

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 865-7195

Brad Rabinowitz

AJ LaRosa

Springer Harris

Geoff Hand

Zoraya Hightower

Brooks McArthur

Kienan Christianson

Sean McKenzie, (Alternate)

Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday November 19th, 2019, 5:00 PM

PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on Tuesday November 19th, 2019, at 5:00 PM in Contois Auditorium, City Hall.

- 1. 20-0432CU; 80 Colchester Ave (I, Ward 1E) Colchester Avenue Housing, LLC**
Change of use to medical office
- 2. 20-0408CU; 747 Pine St (ELM, Ward 5S) Cresta Cooper Nedde LLC**
Expand warehouse/retail (Burlington Furniture) into vacant unit former fitness/gym (Body Resolution)
- 3. 19-0980CA/MA; 110 Riverside Ave (NAC, Ward1E) Sisters & Brothers Investment Group, LLP**
57-unit apartment building with underground parking

Plans may be viewed in the Zoning Division Office, (City Hall, 149 Church Street, Burlington), 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 Division 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/pz/drbb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

The programs and services of the City of Burlington are accessible to people with disabilities.

Individuals who require special arrangements to participate are encouraged to contact the Department of Permitting and Inspections; Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

Printed on 100% Recycled Paper

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BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday November 19th 2019, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT Amended AGENDA

I. Agenda

II. Communications

III. Minutes

IV. Consent

- 1. 20-0432CU; 80 Colchester Ave (I, Ward 1E) Colchester Avenue Housing, LLC**
Change of use to medical office (Project Manager: Ryan Morrison)

V. Public Hearing

- 1. 19-0980CA/MA; 110 Riverside Ave (NAC, Ward 1E) Sisters & Brothers Investment Group, LLP**
57-unit apartment building with underground parking (Project Manager: Mary O'Neil)
- 2. 20-0408CU; 747 Pine St (RL/W, Ward 5S) Cresta Cooper Nedde LLC**
Expansion of warehouse/retail (Burlington Furniture into vacant unit former fitness/gym (Body Resolution) (Project Manager: Mary O'Neil)

VI. Other Business

- 1. 19-0395CA/CU; 65 Oakledge (RL/W, Ward 5S) 65 Oakledge Trust**
Request construction on Saturdays, regarding condition #3 in permit 19-0395CA/CU (Project Manager: Scott Gustin)

VII. Adjournment

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), 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/pz/dr/ agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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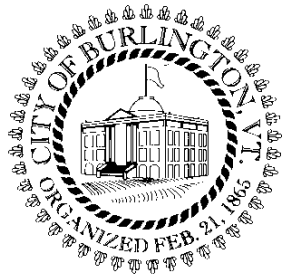
Department of Planning and Zoning

149 Church Street
Burlington, VT 05401

<http://www.burlingtonvt.gov/PZ/>

Telephone: (802) 865-7188
(802) 865-7195 (FAX)

David E. White, FAICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: November 19, 2019
RE: ZP20-0408CU; 747 Pine Street

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 Number: ZP20-0408CU

Address: 747 Pine Street

Zone: E-LM **Ward:** 5S

Date application accepted: October 9, 2019

Applicant/ Owner: Cresta Cooper Nedde, LLC

Request: Expand warehouse/retail use (Burlington Furniture) into vacant unit, previously permitted as Health Club (Body Resolution.)

Background:

- **Zoning Permit 16-1355SN;** one free standing, externally illuminated directory sign on Sears Lane. June 2016.
- **Zoning Permit 16-1136SN;** Parallel sign for North Star Leasing. May 2016.
- **Zoning permit 16-0992CA;** revise south and west building elevations from approval under ZP16-0120CA; change overhead door to window group on south elevation; re-arrange door and windows on west elevation. March 2016.
- **Zoning Permit 16-0834SN;** one parallel metal non-illuminated sign for Nedde Real Estate on Pine Street façade. February 2016.
- **Zoning Permit 16-0809CA;** office space in lease area 1. February 2016.
- **Zoning Permit 16-0442CU;** expand lease area approved under Zoning Permit 16-0165CU to allow an additional 4,879 sf. as retail warehouse for Burlington Furniture Company. Request parking waiver consistent with previous approval. November 2015.
- **Zoning Permit 16-0441CA;** addition of dumpster enclosure. October 2015.
- **Zoning Permit 16-0407SN;** Sign for Body Resolutions South End. September 2015.
- **Zoning Permit 16-0165CU;** change of use of unit two (33,548 sf) to retail/warehouse and office for Burlington Furniture Company. September 2015.

- **Zoning Permit 16-0120CA**; modification of permit 15-0738CA; addition of exterior windows and doors; walkway on north with lighting; electric vault, relocation of gas meters. August 2015.
- **Non-applicability of Zoning Requirements 16-0272NA**; continued office use. August 2015.
- **Zoning Permit 16-0012CU**; establish health club, approx. 6762 sf. Allocate 14 parking spaces to use. August 2015.
- **Non-applicability of Zoning Requirements 16-0213NA**; internal work. August 2015.
- **Zoning Permit 15-1427SN**; install 1 freestanding sign for Burlington Grocery. No illumination. July 2015.
- **Zoning Permit 15-0738CA**; renovation to building exterior, expanded parking, improved storm drainage, removal of west addition. February 2015.
- **Zoning Permit 08-011CA**; change of use from wholesale grocery/warehouse to printing. No site or exterior building changes. July 2007.
- **Zoning Permit 09-450SN**; Signage for Print Tech. December 2008.
- **Zoning Permit 02-331**; new metal outswing egress door on north wall. February 2002.
- **Zoning Permit 99-023**; installation of nonilluminated freestanding sign for Burlington Food Service Company. July 1998.
- **Zoning Permit 92-426**; installation of door with construction of handicapped access ramp with pipe railing for Burlington Food Service. June 1992.
- **Zoning Permit 92-350**; three new windows in exterior wall and install new rooftop heating and AC unit next to existing HVAC unit at existing warehouse/office building. May 1992.
- **Zoning Permit 87-464**; replace existing 4000 gal underground fuel tank with 8000 tank or two 4000 gal tanks. August 1987.
- **Zoning Permit 87-091**; add 6,677 sf. one story office wing and freezer to existing warehouse. Add 4,064 sf of parking and loading area. March 1987.

Overview: Formerly the Burlington Grocery Company, this warehouse/office space has been repurposed with several lease units, including one occupied by Burlington Furniture as warehouse/retail space. They expanded that use in November 2015 with approval for a 50% parking waiver. This application requests further expansion of the Conditional Use into 6,760 sf; formerly Body Resolution / Lease Area 3. Appropriate parking can be accommodated on site.

Recommended motion: Conditional Use Consent Approval, per the following findings and conditions:

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

Per this standard, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations. **Affirmative finding as conditioned.**

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

Section 3.3.2 Applicability

Any new development or additions to existing buildings which result in new dwelling units or in new nonresidential buildings square footage are subject to impact fees as is any change of use which results in an added impact according to Section 3.3.4.

The conversion of 6,760 sf. of Health club to Warehouse / Retail results in a change of use requiring assessment of Impact Fees.

SF of Project **6,760**

FY 20: July 1, 2019 - June 30, 2020

Department	<u>Offices & Other</u>		<u>Retail</u>	
	Rate	Fee	Rate	Fee
Traffic	0.686	4,637.36	0.747	5,049.72
Fire	0.202	1,365.52	0.202	1,365.52
Police	0.356	2,406.56	0.356	2,406.56
Parks	0.425	2,873.00	0.425	2,873.00
Library	0.000	0.00	0.000	0.00
Schools	0.000	0.00	0.000	0.00
Total	1.669	\$ 11,282.44	1.730	\$ 11,694.80

Difference

\$ 412.36

Allocation by department:

Enter Total Fee: **\$412.36**

Enter Fiscal Year: **2020**

Department	<u>Retail</u>	
	Rate	Fee
Traffic	0.747	178.05
Fire	0.202	48.15
Police	0.356	84.86
Parks	0.425	101.30
Library	0.000	0.00
Schools	0.000	0.00
Total	1.730	\$ 412.36

Affirmative finding as conditioned.

Section 3.3.8 Time and Place of Payment

(b) Existing Buildings: Impact fees must be paid prior to issuance of a zoning permit, or if a building permit is required, within thirty days (30) of issuance of the building permit.

Affirmative finding as conditioned.

Part 5: Conditional Use Review

Warehouse/Retail is a Conditional use in Appendix A of the Comprehensive Development Ordinance. Expansion of a Conditional use requires DRB review.

Section 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.

This is an existing business on Pine Street that proposes to expand within this recently remodeled facility. There are no identified impacts to public utilities, facilities or services, all of which currently serve this use. **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 Enterprise-Light Manufacturing district is the primary commercial/industrial center of Burlington, and is intended to accommodate enterprises engaged in the manufacturing, processing, distribution, renovating, or assembling of goods, merchandise, or equipment without potential conflicts from interspersed residential uses. Other accessory commercial uses are allowed to support a side range of services and employment opportunities. This furniture distributor will display, store, distribute, and manage the sales of a wide range of household furnishings. The relocation (and expanded lease area) of Burlington Furniture will also fulfill a goal of the Municipal Development Plan, illustrating the adaptive reuse of old warehouses in the Enterprise District (*plan BTV: Comprehensive Plan 2019 Update*, p. 98) and the priority to retain/expand existing buildings within the *South End Master Plan (plan BTV South End*, p. 65.) **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.

Contrary to other uses within the district that may be manufacturing or utilizing machinery and equipment that emit greater volumes of noise and dust, the proposed use will not induce similar nuisance impacts. Furniture storage and sales is low impact per this standard. **Affirmative finding.**

4. The transportation system is capable of supporting the propowsed 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; connectivitiy; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies;

747 Pine Street fronts a major arterial, and has an expanded parking lot to accommodate the tenants. It is also on the CCTA bus route and has a pedestrian sidewalk on both Pine and Sears Lane. Pine Street has an articulated bicycle lane as well. There is a robust transportation system in place to support the proposed use. The success of this enterprise (already within this building) confirms the effectiveness and capability of the transportation network for this use. **Affirmative finding.**

and

5. *The utilization of renewable energy resources;*

No part of this request prohibits the use of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding.**

and

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

Impact fees will be required for the change of use. Open permits will required Certificates of Occupancy prior to issuance of a FCO for this permit. Required building and/or life safety codes will be under the review of the building inspector. **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.*

No necessary mitigation measures are identified. The furniture warehouse will move into an already developed area of the building, with access to the existing parking lot.

Affirmative finding.

2. *Time limits for construction.*

No construction is proposed. Not applicable.

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

Hours of operation will be consistent with the existing furniture warehouse, with operation during typical hours of business. **Affirmative finding.**

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

Any future enlargement or alteration will be reviewed under the regulations in effect at the time of application. **Affirmative finding.**

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: Zoning Maps and Districts

Section 4.4.3 Enterprise Districts

(c) Permitted and Conditional Uses

No changes are proposed to the exterior of the site.

Warehouse Retail is a Conditional Use in the E-LM Zoning District. Reference is made to Article 3, Part 5 and Appendix A. **Affirmative finding.**

Article 5: Citywide General Standards

Part 1: Uses and Structures

(d) Conditional Uses

See Article 3, Part 5 above for Conditional Use Review Standards.

Part 2: Dimensional Requirements

Not applicable.

Part 3: Non-Conformities

Not applicable.

Part 4: Special Uses

Not applicable

Part 5: Performance Standards

Section 5.5.1 Nuisance Regulations

A lease area expansion of an approved furniture retail warehouse is not anticipated to introduce any impacts in conflict with the Burlington Code of Ordinances. The warehouse/retail use was previously approved in September 2015, with a lease area expansion the same year. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

Not applicable.

Section 5.5.3 Stormwater and Erosion Control

Development related to Stormwater and Erosion Control was included within a previous review and approval. Not applicable.

Section 5.5.4 Tree Removal

Not applicable.

Article 6: Development Review Standards

Not applicable.

Article 8: Parking

Table 8.1.8-1, Minimum Off-Street Parking Requirements for Warehouse; Retail requires 2.5 parking spaces per 1,000 sf. of space in the Shared Use Parking District.

Based on the expanded lease area of 6760 sf, the new required parking would be **17 spaces**. (6760 / 1000 = 6.76 x 2.5 = 17.) The previous health club use was assigned 14 parking spaces on the lot, leaving a three-space deficit for this expanded warehouse/retail use. Those spaces may be satisfied with unencumbered parking spaces on the existing parking lot.

An examination of previous decisions, cumulative area and assignment of parking spaces will be helpful in analyzing this request.

Zoning permit	Use	Lease area	Required parking;	Waiver %	Spaces waived	Spaces provided on site	Date
ZP16-0165CU Lease areas 2 + warehouse	Burlington Furniture	33,548 sf	84	50%	42	42	Sept. 2015
ZP16-0272CA Lease area 5	Office (Nedde RE)	2910 sf	6	0	0	6	
ZP0012CU Lease area 3	Health Club (Body Resolutions) Burl Furn. Proposed expansion	6762	14 17	0	0	14 17	
ZP16-0441	Dumpster location					2	
ZP16-0442CU Lease area 4	Burlington Furniture (expansion)	+4,879 sf 38,427 sf	+12	50%	6	6	Nov. 2015
Lease area 1	Continued office use (North Star Leasing)	6203	12	0	0	12	
Total encumbered spaces						82 (up to now) 85 (if expansion approved)	
Total spaces on-site						86	
Net spaces unencumbered						4 1 if expansion approved	

The additional 3 required spaces for the new use (14 allocated, 17 required) may be met with unencumbered spaces in the existing 86 space parking lot.

Affirmative finding.

Article 13: Definitions

Warehouse, Retail: A building used for the sale of goods, in bulk or as individual retail items, to the general public or to a membership.

Burlington Furniture's use is a combination of retail, product warehouse storage and accessory office. As the public may move about the warehouse floor and purchase individual or a collection of items, the use category best fits the proposed furniture warehouse sales proposed.

II. Conditions of Approval

1. **Per Section 2.7.8, Withhold Permit**, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations.
2. The following Impact Fees shall be paid to the Department of Permitting and Inspections within 30 days of issuance of a building permit (if required), or **prior to release of the zoning permit**:

SF of Project **6,760**

FY 20: July 1, 2019 - June 30, 2020

Department	<u>Offices & Other</u>		<u>Retail</u>	
	Rate	Fee	Rate	Fee
Traffic	0.686	4,637.36	0.747	5,049.72
Fire	0.202	1,365.52	0.202	1,365.52
Police	0.356	2,406.56	0.356	2,406.56
Parks	0.425	2,873.00	0.425	2,873.00
Library	0.000	0.00	0.000	0.00
Schools	0.000	0.00	0.000	0.00
Total	1.669	\$ 11,282.44	1.730	\$ 11,694.80

Difference

\$ 412.36

Allocation by department:

Enter Total
Fee:

\$412.36

Enter Fiscal Year:

2020

Department	<u>Retail</u>	
	Rate	Fee
Traffic	0.747	178.05
Fire	0.202	48.15
Police	0.356	84.86
Parks	0.425	101.30
Library	0.000	0.00
Schools	0.000	0.00
Total	1.730	\$ 412.36

3. Required building and/or life safety codes will be under the review of the building inspector.
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.

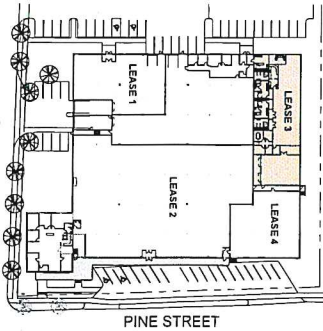
BURLINGTON
PERMITTING & INSPECTIONS

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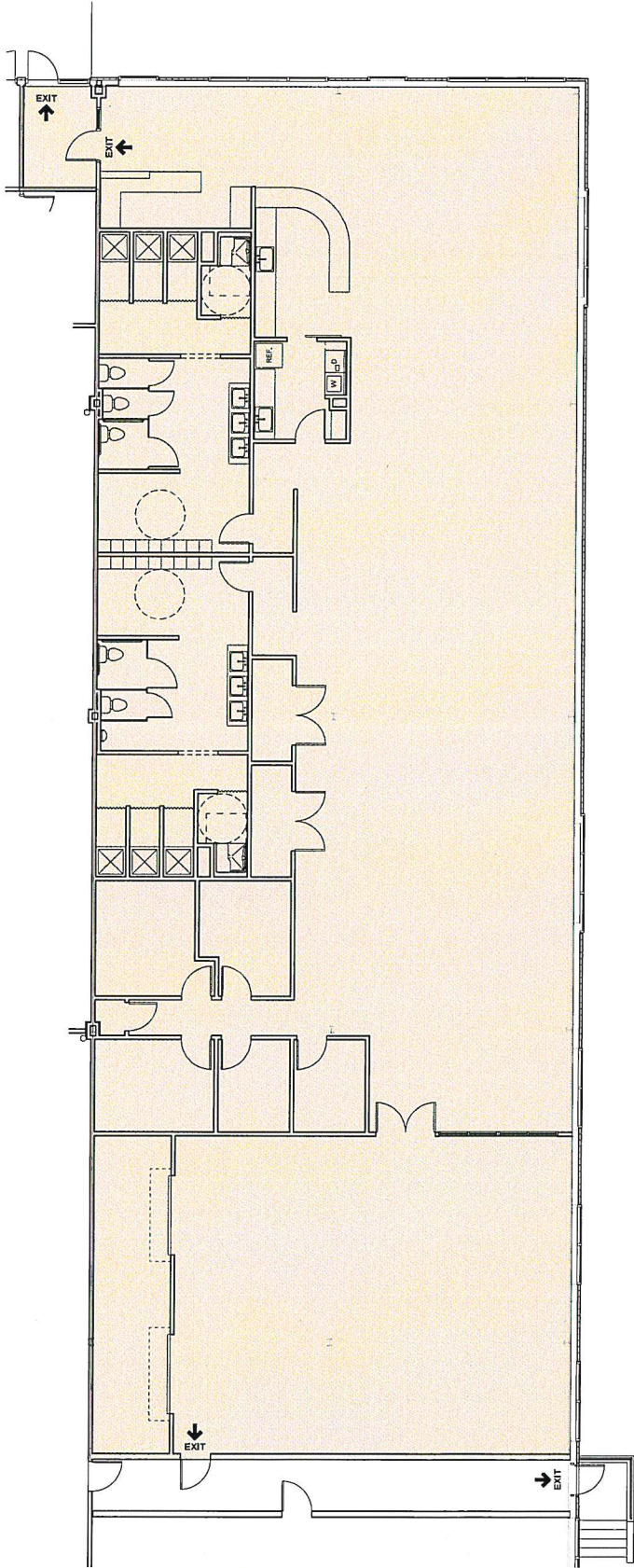
RECEIVED

BUILDING FOOTPRINT 55,126 SF
TOTAL LEASE SPACE 53,854 SF
TOTAL COMMON SPACE 551 SF
LEASE 3 MEASURED AREA 6,760 SF

LEASE 3 PROPORTION = 6760 SF / 53,854 SF = 12.5%
12.6% OF 551 SF = 69 SF
6,760 SF + 69 SF = 6,829 SF TOTAL LEASE AREA



KEY PLAN

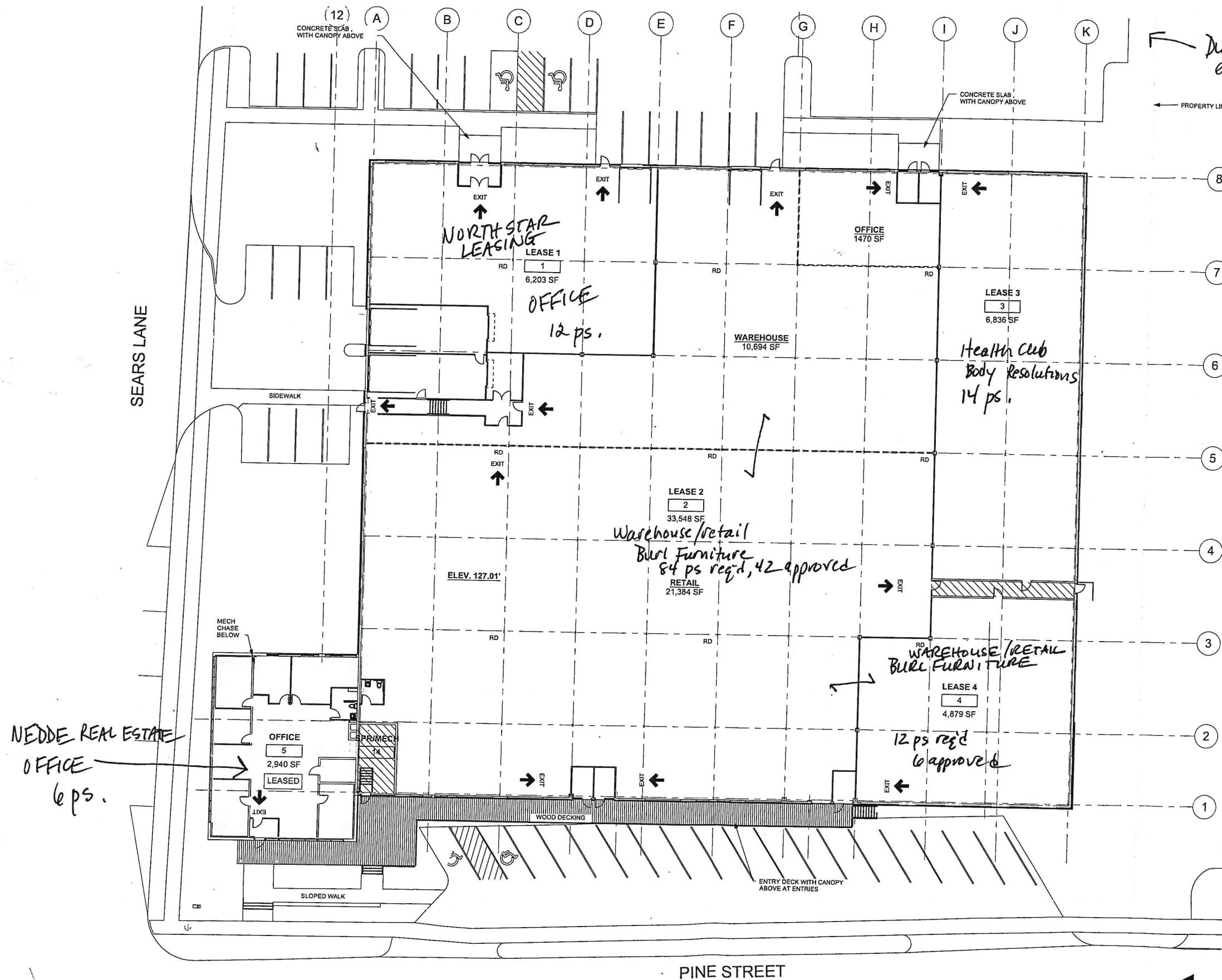


NEDDE
real estate

LEASE SPACE 3 - 6,829 SF
747 PINE STREET
04/04/19

SCOTT + PARTNERS
ARCHITECTURE

20 MAIN ST. ESSEX JUNCTION, VT 05452
P 802.878.5153
SCOTTPARTNERS.COM



AREA BREAKDOWN

BUILDING FOOTPRINT = 55,126 SF
 TOTAL LEASE SPACE = 53,854 SF
 TOTAL COMMON SPACE = 551 SF

LEASE 1 PROPORTION = $6,140 / 53,854 = 11.4\%$
 11.4% OF 551 SF = 63 SF
 6,140 SF + 63 SF = 6,203 SF TOTAL

LEASE 2 PROPORTION = $33,208 / 53,854 = 61.7\%$
 61.7% OF 551 SF = 340 SF
 33,208 SF + 340 SF = 33,548 SF TOTAL
 RETAIL = 21,384 SF
 WAREHOUSE = 10,694 SF
 OFFICE = 1,470 SF

LEASE 3 PROPORTION = $6,767 / 53,854 = 12.6\%$
 12.6% OF 551 SF = 69 SF
 6,767 SF + 69 SF = 6,836 SF TOTAL

LEASE 4 PROPORTION = $4,829 / 53,854 = 8.9\%$
 8.9% OF 551 SF = 50 SF
 4,829 SF + 50 SF = 4,879 SF TOTAL

LEASE 5 PROPORTION = $2,910 / 53,854 = 5.4\%$
 5.4% OF 551 SF = 30 SF
 2,910 SF + 30 SF = 2,940 SF TOTAL

NOTE:
 FOOTPRINT AREA MEASURED TO OUTSIDE
 FACE OF FOUNDATION WALL

LEASE AREA MEASURED TO INSIDE FACE OF
 CMU AT EXTERIOR WALLS, CENTERLINE OF
 WALLS BETWEEN LEASE SPACES, AND
 OUTSIDE FACE OF WALL BETWEEN LEASE
 SPACE AND COMMON SPACE.

PARKING:
 PARKING SPACES PROPOSED FOR THE
 PROJECT = 90
 ASSIGNED PARKING IS PER LEASE
 AGREEMENT

RECEIVED
 AUG 21 2015

DEPARTMENT OF
 PLANNING & ZONING
 RECEIVED
 AUG 21 2015



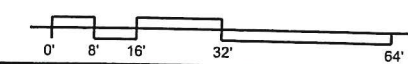
DEPARTMENT OF
 PLANNING & ZONING

FLOOR PLAN

747 PINE STREET

08/04/2015

SCALE: 1" = 16'



LEASE PLAN

SCOTT + PARTNERS
 ARCHITECTURE

20 MAIN ST. ESSEX JUNCTION, VT 05452
 P: 802.879.5153
 F: 802.872.2764
 SCOTTPARTNERS.COM

Layne Darfler

From: William Reilly <wjreilly7@gmail.com>
Sent: Wednesday, September 23, 2020 1:36 PM
To: Layne Darfler
Cc: Theodore Miles
Subject: Re: Zoning Violation# 293920: 254 S. Union St.

[WARNING] External Message

Hello Layne, Ted,

Good points, clarification needed.

- The site plan submitted today matches the site plan on file (7.8.91). The area designated as above ground pool is now listed as gravel (23'X25'=575').
- The path was misidentified as a side walk on the 7.8.91 site plan. It was never a side walk and has been a path (3'x90'=270') for 30+ years.
- Adding the former pool location/gravel area (575') & path (270') to total lot coverage: $845' + 4,405' = 5,250'$
 $5,250/4,405 \times 100 = 11.9\%$ lot coverage. ~~11.9%~~ 21.6% per updated site plan
- Bedrooms are on the same floor as shown. We are not a B&B/ AirBnB, we do not serve meals. We provide bedrooms. We do however, pay state and local rooms & meals taxes. B&B is a Burlington city designation to describe short term rentals. The term B&B implies that meals are served. That is not true. We are an owner occupied residence that for 30+ years has periodically leased rooms thereby continuing the practice of previous owners going back to the early 1950's.

Hope this explains things.
(attachment)

October 26, 2020

Hello Burlington DRB board members,

I am writing at the request of my neighbors Bill Reilly and Cyn Secondi. I understand from Bill that, because of city regulations, they must document their long-standing practice of renting rooms.

Our kids grew up together and I can confirm they have rented portions of their home for as long as I lived in the South Union Street neighborhood (since 1989).

Sincerely,

Andrea Gray
153 Howard Street
Burlington

Ryan Morrison

From: William Reilly <wjreilly7@gmail.com>
Sent: Wednesday, October 28, 2020 4:51 PM
To: Ryan Morrison
Cc: Marc Wiener; csecondi@gmail.com
Subject: Re: 254 South Union Street short term rental application
Attachments: Andrea Grey.docx

[WARNING] External Message

Hello Ryan,

Thanks for the guidance.

Attached please find.

- Updated site plan highlighting the parking area
- 3 letters from neighbors confirming room rental going back more than 15 years.
 - Marc Jacobs
 - Andrea Grey
 - Polly Thompson

That should be the documentation needed. Comments and questions welcomed.

