Burlington Development Review Board
Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax (802) 863-0466

Tuesday, July 7, 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
Passcode: 969186
Telephone: US +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

1. Agenda

2. Communications

3. Minutes

4. Consent

4.1. ZP-26-274; 110 Institute Road (I, Ward 4) Burlington School Dept / David Marshall
Proposed addition to the existing wood chip plant building. (Project Manager, Scott Gustin)

4.2. ZP-26-286; 110 Institute Road (I, Ward 4) Burlington School Dept / David Marshall
Proposed construction of an auxiliary storage building and a salt shed at the north end of campus. (Project Manager, Scott Gustin)

5. Public Hearing

5.1. ZP-26-192; 371 Main Street (I, Ward 8) Champlain College / Frances Smyth
Proposed change of use from a dormitory to a sorority house.

6. Certificate of Appropriateness

6.1. ZP-26-231; 246 Riverside Ave (NAC-R, Ward 1) Gedoola, LLC / Eric Jacobs
After-the-fact tree clearing. (Project Manager, Kirk Dressing)

7. Adjournment

8. Informational and Non-Discrimination Statements

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities and employment opportunities. The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements, auxiliary aid, service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Burlington, should contact the office of the Title II Burlington ADA Coordinator at 802-865-7000 as soon as possible but no later than 48 hours before the scheduled event.

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, Planning Technician
Collin Naheedy, Code Compliance Officer

TO: Development Review Board
FROM: Scott Gustin
DATE: July 21, 2026
RE: ZP-26-274 & ZP-26-286; 110 Institute Road
==

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: I Ward: 7

Owner/Applicant: Burlington School Department / David Marshall

Request: Proposed construction of an addition to the existing wood chip plant building and construction of an auxiliary storage building and a salt shed building at the north end of the school campus.

Applicable Regulations:
Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

Background Information:
The applicant is seeking approval to construct a rear addition to the existing wood chip plant building located behind the new high school. The applicant is also seeking approval to construct two accessory buildings just to the north of the wood chip plant building. The two accessory buildings require review by the Conservation Board due to their location within a natural area buffer. The wood chip plant expansion does not require such review because it will be constructed on existing asphalt. Given the difference in review, two applications have been filed but are addressed concurrently in these findings.

The Conservation Board is scheduled to review this application at their July 6, 2026 meeting. Recommendations from the Conservation Board will be provided to Development Review Board on July 7.

The subject property is permitted a secondary public school. As such, it is subject to limited zoning review per state statute. Vermont Statute limits municipal review under 24 V.S.A. §4413 in the following circumstances:

(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: (B) public and private schools and other educational institutions certified by the Agency of Education.*

There is extensive permit history for the property. The subject chip plant building was originally approved by the Development Review Board in March, 2006.

Recommendation: **<u>Consent approval</u>** as per, and subject to, the following findings and conditions.

I. Findings

Article 4: Maps & Districts
Sec. 4.4.4, Institutional District:
(a) Purpose
The subject property is located in the Institutional zone, which is intended to allow for increased development intensity than that found in the adjacent residential zones and to support continued growth and flexibility of the city's major public and educational institutions. The property is home to the former, and new, Burlington High School. No change in use is proposed. The buildings within this application are accessory to the high school use of the property. **(Affirmative finding)**

(b) Dimensional Standards & Density
See Sec. 4.5.2 (h) below.

(c) Permitted & Conditional Uses
No change in use is proposed. **(Not applicable)**

Sec. 4.5.2, Institutional Core Campus Overlay Districts:
(h) District Specific Regulations: Burlington High School Campus (BHS)
1. Lot Coverage
Aggregate lot coverage within this overlay is limited to 60%. As proposed, lot coverage will increase slightly from 27.4% to 27.5%. **(Affirmative finding)**

2. Setbacks
A minimum side setback of 10' and a minimum side setback of 20' applies along the perimeter of this overlay. The nearest proposed structure will be well over 200' from the nearest property line. **(Affirmative finding)**

3. Building Height
The proposed addition and two accessory buildings are well under the 60' or 80' enabled within this overlay. The tallest of what's proposed is ~ 20' as measured to the midpoint of the roof rise. **(Affirmative finding)**

4. Uses
As noted above, no change in use is proposed. **(Not applicable)**

Sec. 4.5.3, Natural Resource Protection Overlay (NR) District
(e) District Specific Regulations: Natural Areas Zone
(5) Criteria for Review
The application includes an assessment of impacts on the adjacent significant natural area within Arms Forest. The work is not proposed within the natural area but is within the buffer zone. As noted above, the wood chip building expansion will take place on existing asphalt and does not

require evaluation under this criterion. The two accessory buildings will be placed, in part, on existing green space. That green space; however, is largely grassy or scrub growth. No intact forest or other ecologically significant vegetation will be removed. Conservation Board recommendations will be provided following their review. **(Affirmative finding)**

Article 5: Citywide General Regulations
Sec. 5.2.3, Lot Coverage Requirements
See Sec. 4.5.2 (h) above.

Sec. 5.2.4, Buildable Area Calculation
(Not applicable)

Sec. 5.2.5, Setbacks
See Sec. 4.5.2 (h) above.

Sec. 5.2.6, Building Height Limits
See Sec. 4.5.2 (h) above.

Sec. 5.2.7, Density and Intensity of Development Calculations
See Sec. 4.5.2 (h) above.

Sec. 5.5.1, Nuisance Regulations
Nothing in these applications is expected to generate any nuisance impacts. **(Affirmative finding)**

Sec. 5.5.3, Stormwater & Erosion Control
Runoff from the proposed buildings will be handled by onsite stormwater management facilities. An erosion prevention and sediment control (EPSC) plan is needed. A preliminary water resources review has occurred, but final review and approval of the EPSC is required prior to construction. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards
Part 1, Land Division Design Standards
(Not applicable)

Part 2, Site Plan Design Standards
Sec. 6.2.2, Review Standards
(a) Protection of important natural features
See Sec. 4.5.3 (e) above.

(b) Topographical alterations
Not applicable per 24 VSA, Sec. 4413.

(c) Protection of important public views
Not applicable per 24 VSA, Sec. 4413.

(d) Protection of important cultural resources
Not applicable per 24 VSA, Sec. 4413.

(e) Supporting the use of alternative energy
Not applicable per 24 VSA, Sec. 4413.

(f) Brownfield sites
Not applicable per 24 VSA, Sec. 4413.

(g) Provide for nature's events
Not applicable per 24 VSA, Sec. 4413. The city's stormwater standards under Chapter 26 continue to apply.

(h) Building location and orientation
Not applicable per 24 VSA, Sec. 4413.

(i) Vehicular access
Not applicable per 24 VSA, Sec. 4413.

(j) Pedestrian access
Not applicable per 24 VSA, Sec. 4413.

(k) Accessibility for the handicapped
Not applicable per 24 VSA, Sec. 4413. Accessibility requirements under the City's building code continue to apply.

(l) Parking and circulation
Parking and circulation remain essentially unchanged. One of the two accessory buildings, the salt shed, will be mostly sited on what is presently the end of the access drive to the wood chip plant. Circulation is basically unchanged except for the slight truncation of the access drive.
(Affirmative finding)

(m) Landscaping, fences, and retaining walls
No new landscaping, fencing, or retaining walls are evident in the project plans. Some existing boulders along the periphery of the access drive will be relocated to make room for the auxiliary storage building. **(Affirmative finding)**

(n) Public plazas and open space
Not applicable per 24 VSA, Sec. 4413.

(o) Outdoor lighting
Elevation drawings depict outdoor lighting fixtures over building doorways. Specification sheets have not been provided and are needed in order to confirm compliance with applicable lighting standards. **(Affirmative finding as conditioned)**

(p) Integrate infrastructure into the design
No new ground-mounted mechanical equipment is proposed. **(Not applicable)**

Part 3, Architectural Design Standards
Sec. 6.3.2, Review Standards
(a) Relate development to its environment

1. *Massing, Height, and Scale*

The proposed chip plant addition and two accessory buildings are very basic in appearance and reflect their intended utilitarian functions. Their scale is similar, and the buildings are set well behind the primary high school building on the property. The addition to the chip plant building reads as distinct from the original and lessens the overall apparent mass of the building. **(Affirmative finding)**

2. *Roofs and Rooflines*

Not applicable per 24 VSA, Sec. 4413.

3. *Building Openings*

Not applicable per 24 VSA, Sec. 4413.

(b) Protection of important architectural resources
Not applicable per 24 VSA, Sec. 4413.

(c) Protection of important public views
Not applicable per 24 VSA, Sec. 4413.

(d) Provide an active and inviting street edge
Not applicable per 24 VSA, Sec. 4413.

(e) Quality of materials
Not applicable per 24 VSA, Sec. 4413.

(f) Reduce energy utilization
Not applicable per 24 VSA, Sec. 4413.

(g) Make advertising features complimentary to the site
No new exterior signs are included in this proposal. **(Not applicable)**

(h) Integrate infrastructure into the building design
No rooftop mechanical equipment is evident in the project plans. **(Not applicable)**

(i) Make spaces safe and secure
The proposed buildings must adhere to current building code standards. As noted above, doorways will be illuminated. **(Affirmative finding)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, specifications sheets for the proposed outdoor lighting fixtures shall be provided, subject to staff review and approval.
2. **Prior to release of the zoning permit**, final review and approval of the EPSC by the city's Water Resources Division is required.
3. Standard conditions 1-15.

GENERAL NOTES

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATING FIRM TO LOCATE OWNER OWNED UNDERGROUND UTILITIES PRIOR TO START OF ANY EXCAVATION.
2. ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR DIRECTED BY THE ENGINEER.
3. THE CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS (WITH TIES) FOR ALL UNDERGROUND UTILITIES. THOSE PLANS SHALL BE SUBMITTED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
4. THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
5. ALL GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
6. MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK. WORK SHALL NOT BEGIN ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
9. IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS AND ANY LOCAL PUBLIC WORKS STANDARDS.
10. THE TOLERANCE FOR FINISH GRADES FOR ALL PAVEMENT, WALKWAYS AND LAWN AREAS SHALL BE 0.1 FEET. UNLESS NOTED OTHERWISE, ALL EXISTING MANHOLE COVERS, VALVES, CURB STOPS AND OTHER ITEMS TO REMAIN SHALL BE ADJUSTED TO THE NEW FINISH GRADE.
11. ANY DEWATERING NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN TOWN ROAD R.O.W. WITH TOWN AUTHORITIES.
13. THE CONTRACTOR SHALL INSTALL THE ELECTRICAL, CABLE AND TELEPHONE SERVICES IN ACCORDANCE WITH THE UTILITY COMPANIES REQUIREMENTS.
14. EXISTING PAVEMENT AND TREE STUMPS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION. ALL PAVEMENT CUTS SHALL BE MADE WITH A PAVEMENT SAW.
15. IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM IN QUESTION.
16. PROPERTY LINE INFORMATION IS BASED ON A PLAN ENTITLED "EXISTING CONDITIONS SURVEY OF BURLINGTON HIGH SCHOOL AND BURLINGTON TECHNICAL CENTER" PREPARED BY AES NORTHEAST DATED 2014. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
17. IF THE BUILDING IS TO BE SPRINKLERED, BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH AWWA M14. THE SITE CONTRACTOR SHALL CONSTRUCT THE WATER LINE TO TWO FEET ABOVE THE FINISHED FLOOR. SEE MECHANICAL PLANS FOR RISER DETAIL.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING TESTING AND INSPECTION SERVICES INDICATED IN THE CONTRACT DOCUMENTS, TYPICAL FOR CONCRETE AND SOIL TESTING.
19. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND FIELD ENGINEERING REQUIRED FOR COMPLETION OF THE PROJECT. CIVIL ENGINEERING ASSOCIATES WILL PROVIDE AN AUTOCAD FILE WHERE APPLICABLE.
20. THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY AND ALL SAFETY FENCES OR RAILS ABOVE EXISTING AND PROPOSED WALLS. THE OWNER SHALL VERIFY LOCAL, STATE AND INSURANCE REQUIREMENT GUIDELINES FOR THE INSTALLATION AND VERIFY ANY AND ALL PERMITTING REQUIREMENTS.

LEGEND

	APPROXIMATE PROPERTY LINE
	APPROXIMATE SETBACK LINE
100	EXISTING CONTOUR
	EXISTING CURB
×	EXISTING FENCE
	EXISTING GRAVEL
	EXISTING PAVEMENT
OE	EXISTING OVERHEAD ELECTRIC
UE	EXISTING UNDERGROUND ELECTRIC
COM	EXISTING UNDERGROUND COMMUNICATIONS
FM	EXISTING FORCEMAIN
G	EXISTING GAS
ST	EXISTING STORM
S	EXISTING GRAVITY SEWER
T	EXISTING TELEPHONE
W	EXISTING WATER
	EXISTING SWALE
	STREAM
	EXISTING SEWER MANHOLE
	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING HYDRANT
	EXISTING SHUT OFF
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING GUY WIRE/POLE
	EXISTING SIGN
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EDGE OF BRUSH/WOODS
	IRON ROD/PIPE FOUND
	PROJECT BENCHMARK
100	**PROPOSED CONTOUR**
	PROPOSED CURB
	PROPOSED GRAVEL
	PROPOSED PAVEMENT
	PROPOSED COMMUNICATION
UE	**PROPOSED ELECTRIC**
G	**PROPOSED GAS**
ST	**PROPOSED STORM**
FD	**PROPOSED FOUNDATION DRAIN**
S	**PROPOSED GRAVITY SEWER**
W	**PROPOSED WATER**
	PROPOSED SWALE
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED YARD DRAIN
	PROPOSED HYDRANT
	PROPOSED SHUT OFF
	PROPOSED SIGN
	PROPOSED GEOTHERMAL WELL
	PROPOSED UTILITY POLE

ZONING REQUIREMENTS:

ZONING DISTRICT: INSTITUTIONAL DISTRICT

CATEGORY	REQUIRED	EXISTING	PROPOSED
PARCEL		48.7± AC. 2,121,372± S.F.	48.7± AC. 2,121,372± S.F.
SETBACK			
FRONT YARD	20'		
NORTH AVE.		311'	311'
INSTITUTE RD.		144'	144'
SIDE YARD	10'		
WEST		235'±	235'±
NORTH		455±	420±
LOT COVERAGE	60% MAX.	27%	27.4%

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

BID SET
APRIL 29, 2026

NOT FOR CONSTRUCTION

COLIN P. LINDBERG, A.I.A.
208 FLYNN AVENUE, SUITE 2B
BURLINGTON, VT 05401
802-864-4950

SITE ENGINEER:
CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE,
SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271
web: www.cea-vt.com

