

Burlington Development Review Board

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



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, February 17, 2026, 5:00 PM MINUTES

Hybrid & In Person (at 645 Pine Street) Meeting

Board Members Present: AJ LaRosa, Evan Gould, Sean McKenzie, Leo Sprinzen, Miles Waite, and Chase Taylor (Remote)

Board Members Absent: Caitlin Halpert, Geoff Hand, and Marina Campbell

Staff Members Present: Scott Gustin, Mary O'Neil (Remote), Kirk Dressing, and Joseph Cava

Staff Members Absent: Collin Naheedy

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

1. **ZP-26-6; 355 North Street (RCO-RG, Ward 2) City DPW Parks Rec Dept / Max Madalinski**
Proposed replacement of the Pomeroy Park playground. (Project Manager, Mary O'Neil)
Max Madalinski: Sworn in.

AJ LaRosa: This item is recommended for consent. Are there any questions or comments from Board members regarding this item? Hearing none, are there any questions or comments from members of the public in attendance? Hearing none, would someone like to make a motion?

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

V. **Public Hearing**

1. **ZP-26-18; 125 Lakeside Avenue (E-LM, Ward 5) Ride Your Bike, LLC / Andrew Foley**
Proposed construction of a mixed-use residential and commercial development with related site infrastructure improvements. (Project Manager, Scott Gustin)
2. **ZP-26-19; 125 Lakeside Avenue (E-LM, Ward 5) Ride Your Bike, LLC / Andrew Foley**
Preliminary plat for 3-lot subdivision and area for future road right-of-way. (Project Manager, Scott Gustin)
John Caulo, Andrew Foley, Andrew Ruff, Kevin Worden, Amy Houghton, Todd Sarandos, Laura Wheelock, and Nic Anderson: Sworn in.

AJ LaRosa: We will discuss the proposed development and subdivision concurrently.

Scott Gustin: As a note, we have received supplemental materials since the posting of the staff report.

AJ LaRosa: Can you tell us about this project?

John Caulo: I will give a brief overview representing the applicant team. Our applicant team brings together a wide wealth of information. In terms of scale, this application contemplated three separate parcels collaborating with separate property owners for a collaborative effort. The initial scale was very broad, but tonight's scale is condensed to a smaller portion of the property. Future development on these parcels is anticipated, but today is the first step.

Andrew Foley: We are excited to be a part of this transformative development. As John Caulo mentioned, this is the First Phase of a semi-private partnership between property owners. The building we are proposing contains 204 units of mixed income housing within a mixed-use project. We are also proposing the first two segments with a new street right-of-way (ROW). Without going into too much detail, I would like to introduce the architect, Andrew Ruff, of GOA Architecture who helped design this project.

Andrew Ruff: The buildings as depicted will incorporate two buildings on one lot. The proposed view from Lakeside Avenue with the view up the new ROW, Innovation Lane, is designed with materials to be sympathetic to the existing industrial brick architecture in the area. The design is also engaging with the street frontage.

AJ LaRosa: Do you have any questions about the staff report?

Andrew Ruff: Sky bridges would connect the proposed buildings. We are thinking about the activation throughout the day and across multiple seasons. What you are seeing is the massing to the west and landscaping that reinforces the regulations of this zoning overlay district. The central courtyard will be activating for the residents and minimize vehicle storage on site. We have also incorporated bicycle storage as well.

Kevin Worden: In the upper northwest corner, we worked with City Planners and urban designers to create the layout of the lot through the subdivision. There are a series of dots representing stormwater retention features including integrated gravel wetlands and permeable City stormwater areas.

Miles Waite: Can you expand on the sanitary sewer?

Kevin Worden: This is a gravity system with a large capacity that will prevent the system from getting overwhelmed during high impact wet weather events. On the plan, we are proposing tanks to alleviate the stress on the sewer system during high impact wet weather events. We are working closely with the City on this.

Miles Waite: Will the tanks last ten plus years?

Kevin Worden: Yes, the tanks are constructed to be expandable, and we are following a conservative approach for the wastewater flow. Daily water metering will be tracked to adjust the flows moving forward.

Miles Waite: Did you do a cost benefit analysis?

Kevin Worden: Yes, if we had more time, we would have hooked into the improvements created by the new sewer lines.

Sean McKenzie: Tanks will be located to the east of Innovation Lane?

Kevin Worden: Yes.

Amy Houghton: Really, right now, this is a two-way lane, which will be converted to a one-way lane with a bike lane. There will be soil cells where water will drain to for proposed plantings. Parking to the east will be re-stripped and a rain garden installed to collect rainwater from the roof. The main entrance into the garage and parking area will be here.

AJ LaRosa: Where is the parking structure?

Andrew Ruff: It is to the right of proposed building as an integral feature of the development.

Kevin Worden: It is more like structured parking than a garage?

Andrew Ruff: Vehicular parking in this development will actually be fairly limited.

Evan Gould: What was the reasoning for the one-way bike lane for bidirectional traffic to continue?

Kevin Worden: On the subdivision, there will be an initial plan of travel. There is also not a bike structure yet where bicyclists can congregate in the development.

Amy Houghton: The entrances are distributed throughout the development. These are informal spaces with permeable components that expand into the existing twenty-foot wide railroad easement.

Evan Gould: Can you point out where the entrances are?

Andrew Ruff: There are a series of entrances to reflect commercial spaces. Others entrances are more private for private residential use. The east west oriented walk also supports daily operations like deliveries and mail. Future tenant space is also included.

Leo Sprinzen: People coming from the south and north would use the main entrance?

Andrew Ruff: Yes.

AJ LaRosa: So a question that was brought up is whether there would be programmed amenities for commercial spaces.

Amy Houghton: Snow storage was brought up in regard to parking as well as trash removal.

