5.2 (f) 1. above.

Section 5.2.4 Buildable Area Calculation & Steep Slopes Overlay District

The subject parcel is not within the RCO, RM or RL zoning district. Buildable area does not apply.

The project area is not within the Steep Slopes Overlay District. Not applicable.

Section 5.2.5 Setbacks

See Section 4.5.2 (f) 2, above.

Section 5.2.6 Building Height Limits

See Section 4.5.2 (f) 5, above.

Section 5.2.7 Density and Intensity of Development Calculations

See Section 4.5.2 (f) 6, above.

Part 3: Non Conformities

Not applicable.

Sec. 5.4.8 Historic Buildings and Sites

Not applicable.

Section 5.5.2 Outdoor Lighting

Lighting was approved in the original plan ZP-25-310. **Affirmative finding.**

Section 5.5.3 Stormwater and Erosion Control

Burlington's Stormwater Engineer has reviewed and approved these updated plans.

Affirmative finding.

Section 5.5.4 Tree Removal

Tree removal and replacement was included within ZP-25-310. A well articulated Landscaping Plan has been provided (Plans L-1.0, L 2.1).

Affirmative finding.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.1 Applicability.

These standards shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(1) – Site Plan Review.

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The overall site will be enhanced with a landscaped bioswale, new trees, and numerous shrubs, woody groundcover, perennials, and landscape features to enhance the outdoor classroom space.

Affirmative finding.

(b) Topographical Alterations:

Alteration to the natural contour of the site shall minimize grading, cut, and fill, and shall take necessary measures to protect against erosion and future instability. Any grade changes shall be in keeping with the general appearance of neighboring developed areas. In areas where more intense levels of development are encouraged, development should seek to take advantage of topographical changes to hide and/or blend new construction into the landscape. Proposed design and construction details for any cut and fill, or retaining walls over 3-feet in height, or any height along the lakeshore, shall be subject to review and approval by the city engineer before receiving approval of the site plan.

Topographical changes were approved under ZP-25-310. **Affirmative finding.**

(c) Protection of Important Public Views:

Not applicable.

(d) Protection of Important Cultural Resources:

Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

Where feasible, the site plan should be so designed as to take advantage of the site's inherent potential to utilize sources of renewable energy including direct sunlight, wind, or running water. The site plan should also incorporate site planning and landscaping decisions intended to minimize energy demand such as siting buildings to maximize solar access or the use of deciduous and coniferous trees to create shade and windbreak.

The landscaping plan has been designed by a professional firm, and assures solar access while enhancing the corner site. **Affirmative finding.**

(f) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Site planning includes installation of a bio-swale, restoration or expansion of lawns and appropriate site plantings. Pervious pavers and permeable materials are included in the plan. The revised plan has met with approval from the Stormwater Engineer. **Affirmative finding.**

(h) Building Location and Orientation:

A shed will be removed, and concrete replaced around the site. No new buildings are proposed. **Affirmative finding.**

(i) Vehicular Access:

No changes are proposed for access. The applicant's intent is to provide walkways that are plowable, which will be done internal to the site. **Affirmative finding.**

(j) Pedestrian Access:

Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the

sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.

A foundational change is the enhancement of inter-connected walkways through the site and around the Living Learning complex. Cross-walk markings are introduced to link walkways and protect pedestrians when circulating near parking areas. **Affirmative finding.**

(k) Accessibility for the Handicapped:

Special attention shall be given to the location and integration of accessible routes, parking spaces, and ramps for the disabled. Special attention shall also be given to identifying accessible access points between buildings and parking areas, public streets and sidewalks. The federal Americans with Disabilities Act Accessibility Guidelines (ADAAG) shall be used as a guide in determining the adequacy of the proposed development in addressing the needs of the disabled.

Remarking several parking spaces as ADA spaces with loading areas was approved under ZP-25-310. The net reduction of 1 parking space was forewarned in the 2023-2028 Joint Institutional Parking Management Plan. **Affirmative finding.**

(l) Parking and Circulation:

Parking areas are existing; as noted, some spaces will be re-marked for ADA access. **Affirmative finding.**

(m) Landscaping, Fences and Retaining Walls:

Fences may be placed within the required setback along a property line, but shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street. Fences placed within a clear sight triangle shall adhere to the standards of Sec. 5.2.6 (c). Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

Reference is made to landscaping plans L 1.0 and L 2.1.

Affirmative finding.

(n) Public Plazas and Open Space:

Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.

Public space should be coordinated with the surrounding buildings without compromising safety and visibility. Public spaces should be surrounded by active uses that generate pedestrian traffic, and connect the space to major activity centers, streets, or corridors.

The intention of this and the prior application is to convert the former daycare playarea into an outdoor classroom; which is a semi-public space. Significant landscaping and site enhancement is included, including new, wider walkways, a bioswale, bicycle parking, new lighting and ADA parking. **Affirmative finding.**

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

See Section 5.5.2, above.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.

The project is a highly designed re-visioning of this corner, creating a highly-functioning, interconnected stream of use that enhances pedestrian circulation, stormwater attenuation, mobility (bike parking and ADA parking access), and utility and landscape improvements. This amendment includes significant additions to the sensory garden area (pod benches, site furnishings) as well as a pergola with tables and seating. **Affirmative finding.**

Part3: Architectural Design Standards

Not applicable.

Article 8: Parking

The prior application included the elimination of one parking space while meeting ADA Compliance for the marking of two ADA spaces. The net loss of one space was included within the approved and adopted 2023-2028 Joint Institutional Parking Management Plan. See below. No further changes to parking are included within this plan.

Table 14 UVM Campus Building Program Data (completed and future)

Project Name	Included in Previous JIPMP	Change in Building Area (gsf)	Associated Change in Parking (spaces)	Estimated Completion
Music Building Recital Hall Addition	Yes	3,942	3	Completed
Jeffords East Lower Lot	Yes		67	
University Heights Road (Southwick)	Yes		5	
Pomeroy Barn & 172 South Prospect Buildings	Yes	-6,067	-3	
New Research Facility for COM (Firestone)	Yes	75,000	-121	
Bioresearch Complex Parking	Yes		153	2023
Hills	No	6,408	1	
Centennial Compound	No		40	
ADA Code Compliance	Yes		-20	2024
284 East Avenue	No		30	
Waterman	No	3,000	-10	
Votey Lot	Yes		-10	
Torrey Hall Addition	Yes	2,860	-6	
Future Student Housing ³	No	100,000	0	2025
Future Additional Parking to Accommodate New Housing	No		200	
Colchester Research Facility Lot 1 Parking ²	Yes		200	
University Road (East Ave to Compound)	Yes		15	
Interfaith Center Parking Lot	Yes		30	
Future Student Housing ³	No	150,000	-25	2026
Future Additional Parking to Accommodate New Housing	No		200	
Villa	No	12,618	-7	
Future Compound Expansion	No		66	
Virtue Field Phase 3	Yes	5,000	0	
Blundell Parking	Yes		5	2027

Affirmative finding.

Part 2: Bicycle Parking

The bike parking pad will be increased slightly from the original ZP-25-310 approval. (28’ x 17’ to 29.5’ x 19.5’.) **Affirmative finding.**

II. Conditions of Approval

1. All conditions of ZP-25-310 not specifically altered in this application shall remain in effect.
2. Standard Permit Conditions 1-15.

UVM Living Learning Exterior Improvements – Existing Site

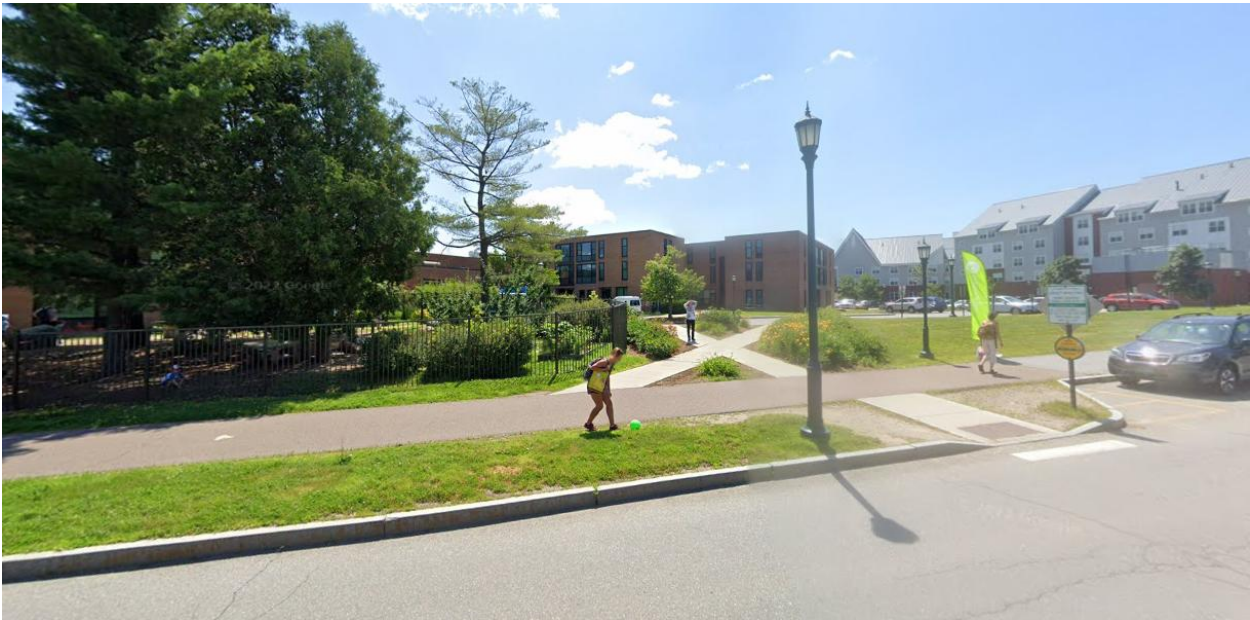
From Main Street Looking South



From University Heights Looking East



From University Heights Looking East

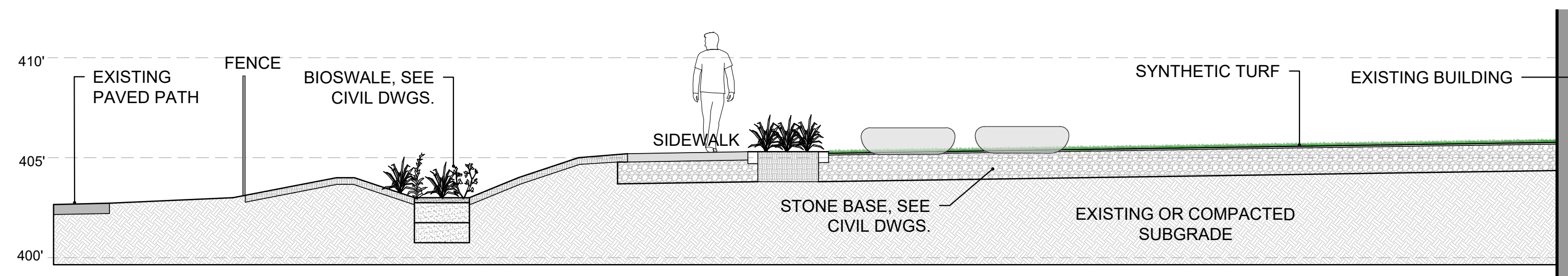


From University Heights Looking East

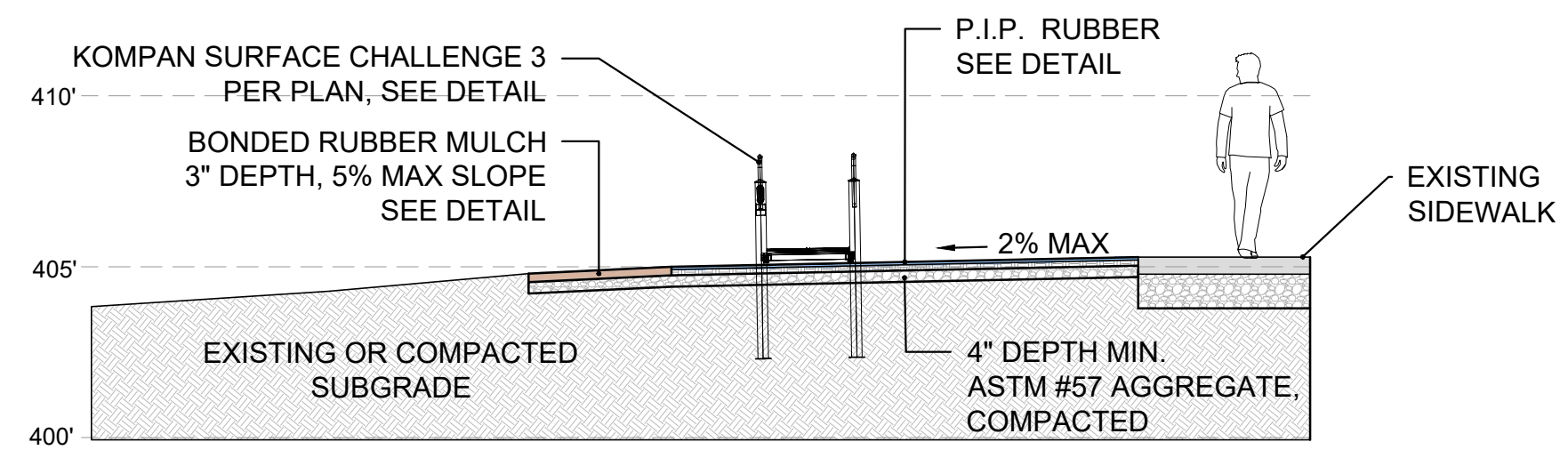


From University Heights Looking Northeast

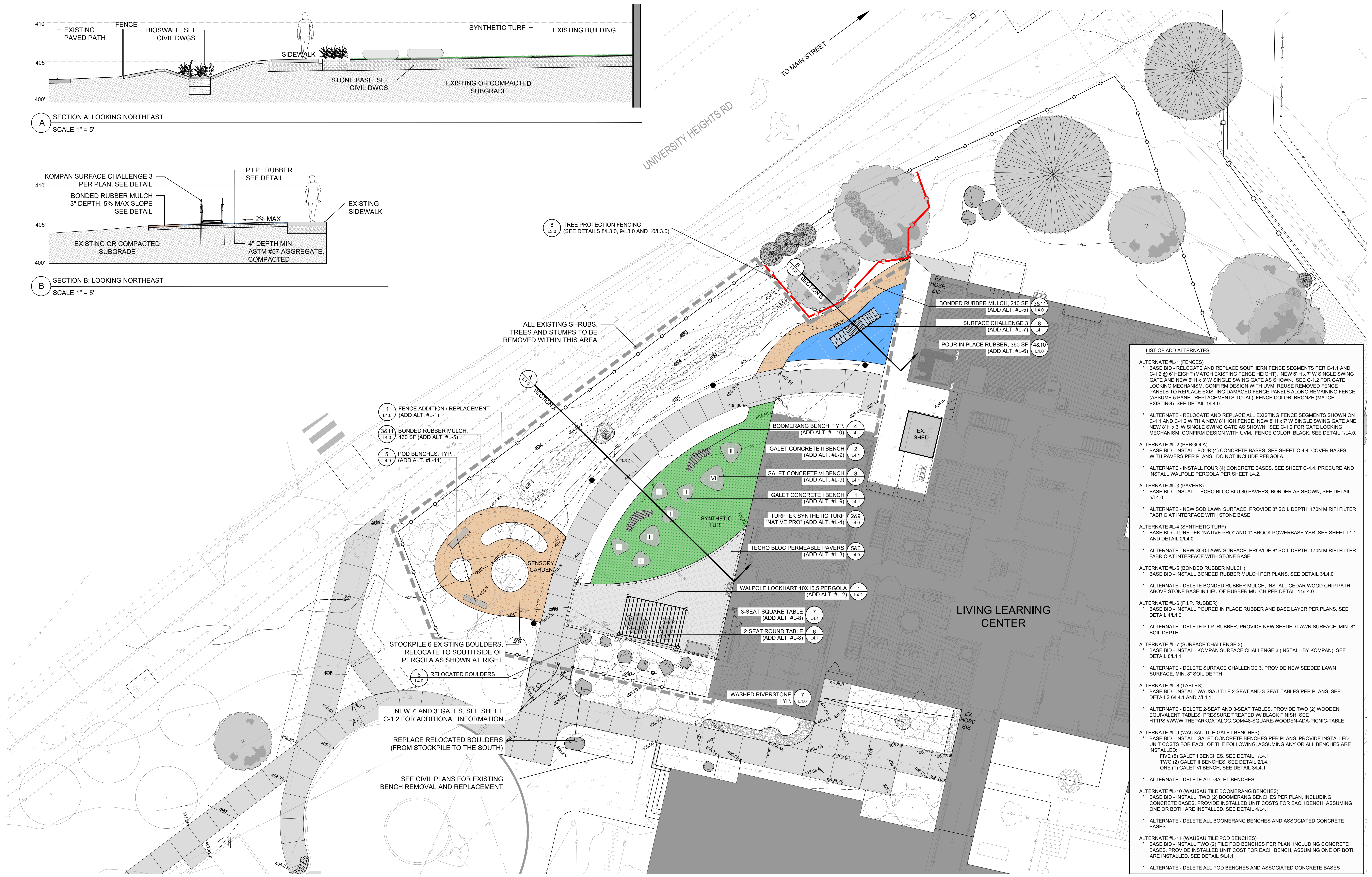




A SECTION A: LOOKING NORTHEAST
SCALE 1" = 5'



B SECTION B: LOOKING NORTHEAST
SCALE 1" = 5'



ALL EXISTING SHRUBS, TREES AND STUMPS TO BE REMOVED WITHIN THIS AREA

- 1 FENCE ADDITION / REPLACEMENT (ADD ALT. #L-1)
- 3&11 BONDED RUBBER MULCH, 460 SF (ADD ALT. #L-5)
- 5 POD BENCHES, TYP. (ADD ALT. #L-11)

- 4 BOOMERANG BENCH, TYP. (ADD ALT. #L-10)
- 2 GALET CONCRETE II BENCH (ADD ALT. #L-9)
- 3 GALET CONCRETE VI BENCH (ADD ALT. #L-9)
- 1 GALET CONCRETE I BENCH (ADD ALT. #L-9)
- 2&9 TURFTEK SYNTHETIC TURF "NATIVE PRO" (ADD ALT. #L-4)
- 5&6 TECHO BLOC PERMEABLE PAVERS (ADD ALT. #L-3)

- 1 WALPOLE LOCKHART 10X15.5 PERGOLA (ADD ALT. #L-2)
- 7 3-SEAT SQUARE TABLE (ADD ALT. #L-8)
- 6 2-SEAT ROUND TABLE (ADD ALT. #L-8)

- 7 WASHED RIVERSTONE TYP. (L4.0)

STOCKPILE 6 EXISTING BOULDERS, RELOCATE TO SOUTH SIDE OF PERGOLA AS SHOWN AT RIGHT

RELOCATED BOULDERS

NEW 7' AND 3' GATES, SEE SHEET C-1.2 FOR ADDITIONAL INFORMATION

REPLACE RELOCATED BOULDERS (FROM STOCKPILE TO THE SOUTH)

SEE CIVIL PLANS FOR EXISTING BENCH REMOVAL AND REPLACEMENT

- LIST OF ADD ALTERNATES**
- ALTERNATE #L-1 (FENCES)**
- * BASE BID - RELOCATE AND REPLACE SOUTHERN FENCE SEGMENTS PER C-1.1 AND C-1.2 @ 6' HEIGHT (MATCH EXISTING FENCE HEIGHT), NEW 6' H x 7' W SINGLE SWING GATE AND NEW 6' H x 3' W SINGLE SWING GATE AS SHOWN. SEE C-1.2 FOR GATE LOCKING MECHANISM, CONFIRM DESIGN WITH UVM. REUSE REMOVED FENCE PANELS TO REPLACE EXISTING DAMAGED FENCE PANELS ALONG REMAINING FENCE (ASSUME 5 PANEL REPLACEMENTS TOTAL), FENCE COLOR: BRONZE (MATCH EXISTING), SEE DETAIL 1/L4.0.
 - * ALTERNATE - RELOCATE AND REPLACE ALL EXISTING FENCE SEGMENTS SHOWN ON C-1.1 AND C-1.2 WITH A NEW 8' HIGH FENCE, NEW 8' H x 7' W SINGLE SWING GATE AND NEW 8' H x 3' W SINGLE SWING GATE AS SHOWN. SEE C-1.2 FOR GATE LOCKING MECHANISM, CONFIRM DESIGN WITH UVM. FENCE COLOR: BLACK. SEE DETAIL 1/L4.0.
- ALTERNATE #L-2 (PERGOLA)**
- * BASE BID - INSTALL FOUR (4) CONCRETE BASES, SEE SHEET C-4.4. COVER BASES WITH PAVERS PER PLANS. DO NOT INCLUDE PERGOLA.
 - * ALTERNATE - INSTALL FOUR (4) CONCRETE BASES, SEE SHEET C-4.4. PROCURE AND INSTALL WALPOLE PERGOLA PER SHEET L4.2.
- ALTERNATE #L-3 (PAVERS)**
- * BASE BID - INSTALL TECHO BLOC BLU 80 PAVERS, BORDER AS SHOWN, SEE DETAIL 5/L4.0.
 - * ALTERNATE - NEW SOD LAWN SURFACE, PROVIDE 8" SOIL DEPTH, 170N MIRIFI FILTER FABRIC AT INTERFACE WITH STONE BASE
- ALTERNATE #L-4 (SYNTHETIC TURF)**
- * BASE BID - TURF TEK "NATIVE PRO" AND 1" BROCK POWERBASE YSR, SEE SHEET L1.1 AND DETAIL 2/L4.0
 - * ALTERNATE - NEW SOD LAWN SURFACE, PROVIDE 8" SOIL DEPTH, 170N MIRIFI FILTER FABRIC AT INTERFACE WITH STONE BASE
- ALTERNATE #L-5 (BONDED RUBBER MULCH)**
- * BASE BID - INSTALL BONDED RUBBER MULCH PER PLANS, SEE DETAIL 3/L4.0
 - * ALTERNATE - DELETE BONDED RUBBER MULCH, INSTALL CEDAR WOOD CHIP PATH ABOVE STONE BASE IN LIEU OF RUBBER MULCH PER DETAIL 11/L4.0
- ALTERNATE #L-6 (P.I.P. RUBBER)**
- * BASE BID - INSTALL POURED IN PLACE RUBBER AND BASE LAYER PER PLANS, SEE DETAIL 4/L4.0
 - * ALTERNATE - DELETE P.I.P. RUBBER, PROVIDE NEW SEEDED LAWN SURFACE, MIN. 8" SOIL DEPTH
- ALTERNATE #L-7 (SURFACE CHALLENGE 3)**
- * BASE BID - INSTALL KOMPAN SURFACE CHALLENGE 3 (INSTALL BY KOMPAN), SEE DETAIL 8/L4.1
 - * ALTERNATE - DELETE SURFACE CHALLENGE 3, PROVIDE NEW SEEDED LAWN SURFACE, MIN. 8" SOIL DEPTH
- ALTERNATE #L-8 (TABLES)**
- * BASE BID - INSTALL WAUSAU TILE 2-SEAT AND 3-SEAT TABLES PER PLANS, SEE DETAILS 6/L4.1 AND 7/L4.1
 - * ALTERNATE - DELETE 2-SEAT AND 3-SEAT TABLES, PROVIDE TWO (2) WOODEN EQUIVALENT TABLES, PRESSURE TREATED W/ BLACK FINISH, SEE [HTTPS://WWW.THEPARKCATALOG.COM/48-SQUARE-WOODEN-ADA-PICNIC-TABLE](https://www.theparkcatalog.com/48-square-wooden-ada-picnic-table)
- ALTERNATE #L-9 (WAUSAU TILE GALET BENCHES)**
- * BASE BID - INSTALL GALET CONCRETE BENCHES PER PLANS. PROVIDE INSTALLED UNIT COSTS FOR EACH OF THE FOLLOWING, ASSUMING ANY OR ALL BENCHES ARE INSTALLED:
FIVE (5) GALET I BENCHES, SEE DETAIL 1/L4.1
TWO (2) GALET II BENCHES, SEE DETAIL 2/L4.1
ONE (1) GALET VI BENCH, SEE DETAIL 3/L4.1
 - * ALTERNATE - DELETE ALL GALET BENCHES
- ALTERNATE #L-10 (WAUSAU TILE BOOMERANG BENCHES)**
- * BASE BID - INSTALL TWO (2) BOOMERANG BENCHES PER PLAN, INCLUDING CONCRETE BASES. PROVIDE INSTALLED UNIT COSTS FOR EACH BENCH, ASSUMING ONE OR BOTH ARE INSTALLED. SEE DETAIL 4/L4.1
 - * ALTERNATE - DELETE ALL BOOMERANG BENCHES AND ASSOCIATED CONCRETE BASES
- ALTERNATE #L-11 (WAUSAU TILE POD BENCHES)**
- * BASE BID - INSTALL TWO (2) TILE POD BENCHES PER PLAN, INCLUDING CONCRETE BASES. PROVIDE INSTALLED UNIT COST FOR EACH BENCH, ASSUMING ONE OR BOTH ARE INSTALLED. SEE DETAIL 5/L4.1
 - * ALTERNATE - DELETE ALL POD BENCHES AND ASSOCIATED CONCRETE BASES

Qty.	Code	Scientific Name	Common Name	Notes	Size
2	AR*	ACER rubrum	Red Maple	Field Locate	2" cal
1	CNP	CHAMAECYPARIS nootkensis 'Pendula'	Weeping Nootka Cypress		5ft
1	CK*	CLADRASTIS kentuckea	Yellowwood	Field Locate	2" cal
4	CMS	CORNUS mas 'Safon Sentinel'	Upright Cornelian Cherry		1.75' cal
1	GDE*	GYNOCCLUS dioicus 'Espresso'	Espresso Kentucky Coffee Tree	Seedless, Field Locate	1.75' cal
1	LMM	MAGNOLIA xloebneri 'Leonard Messel'	Leonard Messel Magnolia		5 B&B
1	MRS	MAGNOLIA stellata 'Royal Star'	Royal Star Magnolia		5 B&B
1	PNS	FRUNUS North Star	North Star Dwarf Tart Cherry		7 gal.
3	MSS	MALUS 'Spring Snow'	Spring Snow Crabapple		2" cal

Qty.	Code	Scientific Name	Common Name	Notes	Size
1	ABB	ARONIA arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry		36" ht.
9	AML	ARONIA melanocarpa 'Low Scape Mound'	Low Scape Mound Black Chokeberry		#3
3	CA	CALICARPA americana	American Beautyberry		36" ht.
5	CSAF	CORNUS sericea 'Arctic Fire'	Arctic Fire Red-Osier Dogwood		#3
11	FG	ROTHERGILLA gardenii	Dwarf Fothergilla		#3
5	HA	HYDRANGEA arborescens	Smooth Hydrangea		#3
1	HPLQF	HYDRANGEA paniculata 'Little Quick Fire'	Little Quick Fire Panicle Hydrangea		#5
19	IV2	ITEA virginica 'Little Henry'	Dwarf Virginia Sweetpire		#3
3	MG	MYRICAGALE	Sweetgale		#3
1	PAN	PICEA abies 'Nidiformis'	Bird's Nest Spruce		#3
1	RPJM	RHODODENDRON P.J.M. Elite	P.J.M. Elite Rhododendron		#6
1	SC	SALIX candida 'Toeberg Alley'	Sageleaf Willow		2 gal.
13	SBK	SYRINGA x Babykim	Babykim Dwarf Korean Lilac		#6
4	SxH	SYMPHORICARPOS x dhenaultii 'Hancock'	Hancock Prostrate Coralberry	3' o.c.	#1
2	VCS	VBURNUM carlesii 'Spice Baby'	Compact Korean spire Viburnum		#6

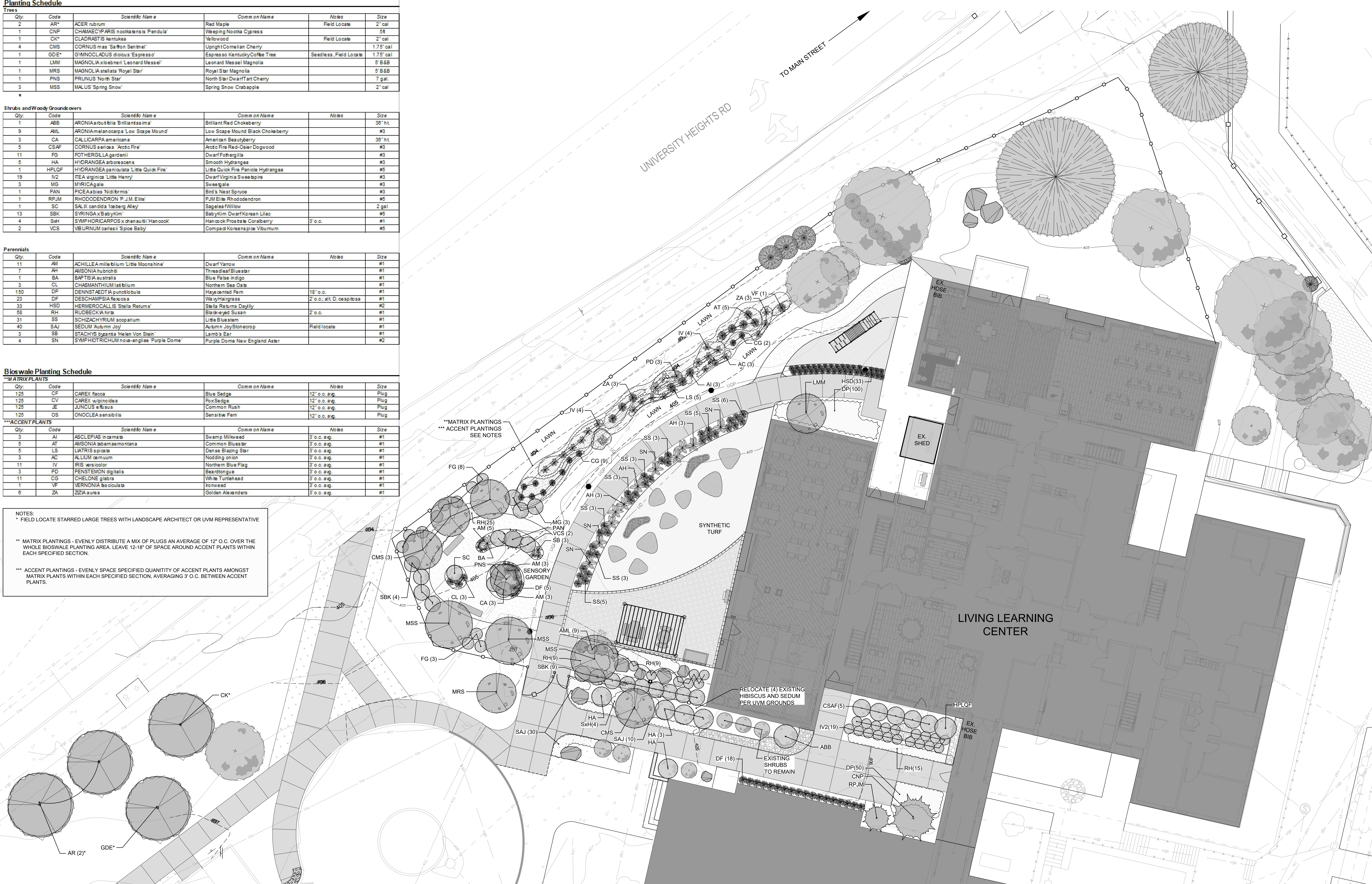
Qty.	Code	Scientific Name	Common Name	Notes	Size
11	AM	ACHILLEA millefolium 'Little Moonshine'	Dwarf Yarrow		#1
7	AH	AMSONIA hubrichtii	Threadleaf Bluestar		#1
1	BA	BAPTISIA australis	Blue False Indigo		#1
3	CL	CHASMANTHIUM latifolium	Northern Sea Oats		#1
150	DP	DENNSTAEDTIA punctilobula	Hayscented Fern	18" o.c.	#1
23	DF	DESCHAMPSIA flexuosa	Wavy Hairgrass	2' o.c.; alt. D. oespitosa	#1
33	HSD	HEMEROCALLIS 'Stella Returns'	Stella Returns Daylily		#2
58	RH	RUDBECKIA hirta	Black-eyed Susan	2' o.c.	#1
31	SS	SCHIZACHYRIUM scoparium	Little Bluestem		#1
40	SAJ	SEDUM 'Autumn Joy'	Autumn Joy Stonecrop	Field locate	#1
3	SB	STACHYS byzantina 'Helen Von Stein'	Lamb's Ear		#1
4	SN	SYMPHOTRICHUM nova-angliae 'Purple Dome'	Purple Dome New England Aster		#2

Bioswale Planting Schedule

Qty.	Code	Scientific Name	Common Name	Notes	Size
125	CF	CAREX flacca	Blue Sedge	12" o.c. avg.	Plug
125	CV	CAREX vulpinoidea	Fox Sedge	12" o.c. avg.	Plug
125	JE	JUNCUS effusus	Common Rush	12" o.c. avg.	Plug
125	OS	ONOCLEA sensibilis	Sensitive Fern	12" o.c. avg.	Plug

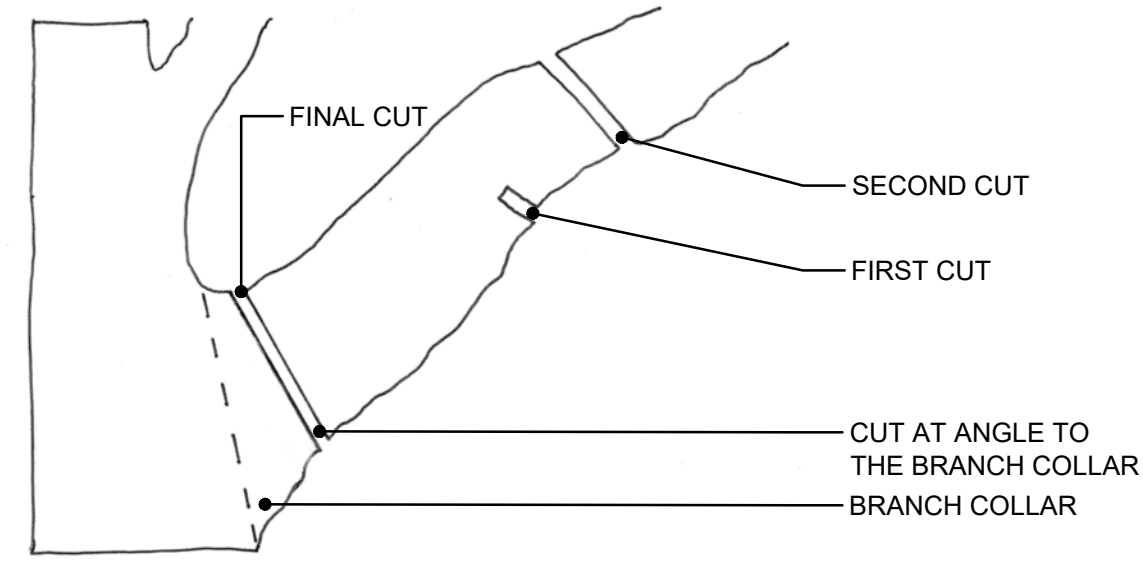
Qty.	Code	Scientific Name	Common Name	Notes	Size
3	AI	ASCLEPIAS incarnata	Swamp Milkweed	3' o.c. avg.	#1
5	AT	AMSONIA tabernaemontana	Common Bluestar	3' o.c. avg.	#1
5	LS	LATRIS spicata	Dense Blazing Star	3' o.c. avg.	#1
3	AC	ALLIUM oerumum	Nodding Onion	3' o.c. avg.	#1
11	IV	IRIS versicolor	Northern Blue Flag	3' o.c. avg.	#1
3	PD	PENSTEMON digitalis	Beardtongue	3' o.c. avg.	#1
11	CG	CHELONE glabra	White Turtlehead	3' o.c. avg.	#1
1	VF	VERNONIA bicolorata	Ironweed	3' o.c. avg.	#1
6	ZA	ZIZIA aurea	Golden Alexanders	3' o.c. avg.	#1

NOTES:
 * FIELD LOCATE STARRED LARGE TREES WITH LANDSCAPE ARCHITECT OR UVM REPRESENTATIVE
 ** MATRIX PLANTINGS - EVENLY DISTRIBUTE A MIX OF PLUGS AN AVERAGE OF 12" O.C. OVER THE WHOLE BIOSWALE PLANTING AREA. LEAVE 12-18" OF SPACE AROUND ACCENT PLANTS WITHIN EACH SPECIFIED SECTION.
 *** ACCENT PLANTINGS - EVENLY SPACE SPECIFIED QUANTITY OF ACCENT PLANTS AMONGST MATRIX PLANTS WITHIN EACH SPECIFIED SECTION, AVERAGING 3' O.C. BETWEEN ACCENT PLANTS.



TREE PRUNING NOTES:

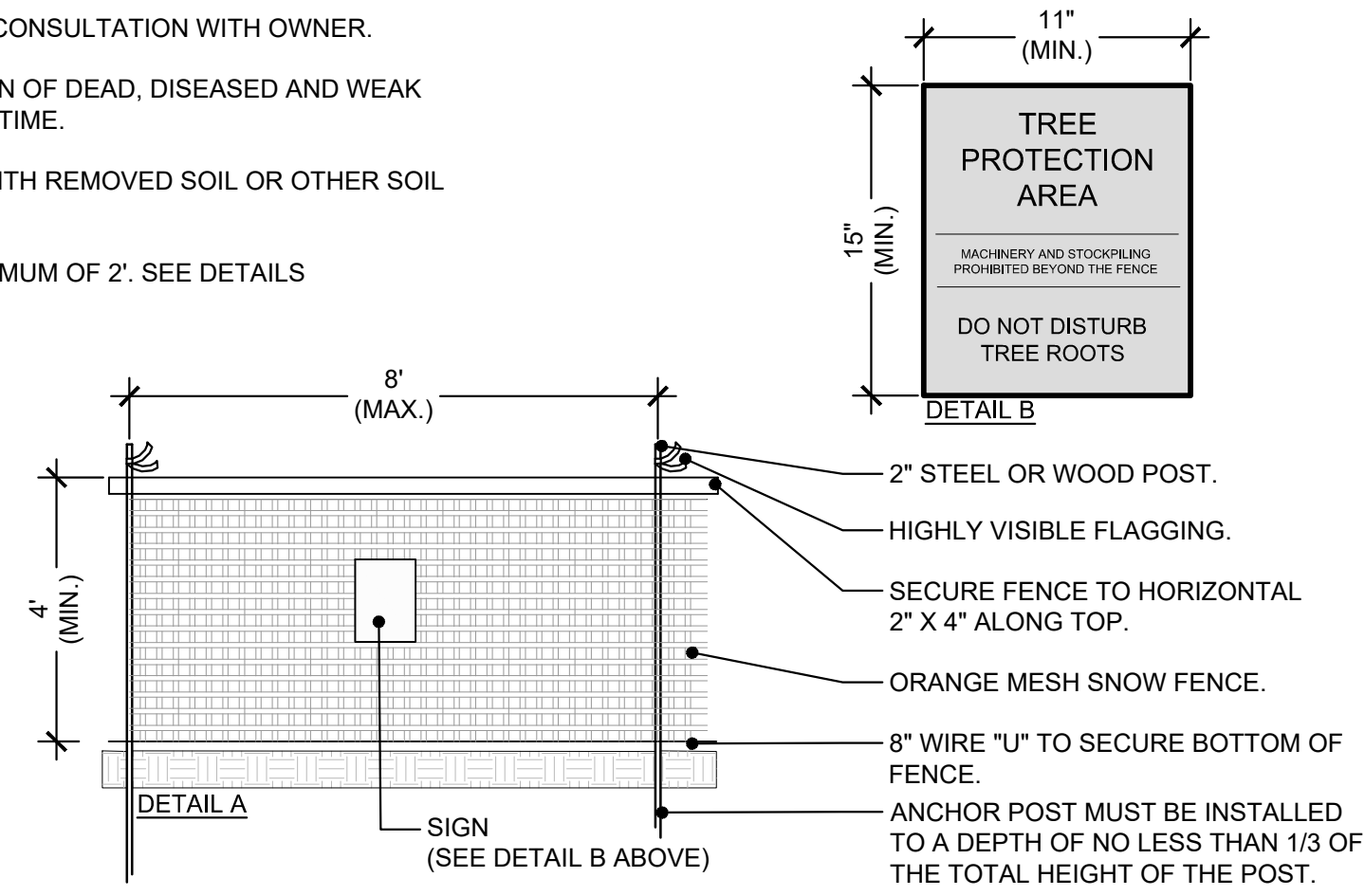
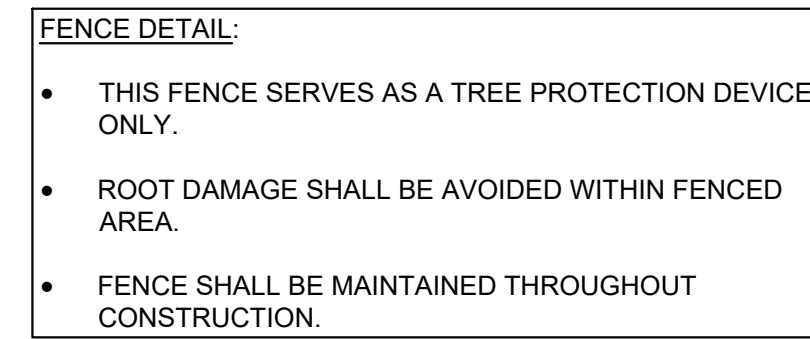
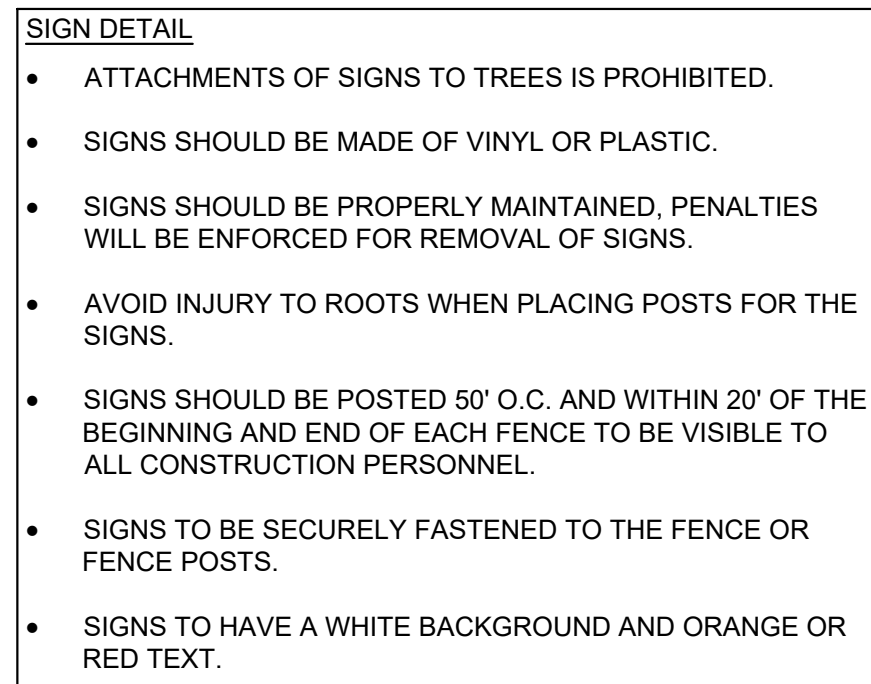
- REFER TO ANSI A300 (Part 1, MOST UPDATED VERSION) PRUNING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- WORK SHOULD BE PERFORMED BY A **CERTIFIED ARBORIST** OR **PROFESSIONAL TREE COMPANY**.
- AVOID DAMAGING BARK AND OTHER LIVING TISSUE THROUGHOUT THE PRUNING PROCESS.
- MAKE SURE PRUNING TOOLS ARE SHARP.
- MAKE CLEAN CUT AS CLOSE TO THE BRANCH COLLAR AS POSSIBLE. DO NOT LEAVE A STUB.
- REDUCE THE SIZE OF THE BRANCH FOR A BETTER CUT.
- THE FIRST AND SECOND CUTS SHOULD BISECT THE ANGLE BETWEEN ITS BRANCH BARK RIDGE AND AN IMAGINARY LINE PERPENDICULAR TO THE BRANCH OR STEM.
- NOT MORE THAN 25% OF GROWTH SHOULD BE REMOVED FROM A CANOPY DURING A GROWING SEASON.



10 TREE PRUNING ILLUSTRATION
L3.0 NTS

TREE PROTECTION NOTES:

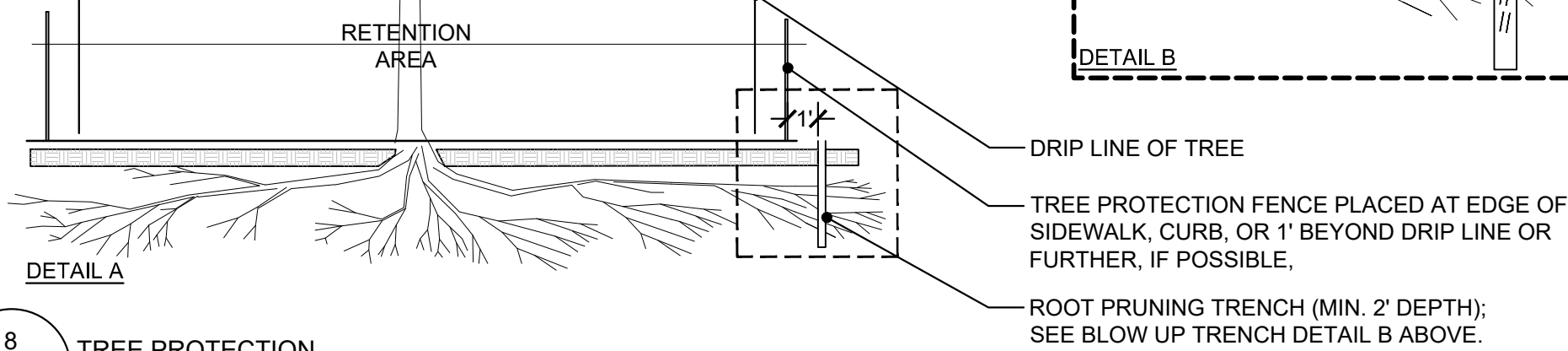
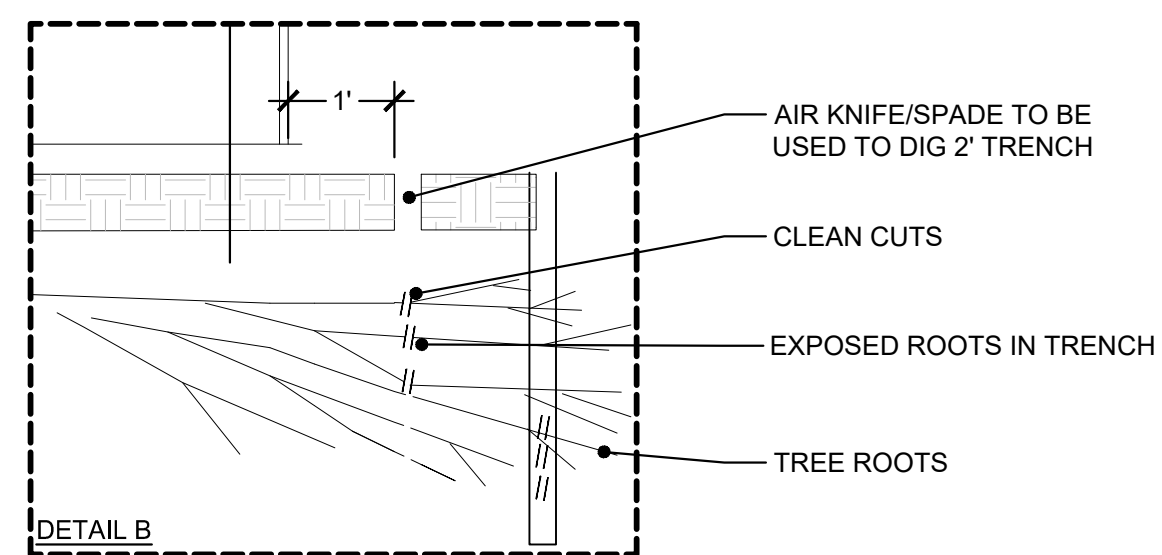
- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL TREE PRESERVATION MEASURES MUST BE IMPLEMENTED.
- CONTRACTOR CHOSEN FOR THIS WORK WILL BE AN EXPERIENCED TREE SERVICE FIRM THAT HAS SUCCESSFULLY COMPLETED TREE PROTECTION, ROOT PRUNING, AND TRIMMING WORK, SIMILAR TO THAT REQUIRED FOR THIS PROJECT.
- PRIOR TO CONSTRUCTION SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK. CONTACT DIG SAFE TWO FULL BUSINESS DAYS BEFORE PLANTING. (48 HOUR MIN.)
- PRIOR TO THE SITE VISIT ALL TREE PRESERVATION AREAS SHALL BE STAKED OUT ON SITE BY SURVEY.
- TREE PROTECTION FENCING SHALL REMAIN INTACT THROUGHOUT ALL CONSTRUCTION ACTIVITY.
- THERE WILL BE NO EXCAVATION FOR PROPOSED SITE WORK WITHIN FENCED AREA.
- NO MATERIALS OR EQUIPMENT SHALL BE STORED, STOCKPILED OR OPERATED WITHIN TREE PROTECTION AREAS.
- TREE PROTECTED AREAS WILL BE LEFT AS NATURAL AS POSSIBLE.
- IN AREAS OF EXCAVATION NEAR TREE, IDENTIFY AND CUT ROOTS IN CONSULTATION WITH OWNER.
- REMOVE POORLY ATTACHED AND RUBBING LIMBS. CLEAN THE CROWN OF DEAD, DISEASED AND WEAK LIMBS. THINNING OF HEALTHY LIMBS IS NOT RECOMMENDED AT THIS TIME.
- ANY NECESSARY TRENCHING SHALL BE IMMEDIATELY BACKFILLED WITH REMOVED SOIL OR OTHER SOIL MIX AS DESCRIBED IN CONTRACT SPECIFICATIONS.
- AN AIR SPADE/AIR KNIFE IS TO BE USED TO EXCAVATE DOWN TO MINIMUM OF 2'. SEE DETAILS



9 TREE PROTECTION FENCE
L3.0 NTS

ROOT PRUNING TRENCH NOTES:

- USE AN AIR SPADE/AIR KNIFE TO DIG THE 2' TRENCH AND EXPOSE THE ROOTS.
- EXPOSED ROOTS SHOULD BE CUT WITH A SAW OR LOPPERS TO MAKE A CLEAN SMOOTH CUT, NOT TORN OR RIPPED.
- MULCH EXPOSED ROOTS DURING THE CUTTING PROCESS TO KEEP FROM DRYING OUT.
- BACKFILL TRENCH WITH MIXTURE OF TOPSOIL AND COMPOST AS PER CONTRACT SPECIFICATIONS.



8 TREE PROTECTION
L3.0 NTS

GENERAL PLANTING NOTES:

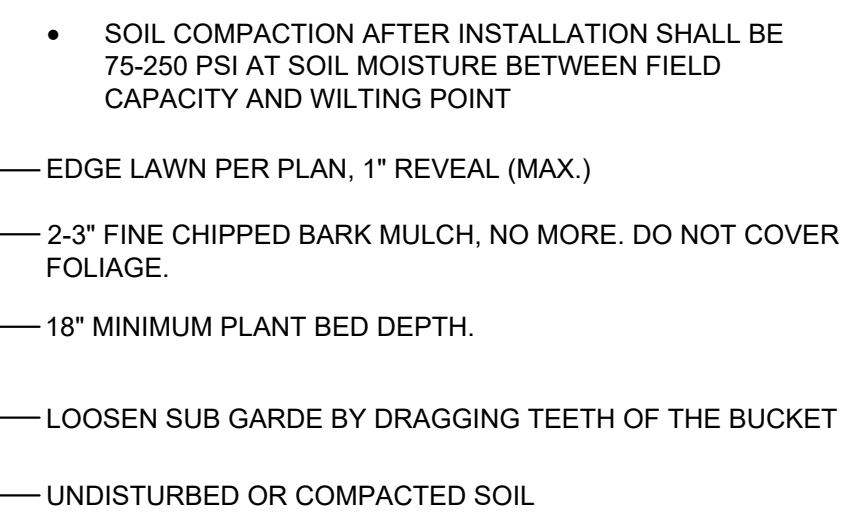
- THE LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK. CONTACT DIG SAFE TWO FULL BUSINESS DAYS BEFORE PLANTING. (48 HOUR MIN.)
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. THE PLAN QUANTITIES SHALL ALWAYS SUPERCEDE THE PLANT LIST.
- ALL PLANT MATERIAL SHALL CONFORM AND BE INSTALLED TO THE GUIDELINES ESTABLISHED BY THE CURRENT ANSI Z60.1.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE AMENDED PLANTING SOIL AS PER THE CONTRACT DRAWINGS. SOIL DEPTH SHOULD BE AS LISTED BELOW. EXISTING SOIL ON SITE WHICH MEETS THE CONTRACT SPECIFICATIONS MAY BE USED. REMOVE SUB GRADE AND OTHER GRAVEL FILL IN PLANTING AREAS ON SITE.
 - SEE SHEET L2.1
- PLANTS SHALL BE INSTALLED SUCH THAT THE ROOT FLARE IS AT OR SLIGHTLY ABOVE FINAL GRADE (DUE TO NURSERY PRACTICES THIS MAY REQUIRE REMOVING SOIL FROM THE TOP OF THE ROOT BALL TO LOCATE THE ROOT FLARE).
- ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE FLAGGED FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
- LANDSCAPE ARCHITECT MAY REQUIRE ALL PLANTS BE SPRAYED WITH AN ANTIDESSICANT WITHIN 24 HOURS AFTER PLANTING. IN TEMPERATE ZONES, ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
- STAKING PLANTS IS AT THE DISCRETION OF THE LANDSCAPE CONTRACTOR. ONLY STAKE PLANTS IN THE MANNER SPECIFIED IN THE PLANTING DETAILS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.