Sheet Name:
OVERALL PROPOSED SITE PLAN

Project Owner:
BURLINGTON SUPERVISORY DISTRICT
150 COLCHESTER AVENUE, BURLINGTON, VERMONT

Project:
BURLINGTON HIGH SCHOOL
PROPERTY SERVICES GARAGE ADDITION
110 INSTITUTE ROAD, BURLINGTON, VERMONT 05408

Scale: AS NOTED

Date: APRIL 29, 2026

#	Date	Revision
	06/10/26	REV. PER CITY COMMENTS

C1.0

BID SET
APRIL 29, 2026

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PROPERTY SERVICES GARAGE ADDITION
110 INSTITUTE ROAD, BURLINGTON, VERMONT 05408

Scale: AS NOTED

Date: APRIL 29, 2026

#	Date	Revision

C2.0

BURLINGTON SCHOOL DISTRICT 150 COLCHESTER AVENUE, BURLINGTON, VERMONT

PROPERTY SERVICES GARAGE ADDITION
110 INSTITUTE ROAD - BURLINGTON, VERMONT

OCCUPANCY: STORAGE (S-1)

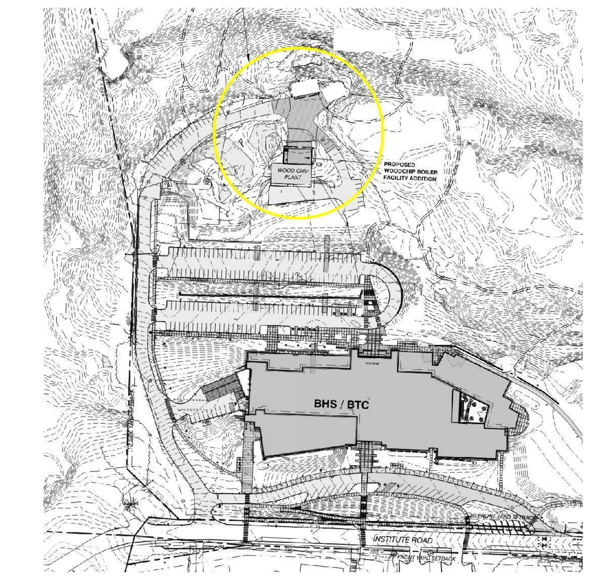
FORMER WOOD CHIP PLANT FACILITY TO BE USED AS STORAGE FACILITY FOR BSD PROPERTY SERVICES

PROPERTY SERVICES GARAGE ADDITION

BUILDING AREA AND HEIGHT:

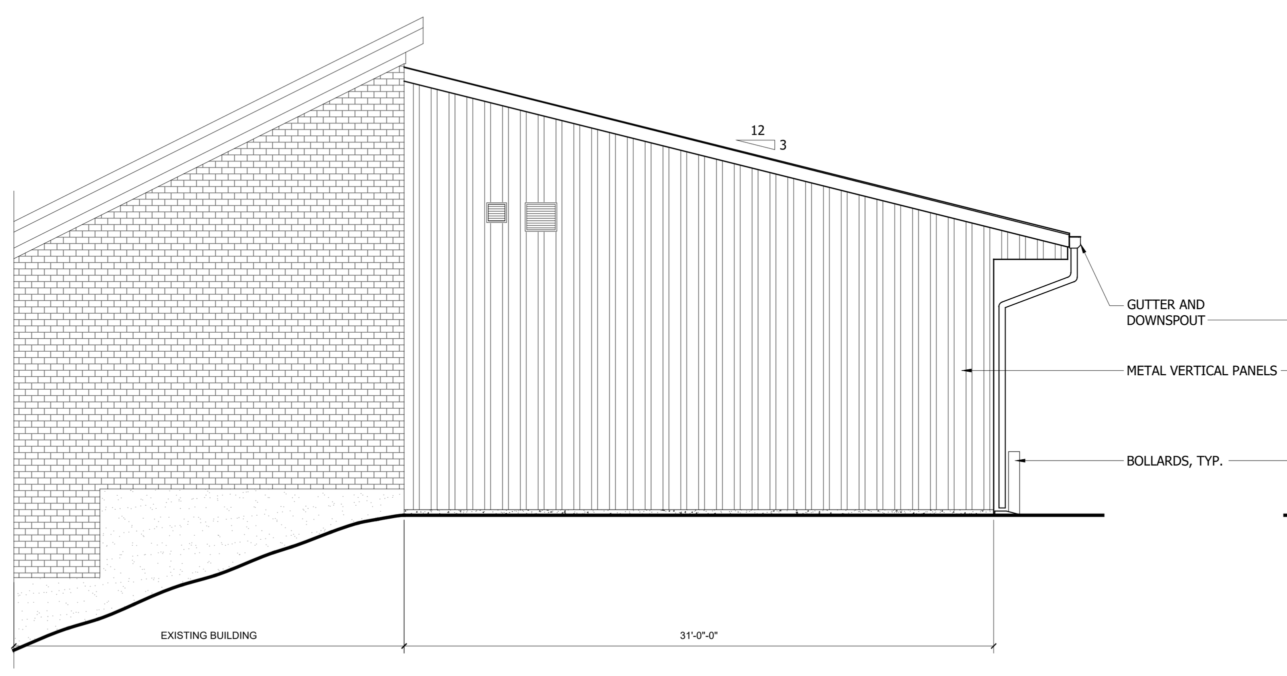
Original Building:
- Square Footage: 3,280 square feet
- Building Height: 38' - 6" (south side grade to top of roof), 25'-4" (north side grade to top of roof)
- Number of Stories: 1 story

Building with Addition:
- Total Square Foot: 5,016 square feet
- Total Building Height: no change
- Number of Stories: 1 story



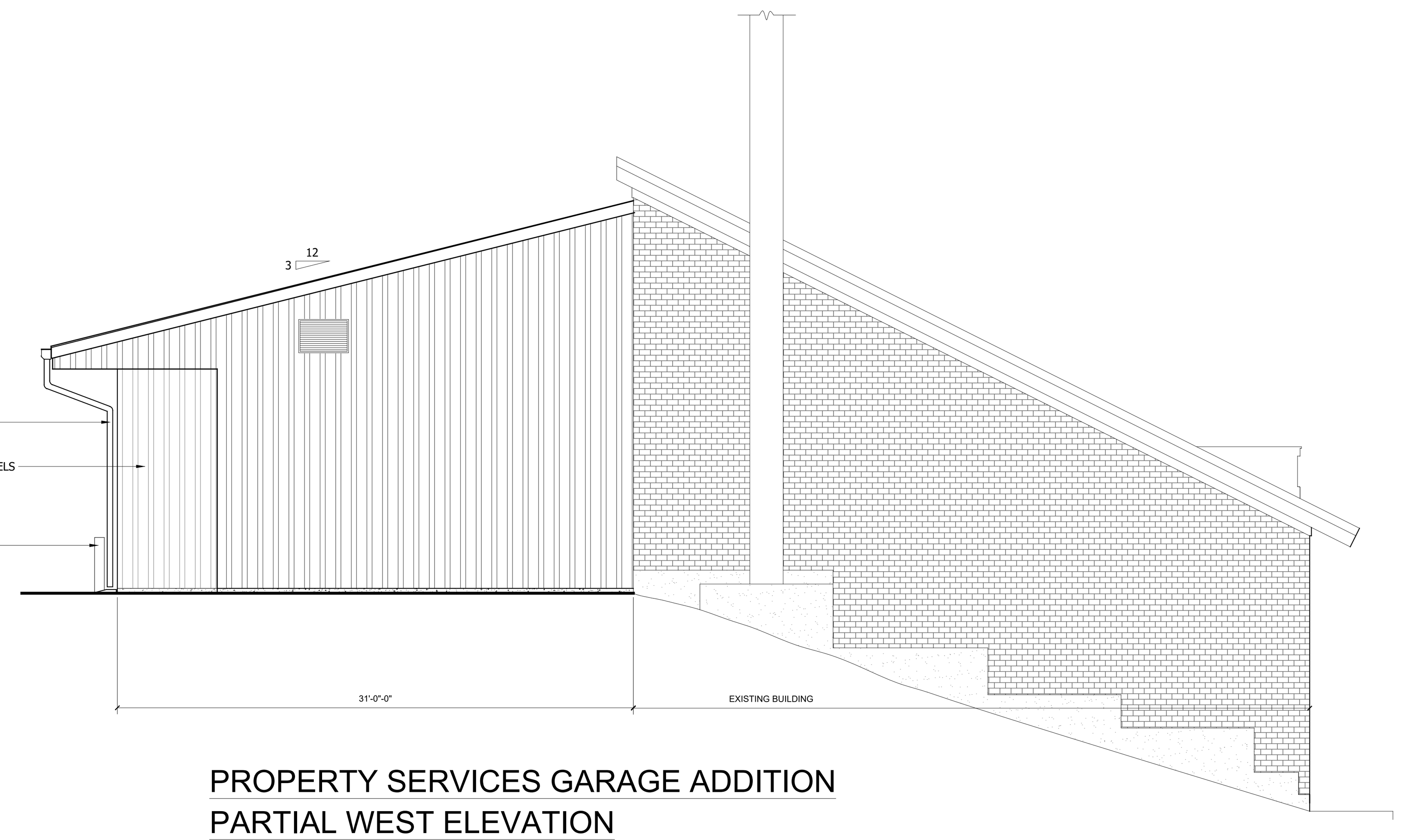
BHS SITE KEY PLAN

NOT TO SCALE



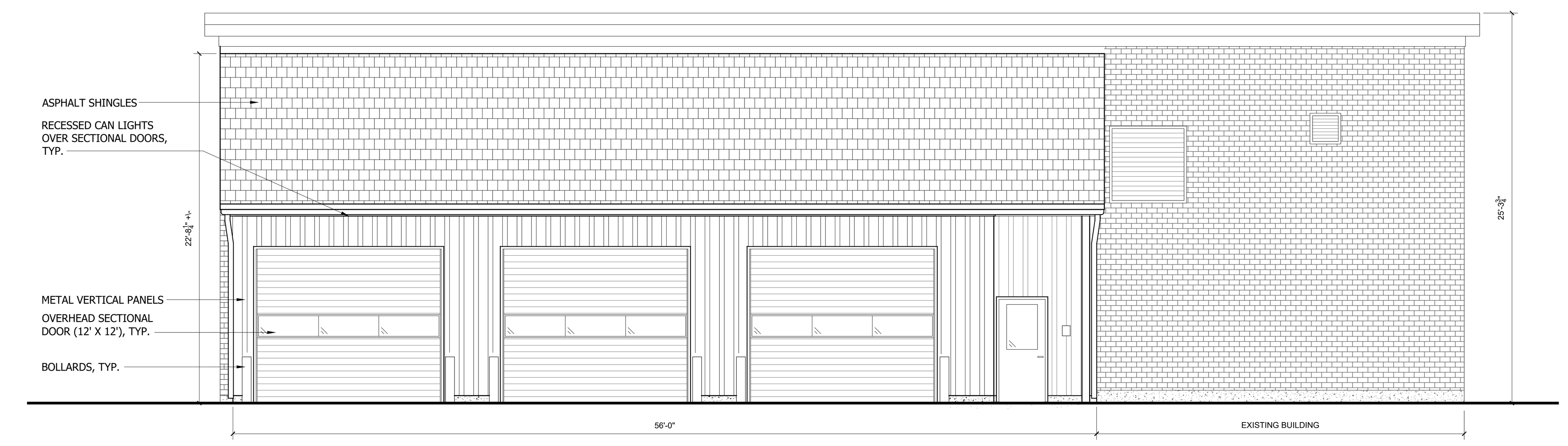
PROPERTY SERVICES GARAGE ADDITION
PARTIAL EAST ELEVATION

$\frac{1}{8}$" = 1'-0"



PROPERTY SERVICES GARAGE ADDITION
PARTIAL WEST ELEVATION

$\frac{1}{8}$" = 1'-0"



PROPERTY SERVICES GARAGE ADDITION - NORTH ELEVATION

$\frac{1}{8}$" = 1'-0"

PERMIT SET
06.01.2026

COLIN P. LINDBERG, A.I.A.
208 FLYNN AVENUE, SUITE 2B
BURLINGTON, VT 05401
802-864-4950

Sheet Name: PROPERTY SERVICES GARAGE ADDITION

Project Owner: BURLINGTON SUPERVISORY DISTRICT
150 COLCHESTER AVENUE, BURLINGTON, VERMONT

Project: BURLINGTON HIGH SCHOOL PROPERTY SERVICES GARAGE ADDITION
110 INSTITUTE ROAD, BURLINGTON, VERMONT 05408

Scale: AS NOTED

Date: APRIL 29, 2026

#	Date	Revision
1	6/4/26	PERMIT SET

Department of Permitting & Inspections
Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

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Recommendation: **<u>Consent approval</u>** as per, and subject to, the following findings and conditions.

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See Sec. 4.5.3 (e) above.

(b) Topographical alterations
Not applicable per 24 VSA, Sec. 4413.

(c) Protection of important public views
Not applicable per 24 VSA, Sec. 4413.

(d) Protection of important cultural resources
Not applicable per 24 VSA, Sec. 4413.

(e) Supporting the use of alternative energy
Not applicable per 24 VSA, Sec. 4413.

(f) Brownfield sites
Not applicable per 24 VSA, Sec. 4413.

(g) Provide for nature's events
Not applicable per 24 VSA, Sec. 4413. The city's stormwater standards under Chapter 26 continue to apply.

(h) Building location and orientation
Not applicable per 24 VSA, Sec. 4413.

(i) Vehicular access
Not applicable per 24 VSA, Sec. 4413.

(j) Pedestrian access
Not applicable per 24 VSA, Sec. 4413.

(k) Accessibility for the handicapped
Not applicable per 24 VSA, Sec. 4413. Accessibility requirements under the City's building code continue to apply.

(l) Parking and circulation
Parking and circulation remain essentially unchanged. One of the two accessory buildings, the salt shed, will be mostly sited on what is presently the end of the access drive to the wood chip plant. Circulation is basically unchanged except for the slight truncation of the access drive.
(Affirmative finding)

(m) Landscaping, fences, and retaining walls
No new landscaping, fencing, or retaining walls are evident in the project plans. Some existing boulders along the periphery of the access drive will be relocated to make room for the auxiliary storage building. **(Affirmative finding)**

(n) Public plazas and open space
Not applicable per 24 VSA, Sec. 4413.

(o) Outdoor lighting
Elevation drawings depict outdoor lighting fixtures over building doorways. Specification sheets have not been provided and are needed in order to confirm compliance with applicable lighting standards. **(Affirmative finding as conditioned)**

(p) Integrate infrastructure into the design
No new ground-mounted mechanical equipment is proposed. **(Not applicable)**

Part 3, Architectural Design Standards
Sec. 6.3.2, Review Standards
(a) Relate development to its environment

1. *Massing, Height, and Scale*
The proposed chip plant addition and two accessory buildings are very basic in appearance and reflect their intended utilitarian functions. Their scale is similar, and the buildings are set well behind the primary high school building on the property. The addition to the chip plant building reads as distinct from the original and lessens the overall apparent mass of the building. **(Affirmative finding)**

2. *Roofs and Rooflines*
Not applicable per 24 VSA, Sec. 4413.