Be well, take care,

Polly Thompson

20 Westminster Terrace Bellows Falls, VT 05101

October 23, 2020

To Whom It May Concern:

In September 1980, my husband Julian Thompson and I rented an apartment from William and Cyndie Reilly. The apartment was located in their residence at 254 S. Union St.

October 24, 2020

To Whom It May Concern:

I live at 260 South Union Street and have been a neighbor of Bill and Cyndie Reilly since 1994. I can confirm they have rented rooms since at least 1992 when I purchased 260 South Union Street. Years ago, it was not at all unusual for young families owning houses in this neighborhood to rent out rooms to defray the cost of owning homes.

Sincerely,

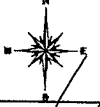


William Reilly
254 South Union Guest House
Burlington, VT 05401
www.254southunion.com
802-522-0031



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Fax: 516.334.1101
www.rabideauarchitects.com

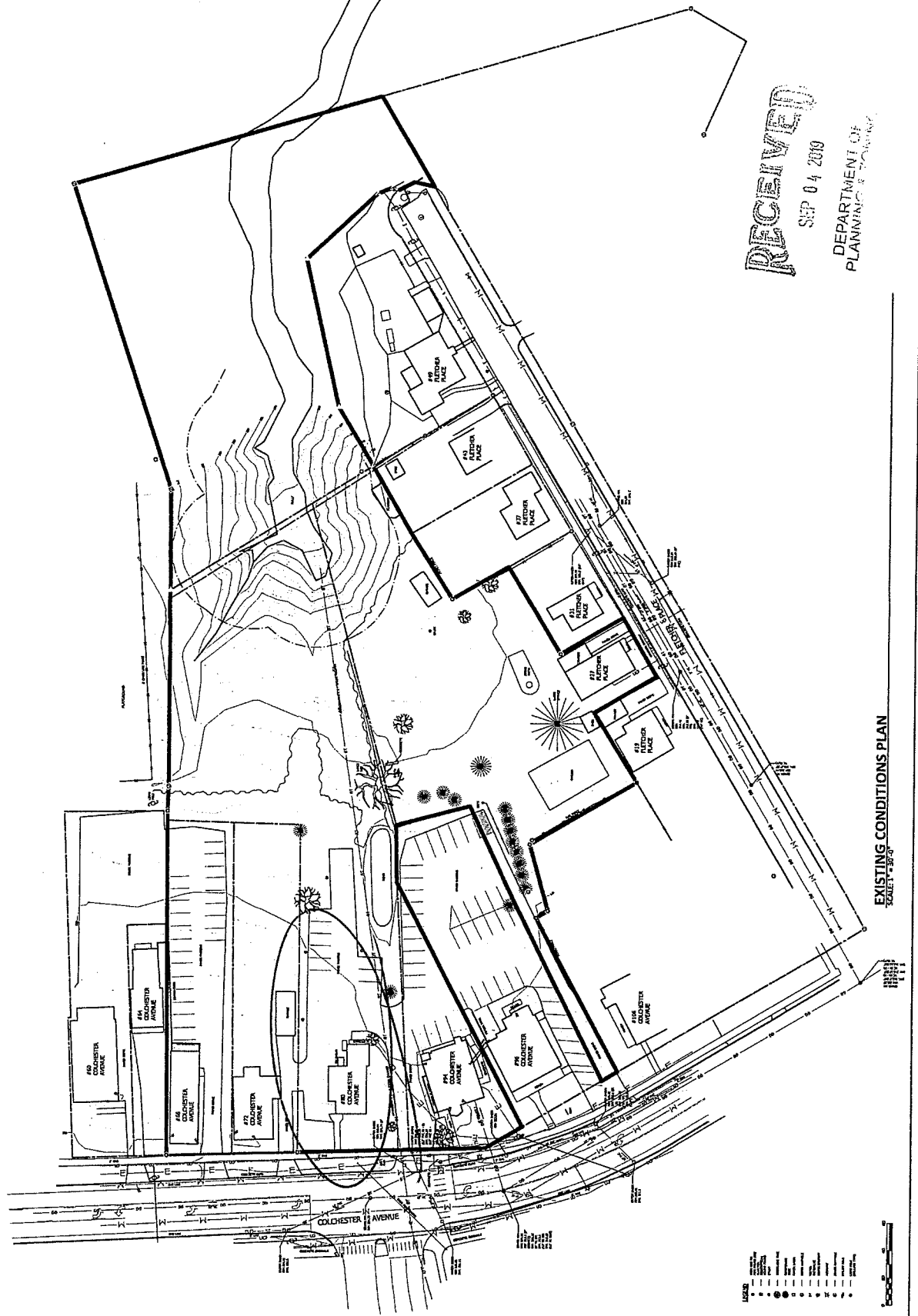
EXISTING CONDITIONS PLAN
77,80,94 COLCHESTER AVENUE- 27 FLETCHER PL.
MILLER - VONTURKOVICH
VERMONT



REVISIONS:

NO.	DATE	DESCRIPTION

RECEIVED
SEP 04 2019
DEPARTMENT OF
PLANNING & ZONING



EXISTING CONDITIONS PLAN
SCALE: 1"=30'

- LEGEND
- Existing Building
 - Existing Parking
 - Existing Driveway
 - Existing Road
 - Existing Sidewalk
 - Existing Fence
 - Existing Tree
 - Existing Contour
 - Existing Easement
 - Existing Utility
 - Existing Survey
 - Existing Boundary
 - Existing Right of Way
 - Existing Zoning
 - Existing Use
 - Existing Condition

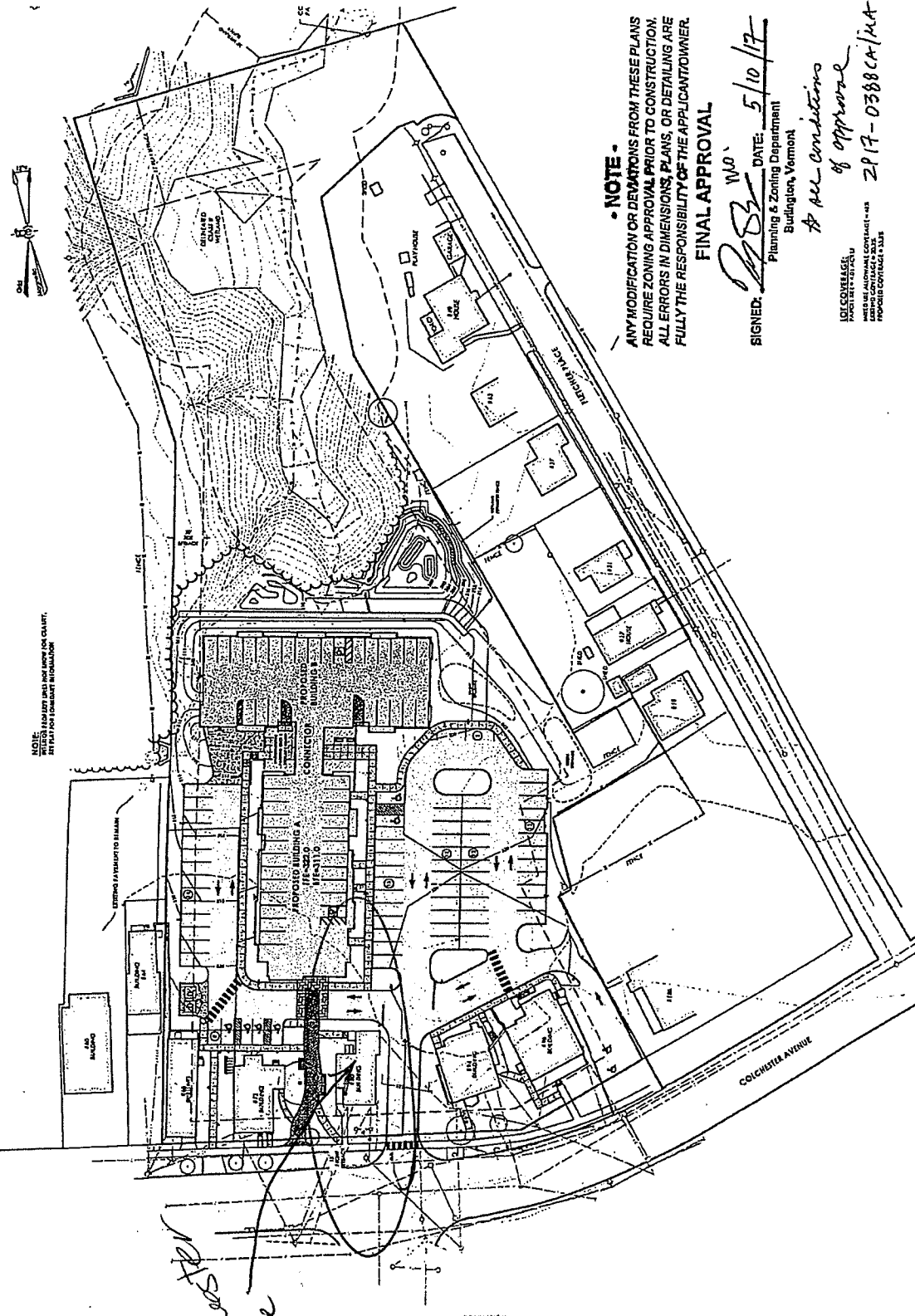
PROJECT: Colchester Avenue Housing
LOCATION: Colchester Avenue, Burlington, Vermont
DATE: 5/10/17
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]



Colchester Avenue Housing
 Burlington, Vermont

Overall Site Plan

Scale	1" = 20'
North Arrow	True North
Project No.	2017-0388A
Sheet No.	1 of 1
Revision	
Author	
Checker	
Approver	



NOTE -
 ANY MODIFICATION 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: [Signature] WJO, DATE: 5/10/17
 Planning & Zoning Department
 Burlington, Vermont

at all conditions of approval
 2017-0388A/1A

100 COVERAGES
 10000 COVERAGES
 10000 COVERAGES
 10000 COVERAGES
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Department of Permitting & Inspections

Zoning Division
149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: November 19, 2019
RE: 19-0395CA/CU; 65 Oakledge

=====

Zoning permit 19-0395CA/CU for construction of a single family home and accessory dwelling unit was approved by the DRB January 15, 2019. It contained the following condition as to days and hours of construction:

Permitted days and hours of construction are Monday – Friday from 7:00 AM – 5:00 PM. Saturday construction may be allowed upon request. No work on Sunday.

The applicant is now seeking approval of Saturday construction hours from 8:00 AM – 2:30 PM. These hours are well within the limits of the city's noise ordinance which prohibits construction noise between the hours of 9:00 PM and 7:00 AM weeklong. Several larger projects have been granted approval for Saturday construction hours, such as Cambrian Rise (interior work), 140 Grove Street (8:00 AM – 3:00 PM), and 194 St. Paul Street (8:00 AM – 5:00 PM). Most home construction activity is not limited by way of zoning permit. This home construction is limited simply due to the conditional use review associated with the accessory dwelling unit. The applicable provision is Sec. 3.5.6 (c), *Conditions of Approval*, 2 associated with Conditional Use and Major Impact applications. The requested Saturday construction hours are reasonable and comply with applicable city standards.

Scott Gustin

From: Benjamin Roll <[REDACTED]>
Sent: Thursday, October 31, 2019 7:59 AM
To: Scott Gustin
Cc: Jim Hoag
Subject: 65 Oakledge - Saturday Work Request

External Message

Hi Scott,

Regarding the project at 65 Oakledge and in accordance with the Zoning Permit 19-0395CA/CU item #3, ReArch would like to formally request approval to work Saturdays from 8:00 a.m. to 2:30 p.m.

Please let me know if there is any additional information you require from ReArch in order to process this request.

Thank you,



follow us!   

Benjamin Roll
Vice President of Construction

O: [REDACTED]
C: [REDACTED]

88 Technology Park Way, Suite 2
S. Burlington, VT 05403

www.RearchCompany.com



Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/PZ/Boards/Development-Review-Board
Phone: (802) 865-7188
Fax: (802) 865-7195

Brad Rabinowitz
AJ LaRosa
Austin Hart
Alexandra Zipparo
Geoffrey Hand
Samantha Tilton
Springer Harris
Jim Drummond (Alt.)
Zoraya Hightower (Alt)



Burlington Development Review Board

Findings of Fact

Deliberative Hearing Tuesday, January 8, 2019

In RE: 19-0395CA/CU; 65 Oakledge (Ward 5S, WRL) (Tax Lot No. 056-2-013-000)

Owner/Applicant: 65 Oakledge Trust / Birdseye (Brian Mac)

Request: Construct new single family home, associated site improvements included.

Members Present:

Brad Rabinowitz
AJ LaRosa
Austin Hart
Samantha Tilton
Geoff Hand
Zoraya Hightower

Evidence Presented:

The Board examined the materials submitted in support of this request.

I. FINDINGS

Background Information:

The applicant is seeking approval to construct a new single family home on a presently vacant waterfront lot. The prior home was demolished this past summer under separate permit. The existing boathouse will be added onto, and the driveway will be reworked. An accessory dwelling unit (AKA “nanny suite”) is also included. The ADU, as new construction, is subject to conditional use review. The parcel is largely affected by the lakeshore’s Riparian & Littoral Conservation Zone, and it has a small unmapped wetland onsite.

The Design Advisory Board reviewed this application November 13, 2018. The Board unanimously recommended approval of the project subject to the following conditions:

1. Correct the application to include accessory apartment (i.e. the nanny suite) and related conditional use review.
2. The “guest” parking spaces must be relocated in compliance with the front yard parking standards of Sec. 8.1.12 (c).

3. No exterior signage, or related lighting, is included in this approval.
4. All exterior mechanical equipment, if proposed, must be included on the plans and screened. Utility meters also must be noted and screened.
5. With respect to the garage, the DAB feels that the spirit of Sec. 6.2.2 (h) is satisfied. The garage doors do not face the street, and the requirement for street facing elements such as windows and other elements has been satisfied in addition to the living space above.

The application has been revised to expressly include the accessory dwelling unit. The applicant has clarified that no signage is included in the application. Only a street address is proposed. Revised plans depict utility meter location and generator location with screening. The applicant prefers to retain the parking configuration as originally proposed, and (with the DAB's concurrence) wishes to keep the garage as originally proposed as well.

The Conservation Board reviewed this application December 5, 2018. Substantial discussion focused on the proposed blasting for the new building foundation and basement area. Ultimately, the Board unanimously recommended approval of the project with the following conditions:

1. Conduct a phase 1 environmental site assessment for pollutants in and under the soil.
2. Conduct a radon survey in neighboring dwellings pre- and post-blasting.
3. Assess potential blast influence on terrestrial and aquatic wildlife.

The Conservation Board noted that if there's a "red flag" as to any of these conditions, the project is to return to the Conservation Board for additional review.

Items have been submitted to address each of the Conservation Board's conditions.

Previous zoning actions for this property are noted below:

- 5/4/18, Approval to demolish existing home
- 12/5/17, Approval of lot line adjustment
- 7/9/09, Approval to replace boathouse roof with flat deck and railing
- 5/10/90, Approval to construct a duplex and related site improvements

Article 3: Applications, Permits, and Project Reviews:

Sec. 3.3.2, Applicability

The proposed home is subject to this criterion per the provisions of *Part 3: Impact Fees* of Article 3. As the new home is larger than the prior home, impact fees due will be based on the net increase in square footage. **(Affirmative finding as conditioned)**

Part 5, Conditional Use & Major Impact Review:

Section 3.5.6 (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 property is served by municipal utilities. Sufficient water and sewer service are available. A State of Vermont wastewater permit will be required. A capacity letter issued by the Dept. of Public Works will be required prior to issuance. **(Affirmative finding as conditioned)**

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 property is located within an established residential neighborhood in the waterfront low density residential zoning (W-RL) district. The W-RL zoning district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes with consideration given to design review. The proposed accessory dwelling unit is consistent with this intent. The MDP provides the following support:

- Support the development of additional housing opportunities within the city... (MDP, Housing Plan, Page IX-1.
- Support the creation of new rental and owner-occupied housing on every parcel of land in Burlington that is zoned for residential development at the number of units allowed by zoning. (MDP, Housing Plan, Page IX-12.) **(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 proposed apartment is not expected to generate nuisance impacts from noise, odor, dust, and the like that may be more typically associated with industrial uses. **(Affirmative finding)**

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;*

No traffic analysis has been provided or is required for this application. The proposed accessory apartment is expected to generate minimal additional traffic. **(Affirmative finding)**

and,

5. *The utilization of renewable energy resources;*

The proposed home and apartment will utilize geothermal heating and cooling. Solar energy has also been considered but has not yet been included. **(Affirmative finding)**

and,

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

City building and energy efficiency codes will apply as conditioned.

(b) Major Impact Review Standards
Not applicable.

(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.

The proposed apartment is not expected to produce offsite noise or glare substantial enough to require mitigation. **(Affirmative finding)**

2. Time limits for construction.

No construction timeline or phasing are included in the project plans. The standard 2-year timeframe for zoning permits will apply. **(Affirmative finding)**

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

Hours of operation are not applicable to this residential use.

Construction hours are not noted in the application. Typical construction hours are Monday – Friday from 7:00 AM – 5:00 PM. Saturday construction may be allowed upon request. No work on Sunday. **(Affirmative finding as conditioned)**

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

Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time.

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.

See the recommended conditions.

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(2) Waterfront Residential Low Density (W-RL)

The subject property is located in the W-RL zone. This zone is intended primarily for low density residential development in the form of single detached dwellings and duplexes with consideration given to design review. The proposed single family home with ADU is consistent with this purpose. **(Affirmative finding)**

(b) Dimensional Standards & Density

The 1 residential unit on the 1.7 acre lot is acceptable and far below the 7 units/acre density limit. The ADU does not count towards residential density.

Lot coverage will increase to 24% but will remain below the 35% limit.

The lot is irregularly shaped. It has a front yard setback facing Oakledge Drive and a waterfront setback along the lake. The rest of the property lines are sides for the purposes of setbacks. The home is set back 75' from the front property line. The front yard setback/build-to line is ~ 130' +/- 5'. The prior home; however, was set back just 55' from the front property line. As a result, the proposed 75' setback is acceptable as a lessened degree of nonconformity. The site plan notes a 200' front yard setback but scales correctly to 75.' This item is in need of correction. The minimum required side yard setback of 10% of the lot width (up to 20') varies with the irregular parcel boundaries. The site plan depicts a uniform 20' side yard setback which is sometimes more than the minimum required but is compliant in any event. The standard lakeshore setback is 75;' however, there is provision for allowing encroachment up to the average of neighboring homes (see subsection d, 1, B below). The proposed home is set well beyond 75.' The addition to the boathouse and some site improvements utilize the average lakeshore setback of 27.'

The proposed home is between 30' and 31' as measured to the midpoint of the roof rise. This height is below the 35' height limit. **(Affirmative finding as conditioned)**

(c) Permitted & Conditional Uses

The proposed single family home is a permitted use in the W-RL zone. The ADU is subject to conditional use review. **(Affirmative finding)**

(d) District Specific Regulations

1. Setbacks

B. Encroachment into the Waterfront Setback.

(ii) Averaging of Setbacks of Existing Structures

This provision allows new construction to encroach into the standard waterfront setback based on the average setbacks of neighboring homes within 150.' In this case, onsite survey data result in an average setback of 27.' As noted above, the boathouse addition and some site improvements observe this lessened setback requirement. **(Affirmative finding)**

2. Height

No height bonuses are being sought. **(Not applicable)**

3. Lot Coverage

No lot coverage bonuses are being sought. **(Not applicable)**

4. Accessory Residential Structures and Uses

C. Private garages shall be limited to as many stalls as there are bedrooms in the dwelling to which it is accessory, provided that the ground floor area is less than 75% of the ground floor area of the principle structure.

The attached garage contains room for three parking spaces. The proposed home appears to have 7 bedrooms, including the ADU, guest quarters, and the primary dwelling. **(Affirmative finding)**

5. Residential Density

The home shall be occupied by a “family” as defined in the Comprehensive Development Ordinance. **(Affirmative finding)**

6. Uses

No neighborhood commercial use is included in this proposal. **(Not applicable)**

7. Residential Development Bonuses

No development bonuses are being sought. **(Not applicable)**

Sec. 4.5.4, Natural Resource Protection Overlay (NR) District

(c) District Specific Regulations: Riparian and Littoral Conservation Zone

The subject property is largely affected by the Riparian and Littoral Conservation Zone (250’ width from the 100’ lakeshore elevation). This overlay zone limits the clearing of trees over 6” caliper and new stormwater outfalls. Of 69 trees over 6” caliper within the overlay zone, 16 will be removed. This extent is within the permissible 25% limit. No new stormwater outfalls are proposed; however, new onsite stormwater management is proposed. A series of catch basins and a new rain garden are proposed for the collection and attenuation of stormwater runoff. The Conservation Board reviewed the proposal and expressed no concerns. Final review and approval by city stormwater program staff is required. **(Affirmative finding as conditioned)**

(f) District Specific Regulations: Special Flood Hazard Area

This lakeshore property is partially affected by the special flood hazard area (SFHA). All areas along the lakeshore under the 102’ elevation are within the SFHA. No part of the proposed construction is located within the SFHA. **(Affirmative finding)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation

(Not applicable)

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.5 (b) above.

Sec. 5.4.5, Accessory Dwelling Units

(a) Accessory Units, General Standards/Permitted Uses

Where there is a primary structure on a lot which exists as an owner-occupied single family residence, one accessory dwelling unit, that is located within or appurtenant to such single family dwelling, shall be allowed as a permitted use if the provisions of this subsection are met. An accessory dwelling unit means an efficiency or one bedroom apartment that is clearly subordinate to the primary dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation. No accessory unit shall be inhabited by more than 2 adult occupants. An accessory unit shall not be counted as a dwelling unit for the purposes of density calculation.

The proposed apartment is accessory to the primary single family dwelling and is laid out as a single bedroom unit. **(Affirmative finding)**

Additionally, there must be compliance with all the following:

1. *The property has sufficient wastewater capacity as certified by the Department of Public Works;*

The applicant shall obtain a letter of adequate capacity from DPW for wastewater.

(Affirmative finding as conditioned)

2. *The unit does not consist of more than 30 percent of the total habitable floor area of the building, inclusive of the accessory dwelling unit;*

*The accessory dwelling unit will be 662 sf. An exact total area of the primary residence is not provided, but it is on the order of 10,000 sf. The apartment is ~ 6.5% of the total area. **(Affirmative finding)***

3. *Applicable setback and coverage requirements are met;*

See Article 4.

4. *One additional parking space which may be legally allocated to the necessary unit must be provided for the accessory unit;*

*One onsite parking space will be provided for the accessory apartment. **(Affirmative finding)** and*

5. *A deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit prior to the issuance of the certificate of occupancy for the unit. Such reference shall identify the permit number and note that the property is subject to the permit and its terms and conditions including owner occupancy. No certificate of occupancy shall be issued for the unit unless the owner has recorded such a notice.*

*This provision will be included as a condition of approval. **(Affirmative finding)***

(c) Discontinuance of Accessory Units

Approval of an accessory dwelling unit is contingent on owner occupancy of the single-family dwelling unit as a primary residence. For purposes of this section, owner occupancy means that,

after the creation of the accessory unit all individuals listed on the deed for the property must reside in the primary unit or in the accessory unit. If either the primary unit or the accessory unit is no longer owner occupied as a primary residence, the approval for the accessory dwelling unit is void and the kitchen of the accessory dwelling unit must be removed within 90 days with the entirety of the property being occupied as a single unit. When an accessory unit that is the result of additional square footage and/or a new accessory structure is proposed to be removed, revised floor plans and a revised site plan shall be required to be submitted for review and approval. Furthermore, where additional square footage is added to a single family home for purposes of creating an accessory unit and the accessory unit is at any point discontinued, none of the additional square footage shall be eligible for the purposes of increasing the number of unrelated adults that may be allowed to inhabit the property.

As with A. 5 above, this provision will be included as a condition of approval. **(Affirmative finding)**

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to result in creating a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

New outdoor lighting is included in the project design. Building entries, walkways, and circulation areas will be illuminated. Two landscaping accent lights will be installed within two trees. The noted “sign” light at the top of the driveway is to illuminate the address numbers on the accent wall. This illumination is acceptable; however, it must be adjusted to be down-lit rather than up. Acceptable LED lantern fixtures will be used in all cases. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control

A stormwater management plan and an erosion prevention and sediment control plan have been submitted as required. Both are subject to final review and approval by city stormwater program staff. **(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

The property contains a mix of open and wooded areas. Mature trees are concentrated along the lakeshore. Shrubs and additional trees help to define the side property lines. Almost the entire property is affected by the riparian and littoral conservation zone. This overlay restricts tree clearing and also requires stormwater management. Limited tree clearing is planned, and substantial new plantings are proposed. The stormwater management plan has been provided to the city’s stormwater program staff.

An assessment of blasting effects on aquatic and terrestrial wildlife has been performed. Not surprisingly, most of the available literature focuses on large scale blasting activities such as that related to mining. The proposed blasting is small in scale by comparison. While blasting procedures are addressed under Department of Public Works' standards, it bears noting that the applicant proposes to limit vibration, noise, and debris with limited charges and use of blast mats. According to the assessment provided, the proposed measures will limit effects on nearby terrestrial and aquatic wildlife. **(Affirmative finding)**

(b) Topographical alterations

The property slopes gently towards the lake. No significant topographic alterations are proposed. The new home will be situated approximately where the prior home had been.

While site topography will remain largely as is, blasting is proposed in order to make room for a proposed basement. Since review by the Conservation Board, the size of the basement has been substantially reduced, thereby reducing the amount of blasting necessary. As noted above, the Department of Public Works' drilling and blasting standards will apply. As recommended by the Conservation Board, pre- and post-blasting surveys of neighboring homes should include radon assessment. **(Affirmative finding as conditioned)**

(c) Protection of important public views

The subject property is not affected by any identified public view corridor. The proposed home is relatively large; however, it is set far back from the nearest public road. Mature lakeshore vegetation will remain in place and will lessen the home's visibility from the lake. **(Affirmative finding)**

(d) Protection of important cultural resources

The property is within an archaeologically sensitive area; however, there are no specifically identified archaeological sites on the property. This archaeological sensitivity stems from the property's lakeshore location. If, during construction, artifacts are unearthed, it is the applicant's responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance. **(Affirmative finding as conditioned)**

(e) Supporting the use of alternative energy

Geothermal heating and cooling is incorporated into the project design. The proposed home will not adversely impact the actual or potential use of alternative energies by neighboring properties. **(Affirmative finding)**

(f) Brownfield sites

The subject property is not an identified brownfield. Given the proposed blasting and its potential impact on the hydrology of the site, the Conservation Board recommended that a phase 1 environmental site assessment be conducted. Such assessment has been completed and submitted for review. There is no evidence indicating the presence of any recognized environmental condition (i.e. contaminants). **(Affirmative finding)**

(g) Provide for nature's events

As total lot coverage will exceed 2,500 sf, a residential stormwater plan has been provided. All of the impervious surface associated with this project is disconnected from the municipal stormwater system. Onsite management measures include new catch basins with related piping to direct runoff into a new rain garden. A small portion of green roof is also proposed. As noted above, the city's stormwater program will review the proposed stormwater management.

The front entrance into the home is sheltered, and ample room is available onsite for seasonal snow storage. **(Affirmative finding as conditioned)**

(h) Building location and orientation

As noted above, the new home, although substantially larger than the home it replaces, is set in approximately the same location as the prior home. The primary façade faces the private Oakledge Drive with a clearly identifiable front entrance.

The garage is set back more than the minimum required 25' from the road; however, it is not set behind the front plane of the home as required. Although the DAB felt that the layout is acceptable, the wording of this standard is mandatory rather than optional: "A parking structure – either attached or detached – shall be setback from the longest street-facing wall of the principal structure and be deferential yet consistent in character and design." Adjustment is necessary. The garage doors do not face the street. Therefore, limitations as to width do not apply.