PLANT SPACING CHART

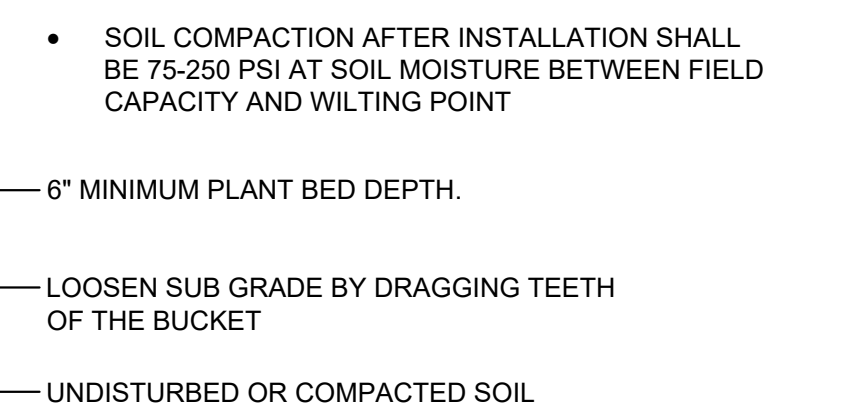
Spacing 'D'	Row 'A'	Number of Plants	Area Unit
6" O.C.	5.2'	4.61	1 SQ. FT.
8" O.C.	6.93"	2.6	
10" O.C.	8.66"	1.66	
12" O.C.	10.4"	1.15	
15" O.C.	13.0"	7.38	10 SQ. FT.
18" O.C.	15.6"	5.12	
24" O.C.	20.8"	2.91	
30" O.C.	26.0"	1.55	
36" O.C.	30.0"	1.25	100 SQ. FT.
4" O.C.	3.46'	7.25	
5" O.C.	4.38'	4.61	
6" O.C.	5.2'	3.2	
8" O.C.	6.93"	1.8	1000 SQ. FT.
10" O.C.	8.66"	1.16	
12" O.C.	10.4'	8	
15" O.C.	13.0'	5	
20" O.C.	17.3'	2.88	10,000 SQ. FT.
25" O.C.	21.65'	1.85	
30" O.C.	26.0'	1.29	
40" O.C.	34.6'	7.22	

O.C. = ON CENTER FOR USE WHEN PLANTS ARE SHOWN EQUIDISTANT FROM EACH OTHER (AS SHOWN) PLANT SPACING CHART

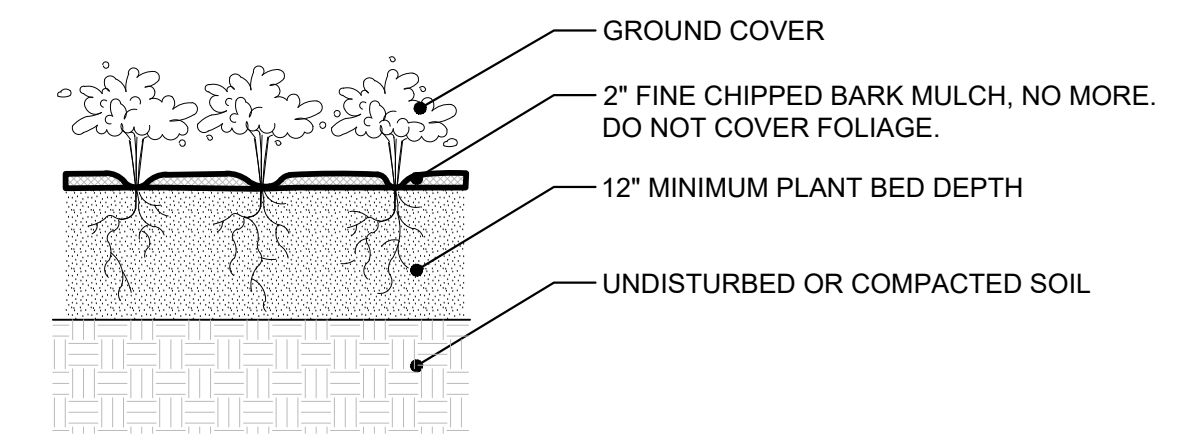
7 PLANT SPACING CHART DETAIL
L3.0 NTS



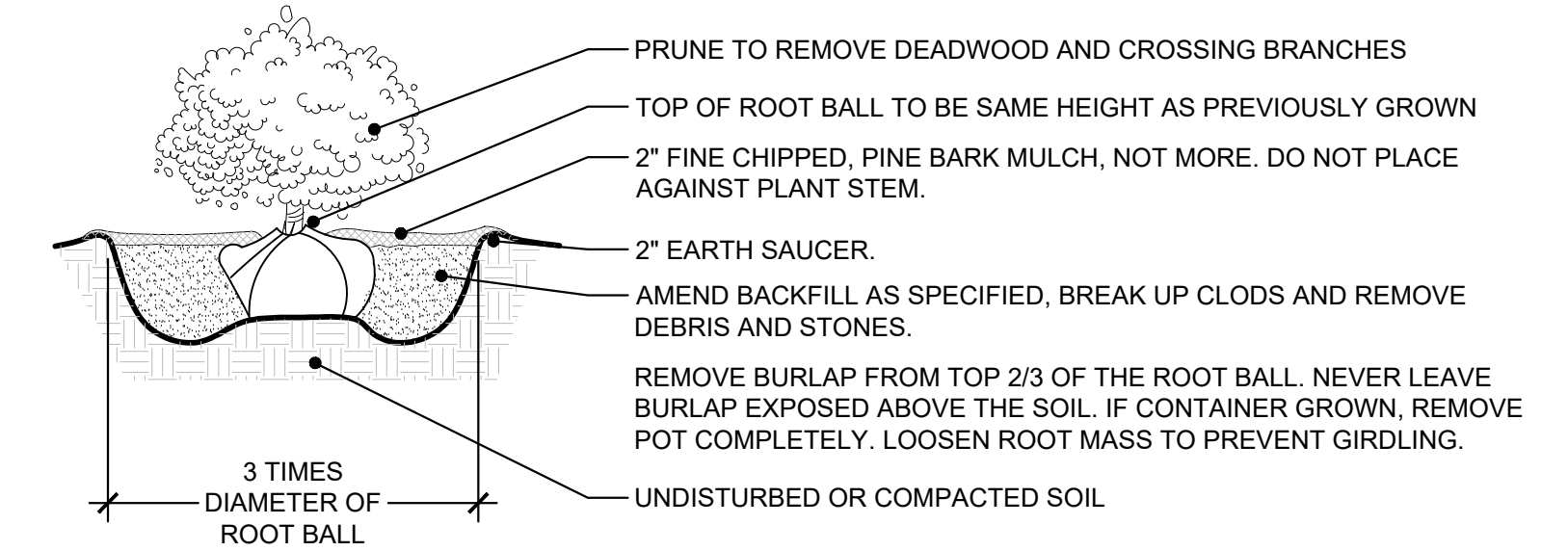
6 PLANT BED
L3.0 NTS



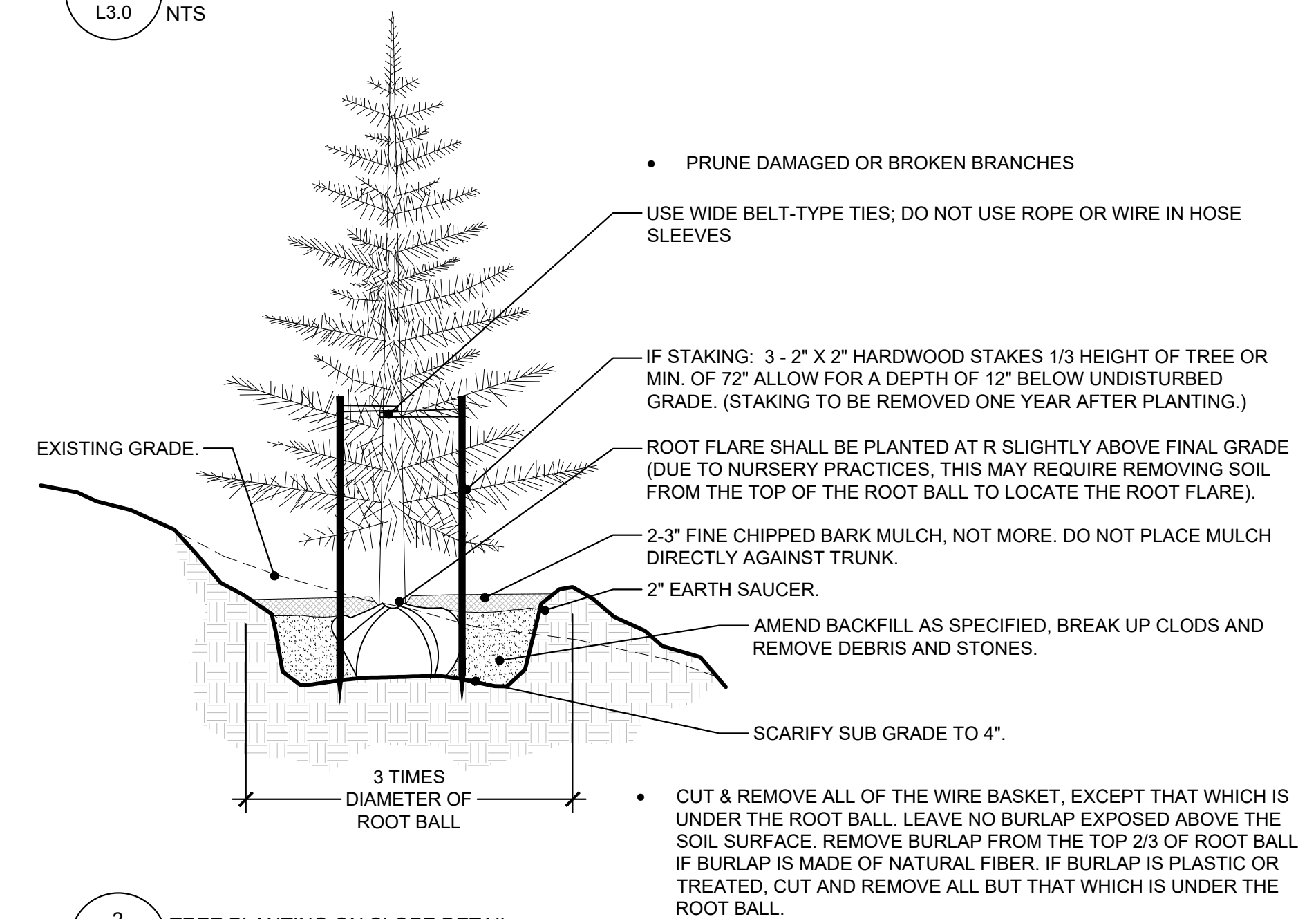
5 LAWN & SEEDING AREA
L3.0 NTS



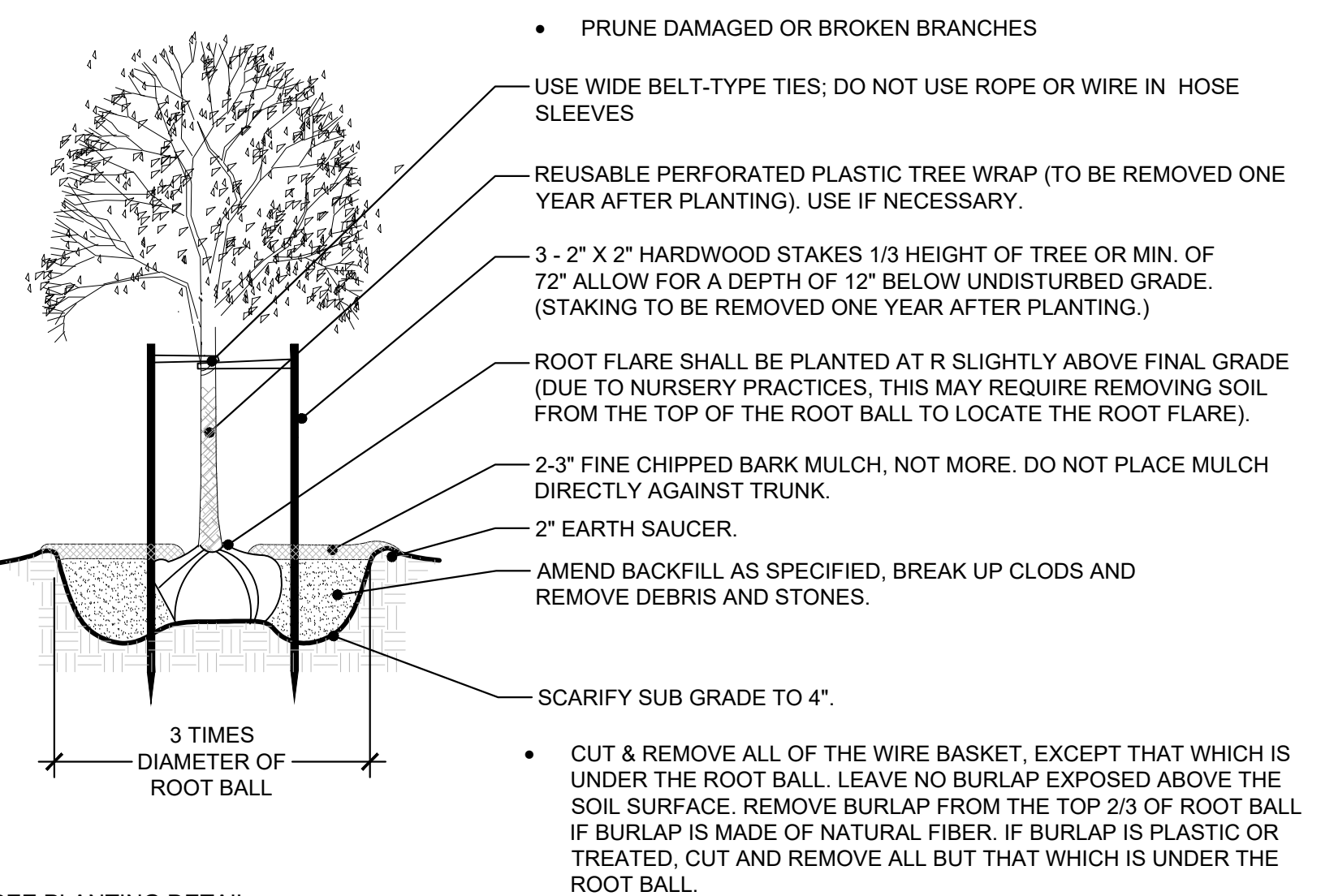
4 GROUNDCOVER PLANTING
L3.0 NTS



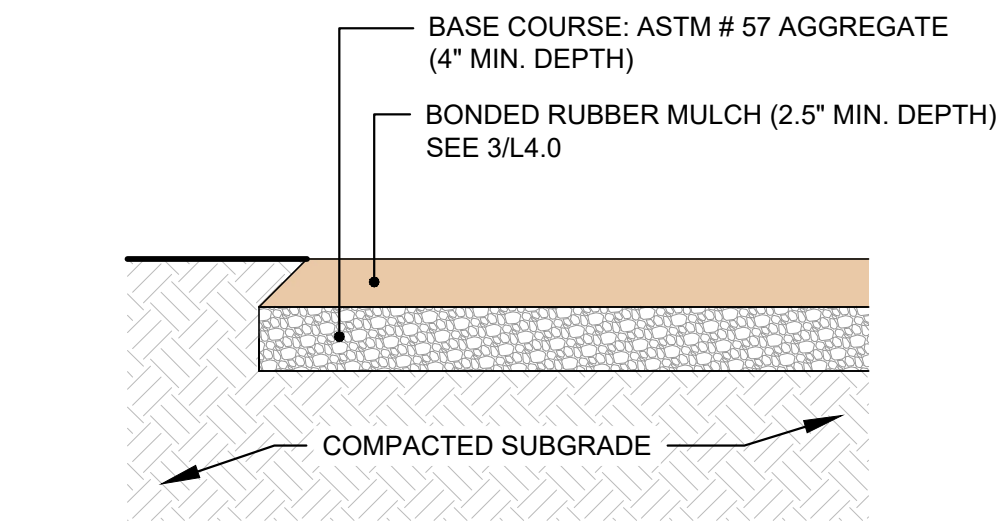
3 SHRUB PLANTING
L3.0 NTS



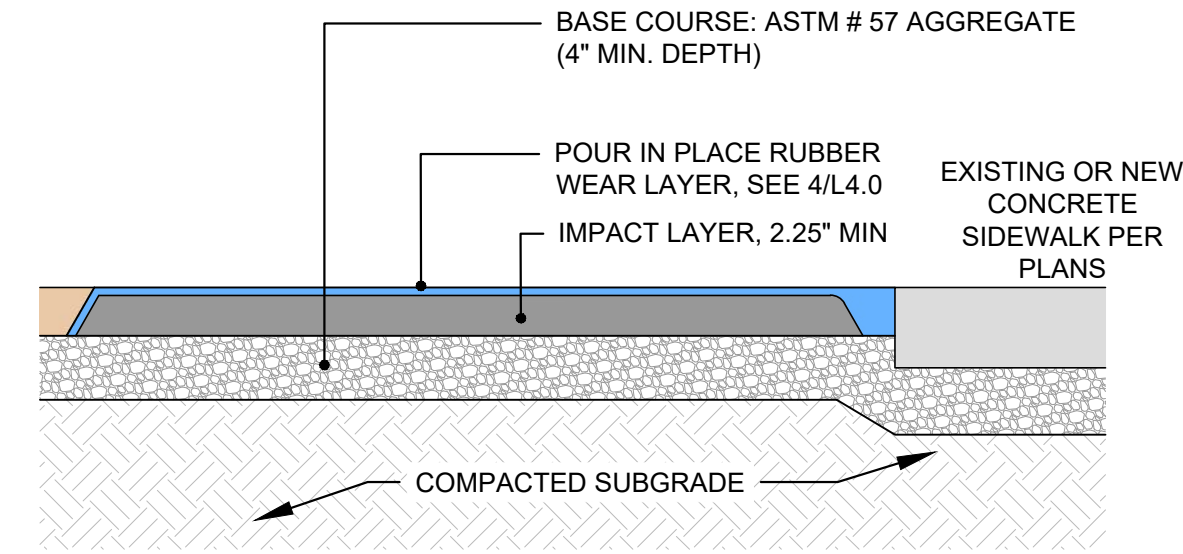
2 TREE PLANTING ON SLOPE DETAIL
L3.0 NTS



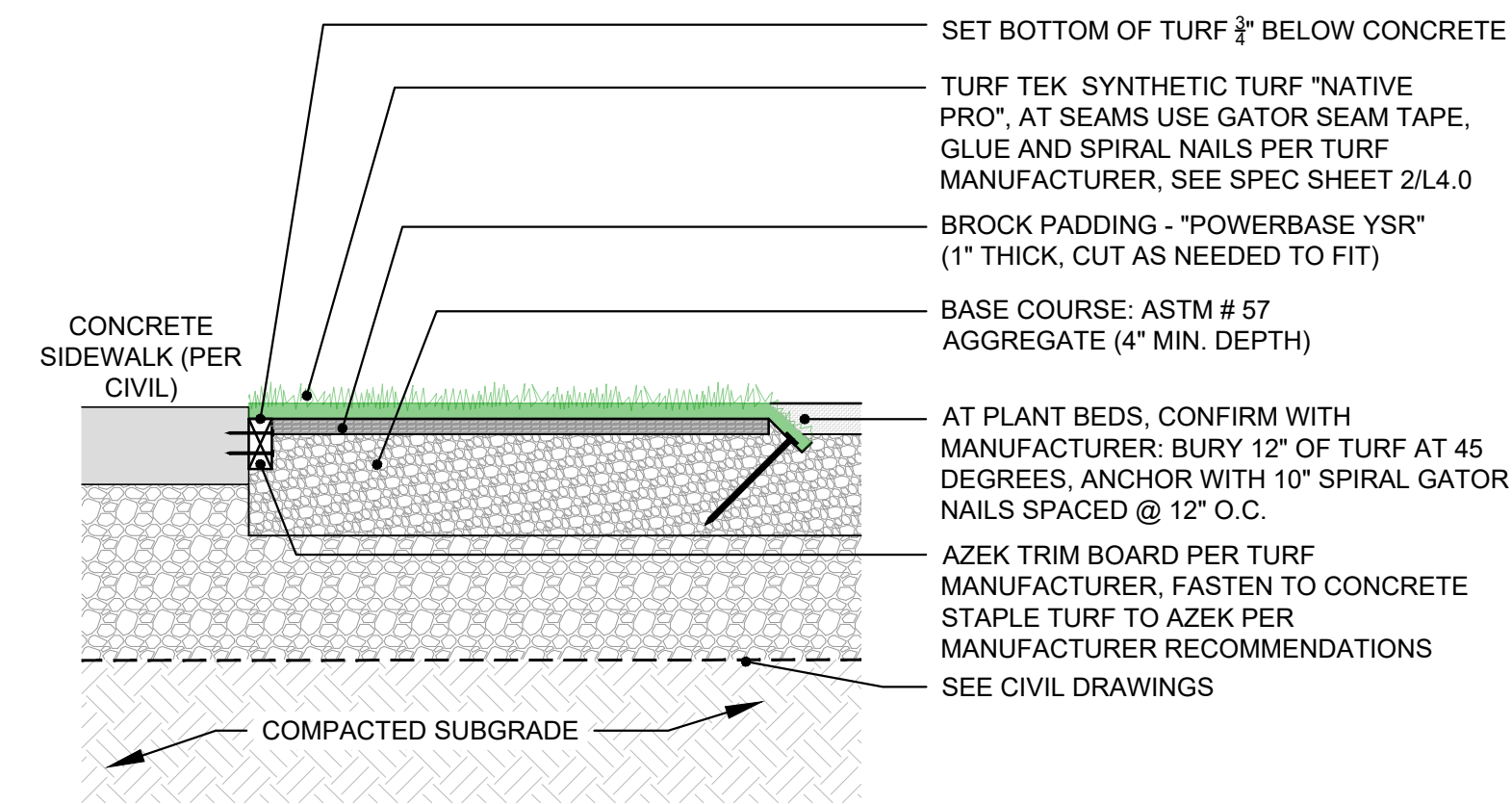
1 TREE PLANTING DETAIL
L3.0 NTS



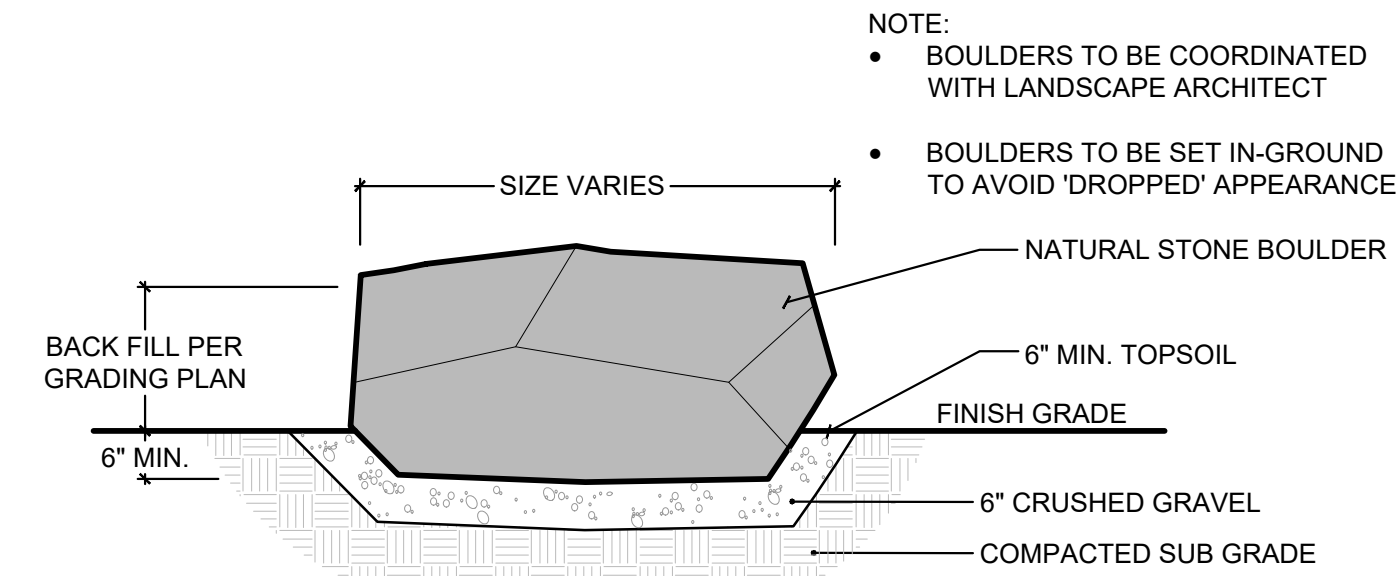
11 SURFACE EDGE CONDITIONS SECTION
SCALE: 1" = 1"



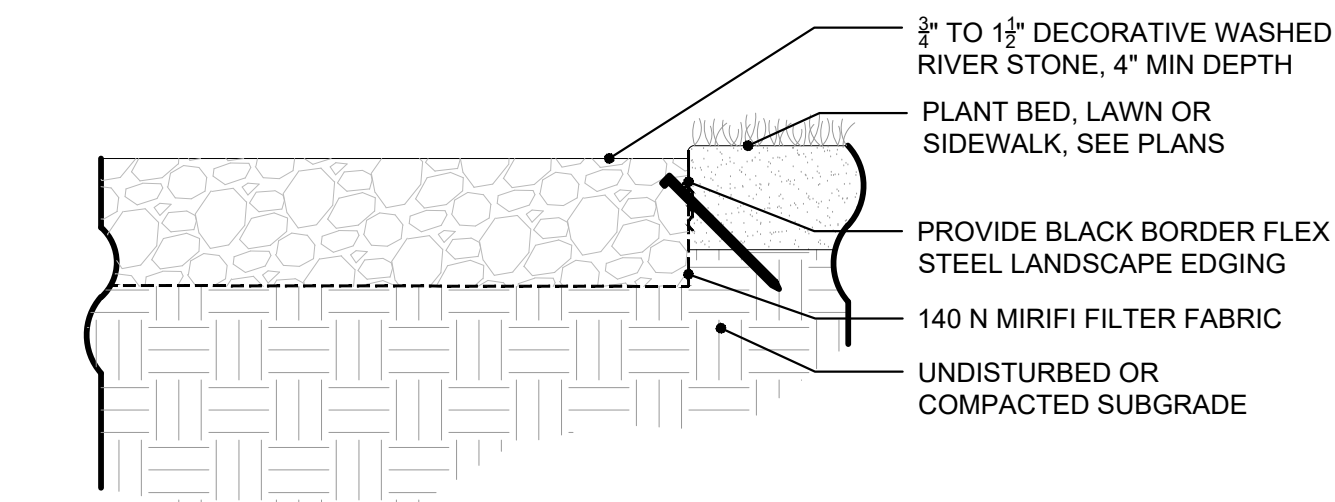
10 SURFACE EDGE CONDITIONS SECTION
SCALE: 1" = 1"



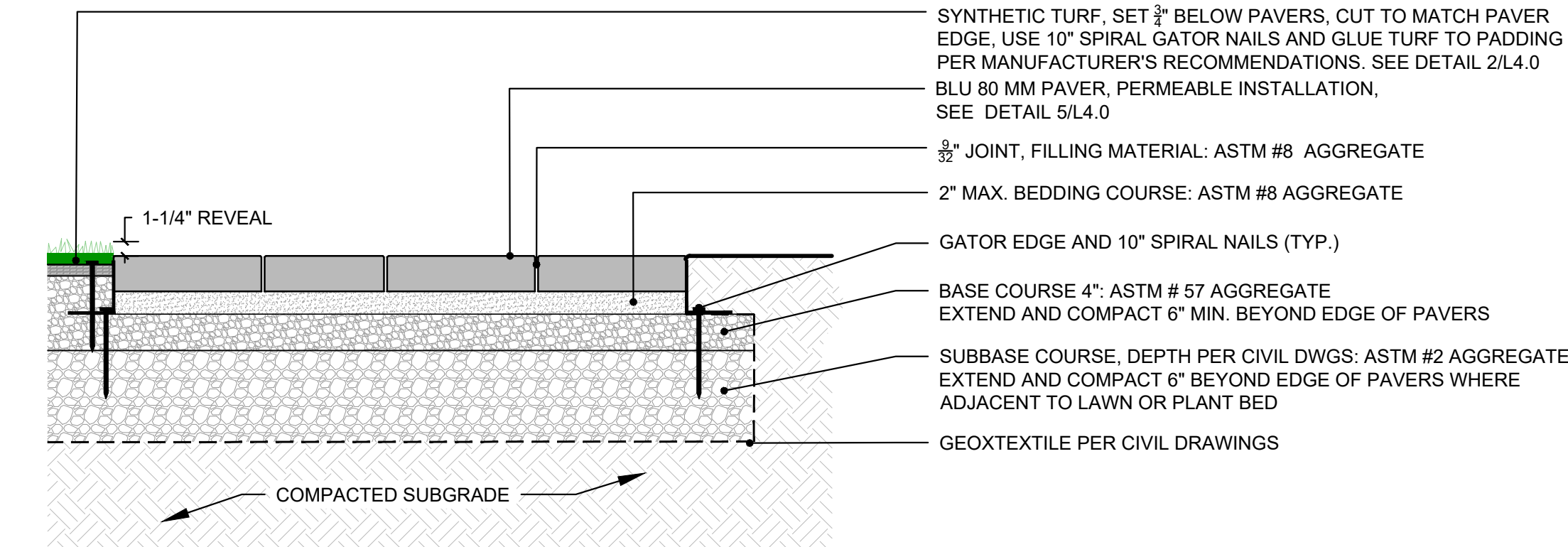
9 SURFACE EDGE CONDITIONS SECTION
SCALE: 1" = 1"



8 RELOCATED BOULDER
SCALE: 1" = 1"



7 WASHED RIVERSTONE
SCALE: 1" = 1"



6 SURFACE EDGE CONDITIONS SECTION
SCALE: 1" = 1"

BLU 80 mm
DESCRIPTION: Paver TEXTURE: Slate and HD Slate

Specifications per pallet	Imperial	Metric
Product dimension (L x W x H)	13" x 13" x 3/8"	330 x 330 x 9.5
Product dimension (L x W x H)	13" x 13" x 3/8"	330 x 330 x 9.5
Product dimension (L x W x H)	13" x 13" x 3/8"	330 x 330 x 9.5
Cubing	84.96 SF	7.80 m ²
Approx. Weight	3,240 lbs	1,472 kg
Number of rows	6	6
Coverage per row	14.00 ft	4.27 m
Lin. coverage per row	9.75 lin. ft	2.97 lin. m

NOTES:
See page 8 for icons description.
See page 19 for more information about applications.
See page 66 to 69 for more technical information. When used in a permeable pavement application, see page 65 to 67 for more technical information.
*HD Slate is only available in USA.

JOINT WIDTH (Max 1/2" min)
% OF SURFACE OPENING: 4.6%
INSTALLATION RATE: 37.5 sq ft (3.47 m²)
*For permeable applications, the installation should be combined with the 1/2" x 1/2" modular pattern. A min. of 4.6% opening surface requires 75% of 1/2" x 1/2" and 25% of 1/2" x 1/2".

USE 6 1/2" X 13" PAVERS PLACED LENGTHWISE FOR THE PAVER BORDER PER SHEET L1.1 (APPROX. 135 LF)

5 TECO BLOC PERMEABLE PAVERS (ADD ALT. #4)
SCALE: 1" = 1"

NOTES:
1. POUR IN PLACE RUBBER SURFACING TO BE: MANUFACTURER: NO FAULT SURFACES
DEPTH: 2.25" (2" MINIMUM) IMPACT ABSORBING LAYER
TOP COLOR: 60% SIGNAL GREEN, 20% EGGHELL/CREAM, 20% YELLOW (SEE COLOR COMBINATION AT RIGHT, CONFIRM WITH UVM)

NO FAULT Safety Surface

1-866-NFSPORT | www.nofault.com

Standard Color Blends

- Recycled & Environmentally Friendly
- Seamless & Accessible
- Porous & Slip Resistant
- Resists / Tear Resistant
- Customizable Design
- Clean / Non-Toxic

Added Values

- Superior Customer Service
- Proven Durability
- IFEMA Certified
- ASTM, CPSC & LEED Compliant
- ADA Accessible
- Experienced Craftsmanship
- Factory Warranty
- Reduced Maintenance Cost
- Enhanced Safety

Available Colors for No Fault Safety Surface

4 POURED IN PLACE RUBBER SURFACING (ADD ALT. #L-6)
SCALE: 1" = 1"

NOTES:
1. BONDED RUBBER MULCH SURFACING TO BE: MANUFACTURER: NO FAULT SURFACES
DEPTH: 2.25" (2" MINIMUM)
COLOR: TERRA COTTA

2. INSTALL PER MANUFACTURER'S SPECIFICATIONS

NO FAULT Rubber Mulch

1-866-NFSPORT | www.nofault.com

Bonded Rubber Mulch Applications

- Playgrounds
- Discourte Theme Environments
- Looping Paths / Walking Trails
- Landscapes and Tree Wells
- County and District
- Commercial & Residential

Added Values

- IFEMA Certified
- ASTM & ADA Compliant
- Excellent Fall Protection
- Low Maintenance
- Factory Warranty

Available Colors for Bonded Rubber Mulch

3 BONDED RUBBER MULCH SURFACING (ADD ALT. #L-6)
SCALE: 1" = 1"

Turf Tek DIRECT NATIVE

1-866-637-7678 | www.nofault.com

NOTES:
1. INCLUDE AND APPLY SAND PER MANUFACTURER RECOMMENDATIONS
2. TAPE, GLUE AND/OR NAIL SEAMS PER MANUFACTURER RECOMMENDATIONS
SEE SHEET L1.1 FOR LAYOUT

Our premiere turf. This proprietary blend is only offered by Turf Tek and is specifically made for the Northeast to be a new benchmark in synthetic landscape turf. Lush height combined with the custom blend of field green, apple and tan yarns and thatch give this style the most luxurious look and feel.

Face Weight	86 oz
Total Weight	111 oz
Pile Height	2"
Yarn Color	Field, Apple, Tan
Thatch Color	Green, Tan
Tufting Gauge	3/8"
Primary Backing	Double PP, 7oz/yd ²
Secondary Backing	Urethane, 18oz/yd ²
Yarn Shape	C, Omega, D
Fiber Type	Polyethylene, PP Thatch
Fiber Mass	11667 denier 6111 denier
Water Permeability	78.74 in. / hr.
Flammability Test	Pass
Roll Width(s)	15 ft or 76"

Features & Characteristics

- Color Fade Resistant
- IFEMA Certified
- ASTM & ADA Compliant
- Excellent Fall Protection

Added Values

- Color Fade Resistant
- IFEMA Certified
- ASTM & ADA Compliant
- Excellent Fall Protection

631-651-5777 | ttdirect.com

2 TURF TEK SYNTHETIC TURF "NATIVE PRO" (ADD ALT. #L-4)
SCALE: 1" = 1"
NOTE: SEE SHEET L1.1 FOR TURF CUT DIAGRAM. CONSULT MANUFACTURER FOR INSTALLATION QUESTIONS.

MONTAGE II" INDUSTRIAL ORNAMENTAL STEEL FENCE

1-866-637-7678 | www.nofault.com

MONTAGE II" 2-RAIL PANELS | 4" AIR GAP

STANDARD BOTTOM | 8' PANEL LENGTH (82.625' / 91.5' actual width) | 19 / 20 PICKETS PER PANEL

PANEL	ITEM NUMBER	WEIGHT	STOCKING
3'	2H8 @ 203481	77 / 83 lbs	⊙
3 1/2'	2H8 @ 204081	85 / 92 lbs	⊙
4'	2H8 @ 20468	94 lbs	⊙
5'	2H8 @ 20588	110 lbs	⊙
6'	2H8 @ 20708	127 lbs	⊙
7'	2H8 @ 20828	144 / 155 lbs	⊙
8'	2H8 @ 20948	160 / 172 lbs	⊙

BASE BID 6' 2H8 @ 20708F 127 lbs ⊙
ALT. BID 8' 2H8 @ 20948F 160 / 172 lbs ⊙


NOTES:
MATCH EXISTING STEEL PLATED SQUARE POSTS FOR NEW/REPLACEMENT POSTS. INSTALL POSTS PER CIVIL DRAWINGS, SHEET C-4.1

TO PLACE YOUR ORDER CALL 888-333-3422 | VISIT AMERISTARPERIMETER.COM

1 FENCE (ADD ALT. #L-1 (6' AND 8' HEIGHTS))
SCALE: 1" = 1"
NOTE: SEE SHEET C-1.2 FOR GATE AND LOCK INFORMATION

PRODUCT NOTES:
 PRODUCT: SURFACE CHALLENGE 3
 MANUFACTURER: KOMPAN
 SIZE: 3' 4" LENGTH, 14' 2" WIDTH, 3' 5" HEIGHT
 COLOR: ANTHRACITE GREY
 INSTALLATION BY KOMPAN, CONTACT MATT COLLARD (MATCOL@KOMPAN.COM)

Surface Challenge 3
 FSV24



Item no. FSV22400-0902

General Product Information

Dimensions LxWxH 3'4"x14'2"x3'5"

Age group 13+

Play capacity (Users) 5

Color options

See KOMPAN F1 App for More Information

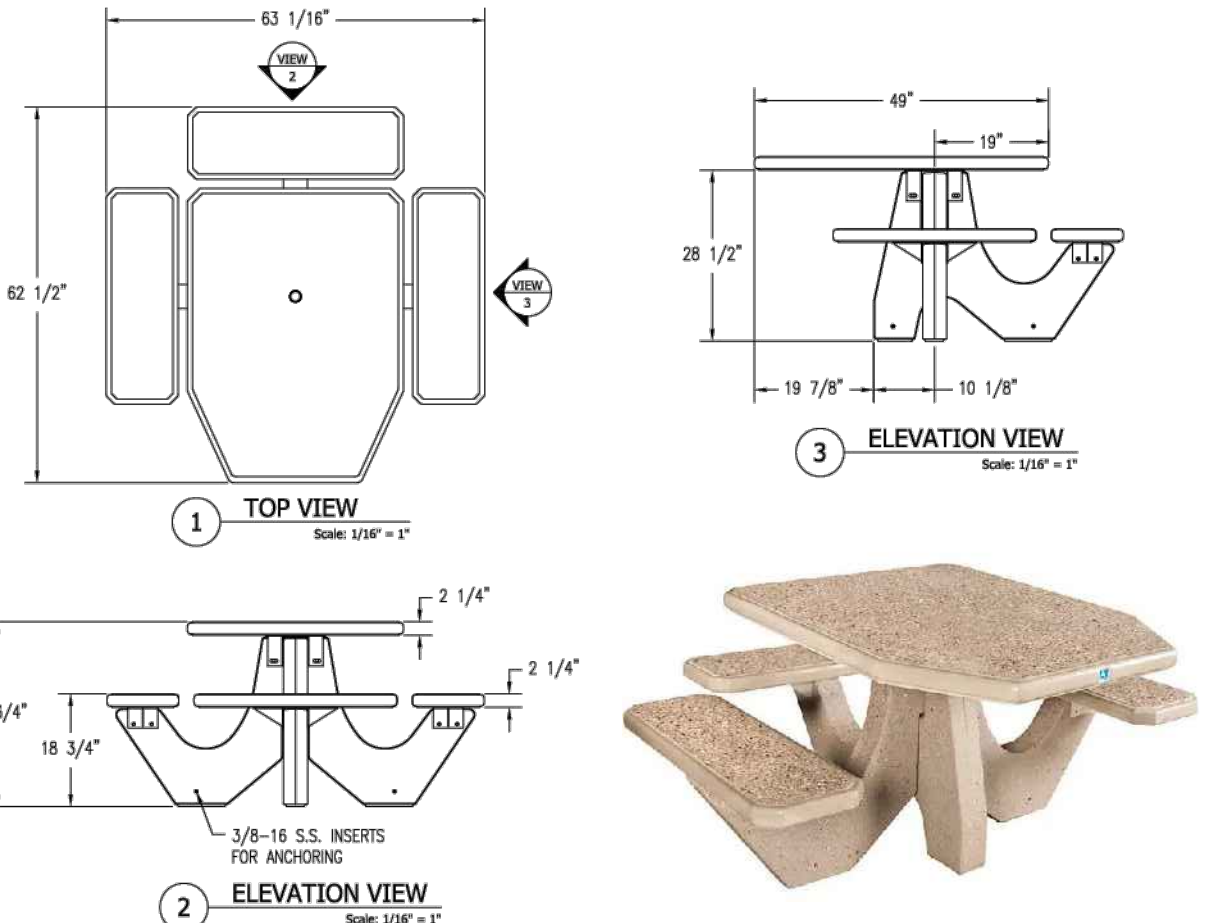
One of the major problems for elderly people is falling. These accidents often happen because the elderly person is not able to overcome or react to minor changes in the surface. The surface challenge gives the opportunity to, under safe conditions, learn to overcome typical obstacles found in nature and urban environments. Some of the challenges here focuses on the important toe-tilt. Either on small obstacles or bigger ones like the curb. Other challenges focus on ankle- and overall foot control. Finally, the different surfaces and materials stimulates sensory feedback which also enhances gait stability.

1 / 1511/2023 Date is subject to change without prior notice.

8 SURFACE CHALLENGE 3 (ADD ALT. #L-7) - NOTE: INSTALLATION BY KOMPAN

PRODUCT NOTES:
 PRODUCT: 3-SEAT SQUARE CONCRETE TABLE ADA COMPLIANT SET (TF3123)
 MANUFACTURER: WAUSAU TILE
 SIZE: 63" LENGTH, 62 1/2" WIDTH, 30" HEIGHT
 TOP & BENCH CONCRETE FINISH: G33F (MISTY GRAY)
 LEG CONCRETE FINISH: A23Y (GRAY)
 DO NOT PERMANENTLY AFFIX TO PAVERS

3-SEAT SQUARE TABLE



63 1/16" 62 1/2" 30 3/4" 18 3/4" 2 1/4" 3/8-18 S.S. INSERTS FOR ANCHORING

28 1/2" 19 7/8" 10 1/8" 2 1/4" 2 1/4"

1 TOP VIEW Scale 1/16" = 1"

2 ELEVATION VIEW Scale 1/16" = 1"

3 ELEVATION VIEW Scale 1/16" = 1"

CONSTRUCTION INFORMATION: THESE DRAWINGS SPECIFY DIMENSIONS AND OTHER INFORMATION AND DOCUMENTS ACCORDING TO THE CONSTRUCTION AND PERFORMANCE REQUIREMENTS OF WAUSAU TILE, INC. THE DRAWINGS INDICATE THE LOCATION OF THE CENTER OF GRAVITY FOR EACH ELEMENT. THE USER SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE TABLE AND SHALL BEAR THE FULL RESPONSIBILITY FOR THE PROPER INFORMATION CONTAINED HEREIN. THE DRAWINGS AND THE DOCUMENTS IS AND SHALL BEAR THE FULL RESPONSIBILITY OF WAUSAU TILE, INC.

JOB NAME

LOCATION

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES FRACTIONS 1/16"

DRAWN BY: JFE

DATE: 10/14

CD NUMBER

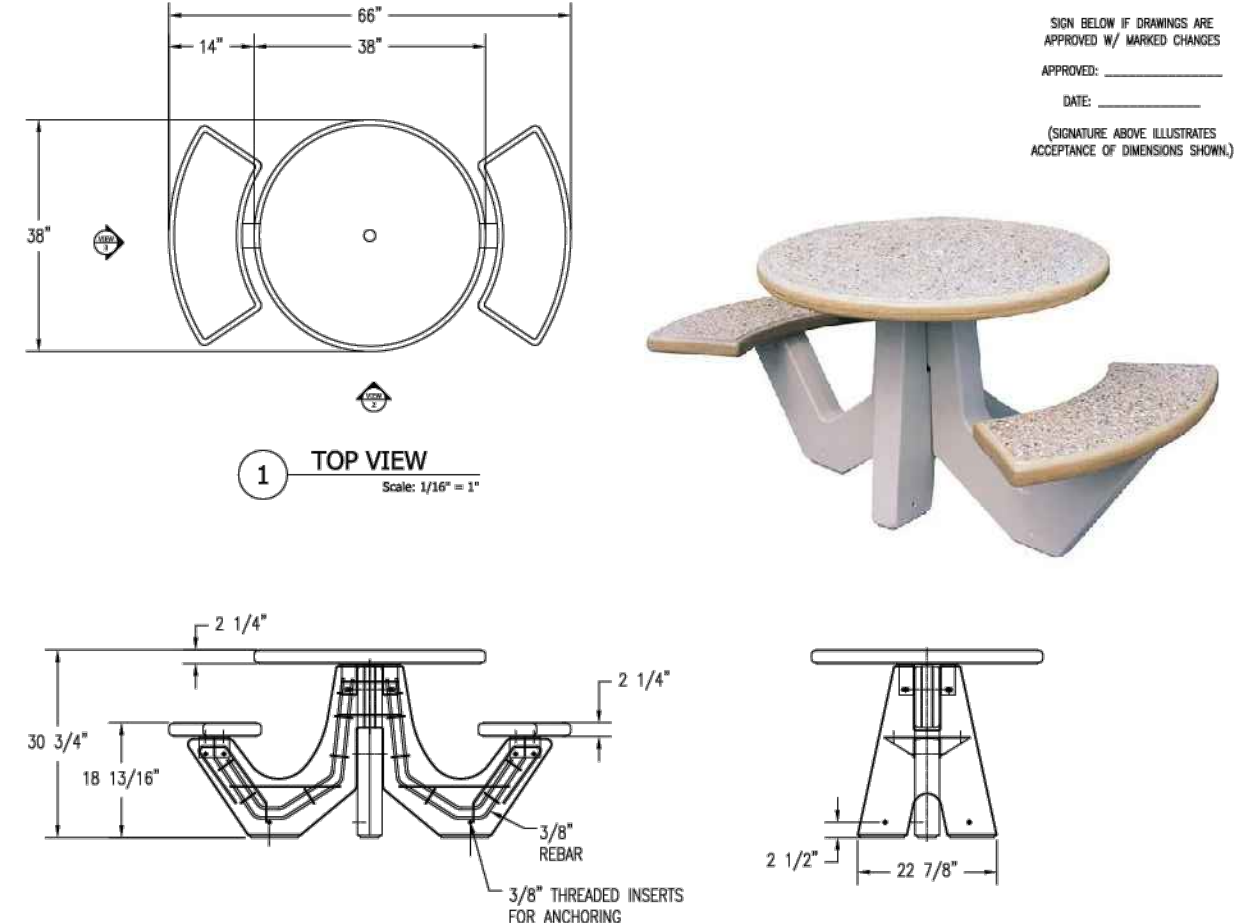
WEIGHT: 280 LBS.

SHEET NO. TF3123

7 3-SEAT SQUARE TABLE (ADD ALT. #L-8)

PRODUCT NOTES:
 PRODUCT: 2-SEAT ROUND CONCRETE TABLE SET (TF3110)
 MANUFACTURER: WAUSAU TILE
 SIZE: 66" LENGTH, 38" WIDTH, 30" HEIGHT
 TOP & BENCH CONCRETE FINISH: G33F (MISTY GRAY)
 LEG CONCRETE FINISH: A23Y (GRAY)
 DO NOT PERMANENTLY AFFIX TO PAVERS

2-SEAT ROUND TABLE



66" 38" 30 3/4" 18 13/16" 2 1/4" 2 1/4" 3/8-18 S.S. INSERTS FOR ANCHORING

1 TOP VIEW Scale 1/16" = 1"

2 ELEVATION VIEW Scale 1/16" = 1"

3 ELEVATION VIEW Scale 1/16" = 1"

CONSTRUCTION INFORMATION: THESE DRAWINGS SPECIFY DIMENSIONS AND OTHER INFORMATION AND DOCUMENTS ACCORDING TO THE CONSTRUCTION AND PERFORMANCE REQUIREMENTS OF WAUSAU TILE, INC. THE DRAWINGS INDICATE THE LOCATION OF THE CENTER OF GRAVITY FOR EACH ELEMENT. THE USER SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE TABLE AND SHALL BEAR THE FULL RESPONSIBILITY FOR THE PROPER INFORMATION CONTAINED HEREIN. THE DRAWINGS AND THE DOCUMENTS IS AND SHALL BEAR THE FULL RESPONSIBILITY OF WAUSAU TILE, INC.

JOB NAME

LOCATION

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES FRACTIONS 1/16"

DRAWN BY: JFE

DATE: 10/14

CD NUMBER

WEIGHT: 1

SHEET NO. TF3110

6 2-SEAT ROUND TABLE (ADD ALT. #L-8)

Product Information Pod Series DF5310

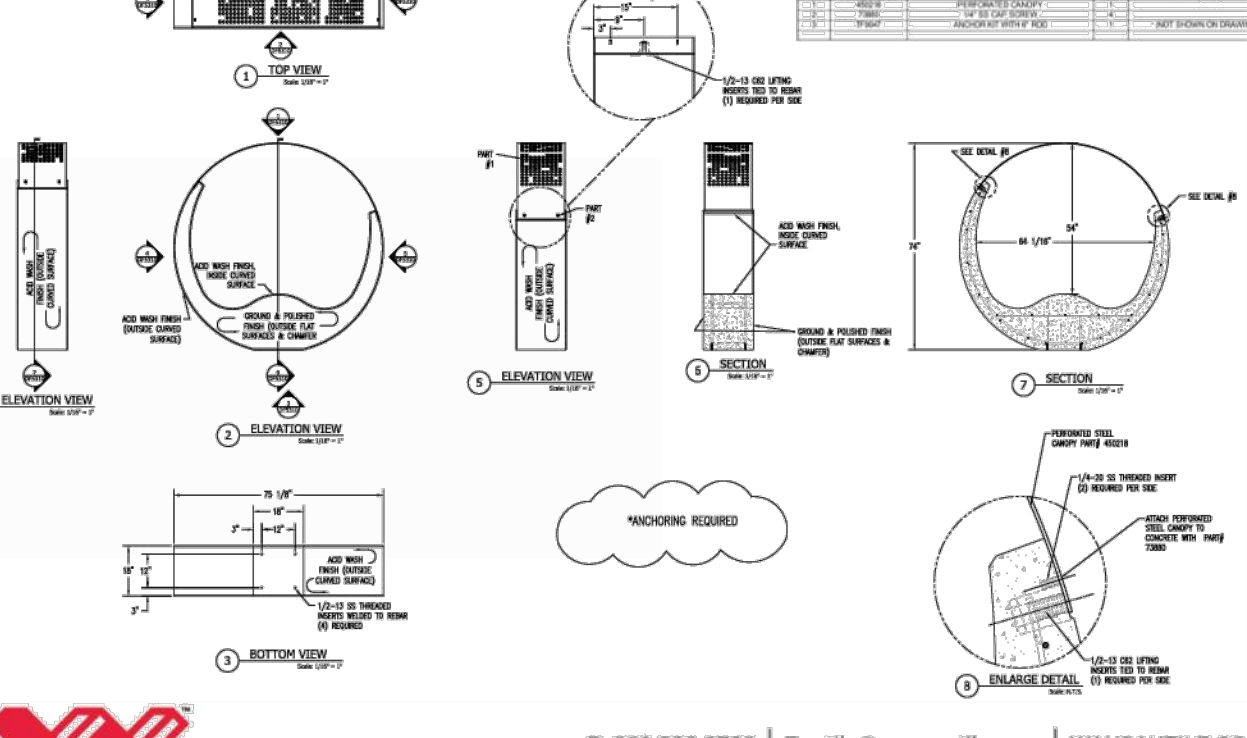


Size: 75 1/8" x 18" x 74"

Weight: 2,000 lbs.

Material: Reinforced Concrete Powder Coated Aluminum

PRODUCT NOTES:
 PRODUCT: COLLABORATION POD BENCH WITH METAL CANOPY (DF5310)
 MANUFACTURER: WAUSAU TILE
 CONCRETE FINISH: G33F (MISTY GRAY)
 METAL POWDER COAT COLOR: S1 (YELLOW OR PER UVM)
 MOUNT ON CONCRETE BASE (SEE SHEET C4.4) USING ANCHORING KIT PER MANUFACTURER



CONSTRUCTION INFORMATION: THESE DRAWINGS SPECIFY DIMENSIONS AND OTHER INFORMATION AND DOCUMENTS ACCORDING TO THE CONSTRUCTION AND PERFORMANCE REQUIREMENTS OF WAUSAU TILE, INC. THE DRAWINGS INDICATE THE LOCATION OF THE CENTER OF GRAVITY FOR EACH ELEMENT. THE USER SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE TABLE AND SHALL BEAR THE FULL RESPONSIBILITY FOR THE PROPER INFORMATION CONTAINED HEREIN. THE DRAWINGS AND THE DOCUMENTS IS AND SHALL BEAR THE FULL RESPONSIBILITY OF WAUSAU TILE, INC.

JOB NAME

LOCATION

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES FRACTIONS 1/16"

DRAWN BY: JFE

DATE: 10/14

CD NUMBER

WEIGHT: 1


SHEET NO. TF3110

800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM
 P.O. Box 1520, Wausau, WI 54402-1520

5 POD BENCH (ADD ALT. #L-11)

PRODUCT NOTES:
 PRODUCT: BOOMERANG BENCH (DF5330)
 MANUFACTURER: WAUSAU TILE
 SIZE: 100" LENGTH, 41" WIDTH, 18" HEIGHT
 WOOD FINISH: B25 BLACK LOCUST
 CONCRETE FINISH: A23Y (GRAY)
 MOUNT ON CONCRETE BASE USING ANCHORING KIT PER MANUFACTURER

Product Information Boomerang Bench DF5330



Size: 97 11/16" x 39 1/8" x 17 1/2"

Weight: 1950 lbs.

Material: Reinforced Concrete, Wood

Reinforcing: Steel Rebar

Features: *Lifting strap slots
 *Anchoring Kit TF9047 included
 ANCHORING IS REQUIRED

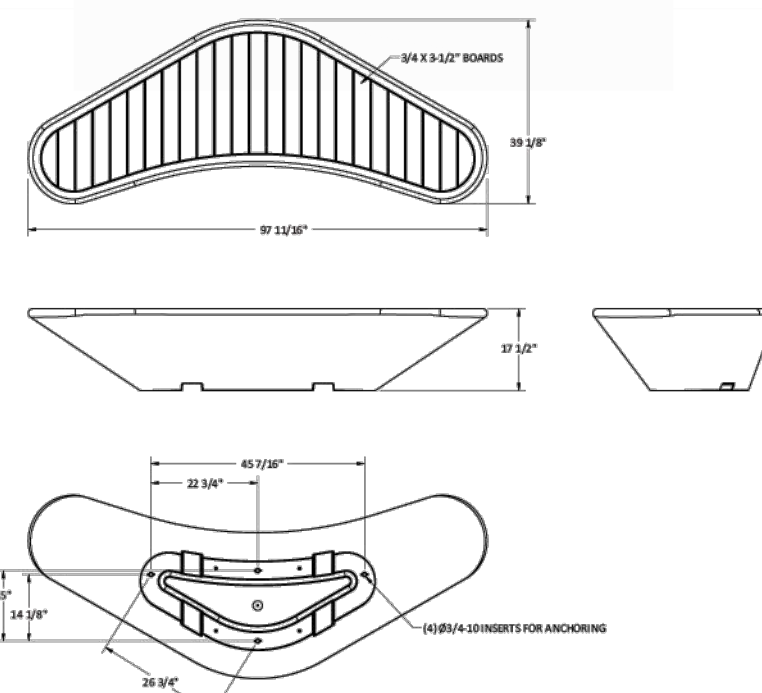
Concrete Finish Options

- Standard Color Palette

Wood Finish Options

- Standard Wood Finishes

MOUNT ON CONCRETE BASE USING ANCHORING KIT PER MANUFACTURER.