3. *Building Openings*
Not applicable per 24 VSA, Sec. 4413.

(b) Protection of important architectural resources
Not applicable per 24 VSA, Sec. 4413.

(c) Protection of important public views
Not applicable per 24 VSA, Sec. 4413.

(d) Provide an active and inviting street edge
Not applicable per 24 VSA, Sec. 4413.

(e) Quality of materials
Not applicable per 24 VSA, Sec. 4413.

(f) Reduce energy utilization
Not applicable per 24 VSA, Sec. 4413.

(g) Make advertising features complimentary to the site
No new exterior signs are included in this proposal. **(Not applicable)**

(h) Integrate infrastructure into the building design
No rooftop mechanical equipment is evident in the project plans. **(Not applicable)**

(i) Make spaces safe and secure
The proposed buildings must adhere to current building code standards. As noted above, doorways will be illuminated. **(Affirmative finding)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, specifications sheets for the proposed outdoor lighting fixtures shall be provided, subject to staff review and approval.
2. **Prior to release of the zoning permit**, final review and approval of the EPSC by the city's Water Resources Division is required.
3. Standard conditions 1-15.

GENERAL NOTES

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATING FIRM TO LOCATE OWNER OWNED UNDERGROUND UTILITIES PRIOR TO START OF ANY EXCAVATION.
2. ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR DIRECTED BY THE ENGINEER.
3. THE CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS (WITH TIES) FOR ALL UNDERGROUND UTILITIES. THOSE PLANS SHALL BE SUBMITTED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
4. THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
5. ALL GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
6. MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK. WORK SHALL NOT BEGIN ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
9. IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS AND ANY LOCAL PUBLIC WORKS STANDARDS.
10. THE TOLERANCE FOR FINISH GRADES FOR ALL PAVEMENT, WALKWAYS AND LAWN AREAS SHALL BE 0.1 FEET. UNLESS NOTED OTHERWISE, ALL EXISTING MANHOLE COVERS, VALVES, CURB STOPS AND OTHER ITEMS TO REMAIN SHALL BE ADJUSTED TO THE NEW FINISH GRADE.
11. ANY DEWATERING NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN TOWN ROAD R.O.W. WITH TOWN AUTHORITIES.
13. THE CONTRACTOR SHALL INSTALL THE ELECTRICAL, CABLE AND TELEPHONE SERVICES IN ACCORDANCE WITH THE UTILITY COMPANIES REQUIREMENTS.
14. EXISTING PAVEMENT AND TREE STUMPS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION. ALL PAVEMENT CUTS SHALL BE MADE WITH A PAVEMENT SAW.
15. IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM IN QUESTION.
16. PROPERTY LINE INFORMATION IS BASED ON A PLAN ENTITLED "EXISTING CONDITIONS SURVEY OF BURLINGTON HIGH SCHOOL AND BURLINGTON TECHNICAL CENTER" PREPARED BY AES NORTHEAST DATED 2014. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
17. IF THE BUILDING IS TO BE SPRINKLERED, BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH AWWA M14. THE SITE CONTRACTOR SHALL CONSTRUCT THE WATER LINE TO TWO FEET ABOVE THE FINISHED FLOOR. SEE MECHANICAL PLANS FOR RISER DETAIL.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING TESTING AND INSPECTION SERVICES INDICATED IN THE CONTRACT DOCUMENTS, TYPICAL FOR CONCRETE AND SOIL TESTING.
19. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND FIELD ENGINEERING REQUIRED FOR COMPLETION OF THE PROJECT. CIVIL ENGINEERING ASSOCIATES WILL PROVIDE AN AUTOCAD FILE WHERE APPLICABLE.
20. THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY AND ALL SAFETY FENCES OR RAILS ABOVE EXISTING AND PROPOSED WALLS. THE OWNER SHALL VERIFY LOCAL, STATE AND INSURANCE REQUIREMENT GUIDELINES FOR THE INSTALLATION AND VERIFY ANY AND ALL PERMITTING REQUIREMENTS.

LEGEND

APPROXIMATE PROPERTY LINE
APPROXIMATE SETBACK LINE
100 EXISTING CONTOUR
EXISTING CURB
EXISTING FENCE
EXISTING GRAVEL
EXISTING PAVEMENT
OE EXISTING OVERHEAD ELECTRIC
UE EXISTING UNDERGROUND ELECTRIC
COM EXISTING UNDERGROUND COMMUNICATIONS
FM EXISTING FORCEMAIN
G EXISTING GAS
ST EXISTING STORM
S EXISTING GRAVITY SEWER
T EXISTING TELEPHONE
W EXISTING WATER
EXISTING SWALE
STREAM
EXISTING SEWER MANHOLE
EXISTING STORM MANHOLE
EXISTING CATCH BASIN
EXISTING HYDRANT
EXISTING SHUT OFF
EXISTING UTILITY POLE
EXISTING LIGHT POLE
EXISTING GUY WIRE/POLE
EXISTING SIGN
EXISTING DECIDUOUS TREE
EXISTING CONIFEROUS TREE
EDGE OF BRUSH/WOODS
IRON ROD/PIPE FOUND
PROJECT BENCHMARK
100 **PROPOSED CONTOUR**
PROPOSED CURB
PROPOSED GRAVEL
PROPOSED PAVEMENT
PROPOSED COMMUNICATION
UE **PROPOSED ELECTRIC**
G **PROPOSED GAS**
ST **PROPOSED STORM**
FD **PROPOSED FOUNDATION DRAIN**
S **PROPOSED GRAVITY SEWER**
W **PROPOSED WATER**
PROPOSED SWALE
PROPOSED STORM MANHOLE
PROPOSED CATCH BASIN
PROPOSED YARD DRAIN
PROPOSED HYDRANT
PROPOSED SHUT OFF
PROPOSED SIGN
PROPOSED GEOTHERMAL WELL
PROPOSED UTILITY POLE

ZONING REQUIREMENTS:

ZONING DISTRICT: INSTITUTIONAL DISTRICT

CATEGORY	REQUIRED	EXISTING	PROPOSED
PARCEL		48.7± AC. 2,121,372± S.F.	48.7± AC. 2,121,372± S.F.
SETBACK			
FRONT YARD	20'		
NORTH AVE.		311'	311'
INSTITUTE RD.		144'	144'
SIDE YARD	10'		
WEST		235'±	235'±
NORTH		420±	283±
LOT COVERAGE	60% MAX.	27.4%	27.5%

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

BID SET
APRIL 29, 2026

NOT FOR CONSTRUCTION

COLIN P. LINDBERG, A.I.A.
208 FLYNN AVENUE, SUITE 2B
BURLINGTON, VT 05401
802-864-4950

SITE ENGINEER:
CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE,
SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271
web: www.cea-vt.com

Sheet Name:
OVERALL PROPOSED SITE PLAN

Project Owner:
BURLINGTON SUPERVISORY DISTRICT
150 COLCHESTER AVENUE, BURLINGTON, VERMONT

Project:
BURLINGTON HIGH SCHOOL
PROPERTY SERVICES GARAGE ADDITION
110 INSTITUTE ROAD, BURLINGTON, VERMONT 05408

Scale
AS NOTED

Date
APRIL 29, 2026

#	Date	Revision

C1.0

BID SET
APRIL 29, 2026

NOT FOR CONSTRUCTION

COLIN P. LINDBERG, A.I.A.
208 FLYNN AVENUE, SUITE 2B
BURLINGTON, VT 05401
802-864-4950

SITE ENGINEER:
CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE,
SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271
web: www.cea-vt.com

Sheet Name:
PROPOSED SITE PLAN

Project Owner:
BURLINGTON SUPERVISORY DISTRICT
150 COLCHESTER AVENUE, BURLINGTON, VERMONT

Project:
BURLINGTON HIGH SCHOOL
PROPERTY SERVICES GARAGE ADDITION
110 INSTITUTE ROAD, BURLINGTON, VERMONT 05408

Scale: AS NOTED

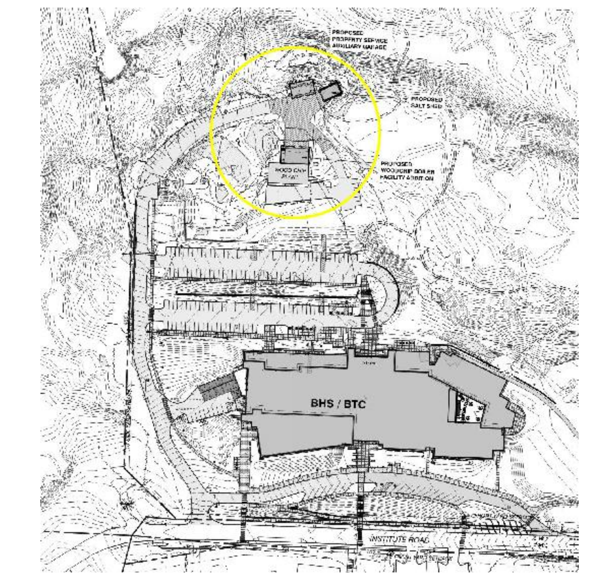
Date: APRIL 29, 2026

#	Date	Revision

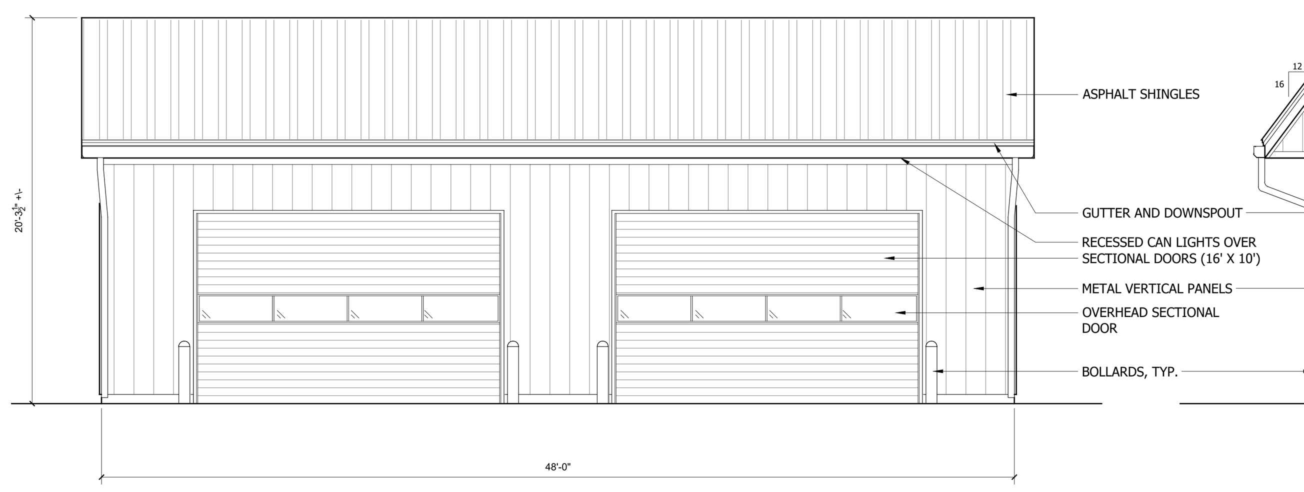
C2.0

BURLINGTON SCHOOL DISTRICT 150 COLCHESTER AVENUE, BURLINGTON, VERMONT

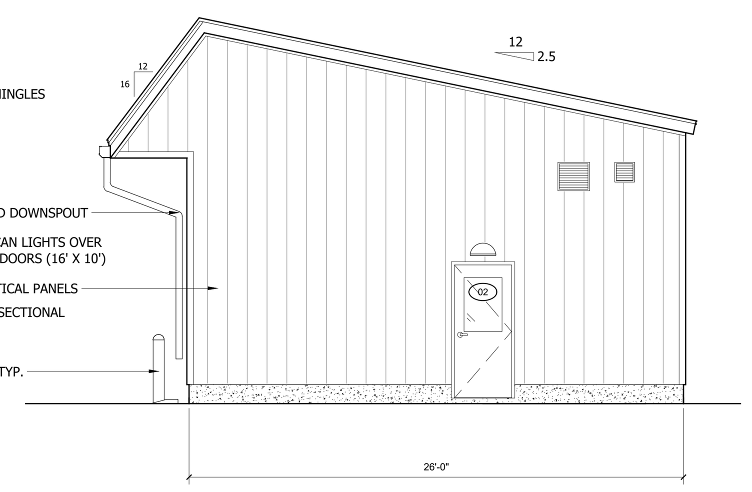
PROPERTY SERVICES SALT SHED AND AUXILIARY GARAGE
110 INSTITUTE ROAD - BURLINGTON, VERMONT



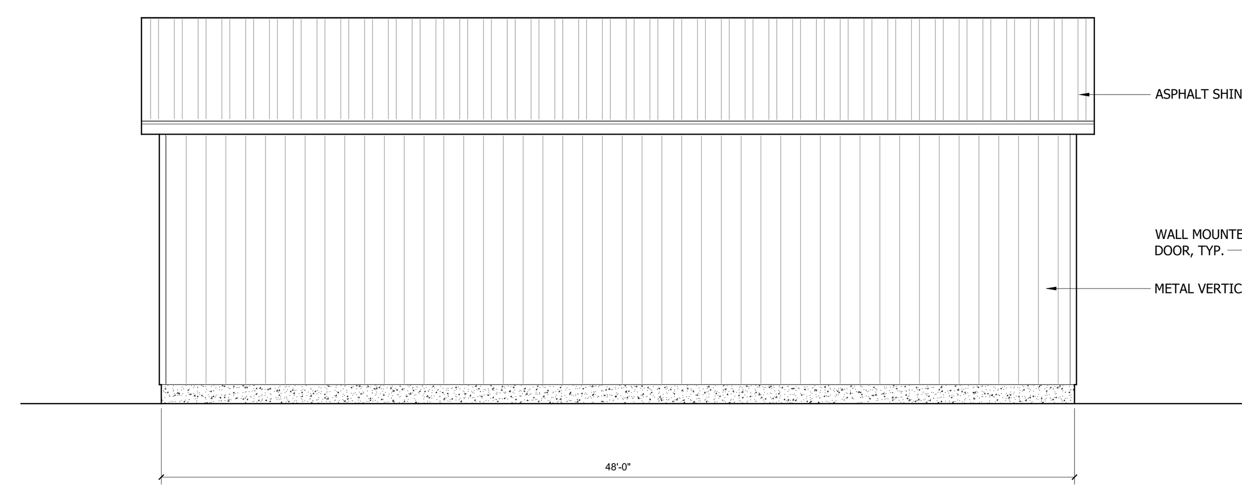
BHS SITE KEY PLAN
NOT TO SCALE



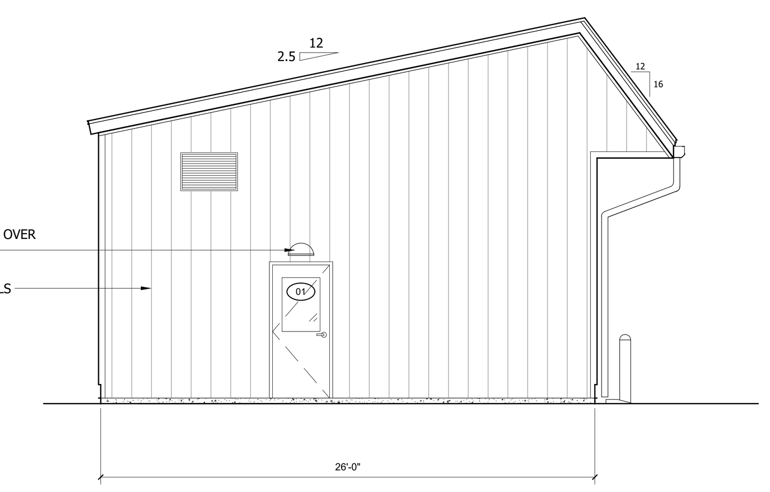
AUXILIARY GARAGE - SOUTH ELEVATION
$\frac{1}{8}$" = 1'-0"