(Affirmative finding as conditioned)

(i) Vehicular access

A private driveway will continue to provide adequate access to the home. It will access the attached garage and surface parking to the side. **(Affirmative finding)**

(j) Pedestrian access

This criterion requires provision of a walkway connecting the front entry to the public sidewalk. In this case, there is no public sidewalk or public road to connect to. Given that Oakledge Drive basically ends as the driveway to the new home, provision of a walkway in any event may prove unwarranted. **(Affirmative finding)**

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal. **(Affirmative finding)**

(l) Parking and circulation

The attached garage contains sufficient space for the two parking spaces required for the single family home. The "nanny suite" requires its own parking space and may be accommodated within the proposed parking configuration. Two additional surface parking spaces for guests are proposed. **(Affirmative finding)**

(m) Landscaping, fences, and retaining walls

Clearing limits are depicted, and a tally of existing trees and those to be removed has been provided (69 and 16, respectively). Most mature vegetation will be retained. Extensive new plantings are proposed and include a variety of new trees and shrubs along with perimeter

gardens and a new rain garden. The proposed landscaping helps to define spaces within the property and to enhance the visual appeal of the proposed home.

An existing seawall will be retained and refinished. Two new retaining walls along the northern and southern property lines will be installed and enhanced with associated plantings. Several “boardform” concrete accent walls are also proposed. **(Affirmative finding)**

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal. **(Not applicable)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

New utility lines must be buried. The site plan notes an exterior generator set to the side of the home and within a landscaped area. Two buried propane tanks will fuel the generator. No ground-mounted mechanical equipment such as AC condensers are proposed. Utility meters are noted and are appropriately located back from the front faced of the building. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed home is significantly larger than the home it replaces. Compared to its neighbors, the prior home was relatively small. The surrounding built environment consists of fairly large single family homes on large lots. The new home will be one of the larger homes in the neighborhood. Overall massing of the structure is broken into several distinct sections, thereby diminishing the perceived mass of the building. Fenestration and differing exterior finishes add further dimension to the building’s otherwise sleek, uniform design. Building height is compliant at ~ 30 - 31’.

Note that the existing boathouse will be expanded with a small rear addition. Its scale remains clearly subordinate to the primary residence and massing remains simple and rectangular. **(Affirmative finding)**

2. Roofs and Rooflines

Roof forms are generally gable. Several minor roof sections are flat. The gable roof form is common among residential structures, including the homes within this neighborhood. **(Affirmative finding)**

3. Building Openings

The fenestration is clean and simple. Style is consistent throughout the building. Some variation is achieved with installation of wooden “screens” in front of some windows. Not surprisingly, glazing is most concentrated along the home’s lakeshore elevation. **(Affirmative finding)**

(b) Protection of important architectural resources

The new home is to be constructed on a vacant lot. It will not adversely impact Burlington's wealth of historic buildings. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As noted previously, the front entry to the proposed home is clearly articulated. The building design is intentionally uncluttered. Fenestration and variation in cladding preclude large blank walls or expanses of roof. While there is little in the way of street frontage for this property, the south-facing façade successfully presents an active and inviting primary elevation. **(Affirmative finding)**

(e) Quality of materials

The proposed home will be clad entirely in wooden board siding. Variation in finish, orientation, and configuration are proposed. Metal-framed windows will be installed throughout. **(Affirmative finding)**

(f) Reduce energy utilization

The proposed building must comply with the current energy efficiency standards of Burlington and the State of Vermont. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

Utility meters are noted. Mechanical equipment will be located within the building interior. **(Affirmative finding)**

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated. **(Affirmative finding as conditioned)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The property is located in the Neighborhood Parking District. As such, two parking spaces are required (2 spaces per dwelling unit) for the primary dwelling unit. The accessory dwelling unit requires 1 more space for a total of 3 spaces. As noted previously, the garage and driveway contain sufficient space for the required parking spots. **(Affirmative finding)**

II. MINUTES

The meeting minutes will be distributed separately upon review and approval by the Development Review Board.

III. MOTION

Motion: Brad Rabinowitz

I move that the Board grant certificate of appropriateness and conditional use approval to construct a new single family home with accessory dwelling unit and related site improvements at 65 Oakledge based on the findings in Section I above and subject to the following conditions:

II. Conditions of Approval

1. **Prior to release of the zoning permit**, revised plans shall be submitted, subject to staff review and approval. Revised plans shall address the following:
 - a. A wastewater capacity letter must be obtained from the Department of Public Works;
 - b. The garage must be set behind the front plane of the home's southern façade;
 - c. The front yard setback notation shall be corrected; and,
 - d. Illumination of the street address on the accent wall at the top of the driveway shall be revised so as to be from above rather than from below.
2. At least **seven (7) days prior to issuance of a certificate of occupancy**, impact fees based on the net new residential square footage shall be paid to the Department of Planning & Zoning.
3. Permitted days and hours of construction are Monday – Friday from 7:00 AM – 5:00 PM. Saturday construction may be allowed upon request. No work on Sunday.
4. The accessory dwelling unit shall be occupied by no more than 2 adults.
5. A deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit **prior to the issuance of the certificate of occupancy** for the unit. Such reference shall identify the permit number and note that the property is subject to the permit and its terms and conditions including owner occupancy. No certificate of occupancy shall be issued for the unit unless the owner has recorded such a notice.
6. Approval of an accessory dwelling unit is contingent on owner occupancy of the single-family dwelling unit as a primary residence. For purposes of this section, owner occupancy means that, after the creation of the accessory unit all individuals listed on the deed for the property must reside in the primary unit or in the accessory unit. If either the primary unit or the accessory unit is no longer owner occupied as a primary residence, the approval for the accessory dwelling unit is void and the kitchen of the accessory dwelling unit must be removed within 90 days with the entirety of the property being occupied as a single unit. When an accessory unit that is the result of additional square footage and/or a new accessory structure is proposed to be removed, revised floor plans and a revised site plan shall be required to be submitted for review and approval. Furthermore, where additional square footage is added to a single family home for purposes of creating an accessory unit and the accessory unit is at any point discontinued, none of the additional square footage shall be eligible for the purposes of increasing the number of unrelated adults that may be allowed to inhabit the property.
7. Pre- and post-blasting surveys of neighboring homes shall include radon assessment.

8. Any and all blasting activities shall adhere to the standards in the Department of Public Works' drilling and blasting procedures manual dated March 21, 2000.
9. If, during construction, artifacts are unearthed, it is the applicant's responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance.
10. Final approval of the EPSC and post construction stormwater management plans from the city's stormwater program staff is required.
11. No exterior signage is included in this approval.
12. A State of Vermont wastewater permit shall be obtained.
13. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
14. Standard permit conditions 1-15.

Seconded: Zoraya Hightower

Vote: 4-1-1, motion carried

Dated at Burlington, Vermont, this ____ day of January 2019

Respectfully Submitted,

Brad Rabinowitz, Development Review Board Chair

Please note that an interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division. (Zoning Ordinance Article 17, Section 17.1.7, Appeals of Development Review Board Decisions: An interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division. The appeal shall be taken in such a manner as the supreme court may by rule provide for appeals from state agencies governed by Sections 801 through 816 of Title 3). The Court rules may require that such an appeal be commenced within Thirty (30) days of the Board's decision.

BIRDSEYE 10/18/18



EXTERIOR VIEW FROM SOUTHEAST

SHEET #	TITLE	10.18.18
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00. GENERAL		
G000	TITLE SHEET	X
G002	ZONING	X

01. CIVIL		
C1.0	EXISTING CONDITIONS SITE PLAN	X
C1.1	PROPOSED CONDITIONS SITE PLAN	X
C1.2	CONSTRUCTION AND OPERATIONAL STORMWATER PLAN	X
C2.0	DETAILS	X
C2.1	DETAILS	X

02. LANDSCAPE		
L000	LANDSCAPE PLAN	X
L001	ILLUSTRATIVE LANDSCAPE PLAN	X
L100	LANDSCAPE LAYOUT, MATERIALS, AND GRADING	X
L200	PLANTING	X
L300	LANDSCAPE DETAILS	X
L301	PLANTING DETAILS	X

04. ARCHITECTURAL		
A100	LOWER FLOOR PLAN	X
A101	MAIN FLOOR PLAN	X
A102	UPPER FLOOR PLAN	X
A103	ROOF PLAN	X
A110	BOATHOUSE PLANS	X
A200	EXTERIOR ELEVATION	X
A201	EXTERIOR ELEVATION	X
A202	EXTERIOR ELEVATION	X
A210	BOATHOUSE EXTERIOR ELEVATION	X

SHEET #	TITLE	10.18.18
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A300	BUILDING SECTIONS	X
A320	WALL SECTION	X
A800	EXISTING CONDITIONS PHOTOS	X
A900	ENTRY RENDERING	X
A901	REAR FACADE RENDERING	X
A902	LAKEFRONT RENDERING	X

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Issue / Revision Log
10/18/2018 FOR PERMIT

FOR PERMIT

TIN
TITLE SHEET

Sheet Number

G000

SHEET LIST

CONSULTANT LIST

Department of Permitting & Inspections

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Alison Davis, Planning & Zoning Clerk
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: November 19, 2019
RE: 20-0432CU; 80 Colchester 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.

File: ZP20-0432CU
Location: 80 Colchester Avenue
Zone: I **Ward:** 1E
Date application accepted: October 16, 2019
Applicant/ Owner: PT 360 Inc. / Colchester Avenue Housing, LLC
Parking District: Shared Use
Request: Change of use from a membership club to a medical office (physical therapy).



Applicable Regulations:

Appendix A (Use Table – All Zoning Districts), Article 3 (Applications, Permits, and Project Reviews), Article 4 (Zoning Maps and Districts), Article 8 (Parking)

Background:

- **Zoning Permit 20-0444SN;** new freestanding sign. Approved October 2019.

- **Zoning Permit 17-0388CA/MA**; planned unit development for 66, 72, 80, 94 and 96 Colchester Ave., construct a 3 story residential building containing 75 apartment units. Approved May 2017.
- **Zoning Permit 16-01400LL**; lot line adjustment for 80 Colchester Ave, 27 Fletcher Place and 49 Fletcher Place. Approved December 2016.
- **Sketch Plan Review 15-0896SP**; construct 79 apartment units in a 3 story building, above ground and underground parking. April 2015.
- **Zoning Permit 15-0390SN**; install new freestanding sign for Hillel. October 2014.
- **Zoning Permit 15-0042CA/CU**; change of use from office space to a membership club, replace exterior staircase and install bike rack. August 2014.
- **Zoning Permit 04-016CU**; establish UVM admin offices. January 2004.
- **Zoning Permit 01-389**; externally illuminated freestanding sign for existing medical office. April 2001. Permit relinquished October 2001.
- **Zoning Permit 00-516**; refurbish existing side porch to allow ramping of deck for h/c accessibility to the existing medical office. No increase in coverage or change in use. May, 2000.
- **Zoning Permit 99-277**; Removal of slate roofing; replacing with asphalt shingles for existing medical office. December 1998.
- **Zoning Permit 92-123 / CU92-011**; Construction of ten additional parking spaces for a total of 16 for the existing medical office and residential unit. Existing curb cut to be eliminated, with joint use of adjacent property's curb cut (medical office, 94 Colchester Avenue.) September 1991.
- **Zoning Permit**; Request for Conditional Use permit to construct a private parking lot. Property owner notifies zoning office that he has not been informed of the request. Withdrawn by applicant July 1990.

Overview:

The applicant proposes to convert the entire building at 80 Colchester Avenue from a membership club to a medical office (physical therapy). This project represents a relocation of PT360, which currently occupies 64 Colchester Avenue, just down the street. The two story building was built in 1935 and is listed on the State Register of Historic Structures.

The building was included in a Planned Unit Development approved by the DRB on May 10, 2017 (ZP17-0388CA/MA). The PUD involved 66, 72, 80, 94, and 96 Colchester Avenue. New development includes construction of a 3 story residential building containing 75 apartment units and combined/reconfigured surface parking areas. The existing buildings on the properties included are to remain in place. Construction for the development has yet to begin. However, review of this zoning permit will assume the PUD's layout, particularly pertaining to use of the reconfigured parking areas.

Recommendation: Conditional Use Approval, per the following findings and conditions:

I. Findings

Appendix A – Use Table – All Zoning Districts

Office, Medical/Dental is a Conditional Use in the I zoning district. The applicant proposes to change the membership club to a medical office. No exterior physical changes to the building are proposed. The building's two stories total 1,911 sf in finished space, of which the new medical office use will occupy. **Affirmative finding**

Article 3: Applications, Permits and Project Reviews

Part 5: Conditional Use and Major Impact Review

Section 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 proposal will have minimal impact on public utilities, facilities and services. It is possible that a state wastewater permit will be required, and if so, the applicant will be responsible for securing said permit. **Affirmative finding as conditioned.**

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 property is within the Institutional zone, where there are a variety of uses, ranging from UVM educational buildings, various commercial uses, and residential properties. Prior to the membership club use, it was office space for a number of years, dating back to at least the 1990s per permit records. The commercial aspect of the building will not change as a result of the current proposal. **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;*

No greater impacts are anticipated. **Affirmative finding.**

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;*

This parcel is located on Colchester Avenue, a heavily traveled street that provides a high level of service. The existing access will continue to serve the subject property. There are transit stops within walking distance (<100 feet) along Colchester Avenue, and sidewalks exist on both sides of the street. The proposal is not expected to create adverse impacts on the existing transportation system. **Affirmative finding.**

5. *The utilization of renewable energy resources;*

Nothing within the application prevents the use of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding.**

and;

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances.*
The application and resultant change in use will be required to meet all bylaws and city and state ordinances in effect. **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;*
Not applicable. No changes to the site are proposed.
2. *Time limits for construction.*
Not applicable. There is no construction proposed.
3. *Hours of operation and/or construction to reduce the impact on surrounding properties.*
The application does not note specific office hours, but the business' website (PT360) notes hours of 7:00 am to 6:00 pm, Monday thru Thursday, 7:00 am to 3:00 pm on Fridays, and closed Saturday and Sunday. Given the nature of the business, negative impacts on surrounding properties are not expected. **Affirmative finding.**
4. *That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions,*
The proposal will take full advantage of the building's finished space. Should there be enlargements or alterations in the future, the applicant will have to return to the DRB for approval. **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.*
None identified.

Article 4: Zoning Maps and Districts

- (a) *Purpose: The Institutional District (I) as illustrated in Map 4.4.4-1 allows for an increased development scale and intensity than would typically be found in the adjacent residential districts to support continued growth and flexibility of the city's major educational and health care institutions within their respective institutional missions. New development is intended to be sensitive the historic development pattern of the existing campuses as well as the surrounding residential neighborhoods.*
The district is intended to support broad range of related uses reflecting the resident institution's role as regional educational, health care, cultural and research centers. Buildings should be designed with a high level of architectural detailing to provide visual interest and create enjoyable, human-scale spaces. Sensitive transitions between adjacent lower scale residential areas and larger scale institutional development should be provided. Sites should be designed to be pedestrian friendly and encourage walking

between buildings. Where parking is provided onsite, it is intended to be hidden behind, to the side, within, or underneath structures.

The proposal is simply changing one commercial use to another within the existing building. PT360, which currently exists three doors down the street, will continue to provide a desirable service to the surrounding community. **Affirmative finding.**

Article 8: Parking

Table 8.1.8-1 Minimum Off-Street Parking Requirements

In the Shared Use Parking District, medical offices require 2 spaces per 1,000 sf of gross floor area. Given 1,911 sf of finished space, the new use requires 4 parking spaces. The previous membership club use required 2.5 spaces per 1,000 sf of floor area – 5 spaces. As the required parking is less than what was required by the previous use, the parking may be considered compliant. The rear parking lot currently contains 13 spaces. **Affirmative finding.**

II. Conditions of Approval

1. The applicant/property owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
2. The applicant/property owner shall secure a state wastewater permit, should one be required for the proposal.
3. Any physical alteration or enlargement of the use will require a new zoning permit, subject to regulations in effect at the time of permit application submittal.
4. Standard Permit Conditions 1-15.

**Department of Permitting and Inspections
Zoning Division**

Burlington, VT 05401

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Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk*



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: November 19, 2019
RE: ZP19-0980CA/MA, 110 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.



File Number: ZP19-0980CA/MA

Zone: NAC-R **Ward:** 1

Date application accepted: June 12, 2019 (incomplete)

Date traffic study received: November 12, 2019

Applicant/ Owner: G4 Design Studio/Sisters and Brothers Investment Group / Joe Handy

Request: Reapplication to demolish existing c. 1935 former auto repair structure; construct new 4 story 57 unit apartment building with underground parking on 1.22 acre site. Height bonus exercised by providing Senior Housing. Originally approved with amended conditions, July 2, 2013. Two time extensions procured; permit expired without exercise.

NPA Review Date: May 8, 2019.

Background:

- **ZP18-1007AP** (ZP13-0680CA/MA); Administrative determination that Zoning Permit 13-0680CA/MA had expired. Appeal of administrative decision; Upheld up DRB June 2018; appealed to Vermont Superior Court Environmental Decision. Agreement reached December 27, 2018' Stipulation of Dismissal with Prejudice January 3, 2019.

- ZP13-0680CA/MA, 2nd DRB Time Extension July 25, 2016.
- Application filed for Act 250 June 30, 2015. Per **Section 3.2.9 (f), Exception to Permit Time Limits:** *Except for projects subject to additional state or federal permitting jurisdiction, or which have been appealed to Vermont Environmental Court pursuant to the requirements of Article 12, there shall be no exceptions to the time limits specified in Section 3.2.9 (d) and (e) unless longer or shorter time limits are specifically imposed as permit conditions of approval by the DRB at the time of approval.*

For projects subject to additional state or federal permitting jurisdiction, the date of decision shall be deemed to be the latest date of decision of the state or federal permitting authority.

The application for Act 250 review tolled the approval date. Act 250 approval date July 21, 2016.

- **ZP13-0650CA.MA;** One Year Time Extension approved by DRB June 3, 2014.
- **ZP13-0650CA.MA;** Demolish existing c. 1935 former auto repair structure; construct new 4 story 57 unit apartment building with underground parking on 1.22 acre site. Height bonus exercised by providing Senior Housing. Approved April 23, 2013; hearing re-opened; approved with amended conditions, July 2, 2013.
- **.ZP 13-0129; Sketch Plan** review of project. Reviewed by DRB September 18, 2012.
- **Zoning Permit 05-065SN;** 4' x 6' parallel sign for M & H Auto. Approved August 2004.
- **Zoning Permit 04-314;** Increase number of display cars from 25 to 45 and decrease 10 spaces for repair business to 6 spaces. Approved January 2004.
- **Zoning Permit 01-318 / COA 097-029;** Installation of a new nonilluminatd parallel sign over the entry of the existing used car sales establishment within the existing commercial complex. No change in use. Approved February 2001.
- **Zoning Permit 99-362;** Change of use from vacant commercial to auto and light truck repairs. No exterior changes proposed to the structure. Site currently contains a used auto dealer. Approved March 1999.
- **Zoning Permit 99-419 / COA 097-029B;** Installation of a nonilluminated freestanding sign for the existing auto and light truck repair facility. Approved April 1999.
- **Zoning Permit 99-570 / COA 097-029C;** Installation of two signs for the existing auto repair facility. Approved June 1999.
- **Zoning Permit 98-311 / COA 097-029;** replacement of existing sign faces at existing auto sales building. Approved January 1998.
- **Zoning Permit 98-310 / COA 097-029B;** Change of use from retail (see COA 97-029) to used car sales. Maximum outdoor storage of 25 cars. Approved January 1998.
- **Zoning Permit 97-460 / COA 097-029A;** Partial demolition of the existing structure and parking area to facilitate improvements included in COA 97-029. Approved May 1997.

- **Zoning Permit 97-274 / 097-029;** Renovation to the existing commercial complex, addition to create multiple retail storefronts. 1987 net new square feet. Approved January 1997.
- **Zoning Permit 88-031;** one internally illuminated aluminum sign. Approved August 1988.
- **Zoning Permit COA 87-199;** Convert building to auto body shop; minor exterior work. Approved January 1988.
- **Zoning Permit 87-746 / COA 87-199A;** install one sign. Approved April 1988.
- **Zoning Permit 85-491;** construct a chain fence 4' to run along the west boundary of the property. Approved October 1985.
- **Zoning Permit 84-446 / COA 84-118;** Remove front wall of plate glass and replace with 2 x 6 frame, insulate and finish exterior with vinyl siding. Install thermopane picture window. Approved September 1984.
- **Zoning Permit 84-328 / COA 84-088;** construct 30 x 30' one story building to be used as a repair shop to replace a building of the same size and use that was destroyed by fire 4 months previous. Approved July 1984.
- **Zoning Permit 82-546;** parallel sign for "First Quality Carpets." Approved December 1982.
- **Zoning Permit 82-525;** To establish a floor covering and home decoration store. Prior use was a furniture store. Approved December 1982.
- **Zoning Permit 82-344 / COA 82-75;** Change pitch of roof. July 1982.
- **Zoning Permit 82-337 / COA 82-73;** establish use as a building supply and material retail outlet – dealing in hot tubs and plumbing fixtures for residential installation. 1000 sq ft devoted to retail use. Approved July 1982.
- **Zoning Permit 81-292;** Change of use from automobile retail business into a furniture retail business. No structural alterations. Approved December 1980.
- **Zoning Permit 78-162;** Used car sales, service and repair. Build partitions and 3 phase electric power in order to create car painting stalls in existing large garage. No additional coverage. Paint shop presently exists in the small garage at 110 Riverside. Issued October 1978.
- **Zoning Permit 75-891? ;** Erect a pylon sign flat against the building. May 1975.

- **Zoning Permit**, erect a 30' x 60' addition on the north side of the existing garage and remodel the front of the showroom.
Issued August 1971.

Overview:

The application for a 57 unit residential building was originally approved in 2013, with 32 permit conditions. Despite several time extensions, the permit expired. The applicant has re-applied to raze all buildings on this corner site and develop a multi-story 57 unit residential building with 60 parking spaces, 48 of those provided under the building and 12 more on a small surface lot.

(Revised parking, Plan A1-1. 8/1/19). 25% of the units (14) are intended to be low to moderate income Senior Housing to qualify for the additional height bonus.



Recommended motion: Table for continued review with refinement and subsidy of the submission materials, per the following findings:

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

Per this standard, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. There are a significant number of open permits, all of which must be closed out with issuance of Certificates of Occupancy. See attached list. **Affirmative finding as conditioned.**

Article 3: Applications, Permits, and Project Reviews

Section 3.2.1 (d) Pre-application Neighborhood Meeting

The applicant has provided evidence of an NPA meeting May 8, 2019. **Affirmative finding.**

Part 3: Section 3.3.2 Impact Fees: Applicability

Any new development or additions to existing buildings which result in new dwelling units or in new nonresidential buildings square footage are subject to impact fees as is any change of use which results in an added impact according to Sec. 3.3.4.

Impact fees are assessed for the gross new floor area, with a credit for the existing square footage currently associated with the automobile service use.

As submitted, the estimated Impact Fee calculation:

Estimated Impact Fees (recalculated 11.12.2019, under FY19 schedule):

SF of Project	88,772	Based on Drawing A1-1
	<u>Residential</u>	
Department	Rate	Fee
Traffic	0.196	17,399.31

Fire	0.222	19,707.38
Police	0.044	3,905.97
Parks	0.743	65,957.60
Library	0.460	40,835.12
Schools	0.961	85,309.89
Total	2.626	\$ 233,115.27

Credit for existing service use: 13,666 sq. ft.

	<u>Offices & Other</u>	
Department	Rate	Fee
Traffic	0.676	9,238.22
Fire	0.199	2,719.53
Police	0.351	4,796.77
Parks	0.418	5,712.39
Library	0.000	0.00
Schools	0.000	0.00
Total	1.644	\$ 22,466.91

Estimated Impact Fees Due, based on difference: \$210,648.36

Allocation by Department:

Enter Total Fee:	\$210,648.36	
	<u>Residential</u>	
Department	Rate	Fee
Traffic	0.196	15722.42
Fire	0.222	17808.05
Police	0.044	3529.52
Parks	0.743	59600.81
Library	0.460	36899.56
Schools	0.961	77087.99
Total	2.626	\$210,648.35

Article 3.3.3 Exemptions and Waivers

(a) Exemptions

If units are dedicated to Senior Housing (as proposed, for the height bonus), the following exemption will apply:

(b) School Impact Fee Exemption:

That portion of impact fees attributable to school impacts shall not be required for senior citizen housing projects or for that portion of a project where certain units are reserved specifically for the elderly. Any project, or portion thereof, which meets either state or federal guidelines for elderly housing, shall be deemed a senior citizen housing project and eligible for a full or partial waiver of school impact fees.

A waiver of Impact Fees is applicable to affordable housing units:

Sec. 3.3.3 (c) Affordable Housing Waivers

Any residential project containing newly constructed units or substantially rehabilitated housing units that are affordable for households as described in subsections (1), (2) or (3) below are eligible for a waiver of impact fees for that portion of the project. The terms, rules and regulations used herein shall be the same as those defined and specified in this Ordinance pertaining to Inclusionary Zoning (Article 9).

The applicability of any waiver of Impact Fees shall be determined by the Housing Trust Fund Manager in the Community and Economic Development Office. Any such waiver, if determined, will be provided to staff (with the associated square foot measurement) to facilitate an appropriate impact fee assessment. **Affirmative finding as conditioned.**

Sec. 3.3.7 Time and Place of Payment

Impact Fees must be paid to the city's chief administrative officer/city treasurer according to the following schedule:

- (a) *New Buildings: Impact fees must be paid at least seven (7) days prior to occupancy of a new building or any portion thereof.* **Affirmative finding as conditioned.**

Part 4: Site Plan and Design Review

(a) Site Plan Review, and

- (b) Design Review** will both be applicable for this project.

Section 3.4.3 Submission Requirements

In addition to the applicable application and submission requirements pursuant to Sec. 3.2.2, all applications for a zoning permit subject to Site Plan and/or Design Review under this Part shall provide any additional information necessary for the adequate review of the proposal under the applicable development principles and standards found in Article 6.

Given the historic use of the property for many decades as an automotive service center, it is appropriate to discern the environmental disposition of the parcel prior to development. The applicant submitted a Phase I study in previous review, which had, been reviewed by the Vermont Department of Environmental Conservation. In July of 2019, a communication from the Verterre Group (Environmental Scientists and Field Services) stated that the property is not currently listed as a State of Vermont DEC identified site. The DEC does have a copy of the Phase I report (prepared by this group) dated February 7, 2013. Verterre proposes being on-site during building demolition to investigate if abandoned tanks, buried lifts, drains, and oil/water separators are present. Any contamination will be brought to the attention of the State of Vermont DEC. Verterre will then conduct a Phase II investigation, with results forwarded to the City and the State of Vermont DEC. Staff recommends constructing a timetable for timely assessment, reporting, and creation of an appropriate plan (Corrective Action Plan, if warranted) before advancing development.

Affirmative finding as conditioned.

Part 5: Conditional Use and Major Impact Review

Sec. 3.5.2 Applicability

(b) Major Impact Review

In Neighborhood Mixed Use districts, Major Impact Review is required for the creation of twenty-five or more dwelling units. The development proposes 57 new residential units. Therefore, Major Impact Review is required.

Sec. 3.5.6 Review Criteria

(c) Major Impact Review Standards:

1. *Not result in undue water, air or noise pollution;*

110 Riverside Avenue has been mis-identified as Site #94-1733 by the Vermont Department of Environmental Conservation. In an email of January 16, 2013, DEC acknowledges the error, but notes the following:

There are other significant potential environmental issues with 110 Riverside property too. It was a filling station at one time and had at least three gasoline underground storage tanks and a few garage bays for auto repairs (likely with floor drains and/or mechanics pits and associated dry wells or other subsurface drainage appurtenances.) From photographs taken from a UVM archive site, it is apparent that the dispenser pumps are not all located just above the tanks – expanding the areas for potential onsite releases.