P: 800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM
 P.O. Box 1520, Wausau, WI 54402-1520

4 BOOMERANG BENCH (ADD ALT. #L-10)

PRODUCT NOTES:
 PRODUCT: GALET CONCRETE VI BENCH (ZBGL06)
 MANUFACTURER: WAUSAU TILE
 SIZE: 72" LENGTH, 72" WIDTH, 17 1/2" HEIGHT
 CONCRETE FINISH: A23Y (GRAY)
 PLACE DIRECTLY ON FINISHED COMPACTED BASE PRIOR TO BROCK PADDING AND SYNTHETIC TURF

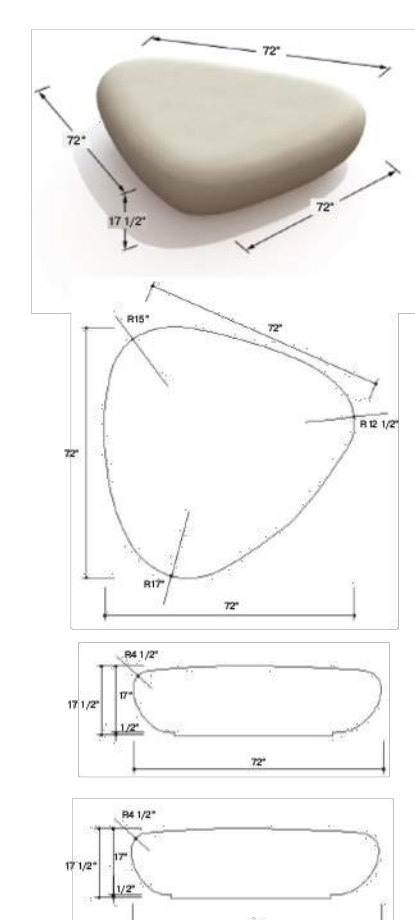
URBASTYLE by WAUSAU TILE

GALET VI BENCH

Elements	Length Inch	Width Inch	Height Inch	Weight Bbs/p
ZB.GL.06	72	72	17 1/2	3,750

1 Special custom manufacturing. Order and delivery time on request.

Shape



Product description

Characteristics

- Pre-fabricated concrete element
- Finish:
 - Ground & polished: a flat, smooth and polished surface with exposed rock and matrix
 - Acid wash: a light acid each finish with an even and flat texture across the entire surface
 - Weatherstone: a sandblast finish exposing rock and giving a subtle texture and weathered look
- Hidden anchoring

Delivery information

- Delivery only on pallets

Project study information


- Specific dimensions to custom manufacturing (only on order) on demand

Shipping fees

- On demand


Colors*

Ground & polished




G22 G30 G33 G38

Acid wash



A22 A30 A33 A38

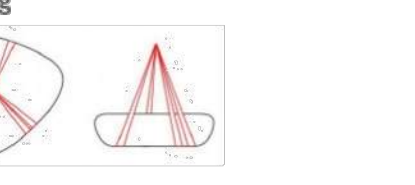
Weatherstone




W22 W30 W33 W38

*Additional colors available on Wausau Tile.com


Handling



Designers



L'Escaut Architecture



www.urbastyle.com

3 GALET VI BENCH (ADD ALT. #L-9)

PRODUCT NOTES:
 PRODUCT: GALET CONCRETE II BENCH (ZBGL02)
 MANUFACTURER: WAUSAU TILE
 SIZE: 63" LENGTH, 63" WIDTH, 19 1/2" HEIGHT
 CONCRETE FINISH: A23Y (GRAY)
 PLACE DIRECTLY ON FINISHED COMPACTED BASE PRIOR TO BROCK PADDING AND SYNTHETIC TURF

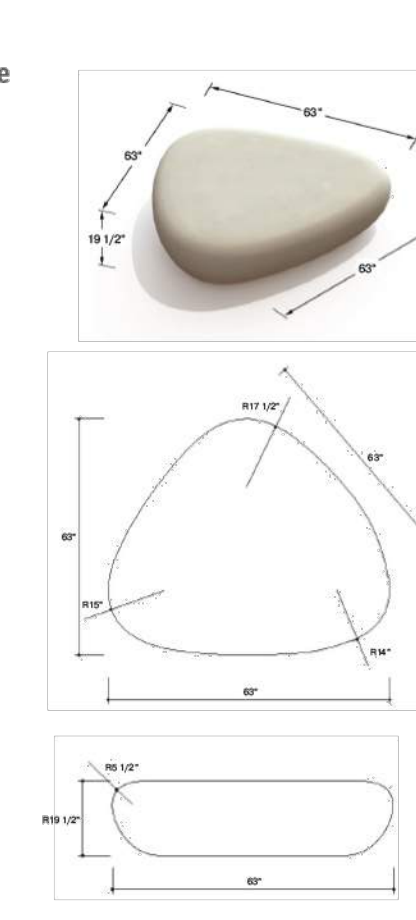
URBASTYLE by WAUSAU TILE

GALET II BENCH

Elements	Length Inch	Width Inch	Height Inch	Weight Bbs/p
ZB.GL.02	63	63	19 1/2	4,121

1 Special custom manufacturing. Order and delivery time on request.

Shape



Product description

Characteristics

- Pre-fabricated concrete element
- Finish:
 - Ground & polished: a flat, smooth and polished surface with exposed rock and matrix
 - Acid wash: a light acid each finish with an even and flat texture across the entire surface
 - Weatherstone: a sandblast finish exposing rock and giving a subtle texture and weathered look
- Hidden anchoring

Delivery information

- Delivery only on pallets

Project study information


- Specific dimensions to custom manufacturing (only on order) on demand

Shipping fees

- On demand

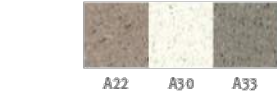
Colors*

Ground & polished




G22 G30 G33 G38

Acid wash



A22 A30 A33 A38

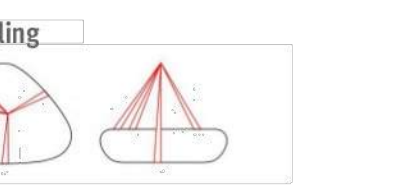
Weatherstone



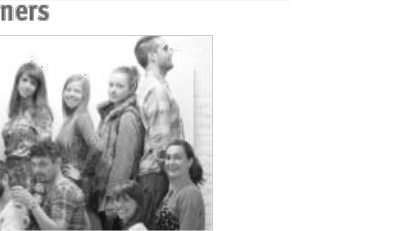
W22 W30 W33 W38

*Additional colors available on Wausau Tile.com


Handling



Designers



L'Escaut Architecture



www.urbastyle.com

2 GALET II BENCH (ADD ALT. #L-9)

PRODUCT NOTES:
 PRODUCT: GALET CONCRETE I BENCH (ZBGL01)
 MANUFACTURER: WAUSAU TILE
 SIZE: 50" LENGTH, 50" WIDTH, 16" HEIGHT
 CONCRETE FINISH: A23Y (GRAY)
 PLACE DIRECTLY ON FINISHED COMPACTED BASE PRIOR TO BROCK PADDING AND SYNTHETIC TURF

URBASTYLE by WAUSAU TILE

GALET I BENCH

Elements	Length Inch	Width Inch	Height Inch	Weight Bbs/p
ZB.GL.01	50	50	16	2,381

1 Special custom manufacturing. Order and delivery time on request.

Shape



Product description

Characteristics

- Pre-fabricated concrete element
- Finish:
 - Ground & polished: a flat, smooth and polished surface with exposed rock and matrix
 - Acid wash: a light acid each finish with an even and flat texture across the entire surface
 - Weatherstone: a sandblast finish exposing rock and giving a subtle texture and weathered look
- Hidden anchoring

Delivery information

- Delivery only on pallets

Project study information

- Specific dimensions to custom manufacturing (only on order) on demand

Shipping fees

- On demand

Colors*

Ground & polished



G22 G30 G33 G38

Acid wash



A22 A30 A33 A38

Weatherstone



W22 W30 W33 W38

*Additional colors available on Wausau Tile.com

Handling



Designers



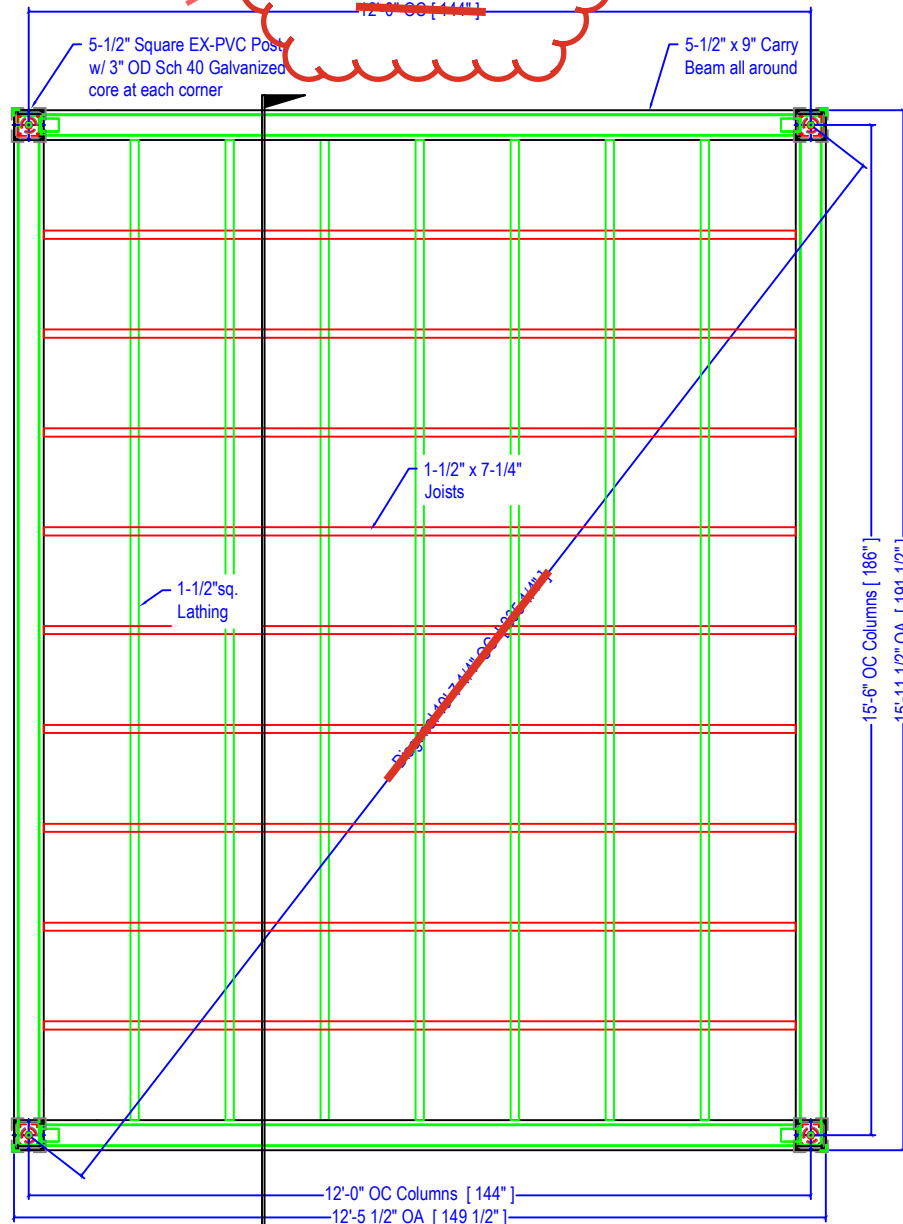
L'Escaut Architecture



www.urbastyle.com

1 GALET I BENCH (ADD ALT. #L-9)

10'-0" OC (120")



1 Plan

Not to Scale



Note: In order for Walpole Outdoors LLC to begin construction on this job, all drawings must be approved and signed by the **CUSTOMER** and/or **ARCHITECT / CONTRACTOR**.



Customer Signature / Date:

Project:

12x15.5 Contemporary Pergola

Contractor:

Salesperson:

Branch:

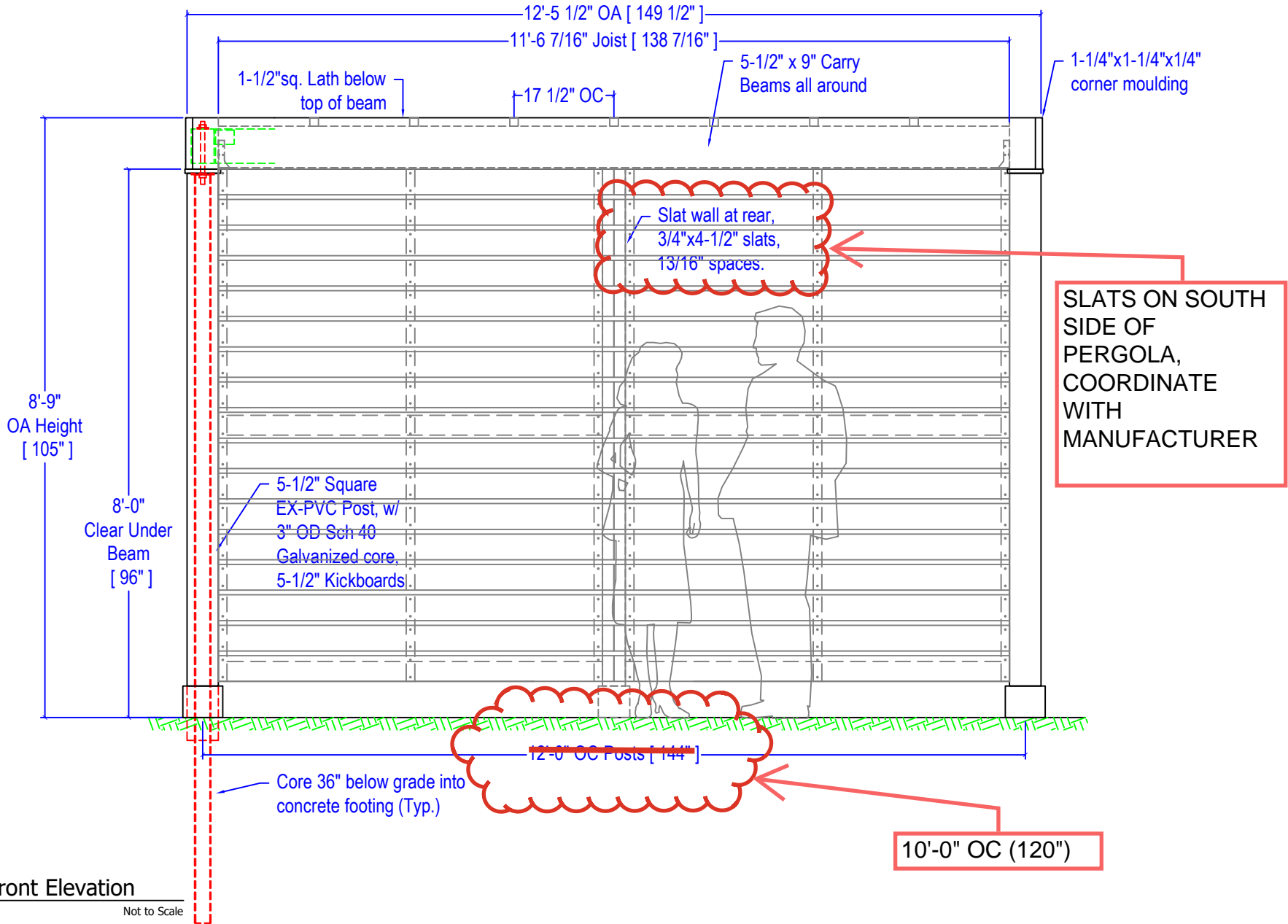
Order #:

Date Drawn: 1/8/2025

Drawn By: M.Umbrianna

Rev. Date: ---

1.00




SLATS ON SOUTH SIDE OF PERGOLA, COORDINATE WITH MANUFACTURER

10'-0" OC (120")

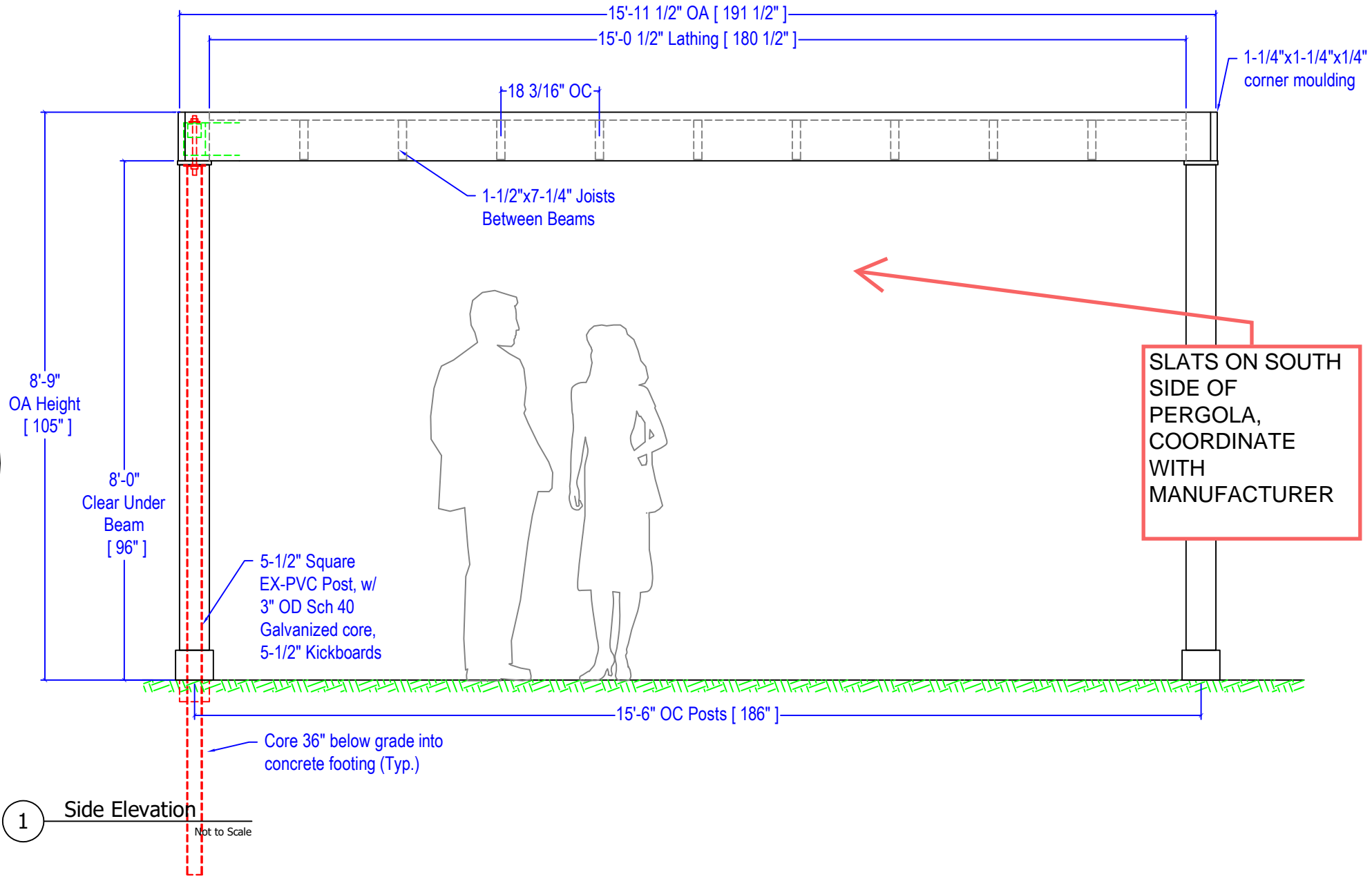
1 Front Elevation
Not to Scale

Note: In order for Walpole Outdoors LLC to begin construction on this job, all drawings must be approved and signed by the **CUSTOMER** and/or **ARCHITECT / CONTRACTOR**.

	Customer Signature / Date:	Project:	Salesperson:	Date Drawn: 1/8/2025	<h1>1.01</h1>
		12x15.5 Contemporary Pergola	Branch:	Drawn By: M.Umbrianna	
	Contractor:	Order #:	Rev. Date: ---		

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1 Side Elevation
Not to Scale

Note: In order for Walpole Outdoors LLC to begin construction on this job, all drawings must be approved and signed by the **CUSTOMER** and/or **ARCHITECT / CONTRACTOR**.

Customer Signature / Date : _____

Project:
12x15.5 Contemporary Pergola
Contractor: _____

Salesperson: _____
Branch: _____
Order #: _____
Date Drawn: 1/8/2025
Drawn By: M.Umbrianna
Rev. Date: ---

1.02

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 Page 22 of 146

Pergolas & Shade Canopies

Our handcrafted pergola styles are offered in several materials: long-lasting solid cellular vinyl, natural Western Red Cedar, or aluminum. Many size options are available for each style.



LOCKHART FREESTANDING PERGOLA

Create your own contemporary outdoor living space with the freestanding Lockhart Pergola. Crafted in solid cellular vinyl, square columns have a top trim and end with base kickplate. Factory primed and painted in Iron Ore Sherwin-Williams Super Paint. Arrives ready to install. Optional Privacy Panel available.

Columns: 5½” square x 96”H with 3” OD galvanized pipe core

Beams: 5½” x 9”

Joists: 1½” x 7¼”

\$14,355 795730 10’ x 12’

\$17,180 795731 10’ x 12’ With Privacy Panel

\$15,240 795732 10’ x 14’

\$18,065 795733 10’ x 14’ With Privacy Panel

\$16,370 795734 10’ x 15.5’

\$19,190 795735 10’ x 15.5’ With Privacy Panel

\$16,495 795736 12’ x 14’

\$19,490 795737 12’ x 14’ With Privacy Panel

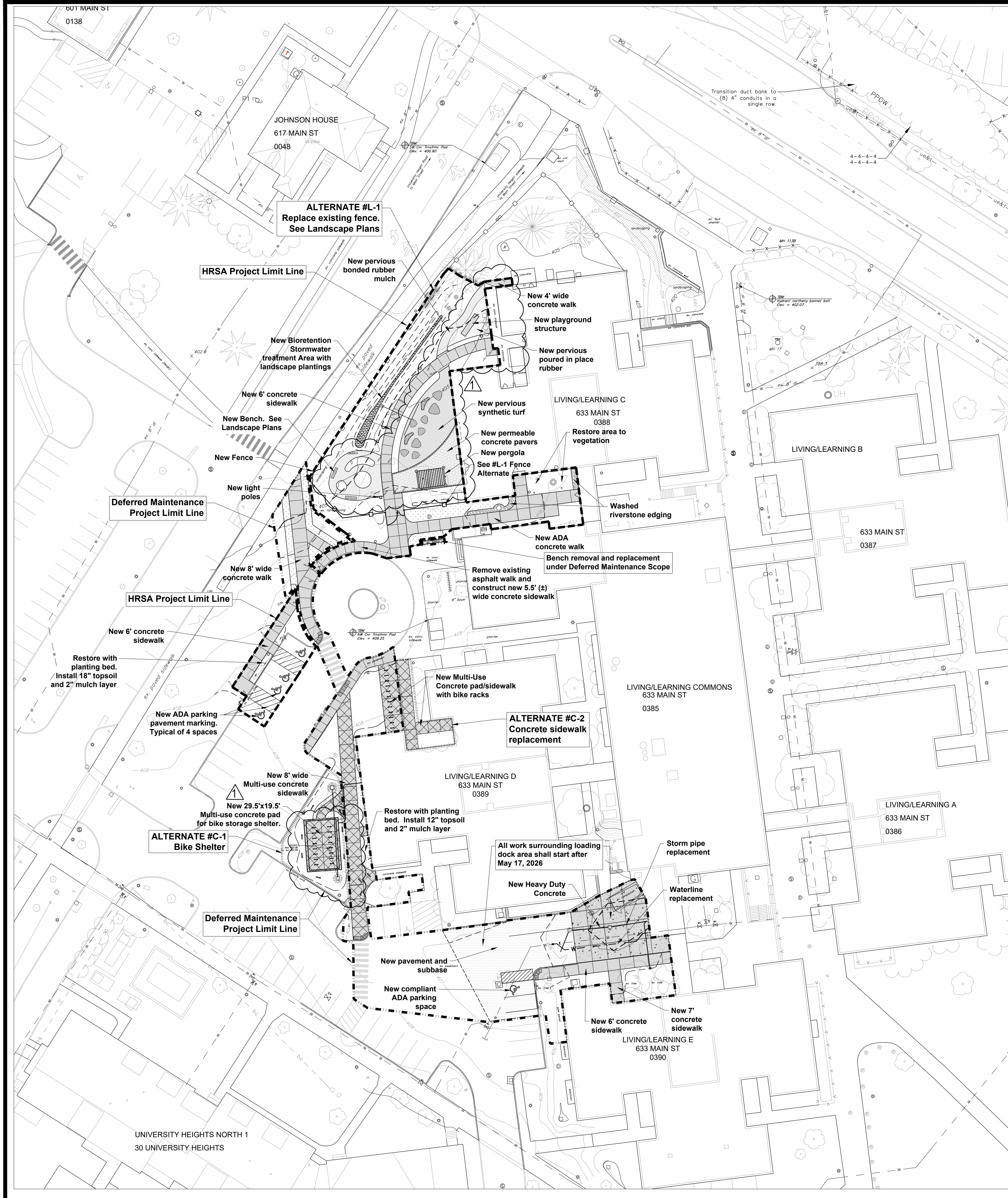
\$17,745 795738 12’ x 15.5’

\$20,730 795739 12’ x 15.5’ With Privacy Panel

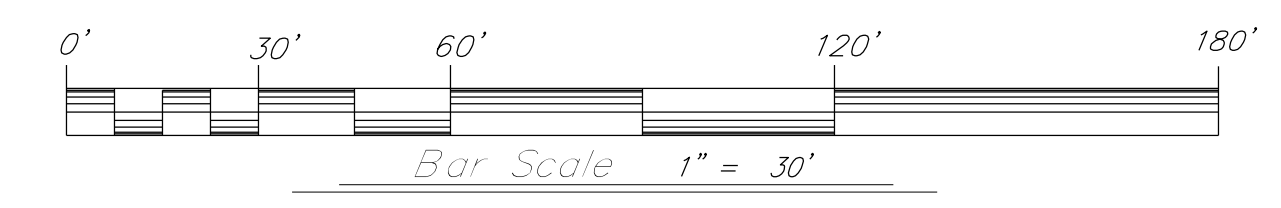
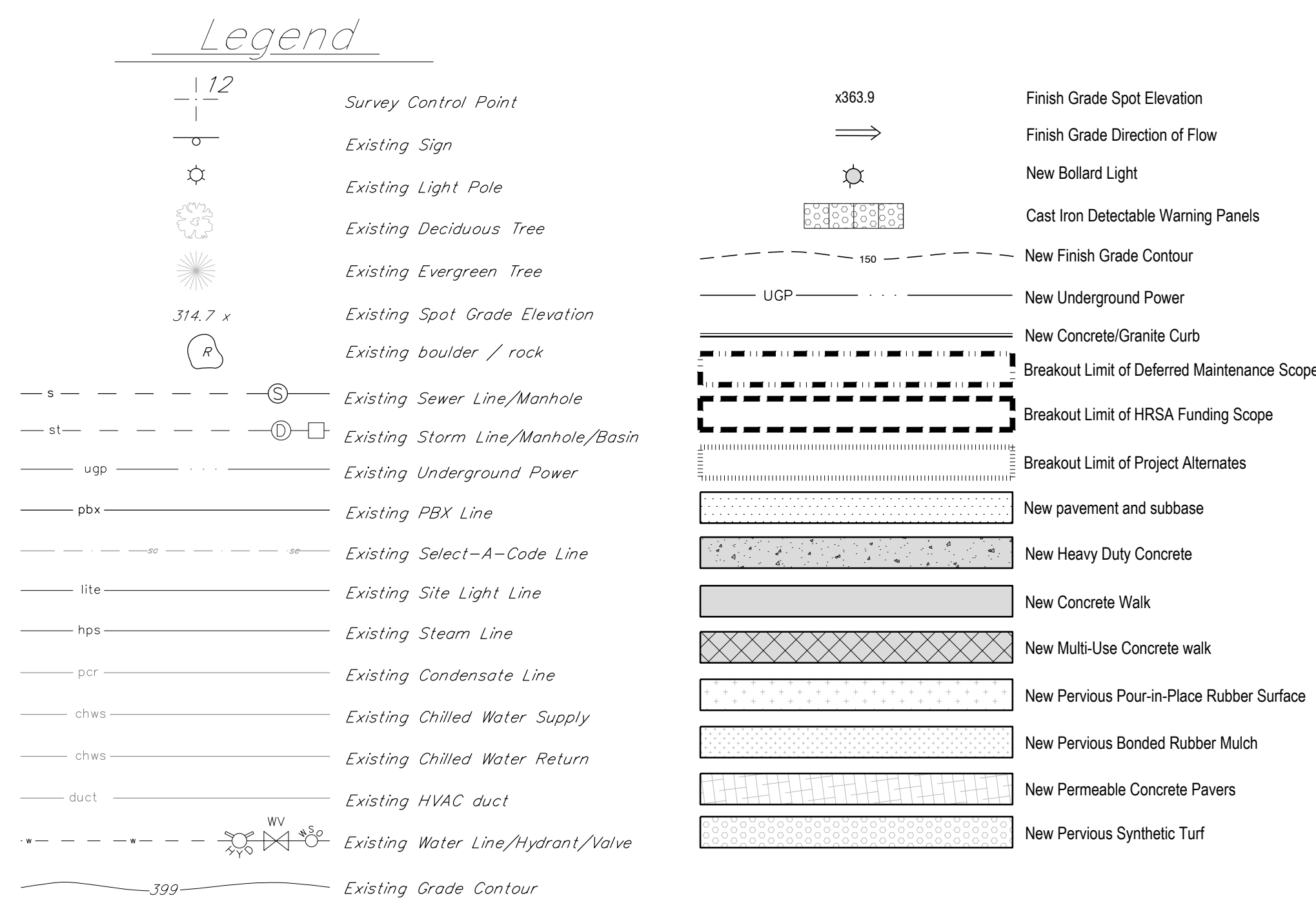
\$18,995 795740 14’ x 15.5’

\$21,995 795741 14’ x 15.5’ With Privacy Panel





- ### NOTES
- The Contractor shall be responsible for repairing all disturbed areas back to original condition, including but not limited to curbing, sidewalks, road, parking areas, landscaping, site lighting, electrical, and etc. All asphalt shall be sawcut prior to paving.
 - All stumps, rock, and other non-approved trench backfill material discovered during construction is the exclusive property of the Contractor and shall be removed from UVM property and disposed of in a State approved disposal location. All existing soils reused for fill shall conform to all applicable sections of VTRANS specifications Section 203-Excavation & Embankments. Contractor shall review soil investigation report and soils logs prior to bid. Any soil reused as fill under roads and applicable concrete sidewalks shall pass a subgrade proof roll with a loaded tandem. Fill soils that do not pass a subgrade proof roll shall be removed and replaced at the Contractor's expense.
 - All passing sieve, proctor, and compaction testing expenses shall be paid by Owner. Testing coordination, all other required testing, and expenses for failed tests shall be the Contractor's responsibility.
 - The Contractor shall contact the Burlington Electric Department prior to any work in the vicinity of the existing electric conduits.
 - This project requires coverage under a Moderate Risk Construction General Permit and the City of Burlington Standard Erosion Prevention & Sediment Control Permit. The Contractor shall be the On-site Coordinator for the project and shall be responsible for all required inspections (minimum weekly and after any storm event that produces a discharge), turbidity readings, maintenance, and reporting. The On-Site Plan Coordinator shall be required to provide a turbidity meter for the project. The Contractor shall be responsible for installing, maintaining and removing all erosion and sediment control devices shown on the plans or details and, to the maximum extent practical, to minimize potential contamination of stormwater runoff from the construction activities.
 - Contractor shall be responsible for all "As-built" measurement and drafting requirements as outlined on the Detail Sheets. All trench excavations shall remain open until all as-built survey shots have been taken. Progress Record Drawings shall be submitted to the Engineer as indicated in the Record Drawing specifications.
 - The Contractor shall be responsible for all temporary signage and construction barrier/safety fencing necessary to providing safe vehicular and pedestrian access through or around the site during construction.
 - Definition of "Preconstruction Excavation" for these contract documents shall be: The site contractor shall expose utilities and obtain all necessary information, including but not limited to, invert elevation, size, depth, pipe type, joint location, etc. Contractor shall transit survey the location and elevations of the utility. Contractor shall provide the engineer with sketches indicating horizontal and vertical information of pipe or conduit type and size, cross-section information, concrete encasement information (top and bottom elevations, width, etc.), joint location, etc. of each required existing underground utility. Accuracy of horizontal location is within 1 foot, and accuracy of vertical elevation is within 0.02 ft. (1/4"). Coordinate all excavation with City, Owner, and Engineer. Preconstruction excavations shall occur prior to ordering structures and prior to utility construction to facilitate redesign and/or design confirmation. The location of the preconstruction excavation symbols does not necessarily indicate the location of the buried utility. It is the responsibility of the Contractor to find and expose the utility.
 - Contractor shall be responsible for importing topsoil as required to complete the project. Contractor shall test topsoil for conformance with the Post Construction Soil Depth & Quality Standard and for approval by the Owner and Engineer.
 - Contractor shall contact UVM Risk Management Training and Compliance office for any work involving contact with asbestos cement pipe.
 - Temporary groundwater and stormwater by-pass pumping and/or diversion is the responsibility of the Contractor. The Contractor is responsible for providing all necessary pumps and equipment to perform the work. Overnight pumping is not allowed.
 - All sidewalks shall have 2% maximum cross slope.
 - Contractor to pin concrete sidewalk/slabs to all contact points with stairs, building, bike slab, etc.
 - Contractor shall maintain full occupancy and fire department access to all surrounding buildings. Coordinate all temporary access with the University representative.
 - Removal of all erosion control matting and inlet protection is the responsibility of the Contractor.
 - At the end of the project, clean the sumps of all new and existing catch basins and storm manholes within the project limits.
 - There are existing PBX conduits located in the vicinity of this project. The Contractor shall contact UVM Telecommunications and Network Services (656-3339) prior to any work in the vicinity of the PBX conduit. The Contractor shall carefully excavate around the PBX conduit to prevent damage to the PBX infrastructure. Contractor shall be responsible for placing Owner supplied locator balls over exposed conduits prior to backfilling.
 - Refer to Landscape plans for soil depth requirements and ground surface finishes for all portions of the HRSA funding scope.



UVM2024UVM Logo.png

University of Vermont
 PLANNING, DESIGN, & CONSTRUCTION
 MARSH HALL SUITE 10
 31 SPEAR STREET
 BURLINGTON, VERMONT 05405

Project Manager: Adam Frazier

KREBS & LANSING
 CONSULTING ENGINEERS
 164 Main Street, Suite 201 P: (802) 878-0375
 Colchester, Vermont 05446 www.krebsandlansing.com

STAMP:

Project:
**LIVING AND LEARNING
 OUTDOOR LAB
 SITE IMPROVEMENTS**
 633 Main Street, Burlington

Project No. 22193
 Scale 1" = 30'
 Drawn by TJB
 Checked by DMR
 Date 06/10/2025

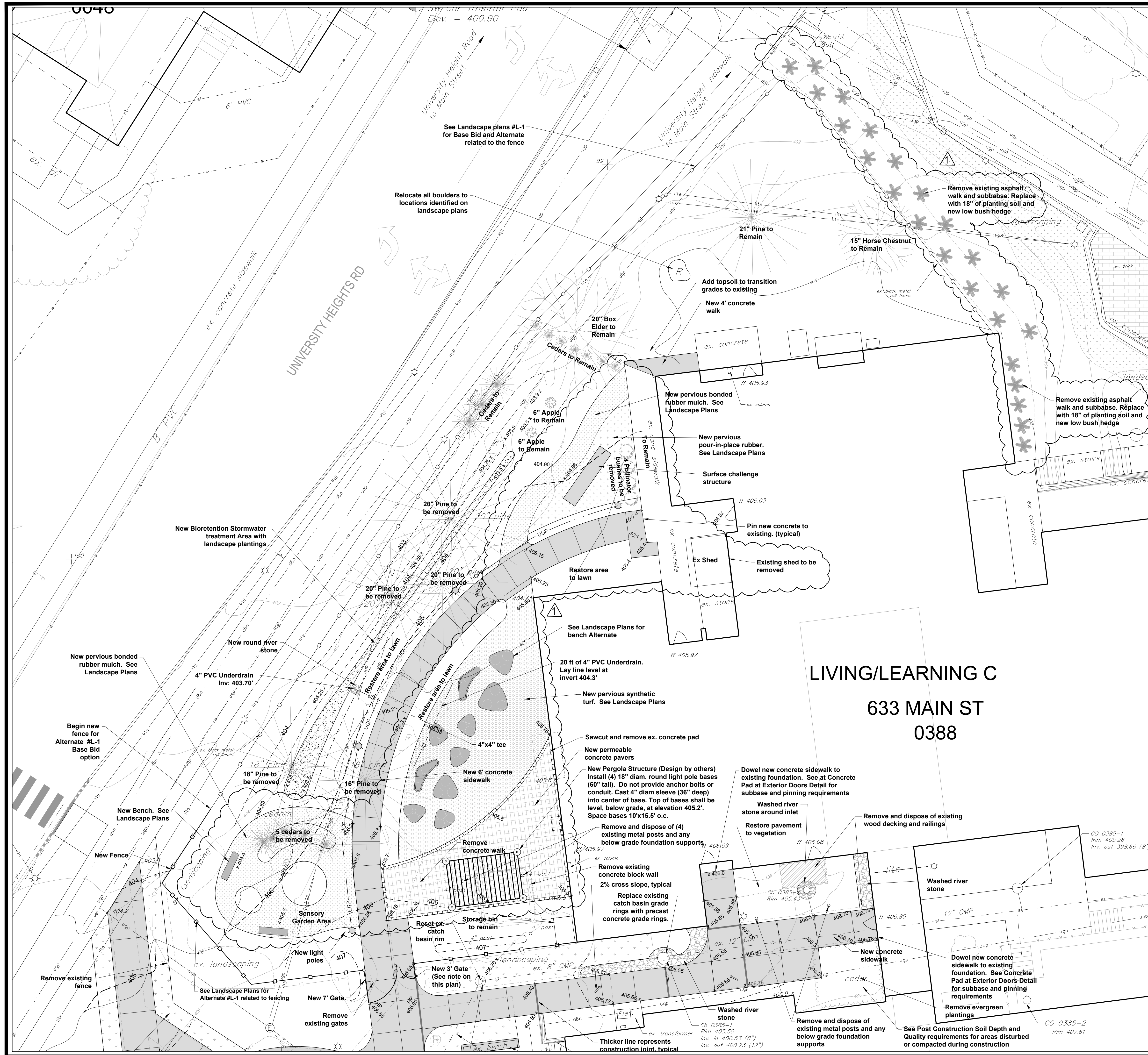
Revisions

No.	Date	Description
1	01/26/26	Site Layout Revisions

Drawing Title
**OVERALL
 SITE PLAN**

Drawing No.
C-1.0

22193\\LL Base 2025.dwg

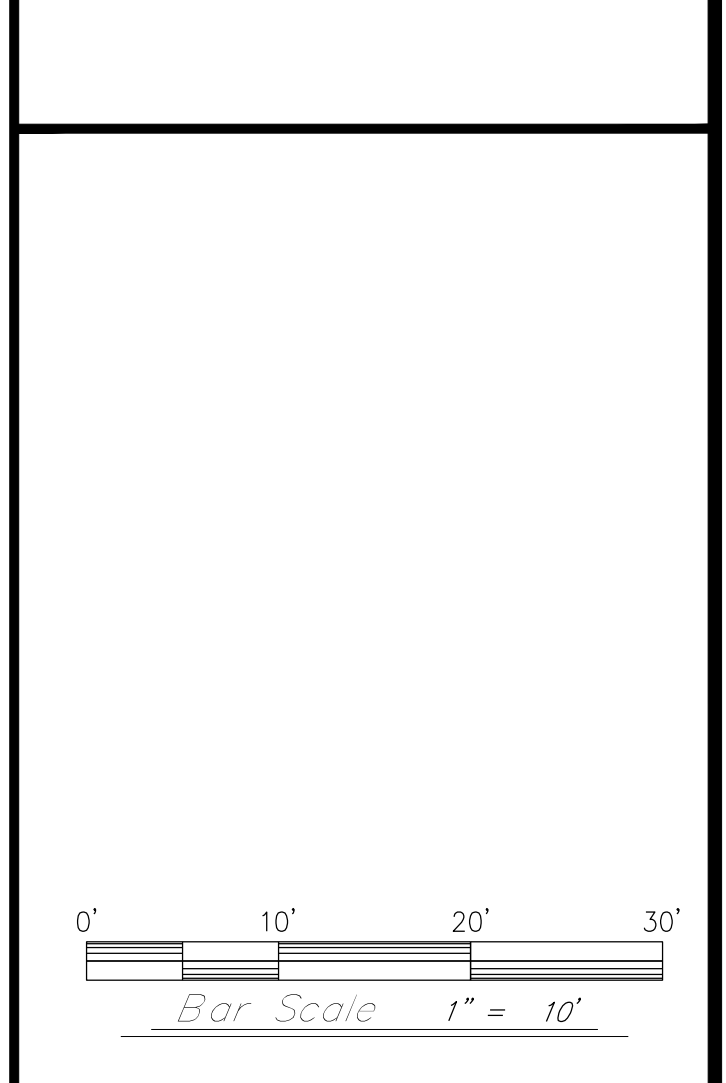
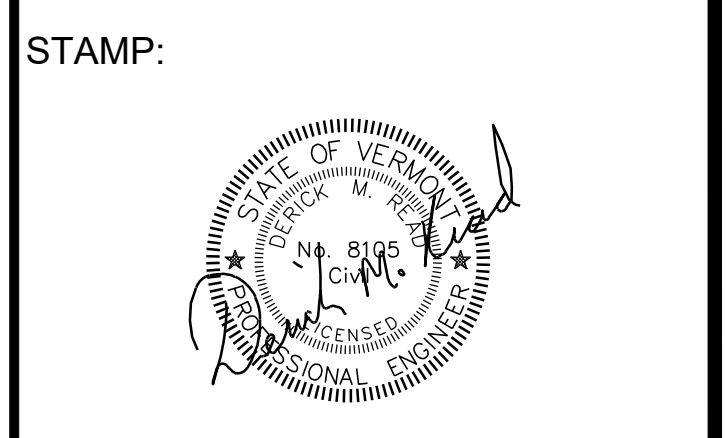


Legend

- Survey Control Point
- Existing Sign
- Existing Light Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Spot Grade Elevation
- Existing boulder / rock
- Existing Sewer Line/Manhole
- Existing Storm Line/Manhole/Basin
- Existing Underground Power
- Existing PBX Line
- Existing Select-A-Code Line
- Existing Site Light Line
- Existing Steam Line
- Existing Condensate Line
- Existing Chilled Water Supply
- Existing Chilled Water Return
- Existing HVAC duct
- Existing Water Line/Hydrant/Valve/Shutoff
- Existing Grade Contour
- Finish Grade Spot Elevation
- Finish Grade Direction of Flow
- New Bollard Light
- Cast Iron Detectable Warning Panels
- New Finish Grade Contour
- New Underground Power
- New Concrete/Granite Curb
- New pavement and subbase
- New Heavy Duty Concrete
- New Concrete Walk
- New Multi-Use Concrete walk
- New Pervious Pour-in-Place Rubber Surface
- New Pervious Bonded Rubber Mulch
- New Permeable Concrete Pavers
- New Pervious Synthetic Turf

University of Vermont
 PLANNING, DESIGN, & CONSTRUCTION
 MARSH HALL SUITE 10
 31 SPEAR STREET
 BURLINGTON, VERMONT 05405
 Project Manager: Adam Frazier

KREBS & LANSING
 CONSULTING ENGINEERS
 164 Main Street, Suite 201 P: (802) 878-0375
 Colchester, Vermont 05446 www.krebsandlansing.com



Project:
**LIVING AND LEARNING
 OUTDOOR LAB
 SITE IMPROVEMENTS**
 633 Main Street, Burlington

Project No. 22193
 Scale 1" = 10'
 Drawn by TJB
 Checked by DMR
 Date 06/10/2025

Revisions

No.	Date	Description
1	01/26/26	Site Layout Revisions

Drawing Title
Site Plan

Drawing No.
C-1.1

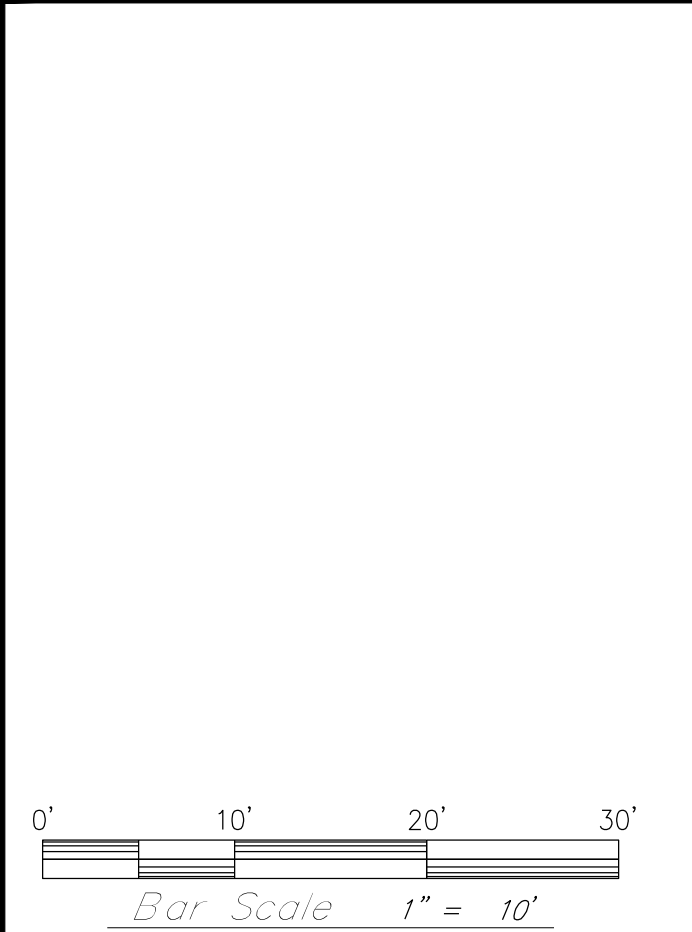
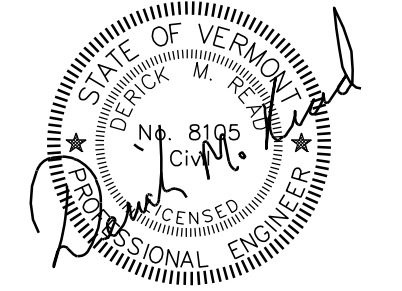
See Sheet C-1.0 for Site Related Notes

University of Vermont
PLANNING, DESIGN, & CONSTRUCTION
MARSH HALL SUITE 10
31 SPEAR STREET
BURLINGTON, VERMONT 05405

Project Manager: Adam Frazier



STAMP:



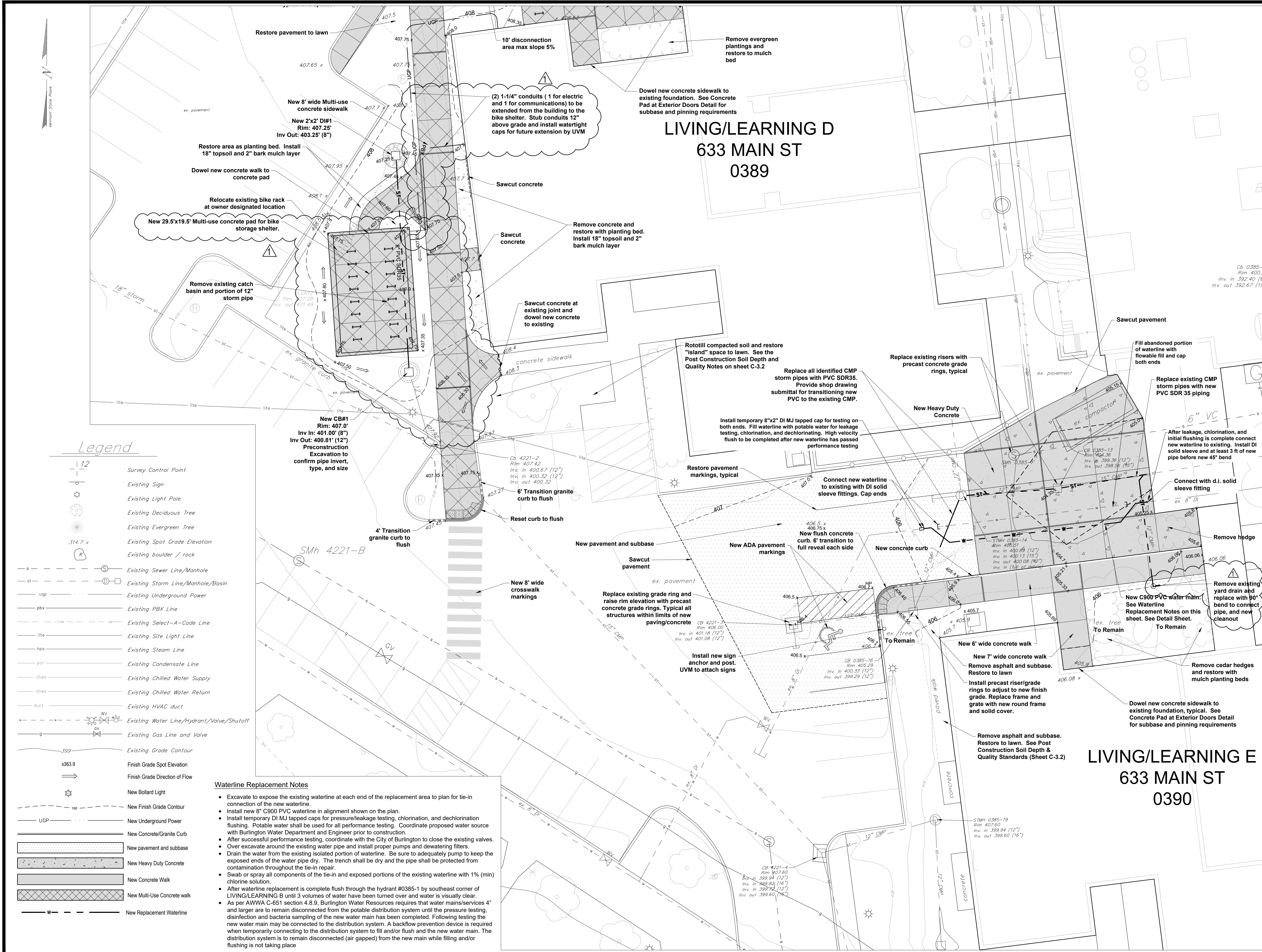
Project:
**LIVING AND LEARNING
OUTDOOR LAB
SITE IMPROVEMENTS**
633 Main Street, Burlington

Project No.	22193
Scale	1" = 10'
Drawn by	TJB
Checked by	DMR
Date	06/10/2025

Revisions		
No.	Date	Description
1	01/26/26	Bike Shelter

Drawing Title
SITE PLAN

Drawing No.
C-1.3



**LIVING/LEARNING D
633 MAIN ST
0389**

**LIVING/LEARNING E
633 MAIN ST
0390**

Legend

- 12 Survey Control Point
- Existing Sign
- Existing Light Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- 314.7 x Existing Spot Grade Elevation
- Existing Boulder / rock
- Existing Sewer Line/Manhole
- Existing Storm Line/Manhole/Basin
- Existing Underground Power
- Existing PBX Line
- Existing Select-A-Code Line
- Existing Site Light Line
- Existing Steam Line
- Existing Condensate Line
- Existing Chilled Water Supply
- Existing Chilled Water Return
- Existing HVAC duct
- Existing Water Line/Hydrant/Valve/Shutoff
- Existing Gas Line and Valve
- Existing Grade Contour
- 363.9 Finish Grade Spot Elevation
- Finish Grade Direction of Flow
- New Bollard Light
- New Finish Grade Contour
- New Underground Power
- New Concrete/Granite Curb
- New pavement and subbase
- New Heavy Duty Concrete
- New Concrete Walk
- New Multi-Use Concrete walk
- New Replacement Waterline

Waterline Replacement Notes

- Excavate to expose the existing waterline at each end of the replacement area to plan for tie-in connection of the new waterline.
- Install new 8" C900 PVC waterline in alignment shown on the plan.
- Install temporary DI MJ tapped caps for pressure/leakage testing, chlorination, and dechlorination flushing. Potable water shall be used for all performance testing. Coordinate proposed water source with Burlington Water Department and Engineer prior to construction.
- After successful performance testing, coordinate with the City of Burlington to close the existing valves.
- Over excavate around the existing water pipe and install proper pumps and dewatering filters.
- Drain the water from the existing isolated portion of waterline. Be sure to adequately pump to keep the exposed ends of the water pipe dry. The trench shall be dry and the pipe shall be protected from contamination throughout the tie-in repair.
- Swab or spray all components of the tie-in and exposed portions of the existing waterline with 1% (min) chlorine solution.
- After waterline replacement is complete flush through the hydrant #0385-1 by southeast corner of LIVING/LEARNING B until 3 volumes of water have been turned over and water is visually clear.
- As per AWWA C-651 section 4.8.9, Burlington Water Resources requires that water mains/services 4" and larger are to remain disconnected from the potable distribution system until the pressure testing, disinfection and bacteria sampling of the new water main has been completed. Following testing the new water main may be connected to the distribution system. A backflow prevention device is required when temporarily connecting to the distribution system to fill and/or flush and the new water main. The distribution system is to remain disconnected (air gapped) from the new main while filling and/or flushing is not taking place

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
Kirk Dressing, Associate Planner
Joseph Cava, Permit Technician
Collin Naheedy, Code Compliance Officer*



MEMORANDUM

TO: Development Review Board
FROM: Kirk Dressing, Associate Planner
DATE: March 11, 2026
RE: ZP-25-517; 355 Ethan Allen Parkway

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.

File: ZP-25-517

Location: 355 Ethan Allen Parkway

Zone: RL **Ward:** 7

Date application accepted: October 7, 2025

Applicant/Owner: Norman Benoit/355 Ethan Allen Parkway LLC

Request: Additions to three existing multi-family dwellings, each addition will have two units for a total of six new units.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking), Article 11 (Planned Development)

Background:

- **Zoning Permit 1996-269;** Installation of vinyl siding over the existing wood (T1-11) Sections of the multi-Unit residential buildings.

Overview:

355 Ethan Allen Avenue is currently developed with 3 multi-unit dwellings, each with 3 units for a total of 12 dwelling units. The proposed scope of work includes additions to each of the existing buildings. Each addition will have 2 units, for a total of 18 units. This application was heard by the Conservation Board January 5, 2026, and the board recommend approval of the application with the conditions that the infiltration areas avoid tree root zones, replacement trees be installed following development, and that the project comply with the city's erosion control standards. The application was also heard by the Design Advisory Board January 13, 2026, and the board recommended the applicant revisit and revise parts of the proposal regarding bicycle storage, dumpster enclosure, lighting plan, landscaping plan, and location of the northwestern most addition as depicted on the original site plan. The application was heard again by the Design Advisory Board February 10, 2026, and the board was satisfied with the changes to the plan and further recommended minor revisions to elevation drawings, specifically the dumpster enclosure fence material, and the scale and location of windows and doors.

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

I. Findings

Article 3: Applications, Permits, & Project Reviews

Sec. 3.3.1, Applicability:

Impact fees are likely due upon completion of the additional units. Water impact fees are determined by estimated flows. Transportation impact fees are determined by estimated peak hour trip ends. Applicability of impact fees is determined by the city's Water Resources Division and Department of Public Works. **(Affirmative finding as conditioned)**

Part 5, Conditional Use & Major Impact Review:

Section 3.5.6

(a) Conditional Use Review Standards

Not applicable.

(b) Major Impact Review Standards

1. Not result in undue water, air, or noise pollution;

This residential development is not expected to generate undue water, air, or noise pollution.

(Affirmative finding)

2. Have sufficient water available for its needs;

The proposed development will be served by municipal water. Sufficient water capacity is available to serve the new dwelling units. **(Affirmative finding)**

3. Not unreasonably burden the city's present or future water supply or distribution system;

Water and wastewater impact fees will be due to help offset impacts on the city's water and wastewater infrastructure. Permit approval from VT DEC must be obtained. **(Affirmative finding as conditioned)**

4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;

See Sec. 5.5.3.

5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;

There are no proposed changes to the onsite parking. Traffic associated with this project is not sufficient enough to require a traffic impact analysis. Traffic impact fees will likely be due and will mitigate effects of increased traffic caused by this proposed development. **(Affirmative finding)**

6. Not cause an unreasonable burden on the city's ability to provide educational services;

A total of 12 bedrooms between 6 units will be added. Anticipated impacts on the city school system are minimal. **(Affirmative finding)**

7. Not place an unreasonable burden on the city's ability to provide municipal services;

The proposed development is modest in size and while it will generate additional impacts on city services, they will be minimal. **(Affirmative finding)**

8. Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;

See Article 6 for effects on significant natural areas, historic buildings, and archaeological significance. **(Affirmative finding)**

9. Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;

The project is modest in scope and impacts on city services and facilities will be minimal. **(Affirmative finding)**

10. Be in substantial conformance with the city's municipal development plan;

The project is in substantial conformance with the municipal development plan:

- The proposed development is consistent with the existing development pattern, building scale, and neighborhood character (planBTV, Planning to Sustain).
- The inclusion of dedicated secure bicycle storage will serve to benefit the connectivity of the proposed development to neighborhood-serving businesses and amenities (planBTV, Neighborhood Connectivity).
- The project will manage stormwater, in part, with newly created stormwater infiltration areas onsite (Comprehensive Plan, Natural Environment Action Plan). **(Affirmative finding)**

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;

The proposed dwellings are all be two-bedroom units that will be added to an existing planned unit development which will serve to bolster the city's housing supply. **(Affirmative finding)**

12. Not have an undue adverse impact on the present or projected park and recreation needs of the city.

The development will include interior green spaces; however, residents of the new dwelling units will likely utilize the city's park and recreation facilities. Its location provides easy access to the Robert Miller Community and Recreation Center as well as Ethan Allen Park. Additional impacts to these parks facilities are expected to be modest. **(Affirmative finding)**

(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.