AUXILIARY GARAGE - EAST ELEVATION
$\frac{1}{8}$" = 1'-0"



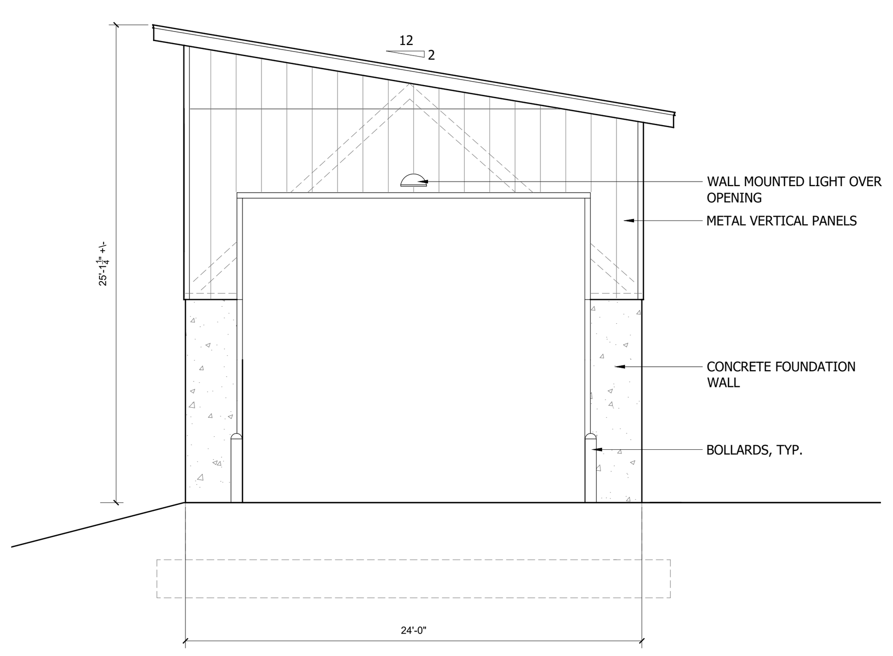
AUXILIARY GARAGE - NORTH ELEVATION
$\frac{1}{8}$" = 1'-0"



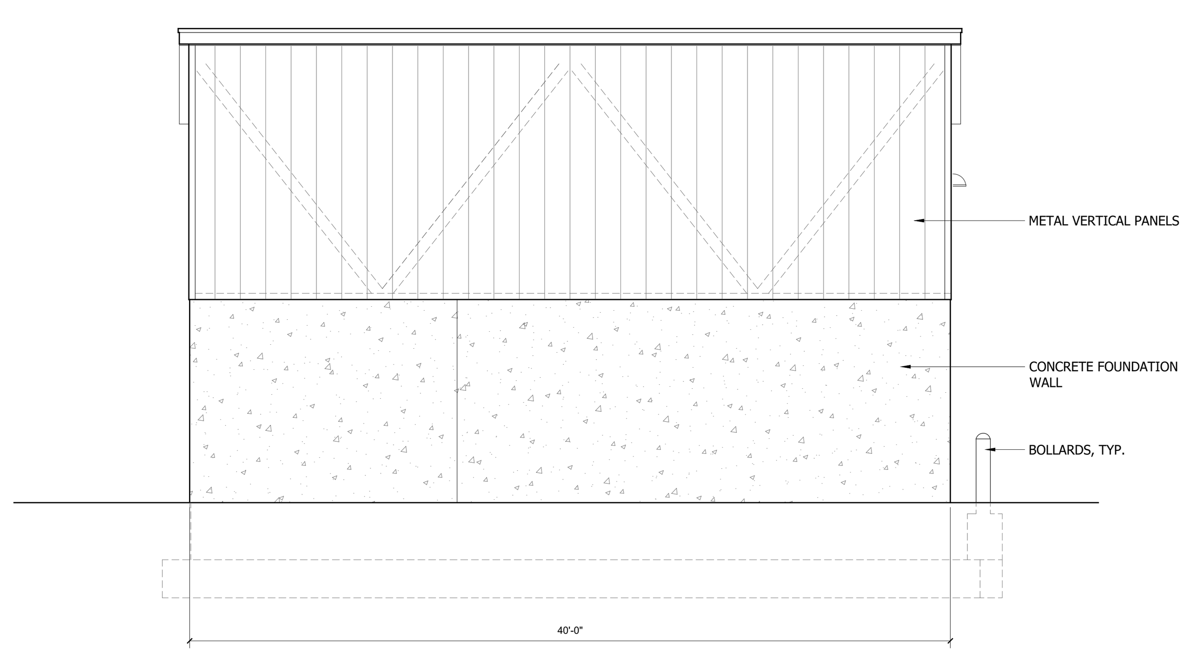
AUXILIARY GARAGE - WEST ELEVATION
$\frac{1}{8}$" = 1'-0"

PROPERTY SERVICES AUXILIARY GARAGE

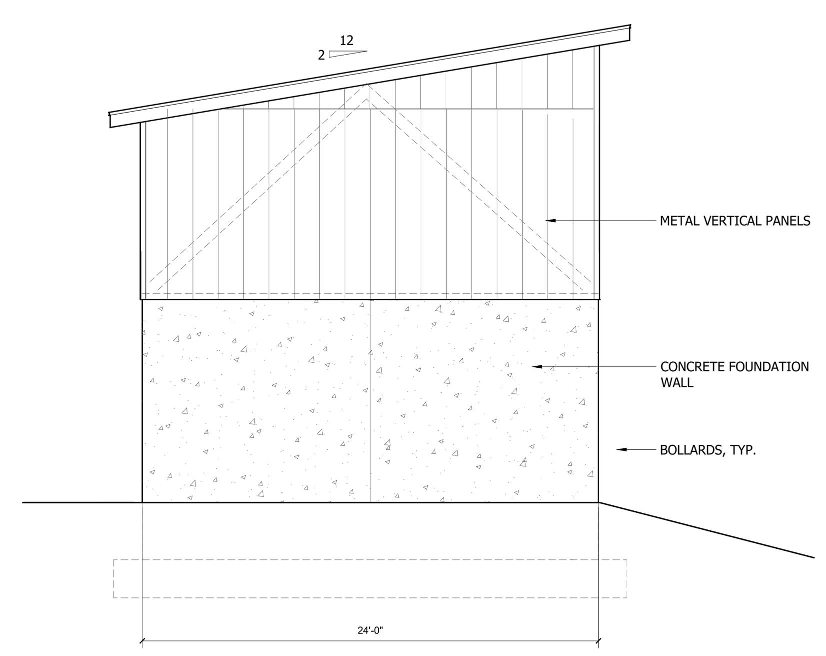
BUILDING AREA AND HEIGHT:
Square Footage: 1,248 square feet
Building Height: 20' -3 1/2"
Number of Stories: 1 story



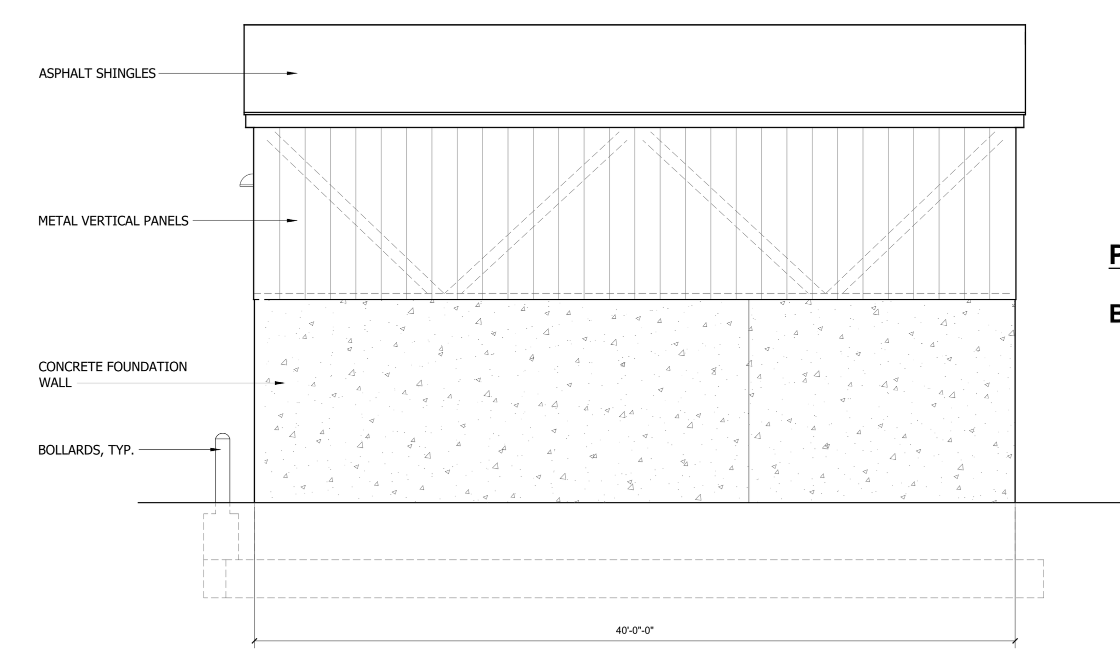
SALT SHED - WEST ELEVATION
$\frac{1}{8}$" = 1'-0"



SALT SHED - NORTH ELEVATION
$\frac{1}{8}$" = 1'-0"



SALT SHED - EAST ELEVATION
$\frac{1}{8}$" = 1'-0"



SALT SHED - SOUTH ELEVATION
$\frac{1}{8}$" = 1'-0"

PROPERTY SERVICES SALT SHED

BUILDING AREA AND HEIGHT:
Square Footage: 960 square feet
Building Height: 25' -1 1/4"
Number of Stories: 1 story

COLIN P. LINDBERG, A.I.A.
208 FLYNN AVENUE, SUITE 2B
BURLINGTON, VT 05401
802-864-4950

Sheet Name:
PROPERTY SERVICES
SALT SHED AND
AUXILIARY GARAGE

Project Owner:
BURLINGTON SUPERVISORY DISTRICT
150 COLCHESTER AVENUE, BURLINGTON, VERMONT

Project:
BURLINGTON HIGH SCHOOL
PROPERTY SERVICES GARAGE ADDITION
110 INSTITUTE ROAD, BURLINGTON, VERMONT 05408

Scale
AS NOTED

Date
APRIL 29, 2026

#	Date	Revision
1	6/4/26	PERMIT SET

PERMIT SET
06.01.2026

CIVIL ENGINEERING ASSOCIATES, INC.
10 Mansfield View Lane
South Burlington, VT 05403
Phone: 802-864-2323
Fax: 802-864-2271
E-Mail: dmarshall@cea-vt.com

June 26, 2026

Mr. Scott Gustin, AICP, CFM, Zoning Division Manager
City of Burlington Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401

Re: BHS-BTC Zoning Permit ZP-26-286
Natural Areas Zone Review Report
Proposed Auxiliary Garage and Salt Shed
110 Institute Road, Burlington, Vermont

Dear Mr. Gustin

1. Introduction

This report has been prepared in support of the proposed construction of two accessory structures serving Burlington High School and Burlington Technical Center: an auxiliary garage and a salt shed. The project area is located on the Burlington High School / Burlington Technical Center campus at 110 Institute Road, Burlington, Vermont.

A portion of the project area is located within the City of Burlington Natural Resource Protection Overlay District. This report addresses individually the review criteria set forth in Section 4.4.5(e), District Specific Regulations: Natural Areas Zone, Subsection 5, Criteria for Review, of the City of Burlington Comprehensive Development Ordinance.

The proposed work is limited to a previously developed portion of the campus that contains existing pavement surfaces, access infrastructure, utility infrastructure, exposed ledge/disturbed surfaces, and stormwater management facilities. The project has been designed to use the existing developed campus service area and to avoid expansion into undisturbed natural area features.

2. Purpose and Summary of Findings

This report is intended to provide the City of Burlington with a focused review of the proposed auxiliary garage and salt shed under the Natural Areas Zone criteria applicable to the Burlington High School / Burlington Technical Center campus. Although the project is located within the City's Natural Resource Protection Overlay District, the proposed improvements are confined to an existing developed campus service area characterized by pavement, maintained access, utilities, disturbed surfaces, and existing stormwater management facilities.

The project does not propose disturbance to an undisturbed wetland, stream, shoreline, mature forest, or intact natural community. The proposed work is limited in scale, with an identified disturbance area of approximately 0.09 acres, and has been designed to use existing access and remain within a defined construction envelope. The project also incorporates erosion prevention and sediment control measures, stabilization requirements, and operational containment of salt storage materials.

Based on these factors, the proposed project is not expected to result in more than de minimis adverse impacts to the significant Natural Area functions and values identified in Section 4.4.5(e)(5) of the City of Burlington Comprehensive Development Ordinance. The criterion-by-criterion discussion below is provided to document that conclusion and to support review by the City, the Development Review Board, and the Conservation Board.

3. Project Description

The project proposes construction of two accessory structures associated with campus property services operations:

1. A proposed salt shed; and
2. A proposed auxiliary garage.

The plan set depicts the proposed improvements in the northern service area of the BHS/BTC campus, adjacent to existing paved access and in proximity to existing stormwater management infrastructure, including an existing stormwater pond and drainage swales. The plans also identify the Natural Resource Protection Overlay in relation to the project area.

