

Burlington Development Review Board

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Sean McKenzie
Leo Sprinzen
Miles Waite
Marina Campbell, (Alternate)
Chase Taylor, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, April 7, 2026, 5:00 PM MINUTES

Hybrid & In Person (at 645 Pine Street) Meeting

Board Members Present: AJ LaRosa, Evan Gould, Geoff Hand, Sean McKenzie, Leo Sprinzen, and Miles Waite

Board Members Absent: Caitlin Halpert, Marina Campbell, and Chase Taylor

Staff Members Present: Mary O'Neil and Kirk Dressing

Staff Members Absent: Scott Gustin, Joseph Cava, and Collin Naheedy

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Public Hearing**

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

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

Douglas Goulette, Parsa Pezeshlenezad, and Sharon Bushor: Sworn in.

AJ LaRosa: Can you tell us about this project?

Douglas Goulette: I am a representative of U-Haul for the redevelopment of the former Koffee Kup Bakery site, which is now vacant. This site is design review and a portion of it falls into the steep slopes overlay district. Our proposal is to construct a two-story, 3,000 square foot, self-storage facility.

AJ LaRosa: What does the site currently consist of, concrete, etc.?

Douglas Goulette: The site is currently a mixture of concrete and loose gravel.

AJ LaRosa: And everything currently remaining will be removed?

Douglas Goulette: There are some concrete footings from walls of the previous structure that will be removed. In addition, there is also a concrete retaining wall. Because of the steep slope at the south end of the site, we are proposing a new retaining wall running the length of the property designed by a structural engineer. We do not intend to disturb the existing slope, with the exception to the southeast corner of the site.

Mary O'Neil: There is a laser pointer on your table if you would like to point out on the projected plans the area you are referencing.

Douglas Goulette: The disturbance will be to facilitate circulation around the site.

AJ LaRosa: When we have looked at other projects along Riverside Avenue, we have often asked for a geotechnical review. Will this be a requirement of this project?

Mary O'Neil: Yes, it will be a requirement because they are cutting into the steep slope. I noted on one plan that there was a geotechnical analysis done in 2024. This plan has not been provided to us, but it will be a requirement.

Douglas Goulette: The previous plan was for the previously existing structure, but a new plan will be underway for that corner of the building. This will be in cooperation with the structural engineer putting together a plan for the proposed retaining wall.

Miles Waite: Do you know if there is ground water bleeding out from under the base of the embankment?

Douglas Goulette: No.

Sean McKenzie: Is it going to be a new wall, or will it be a reinforcement of the existing retaining walls.

Douglas Goulette: In some areas, the new walls will front the existing walls, but should not conflict with what is existing. The old wall will likely be buried behind the new wall, which will be higher.

Miles Waite: Obviously, there will be means for surface water to get through onto the rear parking lot.

Douglas Goulette: I have not seen the wall design yet. Water will run from the base of the wall to the center of the rear parking area to a series of catch basins.

Geoff Hand: So right now, stormwater treatments are non-existent.

Douglas Goulette: There are two catch basins on site, which redirect water to the Riverside Avenue collection system. We are providing substantially more pre-treatment and treatment measures to reduce the flow dramatically. This project meets Vermont State stormwater permitting.

Miles Waite: It looks like the stormwater system discharges across Riverside Avenue. Does the existing system need improvement at the discharge point for fortification? Is this a City easement? The discharge of stormwater has led to issues.

Douglas Goulette: There are two major stormwater crossovers over Riverside Avenue. We are implementing measures to reduce peak flow into the system. I am not sure how to answer the question concerning the City easement and the discharge point.

Leo Sprinzen: Can you tell us a little about security for personnel like lights and security cameras in the absence of fencing?

Douglas Goulette: There will be lighting and a security system monitoring the site 24/7. We have a photometric plan outlining the proposed lighting. We limit access to this system, but the site will be well monitored throughout the day and evening. We do not like fences and try not to use them:

Evan Gould: Can you walk me through the pedestrian accesses to the building and site?