This residential development is not expected to generate impacts in need of mitigation. **(Affirmative finding)**

2. Time limits for construction.

Most zoning permits are valid for three years and afford 1 year to start construction and another 2 to finish. No extended timeframe or phasing is included in this application. **(Affirmative finding)**

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

Days and hours of construction are proposed as Monday – Saturday, 7:00 am – 6:00 pm. Interior construction on Sundays as needed. **(Affirmative finding)**

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 alteration will be reviewed under the zoning 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.

See conditions of approval.

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(1) Residential Low Intensity (RL)

This district is intended for relatively low density residential development that includes a mix of housing types, generally including single family homes through quadplexes. The proposal of additional units is consistent with this intent. **(Affirmative finding)**

(b) Dimensional Standards

The subject property has ±385' of road frontage and it will not be changed. The minimum frontage is 30'.

There will be no change to the minimum front and side yard setback. All additions and the bike storage building/dumpster enclosure are no closer than 20' to the rear property line.

Proposed lot coverage will be ±29% and remains below the maximum permissible 45%.

The proposed additions will not exceed 23.9', the maximum height of the existing buildings which is below the 35' height limit. **(Affirmative finding)**

(c) Permitted & Conditional Uses

Multifamily Dwellings are a permitted use in the RL district. The resultant 6-unit buildings are permissible by way of PUD (see Article 11). **(Affirmative finding)**

(d) District Specific Regulations

1. Additional Residential Development Permitted

(Not applicable)

2. Exceptions to Dimensional Standards

(Not applicable)

3. Exception for Neighborhood Commercial Uses

(Not applicable)

4. Miscellaneous Standards

(Not applicable)

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

No lot coverage exceptions are sought. **(Not applicable)**

Sec. 5.2.5, Setbacks

No setback encroachments are sought under this criterion. **(Not applicable)**

Sec. 5.2.6, Building Height Limits

No exceptions to height limits are sought. **(Not applicable)**

Sec. 5.5.1, Nuisance Regulations

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

Sec. 5.5.2, Outdoor Lighting

See Sec. 6.22.

Sec. 5.5.3, Stormwater and Erosion Control

An erosion prevention and sediment control plan has not been provided. One must be submitted for review and approval by the city's Water Resources Division. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards

Part 1: Land Division Standards

Not applicable

Part 2: Site Plan Design Standards

Sec. 6.2.1 Applicability

These standards shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(1) – Site Plan Review.

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The landscape, existing terrain and any significant trees and vegetation shall be preserved in their natural state insofar as practicable in keeping with the objectives of the underlying zoning district. Development and site disturbance shall preserve watercourses, wetlands, steep slopes, flood-prone areas, rock outcroppings, wildlife habitat and travel corridors, specimen trees and contiguous stands of forest, and other sensitive ecological and geological areas insofar as practicable in keeping with the objectives of the underlying zoning district. Site plans shall provide suitable buffers from any proposed site improvements, and maintain continuity and contiguousness of greenspace while allowing reasonable development in support of the overall intent of the zoning district. Where any natural features are proposed to be removed or the topography altered, special attention shall be given to replace or mitigate the loss of such features. Any development occurring on parcels containing significant natural areas identified in the city's Open Space Protection Plan shall avoid disturbance to these natural areas and establish appropriate buffers that protect their natural functions.

Submitted landscaping plans show two maple trees are proposed on the site. Landscaping plan also identifies existing trees on property and no trees are labeled as proposed to be removed. **(Affirmative finding)**

(b) Topographical Alterations:

Alteration to the natural contour of the site shall minimize grading, cut, and fill, and shall take necessary measures to protect against erosion and future instability. Any grade changes shall be in keeping with the general appearance of neighboring developed areas. In areas where more intense levels of development are encouraged, development should seek to take advantage of topographical changes to hide and/or blend new construction into the landscape. Proposed design and construction details for any cut and fill, or retaining walls over 3-feet in height, or any height along the lakeshore, shall be subject to review and approval by the city engineer before receiving approval of the site plan.

Minimal grading, primarily for stormwater management, is proposed on this flat site. **(Affirmative finding)**

(c) Protection of Important Public Views:

Distant terminal views of Lake Champlain and the mountains to the east and west, and important public and cultural landmarks, framed by public rights-of-way or viewed from public spaces shall be maintained through sensitive siting and design to the extent practicable. This shall not be construed to include views from exclusively private property.

Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

Not Applicable.

(e) Supporting the Use of Renewable Energy Resources:

Where feasible, the site plan should be so designed as to take advantage of the site's inherent potential to utilize sources of renewable energy including direct sunlight, wind, or running water. The site plan should also incorporate site planning and landscaping decisions intended to minimize energy demand such as siting buildings to maximize solar access or the use of deciduous and coniferous trees to create shade and windbreak.

Buildings should, where appropriate within the context of the neighborhood development pattern, maximize their solar exposure by being oriented to maximize natural light and heat gain during winter months, and to minimize casting shadows into ground floor living space of a building on an adjacent property.

The addition proposed on the southeastern corner of the property has a façade that is southern facing, however it appears it will be in the shade of large established trees that will likely limit the amount of sunlight that reaches the proposed units. The northeastern addition will have a façade with significant southern exposure. The northwestern addition while not having a south facing façade will likely receive decent sunlight exposure with the relocation of the northernmost addition to the eastern side of the existing building. **(Affirmative finding)**

(f) Brownfield Sites:

Where a proposed development involves a known or suspected brownfield, the site plan shall indicate areas of known or suspected contamination, and the applicant shall identify completed or planned remediation necessary to support the intended use(s).

The parcel is not listed on DEC's Brownfield Sites. Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Proposed stormwater infiltration areas are identified on the proposed plan. An Erosion Prevention and Sediment Control plan has not been submitted but one is required.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

Entrances to the new dwellings appear to be enclosed/covered which will offer protection from inclement weather. No changes to the parking area are proposed, it does not appear that there will be any adverse effects on snow storage on the property. **(Affirmative finding)**

(h) Building Location and Orientation:

The proposed additions are all in alignment with the existing buildings, there will be no new facades, just extensions to what currently exists. **(Affirmative finding)**

(i) Vehicular Access:

Curb cuts shall be arranged and limited in number to reduce congestion and improve traffic safety. A secondary access point from side roads is encouraged where possible to improve

traffic flow and safety along major streets. The width and radius of curb cuts should be kept to the minimum width necessary, and sight triangles and sufficient turnarounds for vehicles shall be provided to reduce the potential for accidents at points of egress.

There are no proposed changes to the curb cut or parking lot. Not Applicable.

(j) Pedestrian Access:

Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.

The submitted site plan shows the proposed reconfiguration of paved walkways that lead from the parking area to the unit entrances as well as to the proposed shared bicycle storage building. **(Affirmative finding)**

(k) Accessibility for the Handicapped:

Special attention shall be given to the location and integration of accessible routes, parking spaces, and ramps for the disabled. Special attention shall also be given to identifying accessible access points between buildings and parking areas, public streets and sidewalks. The federal Americans with Disabilities Act Accessibility Guidelines (ADAAG) shall be used as a guide in determining the adequacy of the proposed development in addressing the needs of the disabled.

ADA compliance is under the jurisdiction of the building official.

(l) Parking and Circulation:

To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways. Attempts to link adjacent parking lots or provide shared parking areas which can serve neighboring properties simultaneously shall be strongly encouraged.

Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid

conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.

A 20' x 8' shared bicycle storage building is proposed. The submitted plans note there will be long term storage for up to 16 bicycles, as well as outdoor temporary bicycle storage for up to 8 bicycles on either side of the storage building. **(Affirmative finding)**

(m) Landscaping, Fences and Retaining Walls:

Landscaping shall be used to beautify the development site and to provide specific functions and benefits to the uses and buildings on the site. These include but are not limited to stormwater retention and erosion control, winter windbreaks and summer shade, recreational and habitat corridors, buffers and screening of parking areas, and creating privacy for and from adjacent property.

Existing trees shall be retained and incorporated into a landscape plan to the extent possible, and existing trees to be retained shall be protected during construction in accordance with specifications provided by the city arborist. Contiguous green space, both within the site and with adjacent properties, should be provided on a site whenever possible and be designed to provide wildlife travel corridors and habitat preservation, as well as enabling recreational access. If open space is intended to be publicly accessible, it shall be designed to maximize accessibility for all individuals including the disabled, encourage social interaction, and facilitate ease of maintenance. Along the street edge, landscaping shall be used to provide a visual buffer into parking areas from the public street and reinforce the streetscape.

*The selection of plant materials and planting sites should create a sustainable landscape, and consideration shall be given to factors such as hardiness, salt tolerance, disease resistance, invasiveness, root and canopy spread, underground and overhead utilities, soil conditions, and microclimates. The use of native plant materials is encouraged, and the use of plants considered invasive by VT Agency of Agriculture shall be prohibited. For more information on sustainable landscapes, applicants are encouraged to consult *Planting Sustainable Landscapes: A Guide for Plan Reviewers* prepared for the Vermont Department of Forests Parks and Recreation by the Vermont Chapter of the American Society of Landscape Architects.*

New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.

Fences may be placed within the required setback along a property line, but shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street. Fences placed within a clear sight triangle shall adhere to the standards of Sec. 5.2.6 (c). Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

Retaining walls greater than 5 feet tall shall incorporate textured surfaces, terracing, and/or vegetation to avoid long monotonous unarticulated expanses and to minimize adverse visual impacts to neighboring properties. As with fences, retaining wall styles, materials, and dimensions shall be compatible with the context of the neighborhood and use of the property

Submitted plans identify existing and proposed trees as well as stormwater infiltration areas.
(Affirmative finding)

(n) Public Plazas and Open Space:

Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.

Public space should be coordinated with the surrounding buildings without compromising safety and visibility. Public spaces should be surrounded by active uses that generate pedestrian traffic, and connect the space to major activity centers, streets, or corridors.

New structures and additions to existing structures shall be shaped to reduce shadows on public plazas and other publicly accessible spaces. In determining the impact of shadows, the following factors shall be taken into account: the mass of area shaded, the duration of shading, and the importance of sunlight to the utility of the type of open space being shadowed. Proposed development shall be considered for solar impact based the sun angle during the Vernal and Autumnal Equinox.

Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

The application materials include a basic lighting plan showing the model and location of proposed lighting. The only outdoor lighting proposed is a wall sconce to be placed next to the shared bicycle storage entrance. Based on the model number provided by the applicant, the proposed outdoor fixture has an output of 1,105 lumens which qualifies as low output.
(Affirmative finding)

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.

The proposed site plan includes a combination shared bicycle storage/dumpster enclosure.
(Affirmative finding)

PART 3: Architectural Design Standards

Sec. 6.3.1 Applicability.

These standards are enacted and shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(b) – Design Review.

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to the purpose of the zoning district. They should integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity; however, such consideration shall not require building height to be more limited than otherwise allowed within an applicable zoning district or overlay zone per Article 4.

The following shall be considered:

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development should maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.

In low and medium residential districts, the height and massing of existing residential buildings should be carefully considered when evaluating the compatibility of additions and infill development; however, no modifications by the DRB shall be made to projects which otherwise limit the allowable Principal Structure footprint, height, and number of units per building otherwise permitted by Tables 4.4.5-1 and 4.4.5-2.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)

The proposed additions appear to have a maximum height ± 1.5 ft less than the existing buildings. The design and scale of the proposed additions matches the existing buildings, and the slight difference in height offers visual appeal. The additions are proposed to be directly

aligned with the existing buildings but are offset and proportionally narrower with rotated gable ends. As proposed, the additions avoid simply being identical extensions of what is currently in place. **(Affirmative finding)**

2. Roofs and Rooflines.

New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of undifferentiated roof forms shall be avoided. This can be achieved by incorporating dormers or some variation in the roof form to lessen the impact of the massing against the sky. While flat roofs can be a reasonable architectural solution, pitched roof forms and architectural elements that enhance the city's skyline are strongly encouraged. Roof eaves, parapets, and cornices should be articulated as an architectural detail. Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

Solar panels, light colored ballast or roof membranes, split roof clerestories, planted or "green" roof technologies (with a clearly articulated maintenance plan) and "gray water" collection are encouraged. Active rooftop uses are also encouraged to add to the visual complexity and activity of the city's skyline, and afford public access to otherwise unseen views of the city and surrounding landscape.

The proposed additions feature the same style pitched roof as the existing building, however, the gable ends are rotated which lessens the impact of massing against the sky. **(Affirmative finding)**

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an "accessible route" to the building. Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal.

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

Entrances to the new dwellings appear to be enclosed/covered which will offer protection from inclement weather. Proposed windows are similar to what exists, except the proposed second floor windows are singles as opposed to the mulled windows on the existing buildings which makes the windows appear less horizontal and adds variety and interest. **(Affirmative finding)**

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

Not applicable.

(c) Protection of Important Public Views:

Development shall preserve distant terminal views of Lake Champlain and the Adirondack Mountains and important public and cultural landmarks from public places and along east-west public rights-of-way to the extent practicable. This shall not be construed to include similar views from exclusively private property.

Sensitivity shall be used in the massing of proposed development such that light and air is allowed to penetrate and some views may be preserved. Alternatives that extend access to such views by allowing public access into and through the proposed development are encouraged. In no case shall development be permitted to span across the public rights-of-way in such corridors.

There are no protected public views here. Not applicable.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional facade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic

There is no street-edge to the development. Within the property, entries to the additions are well defined and accessible via interior walkways. Inventory of materials has been provided. Color rendered elevations of the proposed additions indicate they will remain visually similar to what exists with the noticeable difference being the proposed additions have vertical wood siding on the first level compared to the brick of the existing building. **(Affirmative finding)**

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and

driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8

Exterior finish material information has been provided. The materials such as vinyl and engineered treated wood siding, and composite deck boards appear to be acceptably durable.

(Affirmative finding)

(f) Reduce energy utilization:

All new construction shall 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.

Windows and doors will be required to meet Residential Building Energy Standards (RBES).

(Affirmative finding as conditioned)

(g) Make advertising features complementary to the site:

Where signs and other advertising features are proposed, the applicant shall meet the requirements as per Article 7 – Signs. The size, location. Design. Texture, lighting, and materials of all exterior signs and advertising features shall not detract from the use and enjoyment of proposed buildings or surrounding properties. National branding through signage and architecture shall be discouraged.

Not applicable.

(h) Integrate infrastructure into the building design:

Exterior machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory features shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties.

Rooftop mechanicals, including heating and cooling devices and elevator equipment, should be incorporated into the structure's design, and shall be arranged to minimize their visibility from the street level. Such features, in excess of one foot in height, shall be either enclosed within the roof structure, outer building walls, or parapets, or designed so that they are integrated into the overall design and materials of the building. Where such rooftop features do not exceed ten percent (10%) of the total roof area, they may be considered "ornamental and symbolic features" pursuant to Sec. 5.2.7 for the purposes of measuring building height.

Any development involving the installation of machinery or equipment which

emits heat, vapor, fumes, vibration, or noise shall minimize any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.

No building infrastructure has been identified on the submitted plans. If any is proposed they will need to be depicted on elevations and site plans, as applicable (**Affirmative finding as conditioned**)

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

The application materials include a specific model of outdoor wall light as well as proposed locations outside of the unit entryways as well as the entrance to the shared bicycle storage building. (**Affirmative finding**)

Article 8: Parking

Sec. 8.1.9, Maximum On-Site Parking Spaces

The property is located within the Neighborhood Parking District. Within that district, up to 3 parking spaces per dwelling unit are allowed. The existing parking lot has 27 striped parking spaces. No changes to the parking lot are proposed (**Affirmative finding**)

Article 11: Planned Development

Sec. 11.1.5 Residential District Planned Unit Developments

(a) Dimensional Standards

The proposed building footprints and dwellings per units is acceptable per table 11.1.5-1. (**Affirmative finding**)

Sec. 11.1.6 Approval Requirements

The following requirements shall be met for the DRB to approve a planned unit development:

(a) The minimum project size requirements of Sec. 11.1.3 shall be met;

The property is ±1.55 acres, in excess of the minimum 0.5. (**Affirmative finding**)

(b) The minimum setbacks required for the district have been met at the periphery of the project;

See Sec. 5.2.5 (**Affirmative finding**)

(c) The project shall be subject to design review and site plan review of Article 3, Part 4;

See Sec. 6 (**Affirmative finding**)

(d) The project shall meet the requirements of Article 10 for subdivision review where applicable;

(Not applicable)

- (e) **Density, frontage, and lot coverage requirements of the underlying zoning district have**
See Sec. 5 (Affirmative finding)
- (f) **All other requirements of the underlying zoning district have been met as calculated across the entire project;**
See Sec. 4 (Affirmative finding)
- (g) **Open space or common land shall be assured and maintained in accordance with the conditions as prescribed by the DRB;**
There is existing open/common space on the property and it is not proposed to be changed (Affirmative finding)
- (h) **The development plan shall specify reasonable periods within which development of each phase of the planned unit development may be started and shall be completed. Deviation from the required amount of usable open space per dwelling unit may be allowed provided such deviation shall be provided for in other sections of the planned unit development;**
No phasing is proposed (Affirmative finding)
- (i) **The intent as defined in Sec. 11.1.1 is met in a way not detrimental to the city's interests; and,**
The PUD is existing. (Not applicable)
- (j) **The proposed development shall be consistent with the municipal development plan.**
See Sec. 3.5.6b(10) above.
- (k) **Any proposed accessory uses and facilities shall meet the requirements of Sec. 11.1.6 below.**
No accessory uses or facilities are proposed (Not applicable)

II. Conditions of Approval

1. **Prior to release of the zoning permit:**
 - a. Stormwater management plans and erosion prevention and sediment control plans shall be submitted to the Water Resources Division, subject to their review and approval.
 - b. Any proposed building or utility infrastructure and screening shall be added to the site plan and/or elevation drawings, subject to staff review and approval
2. **Impact fees may be due within 30 days of issuance of the related building permit,** as determined by the Water Resources Division and the Technical Services Division of the Department of Public Works based on water and wastewater flows and peak hour vehicle trip ends, respectively.
3. Wastewater permit approval shall be obtained from Vermont Department of Environmental Conservation.
4. 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.

5. Vermont Residential Building Energy Standards apply to this project. Compliance with the standards is the Owner's responsibility. Prior to requesting a Certificate of Occupancy, a copy of a completed Vermont Residential Building Energy Standards Certificate shall be submitted with a Certificate of Occupancy (final or temporary) request, and filed in the Land Records located at the Clerk/Treasurers office in City Hall (149 Church Street). For more information, see http://publicservice.vermont.gov/energy_efficiency
6. Standard Conditions 1-15.



LOCATION MAP
SCALE: 1" = 2,000 FT

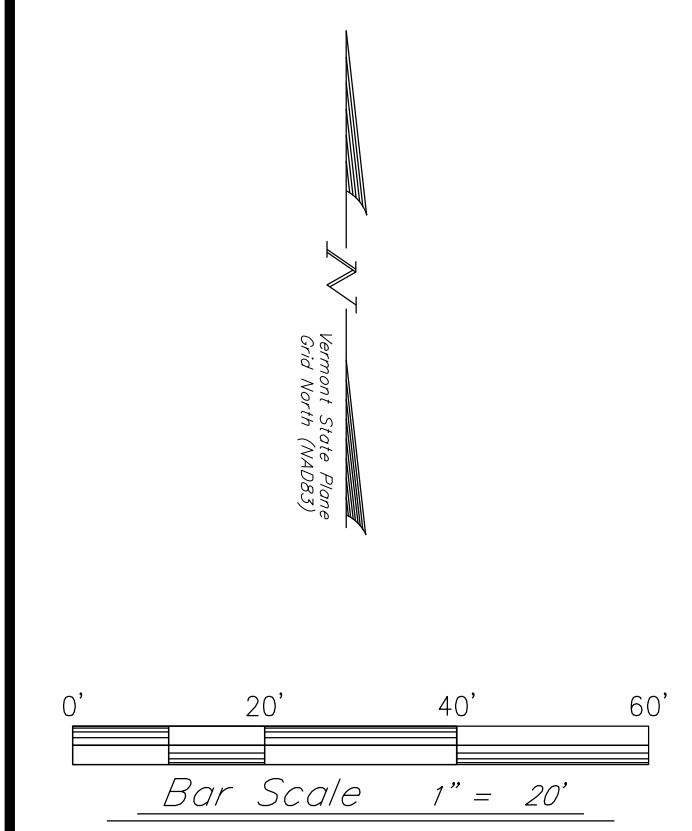
LEGEND

	Survey Control Point
	Existing Sign
	Existing Light Pole
	Existing Deciduous Tree
	Existing Evergreen Tree
	Existing Spot Grade Elevation
	Existing Contour
	Existing Gas Line/Valve
	Existing Sewer Line/Manhole
	Existing Storm Line/Manhole/Basin
	Existing Overhead Electric Line/Power Pole
	Existing Communications Line
	Existing Underground Electric & Telephone Line
	Existing Tree Line
	Existing Chain Link Fence
	Existing Barbed Wire Fence
	Existing Stockade Fence
	Existing Underground Power
	Existing Water Line/Hydrant/Valve/Shutoff
	Approximate Property Line
	Existing Setback
	Existing Easement
	Finish Grade Spot Grade Elevation
	Finish Grade Direction of Flow
	Finish Grade 5-foot Contour Interval
	Finish Grade 1-foot Contour Interval
	New Sewer Line/Manhole
	New Water Line/Hydrant/Valve/Shutoff
	Proposed Building
	Proposed pavement
	Proposed grassed infiltration basin

- NOTES**
- This plan is not intended to be a boundary survey. Property lines are based on physical evidence and tax map information from the City of Burlington.
 - The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD88 datum (US Survey Feet).
 - Existing conditions are based on a topographic survey completed by Krebs & Lansing in November 2025.
 - Utilities are based on visible structures located during the topographic survey and are not warranted to exact or complete. Additional utility information based on City of Burlington mapping. Contractor shall contact Dig Safe and other non-member utilities prior to beginning any excavation.

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STAMP:



Project:
353-365 ETHAN ALLEN PARKWAY

Project No.	25301
Scale	1" = 20'
Drawn by	TJB
Checked by	SWH
Date	01/22/2026

Revisions	No.	Date	Description

Drawing Title
Site Plan

Drawing No.
C-1.0



LOCATION MAP
SCALE: 1" = 2,000 FT

LEGEND

- Survey Control Point
- Existing Sign
- Existing Light Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Spot Grade Elevation
- Existing Contour
- Existing Storm Line/Manhole/Basin
- Existing Tree Line
- Existing Chain Link Fence
- Existing Barbed Wire Fence
- Existing Stockade Fence
- Approximate Property Line
- Finish Grade Spot Grade Elevation
- Finish Grade Direction of Flow
- Finish Grade 5-foot Contour Interval
- Finish Grade 1-foot Contour Interval
- Proposed Building
- Proposed pavement
- Proposed grassed infiltration basin
- Temporary silt fence
- Temporary construction limit fencing
- Watershed limit

INFILTRATION BASIN STORMWATER BMP MAINTENANCE NOTES

MAINTENANCE: LONG TERM MAINTENANCE OF THE INFILTRATION BASIN IS ESSENTIAL TO ENSURE ITS EFFECTIVENESS.

- **INSPECTIONS:** AT LEAST ONCE A YEAR AND FOLLOWING MAJOR STORMS, THE INFILTRATION BASIN SHOULD BE INSPECTED FOR SAND ACCUMULATION AND DEBRIS THAT MAY REDUCE ITS CAPACITY AND INFILTRATION RATE.
- **SEDIMENT REMOVAL:** SEDIMENT BUILDUP WITHIN THE INFILTRATION BASIN SHOULD BE REMOVED WHEN IT HAS ACCUMULATED TO A LEVEL THAT IMPEDES VEGETATIVE GROWTH AND INFILTRATION RATES. DISPOSE OF THE SEDIMENTS APPROPRIATELY.
- **DEBRIS:** REMOVE DEBRIS SUCH AS LEAF LITTER, BRANCHES AND TREE GROWTH FROM THE INFILTRATION BASIN.
- **SNOW STORAGE:** DO NOT STORE SNOW WITHIN THE AREA OF THE INFILTRATION BASIN.

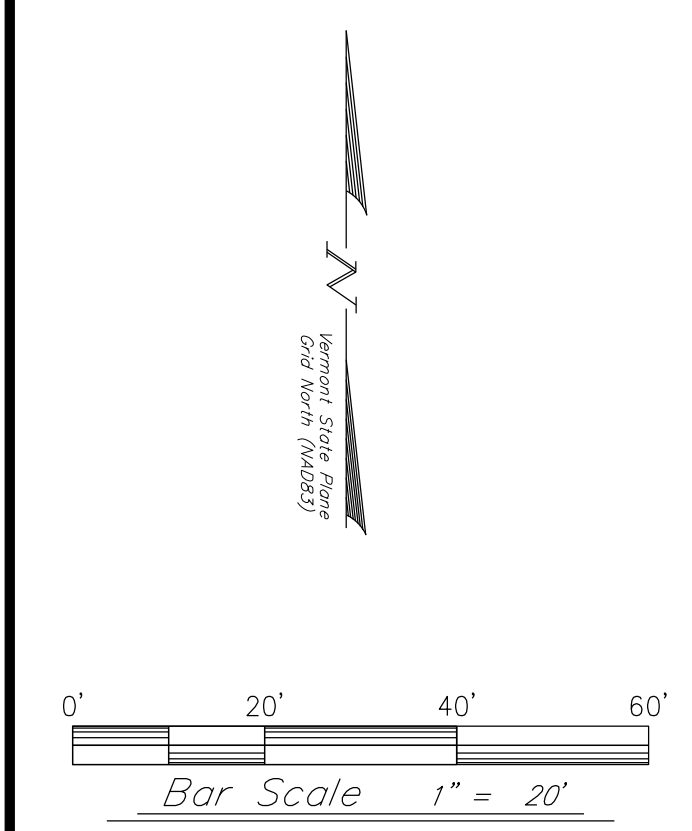
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- #### EPSC NOTES
1. Contractor shall comply with the "Low Risk Site Handbook for Erosion Prevention and Sediment Control" (June 2025).
 2. Contractor shall install a temporary stabilized construction entrance prior to construction and/or cleaning vehicle tires when leaving site to prevent sediment tracking onto roads.
 3. Contractor shall sweep City streets daily or as needed to remove sediment transported from the project.
 4. Contractor shall not park construction vehicles on City owned green space. Any green belt disturbance will be permanently stabilized with grass seed and erosion control matting.
 5. Water from dewatering activities that flows off site must be clear. Turbid, or visibly discolored water must not be pumped into storm sewers. Discolored water must be pumped to a sediment filter bag, DigBag or approved equal, in the location indicated on the plans or other area approved by the Engineer that is located away from exposed or disturbed soil.
 6. The perimeter of the site and all BMPs will be inspected at the end of each workday to ensure that sediment will not leave the site. If sediment has traveled beyond the site boundary, it shall be swept up or otherwise removed and deposited on-site in an upgradient area at the end of each workday.
 7. See Sheet C-4 for EPSC Notes & Details. See Winter Construction Notes if construction occurs between Oct. 15th - Apr. 15th.

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Project:
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Project No. 25301
Scale 1" = 20'
Drawn by TJB
Checked by SWH
Date 01/22/2026

Revisions No.	Date	Description

Drawing Title
Stormwater & EPSC Plan

Drawing No.
C-1.1



LEGEND

	Survey Control Point
	Existing Sign
	Existing Light Pole
	Existing Deciduous Tree
	Existing Evergreen Tree
	Existing Spot Grade Elevation
	Existing Contour
	Existing Gas Line/Valve
	Existing Sewer Line/Manhole
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	Existing Barbed Wire Fence
	Existing Stockade Fence
	Existing Underground Power
	Existing Water Line/Hydrant/Valve/Shutoff
	Approximate Property Line
	Existing Setback
	Existing Easement

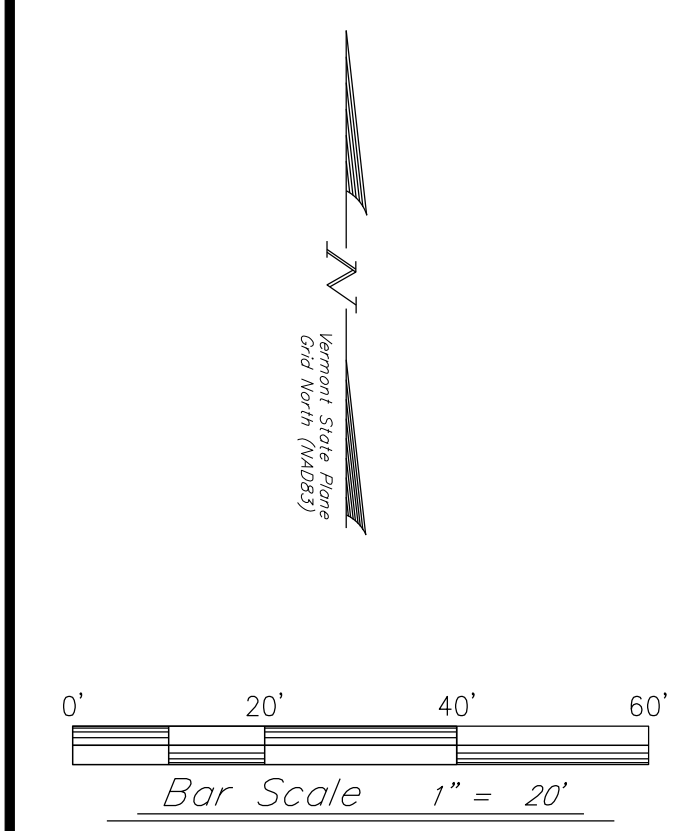
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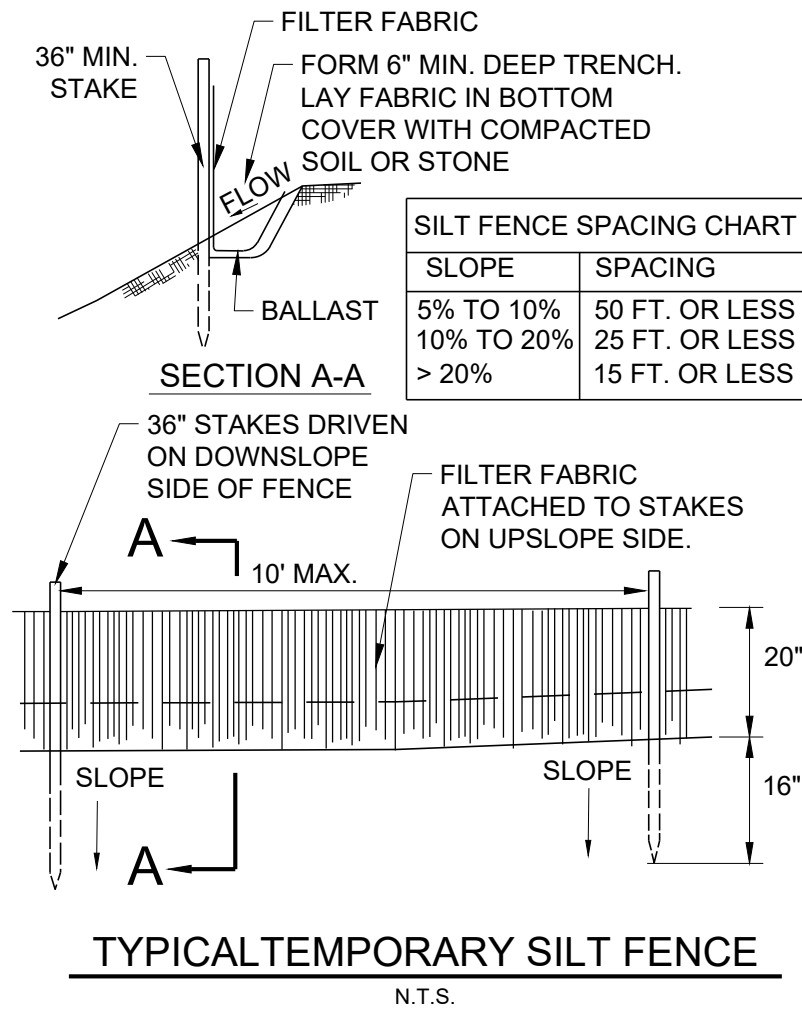
Revisions	
No.	Date

Drawing Title
Existing Conditions Plan

Drawing No.
C-2.0

NOTES

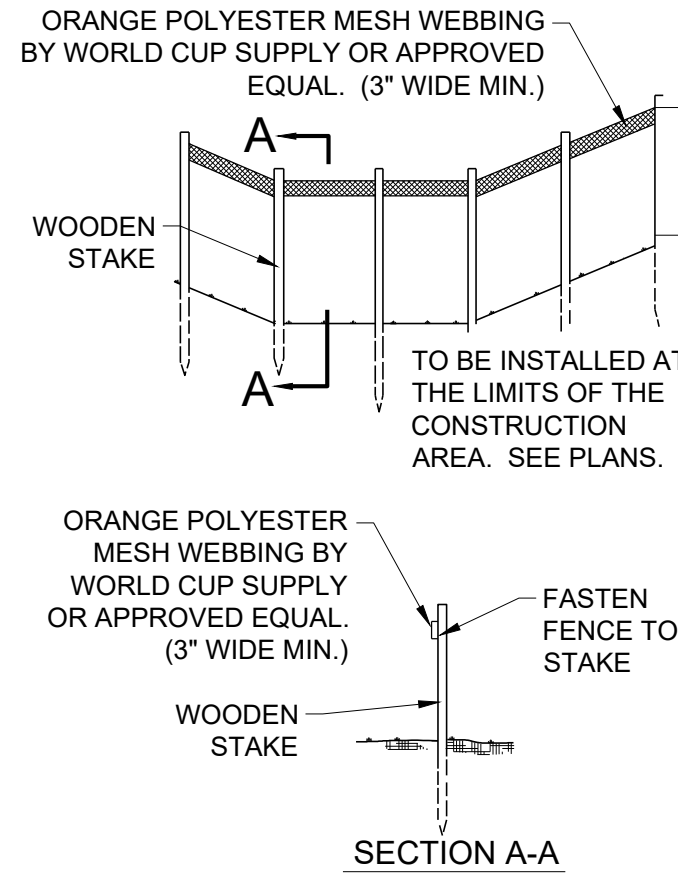
- AT A MINIMUM, EPSC MEASURES MEET VT DEC STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL OR PREVIOUSLY APPROVED INTERCHANGEABLE PRACTICES.
- PERIMETER CONTROLS SHALL BE UTILIZED IN SMALL AREAS < 1 ACRE. IN AREAS > 1 ACRE, TEMPORARY SEDIMENT TRAPS OR TEMPORARY SEDIMENT BASINS ARE TO BE UTILIZED.
- PERIMETER CONTROLS SHALL BE INSTALLED ON DOWNSLOPE SIDE OF PLANNED EARTH DISTURBANCE.
- PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES WITHIN UPSLOPE CONTRIBUTING AREA.
- SILT FENCE SHALL NOT BE USED AS CONSTRUCTION DEMARCATION.
- SILT SOXX CAN BE USED AS A SILT FENCE ALTERNATIVE, WITH PRIOR APPROVAL OF THE ENGINEER. SEE DETAIL.
- IF SILT FENCE IS INSTALLED WHEN GROUND IS FROZEN, A GRAVEL, SHOT ROCK, OR SAND BALLAST MUST BE USED.



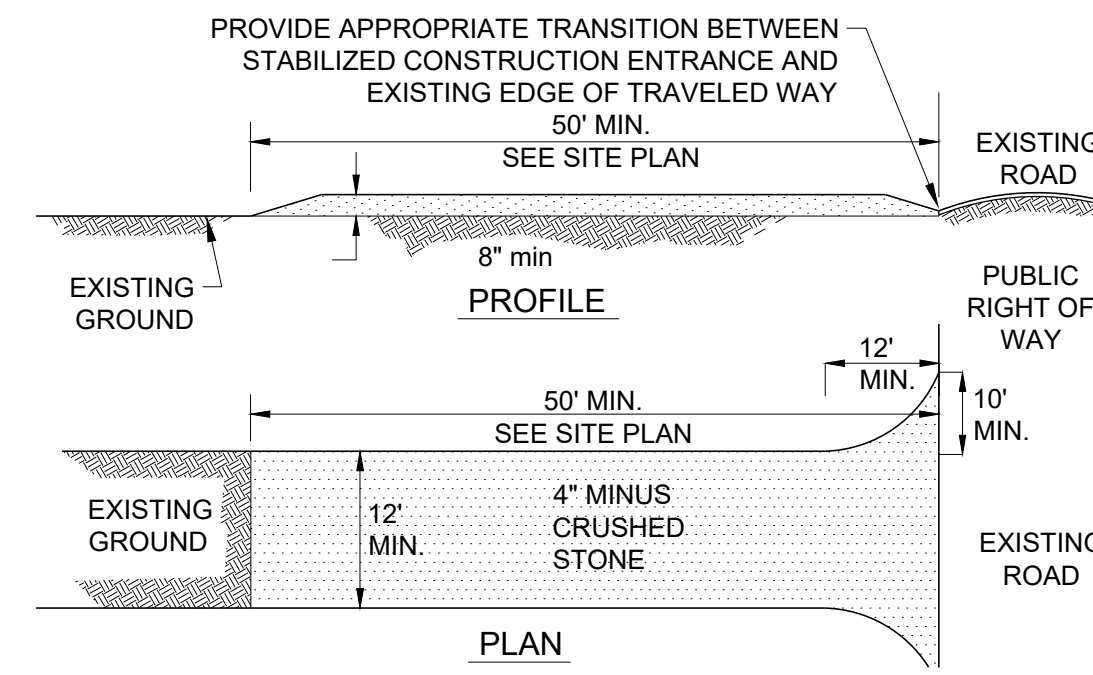
TYPICAL TEMPORARY SILT FENCE
N.T.S.

NOTES

- ACCEPTABLE EPSC MEASURE DETAILS ARE PROVIDED BELOW.
- AT A MINIMUM, EPSC MEASURES MEET VT DEC STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL OR PREVIOUSLY APPROVED INTERCHANGEABLE PRACTICES.
- LIMITS OF DISTURBANCE (OR "CONSTRUCTION DEMARCATION") SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.
- BARRIER TAPE/ROPE: FOR USE WHERE PROPOSED DISTURBANCE BORDERS NON-WOODED, VEGETATED AREAS MORE THAN 100 FT FROM THE NEAREST WATER RESOURCE (STREAM, BROOK, LAKE, POND, WETLAND, ETC.). BARRIER TAPE IS HIGH VISIBILITY FIBERGLASS TAPE, MINIMUM 3" IN WIDTH COMMONLY USED IN SKI AREAS FOR DEMARCATING CLOSED AREAS. BARRIER TAPE AND ROPE SHOULD BE ATTACHED TO STAKES, AT A MINIMUM HEIGHT OF 4 FT FROM THE GROUND.
- MINIMUM 1 TO 2 ROWS OF MESH BARRIER TAPE TO BE INSTALLED ALONG CONSTRUCTION PERIMETER.
- EACH ROW OF BARRIER TAPE TO BE 3" WIDE MINIMUM.
- BARRIER TAPE TO BE ORANGE.
- SECURE BARRIER TAPE TO STAKES OR EXISTING TREE TRUNKS WITH BOTTOM ROW AT 4' DISTANCE FROM GROUND SURFACE (MINIMUM).
- MAINTAIN AND REPLACE AS NEEDED. REMOVE AT COMPLETION OF PROJECT PER OSPC.
- IN EVENT THE OSPC DETERMINES BARRIER TAPE IS NOT SUFFICIENT, REPLACE WITH ORANGE CONSTRUCTION FENCE OR SNOW FENCE.



TYPICAL CONSTRUCTION LIMIT BARRIER
N.T.S.



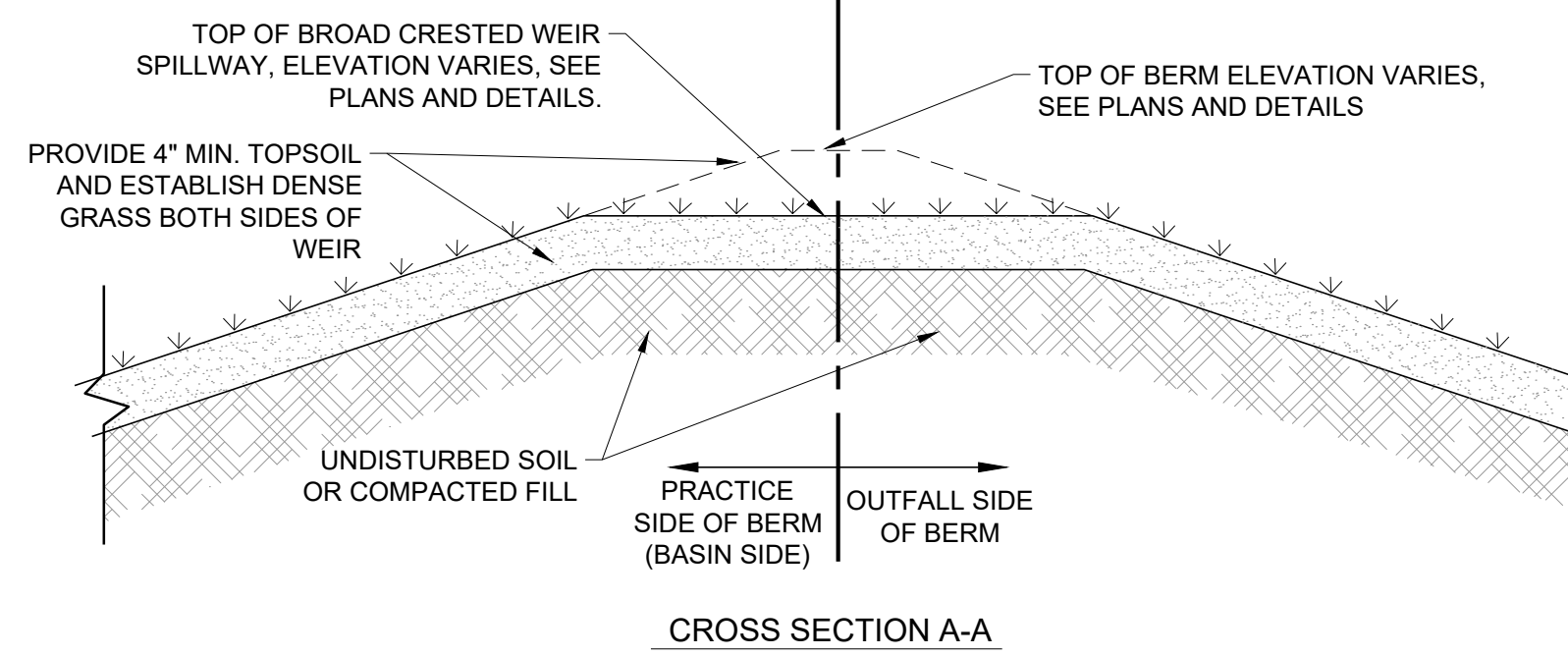
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

NOTES

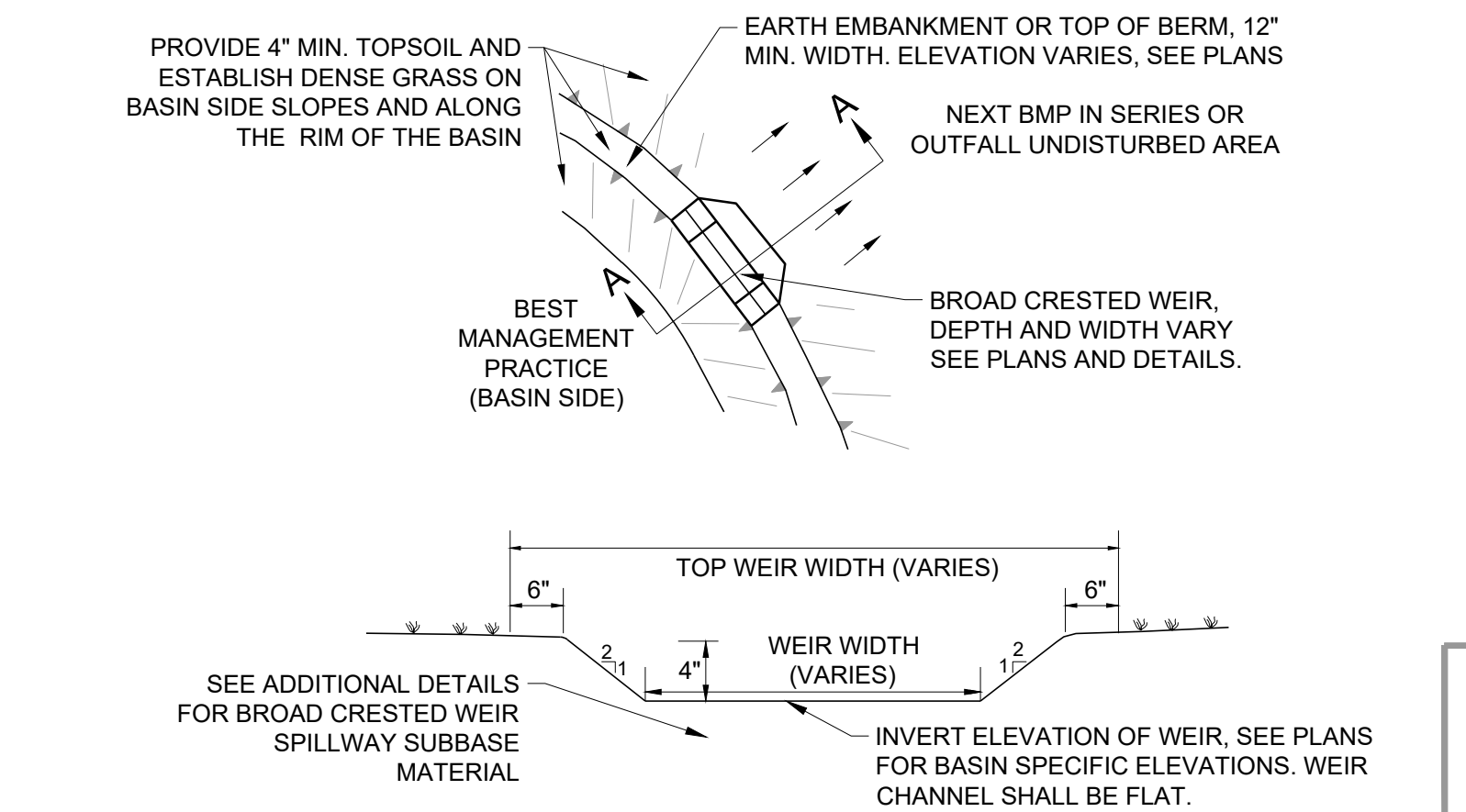
- CONTRACTOR SHALL STABILIZE CONSTRUCTION ENTRANCE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OFF-SITE.
- CONTRACTOR TO USE MIRAFI 500X UNDER STONE FOR TEMPORARY CONSTRUCTION ROADS.
- CRUSHED STONE SHALL BE ADDED OR REPLACED WHEN 80% OF THE VOIDS ARE FILLED WITH SEDIMENT.
- STONE SIZE SHALL BE 1-4".
- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES IS ALLOWED.

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CROSS SECTION A-A



BROAD CRESTED WEIR CROSS SECTION DETAIL

NOTES

- TYPICAL GRASS SWALE & INFILTRATION BASIN CROSS SECTION. SEE PLAN VIEW FOR LOCATIONS.
- MAXIMUM SIDE SLOPES TO BE 3:1.
- DURING CONSTRUCTION TEMPORARILY SEEDED AND HEAVILY MULCHED. POST CONSTRUCTION CONTRACTOR SHALL RE-GRADE ANY EROSION, REMOVE BUILD UP SEDIMENTS, PERMANENT SEED AND HEAVILY RE-MULCH.
- CROSS-SECTION SHALL BE EXCAVATED TO NEAT LINES AND GRADES. OVER-EXCAVATED AREAS SHALL BE BACKFILLED WITH MOIST SOIL COMPACTED TO DENSITY OF SURROUNDING MATERIAL.
- ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF IN APPROVED UPLAND AREA (PER OSPC) SUCH THAT IT DOES NOT INTERFERE WITH FUNCTION.
- STORING SNOW DURING THE WINTER MONTHS IN THE INFILTRATION BASIN IS PROHIBITED. SNOW REMOVAL CONTRACTOR WILL NOT USE THESE AREAS FOR SNOW DISPOSAL.

STORMWATER MAINTENANCE NOTES

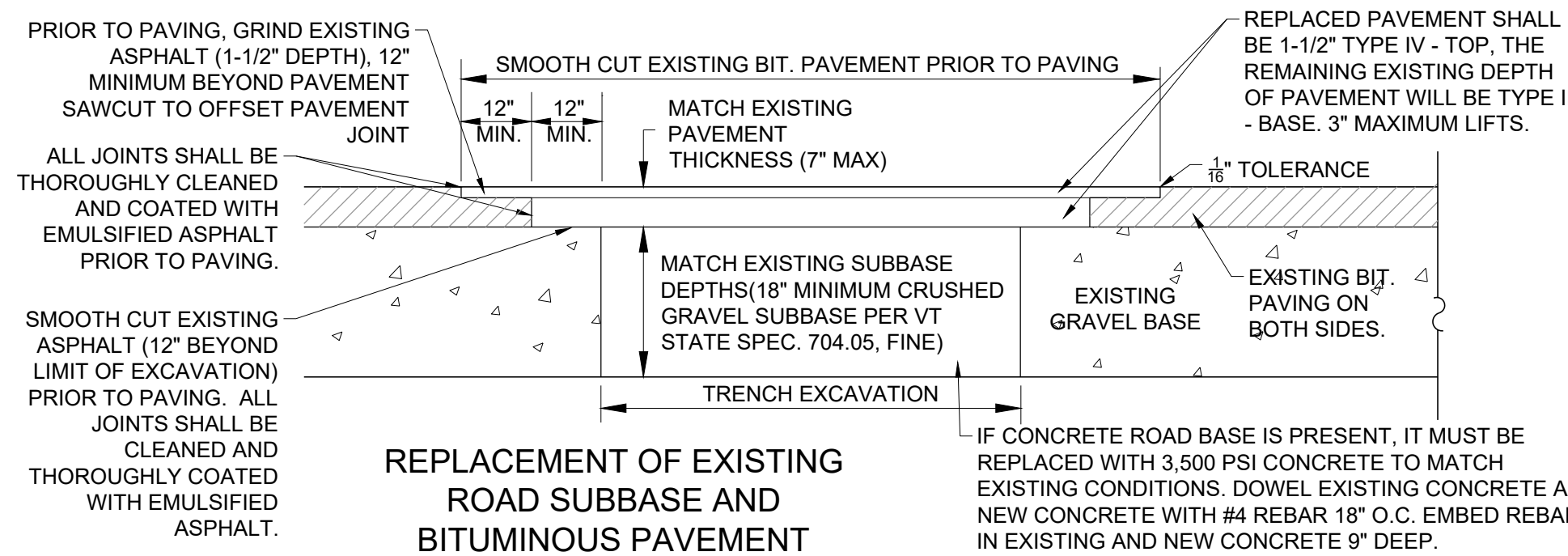
- INFILTRATION BASIN
 - INSPECT FOR PROLONGED STANDING WATER AFTER RAIN EVENTS
 - INSPECT FOR EROSION, ACCUMULATED SEDIMENT AND ENSURE PLANTS ARE HEALTHY. REMOVE SEDIMENT AND REPLACE PLANTS AS NECESSARY.

INFILTRATION BASIN CROSS SECTION

N.T.S.

PAVEMENT MARKING NOTES

- TYPICAL CITY OF BURLINGTON PARKING SPACE IS 9'-0" CENTER OF LINE TO CENTER OF LINE MARKED WITH 4" WIDE YELLOW OR WHITE PAINT.
- ADA SPACE IS YELLOW/WHITE STENCIL, YELLOW/WHITE TRIM. COORDINATE EXACT REQUIREMENTS WITH CITY OF BURLINGTON.
- PAINT FOR PAVEMENT MARKINGS SHALL BE HYDROPHAST WATERBORNE TRAFFIC PAINT BY FRANKLIN PAINT COMPANY. IT SHALL BE REFLECTIVE, VOC COMPLIANT FAST DRYING, 100% ACRYLIC WATERBORNE TRAFFIC PAINT. PAINT FOR STOP BARS AND CROSSWALKS SHALL BE WHITE. ALL OTHER LINE STRIPING SHALL BE YELLOW. CONFIRM PAINT COLOR WITH CITY OF BURLINGTON AND OWNER.
- TRAFFIC PAINT SHALL BE APPLIED WITH A UNIFORM THICKNESS AND AT A RATE SUCH THAT NO PAVEMENT IS VISIBLE AFTER DRYING. ADDITIONAL PAINT APPLICATION WILL BE REQUIRED IF UNDERLYING PAVEMENT IS VISIBLE.



REPLACEMENT OF EXISTING ROAD SUBBASE AND BITUMINOUS PAVEMENT

NOTES

- SET UP AND MAINTAIN SIGNS AND OTHER SAFETY CONTROL DEVICES.
- RESHAPE HOLE PATCH AREA BY CUTTING WITH A CONCRETE SAW INTO SQUARE OR RECTANGULAR SHAPE AND CUT SIDE FACED VERTICALLY. RESHAPE DOWNWARD SOLID MATERIAL AND AROUND HOLE TO SOUND PAVEMENT.
- BACKFILL TRENCH IN 6" LIFTS AND COMPACT EACH TO 95% OF MAXIMUM DENSITY OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR.
- REMOVE ALL LOOSE MATERIAL AND THOROUGHLY SWEEP THE HOLE AREA, CLEAN ANY MUD AND STANDING WATER.
- APPLY LIQUID ASPHALT TRACK TO VERTICAL FACES IN UNIFORM MANNER. DO NOT PUDDLE TRACK COAT ON BOTTOM HOLE.
- FILL TOP OF HOLE WITH TYPE IV BITUMINOUS CONCRETE AND COMPACT IN LIFTS NO MORE THAN 2" THICK. EACH LIFT SHOULD BE THOROUGHLY COMPACTED WITH A VIBRATORY PLAT COMPACTOR OR A PORTABLE ROLLER. EXPERIENCE HAS SHOWN THAT 15 TO 20 PASSES WITH THE VIBRATORY ROLLER AND MIX TEMPERATURE ABOVE 250°F (121°C) ARE NECESSARY TO ENSURE GOOD COMPACTION. HAND TAMP SHOULD ONLY BE USED FOR SMALL AREAS LESS THAN 1 S.F.
- CLEAN UP AREA. DO NOT LEAVE EXCESS FILL OR EXCAVATED MATERIAL ON THE PAVEMENT. REMOVE SAFETY SIGNS.

WINTER EROSION CONTROL PROCEDURES

(FOR ANY EARTH WORK PERFORMED BETWEEN OCTOBER 15TH AND APRIL 15TH)

WINTER EROSION CONTROL NARRATIVE: OBJECTIVE - ANY SITE WORK PERFORMED LATER THAN OCTOBER 15TH WILL RESULT IN EXPOSED SOIL THROUGH THE WINTER. THIS PRESENTS A POTENTIAL FOR EROSION THROUGH THE WINTER. THE WINTER EROSION CONTROL MEASURES ARE INTENDED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION ZONE DURING THAWS AND RAINSTORMS.

WINTER EROSION CONTROL SEQUENCE: ON-SITE COORDINATOR - THE ON-SITE COORDINATOR SHALL BE SURE ALL EROSION CONTROL MEASURES REQUIRED FOR WINTER CONSTRUCTION ARE INSTALLED BY OCTOBER 15TH AND PRIOR TO GROUND FREEZING. IF A PERMITTED AREA CAN BE LEFT UNDISTURBED UNTIL THE SPRING THE CONTRACTOR SHALL MAKE EVERY EFFORT TO LIMIT THESE AREAS OF DISTURBANCE.