While the construction of new residential dwelling units does not immediately trigger alarm, the previous use as commercial / car repair coupled with the expressed concern of the Department of Environmental Conservation warrants attention. There exists the potential for soil contamination, which would have an impact on appropriate soil disturbance as well as storm and groundwater. A Phase I Environmental Site Assessment was submitted to staff March 11, 2013, and the Executive Summary indicates “recognized and historic environmental conditions.” A Phase II is warranted to fully understand the site conditions and to actively pursue a clean up as recommended by the Conservation Board (and if deemed appropriate by the Department of Environmental Conservation.) The applicant has proposed that Verterre Environmental Scientists be present a building demolition to ascertain risk features (see Section 3.4.3, above), and to conduct a Phase II evaluation, with results forwarded to the City and State DEC. After conferring with staff at the Department of Public Works, staff again recommends construct of a timetable for building demolition, site assessment, soil testing and reporting prior to advancement of a construction timetable to assure a site conducive to redevelopment for residential use. **Affirmative finding if conditioned.**

2. *Have sufficient water available for its needs;*

A letter dated November 12, 2012 from Burlington’s Department of Public Works informs that Burlington’s water and wastewater treatment facilities have sufficient capacity to handle demand associated with the proposed apartment building. Submission materials reference communication with the Water engineering division, but a companion letter of capacity has not been provided. The application will need to provide renewed confirmation from the Water division to confirm the continued capacity.

Affirmative finding as conditioned.

3. *Not unreasonably burden the city’s present or future water supply or distribution system;*

See comment above.

4. *Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;*

This is a challenging site, which rises approximately 60' from front to rear. The applicant has supplied engineered plans (TCE) to demonstrate avoidance of bank disturbance and the ability to develop the site without adverse impact to the rear embankment. Plans for temporary and permanent sheeting for the proposed multi-unit building were forwarded in September 2019; to provide shoring to allow building and parking lot construction. Completed by Knight Engineering, they are detail plans without notation of property survey monuments. Burlington's City Engineer Norm Baldwin has responded as follows:

- There isn't a level of detail that indicated precisely where these retaining wall systems are proposed. I cannot decipher precisely where these two wall sections are on 110 Riverside Avenue given there refer only to an east and west wall.
- The location of these wall sections is important to understand if there are adjacent property rights than need to be acquired if there is an encroachment
- The Drawing "Detail B" for the West Wall does not show dimensionally how long these proposed anchors are, how many are being proposed, and from the drawing it suggests that they will be encroaching on the adjacent property(address unknown), Property rights Acquired(Unknown)
- There needs to be a Licensed Surveyor preparing a set of Site Plans that spatially places these two proposed retaining wall system spatially in context,
- Property Monuments need to be installed by a Licensed Surveyor to confirm the placement of these systems is within the limits of 110 Riverside Avenue,
- If there are property rights from adjacent property owners, deeded rights need to be secured and provided to the City before proceeding with the work to install these retaining wall systems.
- I believe this project should have two licensed professionals signing off on this design, both a Geotechnical Engineer and a Structural Engineer.

An erosion prevention and sediment control plan was submitted and was subject to review by the Conservation Board and the Stormwater Administrator. The Conservation Board accepted the development plan subject to Phase II site evaluation; however, this condition was imposed with the understanding that this was a state-listed contaminated site. The Department of Environmental Conservation has since made a correction about the mis-identification of this site but remains concerned due to the long history of automotive repairs. A Phase I study raises concern about likely site contamination due to previous and historic use. A Phase II study is now proposed post building demolition.

The City Stormwater administrator approved the Stormwater plan March 12, 2013. Any zoning permit will be conditioned upon renewed approval by the City Stormwater Administrator for stormwater management and the EPSC. As previously suggested, a timeline is recommended to appropriately address the placing of monuments, securement of encroachment authorization and permits (onto abutting private property for shoring anchors, or right-of-way work); building demolition, site examination and testing; reporting back to DEC and the City; construct of a remediation plan (if warranted), and site redevelopment.

No finding possible, without additional geotechnical engineering plans for embankment shoring; setting of property monuments to discern property boundaries, securement of encroachments within private property (for anchors) and within the public right-of-way.

5. *Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;*

Staff received a revised Traffic Study November 12, 2019, which had received preliminary review by the Department of Public Works. It includes the following:

AM Peak (7:30-8:30 am) - 21trips (5 entering, 16 exiting)

PM Peak (4:30 – 5:30 pm) - 25 trips (16 entering, 10 exiting)

These trip assessments differ substantially from those provided on plan C2-01 (dated November 21, 2012), and have utilized a different Land Use Code. The applicant will need to define the discrepancy.

The Trudell November 2019 traffic analysis asserts the 25 PM trips represents 1.5% of the total PM design hour traffic on Riverside Avenue.

Two driveways are proposed; the eastern driveway will allow both ingress and egress, while the west driveway movements will be limited to right-in only for direct access to the parking garage. A crosswalk featuring pedestrian activated flashing beacons is proposed in front of the proposed project to connect the sidewalk that is currently in front of the project with the multi-use path on the north side of Riverside Avenue. Although project generated traffic volume is low, traffic from the project will make use of the adjacent intersection system (Colchester Avenue / Barrett Street) for which an improvement plan is in place. The applicant has agreed to pay a fair share mitigation fee toward those improvements as part of their already approved Act 250 permit.

No finding possible, as traffic generation and project impacts differ within submission materials.

6. *Not cause an unreasonable burden on the city's ability to provide educational services;*

Staff made initial inquiries and repeated notifications to the school district when the plan came for 2013 review, and forwarded information as the project progressed through decision. If the entire building is dedicated to senior housing, there will be no impact to educational services, reflected in the exemption from School impact fees. If the 57 units are intended to be divided by 14 senior units (25% of whole, to be eligible for the additional building height) and the remainder are fair market value, impact fees for the non-senior units should off-set any new demand on city educational services. **Affirmative finding as conditioned.**

7. *Not place an unreasonable burden on the city's ability to provide municipal services;*

Letters of sufficient water supply and wastewater capacity were submitted in 2013 from the Department of Public Works. The applicant has been advised to provide a current letter of water/waste capacity. A State Wastewater Permit will be required as well. Required impact fees will address other service demands. **No finding possible**, without updated letter of capacity and service from the water engineering division.

8. *Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area of any part of the city;*

This site is not identified as having irreplaceable historic or archaeological merit; however, the steep embankment at the rear is a concern with the large development proposed. Current events on the opposite side of Riverside Avenue have heightened the concern for bank stability. The

application includes information addressing specific site disturbance with engineered studies to accompany the request. More highly articulated plans, prepared by geotechnical and/or structural engineers relative to shoring and wall anchors are requested by the city engineer. **No finding possible**, without detailed plans from a geotechnical and/or structural engineering for embankment shoring plan.

9. *Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;*

This is a developed lot. A letter of supply was provided from the Department of Public Works to address water capacity in 2013; an updated letter confirming the same is a condition of any approval. Water pressure issues must be resolved during site development by the applicant. The applicant will be required to work with engineering staff from the Department of Public Works to address and remedy any deficiencies relative to public water pressure/supply infrastructure.

Affirmative finding as conditioned.

10. *Be in substantial conformance with the city's municipal development plan and all incorporated plans;*

planBTV: Comprehensive Plan (2019 Update) includes the following policies that are in sync with this development proposal:

- *Creating new opportunities for mixed-use infill and redevelopment in the most densely developed areas consistent with the City's scale and urban form, while conserving and strengthening adjacent residential neighborhoods. (P. 37)*
- *Expand housing opportunity, fill gaps in the housing tenure ladder, ensure perpetual affordability, and increase the overall supply and inclusiveness of housing. (P. 61)*
- *Neighborhood Center: The purpose of these areas is to provide nodes of neighborhood-supporting commercial activity and services. These are areas that allow for commercial, residential, and community-oriented uses, sometimes in mixed-use buildings, at a higher density than nearby residential areas. These areas feature a variety of building and architectural types and are typically within walking or biking distance of nearby homes.(p. 95)*
- *Evaluate capacity of neighborhood mixed-use areas to support additional development. (Appendices, cross-reference to 2014 Plan Chapters, p. 110.)*
- *Remove barriers and disincentives to housing production, and encourage infill and redevelopment of underutilized sites. (Appendices, Cross- Reference to 2014 Plan Chapters.) p. 114.*
- *Cleanup and redevelop brownfield sites, particularly in the South End. (Appendices, Cross-Reference to 2014 Plan Chapters.) p. 110.*
- *This plan (planBTV) anticipates a more urban configuration of higher-density mixed residential and commercial uses on the south side of Riverside Avenue...Studies are currently underway to identify short and long term improvements that can be made to these important gateways to Burlington. Implementing these enhancements will improve pedestrian and bicyclist safety, efficiency of and access to public transit, enhance these important city gateways, improve the quality of life in nearby residential areas, facilitate connectivity between Burlington and nearby Winooski and better link recreation resources to the city's transportation system. (p.105.)*

Affirmative finding for increased density. **Affirmative finding** for access to bicycle and pedestrian routes with condition of approval that requires installation of a pedestrian-activated crosswalk light.

- *Re: Brownfields: “The Burlington Brownfields Pilot Initiative is a US Environmental Protection Agency program that facilitates redevelopment of properties with real or perceived contamination issues through the assessment of environmental risk, remediation planning, and relief from liability. The City has made the cleanup and redevelopment of Brownfields a high priority to improve the environment, increase the tax base, create and retain jobs, and curb sprawl.”*

Staff note: Final disposition of the site will be determined after a Phase II analysis. Staff recommends a stepped approval based on advancement through site analysis, reporting, remediation (if warranted), soil stability analysis, more detailed engineered plans and securement of appropriate instruments or approval for encroachments prior to redevelopment of the site.

Affirmative finding if conditioned.

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability, and location;

The proposal will provide 57 new housing units, 14 of which will be set aside for low to moderate senior residents of the City. The one and two bedroom units will be most welcome due to their size, location, and easy access to public transportation. **Affirmative finding.**
and/or

12. Not have an undue adverse impact on the present or projected park and recreation needs of the city.

Impact Fees will substantially offset any impacts to park and recreation needs. **Affirmative finding.**

Article 4: Zoning Maps and Districts

Sec. 4.4.2 Neighborhood Mixed Use Districts

(a) Purpose: *The NAC-Riverside is intended to allow commercial development in areas already predominantly built along this corridor while encouraging emerging mixed-use development. The zone’s development standards promote attractive development, an open and pleasant street appearance, and compatibility with adjacent residential areas. Development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, and the businesses themselves. Parking is intended to be placed behind or to the side of principle buildings.*

The proposal, to construct a large multi-unit residential building, conforms to the intent to allow new development in areas already developed along a major traffic corridor. Although no service or commercial use is proposed, residential uses are permitted within the NAC-R. These new residential units will profit from close proximity to the travel corridor and public transit. Parking is proposed both beneath, and next to the primary structure. **Affirmative finding.**

(b) Dimensional Standards and Density

Table 4.4.2-1, Dimensional Standards and Density

NAC-R	Max Intensity(floor area ration)	Max lot coverage	Minimum Building Setbacks			Height
NAC-R(iverside)	2.0 FAR See bonus provision, below.	80%	0 Front*	0 Side**	0 Rear**	Min 22' two stories Max 35'
110 Riverside Avenue proposal	1.49 per plan dated 11.21.12	51.7%	Approx. 40' from Riverside Avenue	50' east 10' west	150'	45' at elevator shaft, 39.5' to roof.
Table 4.4.2-2 Sec. 4.4.2 (d) C., Maximum Bonus)	3.0 FAR					Max height 45'

*All structures shall be setback 12 feet from the curb on a public street.

** Structures shall be set back a minimum of 15 feet along any property line that abuts a residential zoning district. [In practice, this has only applied to primary structures and not parking areas. See zoning district map, below. Yellow is residential; purple is NAC-R. Per footnote 2, a 15 foot setback is required on any boundary line abutting a residential zone.]



Affirmative finding, using bonus provision.

(c) Permitted and Conditional Uses

Attached dwellings – Multi-Family (3 or more) is a permitted use in the NAC-R.

(d) District Specific Regulations

3. Development Bonuses/Additional Allowances

B. Senior Housing

A maximum of an additional 10 feet of building height, and corresponding FAR, may be permitted at the discretion of the DRB in the NAC and NAC-Riverside districts where no less than twenty-five per cent (25%) of the total number of onsite units are reserved for low-moderate income senior households as defined by state or federal guidelines, including no less than ten percent (10%) reserved for low-income households. The total gross floor area dedicated to the senior housing shall be equivalent to the gross floor area resulting from the additional allowance.

The applicant has agreed to dedicate 25% of the proposed (57) residential units to low-moderate seniors, with 10% of those reserved for low-income senior households, to achieve an additional 10' in height and corresponding FAR. The proposal exercises the height bonus within this application. Plan A1-1 details the gross floor area of the fourth floor (bonus allowance) as 13,066 sq. ft. The required Senior Housing is 25% of the units, or 14 dedicated residential units to exercise the height bonus. This provision states *The total gross floor area dedicated to the senior housing shall be equivalent to the gross floor area resulting from the additional allowance.* Therefore, the area dedicated to Senior Housing (14 dedicated senior residential units, 25% of 57.) shall be equivalent to the area of the fourth floor. The senior housing does not need to be located on the fourth floor; but the gross floor area provided by the height bonus shall be equal to or less than the gross floor area of the dedicated senior units.

The applicant shall provide an annotated floor plan to identify the senior housing units to assure the equivalent gross floor area (13,066 sq. ft.) with the gross floor area achieved through the height bonus. Although the entire fourth floor is identified as Senior Housing, an additional four units for a total of 14 are required to secure the height bonus. **Affirmative finding as conditioned.**

Article 5: Citywide General Regulations

Sec. 5.1.1 Uses

(c) Permitted Uses

Per Appendix A, Attached Multi-Family, 3 or more units, is a permitted use in the NAC –R zoning district. **Affirmative finding.**

Part 2: Dimensional Requirements

See Section 4.4.2 (b), above. **Affirmative finding.**

Sec. 5.1.2 (d) Accessory Residential Structures

The plan includes an area for trash, with a plan for a trash enclosure. **Affirmative finding.**

Sec. 5.2.3, Lot Coverage Requirements

See Section 4.4.2 (b), above. **Affirmative finding.**

Sec. 5.2.4, Buildable Area Calculation

For any properties two or more acres in size within any RCO, WRM, RM, WRL, or RL zoning district...

110 Riverside Avenue is not over two acres in size nor part of RCO, WRM, RM, WRL, or RL zoning district; but within the NAC-R zoning district. Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.2 (b) above. Note that the easterly property boundary abuts a Residential district, the required 15' setback has not met met with placement of the dumpster, which will need to be relocated out of the required residential setback. Parking is allowable with a 5' minimum setback. **Adverse finding for not meeting 15' setback from residential district.**

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.2 (b) and Sec. 4.4.2 (d). 4. (C), above. **Affirmative finding.**

Sec. 5.2.7, Density and Intensity of Development Calculations

(a) District-specific provisions of Article 4 are based on FAR, not units-per-acre.

(b) Floor Area Ratio

In accordance with the district-specific provisions of Article 4 where the intensity of development is measured on a floor area ration basis, the calculation of development intensity shall be measured by dividing the gross floor area of all structures on a site, or portion of the site where split by a zoning district boundary, by the gross site area.

For a site of 53,143 square feet (provided on the Engineer's Plan, C2-01), the maximum FAR allowance would be 159,429 sq. ft. (Bonus max 3.0 FAR.) The application proposes 88,772 (69,499 total gross floor area of the building, 19,273 surface parking = 88,772); or 1.67 FAR.

Affirmative finding.

Sec. 5.4.8 Historic Buildings and Sites

(a) Applicability

Although the core building is estimated to have been constructed in 1935, significant modifications and alteration (especially loss by fire) have rendered the extant building without historic merit. The building is not listed on any historic register, nor identified as eligible for historic designation. **Not applicable.**

C. 1920, looking toward corner of Riverside Avenue



Sec. 5.4.9 Brownfield Remediation

The City of Burlington encourages the remediation and redevelopment of brownfield sites through the waiver or modification of the requirements of this ordinance in situations where development otherwise authorized by the

underlying zoning is constrained due to the presence of surface and subsurface contamination. Specifically, these regulations seek to achieve the following goals:

- To promote the public health and safety by remediating contaminated sites that pose a threat to human and environmental health; and*
- To encourage an efficient pattern of development in Burlington by supporting the redevelopment of previously developed sites.*

(c) Application Submission Requirements:

In addition to the submission requirements pursuant to Article 3, the following information as applicable specifying any and all use and development limitations of the site shall also be provided at the time of application:

- 1. A VT DEC Approved Corrective Action Plan (CAP) pursuant to 10 VSA 6615a (h);*
- 2. A Record of Decision (ROD) issued by the US EPS;*
- 3. A VT DEC Approved Corrective Action Plan (CAP) pursuant to VHWMR 7-105(b); and*
- 4. Any warranty deed specifying any and all use and development limitations of the site.*

None of the above specified required submission materials have been submitted.

This parcel is identified with a “star” on the Vermont Department of Environmental Conservation Hazardous Sites map. After lengthy communication with DEC, it was ultimately determined that the site had been misidentified as an existing hazardous site. An official of DEC did remark, however, that given the known use of the parcel as an automobile repair shop since the 1930s, there is a probability of site involvement for contaminants. An overlay of a Sanborn Fire Insurance Map with Google Maps indicates the historic presence of at least 3 underground storage tanks (USTs) on the site. There is no documentation for their present condition, or removal. A Phase I ESA was submitted to staff March 11, 2013, who requested a copy be forwarded to the Department of Environmental Conservation. A Phase II study has been recommended, and offered by the Verterre Environmental Group.

Given the historic use of the site and the proposed redevelopment, Burlington’s Department of Public Works recommends further site evaluation to determine the disposition of the soils relative to contaminants. (See email from Caleb Manna, 11.13.2019.) If a Phase II study deems a brownfield, the State of Vermont has the authority to require this work be completed under Title 10 VSA 6615b.



If a Corrective Action Plan (CAP) or Site Management Activity Completed (SMAC) is required, these must be developed and implemented prior to redevelopment of the site. All documentation relative to site evaluation and treatment plan, if warranted, needs to be under the direction and with the approval of the Vermont Division for Environmental Conservation and the City's Department of Public Works. **No finding possible.**

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to result in creating a nuisance as defined under this criterion. **Affirmative finding.**

Sec. 5.5.2 Outdoor Lighting

Sec. 5.5.2 (e) General Outdoor Lighting Standards

5. *All outdoor lighting fixtures, other than those using only low output lamps and alternative specifically allowed under these regulation, shall be "Full Cut-Off" or "Cut-Off" as defined by the Illuminating Engineering Society of North America to ensure that glare is minimized, that lighting is directed only to the area to be illumination, that illumination is directed below a horizontal plane, and that illumination does not cast direct light beyond the boundaries of the property on which they are located. Light levels on adjacent properties shall not exceed one tenth (0.1) footcandle as a direct result of the on-site lighting measured 20 feet beyond the property line of the development site.*

The submitted photometric plan includes several lighting measurements on the northerly boundary exceeding the .1 threshold 20' outside the property boundary. Revision of the lighting plan, as noted shall be a condition of approval. **Affirmative finding as conditioned.**

5.5.2 (f) Specific Outdoor Lighting Standards

1. Parking Lot Lighting

- A. *The Maximum mounting height for any fixture shall be 25 ft.*

Affirmative finding.

- A. *The maximum illumination level shall not exceed 4 footcandles at any point.*

The lighting plan does not indicate any illumination levels that exceed 4 fc in the parking lot area. **Affirmative finding.**

- B. *The maximum illumination level shall only be computed for the functional area of the parking lot.*

The parking lot area is defined by color on the photometric plan. No separate calculation is offered for the parking lot area; however, the light levels do not exceed the maximum as defined by this section. **Affirmative finding.**

- C. *The maximum to minimum uniformity ration shall not exceed 20:1.* **Affirmative finding.**

- D. *Illumination levels are encouraged to be reduced by at least 50% within one hour after the end of public business hours.*

This is a residential development; although there are no public business hours, encouragement is offered in the spirit of this standard. **Affirmative finding.**

1. Walkway Lighting:

- A. *The average illumination level on a walkway or pathway surface shall not exceed 0.5 footcandles. Maximum lighting levels shall not exceed 2 footcandles.*

Affirmative finding.

Staff notes that a pole mounted light fixture is proposed within the ROW. It is not on the “existing conditions” plan C1-03, but may be visible in photographs of the site. Any lighting installation within the public ROW shall be in cooperation, approval and partnership with Burlington Electric Department.

Affirmative finding as conditioned.

5. Parking Garage Lighting

- A. *Light Levels shall not exceed minimums recommended in IESNA document RP-20-98 or current edition.*
- B. *Any fixture visible from the exterior of the garage facility shall be a full cutoff or cut-off fixture or shall be constructed in a manner that prevents glare to be visible from the exterior of the parking garage.*

Revised lighting fixture information for the parking garage was submitted June 15, 2017 and resubmitted for this application.

Affirmative finding.

Sec. 5.5.3 Stormwater and Erosion Control

Work associated with development of this site will require review and approval of a small project erosion control form by the Stormwater Administrator. The scope of development is anticipated to be above the ½ acre threshold for requiring a post-construction stormwater management plan. The applicant provided an erosion prevention and sediment control plan (EPSC), as well as a stormwater management plan at application, and approved by the City Stormwater Engineer in 2013. Continued acceptability of the plan will be a condition of any approval. **Affirmative finding as conditioned.**

Sec. 5.5.4 Tree Removal

The limits of the tree clearing are identified on Plan 5-01. This is particularly important, given the steep slope and potential for erosion at the rear of the site. An email from Trudell Engineering notes that they have contacted Knigh Consulting to work with this project relative to steep slopes, as they did the original geo exploration in 2012 and made recommendations for slope stabilization and sheeting. **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:

There is an existing and significant embankment that rises at the rear of the site. Any application should include information relative to the protection, stabilization, engineered development, or

avoidance of the steep grade. A Grading Plan has been provided as part of this application (C2-02.) As site drainage is expected to be altered, confirmation and approval of the City Stormwater Administrator will be essential. As previously noted, a tree clearing area has been identified on Plan C5-01. The City Engineer has requested further analysis by a geotechnical engineer relative to the Knight prepared shoring plan. **No finding possible without additional geotechnical engineering plans.**

(b) Topographical Alterations:

Plans illustrate proposed hillside alteration, although minimization of alteration is intended. Significant retaining walls, some 8' in height are proposed. Proposed design and construction details for any cut and fill shall be subject to review and approval by the city engineer before receiving approval of the site plan. **No finding possible without additional geotechnical engineering plans.**

(c) Protection of Important Public Views:

Not applicable.

(d) Protection of Important Cultural Resources:

Although the existing building is greater than 50 years old, it is not historically sensitive or to retain any characteristics that would merit attentive examination. **Not applicable.**

(e) Supporting the Use of Renewable Energy Resources:

The proposed building will back into a site cratered on the south by a large elevation change that will likely hinder opportunity to maximize solar gain. Proposed broad expanses of window glass are likely the limited exercise in capturing solar gain. The Design Advisory Board has previously recommended the installation of conduit to permit the future use of rooftop solar. **Affirmative finding.**

(f) Brownfield Sites:

*Where a proposed development involves a known **or suspected brownfield**, the site plan shall indicate areas of known or **suspected** contamination, and the applicant shall identify completed or planned remediation necessary to support the intended use(s).*

110 Riverside Avenue was originally misidentified as Hazardous Site #941733 by the Vermont Department of Environmental Conservation. Since that time, DEC has acknowledged the error, but expressed concern that given the historic use of the site as an automotive service center, there is the potential for site contamination. Sanborn Maps confirm the historic presence of underground storage tanks (USTs; see Sanborn Map overlay above.) An assessment is recommended to explore evidence of any contamination from the longstanding use. A Phase I study was submitted to staff on March 11, 2013, however no research has been identified that would shed light on the disposition of the USTs.

The applicant has submitted an email from Russell W. Barton, indicating the intent to monitor soil excavation activities and collect soil samples, and more recently from the Verterre Group to conduct a Phase II study. Given the lengthy use as an automotive garage, the common use of pit

drains for that use, and the likelihood of extant USTs, further site examination is appropriate. If warranted, a Corrective Action Plan / Site Management Action Complete (SMAC) should be in place prior to soil disturbance, site excavation and redevelopment. The applicant shall work either directly or through consultants with the State of Vermont Department of Environmental Conservation to appropriately and adequately address site conditions and document appropriate remediation, if necessary. Conversely, a site evaluation may identify the site as clean and of no concern to further development, which would free the applicant from further investigation. The DRB requires that approval or certification from DEC on the suitability of the site as remediated for residential use. **No finding possible.**

(g) Provide for nature's events:

The application includes Stormwater Management and erosion prevention measures. This information has been forwarded to the City Stormwater Engineer to assess and comment upon.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas are required. Balconies would provide some measure of weather protection, as will drive-in parking. The pedestrian entrances on the north elevation and the access door to the south (playground) should be revised to include a canopy or other protection from inclement weather. **Affirmative finding as conditioned.**

(h) Building Location and Orientation:

The proposed residential building is “L” shaped, with the backbone facing Riverside Avenue and the base projecting into the southerly hillside. There is an unusually large Right-of Way expanse of land between the project site and the street, so meeting the required 12’ setback from the public curb does not pose a problem. The developer will be required to work with the Department of Public Works for any work proposed within the ROW, and securement of any encroachment permits as may be necessary. **Affirmative finding as conditioned.**

(i) Vehicular Access:

Two curb cuts are proposed: One for direct access to the underground parking area; the other to the small surface parking lot on the east. A modified version of the traffic pattern was accepted in 2013: right turn only into the garage at the western curb cut as described in the hearing on March 19, 2013. Although VTrans guidance limits access drives to one per parcel, DPW engineering staff are willing to entertain a second ingress for purposes of mitigating congestion on Riverside Avenue.

See Section 3.5.6 c) 5, above. **Affirmative finding as conditioned.**

(j) Pedestrian Access:

Sidewalks are provided to two entrances on the north, and from the building to the playground area on the south. The public sidewalk terminates at the property line on the east; it is not clear how pedestrians can maneuver off-side (no crosswalk within 1900’, no traffic light, the absence of a continuous sidewalk toward Winooski.) The DRB approved either of two options: An extension of the sidewalk on the south side of Riverside Avenue to Colchester Avenue, or alternately, a pedestrian activated crosswalk that would spur a red light for oncoming traffic. For

the 2013 review, a pedestrian activated crosswalk was accepted and is therefore submitted for this review. **Affirmative finding.**

(k) Accessibility for the Handicapped:

An internal elevator is proposed to allow access to all levels of the development. Handicapped parking spaces have been identified (A1-1 shows parking spaces 9 and 10 to be H/C; plan C2-01 shows a surface parking space H/C with a loading area as required by ADA. ADA access compliance is under the jurisdictional review of the building inspector, and subject to his approval. **Affirmative finding as conditioned.**

(l) Parking and Circulation:

For the 57 unit residential building, one space per unit is required. The application proposes 48 spaces within the underground lot, and a 12 space surface parking area on the east of the lot. As this does not meet the 15 space threshold, the standard to provide parking lot shading does not apply. The applicant is certainly encouraged to provide shade in an attempt to reduce the effect of the parking area on the local microclimate, air quality, and stormwater runoff.

The plan proposes 7 compact parking spaces within the underground lot (per Plan A1-1), which is compliant with the 15% limitation under Article 8. A maximum of 7 compact spaces may be provided (15% of 48 structured spaces.)

A proposed pedestrian walkway is proposed that provides a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to the building entrance and the public sidewalk.

Bicycle parking is provided within the parking garage. Three locations have been identified on Plan A1-1. None provide secure storage (lockers or similar, as recommended by the Design Advisory Board.) From a use standpoint, the isolated location of bike storage facilities is not commensurate with the anticipated need and likely use of the facilities.

Short-term bike storage/parking is identified on the exterior of the building, immediately adjacent to the building entrance and the pedestrian walkway (Plan C-2.01.)