Douglas Goulette: There will be a corridor around the backside of the building for moving into and outside the site.

Evan Gould: So if someone was biking or walking there would be designated walkways?

Douglas Goulette: Correct.

Evan Gould: It blends in with the proposed building and seems like an afterthought.

Douglas Goulette: I think there is an awning that clarifies some of these walkways. Given the proposal is for self-storage, 99% of individuals accessing the facility will do so with vehicular assistance.

Evan Gould: Do you have any thoughts on where bike parking will be added?

Douglas Goulette: Against the building, to the west hand side, there will be a concrete pad for a bike rack for short-term bicycle parking. This will also be near one of the main door entries.

Geoff Hand: There are squares depicted on the outside of the building.

Douglas Goulette: They are depicting doors for our brand and color.

Geoff Hand: The windows too on the second floor?

Douglas Goulette: The windows are the same type of thing too. The second floor will be a different type of storage.

Geoff Hand: I understand the concept of parking behind the building, but is there any additional parking?

Douglas Goulette: There are additional drive in spots around the side of the building as well as an interior loading pad area where people can load and unload.

AJ LaRosa: How many cars can be on site all at once?

Mary O'Neil: Is your floor plan adequate to show where parking is available?

Douglas Goulette: There will be five exterior parking spaces and two interior parking spaces.

AJ LaRosa: And are these spaces only for cars or can they accommodate larger vehicles like trucks?

Geoff Hand: What are your average trips per day?

Douglas Goulette: It will average six vehicles per hour with 90 trip ends of people coming and going based on the storage unit capacity.

Evan Gould: The staff report outlines that six off-street parking spaces would be the allowable maximum. How does this count the two interior spaces?

Mary O'Neil: Correct, it is only based off the exterior parking and not the two interior spaces.

AJ LaRosa: Is there anyone present in the audience with questions or comments regarding this proposal?

Mary O'Neil: I know we have a representative here from the City wishing to speak.

Parsa Pezeshlenezad: I had a comment, but it was already answered.

Mary O'Neil: I had Sharon Bushor with her hand raised to speak.

Sharon Bushor: U-Haul came to the Ward 1 NPA meeting. Some of the traffic impacts were already raised during this meeting. There is a complicated history related to the stability of the slope along Riverside Avenue. Real damage has been caused by this slope's instability. Before anything proceeds, I would recommend having the geotechnical analysis. For me, I am sad the City missed an opportunity with this site to be used for housing.

Mary O'Neil: If anyone else would like to speak, can you please raise your hand? I am not seeing any.

AJ LaRosa: We will close the hearing on this item and deliberate on it later on this evening.

- 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)
Merrill Jarvis and Larisa Denco, owners, present

AJ LaRosa: This is an appeal of an administrative denial. We will hear the facts of the case from City staff, and then open it up to the appellant to speak on why this decision is incorrect.

Kirk Dressing: The original zoning permit application, ZP-25-620, was submitted on 12/15/25. Following the initial assessment and submission of additional application materials, the application was deemed complete on 1/5/26. This application was submitted in response to the issuance of a Notice of Violation (NOV) concerning the installation of an unpermitted fence and gate on 11/25/25. The NOV was not appealed. Following completion of the submitted application, it was reviewed for compliance with the standards under Article 14. Ultimately, the application was denied on 1/22/25 for the following reasons including non-conformity with the regulations outlined under Article 14 in the FD5 zoning district. The fence and gate are located in the first lot layer, which limits fence height to four-feet. Chain link fencing is also a prohibited material outlined under Article 14.

AJ LaRosa: This is the same issue that we have confronted on three to four other properties located in the downtown area.

Kirk Dressing: I do not have personal experience with the other fencing cases the downtown area.

AJ LaRosa: We will now open it up to the appellant to speak.

Merrill Jarvis: Larisa Denco will speak on this.