WINTER STABILIZATION - ALL DISTURBED AREAS NOT INVOLVED IN WINTER CONSTRUCTION SHALL BE AT LEAST TEMPORARILY STABILIZED BY OCTOBER 15. AFTER OCTOBER 15TH, ALL AREAS DISTURBED DURING WINTER CONSTRUCTION SHALL BE STABILIZED DAILY TO PREVENT EXPOSURE FROM RAIN EVENTS AND ACCUMULATION OF SNOWFALL. (SEE EXCEPTIONS BELOW), CONTRACTOR SHALL ADD ADDITIONAL STONE, AS NECESSARY, TO PROVIDE STABILIZATION THROUGH WINTER CONSTRUCTION ON ALL AREAS WHERE CONSTRUCTION TRAFFIC IS ANTICIPATED.

EXCEPTIONS:

- HYDROSEEDING AFTER OCTOBER 15TH AND BEFORE APRIL 15TH MUST BE STABILIZED WITH STRAW MULCH OR EROSION CONTROL MATTING.*
- SNOW AND/OR ICE MUST BE REMOVED TO, AT MOST, ONE INCH PRIOR TO APPLYING MULCH OR EROSION CONTROL STABILIZATION MATTING.
- IF NO PRECIPITATION, WITHIN 24 HOURS, IS FORECASTED AND WORK WILL RESUME IN THE SAME DISTURBED AREA WITHIN 24 HOURS, DAILY STABILIZATION IS NOT NECESSARY.
- DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS OPEN UTILITY TRENCHES, REQUIRE STABILIZATION AT THE END OF EACH WORK WEEK.

THE CONTRACTOR SHALL STABILIZE ANY PORTION OF THE SITE THAT IS BEING WORKED AND DISTURBED PRIOR TO BEGINNING CONSTRUCTION AT ANOTHER AREA OF THE SITE. AT NO TIME DURING WINTER CONSTRUCTION SHALL THERE BE MORE THAN 1 ACRE OF EXPOSED SOIL ON SITE.

ANTICIPATED WINTER CONSTRUCTION ACTIVITIES WILL INCLUDE ALL ASPECTS OF THE PROJECT PROPOSED DURING SUMMER CONSTRUCTION. THIS IS A CONTINUATION OF WORK WHICH WAS NOT COMPLETED DURING THE SUMMER. MAJOR GRADING IS EXPECTED TO BE COMPLETE BEFORE OCTOBER 15TH.

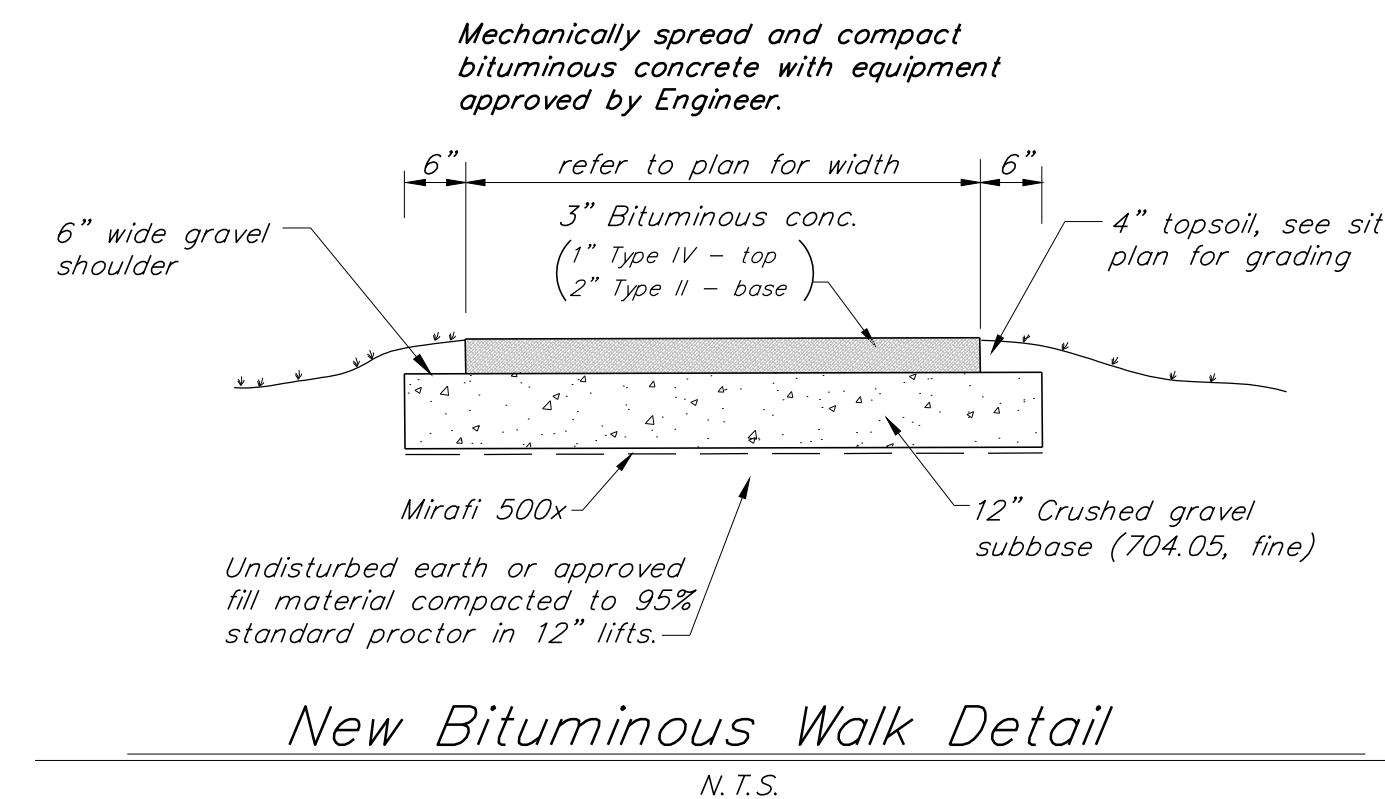
LIMITS OF DISTURBANCE - LOD WILL BE MOVED AND/OR REPLACED TO REFLECT THE BOUNDARY OF WINTER WORK. CONTRACTOR WILL MAINTAIN A MINIMUM 25' BUFFER FROM PERIMETER CONTROLS TO ALLOW FOR SNOW CLEARING AND MAINTENANCE.

SNOW STORAGE ON SITE - CONTRACTOR WILL CREATE A SNOW MANAGEMENT PLAN. PLAN WILL IDENTIFY LOCATIONS FOR ADEQUATE SNOW STORAGE AND CONTROL SNOW MELT. SNOW STORAGE WILL BE DOWN GRADIENT OF ALL DISTURBED AREAS AND WILL NOT PROHIBIT THE FUNCTION OF ALL PERMANENT STORMWATER TREATMENT STRUCTURES. CONTRACTOR SHALL KEEP ALL DRAINAGE STRUCTURES OPEN AND FREE OF SNOW AND ICE DAMS.

INSTALL SILT FENCE - SILT FENCE SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE WINTER CONSTRUCTION AREAS AND SOIL STOCKPILE AREAS, AS SHOWN ON THE PLAN, BY OCTOBER 15TH. IF THE GROUND IS UNFROZEN THE SILT FENCE SHALL BE DUG IN AS NORMAL. IF THE GROUND IS FROZEN CONTACT THE ENGINEER FOR ALTERNATE OPTIONS (STONE BERM, FILTREXX SILT SOXX, STRAW WATTLES, ETC.).

STABILIZED CONSTRUCTION ENTRANCE - THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL STABILIZED CONSTRUCTION ENTRANCES TO PREVENT SEDIMENT TRACKING OFF SITE. CONTRACTOR SHALL ENLARGE THE WIDTH OF ACCESS TO PROVIDE ADDITIONAL ROOM FOR SNOW STOCKPILING, IF NEEDED. ADDITIONAL STONE SHALL BE ADDED OR THE LENGTH SHALL BE INCREASED, IF ICE AND SNOW LIMITS CONSTRUCTION ENTRANCE'S ABILITY TO HOLD SEDIMENTS ON SITE.

INSPECTION - THE ON-SITE COORDINATOR SHALL BE RESPONSIBLE FOR, AT A MINIMUM, DAILY WRITTEN INSPECTIONS WHILE THE SITE IS DISTURBED OR WEEKLY IF EVERYTHING IS STABILIZED BUT CONSTRUCTION IS ON-GOING. IF, DURING WINTER CONSTRUCTION, EARTH DISTURBANCE ACTIVITIES TEMPORARILY CEASE AND THE SITE HAS BEEN FULLY STABILIZED, INSPECTION AND MONITORING REQUIREMENTS FOR THE ON-SITE COORDINATOR MAY BE REDUCED TO ONCE PER MONTH MINIMUM. ALL INSPECTION SHEETS SHALL BE KEPT ON SITE AND BE AVAILABLE UPON REQUEST.



New Bituminous Walk Detail
N.T.S.

Project:
353-365 ETHAN ALLEN PARKWAY

Project No.	25301
Scale	N.T.S.
Drawn by	SWH
Checked by	SWH
Date	01/22/2026

Revisions	No.	Date	Description

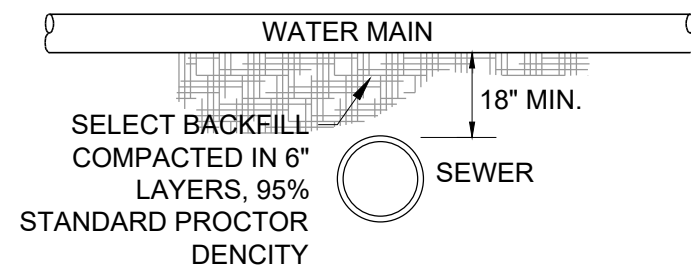
Drawing Title
Civil Details

Drawing No.
C-3

CROSSINGS

SEWERS CROSSING WATER MAINS SHALL BE LAID BENEATH THE WATER MAIN WITH AT LEAST 18 INCHES VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE SEWER AND THE OUTSIDE OF THE WATER MAIN. WHEN IT IS POSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION:

1. THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS;
2. THE SEWER PIPE MUST BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER;
3. THE SECTION CONSTRUCTED TO WATER STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS;
4. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

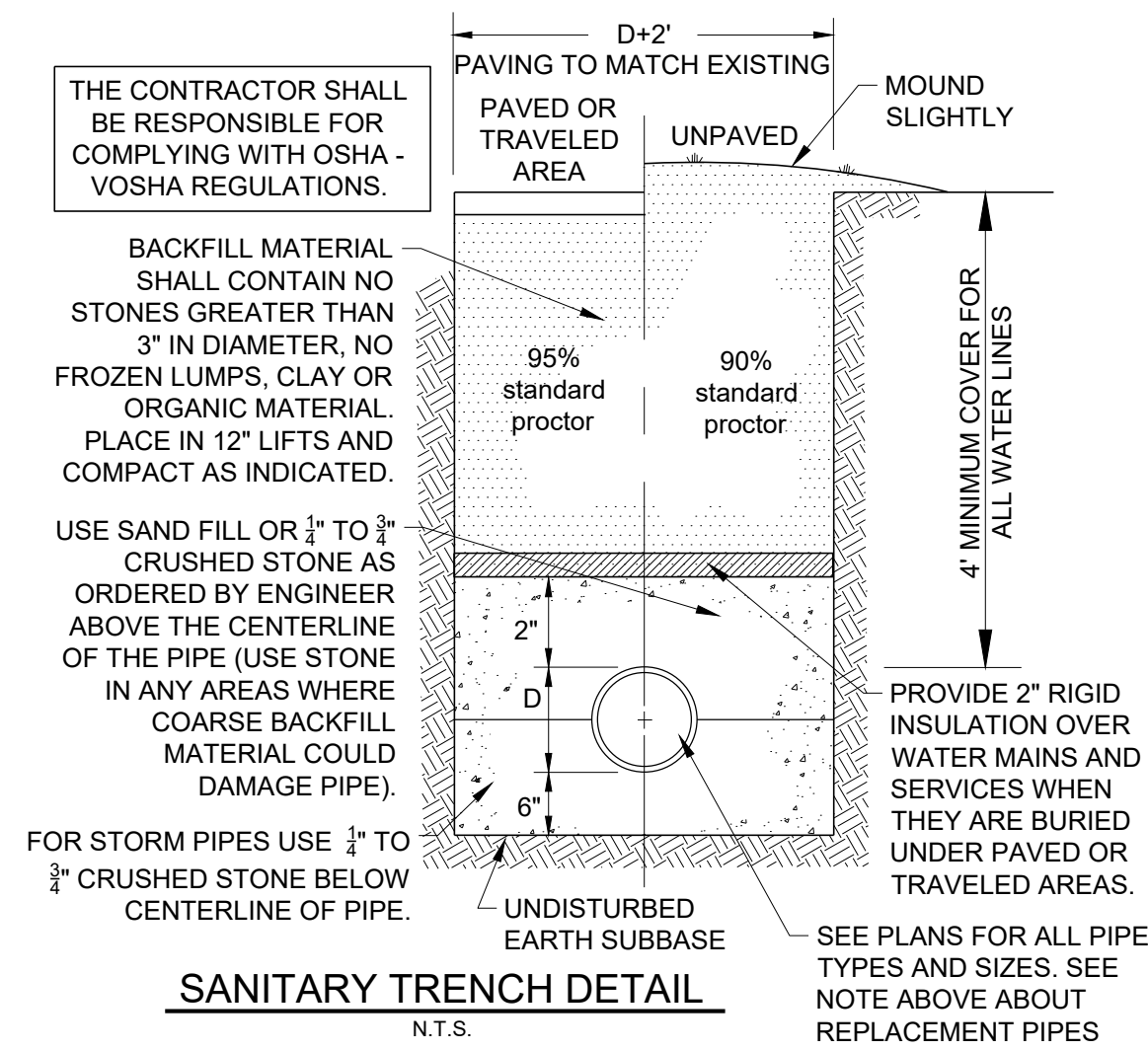


NOTES

1. THE LOCATION OF SEWER MAINS IN RELATION TO WATER MAINS SHALL BE IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SEWAGE WORKS" SO-CALLED TEN STATE STANDARDS AND WATER SUPPLY RULES.
2. SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IF THIS DISTANCE CANNOT BE OBTAINED, THEN THE PIPES SHALL BE INSTALLED ACCORDING TO EPR, CHAPTER 1, APPENDIX 1A, 11A.
3. 18" SEPARATION SHALL BE MAINTAINED WHETHER WATER IS OVER OR UNDER SEWER. IF THIS DISTANCE CANNOT BE OBTAINED, THEN THE PIPES SHALL BE INSTALLED ACCORDING TO EPR CHAPTER 1, 11B.

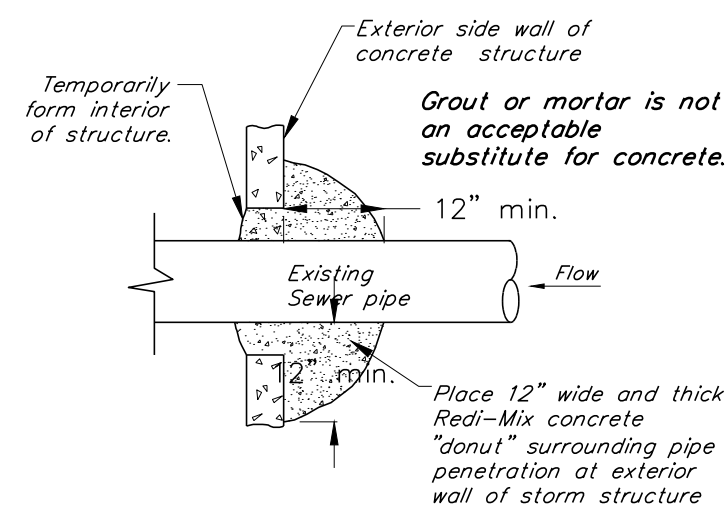
WATER AND SEWER CROSSINGS DETAIL

N.T.S.



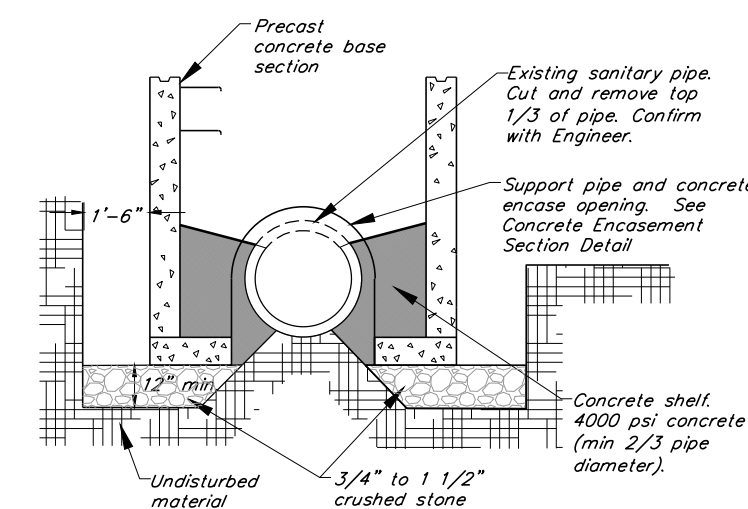
SANITARY TRENCH DETAIL

N.T.S.



Concrete Encasement Section Detail

See Typical Precast Sewer Manhole detail for all additional structure related details.



Dog House Base Detail

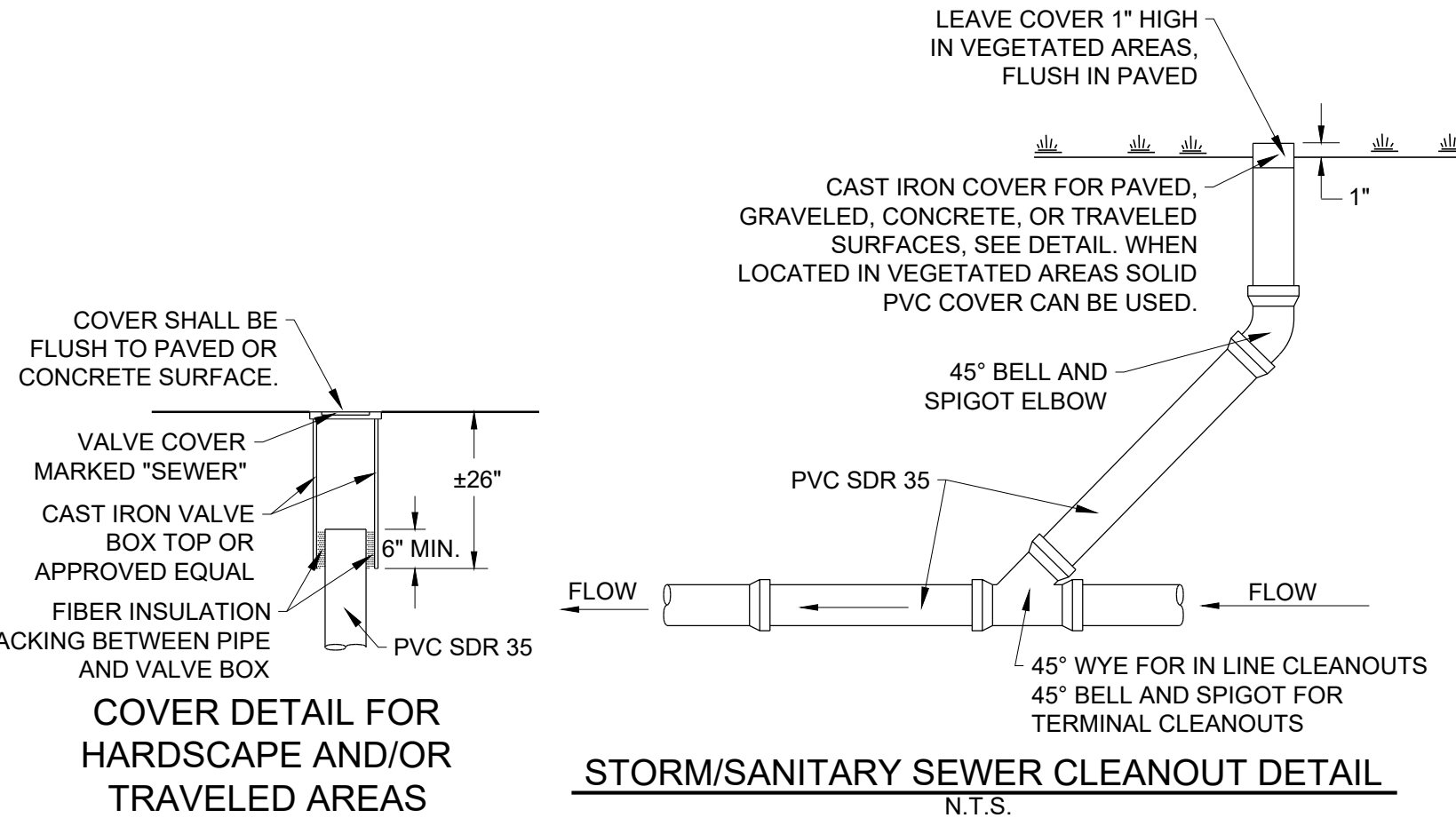
N.T.S.

SANITARY MAINS NOTES

1. THE PIPE AND FITTINGS FOR SANITARY SEWER SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION D3034 FOR 4" - 15" SDR 35 AND F679 FOR 18" - 27". ALL PIPE SHALL BE LAID TO THE LINE AND GRADE SHOWN ON THE PLANS.
2. THE PIPE FOR GRAVITY SANITARY SEWER SHALL BE AS SHOWN ON THE PLANS AND DETAILED BELOW:
 - ALL PIPE SHALL BE LAID TO THE LINE AND GRADE AS SHOWN ON THE PLANS.
 - PVC SDR 35 - POLYVINYL CHLORIDE PIPE - PIPE SHALL CONFORM TO ASTM SPECIFICATION D-3034 OR F679, (PVC) SEWER PIPE AND FITTINGS, SDR35.
 - PIPE WITH RECYCLED CONTENT IS NOT ACCEPTABLE.
3. PVC SDR 35 SANITARY AND STORM PIPES SHALL BE INSTALLED SO THAT THE INITIAL DEFLECTION SHALL BE LESS THAN 5%.
4. PVC SDR 35 PIPE SHALL NOT BE INSTALLED WHEN THE TEMPERATURE DROPS BELOW 32° F OR GOES ABOVE 100° F UNLESS PRIOR APPROVAL IS OBTAINED FROM THE ENGINEER. EXTRA CARE IS REQUIRED WHEN HANDLING PVC PIPE DURING COLD WEATHER. PVC PIPE SHALL NOT BE STORED OUTSIDE AND EXPOSED TO PROLONGED PERIODS OF SUNLIGHT AS PIPE DISCOLORATION AND REDUCTION IN PIPE IMPACT STRENGTH WILL OCCUR. IF PVC PIPE IS TO BE STORED ON SITE FOR 1 MONTH OR LONGER IT SHALL BE COVERED WITH CANVAS OR OTHER OPAQUE MATERIAL.
5. THE INSTALLED GRAVITY SANITARY SEWER PIPE SHALL BE LOW PRESSURE AIR TESTED IN THE PRESENCE OF THE ENGINEER. AFTER CLEANING THE PIPE, THE PIPE SECTION (MANHOLE TO MANHOLE) SHALL BE TESTED ACCORDING TO THE PROCEDURES OUTLINED IN THE STATE OF VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES, EFFECTIVE APRIL 12, 2019.

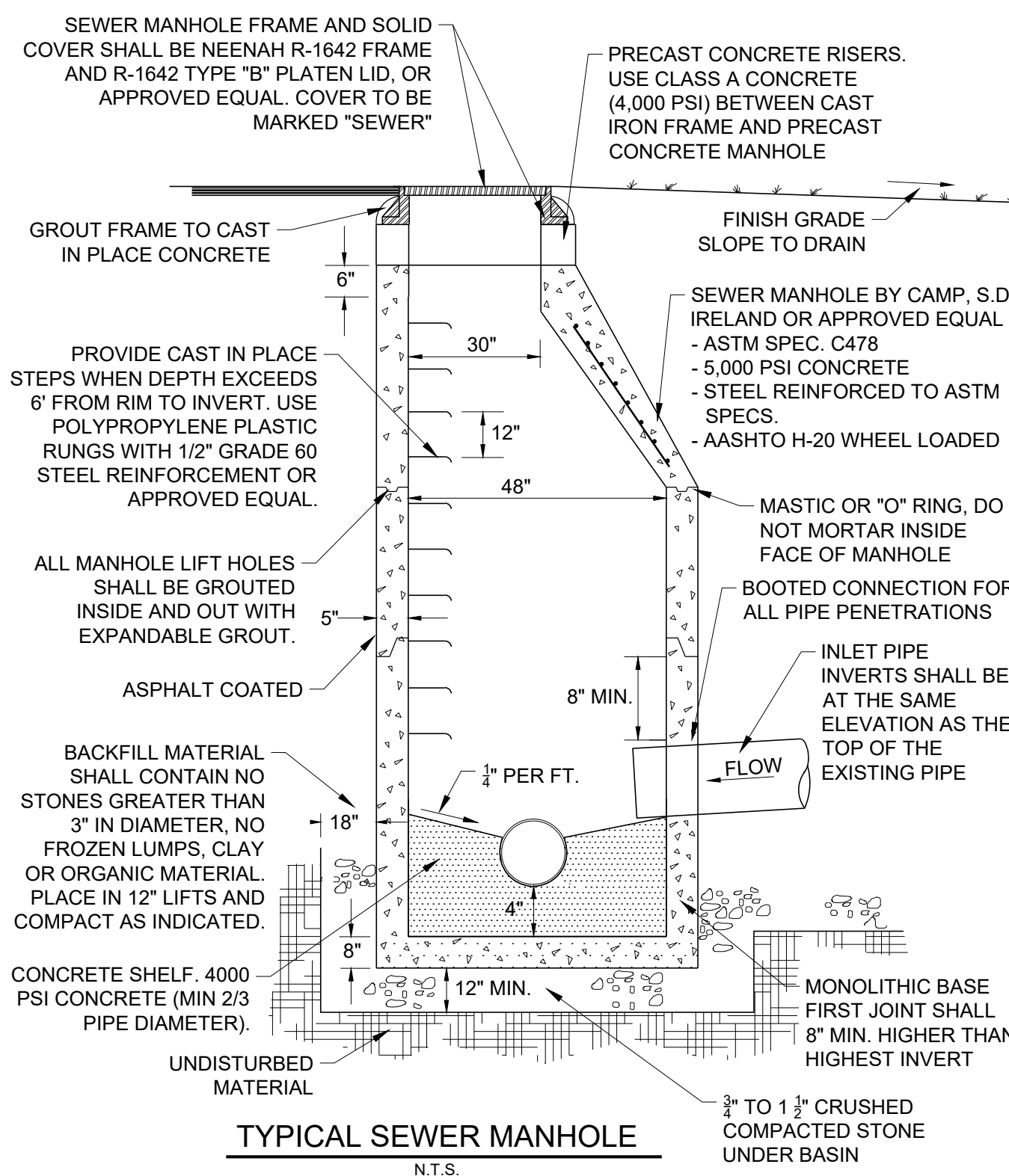
SANITARY TESTING AND CONTRACTOR COORDINATION REQUIREMENTS

1. ALL SEWER LINES (MAIN LINES AND SERVICES) AND MANHOLES SHALL BE THOROUGHLY TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION RULES (09/29/07).
2. ALL GRAVITY SANITARY MAINS SHALL BE AIR TESTED IN THE PRESENCE OF THE ENGINEER. AT A MINIMUM, THE TEST PRESSURE SHALL BE 4 POUNDS PER SQUARE INCH AT THE HIGHEST POINT ALONG THE TEST FOR 4 MINUTES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE ENGINEER AND THE LOCAL MUNICIPALITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION ON ANY PORTION OF THE PUBLIC CONNECTIONS TO WATER OR SANITARY SYSTEMS. THIS NOTIFICATION REQUIREMENT SHALL CONTINUE TO THE COMPLETION OF THE SANITARY SYSTEMS.
4. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF PRE-SCHEDULED TESTING AND/OR SEWER CONSTRUCTION IS CANCELED. IF CONTRACTOR DOES NOT CONTACT ENGINEER AND ENGINEER VISITS THE SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENGINEER'S FEES/MILEAGE FOR SITE VISIT.
5. MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER MAIN AND STORM/SANITARY SEWER CROSSING.
6. UTILITY TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING SANITARY TESTING AT A MINIMUM OF 24 HOURS PRIOR TO THE TEST. BASED ON AVAILABILITY OF ENGINEER'S STAFF, THE ENGINEER SHALL ACCOMMODATE THE TESTING SCHEDULE WITHIN 24 HOURS OF THE CONTRACTOR REQUESTED TEST DATE/TIME.
7. THE CONTRACTOR SHALL PRE-TEST UTILITY PRIOR TO CONTACTING THE ENGINEER. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF PRE-TEST FAILED.



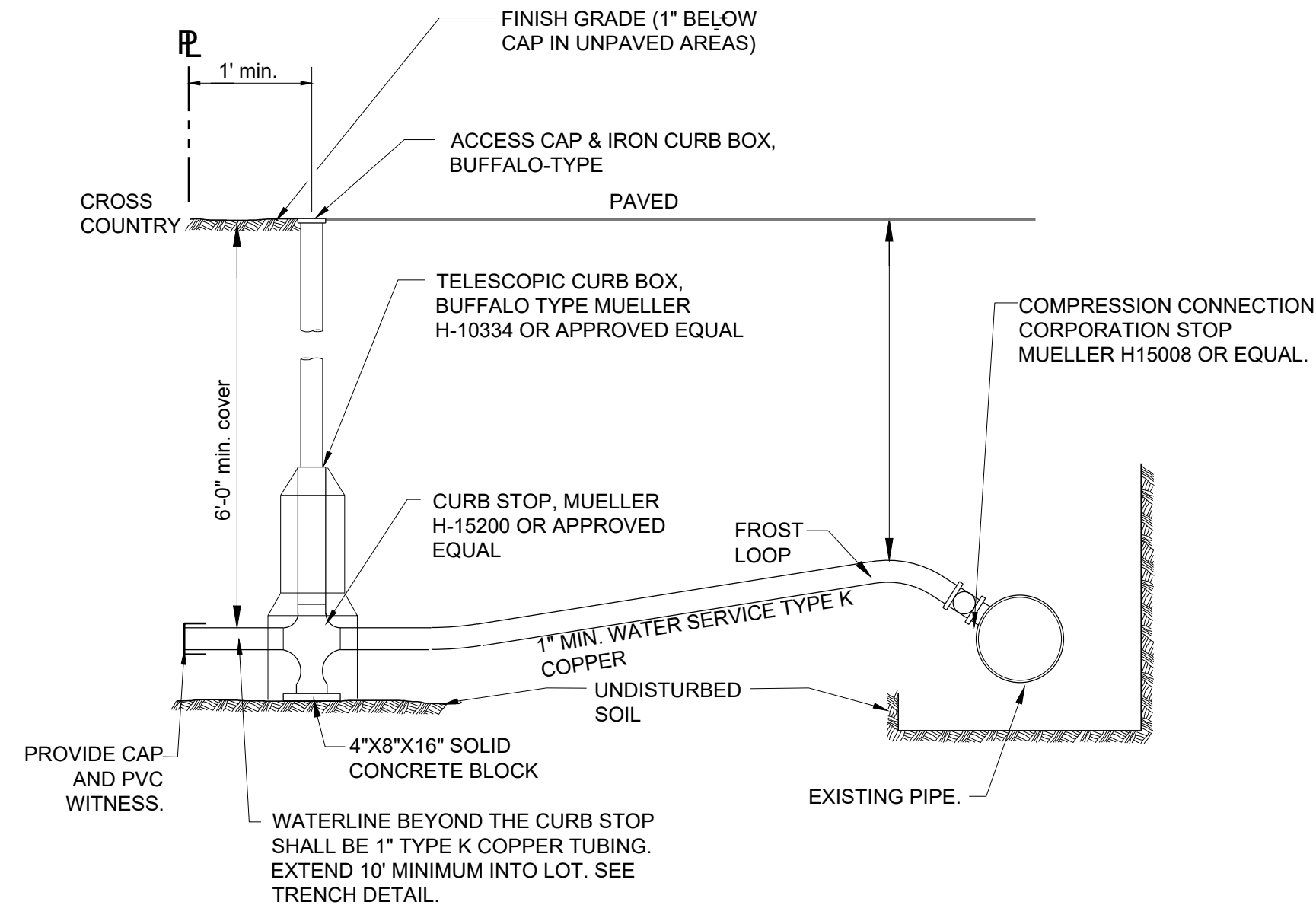
STORM/SANITARY SEWER CLEANOUT DETAIL

N.T.S.



TYPICAL SEWER MANHOLE

N.T.S.



NO VALVES, HYDRANTS, CURB STOPS ETC. SHALL BE OPERATED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY. ALL TAPS LARGER THAN 3/4" REQUIRE THE USE OF BRONZE SADDLES. ALL BRASS UNIONS AND ADAPTERS SHALL BE MUELLER.

TAP MAY BE MADE DIRECTLY TO DUCTILE IRON PIPE.

ALL BRASS UNIONS AND ADAPTERS SHALL BE MUELLER, OR EQUAL.

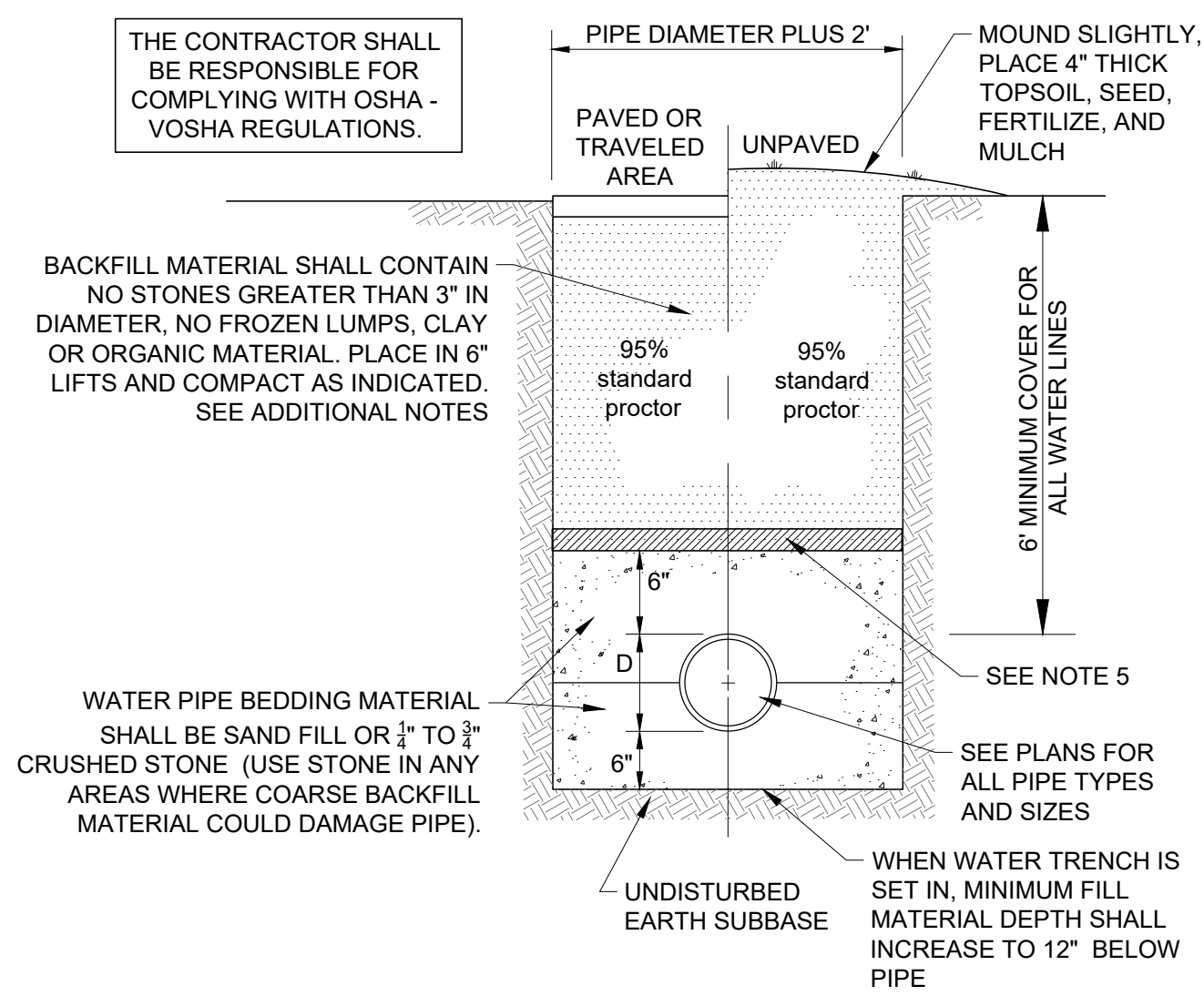
THE CONTRACTOR SHALL NOT INSTALL CURB BOX IN SIDEWALK OR PAVEMENT.

SUBMIT SHOP DRAWINGS TO ENGINEER FOR ALL COMPONENTS OF THE WATER SYSTEM.

SEE WATER TRENCH DETAIL FOR BEDDING REQUIREMENTS

WATER SERVICE DETAIL

N.T.S.



NOTES

1. THE CONTRACTOR SHALL KEEP THE TRENCH ENTIRELY FREE OF WATER AT ALL TIMES UNTIL THE WORK IS COMPLETE AND READY FOR BACKFILLING.
2. THE SIDES OF THE TRENCHES SHALL BE SHEETED OR SLOPED TO THE ANGLE OF REPOSE IF THE TRENCH IS 4' OR MORE IN DEPTH.
3. BACKFILL TRENCH IN 6" LIFTS AND COMPACT EACH LIFT TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR.
4. BACKFILL SHALL HAVE NO STONES LARGER THAN 1.5-INCHES IN DIAMETER.
5. SEE DETAIL WATERLINE PIPE INSULATION REQUIREMENTS.
6. ALL WORK SHALL CONFORM TO THESE SPECIFICATIONS AND PLANS UNLESS OTHERWISE SPECIFIED.
7. INSTALL A CONTINUOUS SHEATHED SOLID CONDUCTOR COPPER TRACER WIRE OVER PIPE. THE WIRE SHALL BEGIN IN A TEST BOX ADJACENT TO ONE HYDRANT AND RUN TO A TEST BOX ADJACENT TO THE NEXT HYDRANT.

WATER TRENCH DETAIL

N.T.S.



164 Main Street, Suite 201 Colchester, Vermont 05446 P: (802) 878-0375 www.krebsandlansing.com

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Project:

353-365 ETHAN ALLEN PARKWAY

Project No. 25301

Scale N.T.S.

Drawn by SWH

Checked by SWH

Date 01/22/2026

Revisions No.	Date	Description

Drawing Title

Water/Sewer Details

Drawing No.

C-4

REVISION TABLE	DESCRIPTION
NUMBER	DATE

PAGE TITLE

PROJECT TITLE
355 ETHAN ALLEN PKWY LLC

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NLB CONSTRUCTION CONSULTING, LLC
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Grand Isle, VT 05458
802-355-4130

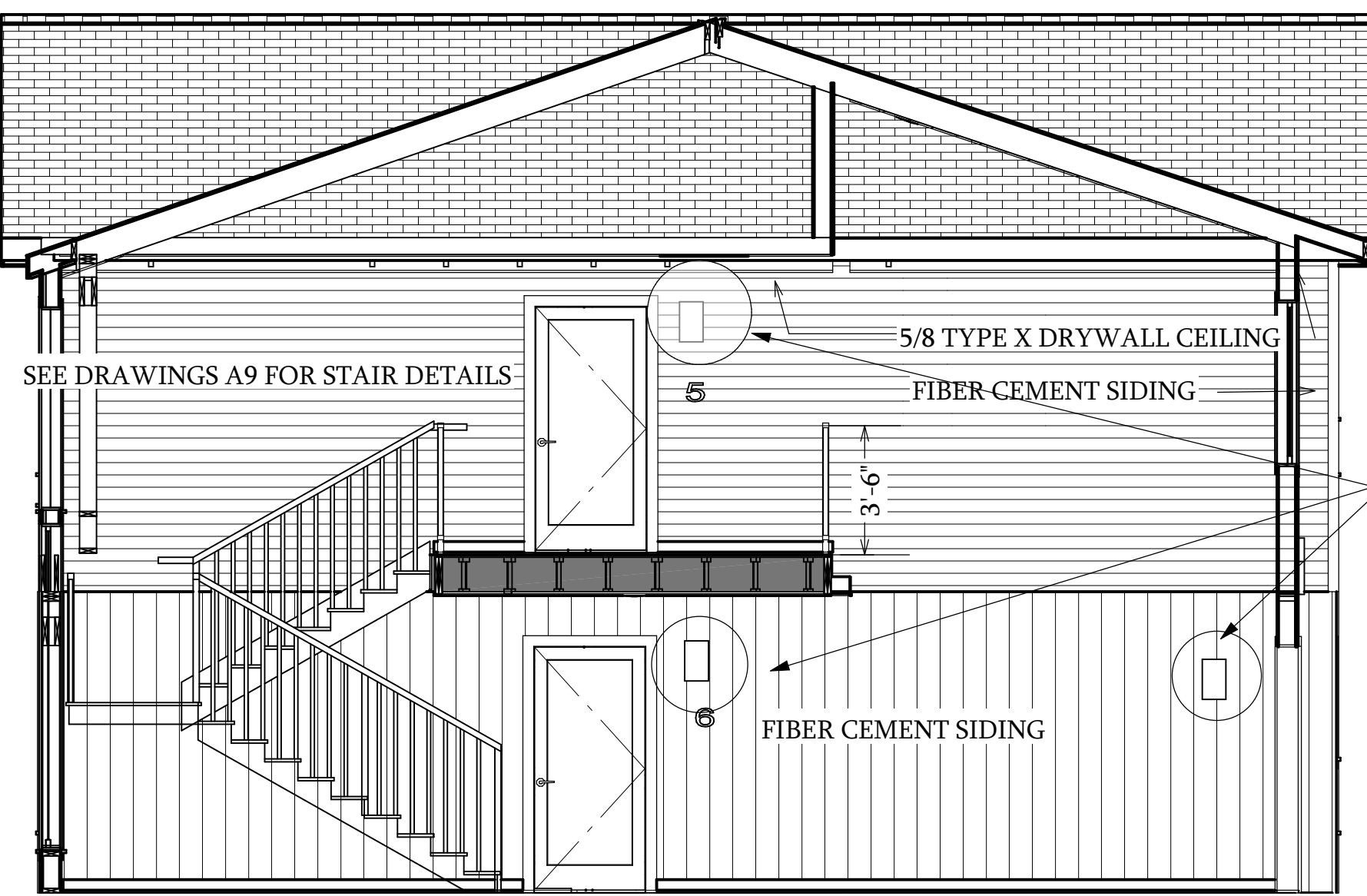
DATE:

1/30/2026

SCALE @24 x 36

PROJECT #
2025-18

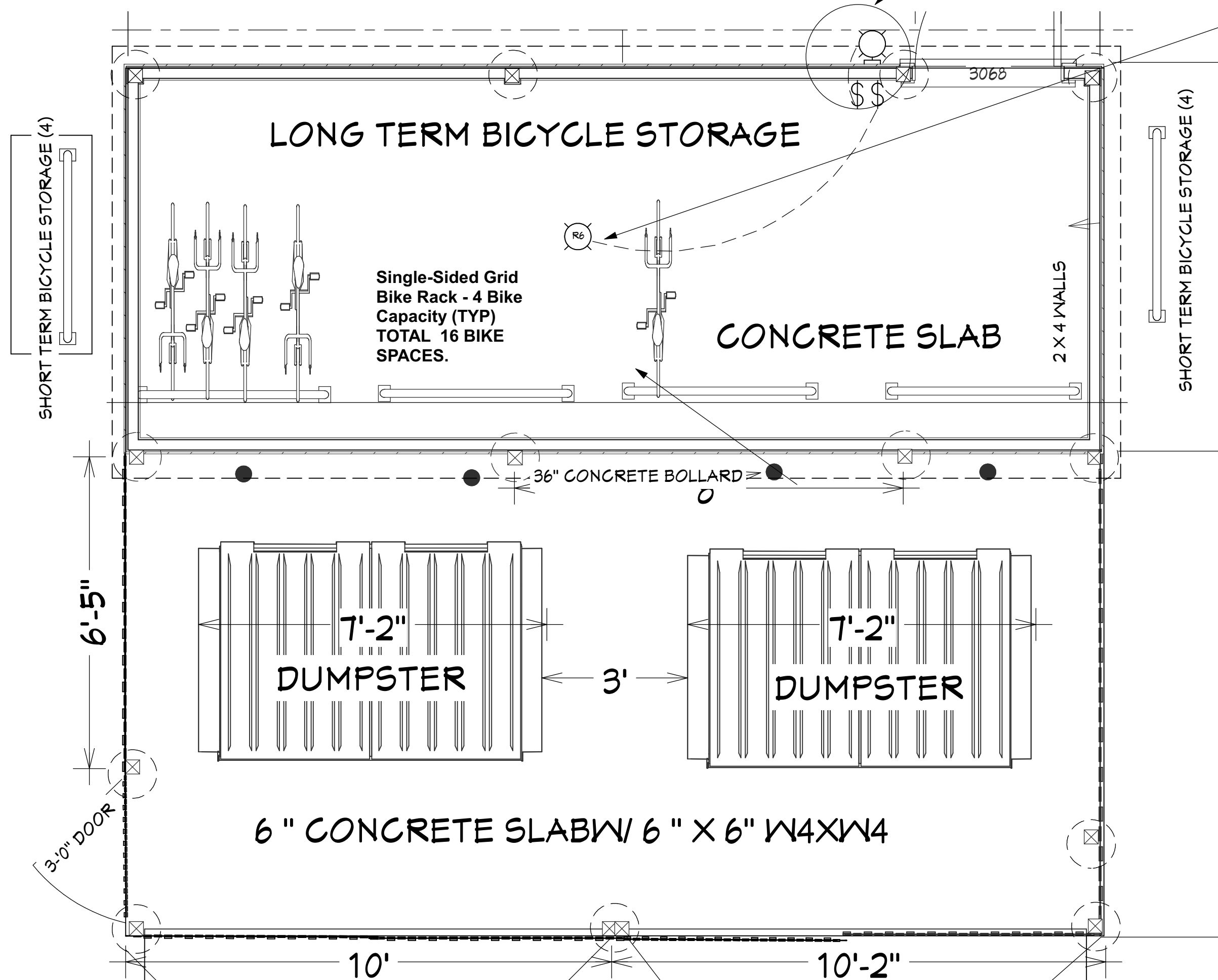
SHEET NUMBER
E-2



Elevation 4

NEW LIGHTING IN ALL HALLWAYS (TYP)

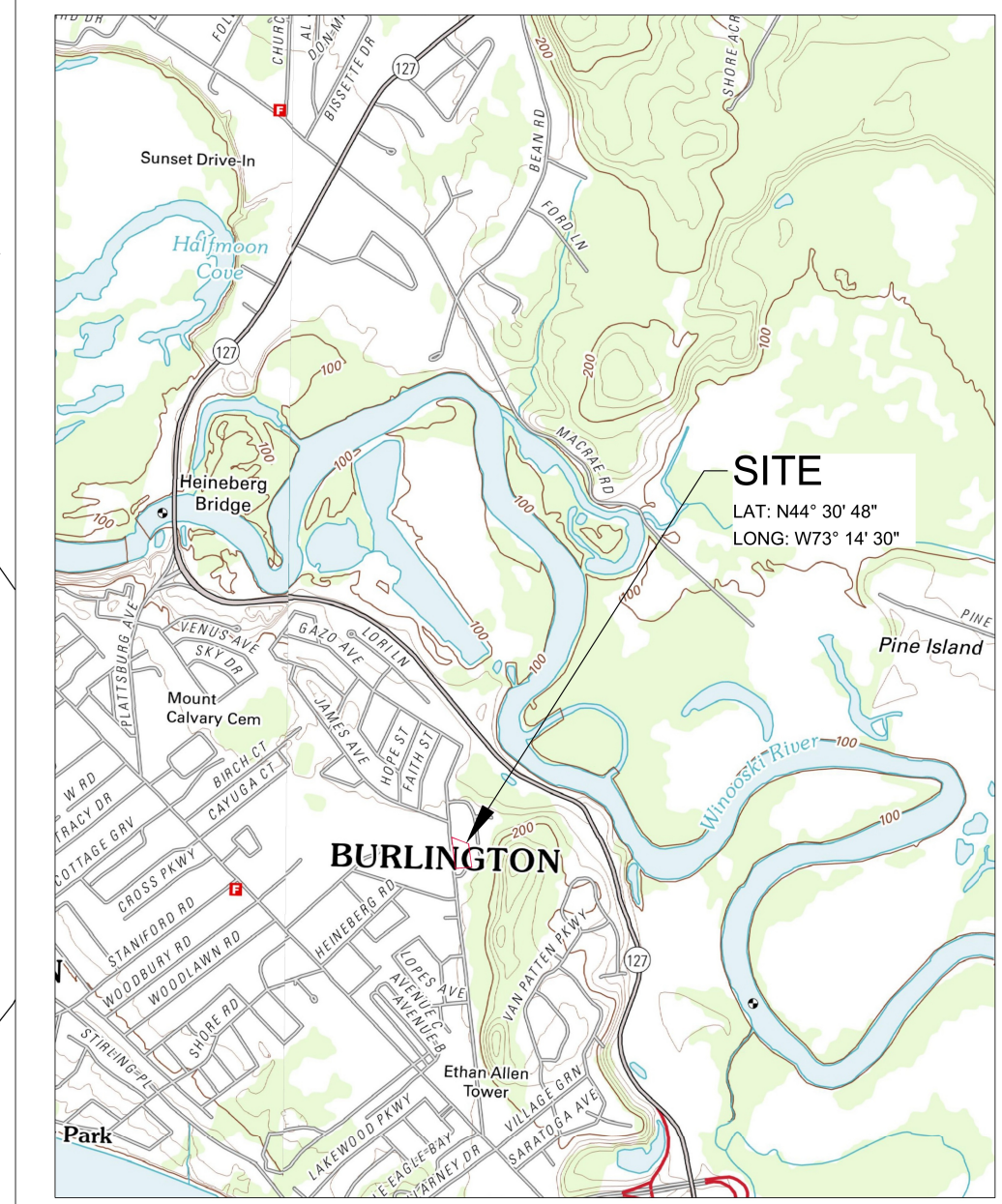
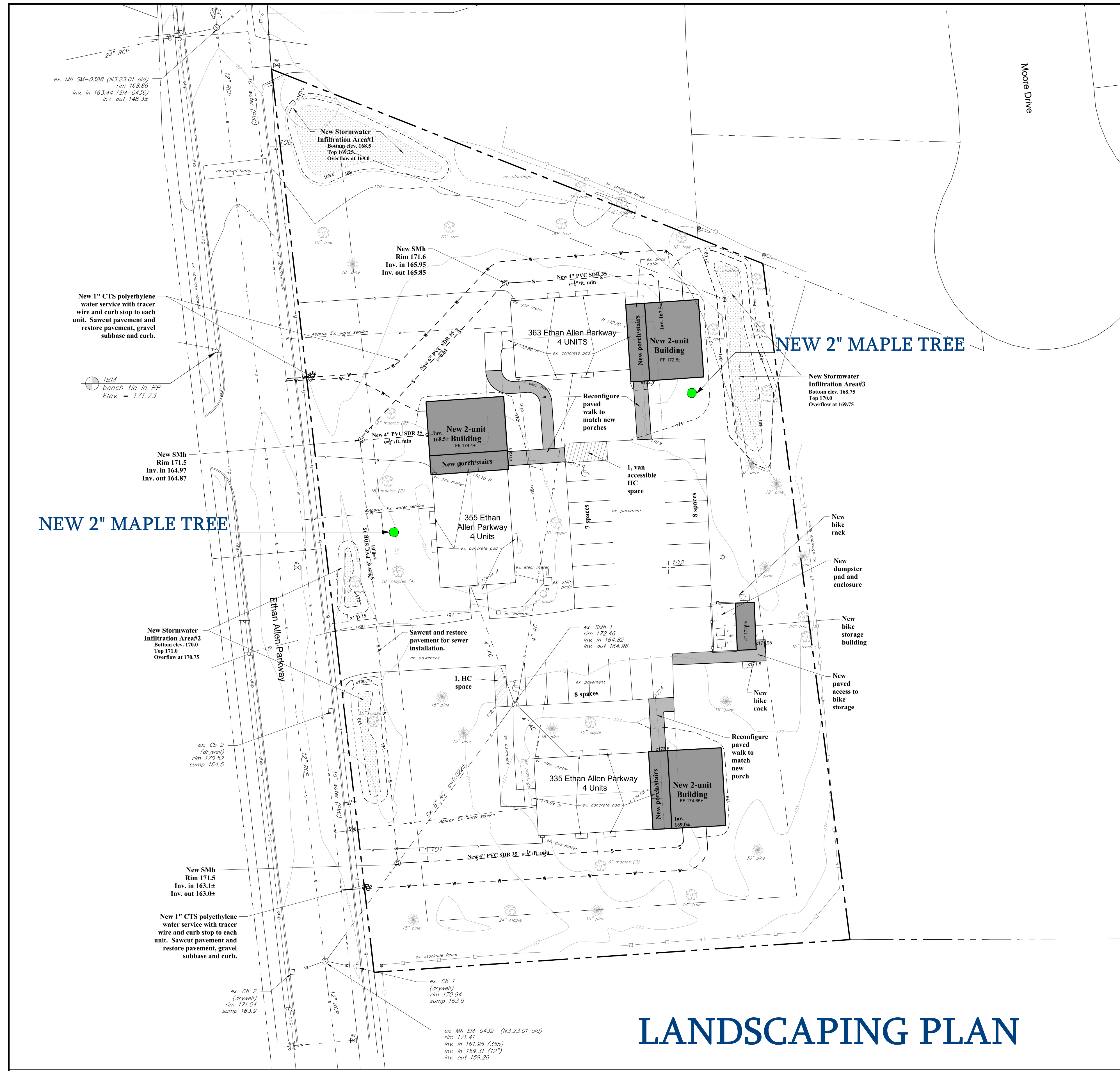
**RP Lighting
and Fans 12"
Tall LED
Outdoor Wall
Sconce**
Model: 4428OB-
17-3K
|
Item: bci518539
2



**Junction Box Light
Fixture with Plastic-
Coated Glass Globe
Junction and Wire Guard**
Item number Item
#: 190h1fc



LIGHTING PLAN



LOCATION MAP
SCALE: 1" = 2,000 FT

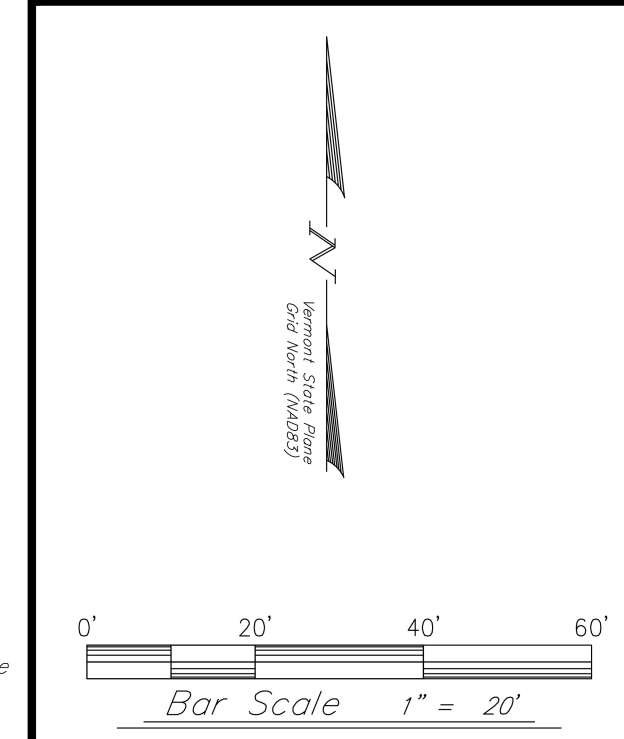
LEGEND

	Survey Control Point
	Existing Sign
	Existing Light Pole
	Existing Deciduous Tree
	Existing Evergreen Tree
	Existing Spot Grade Elevation
	Existing Contour
	Existing Gas Line/Valve
	Existing Sewer Line/Manhole
	Existing Storm Line/Manhole/Basin
	Existing Overhead Electric Line/Power Pole
	Existing Communications Line
	Existing Underground Electric & Telephone Line
	Existing Tree Line
	Existing Chain Link Fence
	Existing Barbed Wire Fence
	Existing Stockade Fence
	Existing Underground Power
	Existing Water Line/Hydrant/Valve/Shutoff
	Approximate Property Line
	Existing Setback
	Existing Easement
	Finish Grade Spot Grade Elevation
	Finish Grade Direction of Flow
	Finish Grade 5-foot Contour Interval
	Finish Grade 1-foot Contour Interval
	New Sewer Line/Manhole
	New Water Line/Hydrant/Valve/Shutoff
	Proposed Building
	Proposed pavement
	Proposed grassed infiltration basin

- NOTES**
- This plan is not intended to be a boundary survey. Property lines are based on physical evidence and tax map information from the City of Burlington.
 - The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD88 datum (US Survey Feet).
 - Existing conditions are based on a topographic survey completed by Krebs & Lansing in November 2025.
 - Utilities are based on visible structures located during the topographic survey and are not warranted to exact or complete. Additional utility information based on City of Burlington mapping. Contractor shall contact Dig Safe and other non-member utilities prior to beginning any excavation.

