

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, June 2, 2026, 5:00 PM MINUTES

Hybrid & In Person (at 645 Pine Street) Meeting

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

Board Members Absent: Marina Campbell and Chase Taylor

Staff Members Present: Mary O'Neil, Kirk Dressing, and Joseph Cava

Staff Members Absent: Scott Gustin and Collin Naheedy

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

1. ZP-26-167; 355 Ethan Allen Pkwy (RM, Ward 7) 355 Ethan Allen Pkwy, LLC / Norman Benoit

Proposed amendment to the Planned Unit Development (PUD) approved under ZP-25-517. The three 2-unit additions will change to three 2-unit detached buildings. (Project Manager, Kirk Dressing)

Norman Benoit: Sworn in.

AJ LaRosa: We have reviewed this project previously, but can you please tell us about some of the changes created under this amendment?

Norman Benoit: The buildings are remaining the same. Due to their closeness, there was extra costs in design, which conflicts with the goal of affordable housing. Instead of being an integral part of the existing buildings, the new proposal is to detach the previous proposal into separate buildings.

AJ LaRosa: Can you tell us about the screening?

Norman Benoit: Nothing is changing.

AJ LaRosa: As long as screening is remaining the same under the previously approved project, then I have no additional concerns. Are there any additional questions or comments from members of the Board? Hearing none, is there anyone present in person or online with questions or comments concerning this agenda item? Hearing none, would someone like to make a motion?

AJ LaRosa: Motioned to approve and adopt staff findings and recommendations, Caitlin Halpert 2nd. Vote 7-0. Motion carried.

2. ZP-26-191; 418 Saint Paul St (RC, Ward 6) Allan Walker-Hodkin

Proposed 2-lot subdivision. No development proposed. (Project Manager, Kirk Dressing)
Nathalie Torres, owner, present

AJ LaRosa: Can you tell us about this project? As a subdivision, it seems straightforward and additional zoning, building, and trades permits will be required for any type of development. Are there any questions or comments from members of the Board? Hearing none, is there anyone present in person or online with questions or comments concerning this agenda item? Hearing none, would someone like to make a motion?

AJ LaRosa: Motioned to approve and adopt staff findings and recommendations, Geoff Hand 2nd.
Vote 7-0. Motion carried.

V. Adjournment

Hearing closed at 5:05 PM.

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 <https://burlingtonvt.portal.civicclerk.com/> or the office notice board, one week before the hearing for the order in which items will be heard.

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