Larisa Denco: We have major security and liability increases. The fence was an immediate solution to resolve a continuous problem while we market the property for sale. We are always dealing with homeless people blocking the door and being aggressive. We always need to contact the police to access our building and sometimes the police do not come because we are not the only business downtown experiencing this issue. It is a major concern, because it is not just a security issue for us, but for passersby as well. This led to the sidewalk getting blocked. We have had to replace the front doors multiple times due to damage in a given month, which is what led us to illegally installing the

existing fence and gate. We had to close the business, because even when it was open, it was not making money, which forced us into bankruptcy. After we closed it, the expenses were nearly as high as our operating costs to repair the broken building features like doors and clean up the garbage. It came to a point where I could not even enter the building, I had to call and wait for police presence, which would take up to an hour waiting on their arrival.

AJ LaRosa: I think all of us on the Board understand that. We have had to confront this issue a number of times. Is there a 20% bonus for fence height if they are not chain-link in the first lot layer?

Kirk Dressing: I would need to double-check that.

Larisa Denco: When the building looks the way it does, it is difficult to show it to prospective buyers.

Sean McKenzie: Are the entrances that face South Winooski Avenue the primary entrance? Are there any other accesses into the building?

Larisa Denco: This is the main entrance. There are other exit doors for emergency purposes.

Evan Gould: If the fence was extended all the way up like a wall, then would it still be in violation of the fence regulations? I do not think it would be considered a fence.

Geoff Hand: In consideration of other area businesses, Patagonia has a similar set up with a full sized metal gate.

Larisa Denco: Those fence examples are so expensive, for one. For second, those examples are also permanent, where we are just trying to do something temporary.

Geoff Hand: We would not be allowed to authorize something that the Comprehensive Development Ordinance (CDO) does not allow.

AJ LaRosa: It would also not allow us to provide a waiver for security or safety reasons.

Miles Waite: The Planning Commission has allowed fences like this in loading dock areas, but this entrance area is clearly not a loading dock.

Merrill Jarvis: The Roxy is not the only business located downtown that has chain link fencing. I have pictures. It is not fair that State of Vermont and City owned property like Memorial Auditorium is allowed to have chain link fencing and we are not. There is no active construction warranting the need for the existing chain link fencing. I am only trying to protect my building, my wife, and my patrons.

Geoff Hand: I would encourage you to make this same argument to the Planning Commission. It is not within this Board's power to make changes to the CDO. To add, some of the fences you cited were pre-existing exemptions to the adoption of the regulations outlined in the CDO.

AJ LaRosa: We certainly understand.

Merrill Jarvis: What looks better, people sleeping on my steps with needles, feces, mattresses, and rotting food, or a nice clean location?

AJ LaRosa: I would encourage you to explore the other ways to resolve this, other than this fence, because we cannot approve this fence. I share your frustration, because my office is around the

corner, and I have had similar experiences. We have a parking lot problem, and we cannot fence it in. Other options can be more expensive. There is also the option for a five-foot-tall fence. It is not impossible, but we understand it is not easy. You have every right to be frustrated. This situation was not anticipated when these regulations were adopted under the CDO. Unfortunately, we have not been able to get around this. Is there anyone in the audience wishing to speak?

Mary O'Neil: If there is anyone wishing to speak, please raise your hand. Seeing none.

AJ LaRosa: I appreciate and understand what you are going through. I am going to close the hearing so we can move onto the next item. We will talk about how we will craft our decision after this.

Larisa Denco: If we cover the fence with a tarp, will this resolve the issue?

AJ LaRosa: This would be a separate issue. We can only review what is before us. I would recommend connecting with staff to discuss options.

V. Certificate of Appropriateness

1. **ZP-26-3; 63 Walnut Street (RM, Ward 2) Kate Desrochers / Daniel Jordan**
Discretionary review of vertical expansion within setback. (Project Manager, Mary O'Neil)

AJ LaRosa: This application has been withdrawn.