KREBS & LANSING
CONSULTING ENGINEERS
164 Main Street, Suite 201 Colchester, Vermont 05446
P: (802) 878-0375
www.krebsandlansing.com

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Project:
353-365 ETHAN ALLEN PARKWAY

Project No.	25301
Scale	1" = 20'
Drawn by	TJB
Checked by	SWH
Date	01/22/2026

Revisions

No.	Date	Description

Drawing Title
Site Plan

Drawing No.
C-1.0

NLB
CONSTRUCTION CONSULTING, LLC

REVISION TABLE	REVISION BY	DESCRIPTION

PROJECT TITLE
355 ETHAN ALLEN PKWY LLC

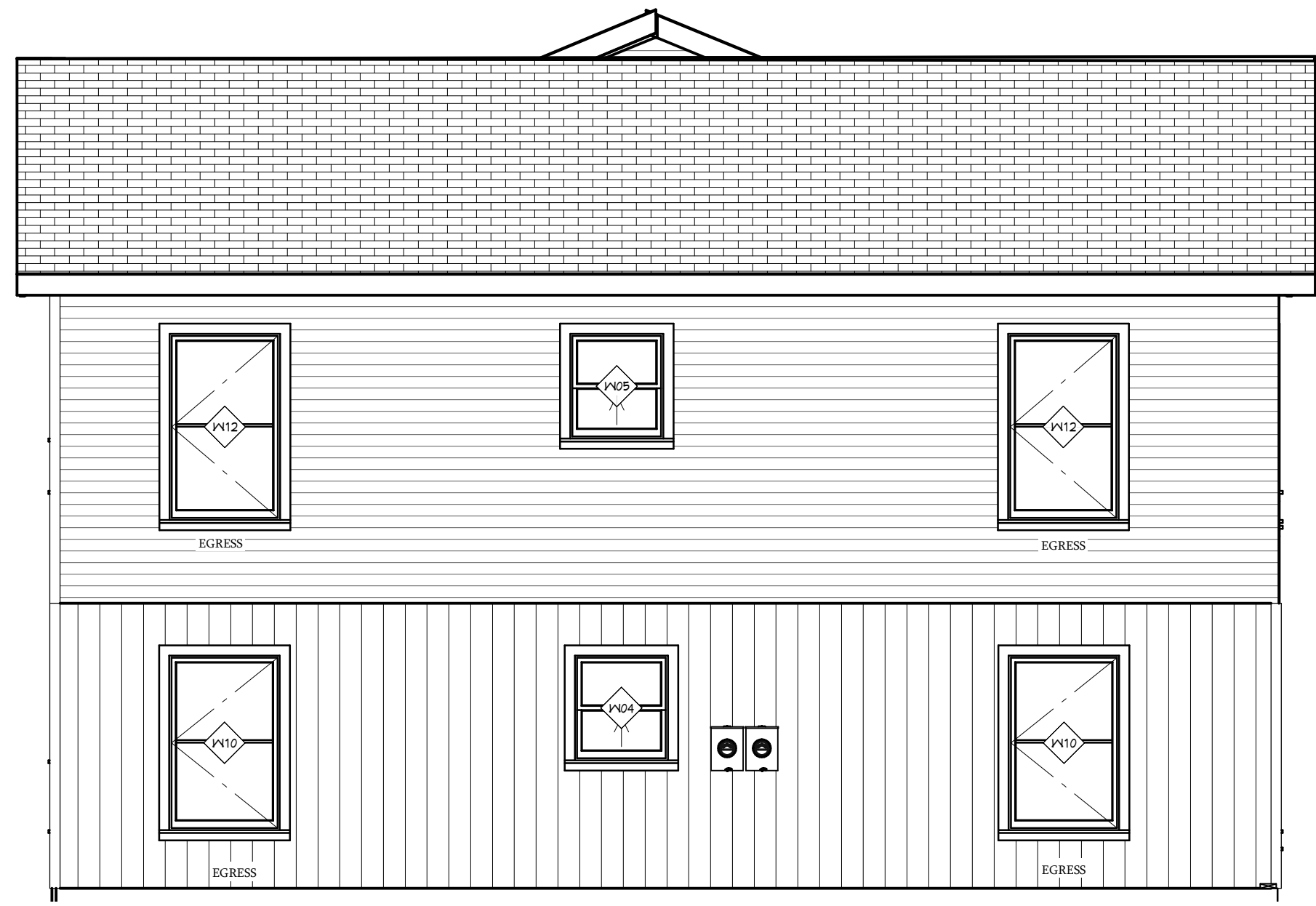
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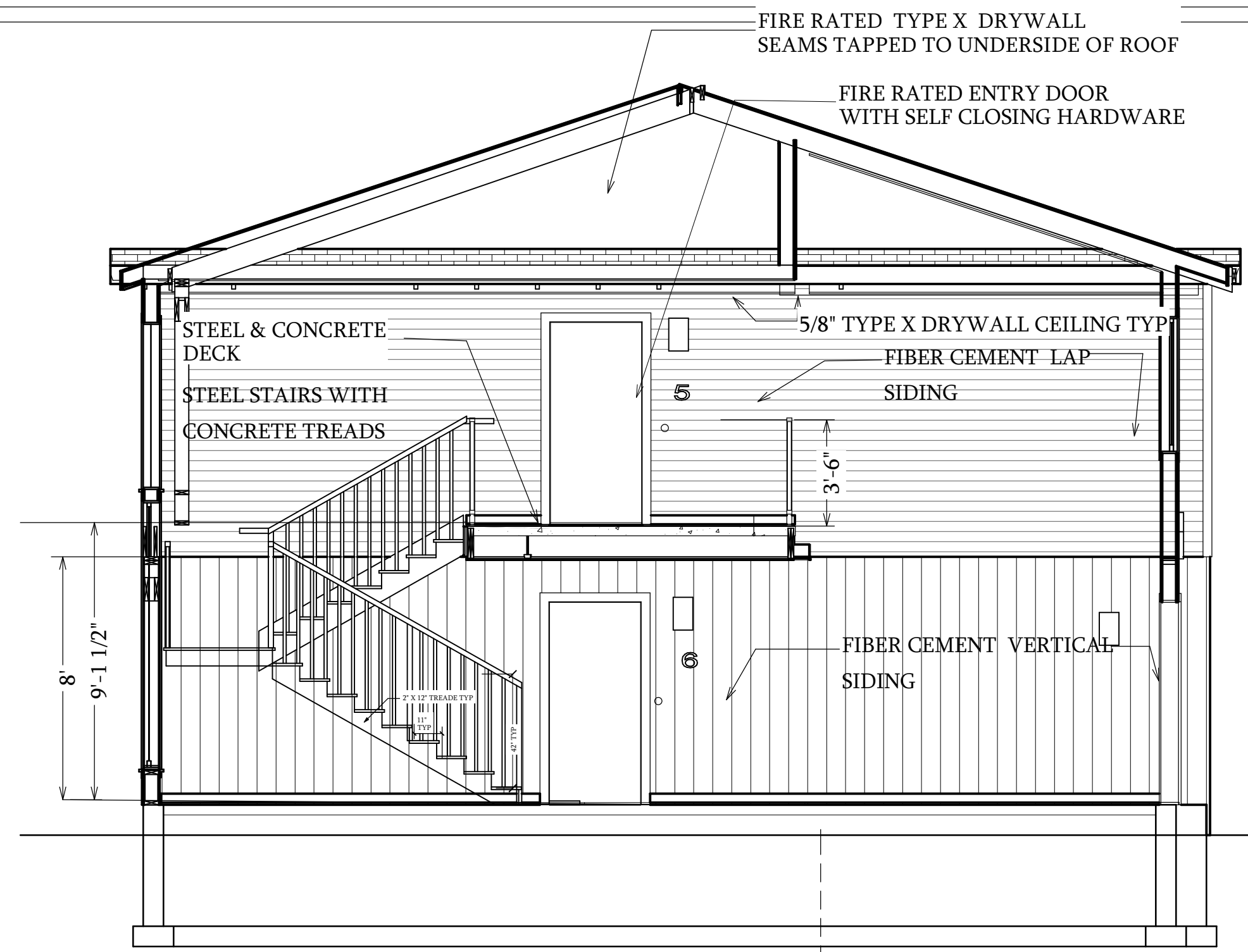
SCALE @24 x 36

PROJECT #
2025-18

SHEET NUMBER
L-1



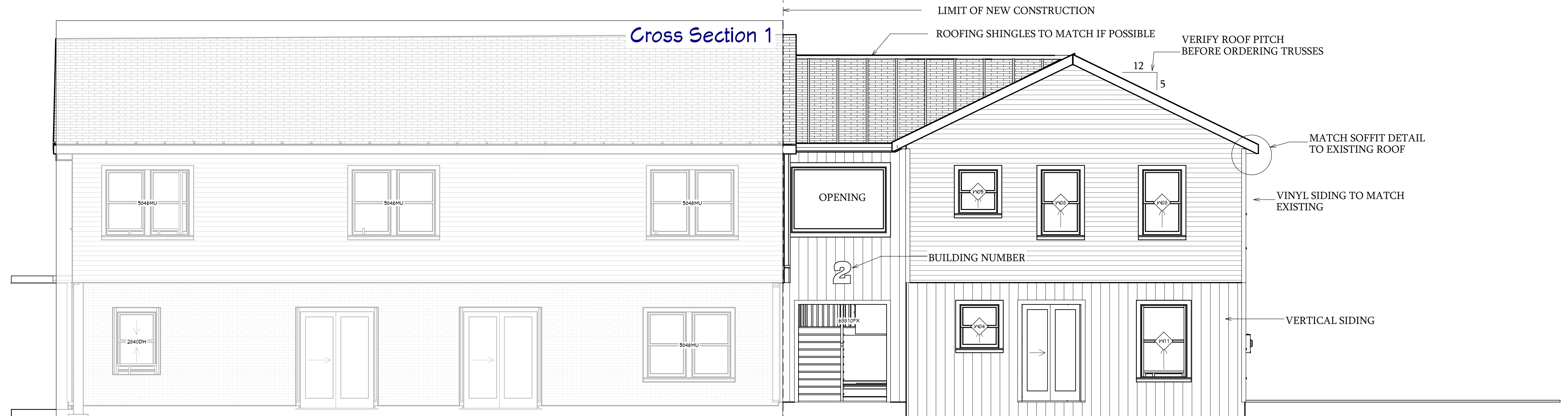
Exterior Elevation Left



Cross Section 1



Elevation 2



Exterior Elevation Back



REVISED FOR DRV 3/5/26



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PAGE TITLE

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355 ETHAN ALLEN PKWY LLC

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DATE:
 3/5/2026

SCALE @24 x 36

PROJECT #
 2025-18

SHEET NUMBER
 A2.1



NUMBER	DATE	REVISION BY	DESCRIPTION

PAGE TITLE
ELEVATIONS

PROJECT TITLE
355 ETHAN ALLEN PKWY LLC

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DATE:

10/6/2025

SCALE @24 x 36

PROJECT #

SHEET NUMBER
SK1

EXISTING- NO CHANGES

AREA OF NEW CONSTRUCTION



Exterior Elevation Back
1/4"=1'

AREA OF NEW CONSTRUCTION

EXISTING- NO CHANGES

VINYL SIDING

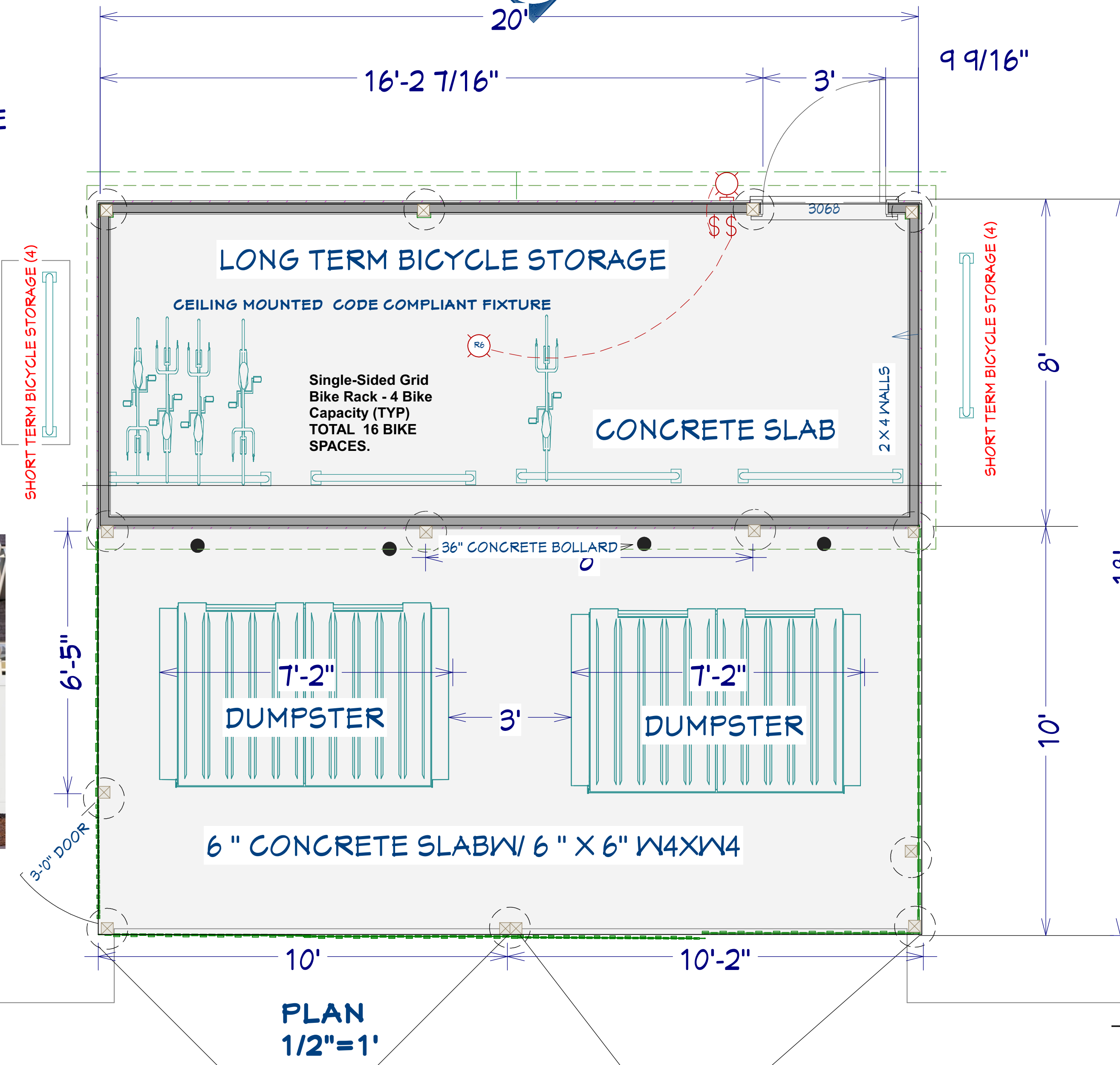


Exterior Elevation Front
1/4"=1'

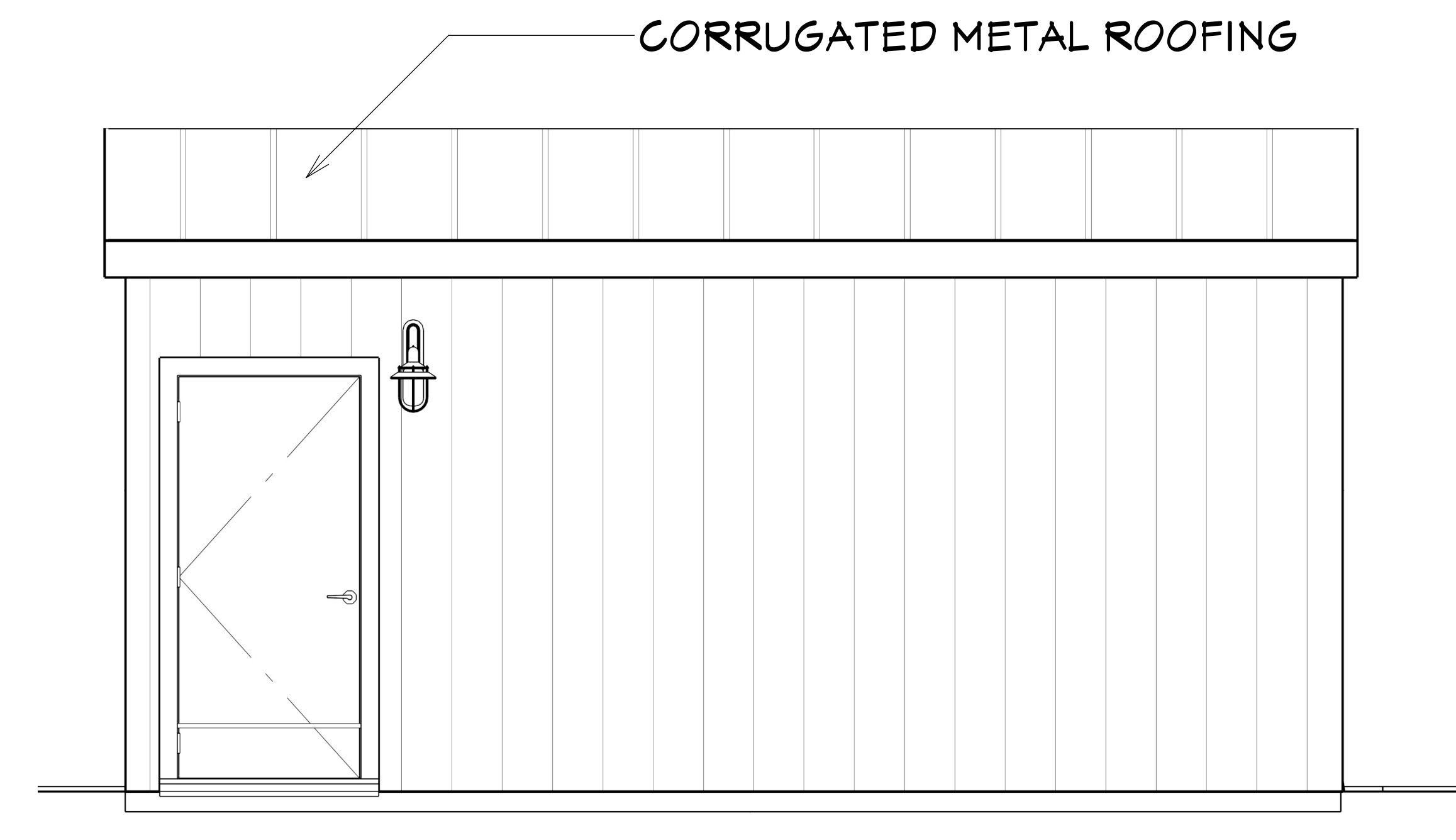
Reviewed by DAB

DUMPSTER ENCLOSURE/SHORT TERM/LONG TERM BICYCLE STORAGE

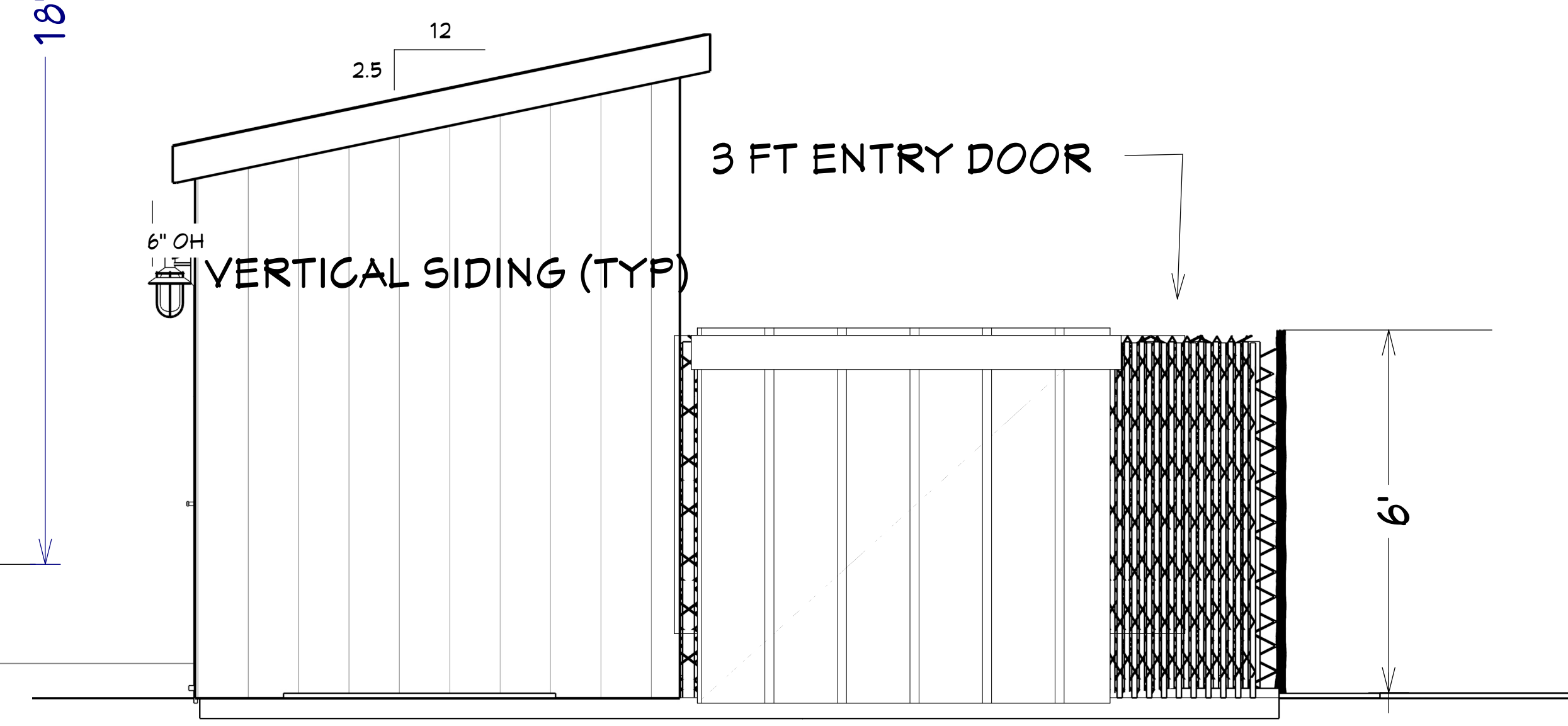
1/2"=1'



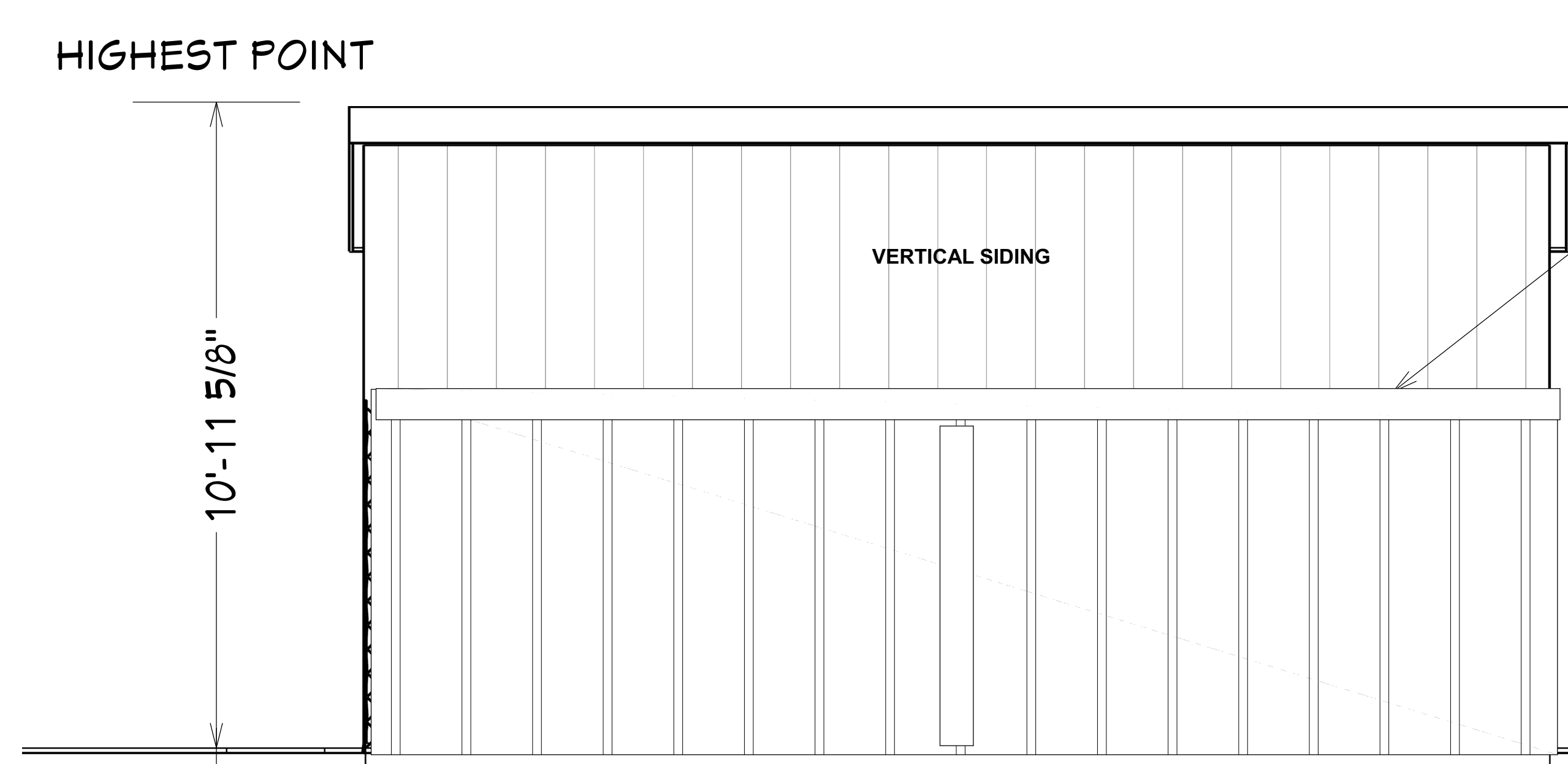
PLAN
1/2"=1'



REAR ELEVATION
1/2"=1'

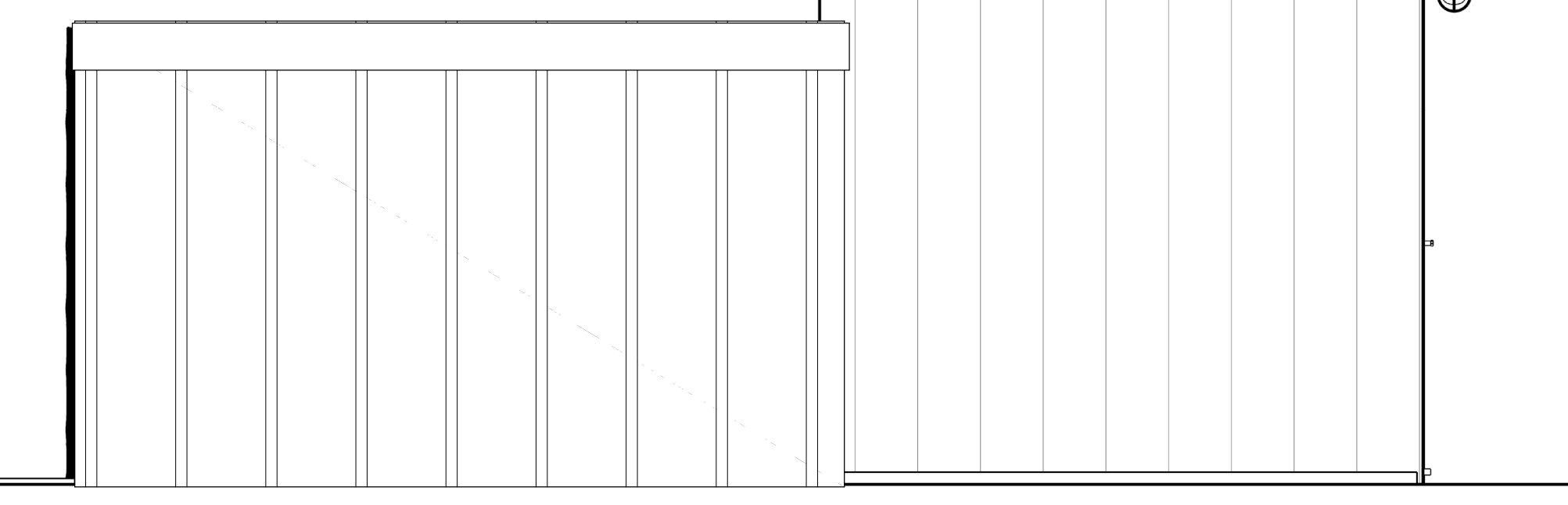


SIDE VIEW



FRONT ELEVATION
1/2"=1'

Linden 6
ft. H x 8 ft.
W White
Privacy
Vinyl
Fence
Panel



SIDE VIEW

EXTERIOR LIGHT FIXTURE

With 6 new dwelling units, 2 short term spaces will be needed (i.e. a bike rack), and 6 long term spaces will be needed (i.e. covered within a garage, shed, or within the dwelling units).
Scott Gustin 10/21/25



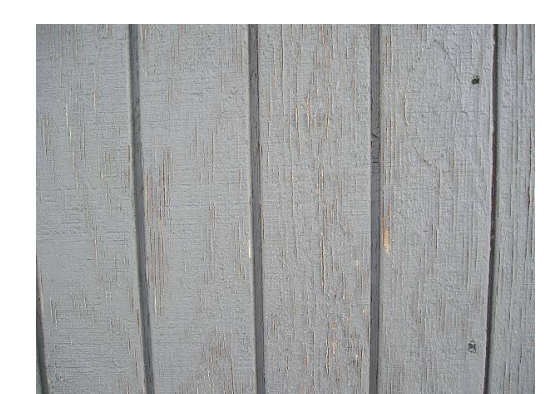
vinly fence

4 BIKE CAPACITY (TYP)

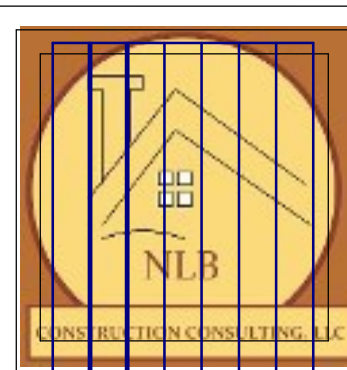


BIKE RACK BASE DETAIL

RACK ANCHORED TO
4" CONCRETE BASE
4' x 32"



T 111 VERTICAL SIDING
PAINTED WHITE



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

PAGE TITLE

PROJECT TITLE
355 ETHAN ALLEN PKWY LLC

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2/25/2026

SCALE @24 x 36

PROJECT #
2025-18

SHEET NUMBER

A4.1

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REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PAGE TITLE
PROPOSED FLOOR PLANS

PROJECT TITLE
355 ETHAN ALLEN PKWY LLC

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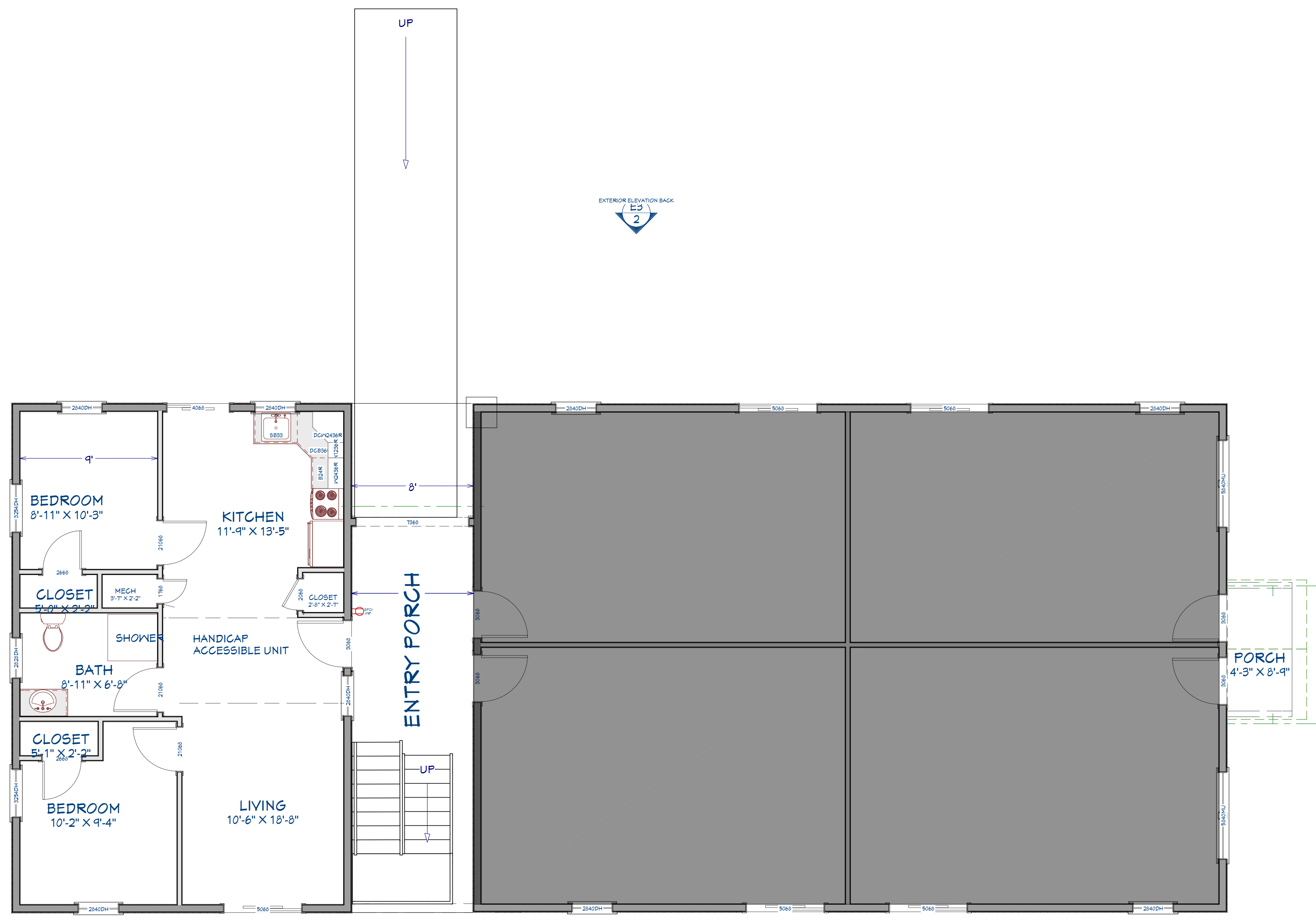
10/5/2025

SCALE @24 x 36

PROJECT #

SHEET NUMBER

SK3



PROPOSED 1st & 2ed FLOOR PLANS
1/4"=1'

1st Floor

PERMIT REVIEW ONLY



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION



Exterior Elevation Left
1/4"=1'

EXISTING NO CHANGES



Exterior Elevation Right

PERMIT REVIEW ONLY

PAGE TITLE

ELEVATIONS

PROJECT TITLE

355 ETHAN ALLEN PKWY LLC

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802-355-413

DATE:

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SCALE @24 x 36

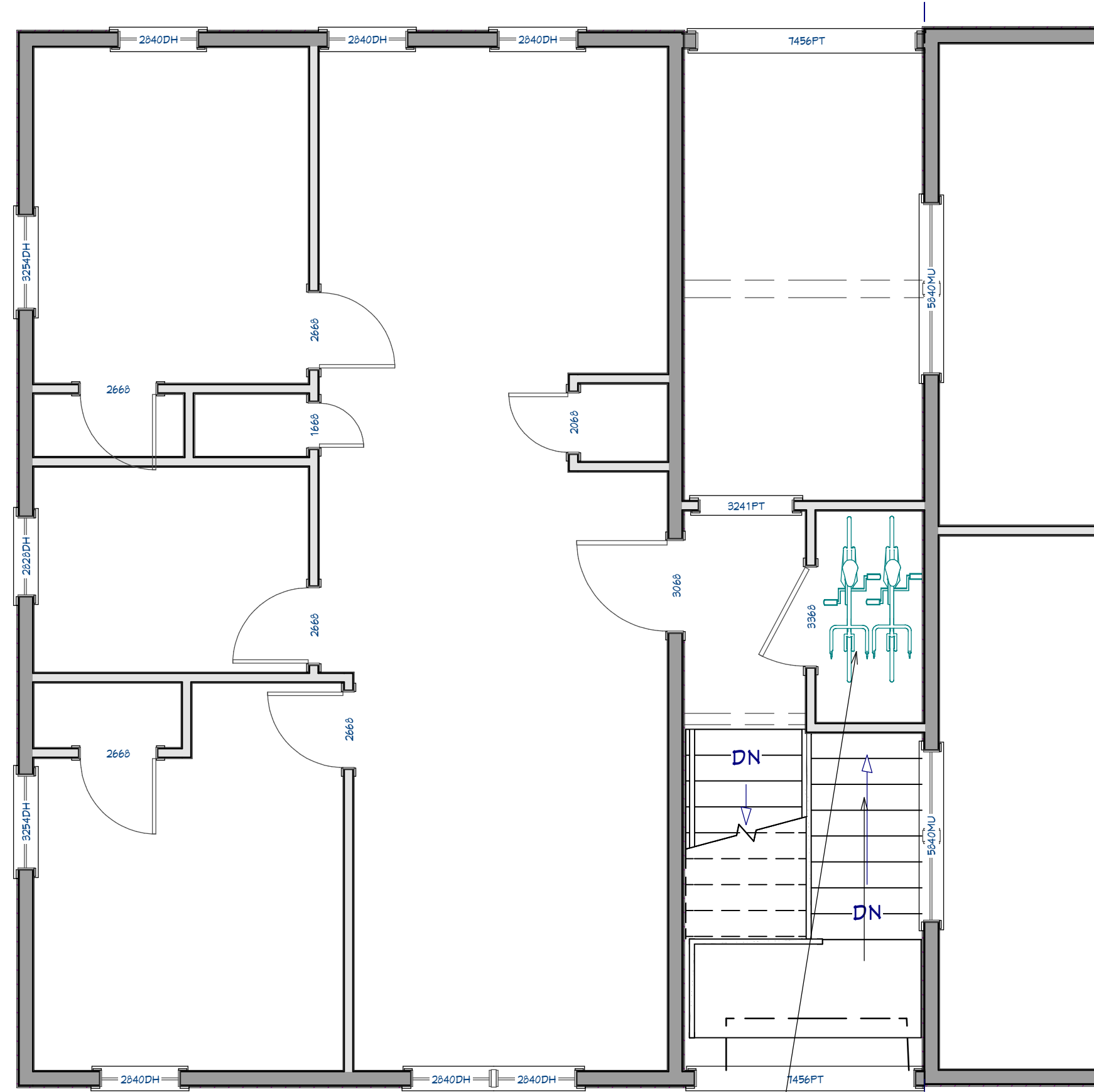
PROJECT #

SHEET NUMBER

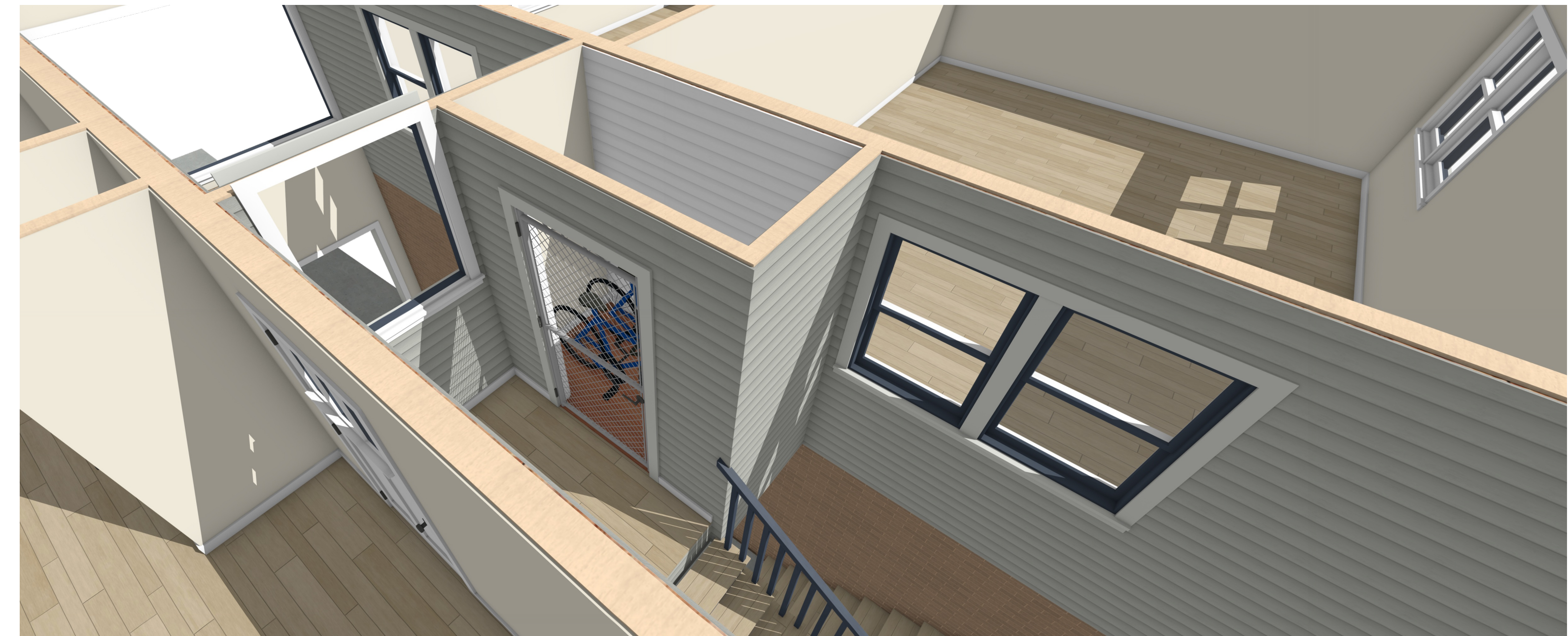
SK2



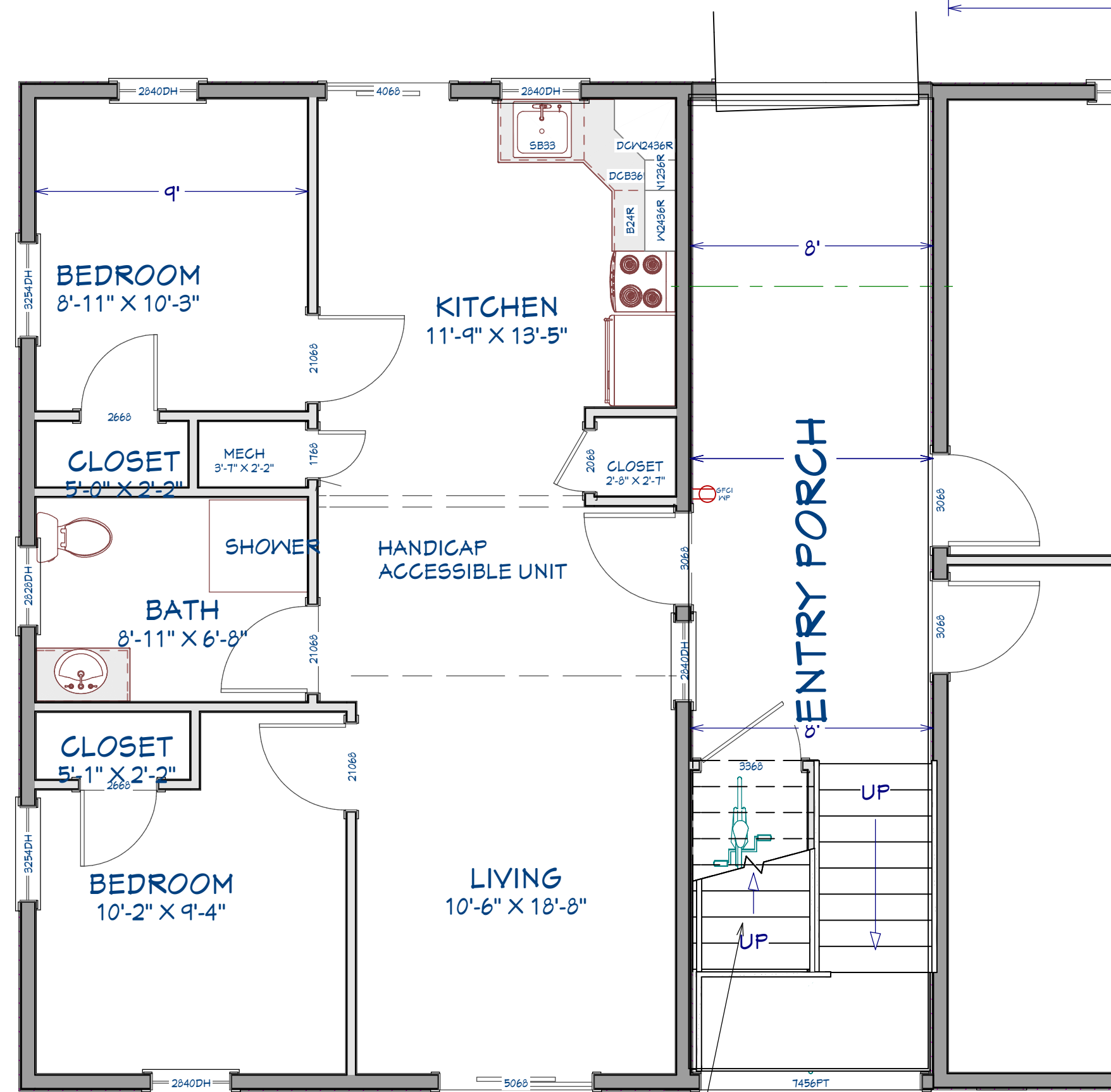
BICYCLE LONG TERM PARKING PLAN



2ED FLOOR
LONG TERM BICYCLE STORAGE
(2 BIKES)



2ed Floor



FIRST FLOOR
LONG TERM BICYCLE STORAGE
UNDER STAIR (2 BIKES)



PERSPECTIVE

4 LONG TERM BICYCLE PARKING PLACES PER BUILDING x 3 BUILDINGS
TOTAL 12
1 st floor

NUMBER	DATE	REVISION BY	DESCRIPTION

PAGE TITLE

PROJECT TITLE

355 ETHAN ALLEN PKWY LLC

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DATE:

10/24/2025

SCALE @24 x 36

PROJECT #

SHEET NUMBER
SK5

PERMIT REVIEW ONLY

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PAGE TITLE

PROJECT TITLE
355 ETHAN ALLEN PKWY LLC

DRAWINGS PROVIDED BY:
NLB CONSTRUCTION CONSULTING, LLC
 111 East Shore Road South
 Grand Isle, VT 05458
 802-355-4113

DATE:

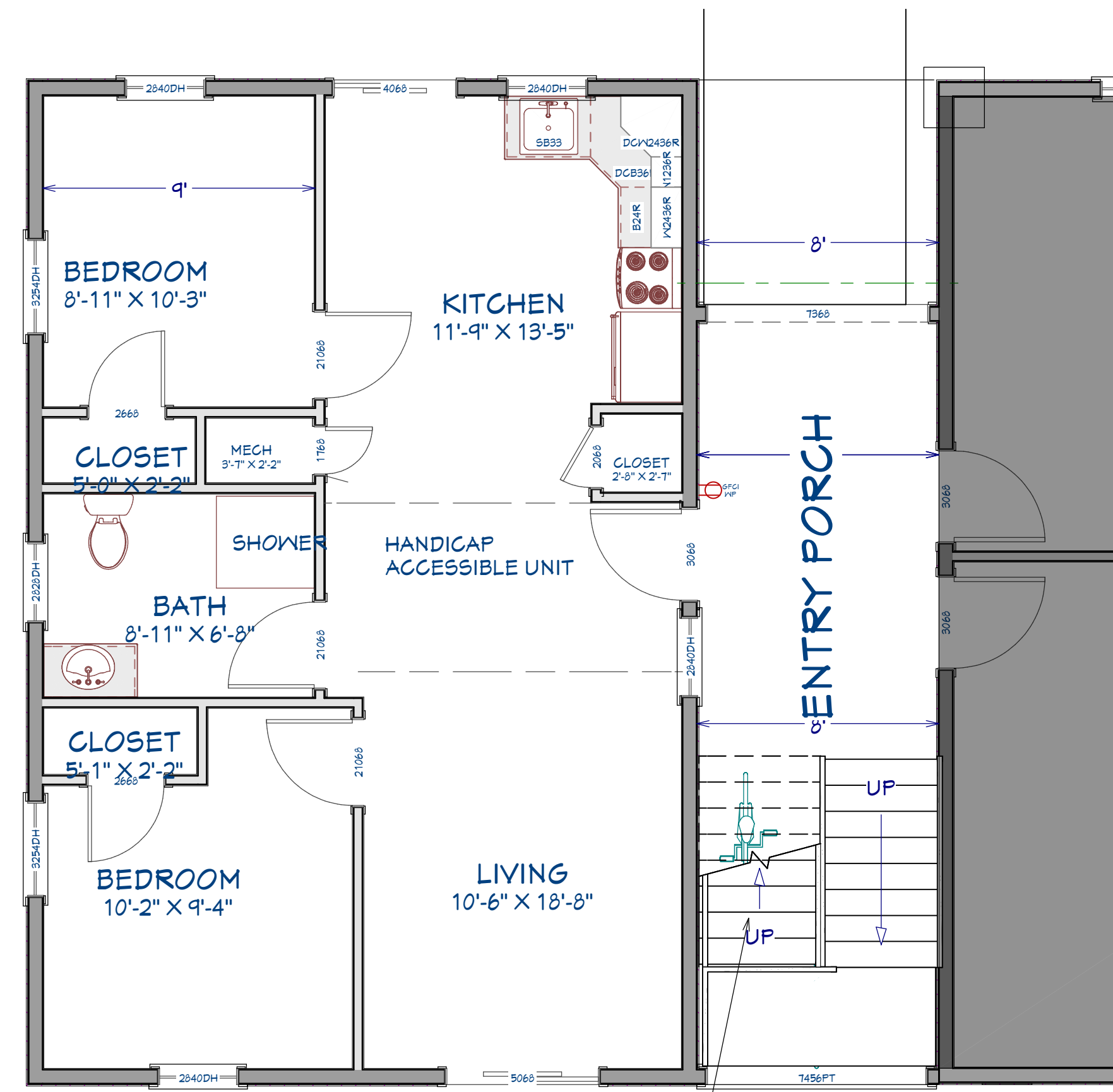
10/22/2025

SCALE @24 x 36

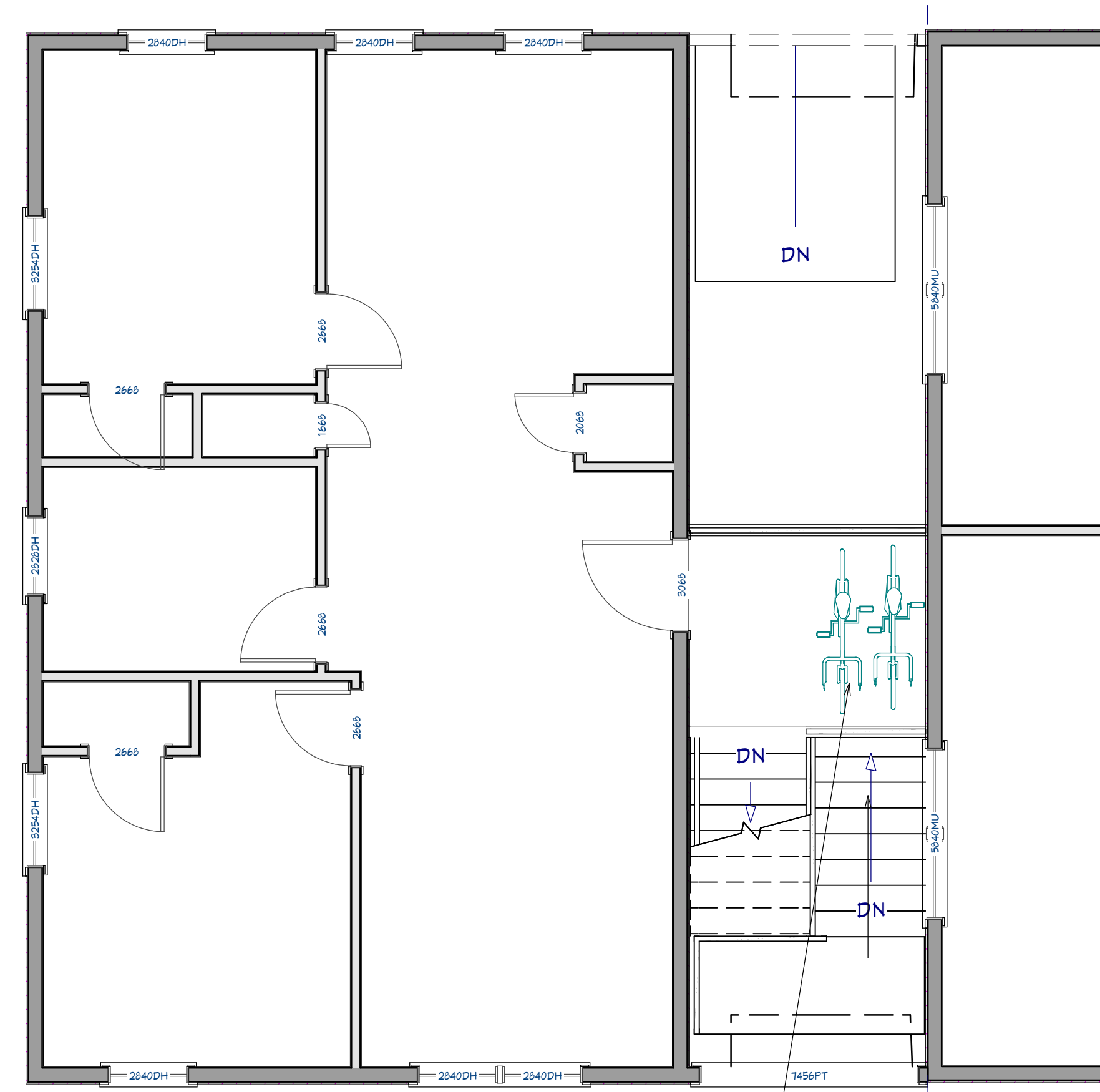
PROJECT #

SHEET NUMBER
SK5

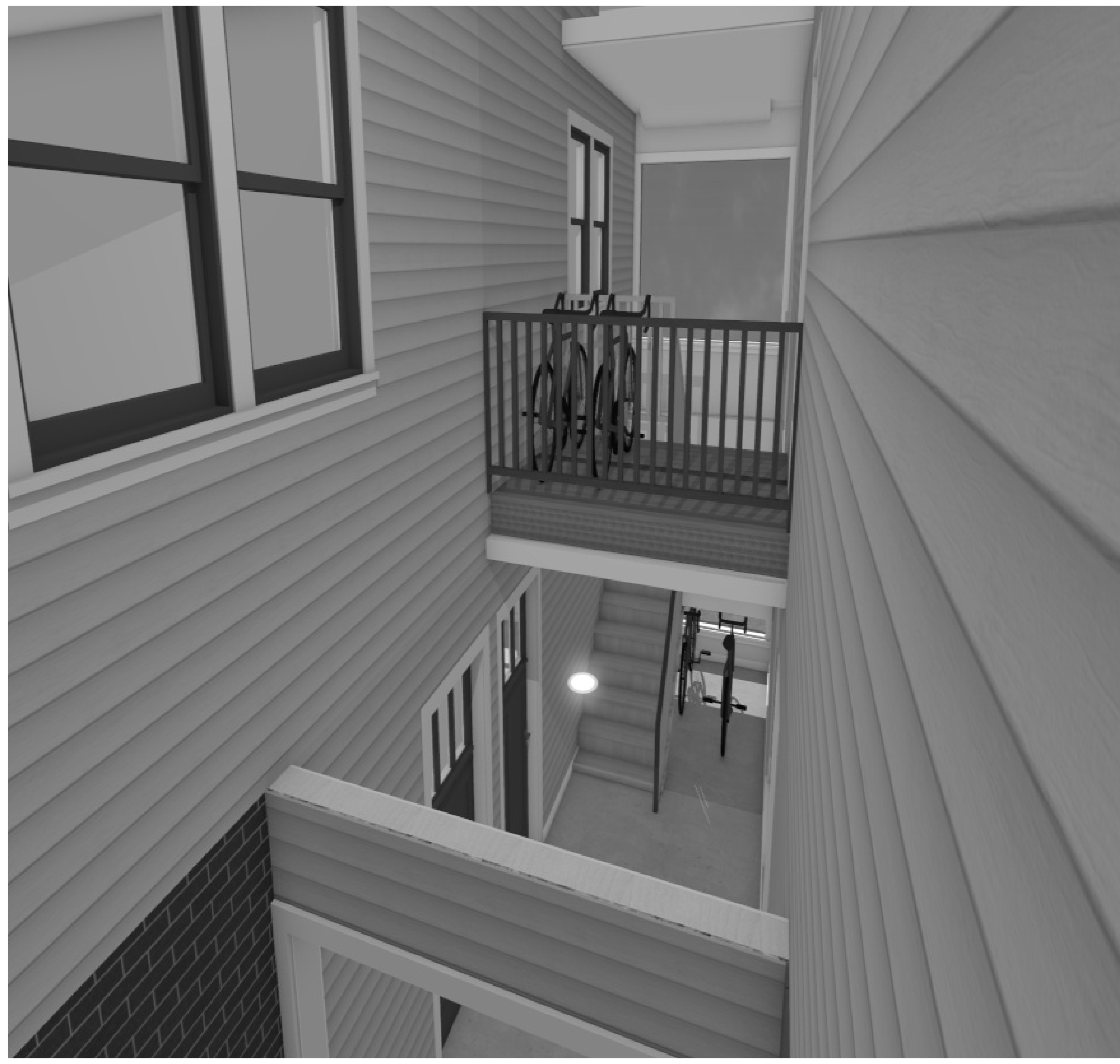
BICYCLE LONG TERM PARKING PLAN



**FIRST FLOOR
 LONG TERM BICYCLE STORAGE
 UNDER STAIR (2 BIKES)**



**2ED FLOOR
 LONG TERM BICYCLE STORAGE
 (2 BIKES)**



PERSPECTIVE

**4 LONG TERM BICYCLE PARKING PLACES PER BUILDING x 3 BUILDINGS
 TOTAL 12**

PERMIT REVIEW ONLY



PERSPECTIVE



NUMBER	DATE	REVISION	TABLE	DESCRIPTION

PAGE TITLE

PROJECT TITLE
355 ETHAN ALLEN PKWY LLC

DRAWINGS PROVIDED BY:
NLB CONSTRUCTION CONSULTING, LLC
 111 East Shore Road South
 Grand Isle, VT 05458
 802-355-4133

DATE:

10/6/2025

SCALE @24 x 36

PROJECT #

SHEET NUMBER

SK4

PERMIT REVIEW ONLY



Salem 6AM

44460

W. Q



Salem 6AM

44460



Menu

Quotes

Lists

Norman

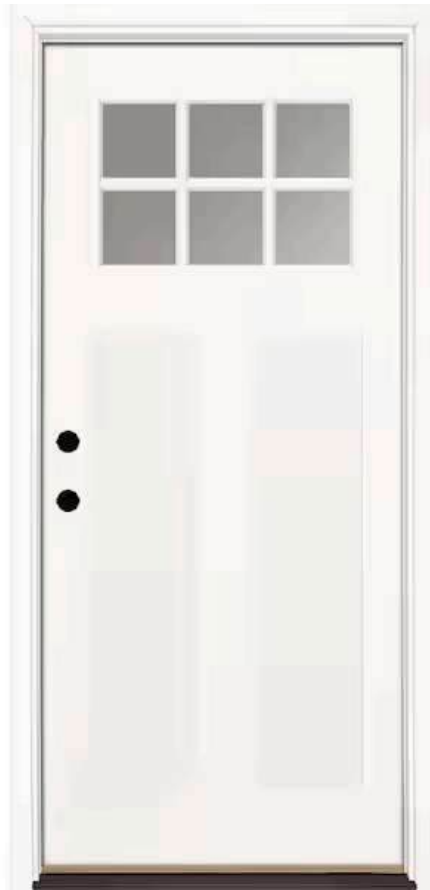
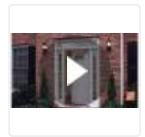
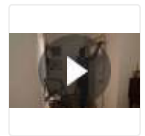
... / [Front Doors](#) / [Fiberglass Doors](#) / [Fiberglass Doors With Glass](#) / [Feather River Doors Fiberglass Doors With Glass](#)

Internet # 204507934 Model # GK3195 UPC Code # 845779069816 Store SKU # 1000021917 Store SO SKU #806449

Feather River Doors

36 in. x 80 in. 6 Lite Right-Hand/Inswing Clear Glass Smooth White: Ready to Paint Fiberglass Prehung Front Door

★★★★★ (45) Questions & Answers (26)



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FRONT DOOR

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Save up to \$100 on your qualifying purchase [Apply for a Pro Xtra Credit Card](#)

- Energy-efficient foam insulation helps you save year-round
- Made of durable fiberglass material

- Elegant, detailed design is perfect for contemporary styled homes
- [View More Details](#)

Color/Finish: **Smooth White: Ready to Paint**



Common Door Size (WxH) in.: **36 x 80**



Door Handing: **Right-Hand/Inswing**



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Pickup Nearby ✓
Today
 In stock 24 mi away
FREE

Delivery
 Unavailable



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① [What to Expect](#)



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Speak to a Virtual Associate about Doors or Windows today.