All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.

For 57 units, **14 long term bicycle parking spaces are required** (one for every 4 units); **6 short term parking spaces** (one for every 10 units.) Plans C1-1 and C2-01 confirm adequate bicycle parking. **Affirmative finding.**

(m) Landscaping and Fences:

A list of proposed plantings and a landscaping plan has been submitted. The C2-01 site plan notes removal of a tree fronting Riverside Avenue and removal of wood planters and stone wall.

A rain garden is proposed for the northeastern part of the ROW, within the public right-of-way (Plan L1-01). The Conservation Board noted that the identification, maintenance and retention of the rain garden should be included within the Homeowners Association (HOA) recording (or similar ownership documentation) to prevent the filling-in and removal of the rain garden in the future. The proposed rain garden will drain to the city overflow, into the city system.

Details provided within the submission note concrete block retaining walls, of a maximum height of 8' proposed. *Retaining walls greater than 5 feet tall shall incorporate textured surfaces, terracing, and/or vegetation to avoid long monotonous unarticulated expanses and to minimize adverse visual impacts to neighboring properties.* A spec sheet was provided to illustrate the appearance, which will include textured blocks, landscaping and terracing; consistent with this standard. The Knight Plan includes anchoring of walls for purposes of shoring. As noted, the City Engineer wishes further geotechnical study, and appropriate easements for use of anchoring onto private property.

Per Sec. 5.2.5 (b) 2, retaining walls are permitted within setbacks.

New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. Consultation with the city arborist will be required.

No fences are proposed.

No finding possible, without further geotechnical plans and permissions for encroachment for anchoring shoring of walls.

(n) Public Plazas and Open Space:

While this is proposed to be a private residential development, the plan includes a play and recreational in the rear (south) for the residents. This is a private area, which will be secure from the street area in visibility and access. **Affirmative finding.**

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

See Section 5.5.2.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility meters/connections shall be illustrated on site plans and building elevations. Plan C2-01 notes removal of existing gas meter; the new location is on the north/east corner of the building. Plan L1-01 shows landscaping as screening.

Utilities must be undergrounded for all new development.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. The dumpster will need to be removed out of the required 15' setback from the abutting residential property.

A plan for the dumpster enclosure, enclosed on all four (4) sides to prevent blowing trash, and screened from public view is on plan A0. **Affirmative finding as conditioned.**

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on

neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

If the applicant proposes any HVAC or rooftop equipment, the submission should be augmented with that information and anticipated noise level (dB) of each unit. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development shall maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.

There are no four story buildings on Riverside Avenue; however the looming embankment that rises to the south and connects to Colchester Avenue/Nash Place alters the perspective of the proposed building.

Where the zoning encourages greater intensity and larger scale buildings in high density residential and non-residential zoning districts, buildings that are over 3-stories should provide a transition by employing design elements that reduce the apparent building mass from the street level. Taller buildings and elements are most appropriate where they provide a focal point of a terminal view, anchor a street corner, frame view corridors, or relate to larger scaled structures

The proposed residential building is presented as “layers”; with horizontal elements (materials, colors) that break up the vertical mass. The window alignment accentuates the horizontality of the plan as well. Additionally, the basement/parking level is situated partly below grade and the fourth floor is set back (see plan A6) so the full four stories are not readily apparent.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)

The proposed building has an undulated wall surface that alternates between projecting/receding, articulated with balconies and varying window groupings. The heavy cornice line “caps” the building, providing a strong terminus to the building’s height.

The proposed development site is at a major turn on Riverside Avenue; therefore a visual terminus of a different sort. The building will be clearly visible to travelers from either the north west or northeast. In that manner, the building will be monumental as a visual and structural anchor on the Riverside Avenue corridor. **Affirmative finding.**

2. Roofs and Rooflines.

As noted above, the building has a strong cornice line along the proposed flat roof that minimizes the actual structural height. Existing conditions on Riverside Avenue are a mixture of development styles and patterns. A flat-roofed building would not be out-of-place at this location.

Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

None have been identified; however if any are proposed, it is unlikely that they will be visible from the pedestrian way due to the building's siting and height.

Solar panels, light colored ballast or roof membranes, split roof clerestories, planted or "green" roof technologies (with a clearly articulated maintenance plan) and "gray water" collection are encouraged. Active rooftop uses are also encouraged to add to the visual complexity and activity of the city's skyline, and afford public access to otherwise unseen views of the city and surrounding landscape.

A working rooftop is encouraged, specifically for stormwater retention/mitigation or for solar collection. The Design Advisory Board has recommended installation of conduit to allow the future inclusion of solar technology. The applicant is encouraged to explore all options.

Affirmative finding.

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an "accessible route" to the building. Attention shall also be accorded to design features which provide protection from the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

There are several pedestrian access points: Two on the north (street) elevation, one on the west, one through the east (parking entrance), and one on the rear for access to the play space. There is a feel of polite entry on the north elevation, if the proposed landscaping is installed and the access walkway is permitted to be constructed within the public ROW. Plan A6 suggests that entry may be achieved at grade; however the color illustration accompanying the plans show access steps at this entrance. Confirmation is needed.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

The proposed window arrangement displays a rhythm and cadence that break up the building mass yet provide needed daylight to the residences. No awnings are illustrated on the plan, or any building mass that encroaches into the public right-of-way. Much of the site development on the north, however, is within the ROW. Agreement needs to be secured with the department of public works about the feasibility of completing this work (pedestrian walkways, plantings, curbing, utility locations).

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

While no setbacks may be required within the NAC-R district, a 15' setback is required for any development that abuts a residential zoning district. This is the case on all but one property line of 110 Riverside Avenue. A dumpster will need to be relocated out of that setback.

The building along the westerly portion of the site, is set back at least 5' from the property line. This elevation proposes to have both windows and a door, which is acceptable per this standard. **Affirmative finding as conditioned.**

(b) Protection of Important Architectural Resources:

The existing buildings on the site have no documented architectural significance or merit; therefore this standard does not apply. Not applicable.

(c) Protection of Important Public Views:

There are no protected public views from this site. Not applicable.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional facade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic.

As previously noted, the proposed building exercises a variety of methods to provide interest: varying materials, planes, recesses, balconies, material colors, window arrangements, and a heavy cornice line.

Buildings in downtown districts that provide open space by way of building setbacks at the ground level shall utilize landscaping, street furniture, public art, sitting walls, fountains, etc. to maintain a sense of the existing street wall, define a sense of entry for the building and create a space that enhances the pedestrian's experience.

Although this is within the NAC-R corridor rather than the downtown, the broad setback due to an extraordinarily large public ROW offers the possibility of providing similar amenities: benches, plantings, public art, or sitting walls.

Urban “open” space shall maximize accessibility for all individuals including the disabled, and encourage social interaction.

Plans detail handicap curb ramps within the public ROW. Confirmation that all pedestrian access walks and at least one building entrance is h/c accessible is required. **Affirmative finding as conditioned.**

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

The principle building elevation (north) is illustrated with brick veneer, standing seam metal roofing, vertical metal siding, and vinyl siding within balcony areas. Vinyl has been proposed for much of the rest of the building, particularly those areas not readily visible from the street. Vinyl is not a notably durable material, and does not age well.

The DAB included an allowance for differing material on the rear elevation, recommending a more substantial clapboard material on visible elevations and within the balconies; but encouraged consistency throughout.

The DAB also favored metal railings, which are identified on plans A6.

Window specs define proposed double hung vinyl windows. Steel entry doors, with glazing are proposed. **Affirmative finding.**

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

New construction will be required to meet the above noted Guidelines for Energy Efficient Construction. As previously noted, solar access is encouraged. The DAB has recommended installation of conduit to allow for its future exercise. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

No signage is included within this application. Any signs will require a separate sign permit.

Affirmative finding as conditioned.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

All requirements for building ingress and egress shall meet the approval of the building inspector and fire marshal.

An intercom system for resident safety is encouraged per this standard.

Affirmative finding if conditioned.

Article 7: Signs

No signage is proposed. Any signage will require a separate sign permit. **Affirmative finding if conditioned.**

Article 8: Parking

This is a Shared-Use Parking District. Per Table 8.1.8-1, 1 parking space is required per residential unit. With 57 units proposed, 57 parking spaces will be required. The application proposes 60 parking spaces. **Affirmative finding.**

Sec. 8.1.9 Maximum Parking Spaces

The total number of parking spaces provided in all parking districts shall not be more than 125% of the minimum number of spaces required for the Neighborhood Parking District for any given use as required in Table 8.1.8-1.

This is not the Neighborhood Parking District, but the Shared Use Parking District.

(a) Exemptions

1. **Structured parking:** *Spaces provided within the footprint of a structure containing one or more other uses, including rooftop, at-grade, or below grade spaces shall not be counted towards the maximum, provided the floor area dedicated to parking is less than 50% of the total gross floor area of the structure.*

The provided parking is less than 50% of the total gross floor area of the structure; therefore the project is exempt from the maximum parking spaces accounting. **Not applicable.**

Sec. 8.2.5 Bicycle Parking Requirements

Table 8.2.5-1

Long Term Bicycle Parking requirement = 1 for every 4 units

Short Term Bicycle Parking requirement = 1/10 units.

For **57 units**, requirement will be **14 long term** bicycle parking spaces, **6 short term** bicycle spaces. The location of these bicycle parking / storage areas has been identified on the parking lot (floor) plan, with 3 dedicated areas for secure bicycle parking. A short term bicycle parking location to meet the required 6 short term parking spaces is illustrated on Plan C2-01; adjacent to the entrance stairs and pedestrian path. **Affirmative finding.**

Article 9: Inclusionary and Replacement Housing

(See Section 9.1.6, below)

The applicant proposes exercising the opportunity for a height and FAR bonus for providing senior housing. To exercise the height and FAR bonus, 25%, or **14 units will have to be dedicated to low to moderate income senior housing**. The applicant is encouraged to have early discussion with the housing representative from the Community and Economic Development Office, to determine the level of affordability, and whether any bonus provisions or waivers from Impact Fees will apply. In any case, the project must provide 14 senior units (25% of 57 units) to achieve the height bonus (up to 45'), with 10% of the total reserved for low-income households. As previously noted under Sec. 4.4.2 (d) 3.B., the total gross floor area dedicated to the additional senior housing shall be equivalent to the gross floor area resulting from the additional allowance; or 13,066 sq. ft. Confirmation of that area equivalency is required.

Affirmative finding as conditioned.

Sec. 9.1.6 Exemptions

Exempt from the requirements of this article are:

c) Projects created using the Senior Housing Development Bonus pursuant to the provisions of Article 4.

The redevelopment of 110 Riverside Avenue, proposed to exercise the Senior Housing (height) bonus, is therefore exempt from the requirements of Article 9. Income requirements for affected units, however, shall remain per Sec. 4.4.2 (d) 3. B., Senior Housing. **Affirmative finding as conditioned.**

II. If considered for approval, recommended conditions:

1. There are a number of open permits on the property, which must be closed out with issuance of a Final Certificate of Occupancy. This must occur before a CO may be issued for this permit.
2. Impact Fees must be paid to the city's chief administrative officer/city treasurer according to the following schedule:

(a) New Buildings: Impact fees must be paid at least seven (7) days prior to occupancy of a new building or any portion thereof.

Fees shall be as noted in Sec. 3.3.2 and 3.3.3, unless revised to reflect a change in the total gross square footage of the development or to reflect the appropriateness of Impact Fee waivers or reductions. Any request for waivers or reductions of Impact Fees shall be accompanied by a Certificate of Inclusionary Housing Compliance issued by the manager of the city's Housing Trust Fund, confirming applicability for any such waiver or reduction, and providing the Square foot calculation benefiting from the waiver.

3. This plan assumes the accuracy of the provided Estimated Construction Cost (previously submitted as Condition #2: \$4,560,000.) Any increase in the ECC will result in revised application fees as allowed under the Stipulated Agreement of January 3, 2019. Any additional application or development review fees incurred as a result of cost estimation adjustment shall be paid **prior to release of any zoning permit.**
4. Verterre Environmental Scientists and Field Services (or similar contractor) will be on-site during building demolition to investigate the presence of abandoned tanks, buried lifts, drains, and oil/water separators and to discern appropriate remediation. Any contamination will be brought to the attention of the State of Vermont Department of Environmental Conservation (DEC.) Verterre (or similar) will then conduct a Phase II investigation, with results forwarded to the City and the State of Vermont. If the Phase II analysis warrants further action or site remediation, a Correction Action Plan shall be forwarded to the Department of Permitting and Inspections, as appropriate.
5. More highly articulated plans, prepared by geotechnical and/or structural engineers relative to the proposed shoring and wall anchors are requested by the city engineer for review and approval prior to redevelopment of the site. Property boundary monuments shall be placed, and referenced on said plans.
6. Any signage will require a separate sign permit.
7. The applicant shall provide a letter from the City of Burlington Water Engineering Division relative to adequate capacity of water/wastewater. Additionally, the owner must agree to resolve any pressure issues as necessary to accommodate the development of new residential units.
8. The development plan, including site stabilization, retaining walls, stormwater, and erosion prevention and sediment control (EPSC) and Stormwater Management plans, shall be approved in writing by the City Stormwater Engineer or building inspector, as appropriate.
9. A State Wastewater Permit (on confirmation of the continued validity of issued permit) will be required for water and sewer service. It is the obligation of the owner/applicant to seek this or provide evidence that prior approval is still valid.
10. The project must provide **14 low to moderate income senior housing units, (25% of 57), with not less than 10% of those (6) reserved for low-income households** to secure the building height bonus identified in **Sec. 4.4.2 (d) 3. B; Senior Housing** (up to 45'.)
Although the development is exempt per Article 9 for Inclusionary Housing (See Article 9, Sec. 9.1.6), income eligibility for reserved senior units shall remain. Per the Housing Trust Fund officer:
Under the Senior Housing bonus, 10% of the units are affordable to and occupied by low-income households (80% Area Median Income), and another 15% are affordable to and occupied by moderate-income households (100% of AMI). Article 9 Inclusionary Housing requires at least 15% of the units be affordable to and occupied by households at 65% of AMI.
Compliance will be monitored by the Housing Trust Fund Manager
11. The height bonus is available where no less than 25% of the total number of onsite units are reserved for low-moderate income senior households, including no less than 10% reserved for low-income households. The total gross floor area dedicated to the senior housing must be equivalent to the gross floor area resulting from the additional allowance, or 13,066 sq. ft.. A floor plan has been submitted by Guild Design defining the required floor area

dedicated to senior housing. 10 units are identified at the fourth floor; 4 more units specifically for senior housing are identified within the building.

12. The applicant submits a pedestrian crossing with the pedestrian activated flashing light signal. This must be acceptable to the Department of Public Works. There will be limited access at the westerly entrance into the garage with stops signs and gate to control improper use.
13. The applicant will provide a Phase II study, a CAP or SMAC issued by the Department of Environmental Conservation. Any demolition, site disturbance, development or other work on the site shall be in concert with plans and actions approved by the Vermont Department of Environmental Conservation. The DRB requires approval or certification from the Vermont Department of Environmental Conservation (DEC) on the suitability of the site as remediated for residential use. Absent that, the applicant shall return to the DRB for further review. Any site remediation, which may include Site Management Activity Completion (SMAC) shall be defined by and coordinated by the Vermont Department of Environmental Conservation.
14. Illumination levels of the parking lot are encouraged to be reduced by at least 50% within one hour after the end of public business hours.
15. Light levels on adjacent properties shall not exceed one tenth (0.1) footcandle as a direct result of the on-site lighting measured 20 feet beyond the property line of the development site. This shall be confirmed with photometric readings that include those adjacent areas within the specified 20' of all property boundaries.
16. Any fixture visible from the exterior of the garage facility shall be a full cutoff or cut-off fixture or shall be installed in a manner that prevents glare to be visible from the exterior of the parking garage.
17. ADA compliance is under the jurisdiction of the building inspector.
18. Internal bicycle storage shall be provided to accommodate at least **14 long term bicycle parking spaces**. It is highly recommended that these are locker-style or secure/lockable storage units to prevent theft. Per the ordinance, **6 short term bicycle parking spaces** are required as well (1/10 units.)
19. New or replacement street trees shall be provided consistent with the city's *Street Tree Master Plan*. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist. That information shall be provided to the DRB.
20. The location of the dumpster shall be relocated out of the required 15' residential setback.
21. The applicant/owner will receive written approval from the Department of Public Works in the development of any part of this project within the public right-of-way, including but not limited to lighting, rain gardens, sidewalk installation, utilities, landscaping, etc.
22. Balcony and other railings will be metal.
23. A more durable exterior sheathing than vinyl is recommended. Also, the composite trim proposed has a tendency to fade in color over a period of time. Deep colors of Azek (or similar) are therefore not recommended.
24. An entry canopy is recommended for all exterior doors, including two on the north and one on the west.
25. 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.



**CITY OF BURLINGTON
DEPARTMENT OF PUBLIC WORKS**

645 Pine Street, Suite A
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www.burlingtonvt.gov

Chapin Spencer
DIRECTOR OF PUBLIC WORKS

MEMORANDUM

TO: Mary O'Neil, Department of Planning and Zoning

FROM: Caleb Manna, Excavation Inspector, Department of Public Works

DATE: November 13, 2019

CC: Norman Baldwin, P.E. Assistant Director of Public Works/City Engineer
Chapin Spencer, Director of Public Works.
Laura Wheelock, P.E.; Sr. Public Works Engineer

RE: 110 Riverside Avenue

Overview

Department of Public Works technical assessment of the proposed development of 110 Riverside Avenue by Sisters and Brothers Investment Group.

The City of Burlington Department of Public Works (DPW) provided comments to the design team, specifically Trudell Consulting Engineers (TCE), on 10/8/19. Comments were discussed during an in person meeting with TCE on 10/17/19. TCE responded back to DPW comments on 11/12/19.

It is the opinion of DPW that further evaluation and assessment is required from a geotechnical, environmental, and structural engineering standpoint before development of the property begins.

Additional comments from DPW are as follows:

- Soil analysis for structural integrity in relation to the proposed shoring system performed by a certified geotechnical engineer to determine slope stability on the southern end of the property. Staff has concerns with slope stability in the area given recent and historic landslide events. How will the proposed shoring system affect the overall slope and adjacent properties?
- The proposed shoring system will need to be entirely contained within the property parcel, or deeded rights/easement secured for use of the adjacent property.

- Staff has asked for soil analysis for potential contamination on site. TCE responded that an analysis would be performed before construction. DPW would like to determine the presence of soil contaminants that would dictate State of VT involvement and to determine the necessity of a soil remediation plan before DRB approval.
- DPW would like to see pedestrian access point connecting the property to the right-of-way minimized. The sidewalk connector to the east of the proposed stairs on sheet C2-01 should be removed, and the proposed stairs adjacent to the sidewalk should be constructed with a pitched slope at a maximum of 8.3%. Elevation conflicts should be absorbed in the north/south run of the proposed walkway.

Please do not hesitate to contact this office with any further questions.

Caleb Manna
Excavation Inspector
Department of Public Works
645 Pine Street, Burlington VT



Knight Consulting Engineers, Inc.

September 6, 2019

Sisters & Brothers Investment Group
C/o Joseph Handy
75 South Winooski Avenue
Burlington, VT 05401

Re: Preliminary design sketches for temporary & permanent sheeting for the proposed multi-unit residential building to be located at 110 Riverside Avenue in Burlington, Vermont.

Dear Joe:

At the request of Abigail Dery, our firm has prepared the attached preliminary design sketches for temporary & permanent sheeting for the proposed multi-unit residential building to be located at 110 Riverside Avenue in Burlington, Vermont. The intent behind the sheeting is to provide temporary shoring to allow for construction of the planned buildings and parking lots, as well as, act as permanent retaining walls. The sheeting replaces the need for block retaining walls. Below is a summary of the design parameters:

1. The east wall is needed for construction of the eastern parking lot which will have cuts up to 14' deep at the property-line. This wall will be constructed using Grade 50 PZ22 cantilevered sheeting. Local stability was designed to provide minimum Factors-of-Safety of 1.3 during construction and 1.5 after construction at the toe of slope.
2. The west wall is needed for construction of the building foundation and for creating the patio areas south of the building which will have cuts up to 25' deep at the proposed wall location. This wall will be constructed using Grade 50 PZ22, PZ27 & PZ35 anchored sheeting and 100-kip to 400-kip soil anchors grouted into glacial till or bedrock. Some of the anchors will extend above-grade so it may be desirable to conceal them for aesthetics and to prevent tampering. Global stability will be improved from its current condition and designed to provide minimum Factors-of-Safety of 1.3 during construction and 1.5 after construction at the toe of slope.

Attached with this letter are the following:

1. East Wall & West Wall site plan sketches
2. SH1 - West elevation view of the East Wall
3. SH2 - North elevation view of the south property-line
4. SH3 - NW elevation view of the West Wall
5. Detail "A" - Cantilevered Sheeting (East Wall).
6. Detail "B" - Anchored Sheeting (West Wall).

If you have any questions, please contact the undersigned.

Sincerely,

Eric Goddard, P.E.
Senior Vice President
Sheeting Cover Letter.doc

RECEIVED
SEP 18 2019

DEPARTMENT OF
PLANNING & ZONING



SEP 18 2019

DEPARTMENT OF
PLANNING & ZONING

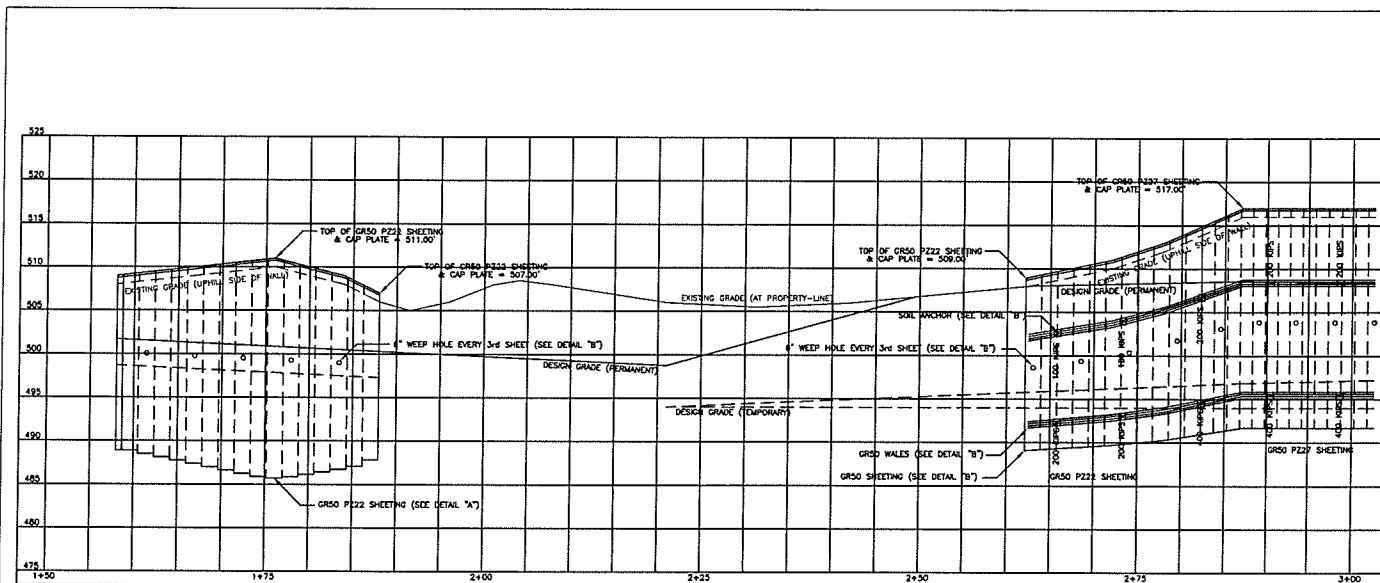


SCALE: 1" = 5' HOR.
1" = 5' VERT.

	NO.	DATE	REVISION
			West Elev. (East Wa
			EXCAVATION SHEET
			110 RIVERSIDE AVE
			HOUSING
			BURLINGTON, VT
			K&R KNIGHT CONSULTING ENGINEERS

RECEIVED
SEP 18 2019

DEPARTMENT OF
PLANNING & ZONING



NORTH ELEVATION (SOUTH PROPERTY-LINE)

SCALE: 1" = 3' HOR.
1" = 3' VERT.

PRELIMINARY
DESIGN

NO.	DATE	REVISION
1		
North Elev. (South S		
EXCAVATION SHEET		
110 RIVERSIDE AVE		
HOUSING		
BURLINGTON, VT		
2003		
KINGSTON CONSULTING ENGINEERS		
100 RIVERSIDE AVE, SUITE 200, BURLINGTON, VT 05401		
TEL: 802/255-1234 FAX: 802/255-1235		
WWW.KINGSTON-ENGINEERS.COM		

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 DEPARTMENT OF
 PLANNING & ZONING



NORTHWEST ELEVATION (WEST WALL)

SCALE: 1" = 6' HOR.
 1" = 6' VERT.

PRELIMINARY
 DESIGN

NO.	DATE	REVISION
1		NW Elev. (West Wall)
2		EXCAVATION SHEETING
3		110 RIVERSIDE AVE
4		HOUSING
5		BURLINGTON, VT

1" = 6' HOR.
 1" = 6' VERT.
 1" = 6' HOR.
 1" = 6' VERT.

PRELIMINARY
DESIGN

300 PSF SURCHARGE
(SLOPES < 18.4° or 3H:1V)

12"
TYP.

PROPERTY-LINE

RECEIVED
SEP 18 2019
DEPARTMENT OF
PLANNING & ZONING

ANCHOR & WALE WITH BEVELED SHIMS

$T_a = 100-400$ KIPS (20° INCLINE & GROUTED INTO TILL OR BEDROCK)

PRE-CUT 6" DIA. WEEP
HOLE IN STEEL SHEET PILE
WEBS AT 5.50' O.C. (HOR)

GRADE 50 PZ 22, 27 & 35 SHEETPILE

ANCHOR & WALE WITH BEVELED SHIMS

BOTTOM OF EXCAVATION

$T_a = 100-400$ KIPS (20° INCLINE & GROUTED INTO TILL OR BEDROCK)

B
DET

DETAIL - ANCHORED SHEETING (WEST WALL)

3/8" = 1'-0"

NO.	DATE	REVISION
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DETAIL "B"		
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EXCAVATION SHEETING 110 RIVERSIDE AVE. HOUSING BURLINGTON, VT		
--	--	--

DWG. NO.

B

PROJ. NO.

19239

DATE: 09/06/19

SCALE: NTS

KCE KNIGHT CONSULTING ENGINEERS, INC.
183 COMMERCE STREET, WILLISTON, VT, 05495 - TEL. 879-8343

DWN: EHG CKD: EHG

PRELIMINARY
DESIGN

300 PSF SURCHARGE
(SLOPES < 18.4° or 3H:1V)

12"
TYP.

PROPERTY-LINE

1' < H < 11' (PERMANENT)
1' < H < 14' (TEMPORARY)

PRE-CUT 6" DIA. WEEP
HOLE IN STEEL SHEET PILE
WEBS AT 5.50' O.C. (HOR)

GRADE 50 PZ 22 SHEETPILE (7' < L < 32.5')

RECEIVED

SEP 18 2019

DEPARTMENT
PLANNING & ZONING

A
DET

DETAIL - CANTILEVERED SHEETING (EAST WALL)

3/8" = 1'-0"

NO.	DATE	REVISION
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DETAIL "A"		
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EXCAVATION SHEETING 110 RIVERSIDE AVE. HOUSING BURLINGTON, VT		
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DWG. NO.

A

PROJ. NO.