2. **ZP-26-64; 86 Lakeview Terrace (RM, Ward 2) Latha Mangipudi / Krishna Mangipudi**
Proposed construction of a single-family home with detached garage and ADU above. (Project Manager, Mary O'Neil)
Michael Buscher and Doug Woods: Sworn in.

AJ LaRosa: Can you walk us through your plans and what you would like to do?

Michael Buscher: This is an undeveloped lot on Lakeview Terrace. The plan is to construct a building similar in size to other structures in this area. The detached garage will have an Accessory Dwelling Unit (ADU) above it. The proposed structures have offset roof peaks to create enlarged surfaces for rooftop solar. The goal would be high efficiency with weather climate heat pump units. Garbage and recycling receptacles will be located on the interior of the garage.

Sean McKenzie: Will the condensers be installed on the rear facades of the proposed buildings?

Michael Buscher: Right now, we are proposing two condensers, one for each building. The construction manager has not finalized the heating and cooling designs yet.

Miles Waite: So you are going from 100% pervious coverage to additional impervious coverage. Have you thought about the stormwater for this site?

Michael Buscher: We meet the requirements for coverages. We are ready to submit our stormwater applications.

Miles Waite: For the grading, are you just assuming things will move from the driveway to the street?

Michael Buscher: Most of the impervious surfaces will be the proposed structures and any stormwater will be captured by the storm drain system. There will be a high point to the rear of the site that will channel the water.

AJ LaRosa: Is there anyone wishing to speak on this application?

Mary O'Neil: If anyone is wishing to speak, please raise your hand. Seeing none.

Doug Woods: You were talking about the condenser, and I did not quite catch what your concerns were.

Sean McKenzie: I was wondering if they were replaced, if someone from the street would have a view of this.

Doug Woods: We live behind this property, and I was just wondering about the noise generated by these compressors.

Sean McKenzie: It is just a fan blowing around.

AJ LaRosa: Any other questions from the Board? Hearing none, we will close the hearing on this application and deliberate later on.

3. ZP-26-67 / ZP-26-68; 180 / 266 Queen City Park Road (E-LM, Ward 5) Burton Corporation / Will Feltus

Proposed installation, conveyance, and treatment of stormwater improvements across 180 Queen City Park Road and 266 Queen City Park Road with associated site and utility improvements.
(Project Manager, Kirk Dressing)

Paul Boisvert: Sworn in.

AJ LaRosa: Can you please tell us about this project?

Paul Boisvert: There was a similar site project proposed in 2020. Unfortunately, I did see the staff report before this evening's meeting.

Mary O'Neil: Is there a particular plan that you would like displayed?

Paul Boisvert: The existing conditions plan is a good start. The plan shows the two lots at 180 Queen City Park Road and 266 Queen City Park Road. Stormwater for this site is needed for the clay silty soil. The proposal is for three gravel wetlands for water quality improvement. The slope path will go between the gravel wetlands, and eventually into Lake Champlain.

AJ LaRosa: Can you discuss the changes between the previous plan?

Paul Boisvert: The plan is similar with reconfigurations. Some of these changes relate to parking a depressed loading dock. A previous curb cut was also considered, and now we are proposing to move one instead. We need to correct the lot coverage but overall are adding an additional 3% increase to the existing coverage. One thing that we have not addressed yet is the screening for the new loading dock. This will illuminate the existing fence. The loading dock is depressed, so the grade will be lower. This will allow room for plantings to address screening.

AJ LaRosa: There are some items missing in the staff report. I would recommend we continue this to another meeting to address the missing items.

AJ LaRosa: Motioned to continue to the 4/21/26 DRB meeting, Evan Gould 2nd. Vote 6-0. Motion carried.

VI. Adjournment

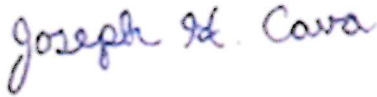
Hearing closed at 6:15 PM.



Alexander J. LaRosa, Chair of Development Review Board

4-21-26

Date



Joseph H. Cava, Permitting & Inspections Permit Technician

4-21-26

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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