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Saturday - Sunday from 9AM - 9PM ET.

Request Appointment

① [What to Expect](#)

Or call 1-833-HD-APRON(1-833-432-7766)

— 1 +

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Salem 6AM

44460

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Salem 6AM

44460

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Lists

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... / Building Materials / Siding / Composite Siding / LP SmartSide Composite Siding

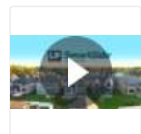
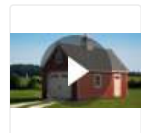
Internet # 100055901 Model # 27874 UPC Code # 088991552609 Store SKU # 509095

Best Seller

LP SmartSide

LP SmartSide Cedar Texture 8 in. OC Panel Engineered Treated Wood Siding 8 in. Application as 3/8 in. x 4 ft. x 8 ft.

★★★★★ (1468) Questions & Answers (853)



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EXTERIOR VERTICAL SIDING

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\$43⁵²

Pay \$18.52 after \$25 OFF your total qualifying purchase upon opening a new card. Apply for a Pro Xtra Credit Card

- Durable shed siding panels for a beautiful, premium look
- Siding panels that help resist weather impacts, moisture & pests
- Install faster with LP SmartSide lightweight shed siding
- [View More Details](#)

Salem Store

✓ 105 in stock Aisle 17, Bay 002

Pickup at [Salem](#)

Delivering to [44460](#)

Pickup ✓

Today

105 in stock

FREE

Delivery

Tomorrow

105 available

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[Delivery Details](#)



Get it delivered as soon as tomorrow.

Schedule your delivery in checkout.



How much will you need?

Please note: calculations are estimates only

Calculate by:

Length x Width

Square Footage

Wall

Length:

Width:

 ft.

 ft.

[+ Add Wall](#)

Calculate

-

1

+

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Salem 6AM 44460

What can ...



Salem 6AM 44460

Menu Quotes Lists Norman

... / Decking / Deck Railings / Deck Railing Systems / NewTechWood Deck Railing Systems

Internet # 316917032 Model # AL-42-8-BLK UPC Code # 810015252222

Customers Also Viewed



Aria Railing 36 in. x 69.43 in. Black Powder Coated Aluminum Preassembled Deck...

★★★★★ (339)

\$209.00

Buy 10 or more **\$177.65**



PEAK Aluminum Railing 6 ft. Matte Black Aluminum Deck Railing Pre-Assembled...

★★★★★ (1459)

\$199.00



New Black

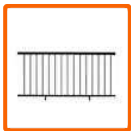
★★

\$97

NewTechWood

Allure 96 in. x 42 in. Black Aluminum Preassembled Railing Kit

★★★★★ (37) Questions & Answers (65)



STAIR RAILING AND GUARD RAIL!



STAIR RAILING AND GUARD RAIL!

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Pay \$214.77 after \$20.00 off your total qualifying purchase upon opening a new card. [Apply for a Pro Xtra Credit Card](#)

- Lightweight and durable aluminum railing for outdoor decks
- Color match stairs is available, preassembled
- Talk to a live NewTechWood expert at 855-592-8088
- [View More Details](#)

Color Family: **Black**



Product Height x Width (in.): **42 in x 96 in**



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Delivering to [44460](#)

Ship to Store ✓ Oct 20 - Oct 23 410 available FREE	Delivery Oct 20 - Oct 24 410 available
---	---

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[Delivery Details](#)

Quantity:

[Add to Cart](#)

[Add to List](#)

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[Add to Project](#)

Free & Easy Returns In Store or Online

Return this item within **90 days** of purchase.

[Read Return Policy.](#)

Feedback



Salem 6AM 44460

What can ...



Salem 6AM 44460

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... / Decking / Deck Boards / Deck Board Samples / Trex Deck Board Samples

Internet # 302673466 Model # PGS90000 UPC Code # 652835215137

Top Rated

Trex

Select 1 in. x 6 in. x 1 ft. Pebble Grey Composite Deck Board Sample

★★★★★ (217) Questions & Answers (311)



UPPER DECK AND STAIR TREADS

Hover Image to Zoom

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\$6.06 /piece

- 1 in x 6 in x 12 in sample piece
- Made with 95% recycled materials
- Protected against rot, warp, splinters and termites
- [View More Details](#)

Color/Finish: Pebble Grey



Search or ask a question



LUTEC

[Visit the Store](#)

4.8 ★★★★★ (23)

LUTEC Dusk to Dawn Outdoor Wall Lights, 16W Integrated LED Cylinder Up-Down Sconce, 3000K Waterproof Aluminum Exterior Lighting, Matte Black Modern Porch and Entryway Wall Light Fixture, 2 Pack

50+ bought in past month



EXTERIOR PORCH LIGHTING



-15% \$ **54**⁹⁹ (\$27.50 / count)

List Price: \$64.99 ⓘ

Or **\$18**³³ /mo (3 mo). [Select from 1 plan](#)





View All Images

VINLY SIDING TO MATCH EXISTING

Georgia-Pacific Vision Pro Double 4-in Traditional White Vinyl Siding Panel 8-in x 150-in (8.33-sq ft /piece)

Item #89001 | Model #531651A

★★★★★ 5

Members save more. Sign in or join for FREE



This item is no longer sold on Lowes.com

CHECK OUT THESE SIMILAR ITEMS



\$9.48

~~\$10.95~~ Save 13%

★★★★★ 237

Georgia-Pacific Vision Pro Double 4-in Traditional White Vinyl Siding Panel 8-in x 150-in 8.33-sq ft /piece

Add to Cart



\$8.98

★★★★★ 183

Georgia-Pacific Vision Pro Double 4-in Traditional Clay Vinyl Siding Panel 8-in x 150-in 8.33-sq ft /piece

Add to Cart



\$18.05

★★★★★ 2

Georgia-Pacific Compass Double 4.5-in Dutch lap Brunswick Vinyl Siding Panel 9.0-in x 145.0-in 9.09-sq ft /piece

Add to Cart

Minimum qty of 22



\$8.98

★★★★★ 183

Georgia-Pacific Vision Pro Traditional Gray Vinyl Siding Panel 8-in x 150-in 8.33-sq ft /piece

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Salem 6AM

44460

W. Q



Salem 6AM

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... / [Doors & Windows](#) / [Windows](#) / [Double Hung Windows](#) / [Andersen Double Hung Windows](#)

Internet # 301985319 Model # 9163995 UPC Code # 827705711471 Store SKU # 239213



Andersen

35-1/2 in. x 56-1/2 in. 200-Series White Double-Hung Clad Wood Window with White Interior Low-E Glass and White Hardware

★★★★★ (211) Questions & Answers (130)





Hover Image to Zoom

EXTERIOR WINDOWS (TYP)

[Share](#) [Print](#)

35.5 x 56.5

Unavailable at [Salem](#)

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Pickup Nearby

Today

In stock 14 mi away

FREE

Delivery

Unavailable

Feedback

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Saturday - Sunday from 9AM - 9PM ET.

Request Appointment

[What to Expect](#)

Or call 1-833-HD-APRON(1-833-432-7766)

-	1	+
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SHINGLES TO MATCH EXISTING IF POSSIBL

Feedback

CertainTeed Landmark Weathered Wood Algae Resistant Architectural Roof Shingles (33.33-sq ft per Bundle) \$44.48

Shop CertainTeed

★★★★★ 4.7 47





[View All Images](#)

1k+ bought last week

CertainTeed Landmark Weathered Wood Algae Resistant Architectural Roof Shingles (33.33-sq ft per Bundle)

Item #4350531 | Model #650589

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★ ★ ★ ★ 4.7 47

\$44.48

Bulk Savings
\$40.03/ Each (10.0% Off) when you buy 36+

\$42.26 When you choose 5% savings on eligible purchases every day. [Learn How](#)

Manufacturer Color/Finish: Weathered Wood



Out of Stock Out of Stock Out of Stock Out of Stock Out of Stock Out of Stock Out of Stock

Calculate How Much You Will Need

Get It Installed

You'll buy materials after the consultation.

CertainTeed Landmark Weathered Wood Algae Resistant Architectural Roof Shingles (33.33-sq ft per Bundle) **\$44.48**

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8 Available

























Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone:(802) 865-7188
(802) 865-7195 (FAX)

*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Kirk Dressing, Associate Planner
Joseph Cava, Permit Technician
Collin Naheedy, Code Compliance Officer*



TO: Development Review Board
FROM: Kirk Dressing
DATE: March 11, 2026
RE: ZAP-26-2; 108 South Winooski Avenue

=====

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: FD5 Ward: 8

Owner/Appellant: L & M PROPERTIES LLC/ Merrill Jarvis

Request: Appeal of administrative denial for ZP-25-620 for (after-the-fact) installation of a chain-link style fence and gate across front entrance.

Overview:

The appellant is contesting the administrative denial of a chain-link fence and gate at 108 South Winooski Avenue.

Recommendation: **Uphold administrative decision** based on the following findings:

I. Findings:

Zoning permit application ZP-25-620 was initially submitted December 15, 2025. Following an initial assessment and notation of additional necessary application materials, it was made complete January 5, 2026. The application was filed following the issuance of a Notice of Zoning Violation issued for the unpermitted chain-link fence and gate November 20, 2025. That NOV was not appealed.

Following completion of the application, it was reviewed for compliance with the standards outlined in Article 14 of the Comprehensive Development Ordinance. Ultimately, the application was denied January 22, 2025 per the following reasons:

Reasons for Denial:

The property is located within the FD5 zoning district. The proposed chain-link fence and gate are located within the first lot layer of the property. Within the first lot layer in the FD5 zoning district, fencing is limited to 4ft in height, and chain-link is prohibited per Article 14.6.8b(v)(B) of the Comprehensive Development Ordinance.

Article 14.6.8b(v)(B) Site and Landscape Standards

Materials used for Fences and Free-standing Walls shall be limited to Brick and tile masonry; Native or sintered stone; Wood – panels, clapboard or shingles;

Cementitious siding, metal, and woven or braided cable wire. Chain-link and welded-wire fencing shall not be used along any Frontage Line with the exception of the temporary 20 enclosure of a construction site, or where required by the Building Official to protect public safety. Barbed or razor wire shall not be used in any application. Alternate materials may be approved by the Administrative Officer after seeking input from the Design Advisory Board. Alternate materials must be considered equivalent or better than the materials listed above, and must demonstrate successful, high quality local installations. Regionally-available materials are preferred.

As the height of the fence exceeds 4', and the material is chain-link, it cannot be approved. The application is, therefore, denied.

An appeal of the denial was filed within the 15-day appeal period on January 29, 2026.

The appeal questions why chain-link fencing is permissible on state-owned properties and construction sites within the FD5 zoning district, and what the legal written justification is.

Chain-link is permissible at state-owned (and some other) properties per 24 V.S.A. § 4413(a)(1):

The following uses may be regulated only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended functional use:

- (A) State- or community-owned and -operated institutions and facilities;
- (B) public and private schools and other educational institutions certified by the Agency of Education;
- (C) churches and other places of worship, convents, and parish houses;
- (D) public and private hospitals;
- (E) regional solid waste management facilities certified under 10 V.S.A. chapter 159;
- (F) hazardous waste management facilities for which a notice of intent to construct has been received under 10 V.S.A. § 6606a;
- (G) emergency shelters; and
- (H) hotels and motels converted to permanently affordable housing developments.

This statutory provision largely precludes application of material and design standards on qualifying properties. The subject property does not qualify for application of this statutory provision.

The subject property is not an active construction site, nor has it been deemed a dangerous building by the building inspector.

The appeal asserts that there is a legitimate need for the fence and gate due to safety and security concerns on the property. While this may be true, there are ways for this to be accomplished with compliant work.

The chain-link fence installation is too tall and of unacceptable material per Article 14. There is no applicable provision in the CDO that could allow it. The same to secure the entry could be achieved with a compliant installation.

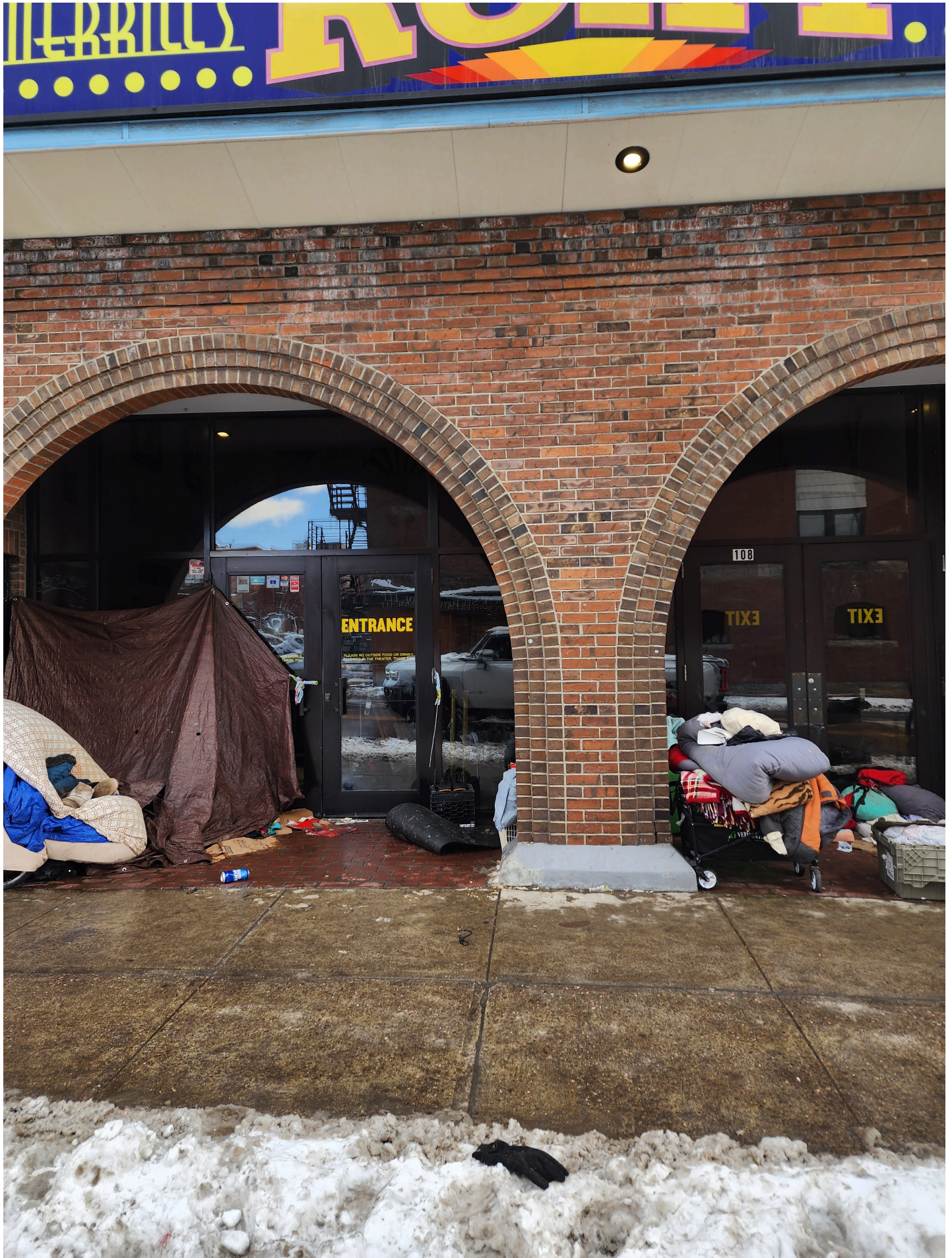
II. Recommended Motion:

Uphold the administrative decision.

Site Pictures









Appellant:

Merrill Jarvis
L & M Properties, LLC
17 Lilac Lane
South Burlington, VT 05403
802-310-1941
merrilljarvis@me.com

Property:

Merrill's Roxy Cinema
108 South Winooski Ave.
Burlington, Vermont 05401

Notice of Appeal

Pursuant to Section 12.2.2 of the Burlington Zoning Ordinance, this letter serves as a formal Notice of Appeal of the administrative decision denying the application for installation of a chain-link fence at the above-referenced property. While I understand that the zoning code generally discourages chain link fencing in the downtown area, I respectfully question the basis for allowing exceptions for certain properties while denying others that are similarly situated. State-owned properties and construction sites within the same downtown and Burlington area are permitted to install chain link fencing, even though they are equally visible and subject to the same urban context.

The zoning regulations should be applied consistently and fairly. A rule that applies to one property owner should apply to all, unless there is a clear, written legal justification explaining why certain entities are exempt while small business owners are not. At this time, it is unclear why state-owned buildings located in the same zoning district are not subject to the same design review standards.

The proposed fence is intended for safety, security, and property protection purposes and is not meant to detract from the surrounding area. I am requesting that the Board reconsider the denial or provide a detailed legal explanation supporting the exemption granted to state-owned properties while denying similar applications from private property owners.

This appeal relates to the zoning code provisions governing fences in the downtown zoning district, including design review standards and any applicable exceptions or discretionary approvals under the zoning ordinance.

I respectfully request that the Development Review Board reverse the administrative denial and approve the proposed fence or alternatively grant relief allowing installation of the fence as proposed, subject to reasonable conditions if deemed necessary.

I consider my request to be proper for the following reasons:

- The proposed fence serves a legitimate **safety and security purpose**, including protection of the patrons and property.
- Similar fencing or comparable barriers exist within the Burlington downtown area, including properties located nearby, indicating that such installations can be compatible with the character of the district.
- While exceptions were cited for state-owned properties and construction sites, I believe that the zoning code should be applied **consistently**, and that private commercial properties with documented security concerns should be afforded reasonable consideration under the same principles.
- The proposed fence does not materially detract from the streetscape and can coexist with the goals of downtown design when viewed in context.

For these reasons, I respectfully submit that approval of the fence is reasonable, appropriate, and consistent with the intent of the zoning ordinance.

Thank you for your consideration of this appeal.

Respectfully submitted,

Merrill Jarvis
Merrill's Roxy, President



PERMITTING & INSPECTIONS

645 Pine Street, Ste. A | PO Box 849
Burlington, VT 05402-0849

Housing: (802) 863-0442
Trades: (802) 863-9094
Zoning: (802) 865-7188

NOTICE OF ZONING VIOLATION (NOV ZCPT-25-13)

November 19, 2025

Mailed Certified Mail 9590-9402-8556-3186-4499-20
And FIRST-CLASS MAIL

L&M Properties LLC
17 Lilac Lane
South Burlington, VT 05403

NOTICE OF VIOLATION AT:
Address: 108 South Winooski Ave, BURLINGTON,
VT
TAX LOT 049-3-162-000
Zoning Violation ZCPT-25-13

Dear Owners,

It has come to the attention of this office that a zoning violation exists at 108 South Winooski Ave, Burlington, VT.

Description of Violation: Chain-link style fencing installed across entryway area without a Zoning Permit.

Burlington Comprehensive Development Ordinance (CDO) Article(s): 2, 3, 4, 12, and 24 VSA §4451.

Please be advised that violations of the CDO are subject to fines of up to two hundred dollars (\$200.00) for each day that a violation continues. You may submit an application to attempt correction of the violation, however, be advised application and filing fees are subject to a fee increase for permits required to correct a violation.

This correspondence serves as a formal notice of a zoning violation pursuant to 24 V.S.A §4451. You have seven (7) days from receipt of this notice to cure the referenced violation. Additional warnings for the violation are not required and will not be forthcoming. In the event that the violation is not cured or remedied as provided for in this notice, the City will pursue enforcement of the violation as provided for by law.

This Notice of Violation (NOV) may be appealed to the Burlington Development Review Board in accordance with the provisions of CDO Sections 2.7.12 and 12.2.2 provided that such appeal is filed within fifteen (15) days of the date of this NOV November 19, 2025, online at <https://burlingtonvt.viewpointcloud.com/categories/1098> and accompanied by the appropriate fee, (\$250), in accordance with Sec. 3.2.4(a) of the CDO. Or Appeal fee and complete application shall be filed with the City’s Zoning Office (645 Pine Street) by **4 pm on December 4, 2025**; an appeal shall not be perfected until the fee is received.

If you have any questions, please call Collin Naheedy or William Ward at (802) 863-0442.

Sincerely,

Sincerely,

William Ward
Zoning Administrative Officer

Collin Naheedy
Code Compliance Officer

Cc: Land Records for Tax Lot 049-3-162-000

VIOLATION DETAILS

LOCATION: 108 South Winooski Ave, Burlington

DECISION DATE: November 19, 2025

VIOLATION DESCRIPTION: Chain-link style fencing installed across entryway area without a Zoning Permit.

FINDINGS:



REMEDY OPTIONS: Within seven (7) days from receipt of this notice you may cure the violation by:

- 1) Removing the violation noted above by removing the unpermitted chain-link fence and gate **and restoring the Premises to its prior state, and informing the Zoning Office that the violation has been removed so our office may verify compliance; or**
- 2) Entering into an Agreement with the City of Burlington to extend deadlines in which to come into compliance with the City’s ordinance (administrative fees required).

APPEAL RIGHTS: You have the right to appeal the enforcement officer’s decision that a zoning violation exists on your property to the Development Review Board in accordance with the provisions of Articles 2.7.12 and 12.2.2 of the CDO within fifteen (15) days **from the date of this notice**. **The deadline for filing an appeal is 4 pm on December 4, 2025.** Submit a complete application with ZV # and appropriate fee, (\$250), to the City’s Zoning Office at 645 Pine St, or online at <https://burlingtonvt.viewpointcloud.com/categories/1098> accompanied by a memo stating the ZV#, the owner’s name and address, a brief description of the property with

respect to which the appeal is taken, a reference to the regulatory provisions applicable to that appeal, the relief you are requesting, and the alleged grounds why such relief is believed proper under the circumstances. *Failure to appeal constitutes admission that the violation exists, and the decision of the enforcement officer shall be binding 24 V.S.A §4472(d).*

REGULATION CDO Article(s): 2, 3, 4, 12 and 24 VSA §4451
CITATION:

Security Gate Guide for Downtown Properties

For exterior gates installed within zones FD5 & FD6 (refer to map)

Outdoor gates installed within the Downtown must be consistent with the following 4 points:

1. Visual Access

- The downtown form code standards contain a number of provisions aimed at enabling public view into buildings the street level. Security gates should allow visible access to what's behind them, such as metal picket fencing.

2. Durable Materials & Style

- Along any frontage line (i.e. between the front of the building and the front property line), gates should be constructed of metal, wood, or woven or braided cable. Other materials may be permissible further into the interior of a property.

3. Prohibitions

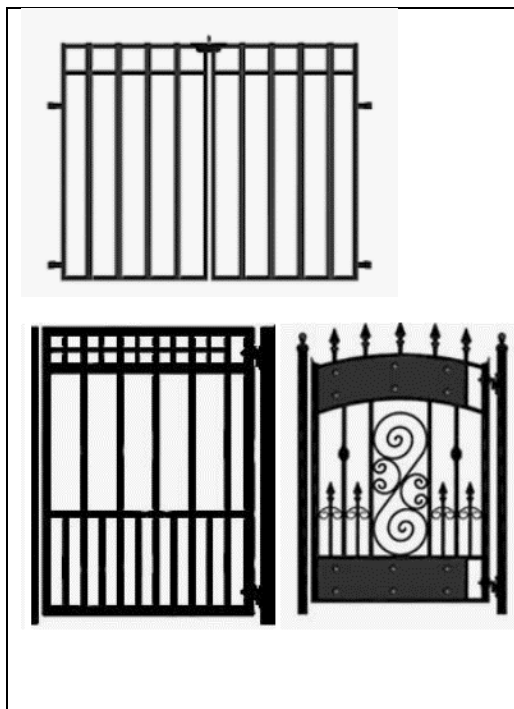
- Exterior security shutters are prohibited on windows. Similarly, solid-wall gates and accordion-style exterior security gates are not allowed.

4. Emergency Access

- Gates must allow for egress (out of the building) and emergency services access (into the building) at all times.

Exterior gates require zoning and building permits prior to installation.

Example of Acceptable Gates



Example of Unacceptable Gates





Merrill Jarvis

Applicant

March 5, 2026 at 8:25 pm



Hi Kirk,

I called yesterday around 1:30 PM to see if it would be possible to reschedule the March 11th meeting, as we unfortunately need to attend another out-of-town meeting that day. Please let me know at your earliest convenience. Thank you!

Friday, March 6th

Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401

<https://www.burlingtonvt.gov/439/Zoning-Division>

Telephone: 802.865-7188

802.865.7195 (Fax)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Kirk Dressing, Associate Planner
Collin Naheedy, Zoning Compliance Officer
Joseph Cava, Planning Technician



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: March 11, 2026
RE: ZAP-26-3; 25 Cherry Street

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.

File: ZAP-26-3

Location: 25 Cherry Street

Zone: FD6 **Ward:** 3

Application administratively denied: January 23, 2026

Administrative Decision appealed: February 6, 2026

Applicant/ Owner: Daniel Seff; MSK Attorneys for Burlington Harbor Group LLC

Request: Appeal of Administrative denial ZPS-26-4; *Installation of two iconic projecting signs of 10 ft x 1.5 ft each, one attached to the west facing side (Battery Street) of the building and one on the north facing side (Cherry Street). Removal of existing surface mounted Courtyard Signage. Install new 20-inch x 12 1/2-inch surface mounted "Autograph" placques near entrance ways.*

Background:

- **Zoning Permit ZPS-26-4;** installation of two iconic projecting signs of 10 ft x 1.5 ft each, one attached to the west facing side (Battery Street) of the building and one on the north facing side (Cherry Street). Removal of existing surface mounted Courtyard Signage. Install new 20-inch x 12 1/2-inch surface mounted "Autograph" placques near entrance ways. Administrative **denial**, January 23, 2026. (Subject of this appeal.)
- **Zoning Permit 25-401;** renovations to existing hotel building. August 2025.
- **Zoning Permit 16-0266CA / ZP-15-649;** construct open air pavilion and masonry barbecue with structure to cover existing outdoor dining and event space. September 2015. Permit relinquished.
- **Non-Applicability of Zoning Permit Requirements 16-0755NA;** renovation of meeting room, new carpet, lights, wall vinyl window treatment. Renovation of Hotel suites 905 & 928. January 2016.
- **Zoning Permit 15-0971CA;** outdoor improvements to guest drop off, courtyard terrace, resurface pavement and sidewalks, additional landscaping, gas fire pit, relocate sculpture to turnaround in-land, install bollards with shielded lighting. April 2015.

- **Zoning Permit 15-0558SN**; install one parallel and one projecting sign for Bleu restaurant. November 2014.
- **Zoning Permit 10-1009CA**; install 5 lights for sculpture at hotel entrance. May 2010.
- **Zoning Permit 10-1010SN**; install one parallel and two projecting signs for hotel. Illumination included. June 2010
- **Zoning Permit 10-0372CA**; Amendment to permit 08-514MA/CA for condition 5 to allow exterior construction activity on Saturdays from 7:30 am to 6:30 pm. November 2009.
- **Zoning Permit 09-400SN**; Parallel entry sign for Courtyard Marriott. Internally illuminated. November 2008.
- **Zoning Permit 08-514CA (a)**; amendment to 08-514CA for change to materials for east elevation. July 2010.
- **Zoning Permit 08-514CA**; construction of a 34-room addition to the existing Marriott Courtyard Hotel. August 2008.
- **Zoning Permit 07-838CA**; amendment application to change use of 43 residential condo units to 31 residential condo units and the remaining space to be used for offices. **Denied**, May 2008.
- **Zoning Permit 07-456CA**; create Phase II for the 127-room hotel) approved under permit 04-304. March 2007.
- **Zoning Permit 07-391CA**; install emergency generator among existing mechanical equipment cluster and screen with 3 new spruce trees. Proposed location to replace location approved as part of permit 04-032MA/CA. December 2006. Permit superseded by 10-0233CA.
- **Zoning Permit 07-273SN**; parallel sign for Courtyard Marriott on Battery Street façade. Internally illuminated. October 2006.
- **Zoning Permit 06-838SN**; install 2 parallel signs and 1 freestanding sign for Courtyard Marriott. One parallel sign to be internally illuminated, the other 2 will not be illuminated. June 2006.
- **Zoning Permit 05-538SN**; two temporary project signs. April 2005.
- **Zoning Permit 04-304 / COA 04-032**; [25 and 45 Cherry Street]: Project includes a 127-room hotel, 43 residential units, 25,800 sq. ft. of commercial office space, a new 263 space parking garage structure and the addition of 2 levels to the existing Lakeview parking garage with approximately 278 parking spaces. August 2004.
- **Zoning Permit 00-170 / COA 098-048F**; installation of seven nonilluminated parallel signs for the existing retail (Filene's) structure. September 1999.
- **Zoning Permit 99-575 /COA 098-046E**; installation of back-lit parallel signs for the existing department store (Filene's). June 1999.

- **Zoning Permit 99-225 / COA 99-030**; three lot subdivision to facilitate the construction of Filene’s Department Store and associated parking garage. Other lots created: 45 and 67 Cherry Streets. Located at the corner of Battery and Cherry Streets. October 1998.

Overview:

Staff conducted a pre-application site visit on January 9, 2026.

On January 21, 2026 a representative of the Burlington Harbor Hotel Group LLC submitted an online application for exterior signage. The proposed removal of existing signage is included within the application, which included five new wall signs and one canopy sign that are all compliant with **Article 7, Signs**. Within the application was a request for two Projecting Signs (**Section 7.2.11**); the basis for the permit denial.

See attached Reasons for Denial.

The application was administratively denied January 23, 2026 (after consultation with the applicant to confirm intent). The appeal was filed February 6, 2026; within the 15-day appeal window and is therefore timely.

Recommended motion: Uphold administrative denial, and deny the appeal of ZPS-26-4.

I. Findings

Article 6: Development Review Standards

Section 6.3.2 Architectural Design Standards

*(g) Make advertising features complementary to the site
Where signs and other advertising features are proposed, the applicant shall meet the requirements as per Article 7 – Signs. The size, location, design, texture, lighting, and materials of all exterior signs and advertising features shall not detract from the use and enjoyment of proposed buildings or surrounding properties. National branding through signage and architecture shall be discouraged.*

Denial of ZPS-26-4 was based on the non-compliance of the proposed Projecting Signs; **Section 7.2.11** of the ordinance. See Article 7, below.



Article 7: Signs

Section 7.2.11 Projecting Signs

Description

This Sign type consists of 2 faces on an iconic structural feature of a Building that projects perpendicular from the Façade.

Specifications

Quantity (max)	1 per Primary street Frontage
Width, Sign (max)	4-ft
Height, Sign (max)	10-ft
Depth, Sign (max)	6-in
Offset from Building (min & max)	6-in min and 12-in max from the Façade
Projection (max)	5-ft from the Façade (incl brackets)
Area, Sign (max)	40 sqft
Height, Clear (min)	the greater of the floor level of second Story or 15-ft above finished sidewalk
Height, Overall (max)	the lesser of the floor level of third Story or 35-ft above the finished sidewalk

Miscellaneous

The bracket must be an integral part of the Sign design.

A Projecting Sign erected on a building that adjoins the intersection of 2 streets may intersect at a 45 degree angle to the corner of the building.

A Projecting Sign shall be cantilevered or supported from above. Columns or Posts extending to the ground are prohibited.

A Projecting Sign may be illuminated externally, internally, and directly.

Any encroachment into or over the public right-of-way must also be approved by the Dept. of Public Works and/or City Council as may be applicable.

The **Projecting Sign** category (**Section 7.2.11**) was created during the rewrite of the Sign Regulations (ZA-19-06; November 2019) to achieve through regulation two specific goals:

1. To prevent a proliferation of large, disrupting visual signage (i.e. “Times Square”) that would deter from the overall streetscape design strategy of the Form Districts. (**Downtown Mixed Use Core Overlay ZA-16-14**, adopted September 2016. **PlanBTV-Downtown Code ZA-18-01**, adopted November 2017.)

2. To create a methodology for existing but limited widely recognized and established signs that would have otherwise been rendered non-conforming to the Sign standards of the Comprehensive Development Ordinance. The specific photo inclusion within the CDO of the Nectars restaurant sign (Formerly *Hi Hat*) and the Wilson Hotel projecting signs are included with this sign category to better define the category, reserved by definition for an iconic structural feature that may be retained as established.

A third example is the FUDA sign (formerly *Vermont College of Cosmetology*).



Since these sign regulations were adopted, the dual goals of this standard have been realized.

This application proposes two projecting signs which are to be newly fabricated; not pre-existing and established signs as defined by the purposefully articulated “iconic” descriptor in the sign category. An icon is defined by its lasting and influential nature. As symbols, icons may endure for generations (longevity), demand widespread recognition (notability) and are distinguishable symbols of some greater concept (including religious iconography)¹. General examples of iconic signage are the Hollywood sign (1923), or the neon *Welcome* sign to the Las Vegas strip (1959). These are pre-existing, distinguishable and having gained reverence, identity and idolatry. Distinctive for the period in which they were erected and universally recognized; these are iconic signs.

Iconic sign identification has benefitted from publications like *Vintage Signs of America*² or *Signs Streets and Storefronts*.³

This application proposes two Projecting Signs 10’ x 1.5’, which are not equivalent to iconic structural features on a building. They may represent a sign style of another era (and zoning ordinance), but they are just that: Reflective but not authentic.

Response to the arguments presented in the appeal

While the building itself is sturdy and two decades old, its attribution as an icon among Burlington’s architectural landscape has not been formalized. To attribute the facades as “iconic” is a misrepresentation of the plain meaning of the term.

The appeal cites the validity of their application by alluding to “instant icon” on the internet where social media flexes the term to hail recent, unique or influential artists. The simple and historic definition of iconic is the meaning of **Section 7.2.11**, where otherwise more modern signage might have been considered but excluded by virtue of the traditional use of the term.

The proposed Projecting Signs are simply that, contrary to the basic meaning articulated in **Section 7.2.11** and not carrying any legitimacy towards meeting the definition of “icon”.

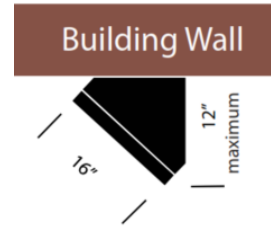
¹ Andrea Olsen defines the attributes of *Infinite*, *Notability*, *Causal*, and *Outdoing* in her article [What Makes An Icon](#). Reference is made to Martin Kemp, a seminarist and professor in his piece *Christ to Coke*: “An iconic image is one that has achieved wholly exceptional levels of widespread recognizability.”

Kemp, Martin. *Christ to Coke: How image becomes icon*. (Oxford; New York; Oxford University Press), 2012.

² Seltzer, Debra Jane; *Vintage Signs of America*. (Stroud, UK: Amberley Publishing, 2017), 2017.

³ Treu, Martin. *Signs, Streets and Storefronts: A History of Architecture and Graphics Along America’s Commercial Corridors*. (Baltimore: Johns Hopkins University Press), 2012.

The appeal cites the issuance of a permit for 3 Main Street (“Santiago’s”) as an example of a permitted Projecting Sign. In that case, the application (ZPS-23-32) was approved for a **Wall Sign (Section 7.2.13)** which allows a maximum projection from the wall at 12”. The Santiago’s Wall sign is attached to the building façade, projecting on one side 12”, therefore compliant with the standards of Section 7.2.13.



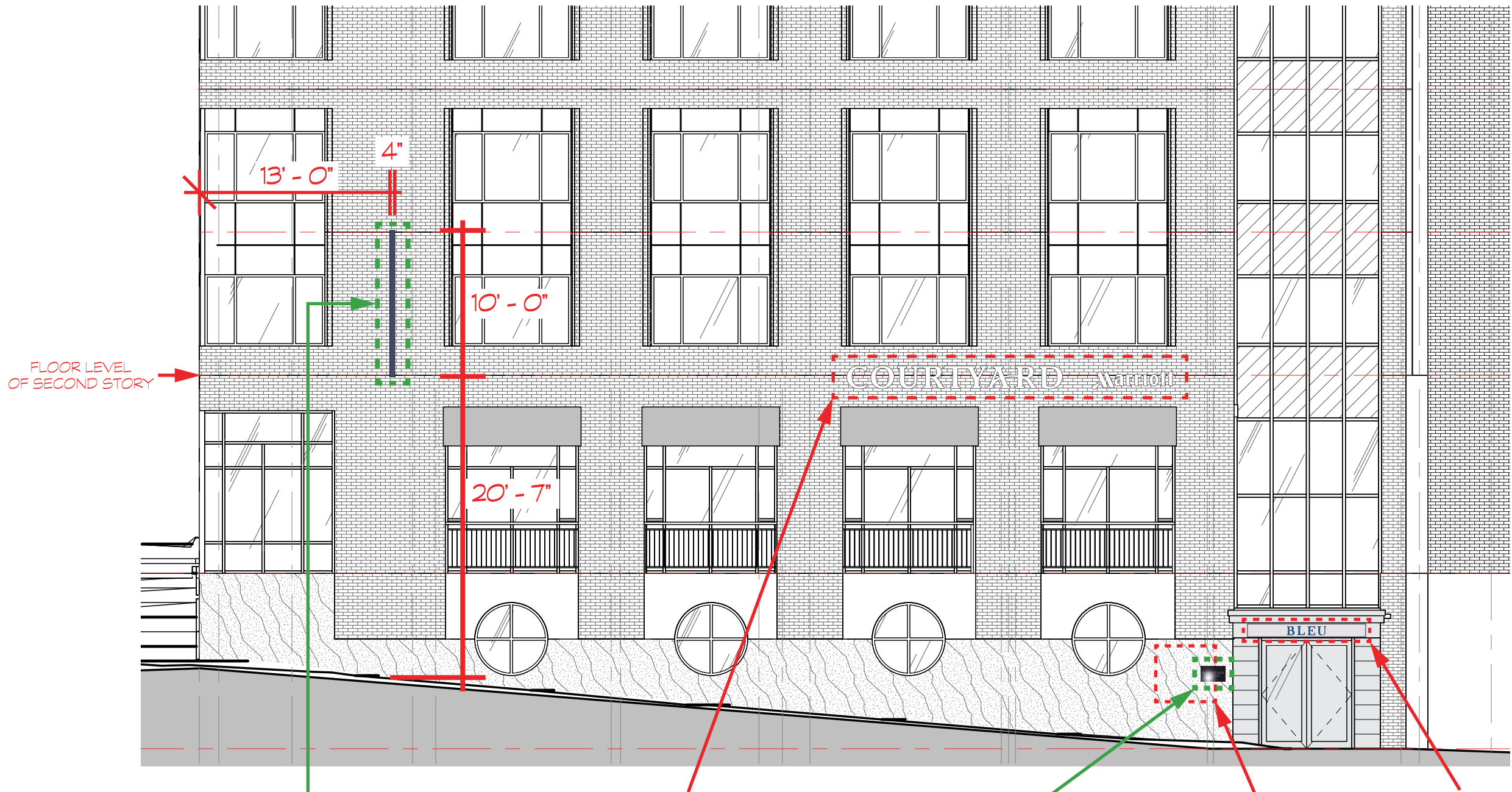
Article 12: Variances and Appeals

Part 2: Appeals

Section 12.2.2 Appeals of Administrative Office

Zoning Denial of ZPS-26-4 was issued January 23, 2026; the appeal was filed February 6, 2026; within the required 15-day appeal period. The appeal is timely. The Appeal Hearing has been set within 60 days of the filing of the notice of appeal. **Affirmative finding.**

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.



NOTES

5922
 THE HARBORVALE
 BATTERY STREET
 PROJECTING SIGN
 WEST ELEVATION
 EXTERIOR
 BUILDING MOUNT
 AREA = 15 SQ. FT.
 QTY = ONE
 TWO-FACED

CLIENT

THE HARBORVALE

SCALE

1/8" = 1' - 0"

FILE NAME

HARBORVALE BATTERY ST.
 PROJECTING SIGN WEST ELEV

DATE

1/20/2026

DESIGNER

JMHD

**APPROVAL
 SIGNATURE**

DATE

**WOOD & WOOD
 SIGNS**

CUSTOM DESIGN & BUILD

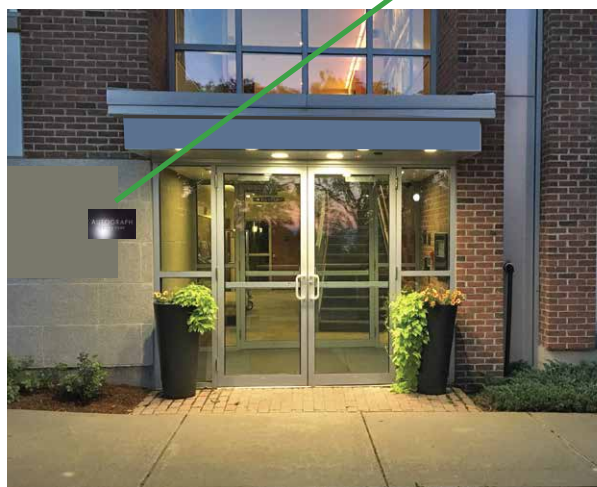
98 Carroll Road
 Waitsfield, Vermont 05673
 (802) 496-3000
 woodandwoodsigns.com



NEW
 PROJECTING SIGN



EXISTING SIGN
 TO BE REMOVED

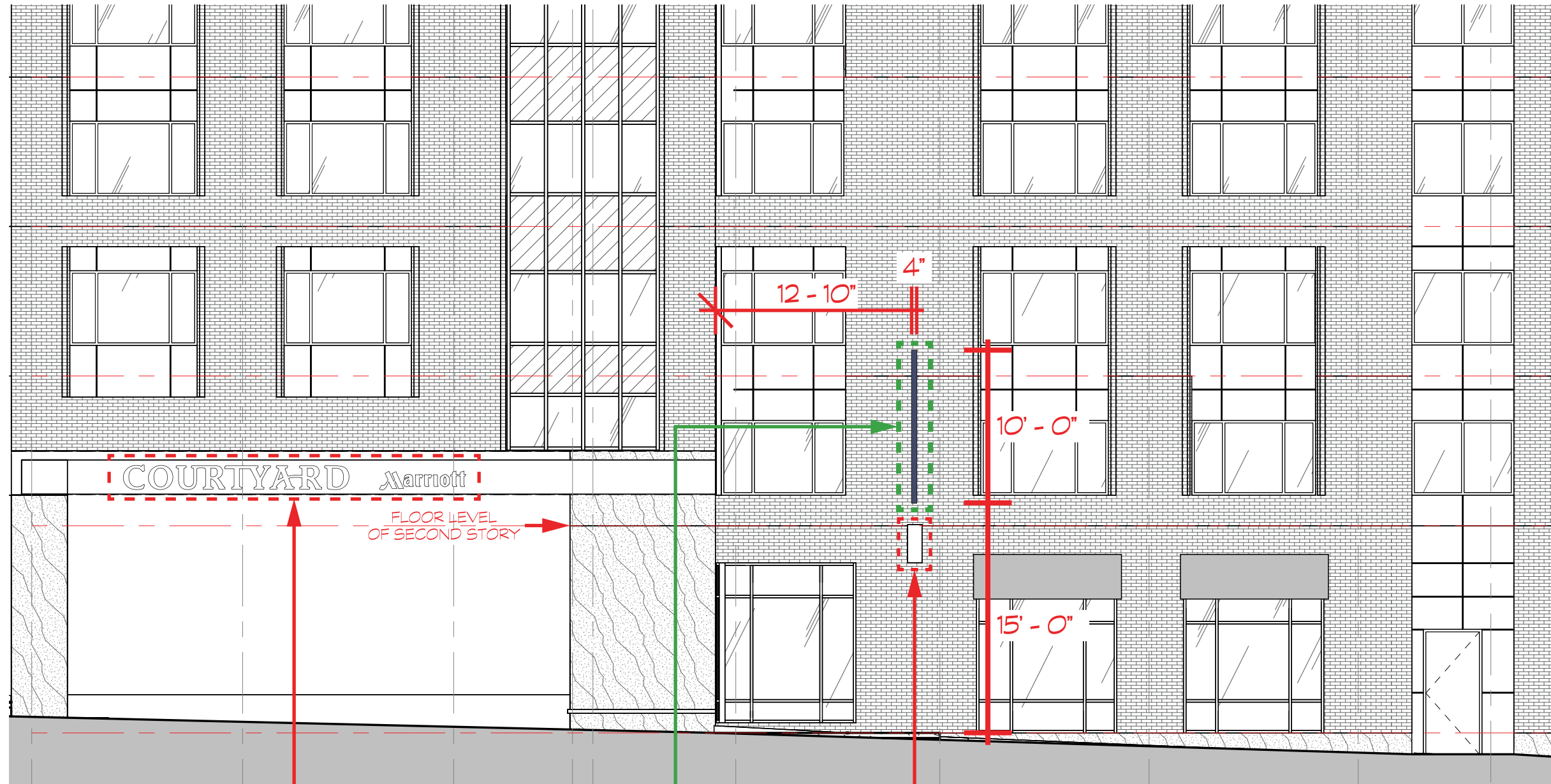


NEW
 ID SIGN



EXISTING SIGNS
 TO BE REMOVED

EXISTING SIGN
 TO BE REMOVED



EXISTING SIGN TO BE REMOVED



NEW PROJECTING SIGN



EXISTING SIGN TO REMAIN
EXISTING SIGN TO BE REMOVED

NOTES

5922

THE HARBORVALE

CHERRY STREET
PROJECTING SIGN

NORTH ELEVATION

EXTERIOR
BUILDING MOUNT

AREA = 15 SQ. FT.

QTY = ONE
TWO-FACED

CLIENT

THE HARBORVALE

SCALE

1/8" = 1' - 0"

FILE NAME

HARBORVALE CHERRY ST.
PROJECTING SIGN NORTH ELEV

DATE

1/16/2026

DESIGNER

JMHD

APPROVAL
SIGNATURE

DATE

WOOD & WOOD
SIGNS

CUSTOM DESIGN & BUILD



98 Carroll Road
Waitsfield, Vermont 05673

(802) 496-3000

woodandwoodsigns.com



LOCATION OPTION 1
NEW ID SIGN



LOCATION OPTION 2
NEW ID SIGN

NOTES

5922

THE HARBORVALE

MAIN ENTRANCE

SOUTH ELEVATION

EXTERIOR
BUILDING MOUNT

QTY = ONE
ONE-FACED

CLIENT

THE HARBORVALE

SCALE

1/8" = 1' - 0"

FILE NAME

HARBORVALE MAIN
ENTRANCE SOUTH ELEV

DATE

1/20/2026

DESIGNER

JMHD

**APPROVAL
SIGNATURE**

DATE

**WOOD & WOOD
SIGNS**

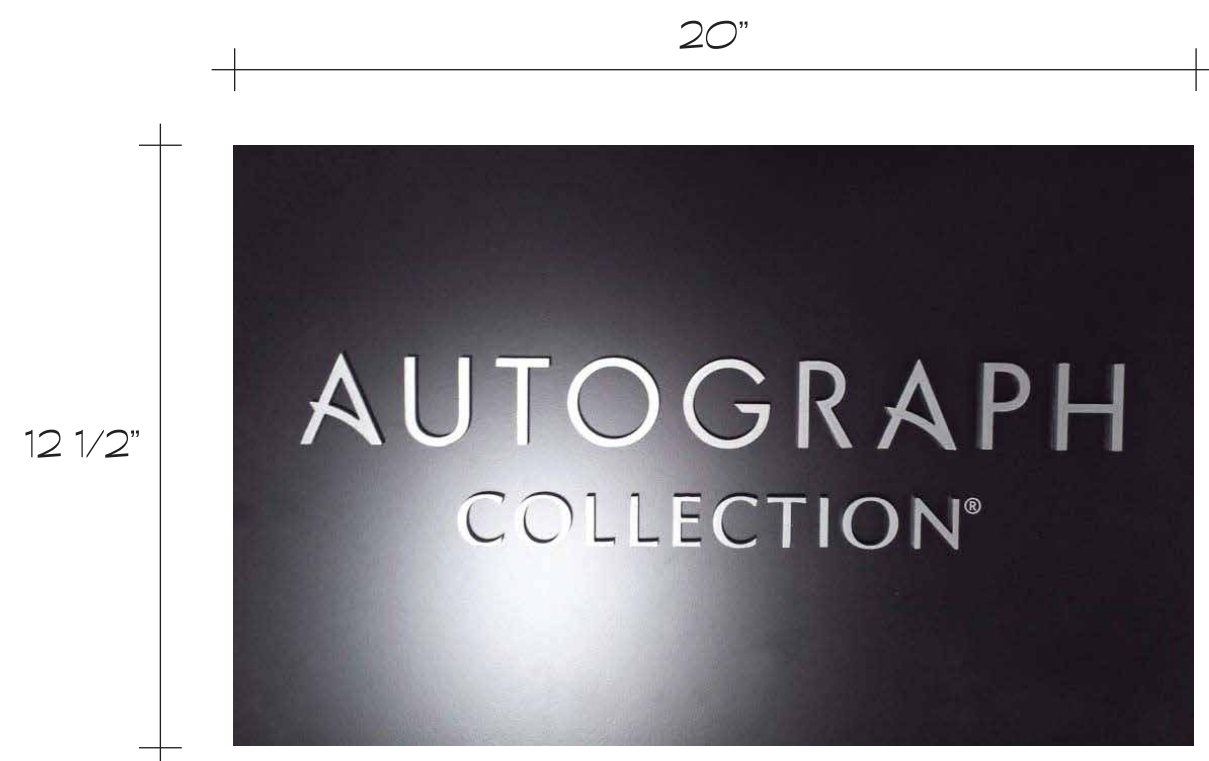
CUSTOM DESIGN & BUILD



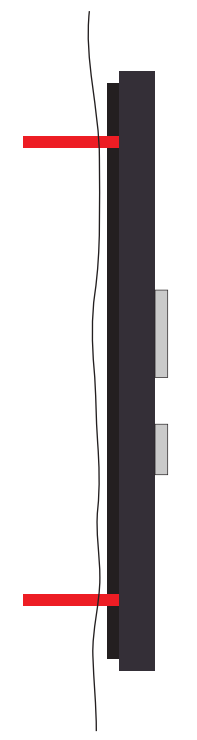
98 Carroll Road
Waitsfield, Vermont 05673

(802) 496-3000

woodandwoodsigns.com



1 3/4" TALL LETTERS



SIDE VIEW

3/4" THICK ACRYLIC BACKGROUND PAINTED DARK GRAY TBD

1/4" THICK CUTOUT ALUMINUM LETTERS (VERTICALLY BRUSHED) WITH FLAT CLEAR COAT TBD

1/4" THICK DIBOND ALUMINUM BACKER RECESSED 1/4" INSIDE EDGES OF SIGN FACE

STUD MOUNTED TO STONE VENEER:
SIGN FACE DOUBLE-SIDED TAPED AND GLUED TO BACKER

NOTE FABRICATED BY REQUIRED VENDOR PER AUTOGRAPH COLLECTION SIGNAGE SPECIFICATIONS

NOTES

5922
 THE HARBORVALE
AUTOGRAPH
COLLECTION ID
 PAGE 1/2
 MAIN, BATTERY ST.,
 AND PARKING
 GARAGE ENTRANCE
 EXTERIOR
 BUILDING MOUNT
 AREA = 1.73 SQ. FT.
 QTY = THREE
 ONE-FACED

CLIENT

THE HARBORVALE

SCALE

3" = 1' - 0"

FILE NAME

HARBORVALE
 AUTOGRAPH COLLECTION ID R1

DATE

1/8/2026

DESIGNER

JMHD

APPROVAL SIGNATURE

DATE

**WOOD & WOOD
 SIGNS**
 CUSTOM DESIGN & BUILD

—•—•—•—•—•—•—
 98 Carroll Road
 Waitsfield, Vermont 05673
 (802) 496-3000
 woodandwoodsigns.com



City of
Burlington, Vermont
645 Pine Street

Zoning Permit – Reasons for Denial

ZP #: ZPS-26-4

Tax ID: 044-2-146-000

Issue Date: January 23, 2026

Decision: Denied

Property Address: 25 Cherry Street

Description: Installation of two iconic projecting signs of 10 ft x 1.5 ft each, one attached to the west facing side (Battery Street) of the building and one on the north facing side (Cherry Street). Removal of existing surface mounted Courtyard Signage. Install new 20 inch x 12 1/2 inch surface mounted "Autograph" plaques near entrance ways.

