

## 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, May 5, 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 Chase Taylor

**Board Members Absent:** Miles Waite and Marina Campbell

**Staff Members Present:** Scott Gustin, Kirk Dressing, and Joseph Cava

**Staff Members Absent:** Mary O'Neil and Collin Naheedy

#### I. Agenda II. Communications III. Minutes IV. Consent

- 1. ZP-26-141; 212 Intervale Avenue (RM, Ward 2) Burlington Housing Authority / BHA Riverside Ave Apts / Kelley Newell**  
Conditional use to add an additional pupil to early learning center. (Project Manager, Scott Gustin)  
Kelley Newell: Sworn in.

AJ LaRosa: This item is recommended for consent approval. Is the applicant present, and did you have time to review the staff report and have any questions or comments?

Kelley Newell: Yes, and no questions.

AJ LaRosa: Would anyone on the Board have an issue with treating this item as consent? Hearing none, would someone like to make a motion?

AJ LaRosa: Motioned to approve and adopt staff findings and recommendations, Caitlin Halpert 2<sup>nd</sup>.  
Vote 6-0. Motion carried.

#### V. Public Hearing

- 1. ZAP-26-4; 88 Lafountain Street (RM, Ward 2) SWB, LLC / Michael Alvanos**  
Appeal of administrative denial of ZP-26-78 for the after-the-fact installation of gravel for driveway. (Project Manager, Scott Gustin)  
This is an appeal of an administrative denial. We will hear the facts of the case from City staff, then open it up to the appellant to speak. Can you tell us about this project and the basis for the denial?

AJ LaRosa: There was a request for a deferral on this item.

Scott Gustin: This item has been deferred to the 5/19/26 DRB meeting.

AJ LaRosa: Motioned to defer to the 5/19/26 DRB meeting, Geoff Hand 2<sup>nd</sup>. Vote 6-0. Motion carried.

**2. ZP-22-199; 51 Elmwood Avenue (RH, Ward 3) City DPW / Samantha Dunn**

Time extension request of ZP-22-199 for the establishment of temporary emergency shelter. (Project Manager, Scott Gustin)

Michael Monte, Andrew LeSturgeon, Jeff Nick, and Will Clavelle: Sworn in.

AJ LaRosa: This proposal is for a time extension request. Our review is limited under §4413.

Scott Gustin: Original approval was for three years. This is the second of two time extension requests.

AJ LaRosa: What are the conditions?

Scott: There have been no requested changes.

AJ LaRosa: Were there any changes?

Michael Monte: No, none.

Andrew LeSturgeon: Steve Murray is a good friend of mine. He is easily burned out working the streets of Burlington in the face of vulnerability by addiction and homelessness. It has been five years since I first started doing this work, and he has been blasted for comments regarding projects like these. It is not Decker Towers that is the problem, but an opioid and drug crisis. As a city, Burlington welcomes the use of fentanyl without judicial intervention. Housing is a human right regardless of addiction. It is unfortunate that the area where the pods are located also has known crack houses. It was decided that this vulnerable population should be exposed to such a failing system. A previous graduate of the pods project moved in McKenzie House next door, and died of an overdose. This is not a pod issue, a Champlain Housing Trust issue, or a Michael Monte issue. I hope you will approve this extension.

Jeff Nick: I was on the Church Street Marketplace Commission when this project was approved. We were under the impression that this project would only last three years. The problem is the drug and alcohol abuse that is occurring. The pod project was placed in the middle of this activity. Retail theft, of businesses along Church Street, has been traced back to this pod community. It is sickening how businesses come and go without a long-term solution. I am not denying that the pod project contributes to the theft and drug addictions in this area.

AJ LaRosa: I do have some follow up questions. I want to make sure that this project is following its conditions of approval. Are there still at least two overnight staff? Is the operational management plan still in effect?

Michael Monte: Yes. You can contact the Champlain Housing Trust to discuss the operational management plan and what is appropriate.

AJ LaRosa: What happens in the event of a reasonable suspicion of a crime being committed?

Michael Monte: We are in contact with the police, and we understand the existence of these crack houses. No one likes the existence of illegal activities, but it is not a direct result of the pods. The police respond a lot of our needs and requests.

AJ LaRosa: Do you have anything else to add?

Michael Monte: One of our graduates of the pod project who moved into McKenzie House received positive staff reviews during their occupancy. Unfortunately, they relapsed and fell into bad ways. Our goal is remission.

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

Leo Sprinzen: What steps are you taking to resolve this?

Michael Monte: We are looking at a more permanent solution within the next year.

Jeff Nick: In the management plan, promises were made to discuss ongoing efforts, but this condition has not been met.

Will Clavelle: We do owe you an update and you will hear from us soon.

Andrew LeSturgeon: The difference is the unification of at risk individuals with everyday folks as we have seen in Decker Towers.

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

- 3. ZP-26-122; 118 Dale Road (RL, Ward 4) Maria Gould / Evan Gould**  
Proposed establishment of a spa home occupation. (Project Manager, Kirk Dressing)

AJ LaRosa: Would anyone of the Board have an issue with treating this item as consent? Hearing none, are there any questions or comments from members of the Board? 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, Geoff Hand 2<sup>nd</sup>.  
Vote 6-0. Motion carried.

## **VI. Certificate of Appropriateness**

- 1. 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)

AJ LaRosa: This item was deferred to this meeting for outstanding materials.

Kirk Dressing: They are working on closing out older permits.

AJ LaRosa: Can they make it for the first meeting in June?

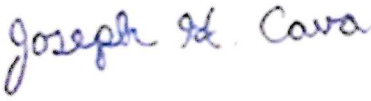
Kirk Dressing: I am not sure.

AJ LaRosa: We will defer it to the second meeting in June. With that, we will close the hearing on this evening's meeting to deliberate on this evening's agenda items.

**VII. Adjournment**

Hearing closed at 5:35 PM.

  
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Alexander J. LaRosa, Chair of Development Review Board 6-2-26  
Date

  
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Joseph H. Cava, Permitting & Inspections Permit Technician 6-2-26  
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](http://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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