Leo Sprinzen: Can you expand on the bedroom structure of the proposed development?

Andrew Ruff: The majority of units are studio to one-bedroom units. The depicted balconies would serve as primary entry points.

Evan Gould: Is there any separation on how far into the public corridor tenants can place exterior furnishings?

Andrew Ruff: There are proposed measures for built-in furniture like benches. This will reduce the number of private furnishings in public entryways.

Evan Gould: I would recommend color delineation to separate it on the project plans.

AJ LaRosa: Thinking ahead, it will be important to think about tenants posting flags or other items on the property over railings.

Evan Gould: Can you expand on why units are not any larger than one-bedroom in size?

Todd Sarandos: We conducted surveys, and the greatest need recorded is for studio and one-bedroom units.

Leo Sprinzen: Is the idea to rise in height to progress the development as it expands to the east?

Andrew Foley: We are working with the City on our scale.

AJ LaRosa: Can you expand on traffic?

Laura Wheelock: We are working with Vanasse Hangen Brustlin, Inc. (VHB) on preliminary comments to review this project. The message from the Department of Public Works (DPW) is the capacity we have in the network now, versus the details that need to be worked out as the project progresses. We fundamentally support this project, but the applicant needs to work with DPW to change the traffic signals.

AJ LaRosa: Under the existing movements, we want to avoid congesting these road networks.

Laura Wheelock: The south end is moving around, but over the next few years, we are working through the fundamentals. Although we have an easement on Sears Lane, it is not within our sole right to connect it with the Champlain Parkway and Pine Street as part of this development.

Miles Waite: This is an easement type of solution.

Evan Gould: I just want to make sure the new ROW is a shared space.

Laura Wheelock: The applicant would like to use Innovation Lane as a public ROW. South Winooski Avenue and North Champlain Street have similar shared infrastructure in non-restrictive networks.

AJ LaRosa: Can you discuss trip ends and parking?

Kevin Worden: People can park across the street where parking in this area will be expanded.

Evan Gould: Hula has a pay per parking spot setup.

Andrew Foley: Yes.

Scott Gustin: I mentioned that there is not an existing mandatory parking minimum.

AJ LaRosa: As it is built out, people will ride their bikes more.

Leo Sprinzen: Will the geothermal system be for this one development only?

Kevin Worden: We have had success with projects like this on Hula.

Sean McKenzie: Can you speak on the wood framed components of the building?

Andrew Ruff: It will be a hybrid system of natural timbers to support the structural deck, but also inclusive of a mass timber system.

Sean McKenzie: Is the material fire treated?

Andrew Ruff: It is fire resistant at the cross section, which has a one-hour fire separation. The construction would make this one of the largest new timber frame structures in Vermont.

Leo Sprinzen: Can you expand on the use of solar panels?

Andrew Foley: They will be located on the roof deck.

Evan Gould: Can you expand of the liability of ensuring the roof deck?

Andrew Foley: It will be enclosed.

AJ LaRosa: Are there any questions or comments from members of the Board regarding this item?

Scott Gustin: This is for the preliminary plat; it will come back for final plat.

AJ LaRosa: Are there any additional questions or comments from members of the Board regarding this item?

Nic Anderson: As the closest neighbor, we wanted to voice our support for this project.

AJ LaRosa: Does anyone else need to hear anything else regarding the subdivision?

Scott Gustin: You can continue the hearing for further discussion or make a decision tonight.

Miles Waite: Can you tell us more about the continuation?

Scott Gustin: We would need more information from DPW as to their comments about traffic and related infrastructure.

Laura Wheelock: We would rely on our comments for Board approval.

Scott Gustin: This would also be a phased plan with conditions.

AJ LaRosa: Does anyone think we need to continue?

Leo Sprinzen: I think we have enough information.

AJ LaRosa: Hearing no additional questions or comments, we will close the hearing on this item and deliberate later on.

VI. Certificate of Appropriateness

1. ZP-25-425; 52 North Cove Road (RL, Ward 7) Jackson Miller

Proposed construction of a single utility-ready site for a movable dwelling consisting of a raised platform with utility connections. (Project Manager, Kirk Dressing)

Jackson Miller, owner, present

AJ LaRosa: Can you tell us about this project?

Jackson Miller: It will be a raised platform with utility connections. I have my wastewater and wetlands permits in compliance with flood plain regulations. I am agreeable to any other conditions of this permit.

AJ LaRosa: So the wastewater permit has been administratively approved, but not issued?

Jackson Miller: Correct.

AJ LaRosa: Have you reviewed the conditions?

Jackson Miller: Yes, we have a landscaping plan in progress.

AJ LaRosa: Can you tell us about the buffer?

Miles Waite: Are you excavating for footings?

Jackson Miller: The porch will be elevated on sonotube footings to comply with the flood zone standards.

Miles Waite: You are going to need to excavate a trench?

Jackson Miller: Yes.

Miles Waite: So there is additional excavation for a sand filter?

Jackson Miller: Yes.

AJ LaRosa: Are there any questions for staff? Do you think we need to see these plans again before final approval?

Scott Gustin: No.

AJ LaRosa: If there are no additional questions or comments, would someone like to make a motion?

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

2. ZP-25-378; 451 Appletree Point Road (RL, Ward 4) Jamie Spano

Proposed after-the-fact tree removal and replacement/extension of deteriorated seawall. (Project Manager, Scott Gustin)

AJ LaRosa: This item is going to be deferred.

VII. Adjournment

Hearing closed at 6:15 PM.



Alexander J. LaRosa, Chair of Development Review Board

3/25/26

Date

Joseph H. Cava

3-25-26

Joseph H. Cava, Permitting & Inspections Permit Technician

Date

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

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