The proposed work includes limited grading, pavement reconstruction or re-establishment, utility connections, and stabilization of disturbed areas. The erosion prevention and sediment control plan identifies the area of disturbance as approximately 0.09 acres. Construction access is proposed to use the existing paved access road. The plans also require construction limits, silt fence downgradient of disturbed areas, stabilization of disturbed soils, erosion control matting where needed, and maintenance of sediment controls during construction.

4. Regulatory Standard

Under Section 4.4.5(e)(5), the Development Review Board, in consultation with the Conservation Board, considers the significant functions and values of the Natural Area, the project's impact on those functions and values, and the measures incorporated into the project to avoid and minimize impacts. Approval requires a demonstration that any adverse impact on the Natural Area or associated buffer is de minimis with respect to the significant functions and values identified in the ordinance.

The significant functions and values identified in the ordinance are addressed below.

5. Existing Conditions Relevant to Natural Area Review

The project area is not proposed within an undisturbed forested, wetland, shoreline, or riparian natural community. The proposed structures are located within an existing developed campus service area characterized by pavement, maintained access, existing utility and stormwater infrastructure, exposed ledge/disturbed surfaces, and prior site disturbance.

Existing natural-resource-related features in the vicinity include topographic slope, existing swales, an existing stormwater pond, and vegetated areas beyond the construction limits. The plans identify the existing stormwater pond and swale system upslope/down-gradient from the proposed work area, and the EPSC plan establishes a limited construction envelope intended to prevent disturbance from extending into adjacent naturalized areas.

The project therefore represents redevelopment or infill within an existing developed institutional campus area rather than new development extending into an undisturbed Natural Area.

6. Criteria for Review

A. Water Storage for Floodwater and Stormwater

The proposed project will not materially reduce floodwater or stormwater storage functions of the Natural Area. The structures are proposed within a developed campus service area and do not require filling of the existing stormwater pond or conversion of an undisturbed floodwater storage area.

The plans identify existing stormwater infrastructure, including an existing stormwater pond, swales, and overflow piping. The project is designed to augment the function of the existing stormwater management system by making the facility fully compliant with the State Stormwater Rules. Construction-phase controls are proposed to prevent sediment from entering the stormwater system or downstream receiving areas.

Because the project is limited in disturbance area, uses existing developed access, and does not eliminate or relocate the existing stormwater pond, any adverse impact to floodwater or stormwater storage functions is expected to be de minimis.

B. Erosion and Sedimentation Control Through Binding and Stabilizing Soil or Shoreline

The project will involve limited earth disturbance associated with construction of the two accessory structures, utility connections, pavement work, and site grading. The plan set identifies approximately 0.09 acres of disturbance. The site is not a shoreline stabilization project and does not involve disturbance of a shoreline.

The proposed EPSC measures include demarcated limits of disturbance, silt fence downgradient of disturbed areas, use of existing paved access, stabilization of disturbed soils, rolled erosion control matting for steep disturbed areas where required, and final stabilization with topsoil, seed, mulch, and/or matting. The plans also require that sediment control measures be installed before earth disturbance begins and that sediment be prevented from entering surface waters, stormwater infrastructure, or off-site areas.

With these controls in place, the project will not materially impair the Natural Area's erosion and sedimentation control function. The limited disturbance area and required stabilization measures support a finding that any adverse impact will be de minimis.

C. Surface Water and Groundwater Protection, Including Sediment and Toxicant Retention, Nutrient Retention and Transformation, and Groundwater Discharge and Recharge

The project has been sited in an existing developed area and does not propose direct disturbance to surface waters. The existing stormwater pond and swales are shown on the plans and will be augmented to make them fully compliant with the existing State Stormwater Rules.

Potential construction-phase impacts to surface water and groundwater are primarily associated with sediment migration, construction materials, and temporary exposed soils. These impacts are minimized through the EPSC plan, which requires perimeter controls, stabilization, construction access management, soil stockpile controls, and inspection and maintenance practices.

The proposed salt shed will improve operational control of winter maintenance materials by providing a dedicated covered structure for salt storage, thereby reducing exposure of salt materials to precipitation relative to uncovered or poorly controlled outdoor storage. To preserve this benefit, salt and deicing materials will be stored only within the proposed structure or other approved containment areas, and loading/unloading practices are designed to avoid spillage to adjacent drainage pathways.

Because the project does not propose a new direct discharge to surface water, does not disturb the stormwater pond, and incorporates construction-phase sediment and pollution prevention controls, any adverse impact to surface water and groundwater protection functions is expected to be minimal.

D. Fisheries Habitat

The proposed work area does not contain mapped or observed in-stream habitat and is located in an existing developed campus service area. The project does not propose work within a stream channel, lake, pond edge, or other aquatic habitat used directly by fisheries.

Indirect fisheries impacts could occur if sediment, salt, or other pollutants entered surface waters through the stormwater system. The project minimizes this potential through construction-phase EPSC controls and continued reliance on existing stormwater management infrastructure. With proper implementation of the EPSC plan and operational containment of salt materials, the project is not expected to adversely affect fisheries habitat.

E. Wildlife Habitat

The proposed structures are located within a disturbed portion of the school campus. The immediate work area consists primarily of pavement, maintained access, disturbed surfaces, and stormwater management infrastructure, rather than mature forest, shrubland, wetland, or other high-value wildlife habitat.

The plans require maintenance of trees outside construction limits and demarcation of the construction area. By keeping work within the existing developed service area and limiting disturbance to approximately 0.09 acres, the project avoids unnecessary encroachment into adjacent vegetated or naturalized areas that may provide wildlife habitat.

The project is not expected to fragment an intact habitat block, remove a significant area of native vegetation, or alter wildlife movement corridors.

F. Exemplary or Rare Natural Community Types, or Natural Community Types Important to the Natural Heritage of Burlington and Vermont

The attached Vermont Agency of Natural Resources RT&E and Significant Area Mapping identifies Significant Natural Community mapping in the broader vicinity of the Burlington High School / Burlington Technical Center property. The mapped Significant Natural Community layer is shown adjacent to and overlapping portions of the larger campus/property area, particularly in the more naturalized areas west and northwest of the developed school campus.

The proposed salt shed and auxiliary garage are not sited within an undisturbed natural community. Rather, the proposed structures are located within an area previously developed with pavement surfaces and stormwater management facilities. The project therefore avoids expansion into the mapped naturalized areas that are most likely to correspond with the Significant Natural Community mapping.

Because the proposed work is confined to an already developed and disturbed institutional service area, and because no clearing, filling, or conversion of an undisturbed Significant Natural Community is proposed, the project is not expected to adversely affect exemplary or rare natural community types, or natural community types that make an important contribution to the natural heritage of Burlington or Vermont.

G. Habitat for Rare, Threatened, and Endangered Species

The attached Vermont Agency of Natural Resources RT&E and Significant Area Mapping identifies Rare, Threatened, and Endangered species mapping in the broader vicinity of the BHS/BTC property. There are no mapped resources within the proposed project location.

Based on the attached mapping and the developed condition of the proposed work area, the project is not expected to adversely affect habitat for rare, threatened, or endangered species. With the proposed siting and avoidance/minimization measures, any adverse impact to rare, threatened, or endangered species habitat is expected to be de minimis.

H. Education and Research in Natural Sciences

The BHS/BTC campus and nearby naturalized areas have educational value for natural science study. The proposed project does not remove or alter a natural interpretive area, trail-based learning area, wetland, stream, or other natural feature used for education or research.

Existing recreational or educational access routes should be maintained or temporarily managed during construction as needed for safety.

The project is not expected to adversely affect education or research functions associated with natural sciences. Any adverse impact is expected to be de minimis.

I. Recreational and Economic Benefits

The plans show existing trails and campus access features in the vicinity of the proposed work. The proposed accessory structures are intended to support school property services operations, which provide an institutional and economic benefit by improving campus maintenance, storage, and operational efficiency.

The project does not eliminate a recreational facility or materially impair public or campus recreational use of adjacent natural areas. Construction-phase limitations, if any, will be temporary and should be managed through construction fencing, signage, and safe access controls.

J. Open Space and Aesthetics

The proposed structures will introduce new built form within the campus service area; however, they are located in an area already characterized by institutional development, pavement, utilities, and service infrastructure. The project does not convert an undisturbed open space area to a new developed use.

Because the project is clustered with existing campus infrastructure and avoids unnecessary expansion into naturalized areas, the effect on open space values is limited. The proposed stabilization of disturbed areas, restoration of grass where pavement is removed, and maintenance of vegetation outside construction limits will further reduce visual and open-space impacts.

The project is therefore expected to have, at most, a minimal impact on open space and aesthetics.

7. Avoidance and Minimization Measures

The following measures have been incorporated into the project to avoid and minimize impacts to Natural Area functions and values:

1. Siting of the proposed structures within a previously developed campus service area rather than within an undisturbed Natural Area.
2. Use of existing paved access for construction access and campus operations.
3. Limitation of the construction disturbance area to approximately 0.09 acres.
4. Demarcation of construction limits to prevent unauthorized disturbance.
5. Installation of silt fence and other perimeter controls downgradient of disturbed areas.
6. Protection of existing trees and vegetation outside the construction limits.
7. Stabilization of disturbed soils with topsoil, seed, mulch, and erosion control matting where required.
8. Maintenance of existing stormwater management infrastructure, including the stormwater pond and swales.
9. Implementation of EPSC requirements to prevent sediment from entering surface waters, stormwater infrastructure, or off-site areas.
10. Containment of salt storage within a dedicated structure to minimize exposure to precipitation and reduce the potential for pollutant transport.

This completes our report regarding the proposed accessory structure construction and its relation to the mapped Natural Resources Protection Area. If you should have any questions, please fee free to contact me at (802) 864-2323 x310 or dmarshall@cea-vt.com.

Respectfully,

David S. Marshall, P.E.
Principal Engineer

Enclosures:

- VT ANR RTE & Significant Area mapping
  - Preconstruction Background
  - Construction Phase Background

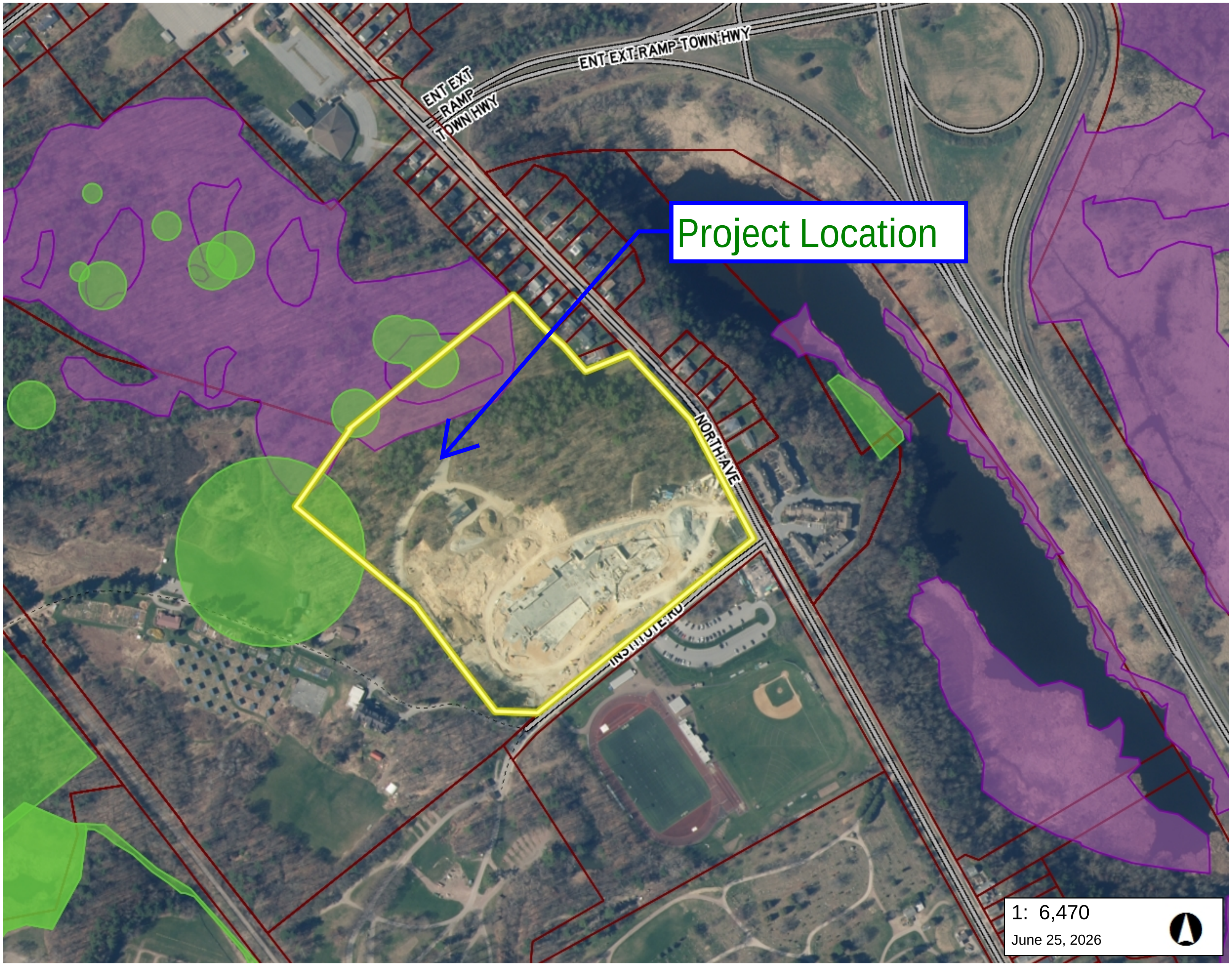
Cc: (digitally with enclosures) M. Spaulding, R. Burnett

P:\AutoCADD Projects\2023\23102.02-BHS Wood Plant Add\3-Permitting\1-Local Applications\4-Site Plan\Aux & Salt Shed Bldgs\NRP Report.docx

RT&E and Significant Area Mapping

Vermont Agency of Natural Resources

vermont.gov



1: 6,470

June 25, 2026

LEGEND

Rare Threatened and Endange

- RTE Animal
- RTE Plant

Significant Natural Communitie

Parcels (standardized)

Roads

- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads

Town Boundary

1,078.0 0 539.00 1,078.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 539 Ft. 1cm = 65 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