19239

DATE: 09/04/19

SCALE: NTS

DWN: EHG

CKD: EHG

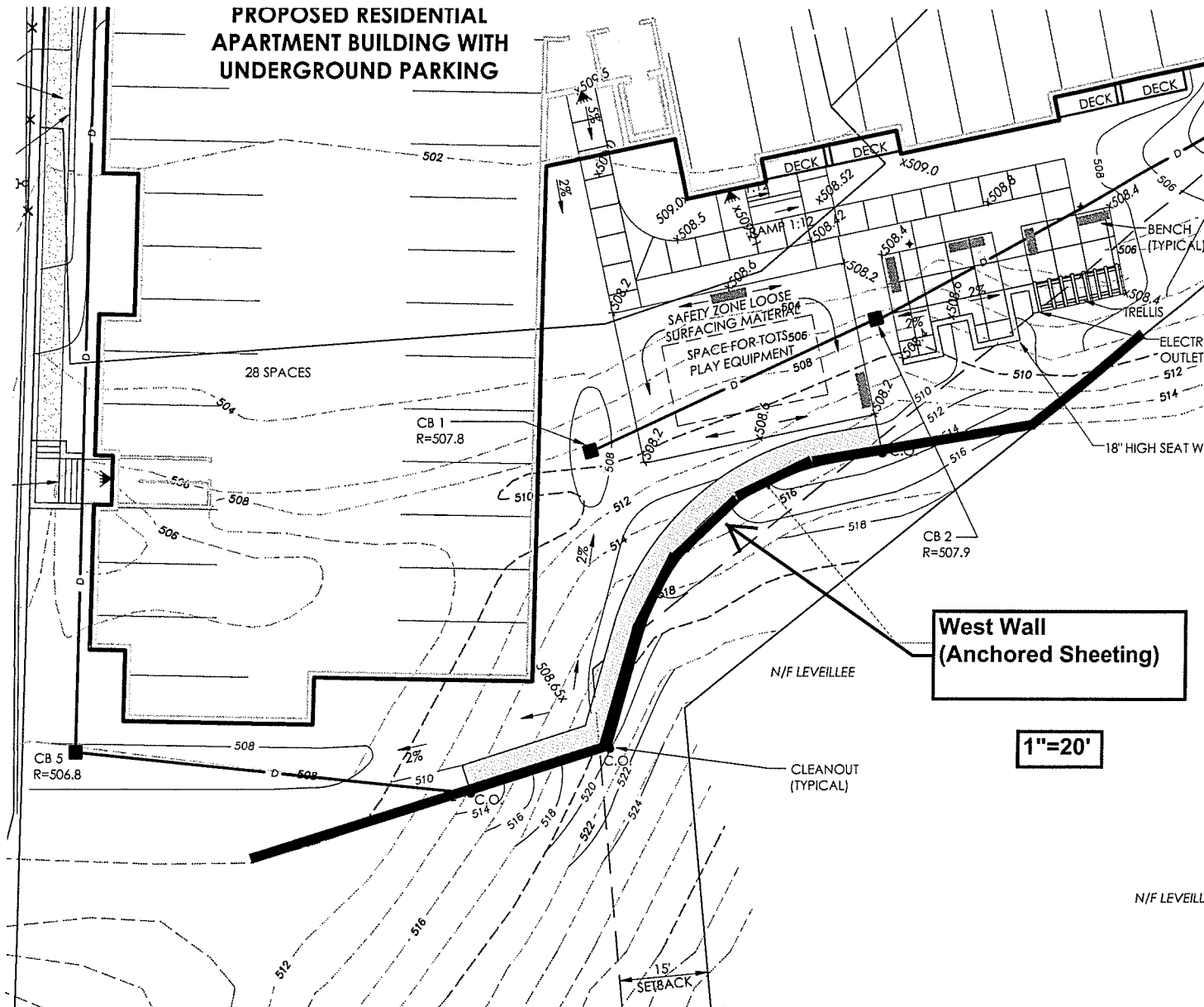
KCE

KNIGHT CONSULTING ENGINEERS, INC.
183 COMMERCE STREET, WILLISTON, VT, 05495 - TEL. 879-6343

RECEIVED

SEP 18 2019

DEPARTMENT OF
PLANNING & ZONING



Traffic Impact Analysis 11-1-2019
Sisters and Brothers Investment Group
110 Riverside Avenue, Burlington, Vermont

Introduction

The purpose of this Traffic Impact Analysis is to update previously identified potential traffic impacts relating to the proposed construction of a 57 unit apartment building on Riverside Avenue in Burlington, Vermont. A Traffic Impact Report was conducted in 2013 for the project, which has not yet been constructed. The project is located on the south side of Riverside Avenue on the site of the former M&H Auto building. Figure 1: *Location Map* illustrates the property location in relation to the street network in the immediate area. Updates included a comparison of 2013 versus current traffic volume, an updated design hour capacity analysis, and updated crash analysis.



Figure 1: Location Map

Existing Conditions

Riverside Avenue is classified by VTrans as an Urban Principal Arterial, and is also known as US Route 2/7 in this location. For the purpose of this report, Riverside Ave will be referred to as running east-west. There is a single lane of travel, plus a bike lane, in each direction. The speed limit is posted at 25 miles per hour (mph) and there is an advisory speed curve warning 25 mph posted in advance of the curve in both directions. A shared-use path is located on the north side of the road, and a concrete sidewalk runs along the project's frontage on the south side of the road from the west, terminating at the eastern property boundary. An annual average daily traffic (AADT) volume of 15,900 vehicles per day was recorded in 2018 at automatic traffic recorder (ATR) station S6D156, located 0.5 miles south (or west) of Colchester Avenue. The base AADT used in the 2013 traffic study was 15,000 vpd.

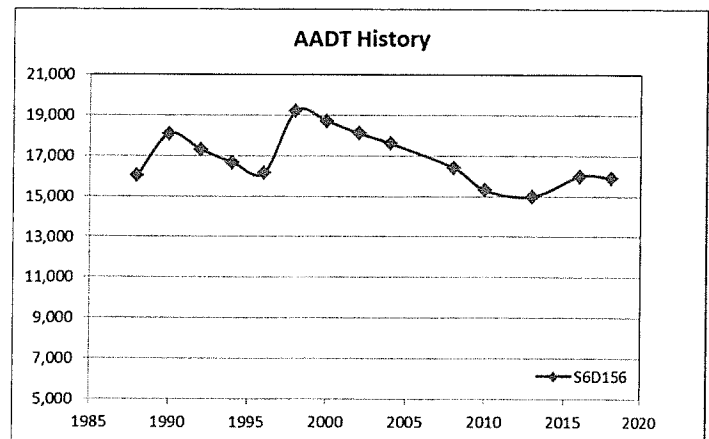
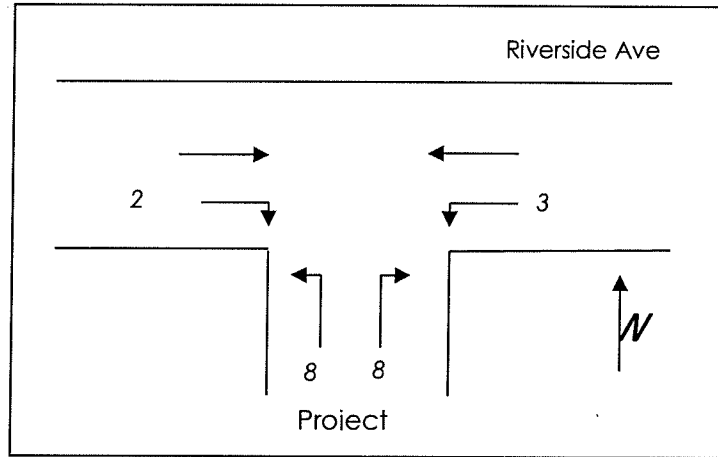


Figure 2: Riverside Ave Traffic History



Proposed trip distribution is based primarily on analogy to this short count. Projected traffic volumes in front of the site during morning and evening peak traffic hours are illustrated in the diagrams below.

Figure 3: AM Peak Traffic Distribution

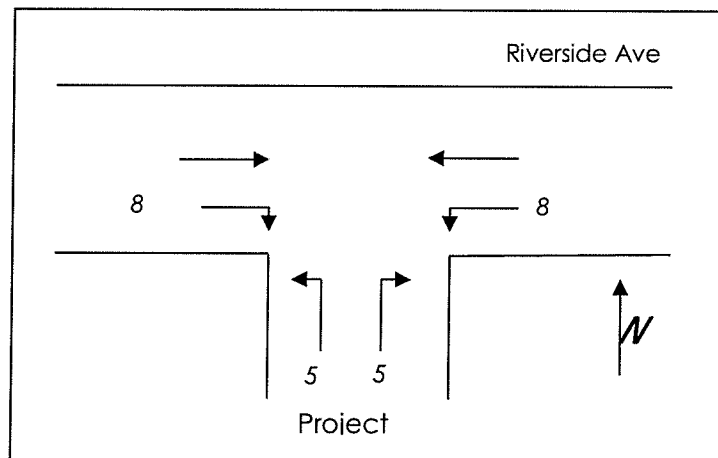


Figure 4: PM Peak Traffic Distribution

Level of Service Analysis – Project Driveway

A capacity analysis was performed on the intersection of the project driveway with Riverside Avenue. Because the PM Peak has a significantly higher hourly traffic volume than the AM peak (approx. 1900 vph PM Peak vs during 1150 vph AM Peak), only the PM Peak was analyzed. For analysis purposes, the eastern driveway was modeled with all of the traffic utilizing that entrance. It is anticipated that some of the right turning movements (ingress only) will take place at the western driveway. Level of Service (LOS) was calculated for the HCM2010 methodology. The HCM levels of service used in the analysis are based on control delay of critical movements and are summarized in the table below.

The table below identifies the northbound Riverside Avenue approach to the Barrett Street intersection for current traffic conditions, as identified in the Scoping Study. The distance between the intersection and the easternmost project driveway is approximately 750 feet. There are no conflicting crossings or driveways that are affected by this existing traffic queue, aside from the trailhead parking on the north side of Riverside Ave.

Table 4: Existing Conditions - Peak Hour Analysis

	Northbound Riverside Ave (through movement)
Traffic Volume	914 veh
Delay	65.6 s
LOS	E
Queue – 95th Percentile	572 ft
Queue – 50th Percentile	422 ft
Distance to new Drive	750 ft

The increase in traffic of 13 total trips at this intersection during the PM Peak represents less than 1% of total traffic, which is smaller than the limits of daily fluctuation in volume experienced by the intersection system.

Crash History – Project Driveway

The crash history for within a 0.2 mile (approximately 1000 ft) section of Riverside Avenue, centered on the proposed project was reviewed using the VTrans Crash Query. According to this listing, 13 crashes occurred during the five-year period between 2014 and 2018. A crash rate of 2.280 crashes per million vehicle miles (Cr/MVM) was calculated for the corridor. The critical rate calculated for Urban Principal Arterials in Vermont was noted as 7.551 Cr/MVM in the most recent Summary of Statewide Average Crash Rates, resulting in the section not being considered a high crash location.

While this section of the Riverside Ave Corridor would not be considered a High Crash Location, the adjacent intersection system includes the Colchester Ave/Barrett Street intersection, which is identified by VTrans as a High Crash Location.

Sight Distance

Sight distance measurements were taken on Riverside Avenue at the two driveway locations. The table below outlines the measured sight distance and the AASHTO recommended intersection and stopping sight distances.

Table 5: Sight Distance

		Measured 3/6/2013	Intersection Sight Distance ¹		Stopping Sight Distance
			Left from Stop	Right From Stop	
East Driveway	To East	342 ft	280 ft	-	155 ft
	To West	312* ft	-	240 ft	155 ft
West Driveway	To East	317 ft	280 ft	-	155 ft
	To West	676 ft	-	240 ft	155 ft

¹ Table 9-6, 9-8; A Policy on the Geometric Design of Highways and Streets, 2011, AASHTO.

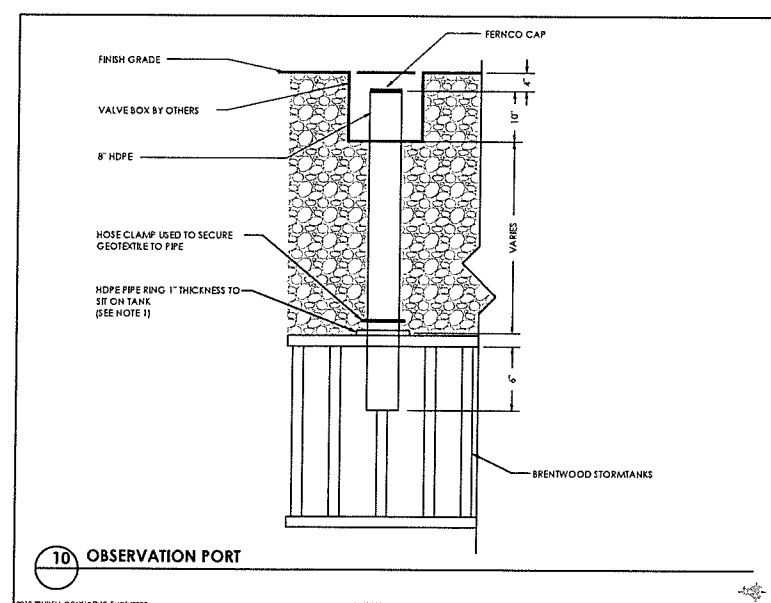
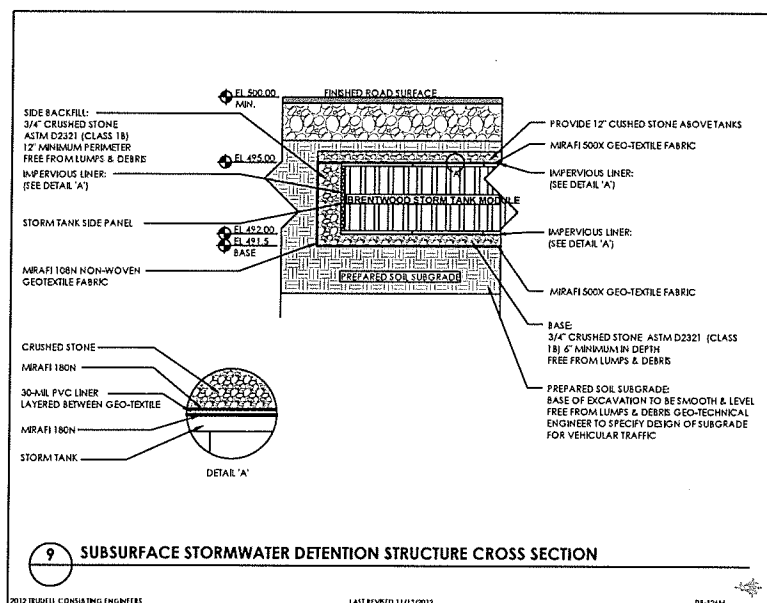
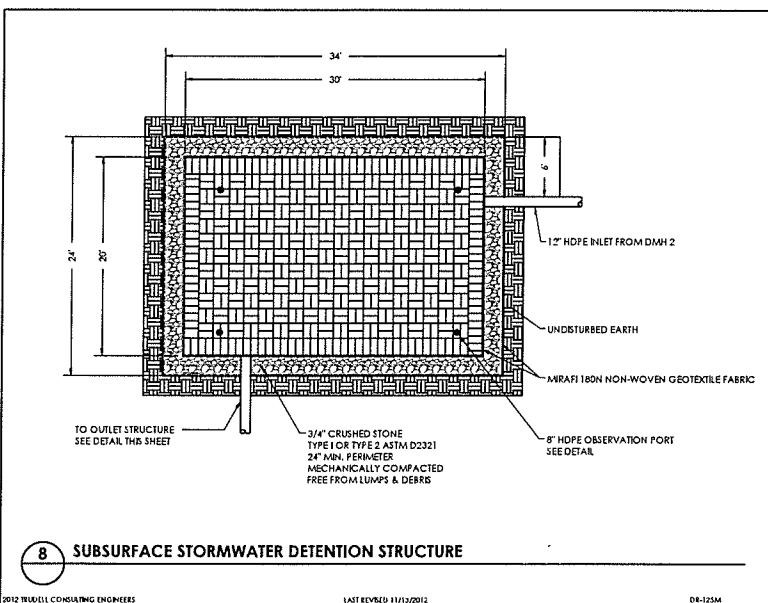
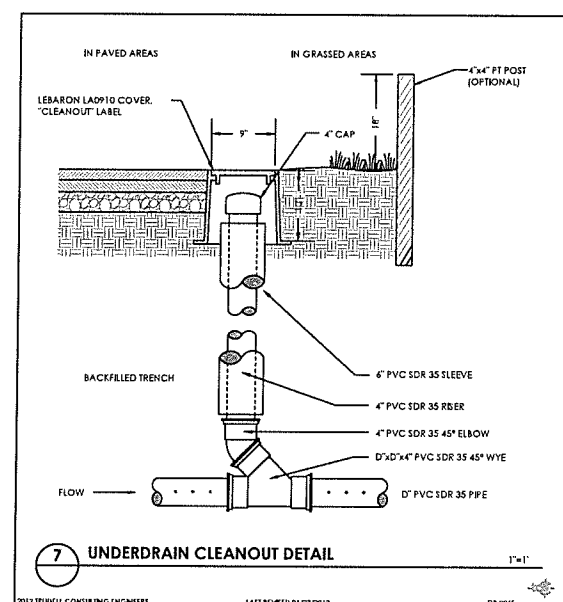
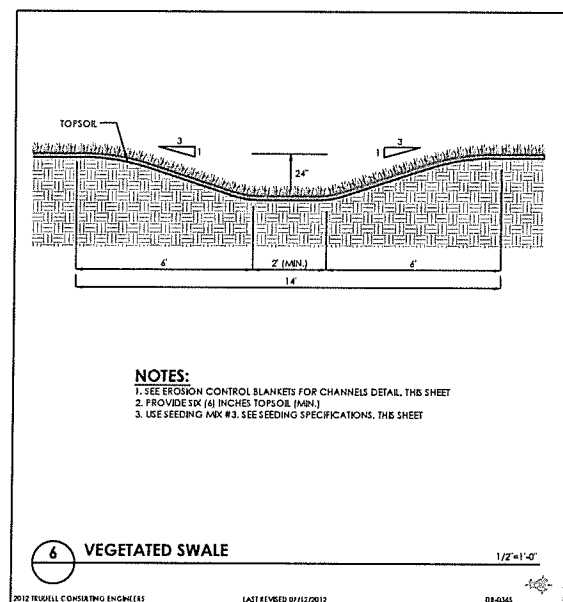
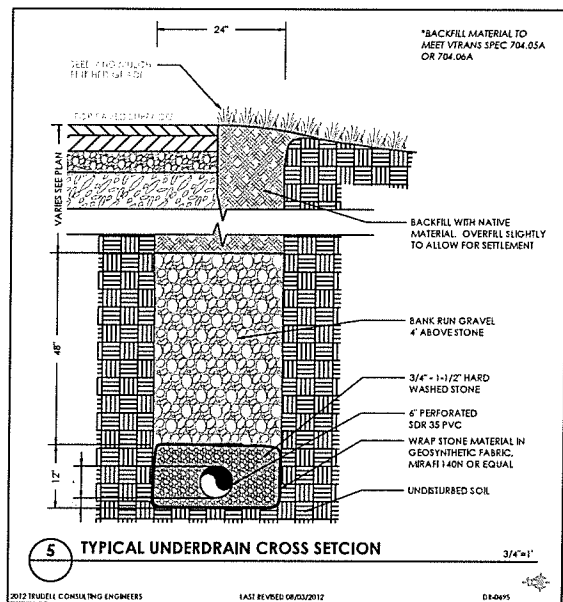
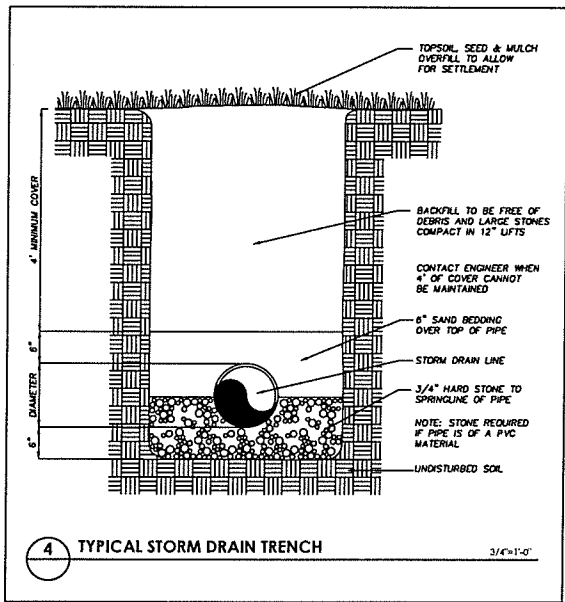
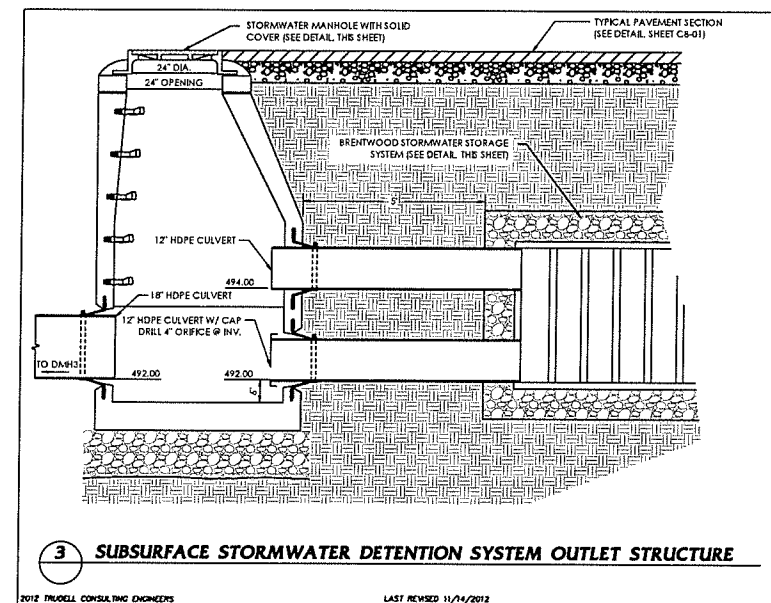
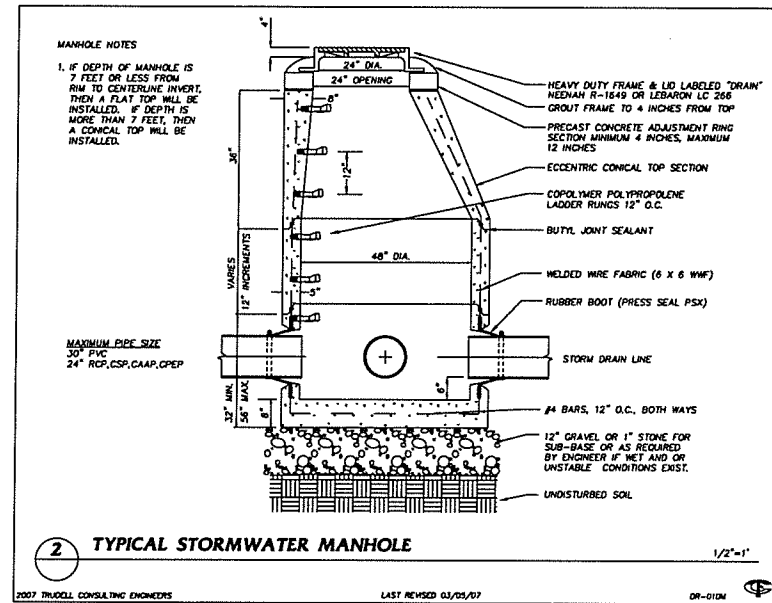
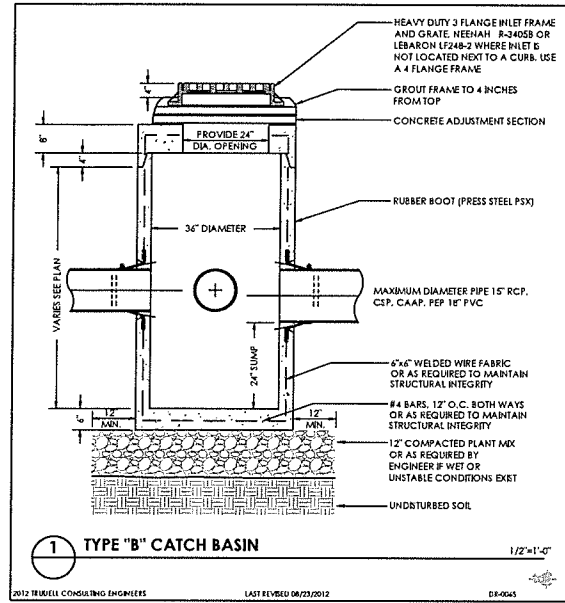
intersection), and added striping for the inclusion of bicycle lanes. Several other non-pedestrian intersection improvements are recommended, including new pavement markings, protected left phase for southbound Colchester Avenue, right-turn arrow for southbound right turns, and advance lane designation signs.

The proposed project has a current Act 250 Permit (4C1282, 4C0282-1) in which they have a condition to pay a proportional fair-share monetary contribution toward the Colchester Ave/Riverside Ave/Barrett Street intersection improvements. Their contribution was calculated based on the projects proportion of overall traffic at the intersection and is in the amount of \$15,260, which is to be paid prior to commencement of construction. The Burlington City Council endorsed the Short Term and 4-Way intersection improvement alternatives outlined in the report in the spring of 2019 and the City is currently pursuing implementation of these measures.

Summary of Findings

Based on review and analysis of the existing and proposed traffic conditions, the following conclusions are presented.