Reasons for Denial:

Article 7: Signs

Section 7.2.11 Projecting Signs

Description

This Sign type consists of 2 faces on an iconic structural feature of a Building that projects perpendicular from the Façade.

Specifications

Quantity (max)	1 per Primary street Frontage
Width, Sign (max)	4-ft
Height, Sign (max)	10-ft
Depth, Sign (max)	6-in
Offset from Building (min & max)	6-in min and 12-in max from the Façade
Projection (max)	5-ft from the Façade (incl brackets)
Area, Sign (max)	40 sqft
Height, Clear (min)	the greater of the floor level of second Story or 15-ft above finished sidewalk
Height, Overall (max)	the lesser of the floor level of third Story or 35-ft above the finished sidewalk

Miscellaneous

The bracket must be an integral part of the Sign design.

A Projecting Sign erected on a building that adjoins the intersection of 2 streets may intersect at a 45 degree angle to the corner of the building.

A Projecting Sign shall be cantilevered or supported from above. Columns or Posts extending to the ground are prohibited.

A Projecting Sign may be illuminated externally, internally, and directly.

Any encroachment into or over the public right-of-way must also be approved by the Dept. of Public Works and/or City Council as may be applicable.

The Projecting Sign category (Section 7.2.11) was created during the rewrite of the Sign Regulations (ZA-19-06; November 2019) to create a specific category for existing, widely recognized and established signs that would have otherwise been rendered non-conforming to the Comprehensive Development Ordinance. The specific photo inclusion of the Nectars (Formerly *Hi Hat*) restaurant sign and the Wilson Hotel projecting signs are included with this sign category to better define the category, reserved for iconic signage that may be retained as established.

This application proposes two projecting signs which are to be newly fabricated; not pre-existing and established signs as defined by the “iconic” descriptor in the sign category.

An appropriate and approvable selection for a perpendicular sign would be a Blade Sign; however, they are limited in size (3’ x 3’). This application proposes two Projecting Signs 10’ x 1.5’, which are not equivalent to iconic structural features on a building.



An interested person may appeal a decision of the Zoning Administrator to the Development Review Board within 15 days after the decision date per Sec. 12.2.2, *Appeals of Administrative Officer Decisions*. Appeals may be filed online at <https://burlingtonvt.portal.opengov.com/categories/1098/record-types/6521> or in-person at 645 Pine Street, Burlington, Vermont.

[Appealing a Zoning Decision | Burlington, VT](#)

CITY OF BURLINGTON
DEVELOPMENT REVIEW BOARD

In re: 25 Cherry Street Zoning)
Permit ZPS-26-4 Denial)
)
)

NOTICE OF APPEAL

Burlington Harbor Hotel Group, LLC (“BHHG”), located at 25 Cherry Street, Burlington, Vermont 05401, hereby appeals from the January 23, 2026 Denial of Zoning Permit ZPS-26-4 for two projecting signs on BHHG’s Courtyard by Marriott Burlington Harbor hotel located at 25 Cherry Street. This appeal is based on the following Memorandum, Exhibits A and B hereto, and BHHG’s presentation at the eventual Development Review Board hearing on this appeal.

MEMORANDUM

STATEMENT OF FACTS

On January 21, 2026, BHHG applied for a zoning permit to install two projecting signs on its Courtyard by Marriott Burlington Harbor hotel located at 25 Cherry Street (the “Permit Application”) (copy attached as **Exhibit A**).

BHHG’s Permit Application was based on Section 7.2.11 of the Burlington Comprehensive Development Ordinance, effective June 4, 2024 (“BCDO”). Section 7.2.11 describes a “Projecting Sign” as follows: “**This Sign type consists of 2 faces on an iconic structural feature of a Building that projects perpendicular from the Façade.**” BCDO § 7.2.11 (emphasis added).

On January 23, 2026, the Zoning Administrator issued the Denial Decision rejecting BHHG’s Permit Application (the “Denial Decision”) (copy attached as **Exhibit B**). The Zoning

Administrator reasoned as follows: “This [A]pplication proposed two projecting signs which are to be newly fabricated; not pre-existing and established signs as defined by the ‘iconic’ descriptor in the [Projecting Sign] category.” See Denial Decision at 2. See also id. at 2 (“This [A]pplication proposes two Projecting Signs 10’ x 1.5’, which are not equivalent to iconic structural features on a building.”).

25 Cherry Street’s facades are iconic structural features. The hotel was constructed 20 years ago on the corner of Battery and Cherry Streets on a knoll of scrubby land that had sat vacant for years, if not decades. This development – the Westlake Area development, of which this hotel is a part, has created a new hub for Vermonters and visitors and creates a valuable connection from Church Street to Battery Street and Lake Champlain. It is considered a landmark in the City.

Moreover, the projecting signs BHHG proposes are iconic in their own right:



BHHG’s proposed projecting signs are similar to the projecting sign at Santiago’s Restaurant located at 3 Main Street, which opened in August 2023, well after BCDO Section 7.2.11’s implementation in 2019:



STANDARD OF REVIEW

State law mandates that the Zoning Administrator “shall administer the [BCDO] **literally....**” 24 V.S.A § 4448(a) (emphasis added). See generally In re Howard Ctr. Renovation Permit, 2014 VT 60, ¶ 15, 196 Vt. 542, 99 A.3d 1013 (“The City’s authority was confined to the express provisions in the Regulations, strictly construed in favor of the landowner, with any ambiguity resolved in the landowner’s favor.”) (citing authorities).

LEGAL ARGUMENT

POINT I

THIS BOARD SHOULD REVERSE THE ZONING ADMINISTRATOR'S DENIAL DECISION AND ISSUE BHHG'S REQUESTED ZONING PERMIT BECAUSE BCDO SECTION 7.2.11 AUTHORIZES A NEW, NON-ICONIC PROJECTING SIGN IF SUCH SIGN WILL BE MOUNTED ON AN ICONIC STRUCTURAL FEATURE OF A BUILDING, AND 25 CHERRY STREET'S FACADES ARE ICONIC STRUCTURAL FEATURES.

Strictly construed in BHHG's favor, BCDO Section 7.2.11 is unambiguous. Specifically, projecting signs are allowable if they are mounted "on an iconic structural feature of a Building...." BCDO § 7.2.11. And, to the extent Section 7.2.11 is ambiguous, such ambiguity must be resolved in BHHG's favor. See Howard Ctr., 2014 VT 60, ¶ 15 (quoted above).

Apparently, the Zoning Administrator interpreted Section 7.2.11 to mean that the projecting sign itself is the "iconic structural feature."

And yet, Section 7.2.11 is clear that a projecting sign need only be mounted "**on** an iconic structural feature of a Building...." BCDO § 7.2.11 (emphasis added). In other words, the projecting sign need not be iconic. Rather, Section 7.2.11 authorizes a new, non-iconic projecting sign if such sign will be mounted on an iconic structural feature of a building, such as a wall or façade. And as discussed above, 25 Cherry Street's facades are iconic structural features.

Moreover, a projecting sign is not a "structural feature" of the building on which it is mounted. A projecting sign attaches to a building and projects outward from it, but it is not part of the building's structure. Put differently, "structural features of a building are those that hold it up or support it," whereas "non-structural features are aesthetic in nature." Wallace v. Louisiana Citizens Prop. Ins. Corp., 122 So. 3d 1188, 1191 (La. Ct. App. 2013). The projecting signs that

BHHG seeks would be mounted to a structural feature of the hotel, namely the outside walls, which, of course, hold up or support the building.

POINT II

IN THE ALTERNATIVE, THIS BOARD SHOULD REVERSE THE ZONING ADMINISTRATOR’S DENIAL DECISION AND ISSUE BHHG’S REQUESTED ZONING PERMIT BECAUSE BCDO SECTION 7.2.11 AUTHORIZES NEW ICONIC PROJECTING SIGNS, AND BHHG’S PROPOSED PROJECTING SIGNS ARE ICONIC.

In the Denial Decision, the Zoning Administrator posits that BCDO Section 7.2.11 was intended to “create a specific category for existing, widely recognized and established signs that would have otherwise been rendered non-conforming to the” BCDO. See Denial Decision at 2. But this dictum makes no sense, as a preexisting nonconforming sign would be exempt from enforcement in the absence of BCDO Section 7.2.11. See generally 24 V.S.A. § 4303(15) (defining “nonconforming use” as a “use of land that does not conform to the present bylaws but did conform to all applicable laws, ordinances, and regulations prior to the enactment of the present bylaws....”).

Viewed against this backdrop, the conclusion is inescapable that Section 7.2.11 authorizes new projecting signs. Otherwise, there would have been no reason or need for this Section of the BCDO. See generally Baldauf v. Vt. State Treasurer, 2021 VT 29, ¶ 19, 215 Vt. 18, 255 A.3d 731 (“We consider the whole and every part of the statute and avoid a construction that would render part of the statutory language superfluous.”) (quotation marks omitted); In re 204 N. Ave. NOV, 2019 VT 52, ¶ 7, 210 Vt. 572, 218 A.3d 24 (“When interpreting a statute, we presume that language is inserted advisedly and that the Legislature did not intend to create surplusage.”) (internal quotes and brackets omitted); State of Vt. Agency of Nat. Res. v. Parkway Cleaners, 2019 VT 21, ¶ 24, 209 Vt. 620, 210 A.3d 445 (“When construing statutory provisions,

we presume that the Legislature inserted the statutory language advisedly, and with intent that it should be given meaning and force. . . .”) (internal quotes and brackets omitted); and Nelson v. Town of St. Johnsbury, 2015 VT 5, ¶¶ 17, 20, 198 Vt. 277, 115 A.3d 423 (statutes are construed so as not to render specific language “superfluous,” “unnecessary” or “surplusage”).

As detailed above in Point I, BHHG understands BCDO Section 7.2.11 to mean that the projecting sign need not be iconic, and that a new non-iconic sign can be mounted “**on** an iconic structural feature of a Building....” BCDO § 7.2.11 (emphasis added). But to the extent this Board interprets Section 7.2.11 to mean that the projecting sign itself must be iconic, BHHG maintains that its proposed projecting signs are iconic.

In this connection, the Zoning Administrator’s unsupported suggestion (at 2) that a sign which is not yet “pre-existing and established” cannot be iconic is erroneous. Indeed, if that were the case, no new projecting signs could ever be built, which would mean Section 7.2.11 is ‘mere surplusage.’ As the Vermont Supreme Court cases cited two paragraphs above demonstrate, however, such an interpretation is impermissible.

One need only Google the phrase, “**instant icon**,” which appears on the Internet tens of thousands of times, to realize that something new can be iconic. And that is the case with BHHG’s proposed projecting signs.

CONCLUSION

In rejecting BHHG’s Permit Application, the Zoning Administrator misconstrued and misapplied BCDO Section 7.2.11. As such, this Board should reverse the Permit Denial, grant BHHG’s Permit Application, and issue a zoning permit authorizing BHHG to install two projecting signs on 25 Cherry Street.

Dated: February 6, 2026
Burlington, Vermont

Respectfully submitted,

/s/ Daniel A. Seff

Daniel A. Seff, Esq.

MSK ATTORNEYS

275 College Street, P.O. Box 4485

Burlington, VT 05406-4485

Phone: (802) 861-7000 (ext. 1190)

Fax: (802) 861-7007

Email: dseff@mskvt.com

Attorneys for Burlington Harbor Hotel Group, LLC

EXHIBIT A

The Harborvale Hotel

(/dashboard/projects/57807) Zoning Permit – Signs
ZPS-26-4

Your Submission

Attachments

Guests (0)

- ✔ Z Card Posting
- ✔ Application Assessment
- ✔ Zoning Permit Application Fee
- ✔ Application Complete
- ▶ Project Manager Assignment

Your submission

Submitted Jan 21, 2026 at 12:25pm

Contact Information

HANS VAN WEES

Email address

hans@hotelvt.com

Phone Number

802-793-2289


Mailing Address

41 Cherry Street , Burlington, VT 05401

Locations

1 location total

PRIMARY LOCATION



25 Cherry Street

Burlington, VT 05401

Zoning Permit Application Information

Description of Proposed Project *

Proposed installation of two, 10-foot x 1.5-foot projecting signs and three, 20-inch x 12.5-inch surface mounted signs.

Installation of two iconic projecting signs of 10 ft x 1.5 ft each, one attached to the west facing side (Battery Street) of the building and one on the north facing side (Cherry Street). Removal of existing surface mounted Courtyard Signage. Install new 20 inch x 12 1/2 inch surface mounted "Autograph" placques near entrance ways.

Estimated Construction Cost \$ * 

7,500

Sign Application Summary

Total Number of Proposed Signs *


5

Total Number of Awnings with Signage

--

Total Number of Signs and Awnings with Signage

5

Master Plan Applies 

--

Number of Signs Outside Master Plan 

5

Estimated Total Cost of Proposed Signs and Awnings with Signage(\$) * 

7,500

Use Associated with Proposed Sign(s) *

Other

Other - Please Specify *

Hotel

Note: If there is any Proposed Change of Use or any Proposed other Exterior Modifications to your building, an additional different Zoning Permit may be required. Please discuss with Zoning Staff. Call 802-865-7191.

Sign Types

Awning and Canopy

--

Band

--

Blade

--

Directory

--

Freestanding

--

Freestanding Yard

--

Marquee

--

Monument

--

Projecting



Number of Projecting Signs

2

Outdoor Display Case

--

Sandwich Board

--

Wall



Number of Wall Signs

3

Window

--

Sign Illumination

No Illumination

--

External Illumination

--

Internal Illumination



Number of Internally Illuminated Signs

2

Reverse Channel

--

Electronic Changeable Message

--

Sign - Building Frontage

Length of Building Devoted to your Establishment (Feet) *

280

Sign Size

Length (Inches)	Height (Inches)	Area (Square Feet)	+ 1 Additional Field
18	120	15	...

Public Notice - Z Card

This is not a zoning permit. This is a

NOTICE

of ZONING PERMIT REQUEST

ADDRESS: _____
 DESCRIPTION: _____

APPLICANT: _____
 DEVELOPMENT REVIEW BOARD DATE: _____

For more information
contact

City of Burlington Permitting & Inspections

645 Pine Street,
Burlington VT

TEL: 802-865-7188
WWW.BURLINGTONVT.GOV/PZ

This notice shall be displayed on the subject premises and shall be clearly visible from a public way. Notice shall be displayed at the time of application and shall not be removed until after the appeal expiration date, and the permit has been picked up.

The Zoning Office will send you a Z-Card by US Mail, for posting in a location visible from the street. This serves as public notice that you have applied for a Zoning Permit. Post as soon as you receive it.

Send Z-Card to:

Recipient Name *

Burlington Harbor Hotel Group LLC


Recipient Street Address *

25 Cherry Street

Recipient City, State Zip *

Burlington, VT 05401

Applicant Certification Required

I have agreed to submit this application by electronic means. I understand that an electronic signature has the same legal effect and can be enforced in the same way as a written signature. By checking this box and typing my name, I am electronically signing my application. * 

- Hans van Wees
Jan 12, 2026
- If you are not the property owner, you will be required to provide the property owner's signature as part of your application on a property owner consent form (<https://www.burlingtonvt.gov/sites/default/files/DPI/Forms/Property%20Owner%20Consent%20Form.pdf>)
 - Applicant Signature consents to the proposed work and to inspection by City Zoning Staff to close out the Zoning Permit upon project completion
 - Submission of this permit request does not indicate this application is complete or that any statutory review clocks have started. Staff will advise you on the information and materials they require for a complete application

City of Burlington, VT

Your Profile

[Your Records \(/dashboard/records\)](/dashboard/records)

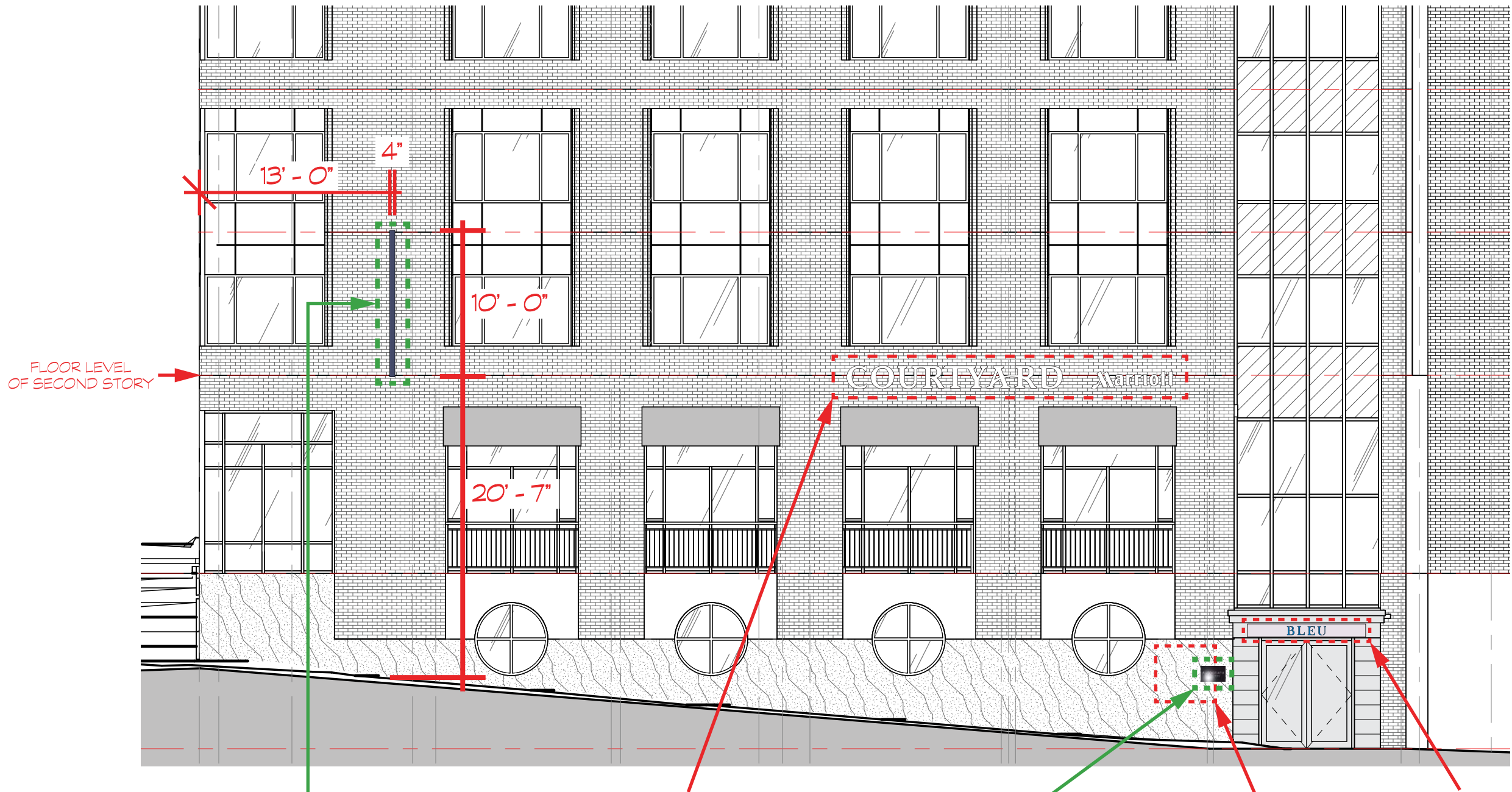
Resources

[Search for Records \(/search\)](/search)

[Claim a Record \(/claimRecord\)](/claimRecord)

Employee Login (<https://burlingtonvt.workflow.opengov.com>)

Portal powered by **OpenGov**



NOTES

5922
 THE HARBORVALE
 BATTERY STREET
 PROJECTING SIGN
 WEST ELEVATION
 EXTERIOR
 BUILDING MOUNT
 AREA = 15 SQ. FT.
 QTY = ONE
 TWO-FACED

CLIENT

THE HARBORVALE

SCALE

1/8" = 1' - 0"

FILE NAME

HARBORVALE BATTERY ST.
 PROJECTING SIGN WEST ELEV

DATE

1/20/2026

DESIGNER

JMHD

**APPROVAL
 SIGNATURE**

DATE

**WOOD & WOOD
 SIGNS**

CUSTOM DESIGN & BUILD

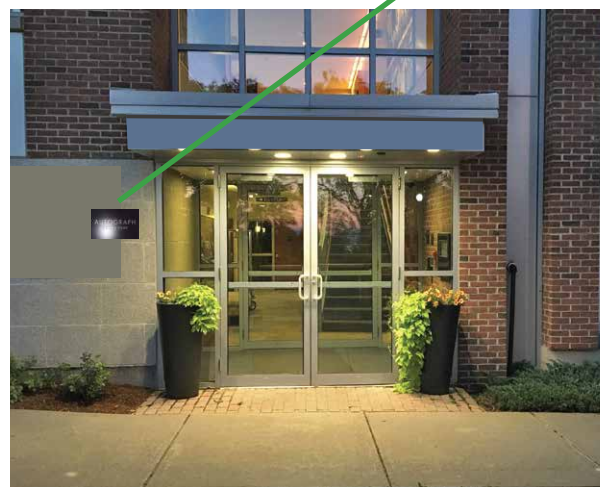
98 Carroll Road
 Waitsfield, Vermont 05673
 (802) 496-3000
 woodandwoodsigns.com



NEW
 PROJECTING SIGN



EXISTING SIGN
 TO BE REMOVED

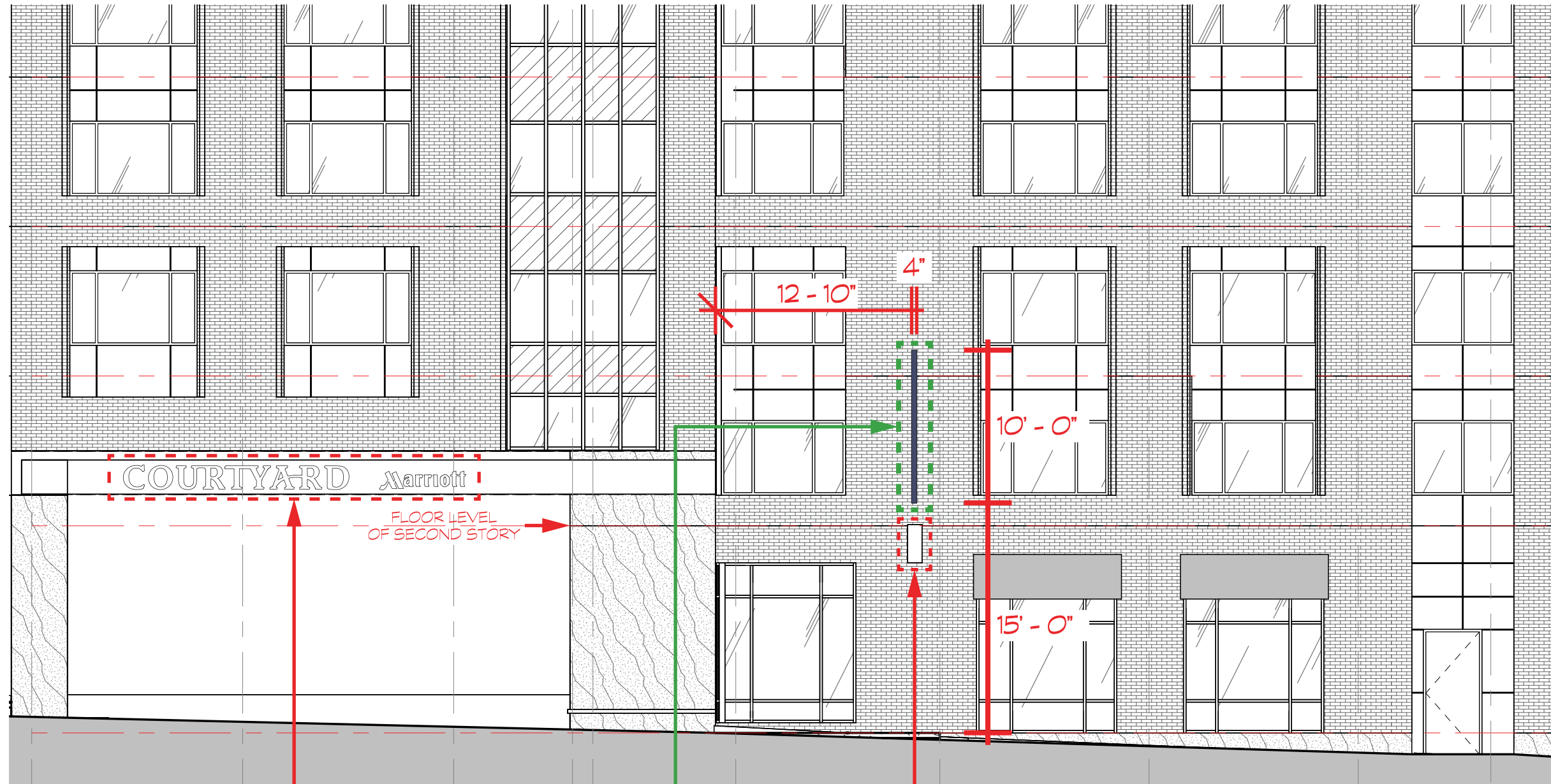


NEW
 ID SIGN



EXISTING SIGNS
 TO BE REMOVED

EXISTING SIGN
 TO BE REMOVED



EXISTING SIGN TO BE REMOVED



NEW PROJECTING SIGN



EXISTING SIGN TO REMAIN
EXISTING SIGN TO BE REMOVED

NOTES

5922

THE HARBORVALE
CHERRY STREET
PROJECTING SIGN

NORTH ELEVATION

EXTERIOR
BUILDING MOUNT

AREA = 15 SQ. FT.

QTY = ONE
TWO-FACED

CLIENT

THE HARBORVALE

SCALE

1/8" = 1' - 0"

FILE NAME

HARBORVALE CHERRY ST.
PROJECTING SIGN NORTH ELEV

DATE

1/16/2026

DESIGNER

JMHD

APPROVAL SIGNATURE

DATE

**WOOD & WOOD
SIGNS**

CUSTOM DESIGN & BUILD



98 Carroll Road
Waitsfield, Vermont 05673

(802) 496-3000

woodandwoodsigns.com



LOCATION OPTION 1
NEW ID SIGN



LOCATION OPTION 2
NEW ID SIGN

NOTES

5922

THE HARBORVALE

MAIN ENTRANCE

SOUTH ELEVATION

EXTERIOR
BUILDING MOUNT

QTY = ONE
ONE-FACED

CLIENT

THE HARBORVALE

SCALE

1/8" = 1' - 0"

FILE NAME

HARBORVALE MAIN
ENTRANCE SOUTH ELEV

DATE

1/20/2026

DESIGNER

JMHD

**APPROVAL
SIGNATURE**

DATE

**WOOD & WOOD
SIGNS**

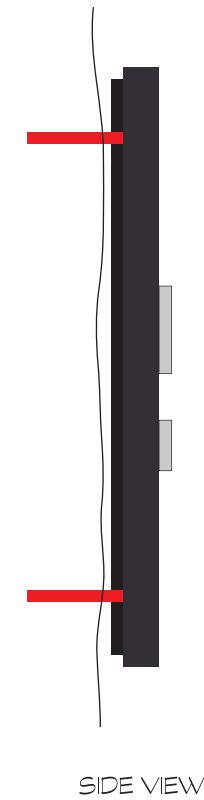
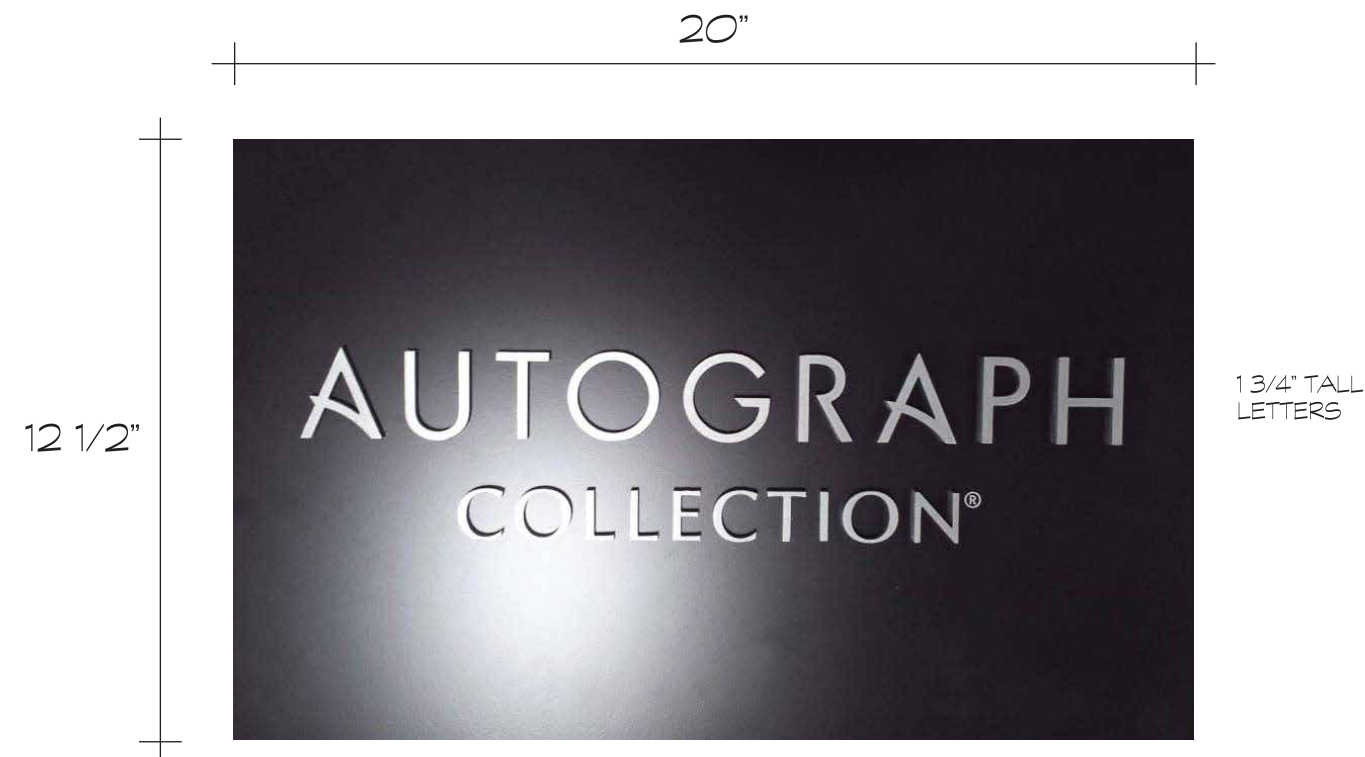
CUSTOM DESIGN & BUILD



98 Carroll Road
Waitsfield, Vermont 05673

(802) 496-3000

woodandwoodsigns.com



3/4" THICK ACRYLIC BACKGROUND PAINTED DARK GRAY TBD

1/4" THICK CUTOUT ALUMINUM LETTERS (VERTICALLY BRUSHED)
WITH FLAT CLEAR COAT TBD

1/4" THICK DIBOND ALUMINUM BACKER RECESSED 1/4" INSIDE EDGES OF SIGN FACE

STUD MOUNTED TO STONE VENEER:
SIGN FACE DOUBLE-SIDED TAPED AND GLUED TO BACKER

NOTE FABRICATED BY REQUIRED VENDOR PER AUTOGRAPH COLLECTION SIGNAGE SPECIFICATIONS

NOTES

5922

THE HARBORVALE

AUTOGRAPH
COLLECTION ID
PAGE 1/2

MAIN, BATTERY ST.,
AND PARKING
GARAGE ENTRANCE

EXTERIOR
BUILDING MOUNT

AREA = 1.73 SQ. FT.

QTY = THREE
ONE-FACED

CLIENT

THE HARBORVALE

SCALE

3" = 1' - 0"

FILE NAME

HARBORVALE
AUTOGRAPH COLLECTION ID R1

DATE

1/8/2026

DESIGNER

JMHD

**APPROVAL
SIGNATURE**

DATE

**WOOD & WOOD
SIGNS**

CUSTOM DESIGN & BUILD



98 Carroll Road
Waitsfield, Vermont 05673

(802) 496-3000

woodandwoodsigns.com



City of
Burlington, Vermont
645 Pine Street

Zoning Permit – Reasons for Denial

ZP #: ZPR-25-40

Tax ID: 058-1-027-000

Issue Date: January 12, 2026

Decision: Denied

Property Address: 22 Clymer Street

Description: Proposed replacement of existing wooden clapboard and novelty siding on garage with vinyl siding.

Reasons for Denial:

22 Clymer Street was included within a Historic Sites and Structures Survey in 2000, and ultimately listed on the Vermont State Register of Historic Resources in July 2005. As a listed historic property (garage included), the Standards of **Section 5.4.8 (b) and Article 6, Development Review Standards** apply.

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. Adverse finding.***

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

9. *New additions, exterior alteration, 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. Adverse 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. **Adverse finding.***

Article 6:

Section 6.2.2 (d)

Protection of Important Cultural Resources:

*Burlington’s architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Section 5.4.8 (b). See above. **Adverse finding.***

Section 6.3.2 (b)

*Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Section 5.4.8 (b). See above. **Adverse finding.***

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board within 15 days after the decision date per Sec. 12.2.2, *Appeals of Administrative Officer Decisions*. Appeals may be filed online at [burlingtonvt.viewpointcloud.com/categories/1098](https://www.burlingtonvt.gov/DPI/ViewpointCloud) or in-person at 645 Pine Street, Burlington, Vermont.
<https://www.burlingtonvt.gov/DPI/ViewpointCloud>

Pre/Post Renovation Site Pictures



Department of Permitting and Inspections

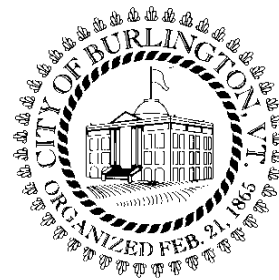
Zoning Division
645 Pine Street
Burlington, VT 05401

<https://www.burlingtonvt.gov/439/Zoning-Division>

Telephone: 802.865-7188

802.865.7195 (Fax)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Kirk Dressing, Associate Planner
Collin Naheedy, Zoning Compliance Officer
Joseph Cava, Planning Technician



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: March 11, 2026
RE: ZAP-26-1; 22 Clymer Street

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.

File: ZAP-26-1

Location: 22 Clymer St.

Zone: RM **Ward:** 6

Date application accepted: Original zoning permit (ZP-25-40) November 26, 2025.

Staff site visit: January 12, 2026. Confirmation that work has been completed.

Application denied: January 12, 2026.

Administrative Decision appealed: January 23, 2026

Applicant/ Owner: Tim and Amy Kiely

Request: Appeal of administrative denial of ZPR-25-40: *Proposed replacement of existing wooden clapboard and novelty siding on garage with vinyl siding.*

Background:

- **Zoning Permit ZPR-25-40:** Proposed replacement of existing wooden clapboard and novelty siding on garage with vinyl siding. Application denied January 2026. (Subject of this appeal)
- **Zoning Permit 15-132:** Determination that two lots exist. Application withdrawn June 2016.
- **Non-applicability of Zoning Permit Requirements 16-0216NA:** Repair and replacement of porch roof. August 2015.
- **Non-applicability of Zoning Permit Requirements 14-0933NA:** Interior bathroom remodel. February 2014.
- **Zoning Permit 13-874:** Replace existing aluminum siding and trim on house with new 3-inch vinyl siding with vinyl/aluminum trim. November 2013.



- **Zoning Permit 98-331:** Small lot determination for existing vacant residential parcel 50' x 110'. February 1998.
- **Zoning Permit 85-385:** Erect a 4' chain link fence along the east and south property lines to meet with existing fence. [This is Lot 54; west of the house lot.] August 1985.
- **Notice of Appeal to the Zoning Board of Adjustment:** To use the building in the rear of 22 Clymer St. as a Dental Technician Lab. Approved July 1961.

Overview:

22 Clymer is an existing single-family home with a detached barn/garage to the north/west of the residence; located on Lot 53 of the Orlow S. Dodds Plan (V34:558, Burlington Land Records.) The dwelling and outbuilding were included in a Historic Sites and Structures Survey in 2001, and ultimately listed on the Vermont State Register in 2007.¹

Both buildings have an estimated date of construction as 1895.

The state register narrative is attached.

A change in the sheathing, removal of a window and replacement of a door are exterior changes that require both a building and a zoning permit. The appellant is seeking these permits After-the-Fact.

Properties listed on the state or National Register or eligible for listing are subject to Section 5.4.8 of the Comprehensive Development Ordinance. The zoning application ZPR-25-40 was submitted After-the-fact, and denied January 12, 2026. See attached Reasons for Denial.

Recommended motion: Deny appeal and uphold administrative decision for ZPR-25-40.

I. Findings

Article 5: Citywide General Regulations

Section 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,

¹ At the time of the Historic Sites and Structures Survey, homeowners were introduced to the survey project with a hand-delivered letter. The Survey information and research results have been available to the public via the City Webpage:

<https://www.burlingtonvt.gov/DPI/Historic-Sites-and-Structures-Surveys>

The Advisory Council Meeting in July 2005 was publically warned, and property owners were notified ahead of the hearing.

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.

22 Clymer Street (both the house and the detached structure) were included within the 2001 Historic Sites and Structures Survey of Adams Court, Alfred Street, Clymer Street, Hoover Street, Ludwig Crescent, Perrotta Place and Redstone Terrace; ultimately listed on the Vermont State Register of Historic Resources by the Vermont Advisory Council for Historic Preservation July 6, 2005. Listing on the Vermont State Register triggers the following review standards.

(b) **Standards and Guidelines**

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 narrative for 22 Clymer Street recognizes the outbuilding/garage individually, with the following description:

A two story, 2 bay garage with two shed roof additions (one to the east and one to the west). One bay of the garage retains its original hinged wooden doors while the other has been replaced by a modern overhead door. According to the Sanborn Maps, at the turn of the century this was a dental training facility.

[Corrected information: Dental training facility 1961. 22 Clymer was owned by the Burlington Humane Society until 1961, and the barn was utilized as a dog kennel.]

Photographs provided by the building official, the [Assessor's Property Database](#) and the appellant confirm the retention of wood clapboard/wood novelty siding prior to project exercise. Removal of historic material and replacement with modern plastic sheathing on a listed historic structure is contrary to this standard, which has been upheld in the following Development Review Board appeals:

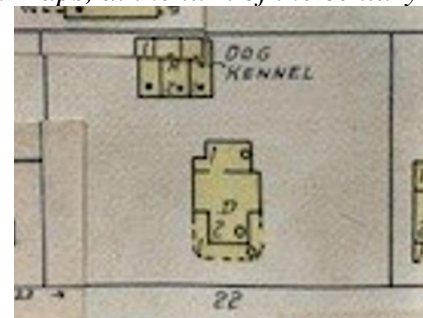
- 151 Ledge Road, ZAP 24-5;
- 360-362 South Winooski Avenue ZP-05-546CA.
- 18 Bradley Street: ZP-08-837CA/AP

Adverse finding.

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

The removal of existing clapboard and novelty siding and replacement with modern vinyl siding is contrary to this standard. Wood clapboard is a sheathing material inherently associated with Burlington's historic wood frame structures, as it was milled and distributed locally. **Adverse 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*



1959 Sanborn Map, detail

that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use.

The removal of traditional clapboard and vertical siding, and covering with modern vinyl siding will significantly diminish the character and intentional architectural detail of this 19th century outbuilding. The alteration of features is compounded with the removal of a window and insertion of a steel entry door, without benefit of zoning or building permits. **Adverse finding.**

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.* Replacement of clapboard with vinyl siding is contrary to this standard. **Adverse finding.**

Section 6.2.2 Site Plan Design Standards

(d) Protection of Important Cultural Resources

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves sites listed or eligible for listing on a state or National Register of Historic Places, the applicant shall meet the applicable development and design standards pursuant to Section 5.4.8 (b).

See above. **Adverse finding.**

Section 6.3.2 Architectural Design Standards

(b) Protection of Important Architectural Resources

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or National Register of Historic Places, the applicant shall meet the applicable development and design standards pursuant to Section 5.4.8 (b).

See above. **Adverse finding.**

Article 12: Variances and Appeals

Part 2: Appeals

Section 12.2.2 Appeals of Administrative Office

Zoning Denial of ZP-25-40 was issued January 12, 2026; the appeal was filed January 23, 2026; within the required 15-day appeal period. The appeal is timely. The Appeal Hearing has been set within 60 days of the filing of the notice of appeal. **Affirmative finding.**

Additional notes: The permit folder includes the following information from the building official:

I contacted the State's Asbestos and Lead Regulatory Program after Mr. Kiely reported that his contractor indicated that a RRPM (Renovation, Repair, Painting & Maintenance) certification was not required of them (the contractor) for the work done here. I did so because my understanding was that the disturbance of this amount of surface area presumed to have lead paint (the structure being built pre-1978) did require a RRPM certification (and the State did subsequently confirm that my understanding was correct).

In terms of the additional unpermitted work done, Mr. Kiely left the following as part of a comment dated January 2, 2026 under the Building Permit Application Review subpage of Building Permit record RS-25-224:

“When we moved in, the garage was literally collapsing because previous owners did not take care of it. The roof has collapsed in one corner, and two walls had rotted to the point of near collapse. I’ve spent thousands of hours and tens of thousands of dollars to keep it standing.”

Mr. Kiely has not directly answered any of my follow-ups concerning this reported work though he has been informed that work in excess of \$1,000.00 requires a Building Permit.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

22 Clymer Street, c. 1895

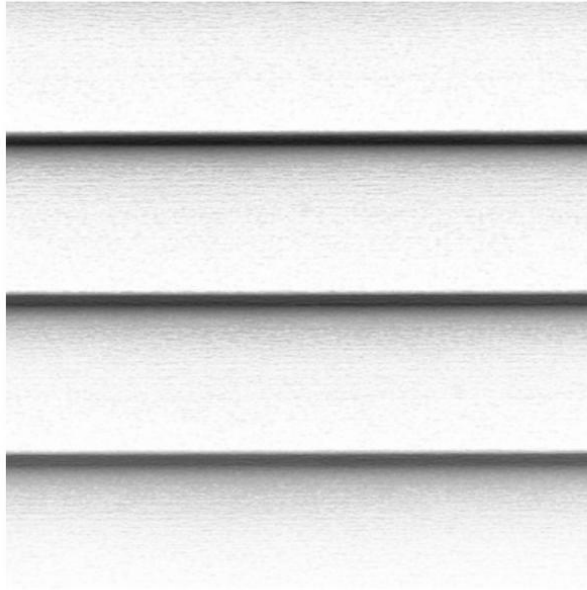
A 2 1/2-story, Queen Anne style tri-gable ell house with a slate roof and wraparound porch on the west, south and east facades. The porch roof is supported by bracketed chamfered columns with a simple balustrade and a lattice porch skirt. The primary entrance is located within the angle of the ell, sheltered beneath the porch. The gable ends are all enclosed with full cornice returns. A one-story shed addition extends to the rear. The fenestration is predominantly 2/2 wood sash with some 1/1 replacements. The house is clad in wood clapboards and sits on a stone foundation.

a. Outbuilding/Garage, c. 1895

A 2-story, 2 bay garage with two shed roof additions (one to the east and one to the west). One bay of the garage retains its original hinged wooden doors while the other has been replaced by a modern overhead door. According to the Sanborn Maps, at the turn of the century, this was a dental training facility.



[← Back to Mastic](#)



MASTIC

CARVEDWOOD•44

.044" Thickness • SolarDefense Reflective Technology Available

Carvedwood•44® is an ideal choice for remodelers because of its optimal thickness and wide selection of designer-inspired colors.



Double 4.5" Dutch Lap



Double 4"



Double 5"



Single 8" Smooth



Triple 3" Smooth

LIGHT SIDING COLORS



ALL SEASON SIDING, WINDOWS, & DOORS (Contractor)

A division of Greg Hatin, Inc, a Vermont Corporation
11 Pearl Street, Unit 101, Essex Junction, VT 05452
802-872-9727 (Telephone) 802-879-4444 (Fax)

All materials guaranteed to be as specified. All work to be completed in a workmanlike manner, according to standard practices. Any alterations or deviations from stated specifications involving extra cost will be executed only upon written orders signed by client and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond contractors control. Client to carry fire, tornado and other necessary insurance. Contractor and/or agents fully covered by liability and workman's compensation insurance. All work includes complete cleanup & removal of debris from premises. Contractor does not do any painting/staining. Contractor is not responsible for conditions beyond its control, including condensation due to pre-existing conditions.

Client may cancel this agreement by written notice of cancellation signed by client and sent to contractor at contractor's above address by registered mail, return receipt requested, or by facsimile, or by telegram, or by personal delivery, no later than midnight of the third business day following the signing of this agreement. Client understands, should rescission occur, a cancellation release form must be signed in order to release client of all obligations of agreement. Client warrants that he/she/ it is the owner of the premises or is duly authorized to act for the owner. Upon any breach of the agreement by client, including but not limited to application of the liquidated damages provisions below, the client shall be liable for all of contractor's reasonable legal fees and all cost of collection.

General Information

Date 9 / 25 / 25 Source of lead WEB Consultant BRIAN MACK
Home Phone 802 458-7656 Work Phone _____
This agreement is made and entered into between above named contractor and client below.
Name TIM KEELY
Address 22 CLYMER ST.
City BURLINGTON State VT Zip 05401
Contractor agrees that it will furnish all labor/materials needed to install described work at
Job Address _____
City (SAME) State _____ Zip _____

Work Order

ALL SEASON SIDING WILL:
- WRAP GARAGE W/ BUILDING WRAP
- CAP ANY WOOD FASCIA, WINDOW AND DOOR TRIM W/ ALUMINUM COIL STOCK + INSTALL VINYL SOFFIT.
- COVER GARAGE W/ MASTIC "CARVED WOOD 4" VINYL SIDING (TRIPLE 3, WHITE, SMOOTH)
- SIDING, SOFFIT, FASCIA, WRAP, TRIM : \$15,400
ADD FOR:
- INSTALL OWNER SUPPLIED MAN DOOR : \$350
- ROT REPAIR : \$85/MAN-HOUR + MATERIALS

- Installation warranty for life for original buyer by All Season Siding
- 1/2 down upon delivery of materials - balance due upon completion and customer satisfaction
- Vinyl has limited lifetime warrant from mfr. - transferable

Acceptance of Proposal

The prices, specifications and conditions herein are satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. Payment will be made as outlined above. When openings are decreased, the contractor cannot guarantee to match the existing siding due to facing or unavailability of stock lumber yard items.

Signature _____

Tim Keely

Signature _____

Date of Acceptance 10 / 8 / 25

Authorized Signature _____

Brian Mack

VIA HAD DELIVERY

January, 23, 2026

City of Burlington
Department of Permitting & Inspection (Zoning)
645A Pine Street
Burlington, Vermont 05401

RE: Notice of Appeal/ Tim and Amy Kiely
22 Clymer Street/Notice of Appeal- Zoning Permit - Roofing/Siding ZPR-25-40

To Whom It May Concern,

Please treat this letter and the attached as our **Notice of Appeal** of the "Zoning Permit Application Decision" (ZPR-25-40) dated January 12, 2026 (a copy which is enclosed herewith).

Thank you for your attention to this matter.

Sincerely,
Tim and Amy Kiely

Enclosure

RECEIVED
JAN 23 2026
BURLINGTON
PERMITTING CLERK

Garage Siding Zoning Appeal 22 Clymer St.

Garage Siding

Building Permit - Roofing/Siding RS-25-224

Zoning Permit - Roofing/Siding ZPR-25-40

1) The name and address of the appellant;

Tim Kiely

22 Clymer St.

Burlington, VT 05401

2) A brief description of the property with respect to which the appeal is taken;

The appeal concerns a garage on the property at 22 Clymer Street. A central structure was originally constructed in 1917. Two enclosed lean-tos were added in the 1970s (this is an estimate from a neighbor's memory). The lean-tos constructed were partially on a concrete slab and partially on bare dirt.

3) A reference to the regulatory provisions applicable to that appeal;

Section 5.4.8 (b) and Article 6, Development Review Standards

4) The relief requested by the appellant; and,

We request that our zoning application, ZPR-25-40, be approved for vinyl siding on the garage of our house, which already has vinyl siding (**to be the same as, **complement the house

5) The alleged grounds why such requested relief is believed proper under the circumstances.

We request relief on the grounds of

Safety - the structure was rotted and had begun to collapse

Condition - The structure was built poorly and was not maintained for many, many years

Context - There was vinyl siding on the house when we purchased it and neighboring houses have vinyl siding.

Appropriate Materials - Vinyl is undeniably the most appropriate material for this structure under the current context. Namely,

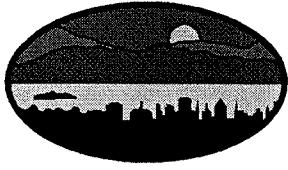
The structure had already rotted to the point of collapse,

The cost to purchase, install, and maintain other materials far exceeds the value of the structure

It is likely not possible to maintain other materials because contractors either refuse to work in Burlington or are prohibitively expensive

Location - neighboring houses have vinyl siding, including two directly adjacent to the property, and all neighbors that we ask have no concerns about using vinyl siding.

Additionally, the historical designation contains errors; for example, the house was constructed in 1917, not 1895, and the house does not have wood clapboard siding, but vinyl siding.



City of
Burlington, Vermont
645 Pine Street

Zoning Permit – Reasons for Denial

ZP #: ZPR-25-40

Tax ID: 058-1-027-000

Issue Date: January 12, 2026

Decision: Denied

Property Address: 22 Clymer Street

Description: Proposed replacement of existing wooden clapboard and novelty siding on garage with vinyl siding.

Reasons for Denial:

22 Clymer Street was included within a Historic Sites and Structures Survey in 2000, and ultimately listed on the Vermont State Register of Historic Resources in July 2005. As a listed historic property (garage included), the Standards of **Section 5.4.8 (b) and Article 6, Development Review Standards** apply.

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. Adverse finding.*

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

9. *New additions, exterior alteration, 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. Adverse 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. Adverse finding.*

Article 6:

Section 6.2.2 (d)

Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Section 5.4.8 (b). See above. Adverse finding.

Section 6.3.2 (b)

Garage Siding Zoning Appeal 22 Clymer St.

Garage Siding

Building Permit - Roofing/Siding RS-25-224

Zoning Permit - Roofing/Siding ZPR-25-40

1) **The name and address of the appellant;**

Tim Kiely

22 Clymer St.

Burlington, VT 05401

2) **A brief description of the property with respect to which the appeal is taken;**

The appeal concerns a garage on the property at 22 Clymer Street. A central structure was originally constructed in 1917. Two enclosed lean-tos were added in the 1970s (this is an estimate from a neighbor's memory). The lean-tos constructed were partially on a concrete slab and partially on bare dirt.

3) **A reference to the regulatory provisions applicable to that appeal;**

Section 5.4.8 (b) and Article 6, Development Review Standards

4) **The relief requested by the appellant; and,**

We request that our zoning application, ZPR-25-40, be approved for vinyl siding on the garage of our house, which already has vinyl siding (**to be the same as, **complement the house

5) **The alleged grounds why such requested relief is believed proper under the circumstances.**

We request relief on the grounds of

Safety - the structure was rotted and had begun to collapse

Condition - The structure was built poorly and was not maintained for many, many years

Context - There was vinyl siding on the house when we purchased it and neighboring houses have vinyl siding.

Appropriate Materials - Vinyl is undeniably the most appropriate material for this structure under the current context. Namely,

The structure had already rotted to the point of collapse,

The cost to purchase, install, and maintain other materials far exceeds the value of the structure

It is likely not possible to maintain other materials because contractors either refuse to work in Burlington or are prohibitively expensive

Location - neighboring houses have vinyl siding, including two directly adjacent to the property, and all neighbors that we ask have no concerns about using vinyl siding.

Additionally, the historical designation contains errors; for example, the house was constructed in 1917, not 1895, and the house does not have wood clapboard siding, but vinyl siding.

Steve Cormier mentioned you on Building Permit Application Review:

"

Tim,

It is, and has been previously, my understanding from the State that the work proposed/done here would require the RRPM certification. That being said, I currently have an email into the State's Department of Health (who oversees the Asbestos and Lead Regulatory Program) about this. When I hear back from them I will let you know here.

Message: In terms of the window work, you will need to address this with Zoning first, either via your in-process Zoning Permit (record ZPR-25-40) or by calling them at (802) 865-7188 where you can talk with that permit's Project Manager, Zoning Principal Planner [@Mary O'Neil](#).

I also need you to follow-up on your statement in your above comment dated/timed January 2, 2026 at 8:31 am that you've done tens of thousands of dollars worth of work to the garage as, again, I can find no permit(s) for this. Please either provide me with the permit number(s) concerning this work or detail here what was been done.

Thank you.

"

Where: 22 Clymer Street

Type: Building Permit - Roofing/Siding

Number: RS-25-224

[View Details](#)