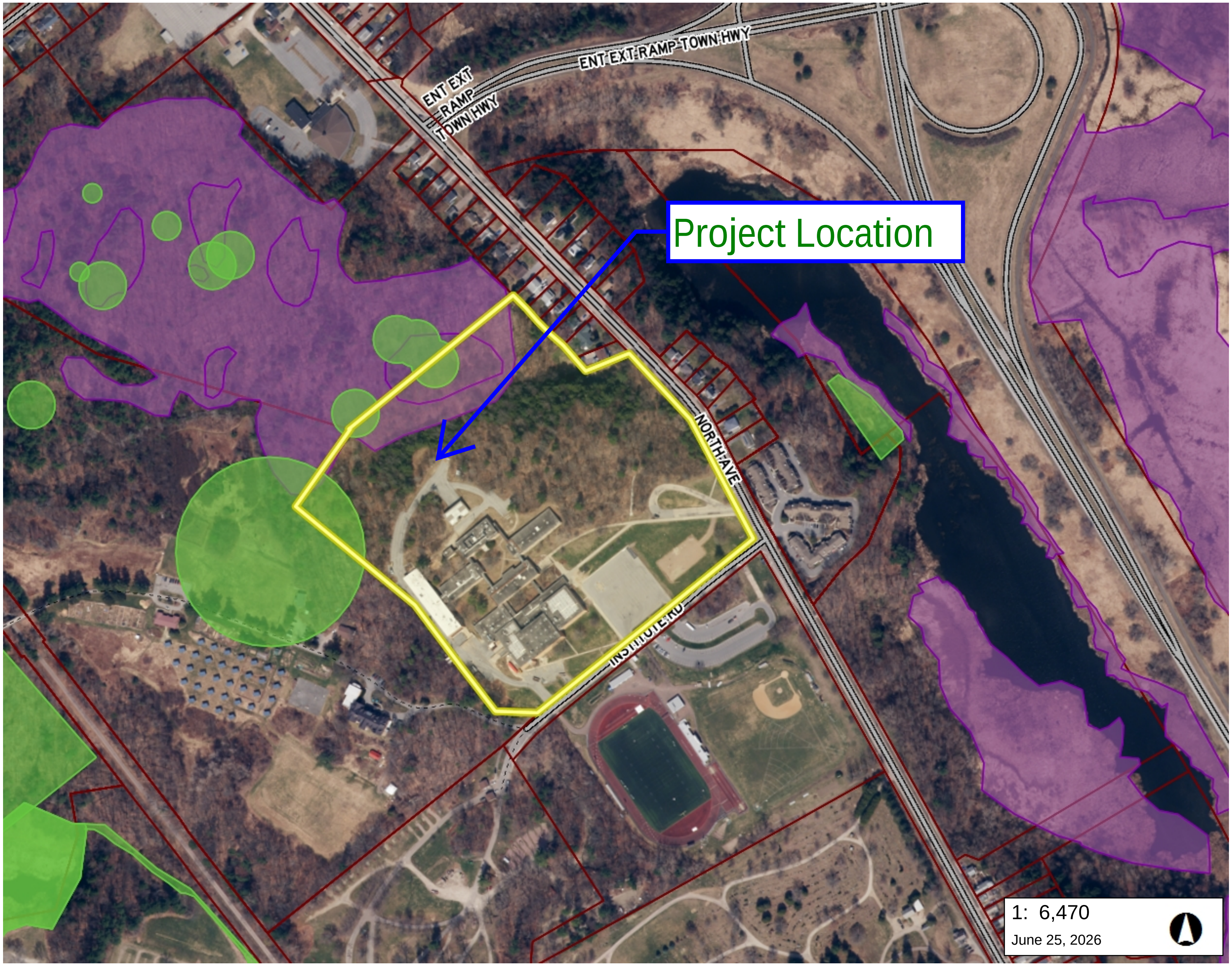
NOTES

Map created using ANR's Natural Resources Atlas

RT&E and Significant Area Mapping

Vermont Agency of Natural Resources

vermont.gov



LEGEND

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NOTES

Map created using ANR's Natural Resources Atlas

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)

MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: July 7, 2026
RE: 371 Main Street; ZP 26- 192

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-26-192
Zone: Institutional **Ward**: 8
Applicant/ Owner: Frances Smyth for Kappa Alpha Theta / Champlain College Incorporated
Request: Change of use from dormitory to sorority; installation of two signs.

Background:

- **Zoning Permit ZP-023-58**; Construct addition on side for new ADA ramp. Add exterior condenser units and vents for new HVAC system. March 2023.
- **Zoning Permit 23-34**; Expand occupancy of existing residence hall from 30 beds to 36 beds. March 2023.
- **Zoning Permit 14-105**; Temporary use (April 15, 2014 to August 15, 2015) of rear yard area for construction associated with new technical center for Champlain College. March 2014.
- **Zoning Permit 12-420**; replace all windows on first and second floors. June 2012.

- **Zoning Permit 12-304 / 12-1045CU**; change of use from 30 bed fraternity to 30 bed dormitory. June 2012.

Overview: A local sorority has an opportunity to secure a five-year lease at 371 Main Street from Champlain College; previously a fraternity prior to the change-of-use to dormitory in 2012. Champlain College will continue to retain ownership.

Recommended motion: Consent Conditional Use approval, per the following Findings and Conditions:

I. Findings

<u>Article 3: Applications, Permits and Project Reviews</u>

Sec. 3.5.6 Review Criteria

(a)Conditional Use Review Standards:

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

1. *Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area;*

The proposed use as a fraternity/sorority will serve a similar population with a fewer number of occupants (22 proposed; 36 bed approval). No additional demand on public utilities, facilities or services are anticipated. **Affirmative finding**.

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;*

The parcel is within the Institutional Zoning District, intended to "support continued growth and flexibility of the city's major educational and health care institutions within their respective institutional missions." **Affirmative finding.**

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

The return to fraternity/sorority use demands a response relative to property management of this student residential facility, including assurance of supervision, response, and remediation should any nuisance activities occur. Odor, dust, heat and vibration are not anticipated impacts of the change of use.

Kappa Delta will have a house director living onsite. There is a local Chapter Advisory Board member living locally that will partner in any supervisory or conduct concern. **Affirmative finding as conditioned**.

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on*

pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies;

The property remains centrally located, existing access available from Main Street and within a developed street network that includes pedestrian and bicycle paths.

There is an earlier approval for 36 beds, while this use proposes fewer residents (22). No additional demand is anticipated for parking. As an institution, Champlain College managed student parking differently; this use can stand alone with a previously approved site plan defining 30 parking spaces.

This property is no longer required to report parking management as part of the Joint Institutional Parking Management Plan, as it is unrelated to the partner organizations.

Within the Mixed Use Multi Modal Parking District, it is anticipated that fewer demands on vehicular use will arise due to the close proximity to downtown, the university, and available public transit. See Article 8 for maximum parking allowances.

No change is proposed to the existing parking lot. As an existing and defined parking area, it may be retained for purposes of resident parking. **Affirmative finding as conditioned.**

and,

5. *The utilization of renewable energy resources;*

The requested change-of-use will not preclude the inclusion of any renewable energy resources. **Affirmative finding**

and,

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances.*

No additional demand for water resources is triggered, nor any additional transportation impacts and therefore no Impact Fees are assessed for the change-of-use. It is the applicant's obligation to secure any additional permits (from state or federal offices) as may be appropriate. **Affirmative finding as conditioned.**

(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.*

As no parking or exterior changes are proposed, no mitigation measures are warranted. **Affirmative finding.**

2. *Time limits for construction.*

No exterior alterations are proposed. Interior work, if proposed, will be subject to trades permits. **Affirmative finding as conditioned.**

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

No exterior construction is proposed. Hours of operation are not applicable to residential uses. **Not applicable**.

4. *That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions;*

Any request to expand the use will require review under the regulations in effect at the time of application. **Affirmative finding as conditioned.**

and,

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.*

This remains at the discretion of the Development Review Board.

Article 4: Maps and Districts
Sec. 4.4.4 Institutional District
(c) Permitted and Conditional Uses:
The principal land uses that may be permitted, or conditionally permitted pursuant to the requirements of Article 3, within the Institutional district shall be as defined in Appendix A – Use Table and as modified by provisions of the Institutional Core Campus Overlays in Sec. 4.5.2 where applicable.

Section 4.5.2 Institutional Core Campus Overlays
(b) Areas Covered
5. Champlain College (ICC_CC) allows for an increased development scale and intensity than would typically be found in the adjoining and underlying districts to support the long-term development of this small educational institution. Similar to the ICC-UVM, 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 both institution's core education values and the character of this historic residential neighborhood in both design and quality.
Per Appendix A of the Comprehensive Development Ordinance, Fraternity/Sorority use is a Conditional use in the Institutional zone. 371 Main Street has functioned as a fraternity residential use prior to 2012 when the use was changed to a dormitory.
See Article 3, Section 3.5.2, above for Conditional Use review standards.
No development is included within this application.
Affirmative finding.

Article 7: Signs
The application proposes a new wall sign which meets the dimensional and installation standards of Section 7.2.13. Additionally, a replacement sign is proposed for the existing support post. It, too, is compliant with Section 7.2.7, Freestanding Yard Sign. **Affirmative finding.**

Article 8: Parking

Section 8.1.4 Existing Structures

Any structure or land use lawfully in existence prior to the adoption of this ordinance shall not be subject to the requirements of this Article as long as the kind or extent of use is not changed, and provided further that any parking facilities now serving such structures shall not in the future be altered.

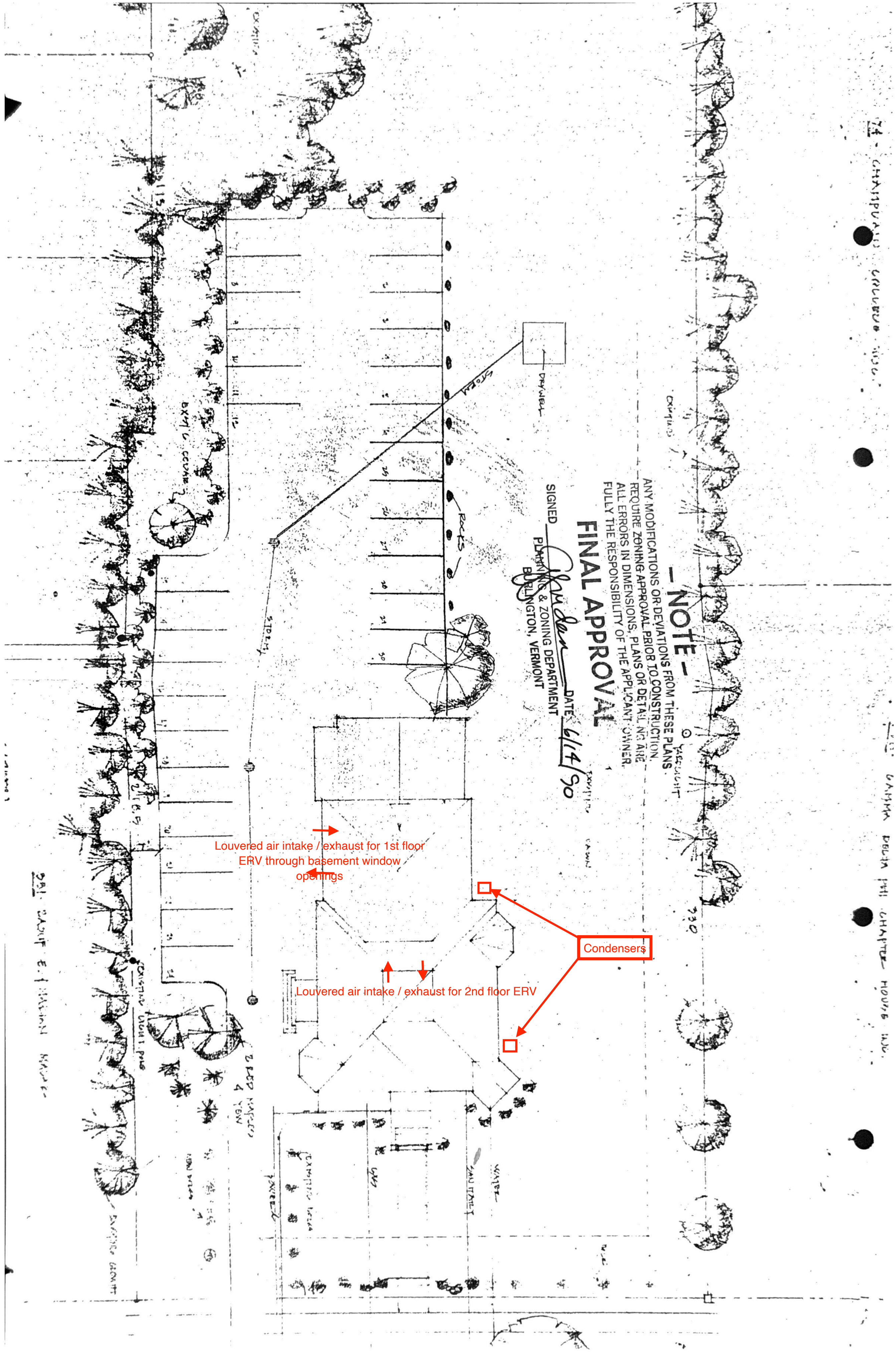
Both the existing use (dormitory) and the proposed use (fraternity/sorority) will serve a student population (kind) with a lesser number of beds (extent). The existing parking area may be recognized as an existing condition sufficient to serve the residents.