1. Sisters and Brothers Investment Group is proposing the construction of a 57 unit apartment building to be located at 110 Riverside Avenue in Burlington. The property is located on the south side of the road, approximately 0.15 miles west of Colchester Avenue.
2. The project will have direct access to Riverside Avenue. The eastern driveway will allow both ingress and egress, while the west driveway movements will be limited to right-in only, for direct access to the parking garage. The new driveways will replace two existing curb cuts.
3. According to ITE Trip Generation, 10th Edition, the project is expected to generate approximately 21 new trips during the AM peak, with 5 entering and 16 exiting. During the afternoon peak, the project is estimated to generate 25 trips, 15 entering and 10 exiting. The project is located on a bus line.
4. The additional 25 trips on the road resulting from the proposed project represents 1.5% of total PM design hour traffic on Riverside Avenue. The proposed trip distribution will add 13 trips to the adjacent Riverside/Barrett St intersection, an increase of just over 0.5%.
5. Level of service on Riverside Ave at the new driveway intersection is calculated as a B during the PM peak hours. Level of service at the project access will be an E (40 seconds delay) during the PM peak hour. Excessive queuing is not anticipated at the project driveway due to the low number of exiting vehicles.
6. It is estimated that the proposed project will add approximately 5 vehicles to northbound Riverside Ave at the Barrett Street/Colchester Ave intersection, and 6 vehicle trips to southbound Riverside Ave during the PM Peak. This increase is just over



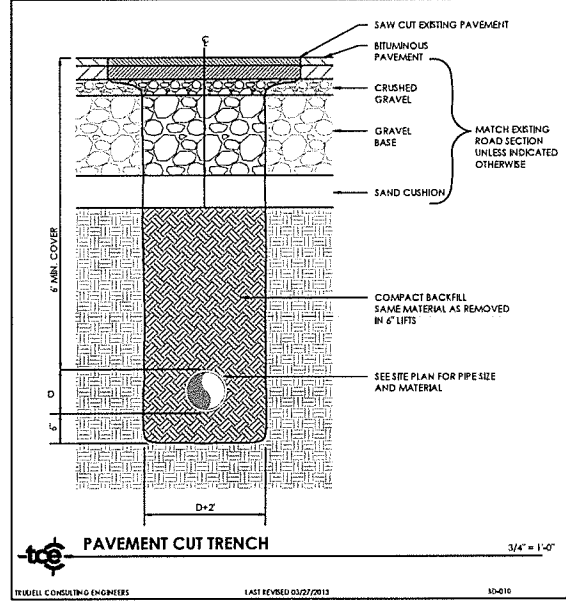
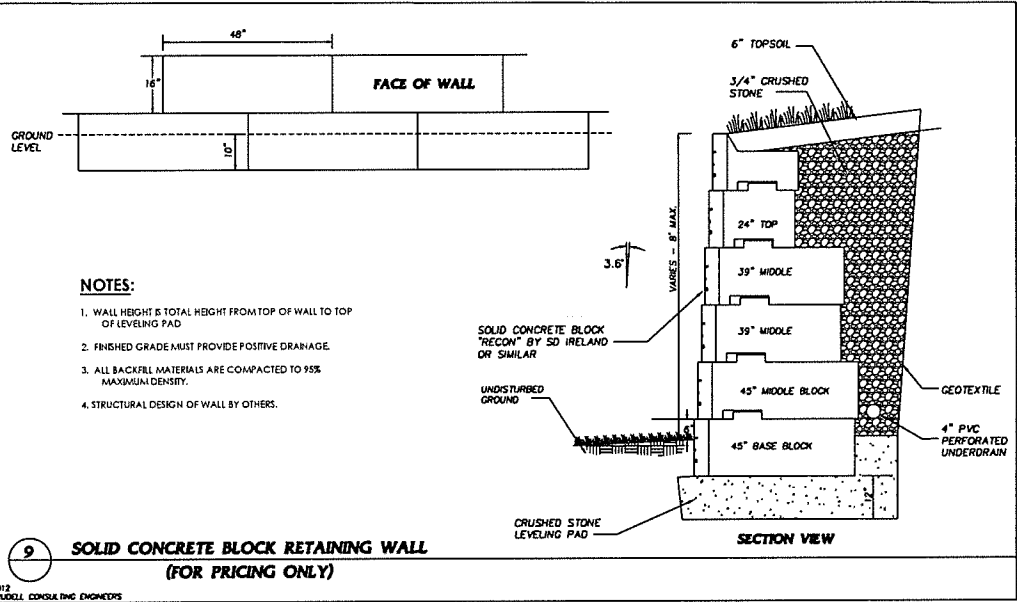
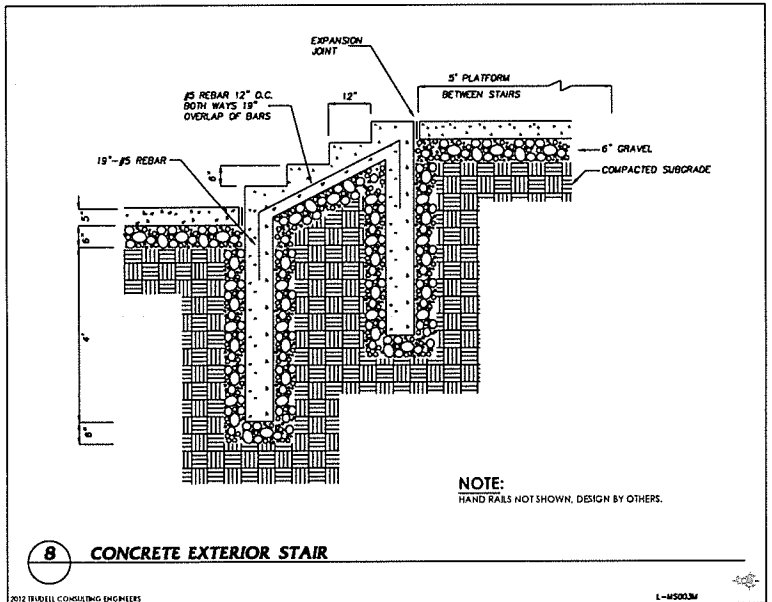
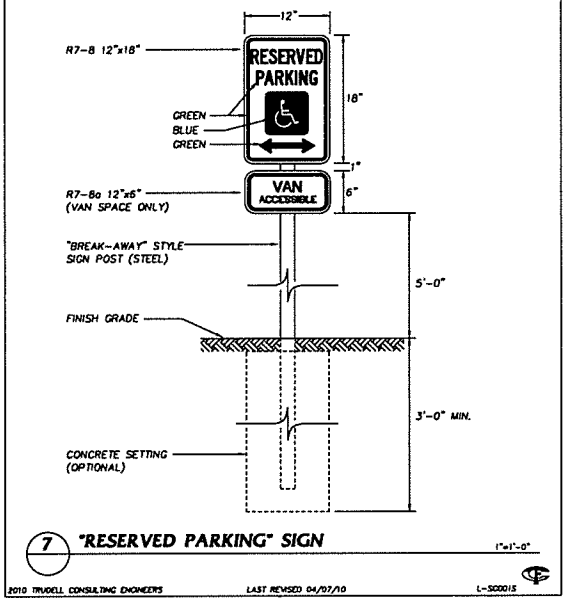
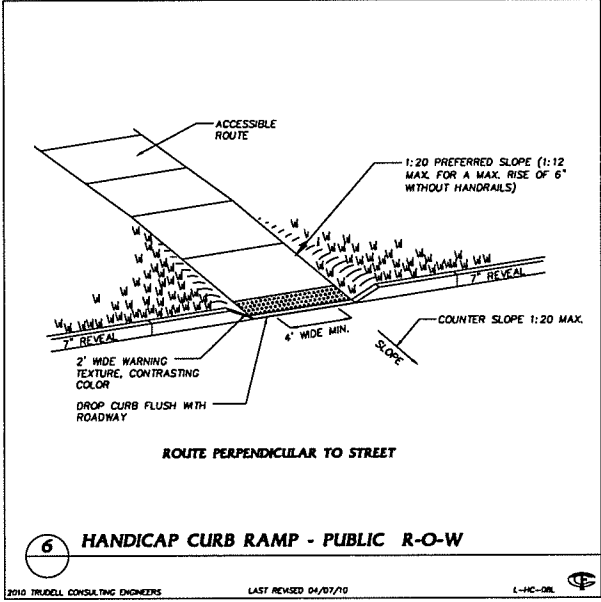
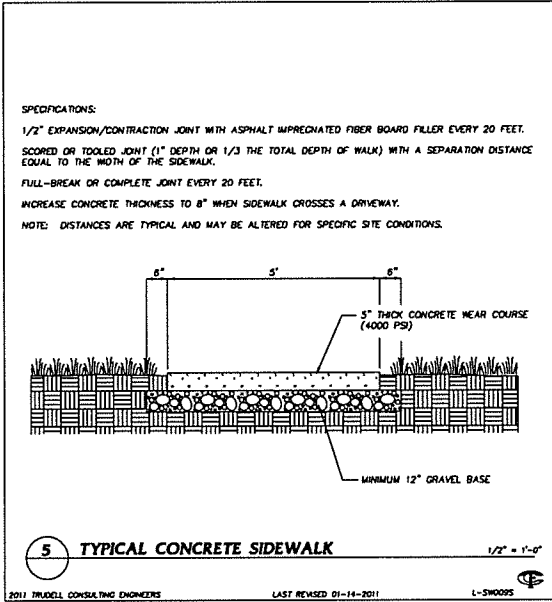
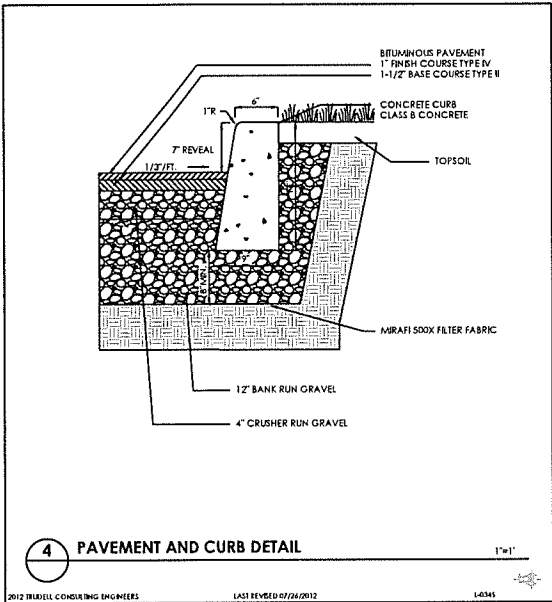
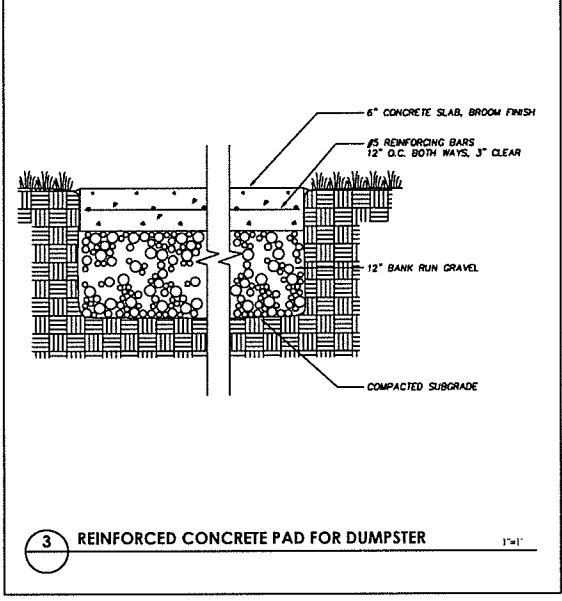
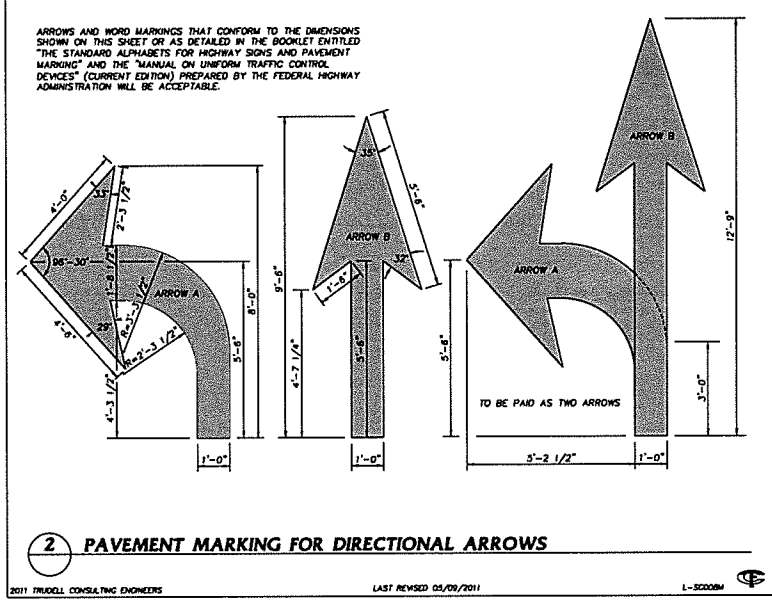
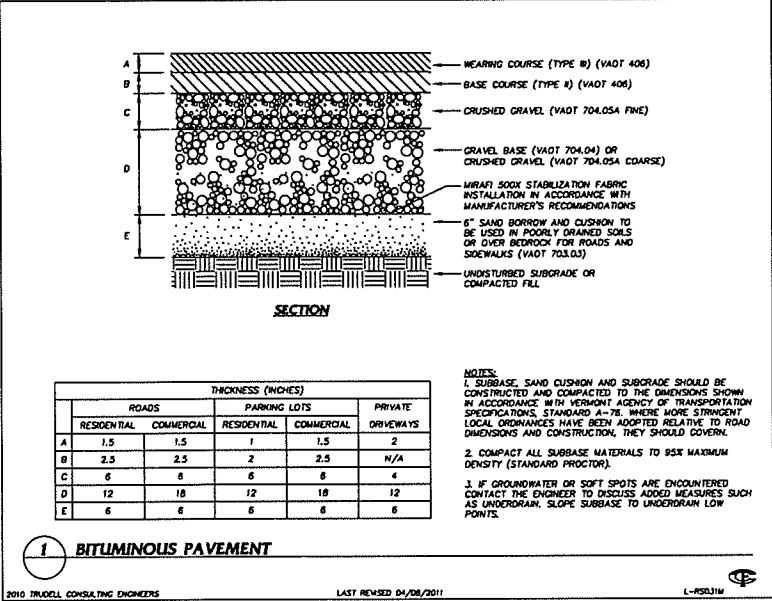
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Project Title
Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Storm Details

Date: 11/21/2012
Scale: Shown
Project Number: 2010083
Drawn By: PJM
Project Engineer: AAL
Approved By:
Field Book:



Revisions

No.	Description	Date	By
1	For Local Submittal	2/15/19	AAC
2	Pavement Cut Detail Revision	9/24/19	CM

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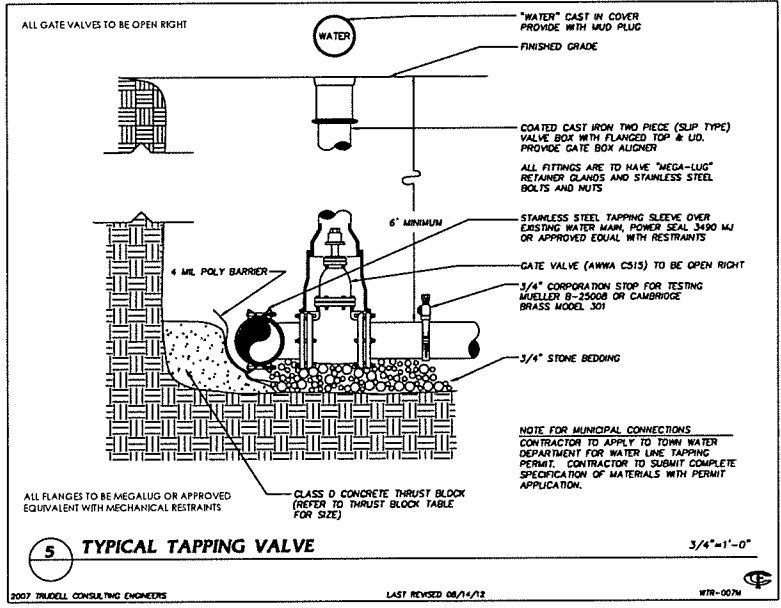
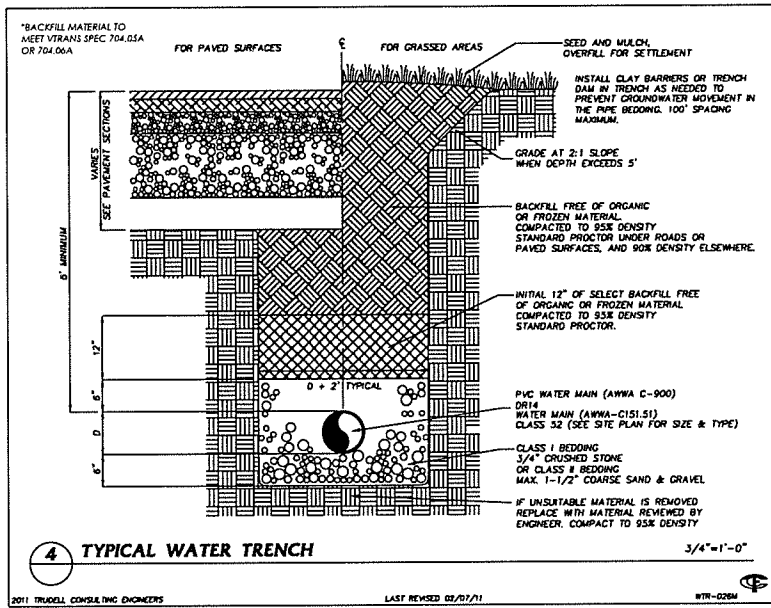
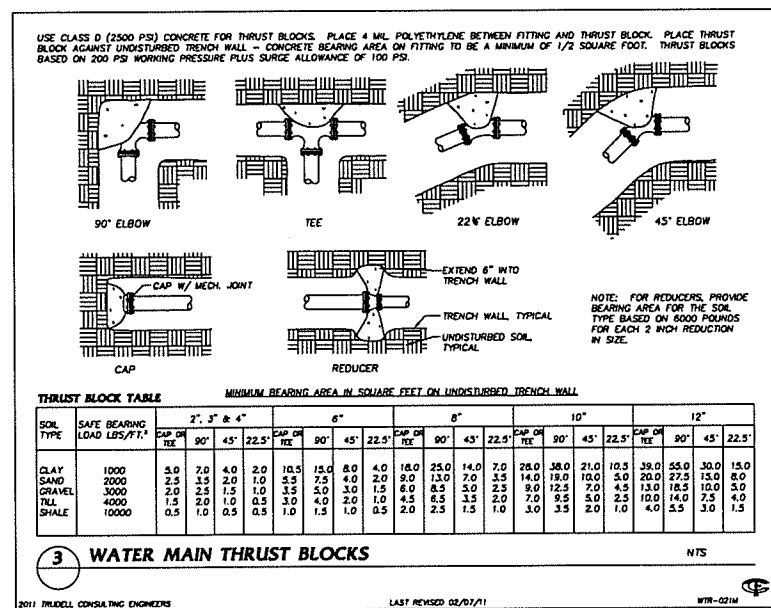
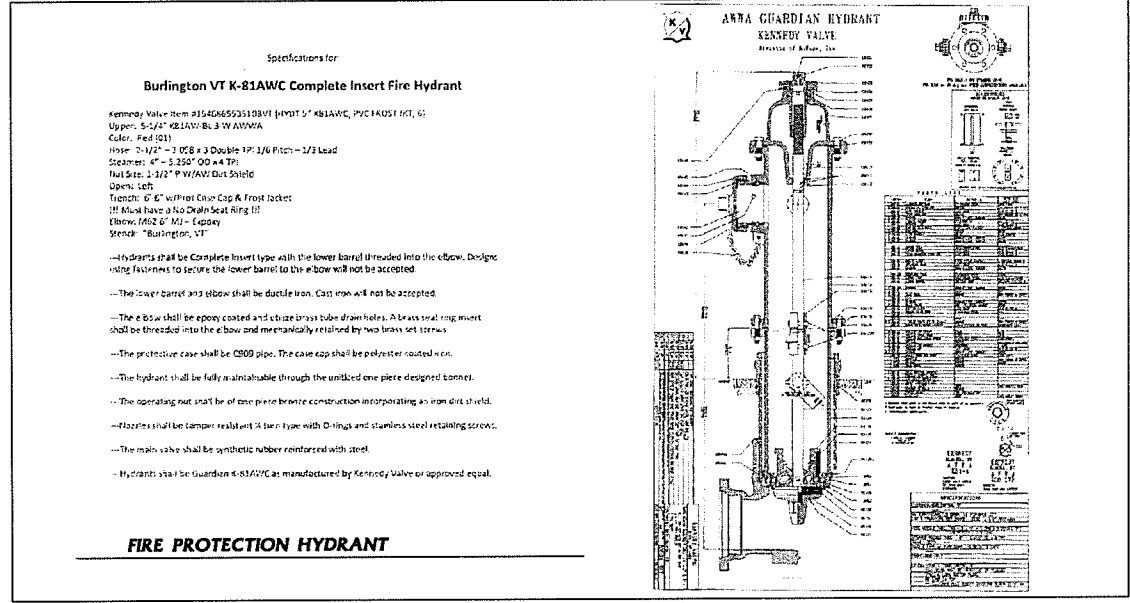
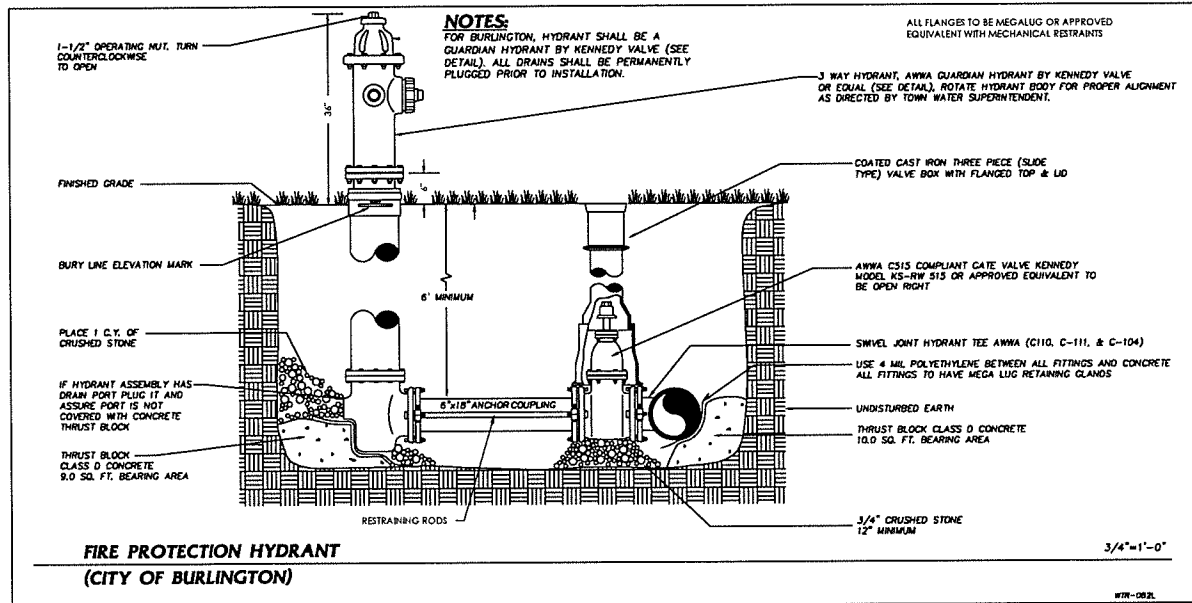
Project Title

Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Site Details

Date: 11/21/2012
Scale: Shown
Project Number: 2010083
Drawn By: PJM
Project Engineer: AAL
Approved By:
Field Book:



CONTRACTOR'S CERTIFICATION REQUIRED

PRIOR TO THE DESIGN ENGINEER CERTIFYING THAT THE INSTALLATION HAS BEEN INSTALLED IN ACCORDANCE WITH THE PERMITTED DESIGN, THE CONTRACTOR SHALL PROVIDE A CERTIFICATION THAT THE WATER SYSTEM WAS INSTALLED AND TESTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS. STATE PERMITS REQUIRE THERE SHALL BE NO DEVIATIONS FROM THE APPROVED PLANS WITHOUT PRIOR APPROVALS. THE DESIGN ENGINEER SHALL BE NOTIFIED AND ALLOWED TO OBSERVE THE CRITICAL PHASES OF CONSTRUCTION INCLUDING ANY REQUIRED TESTS. LIKEWISE, THE DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS FROM THE APPROVED PLANS. SINCE THE DESIGN ENGINEER DOES NOT CUSTOMARILY OBSERVE ALL PHASES OF THE WORK, OR ALL TESTING, HE MAY RELY ON THE CONTRACTOR'S CERTIFICATION AS THE BASIS FOR FINAL CERTIFICATION. THE CONTRACTOR SHALL THEREFORE SIGN AND RETURN A COPY OF THE FOLLOWING CERTIFICATION UPON COMPLETION OF THE WORK.

"I HEREBY CERTIFY THAT I HAVE INSTALLED, PROPERLY TESTED, AND SUCCESSFULLY PASSED THOSE TESTS, AND THE WATER SYSTEM(S) ARE BUILT IN ACCORDANCE WITH THE APPROVED DESIGN PLANS AND APPLICABLE PERMIT CONDITIONS."

CONTRACTOR NAME _____

AUTHORIZED AGENTS NAME _____

SIGNATURE _____ DATE _____

NOTE ANY DEVIATIONS FROM APPROVED PLANS HERE: _____

6 CONTRACTOR'S CERTIFICATION FOR POTABLE WATER SYSTEMS

2009 TRUDELL CONSULTING ENGINEERS LAST REVISED 11/04/09 WTR-014S

TESTING WATER MAINS

*ALL TESTING SHALL BE PERFORMED IN THE PRESENCE OF THE TOWN ENGINEER OR PUBLIC WORKS DEPARTMENT AND TRUDELL CONSULTING ENGINEERS (TCE)

A. AFTER THE PIPE HAS BEEN LAID AND 7 DAYS AFTER THE CONCRETE THRUST BLOCKS AND ANCHORS HAVE BEEN PLACED, THE WATER MAIN SHALL BE HYDROSTATICALLY TESTED ACCORDING TO THE LATEST EDITION OF THE AWWA SPECIFICATION C-600.

B. CONTRACTOR SHALL SUPPLY ALL NECESSARY APPARATUS TO PERFORM THE HYDROSTATIC TEST.

C. TEST PRESSURE SHALL BE 200 POUNDS PER SQUARE INCH OR 1.5 TIMES THE WORKING PRESSURE MEASURED AT OR NEAR THE HIGH POINT IN THE SYSTEM, WHICHEVER IS GREATER. TEST SHALL BE A MINIMUM OF 2 HOURS IN DURATION. TESTING ALLOWANCE SHALL BE DEFINED AS THE QUANTITY OF MAKEUP WATER THAT MUST BE SUPPLIED INTO THE NEWLY LAID PIPE ON ANY VALUED SECTION THEREOF TO MAINTAIN PRESSURE WITHIN 5 PSI (34.5 kPa) OF THE SPECIFIED TEST PRESSURE AFTER THE PIPE HAS BEEN FILLED WITH WATER AND THE AIR HAS BEEN EXPELLED. TESTING ALLOWANCE SHALL NOT BE MEASURED BY A DROP IN PRESSURE IN A TEST SECTION OVER A PERIOD OF TIME.

D. THE PROJECT ENGINEER AND THE MUNICIPALITY SHALL BE CONTACTED 48 HOURS PRIOR TO TESTING.

E. ALL VALVES SHOULD BE VERIFIED AS BEING OPEN OR CLOSED AS APPROPRIATE FOR THE PORTION OF THE WATER MAIN BEING TESTED.

F. ALLOWABLE LEAKAGE SHALL BE COMPUTED BY THE FORMULA: $L = (S \pm D \times \pi) / 48,000$ WHERE L IS LEAKAGE IN GALLONS PER HOUR, S IS THE LENGTH OF PIPE TESTED IN FEET, D IS THE NOMINAL DIAMETER OF THE PIPE IN INCHES AND P IS THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH DURING THE TEST.

G. REPLACE AND RETEST ANY WORK FOUND TO BE DEFECTIVE AT NO EXPENSE TO OWNER.

TESTING HYDRANTS

A. AFTER TESTING THE WATER MAINS, OPEN THE HYDRANT FULLY AND FILL WITH WATER TO PREVENT CAPS FROM BEING BLOWN OFF. VENT AIR FROM ONE OF THE CAPS WHILE IT IS BEING FILLED. WHEN ALL THE AIR HAS ESCAPED, TIGHTEN THE CAP.

B. ALLOW THE PRESSURE TO BUILD UP TO MAIN LINE PRESSURE AND CHECK FOR LEAKAGE AT FLANGES, NOZZLES AND THE OPERATING STEM.

C. CLOSE THE HYDRANT, REMOVE ONE NOZZLE CAP AND PLACE THE PALM OF YOUR HAND OVER THE OPENING. DRAINAGE SHOULD CREATE A NOTICEABLE SUCTION.

7 TESTING WATER MAINS AND HYDRANTS

2010 TRUDELL CONSULTING ENGINEERS LAST REVISED 04/12/2010 WTR-030S

DISINFECTING WATER MAINS AND SYSTEMS

*ALL TESTING SHALL BE PERFORMED IN THE PRESENCE OF THE TOWN ENGINEER OR PUBLIC WORKS DEPARTMENT AND TRUDELL CONSULTING ENGINEERS (TCE)

A. PRIOR TO BEING PUT INTO SERVICE, WATER MAINS SHALL BE DISINFECTED ACCORDING TO THE LATEST EDITION OF AWWA SPECIFICATION C-651. THE TABLE METHOD IN AWWA STANDARD 651 IS NOT ACCEPTABLE.

B. THE NEW LINE SHALL BE FLUSHED AT A VELOCITY OF NOT LESS THAN 2.5 FEET PER SECOND (OPEN 2-1/2" INCH HYDRANT CONNECTION). FLUSH FOR A PERIOD DETERMINED BY THE ENGINEER FOR THE LENGTH OF MAIN TO BE DISINFECTED.