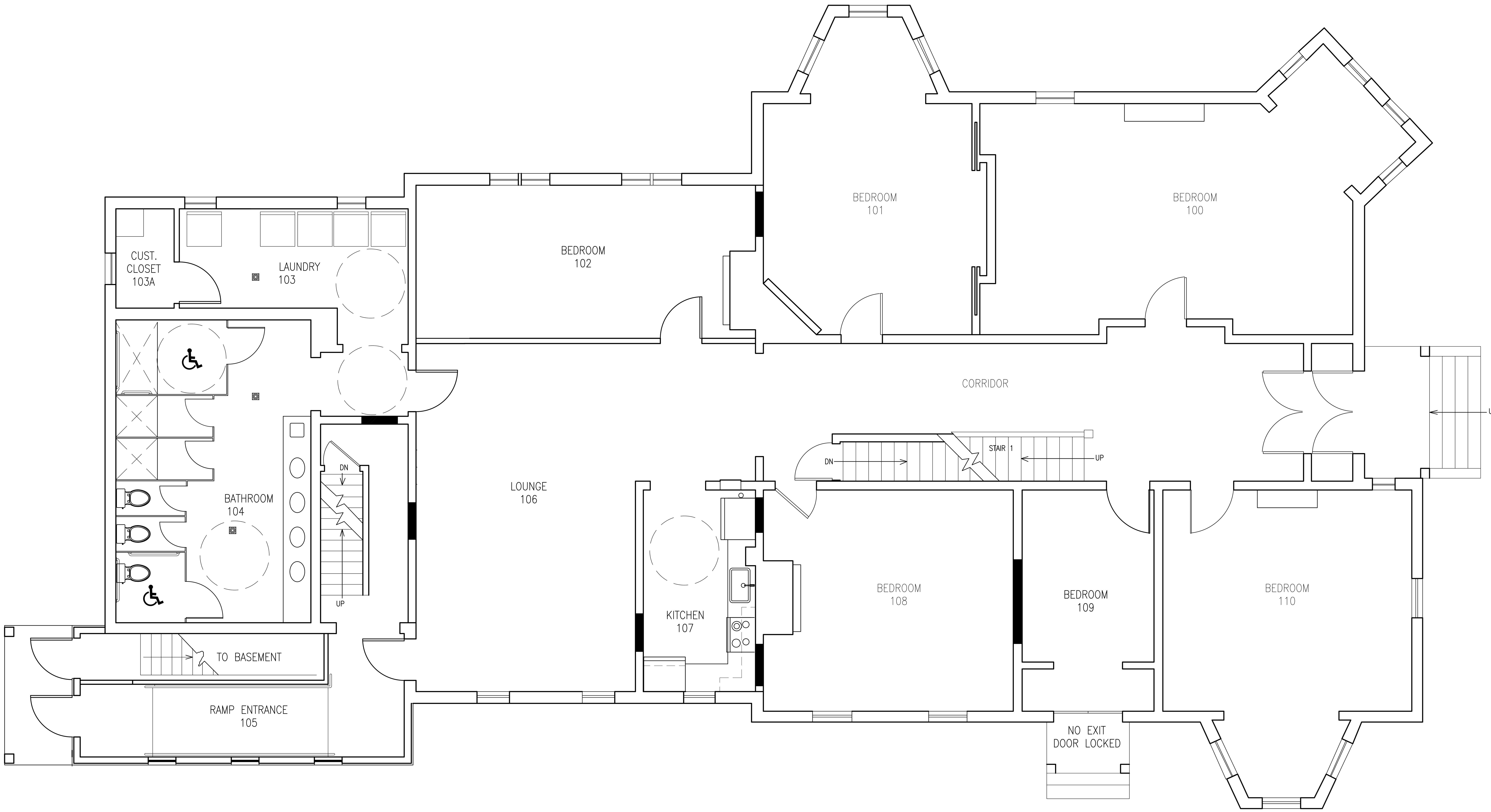
In the Multi Modal Mixed Use parking district, the maximum parking limitation (Table 8.1.9-1) is the same for dormitory and fraternity (1 parking space maximum for every 2 beds.) As the occupancy level is not proposed to change, the parking count and limitation remains equivalent for both uses. **Affirmative finding.**

II. Conditions of Approval

1. Facility oversight and parking management will be formalized by the fraternal organization to the satisfaction of the Development Review Board, and upon acceptance, remain Conditions of Approval. Contact information for the Chapter Advisory Board member who will assist in supervision will be provided to Burlington's Housing Division, and kept up-to-date.
2. Signage is included within this application.
3. Any change or expansion of the Conditional use will require separate review and approval by the Development Review Board under regulations in effect at the time of application.
4. Standard Permit Conditions 1-15.

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


Louvered air intake / exhaust for 1st floor
ERV through basement window
openings
Condensers
Louvered air intake / exhaust for 2nd floor ERV
— NOTE —
ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT-OWNER.
FINAL APPROVAL
SIGNED
DATE 6/14/90
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT



1 FIRST FLOOR PLAN

1/4" = 1'-0"

NOTE: ROOM NUMBERS HAVE BEEN UPDATED IN THIS PROJECT.

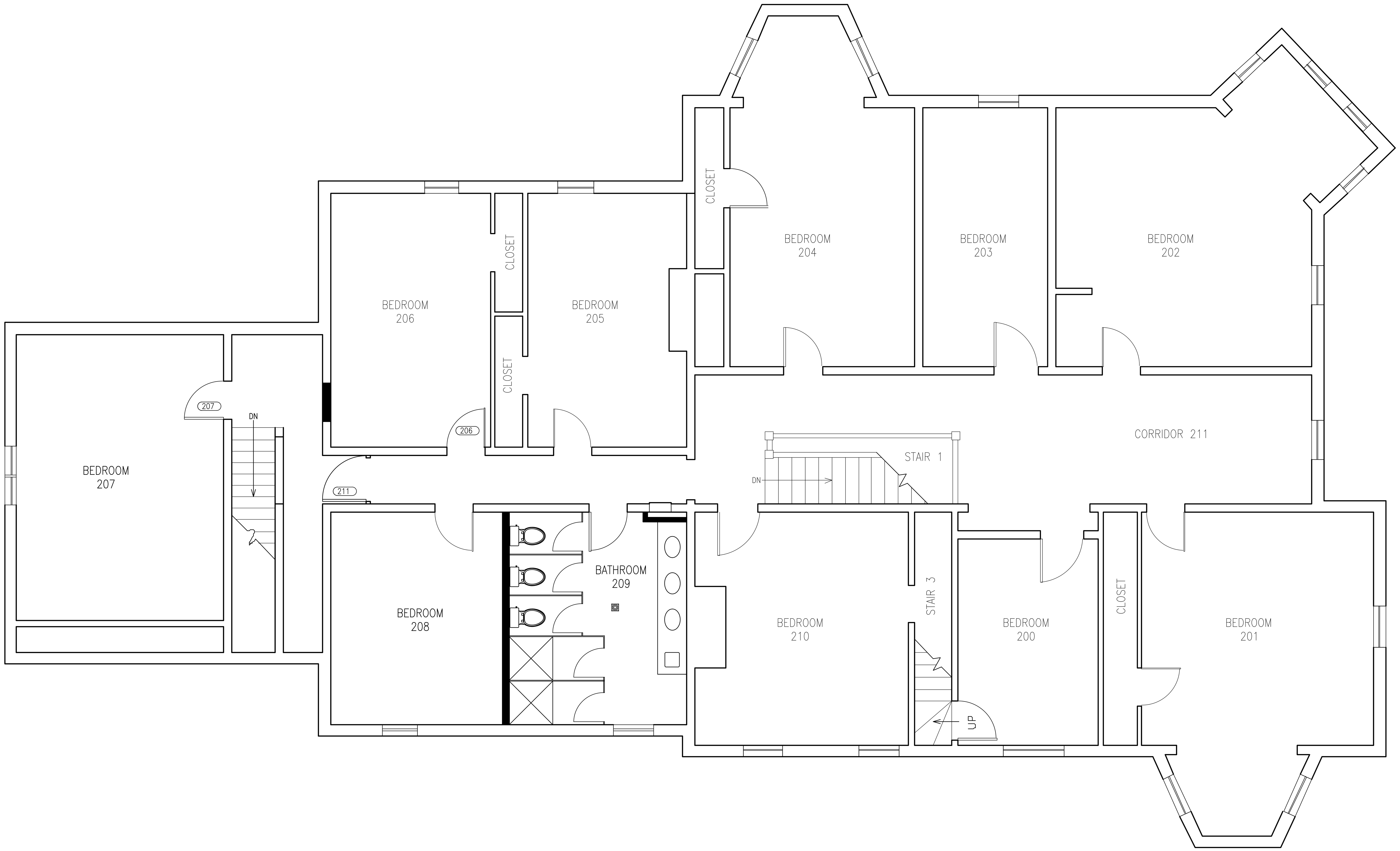
Floor plan for room numbering purposes only.
Bathroom Layout not accurate

371 Main St
Champlain College - Burlington, VT

FIRST FLOOR PLAN

DATE
01/26/24

SHEET NUMBER
A1.1



1 SECOND FLOOR PLAN
1/4" = 1'-0"

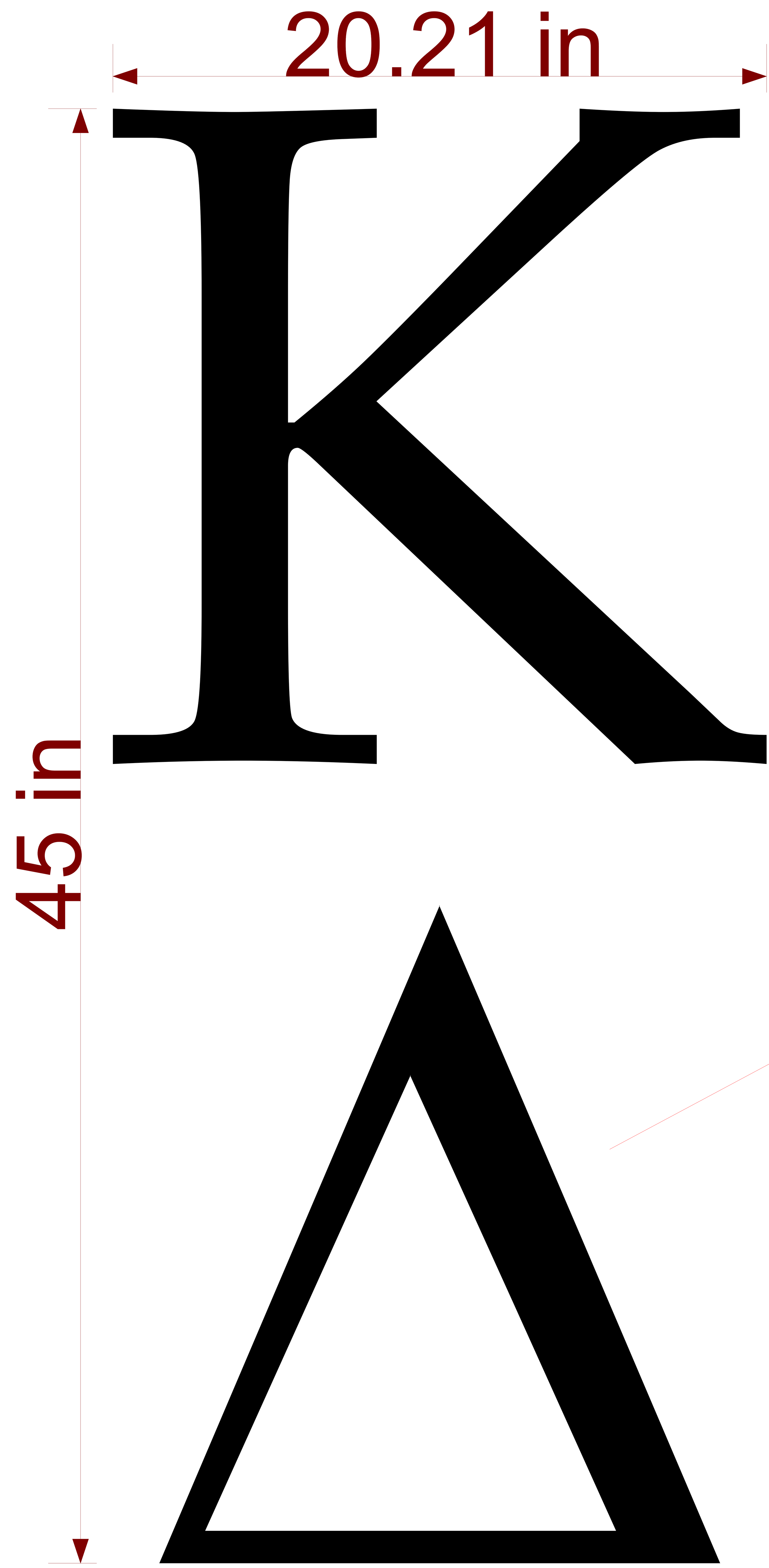
371 Main St
Champlain College - Burlington, VT

SECOND FLOOR PLAN

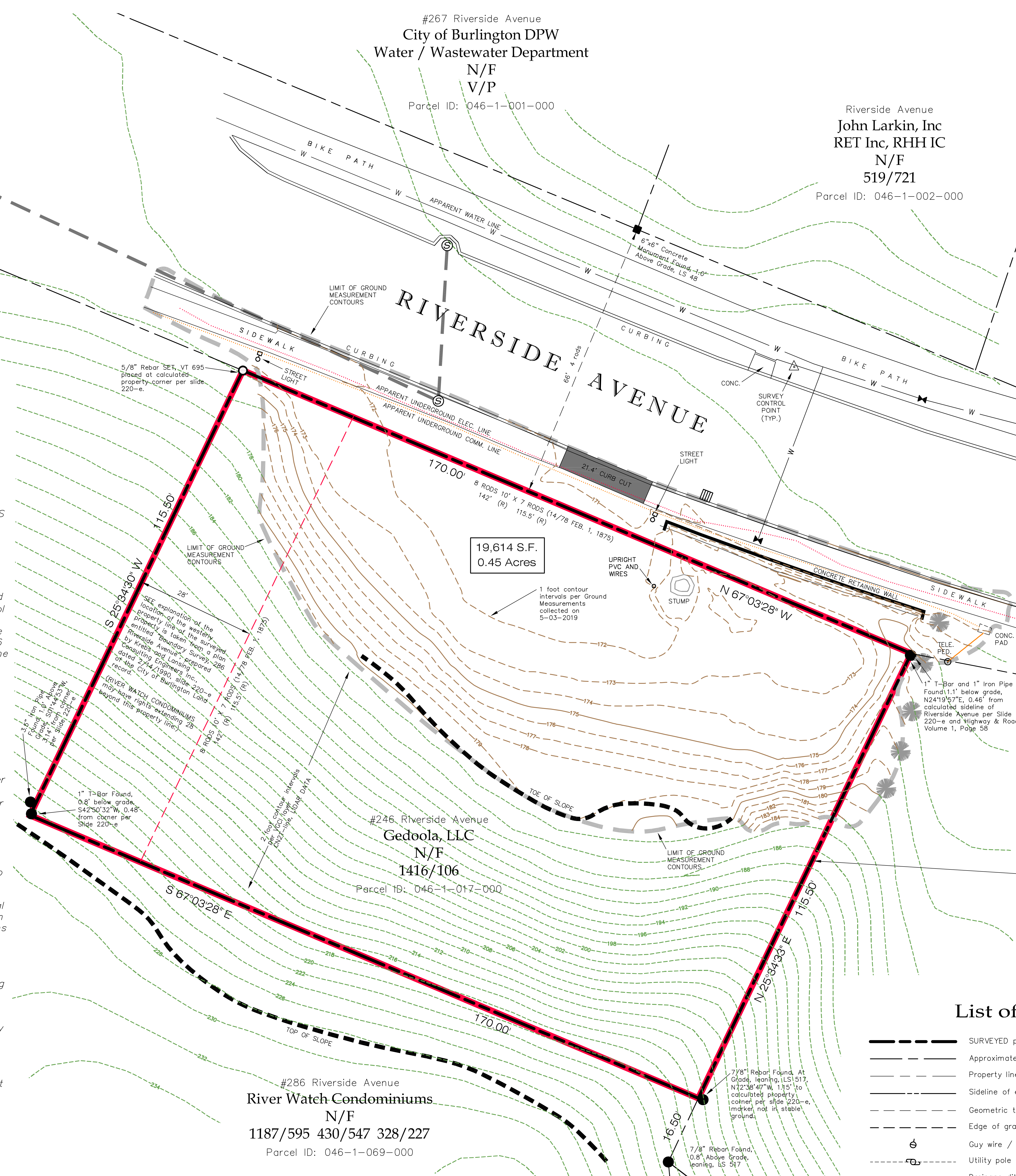
DATE
01/26/24

SHEET NUMBER
A1.2

Hanging Sign
for
Freestanding
Sign



Letters
for
Building
facade



SURVEY NOTES:

1. This Boundary Survey has been compiled from field surveys and record evidence including the following recorded plats:
A. "Final Plat, 286 Riverside Avenue", prepared by Krebs and Lansing Consulting Engineers, Inc., dated 2/14/1990, recorded as slide 220-e of the Burlington Land Records.
B. "Boundary Survey, 286 Riverside Avenue", prepared by Krebs and Lansing Consulting Engineers, Inc., dated 2/14/1990, recorded as slide 220-e of the Burlington Land Records.
C. VARIOUS DEEDS AND PLANS OF BILL ROWLEY BURLINGTON LAND SURVEYORS RECORDS STORED IN THE BURLINGTON PUBLIC WORKS DEPARTMENT FILES.
2. North orientation is based on survey grade STATIC GPS observations made on 05/03/2019. The resultant horizontal datum is NAD 83. This realization is called NAD 83(2011) epoch 2010.0. Geoid model (Geoid12a). The resulting orthometric height is NAVD 88 (geoid12a).
3. Survey methods employed meet or exceed the minimum precision requirements for suburban surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 1/7/2013. A random traverse control loop was established using a Trimble S6 Robotic Total Station in conjunction with a Trimble Data Collector. The ground measurements were adjusted using the Least Square Adjustment Method. A random traverse control loop was established using a Trimble S6 Robotic Total Station in conjunction with a Trimble R8 Dual Frequency GPS Receiver. The ground measurements were adjusted using the Least Square Adjustment Method.
4. The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination, or methods of measurement.
5. The premises shown and described hereon maybe subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of structures that are readily apparent from a casual above ground view are delineated hereon.
6. The public right-of-way of Riverside Avenue (Route 7) formerly Winooski Street 4 rods, (66 feet) per Highway and Road Volume 1, page 58.
7. The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
8. Iron pin boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40" long, crowned with a surveyor's cap stamped "VT 695".
9. The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the conveyances and in harmony with existing physical boundary evidence. Where conflicts between physical boundary evidence and written record evidence are substantial, deeds and/or documents should be executed to eliminate any color of title or conflict. No bounds shown herein are determined via the legal theory of Adverse Possession. This is a determination to be made by a court entrusted with authority to do so. Evidence, which could be determined to be potential adverse possession and or indicate a prescriptive right, if reasonably apparent, is shown herein. To that extent, these plats of surveys may be subject to any unidentified claims or rights. Assumptions for correctness and accuracy are indicated on this plat of survey.
10. Proper written instruments must be legally executed to validate the location of the westerly property line of the surveyed property.
11. Acceptance of this survey plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions, or breaches of contract to an amount not to exceed the fee charged.
12. Only deeds, plats, and plans of public record, which are properly indexed in the City of Burlington Land Records and Burlington Department of Public Works records have been reviewed, examined and utilized for the purpose of this survey.
13. The certifications herein are not transferable.
14. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

ADDITIONAL NOTES:

A. This survey is certified to Ged00la, LLC for the singular purpose of Surveying the property boundary and mapping an existing conditions plan. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the said stated purpose.
B. The certifications herein are not transferable.
C. Acceptance of this survey plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions, or breaches of contract to an amount not to exceed the fee charged.
D. Only deeds, plats, and plans of public record, which are properly indexed in the City of Burlington Land Records have been reviewed, examined and utilized for the purpose of this survey.
E. All archival information of the surveyor's survey maps, records, files, and data used or generated in the course of preparing a survey shall remain the property of the surveyor or his successors or assigns.
F. "The alteration of boundary survey maps by anyone other than the original preparer is misleading, confusing, and not in the general welfare and benefit of the public. This survey map and/or survey plan shall not be altered or added to by any person(s) in any way without authorization by Button Professional Land Surveyors, PC. Unauthorized alterations and/or modifications to this plan shall invalidate any and all certifications made hereon by Button Professional Land Surveyors, PC and shall cause this plan, in it's entirety, to be null and void.
G. This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.

-20 0 10 20 40 80

GRAPHIC SCALE

1 inch = 20 feet

City of Burlington, Vermont
Received for Record

______________ A.D. ________

at ________ o'clock ________ minutes ____M

and recorded in ______________________

attest: ______________________
Clerk

NOT FOR RECORDING

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parol and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27,Chapter 17,Section 1403, (A) through (E), to the best of my knowledge and belief.

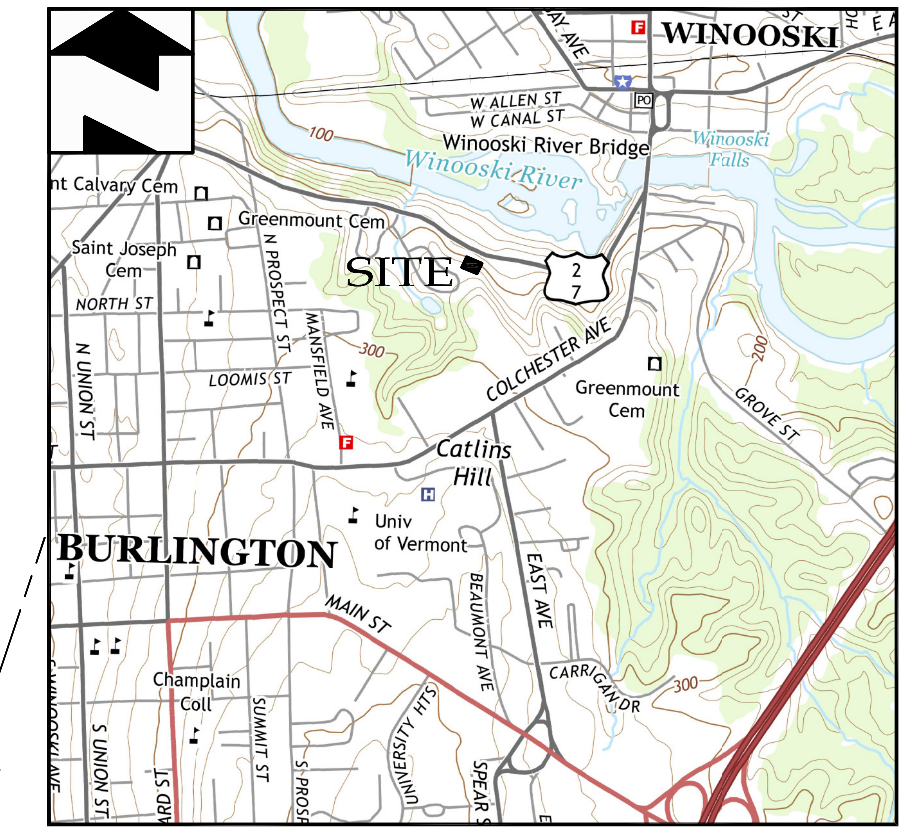
DRAFT

Leonard H. Amblo 5/17/2019

Leonard H. Amblo, L.S. VT #695, Dated

STATE OF VERMONT
LEONARD H. AMBLO No. 695
LICENSED LAND SURVEYOR

Location Plan



Scale: 1" = 2000 feet ±

List of Symbols & Abbreviations

- SURVEYED property line (Certified)
- Approximate property line (NOT certified)
- Property line from deeds or plans of record
- Sideline of existing easement
- Geometric tie line (not a boundary)
- Edge of gravel
- Guy wire / pole
- Utility pole with overhead wires
- Drainage ditch
- Tree line
- Hydrant
- Water valve
- Sanitary sewer manhole / pump station
- Iron pipe / rebar found (see plan)
- Nail found (see plan)
- Concrete monument found (see plan)
- 5/8" Rebar with aluminum cap "VT LS 695" set 10/28/15
- Survey control points
- Deciduous tree
- Coniferous tree
- N36°24'36"E 157.49' Dimension determined by this survey

DATE -	REVISION -		BY -
Date of SURVEY N/A	☐ RECORD DRAWING ■ FINAL ☐ PRELIMINARY ☐ SKETCH/CONCEPT	BOUNDARY SURVEY & Existing Conditions Plan	Date of Plat 4/26/2019
SURVEYORS N/A	Button Professional Land Surveyors, PC	GEDOOLA, LLC	JOB# BURL0198
DRAWN LHA	20 Kimball Ave. Suite 102 South Burlington VT 05403 802-863-1812	Volume 1416, Page 106	FILE BURL0198_GEDOOLA_246 RIVERSIDE AVE PRELIMINARY BOUNDARY INVESTIGATION.dwg
CHECKED Closure N/A	1 Lake Street St. Albans, VT 05478 524-8555 1-800-570-0685 www.bapls.com	246 Riverside Avenue, Burlington, VT	
SCALE 1"=20'	© This Material is Copyrighted		PLAN SHEET # 1 of 1


4/17/26, 2:01 PM
197° S
246 Riverside Ave
Burlington VT 05401
S
W
E
N


4/17/26, 2:00 PM
262° W
236 Riverside Ave
Burlington VT 05401
W
S
N
E


4/17/26, 2:01 PM
197° S
246 Riverside Ave
Burlington VT 05401
S
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4/17/26, 2:01 PM
240° SW
246 Riverside Ave
Burlington VT 05401


4/17/26, 2:01 PM
254° W
246 Riverside Ave
Burlington VT 05401


4/17/26, 2:01 PM
215° SW
246 Riverside Ave
Burlington VT 05401


4/17/26, 2:01 PM
221° SW
246 Riverside Ave
Burlington VT 05401
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4/17/26, 2:01 PM
202° S
246 Riverside Ave
Burlington VT 05401
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E
N


4/17/26, 2:00 PM
293° NW
236 Riverside Ave
Burlington VT 05401
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S
W

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

TO: Development Review Board
FROM: Kirk Dressing
DATE: July 7, 2026
RE: ZP-26-231; 246 Riverside 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: NAC-Riverside Ward: 1

Owner/Applicant: GEDOOLA, LLC/Eric Jacobs

Request: After-the-fact tree clearing.

Applicable Regulations:
Article 4 (Maps & Districts), Article 5 (Citywide General Regulations)

Background Information:
The applicant is seeking approval for the clear cutting of trees from a vacant undeveloped parcel. A warning letter was sent on May 1, 2026. A zoning permit application was submitted and deemed complete June 10, 2026.

Previous zoning actions for this property are noted below.

- ZP-17-656 (09/22/2017) – Approval to replace cinder block foundation with poured concrete; same dimension, same building height.
- ZP-18-711 (09/28/2018) – Approval to demolish existing residential structure and convert to green space.

Recommendation: **Denial** as per the following findings:

I. Findings

Article 4: Maps & Districts
Sec. 4.4.2, Neighborhood Mixed Use Districts:
(a) Purpose
(3) NAC-R
This district is intended to allow commercial development in areas already predominantly built along this important travel corridor while encouraging emerging mixed-use development. Additionally, development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, and businesses. The clearcutting of the bank without any associated development is not aesthetically pleasing **(Adverse finding)**

(b) Dimensional Standards and Density
(Not Applicable)

(c) Permitted & Conditional Uses
(Not Applicable)

(d) District Specific Regulations
1. Ground Floor Residential Uses Restricted
(Not applicable)

2. Exceptions to Maximum Lot Coverage in NAC District
(Not applicable)

3. Development Bonuses/Additional Allowances
(Not applicable)

Article 5: Citywide General Regulations
Sec. 5.5.4, Tree Removal
(a) Review criteria for zoning permit requests for tree removal
(1) Grounds for approval

Tree removal involving six (6) or more trees, each of ten (10) inches or greater in caliper or the removal of ten (10) or more trees, each of which is three (3) inches or greater in caliper during any consecutive twelve (12) month period may be permitted for any of the following reasons:

A. Removal of dead, diseased, or infested trees;
The applicant's narrative indicates that much of the clearing was to remove dead trees and those covered in vines, however more detail needs to be provided. The number of dead trees removed versus live trees, as well as the total number of trees 3" caliper or greater that were removed is needed. **(No finding possible)**

B. Thinning of trees for the health of remaining trees according to recognized accepted forestry practices;
Not applicable.

C. Removal of trees that are a danger to life or property; or,
Not applicable.

D. As part of a development with an approved zoning permit.
Not applicable

(2) Grounds for denial

Tree removal involving six (6) or more trees, each of ten (10) inches or greater in caliper or the removal of ten (10) or more trees, each of which is three (3) inches or greater in caliper during any consecutive twelve (12) month period may be denied if existing healthy trees are known to be:

A. Providing a significant privacy or aesthetic buffer or barrier between properties;

Not Applicable.

B. Providing stabilization on slopes vulnerable to erosion;
Per comments from the Department of Public Works a slope protection plan needs to be provided and one has not been. **(Affirmative finding)**

C. Located within a riparian or littoral buffer;
Not applicable.

D. Provide unique wildlife habitat;
Not applicable.

E. A rare northern Vermont tree species as listed by the Vermont Natural Heritage Program;
No details have been provided as to the species or number of trees cleared. Such information is needed to assess the application under this criterion. **(No finding possible)**
or,

F. A significant element or, or significantly enhances, an historic site.
Not applicable.

Dear Board,
Gedoola LLC has owned this parcel for about five years. When we acquired it, we removed the blighted, condemned house on the site — full environmental abatement, demolition, disposal, and regrading. It's a small parcel, carrying roughly $10,000 a year in taxes against only a narrow band of usable frontage, that we've held and looked after since. Over those years, aggressive grapevine and bramble colonized the lower half of the steep bank, worsening steadily; clearing that overgrowth is the bulk of what the recent work addressed.
Removing that layer, and the dead material it had overtaken, reopened the bank — its contours are visible again, it can be walked from the sidewalk to the toe of the slope, and its grade and condition can finally be assessed, including by the City.
The work was limited to cutting vegetation at the surface: mostly small-diameter grapevine, bramble, brush, and dead growth, plus the smaller number of trees noted in the application. No grading or soil disturbance was involved, the root systems were left in place, and the slope has since greened in with a continuous fern ground cover. The clearing did not reach the side property lines.
We've tried to be good stewards, and undertook this believing it was a sound and constructive thing to do. We genuinely did not realize it required advance review, and were sorry to learn we'd missed that step — we would have sought it first had we known. On notice, we filed this application, paid the fee, and posted the property. Seeing the parcel clearly now is also a first step in weighing any appropriate future use — which we likewise understand would be subject to the City's normal review and permitting before anything proceeded.
Before July 7, I'd encourage Board members to take a look — it's all visible from the sidewalk, and I'm glad to meet anyone onsite; the current condition conveys more than anything on paper.
A recently scheduled surgery may keep me from attending in person. If the Board permits remote participation I'd welcome the chance to join and answer questions if it feels necessary, or request a short continuance — whichever the Board prefers.
Respectfully,?Eric Jacobs, Manager
Gedoola LLC