C. CHLORINATION SHALL BE ACCOMPLISHED BY INTRODUCING A HYPOCHLORITE SOLUTION WITH A CONCENTRATION OF GREATER THAN 25 PARTS PER MILLION OF FREE CHLORINE.

D. USING A NOZZLE AT EACH END HYDRANT, CONTROL THE RATE OF FLOW INTO THE NEW MAIN AND PROPORTIONALLY FEED THE HYPOCHLORITE SOLUTION INTO THE MAIN. AFTER THE CHLORINE HAS REACHED ALL POINTS IN THE SYSTEM, CLOSE THE VALVE SUPPLYING WATER FROM THE EXISTING MAIN AND THE END HYDRANTS. MAINTAIN THE HEAVILY CHLORINATED WATER IN THE MAIN FOR 24 HOURS DURING WHICH TIME ALL MAIN LINE VALVES SHOULD BE OPERATED. AFTER 24 HOURS THE MINIMUM CHLORINE RESIDUAL MUST BE AT LEAST 10 PARTS PER MILLION.

E. FLUSH HEAVILY CHLORINATED WATER FROM THE LINE AND REFILL THE LINE FOR SERVICE (USE CHLORINE DIFFUSER). TAKE AND SUBMIT TWO BACTERIOLOGICAL SAMPLES OF THE WATER TO THE STATE OF VERMONT OR A STATE APPROVED TESTING LABORATORY. IF THE RESULTS ARE UNSATISFACTORY, THE DISINFECTION PROCEDURE MUST BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.

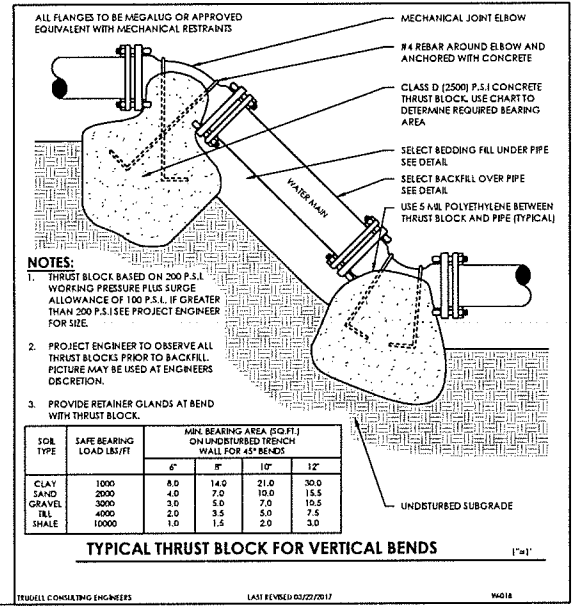
F. FINISHED WATER STORAGE STRUCTURES SHALL BE DISINFECTED IN ACCORDANCE WITH CURRENT AWWA STANDARD C652. TWO OR MORE SUCCESSIVE SETS OF SAMPLES, TAKEN AT 24 HOUR INTERVALS, SHALL INDICATE MICROBIOLOGICALLY SATISFACTORY WATER BEFORE THE FACILITY IS PLACED INTO OPERATION.

G. DISPOSAL OF HEAVILY CHLORINATED WATER FROM THE TANK DISINFECTION PROCESS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SECRETARY.

H. THE DISINFECTION PROCEDURE (AWWA CHLORINATION METHOD 3, SECTION 4.3 C652) WHICH ALLOWS USE OF THE CHLORINATED WATER HELD IN THE STORAGE TANK FOR DISINFECTION PURPOSES IS NOT RECOMMENDED. WHEN THAT PROCEDURE IS USED, IT IS REQUIRED THAT THE INITIAL HEAVILY CHLORINATED WATER BE PROPERLY DISPOSED IN ORDER TO PREVENT RELEASE OF WATER WHICH MAY CONTAIN VARIOUS CHLORINATED ORGANIC COMPOUNDS INTO THE DISTRIBUTION SYSTEM.

8 DISINFECTION OF WATER SYSTEM

2010 TRUDELL CONSULTING ENGINEERS LAST REVISED 02/16/10 WTR-029S



Revisions	No.	Description	Date	By
1	For Local Submittal		2/15/19	AAL
2	Hydrant		07/29/19	CM
3	Revisions per City Comments		09/03/19	CM
4	Revisions per City Comments		11/06/19	CM

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Project Title

Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Water Details

Date: 11/21/2012

Scale: Shown

Project Number: 2010083

Drawn by: PJM

Project Engineer: AAL

Approved by:

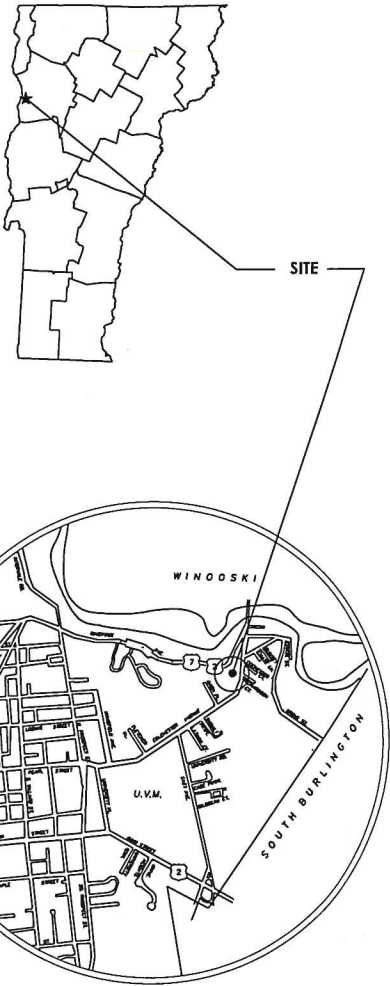
Field Book:

SISTERS & BROTHERS INVESTMENT GROUP

110 RIVERSIDE AVE.
BURLINGTON, VERMONT

DRAWING INDEX

C1-01	STANDARD NOTES & LEGEND
C1-02	BOUNDARY PLAT
C1-03	EXISTING CONDITIONS
C2-01	SITE PLAN
C2-02	GRADING PLAN
C2-03	UTILITY PLAN
C4-01	WATERSHED DELINEATION PLAN
C5-01	DEMOLITION & EROSION CONTROL PLAN
L1-01	PLANTING PLAN
L1-02	PLANTING PLAN
L2-01	LIGHTING PLAN
C8-01	SITE DETAILS
C8-02	STORM DETAILS
C8-03	WATER DETAILS
C8-04	SEWER DETAILS



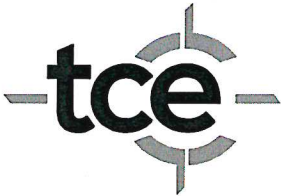
Applicant/Owner:
SISTERS & BROTHERS INVESTMENT GROUP
75 S. WINOOSKI AVE.
BURLINGTON, VERMONT 05401

Civil Engineer:
TRUDELL CONSULTING ENGINEERS (TCE)
ATTN. JEREMY MATOSKY, PE, CPESC
478 BLAIR PARK ROAD
WILLISTON, VT 05495
PHONE: (802)879-6331

Architect:
Steve Guild Design
One Steel Street
Burlington, VT 05401
802-363-1482

Structural:
Concepts in Structures, LLC
Roland VanDyk
139 Cozens Road
Huntington, VT 05462
802-540-3030

Geotechnical:
Knight Consulting Engineers
Eric Goddard
51 Knight Lane
Williston, VT 05495
802-879-6376



PLAN INTENT:
THESE PLANS ARE INTENDED FOR
PERMITTING PURPOSES.

USE AND INTERPRETATION OF THE DRAWINGS	
1. Unless otherwise noted, these drawings are intended for preliminary planning, coordination with other disciplines, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such.	
2. Only drawings specifically marked "For Construction" are intended to be used in conjunction with contract documents, specifications, owner/contractor agreements and to be fully coordinated with other disciplines, including but not limited to, the Architect, if applicable. These drawings shall not be used for construction layout. Contact TCE for any construction surveying services or to obtain electronic data available for construction layout.	
3. These drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.	
4. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings and have met with all applicable parties (architect, engineer, etc.) to ensure these plans are properly coordinated with other aspects of the Project. The Owner and Architect are responsible for any buildings shown, including an area measured line (S) line) around any building.	
5. It is the User's responsibility to ensure this copy contains the most current revision.	
BEFORE USING THESE PLANS ENSURE THAT YOU HAVE THE LATEST REVISION	
LAST REVISED:	11/6/19

TCE PROJECT NO: 10-083



1 NORTHWEST ELEVATION
N.T.S.



2 NORTH ELEVATION
N.T.S.

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3 NORTHEAST ELEVATION
N.T.S.



4 SOUTH ELEVATION
N.T.S.

NO.	DATE	REVISION

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WHOLE OR IN PART, WITHOUT THE
WRITTEN CONSENT OF THE
OWNER.

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Design
Studios
77 College Street, Ste. 2A Burlington, VT 05401
(802) 497-0695 (802) 497-3110 G4designstudios.com

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
110 RIVERSIDE AVE., BURLINGTON

SCALE: NO SCALE
DATE: 5-31-19
DRAWN BY: SCG
CHECKED BY: SCG
PROJECT: XXXXXXXX

SHEET TITLE:
RENDERINGS

DRAWING NO.
XX

Project Reference:

1. CONTRACT DOCUMENTS-THSE PLANS WERE PREPARED BY TRUDELL CONSULTING ENGINEERS (TCE) AND ARE INTENDED TO BE USED IN CONJUNCTION WITH THE STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT, #C-700 PREPARED BY THE ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE (EJCDC), LATEST EDITION. COPIES ARE AVAILABLE AT WWW.NSPE.ORG/EJCDC

- GENERAL NOTES:**

- SURVEY NOTES:**

- 

TRUDELL CONSULTING ENGINEERS
478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495
802.879.6331 | WWW.TCEVT.COM

No.	Description	Date
1	Conservation Board	1/17/13

of These Drawings

- [illegible]



et Title

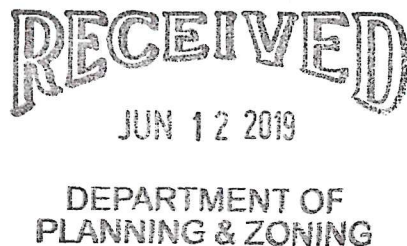
**isters and Brothers
nvestment Group**
110 Riverside Ave.
Burlington, Vermont

Title

Legend & Notes

	11/21/2012
Number:	2010083
By:	RMP
Engineer:	AAL
Reviewed By:	
Book:	

C1-01





tax map no. 046-3-85
WINDOOSKI VALLEY
PARK DISTRICT

tax map no. 046-3-064
LOLA HOLDINGS LLC
v. 1020 p. 309

tax map no. 046-3-063
J. GOLDSMITH
v. 636 p. 53
map slide 332D

tax map no. 046-3-083
J.W.J. REALTY
v. 520 p. 296
v. 183 p. 240

tax map no. 046-3-081
1.22 ACRES

tax map no. 046-3-058
G. LEVEILLE
v. 263 p. 224
v. 205 p.
map slide 193D

tax map no. 046-3-118
MACSON ENDEAVORS LLC
v. 1134 p. 611

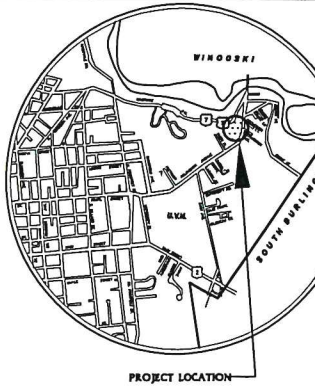
tax map no. 046-3-086
DOROTHY KIRK 2009 TRUST
v. 304 p. 269

tax map no. 046-3-057
CENTENNIAL HEIGHTS
v. 1042 p. 430
map slide 434C

tax map no. 046-3-057
TENASONE INVESTMENTS LLP
v. 1010 p. 145
map slide 432D

BURLINGTON CITY CLERK'S OFFICE
RECEIVED FOR RECORD

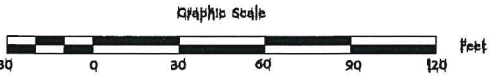
A.D. 201 _____
at _____ O'clock _____ minutes _____ m
and recorded in plat hanger # _____
Attest: _____ City Clerk



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JUN 12 2019
DEPARTMENT OF
PLANNING & ZONING

- NOTES:
- 1) THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE CITY OF BURLINGTON LAND RECORDS AND A CLOSED FIELD TRAVERSE CONDUCTED WITH A TOTAL STATION ON 4/15/11. BEARINGS ARE BASED ON MAGNETIC NORTH TAKEN ALONG A LEG OF THE TRAVERSE.
 - 2) REBARS SET ARE NO. 5 REINFORCING BARS WITH ALUMINUM CAPS STAMPED "TRUDELL CONSULTING ENGINEERS, LS 488".
 - 3) THIS LAND WAS CONVEYED TO SISTERS AND BROTHERS INVESTMENT GROUP, LLP IN VOLUME 668 PAGE 171 AND SHOWN ON A PLAT ENTITLED "PROPERTY PLAN, MRS. FRANCIS LEVEILLE" WHICH IS RECORDED IN VOLUME 183 PAGE 240.
 - 4) DISTANCES ARE SHOWN TO THE HUNDREDTH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY.
 - 5) AN ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY FOUND IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
 - 6) UNDERGROUND UTILITY LINES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS OF RECORD. ACTUAL LOCATION OF UNDERGROUND LINES MAY VARY.

- LEGEND
- REBAR (TO BE SET)
 - IRON PIPE (FOUND)
 - CONCRETE MONUMENT (FOUND)
 - CONCRETE MONUMENT (TO BE SET)
 - IRON PIN (FOUND)
 - REINFORCING BAR (FOUND)
 - MARBLE MONUMENT (FOUND)
 - △ CALCULATED POINT
 - UTILITY POLE
 - P — OVERHEAD UTILITY LINES
 - X — X — X — BARBED WIRE FENCE
 - — — — — STONE WALL
 - C1 CURVE DATA TABLE REFERENCE
 - L1 LINE DATA TABLE REFERENCE

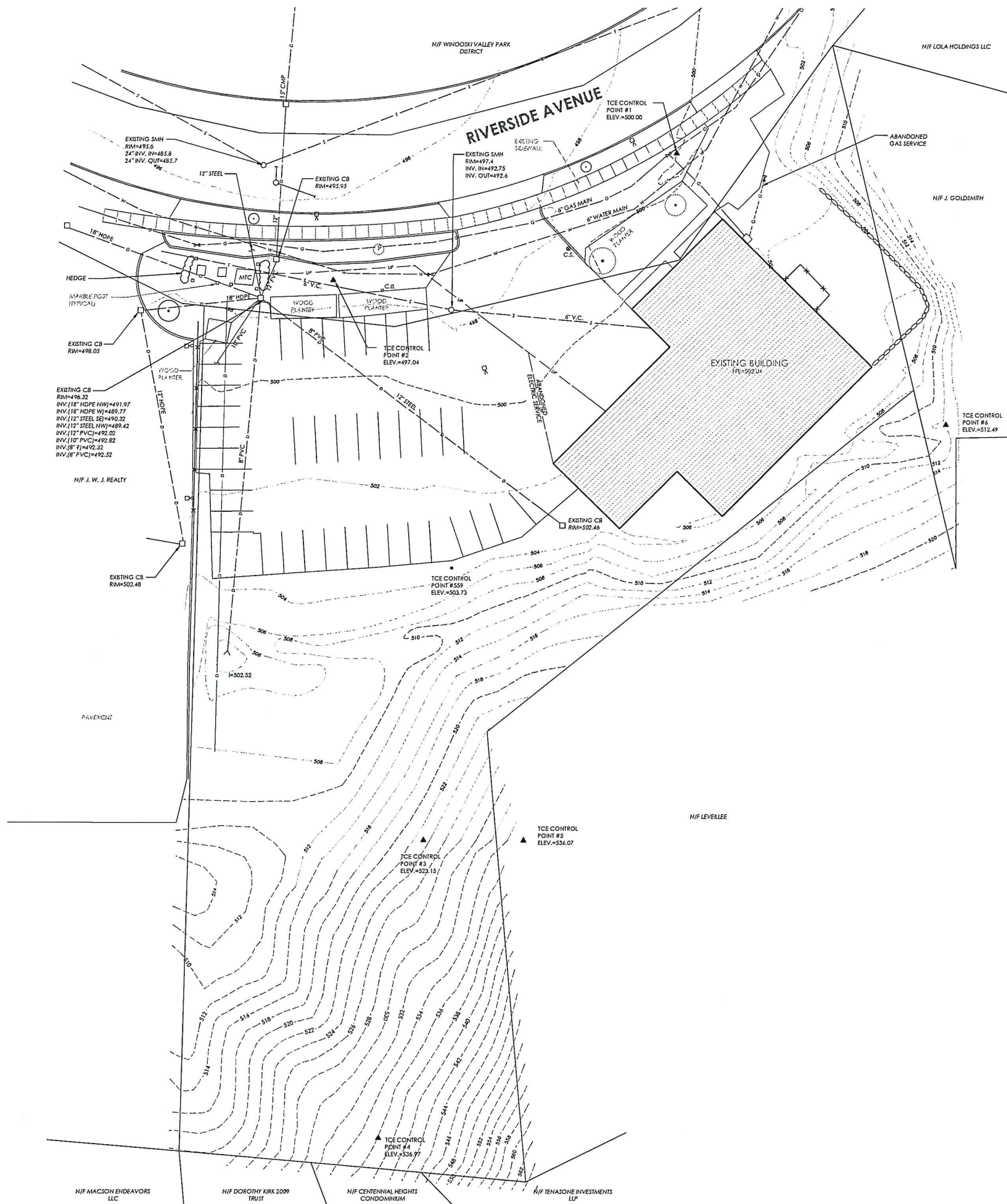


Revisions	Description	Date	By

Boundary Plat
SISTERS & BROTHERS
INVESTMENT GROUP
110 Riverside Avenue
Burlington, Vermont

TRUDELL CONSULTING ENGINEERS (TCE)
478 Blair Park Road P. O. Box 308 Williston, Vermont 05495 (802) 879-6331

Drawing number	2010083-40	Ext.	
Project mgr.	JMM	Drawn	SD
Date	11/21/2012	Scale	1"=30'
Field Book	225	Disk	job10
Approved			



GENERAL NOTES:

1. OWNER OF RECORD: SISTERS AND BROTHERS INVESTMENT GROUP
2. TAX PARCEL ID: 046-3-081
3. PHYSICAL ADDRESS OF PROPERTY: 110 RIVERSIDE AVE. BURLINGTON, VERMONT 05401
4. PARCEL SIZE: 1.22 ACRES±
5. LOT COVERAGE: BUILDINGS - 6,887 SQ. FT. OR 13.0%
OVERALL - 21,409 SQ. FT. OR 40.4%
6. PARKING: 36 SPACES

SURVEY NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT PERTINENT EXISTING CONDITIONS AS OF THE DATE OF SURVEY. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY USING A TOPCON TOTAL STATION, PERFORMED BY TRUDELL CONSULTING ENGINEERS ON APRIL 26, 2011.
2. BEARINGS SHOWN ARE MAGNETIC NORTH TAKEN ALONG A LEG OF THE SURVEY TRAVERSE.
3. VERTICAL DATUM IS ASSUMED BASED ON TCE CONTROL POINT #1 ELEV.=500.0.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE ASSUMED BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE AVAILABLE AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER. ENGINEER SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE ENCOUNTERED. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY. DIGSAFE MUST BE CONTACTED PRIOR TO ANY EXCAVATION.

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802 879 6331 | WWW.TCEVT.COM

Revisions
No. Description Date

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2. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/agencies including but not limited to, the Engineer and the Architect to ensure these plans are properly coordinated including but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent plans for construction.

3. Owner and Architect, are responsible for final design location of buildings shown, including an area measure minimum five (5) feet around any building and coordinate final utility connections shown on these plans.

4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.

5. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.

6. It is the User's responsibility to ensure this copy contains most current revisions. If unsure, please contact TCE.



Project Title

Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Existing Conditions

Date: 11/21/12
Scale: 1" = 20'
Project Number: 2010083
Drawn By: PJM
Project Engineer: AAL
Approved By:
Field Book:

C1-03



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Revisions	No.	Description	Date	By
	1	Conservation Board	1/17/13	
	2	Crosswalk & Driveway	3/28/13	
	3	For Local Submittal	2/15/19	
	4	Per DPW Comments	2/15/2019	

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Project Title

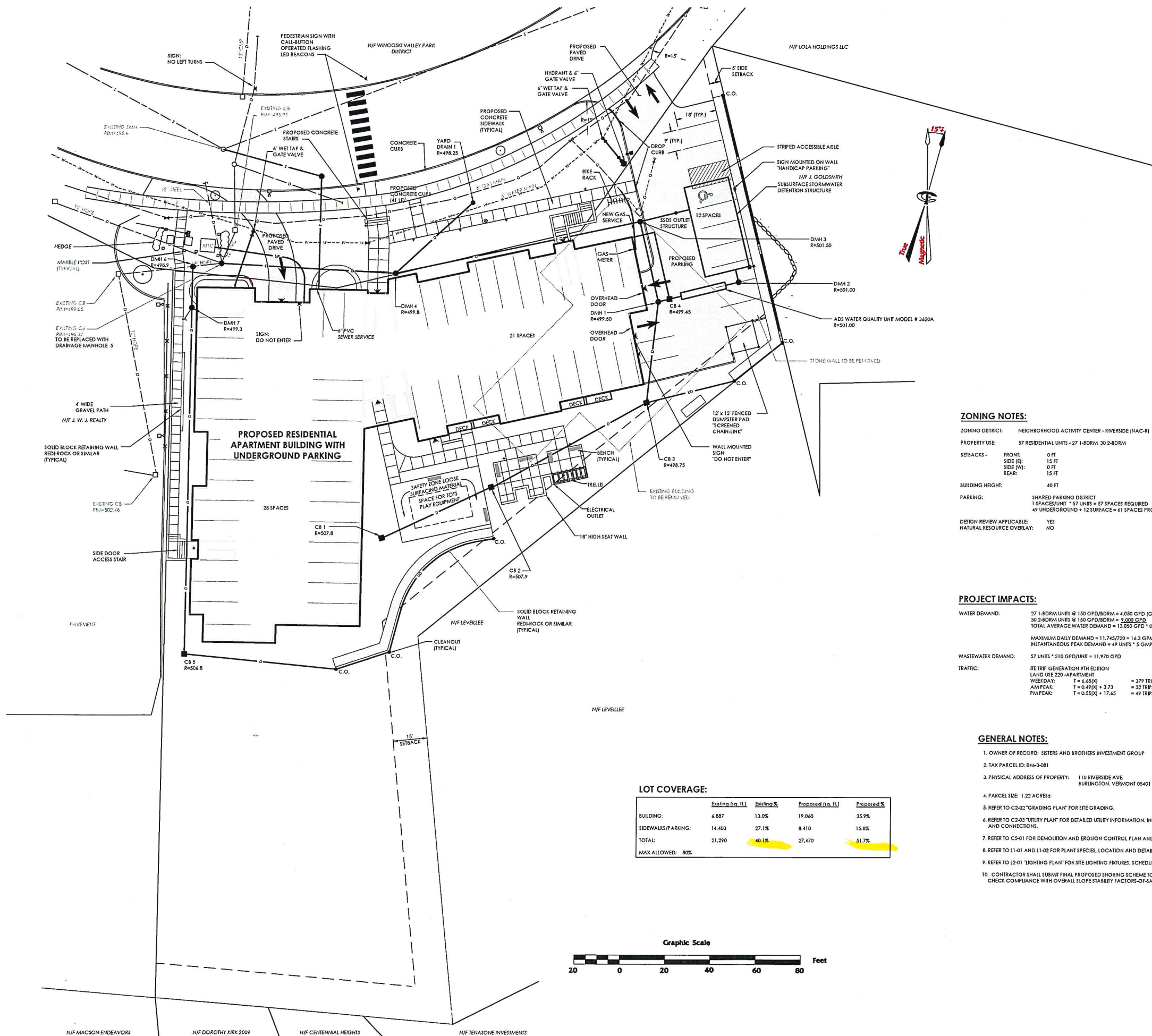
Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Site Plan

Date: 11/21/2012
Scale: 1" = 20'
Project Number: 2010083
Drawn By: PJM
Project Engineer: AAL
Approved By:
Field Book:

C2-01



ZONING NOTES:

ZONING DISTRICT: NEIGHBORHOOD ACTIVITY CENTER - RIVERSIDE (NAC-R)
PROPERTY USE: 57 RESIDENTIAL UNITS - 27 1-BDRM 30 2-BDRM
SETBACKS - FRONT: 0 FT
SIDE (E): 15 FT
SIDE (W): 0 FT
REAR: 15 FT
BUILDING HEIGHT: 40 FT
PARKING: SHARED PARKING DISTRICT
1 SPACES/UNIT * 57 UNITS = 57 SPACES REQUIRED
49 UNDERGROUND + 12 SURFACE = 61 SPACES PROVIDED.
DESIGN REVIEW APPLICABLE: YES
NATURAL RESOURCE OVERLAY: NO

PROJECT IMPACTS:

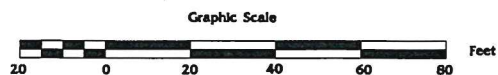
WATER DEMAND: 27 1-BDRM UNITS @ 150 GPD/BDRM = 4,050 GPD (GALLONS PER DAY)
30 2-BDRM UNITS @ 150 GPD/BDRM = 9,000 GPD
TOTAL AVERAGE WATER DEMAND = 13,050 GPD * 0.90 = 11,745 GPD
MAXIMUM DAILY DEMAND = 11,745/220 = 16.3 GPM (GALLONS PER MINUTE)
INSTANTANEOUS PEAK DEMAND = 49 UNITS * 5 GPM = 245 GPM
WASTEWATER DEMAND: 57 UNITS * 210 GPD/UNIT = 11,970 GPD
TRAFFIC: ITE TRIP GENERATION 9TH EDITION
LAND USE 220 - APARTMENT
WEEKDAY: T = 6.65(X) = 379 TRIPS
AM PEAK: T = 0.47(X) + 3.73 = 32 TRIPS
PM PEAK: T = 0.55(X) + 17.65 = 49 TRIPS

GENERAL NOTES:

1. OWNER OF RECORD: SISTERS AND BROTHERS INVESTMENT GROUP
2. TAX PARCEL ID: 046-3-081
3. PHYSICAL ADDRESS OF PROPERTY: 110 RIVERSIDE AVE. BURLINGTON, VERMONT 05401
4. PARCEL SIZE: 1.22 ACRES±
5. REFER TO C2-02 "GRADING PLAN" FOR SITE GRADING.
6. REFER TO C2-03 "UTILITY PLAN" FOR DETAILED UTILITY INFORMATION, INCLUDING RIMS, INVERTS, CROSSINGS, AND CONNECTIONS.
7. REFER TO C5-01 FOR DEMOLITION AND EROSION CONTROL PLAN AND DETAILS.
8. REFER TO L1-01 AND L1-02 FOR PLANT SPECIES, LOCATION AND DETAILS.
9. REFER TO L2-01 "LIGHTING PLAN" FOR SITE LIGHTING FIXTURES, SCHEDULE AND DETAILS.
10. CONTRACTOR SHALL SUBMIT FINAL PROPOSED SHORING SCHEME TO THE GEOTECHNICAL ENGINEER TO CHECK COMPLIANCE WITH OVERALL SLOPE STABILITY FACTORS-OF-FAITH.

LOT COVERAGE:

	Existing (sq. ft.)	Existing %	Proposed (sq. ft.)	Proposed %
BUILDING:	6,887	13.0%	19,060	35.9%
SIDEWALKS/PARKING:	14,403	27.1%	8,410	15.8%
TOTAL:	21,290	40.1%	27,470	51.7%
MAX ALLOWED: 80%				





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Revisions	No.	Description	Date	By
1	For Local Submittal		2/15/19	AA
2	Per DFW Comments		11/6/19	AA

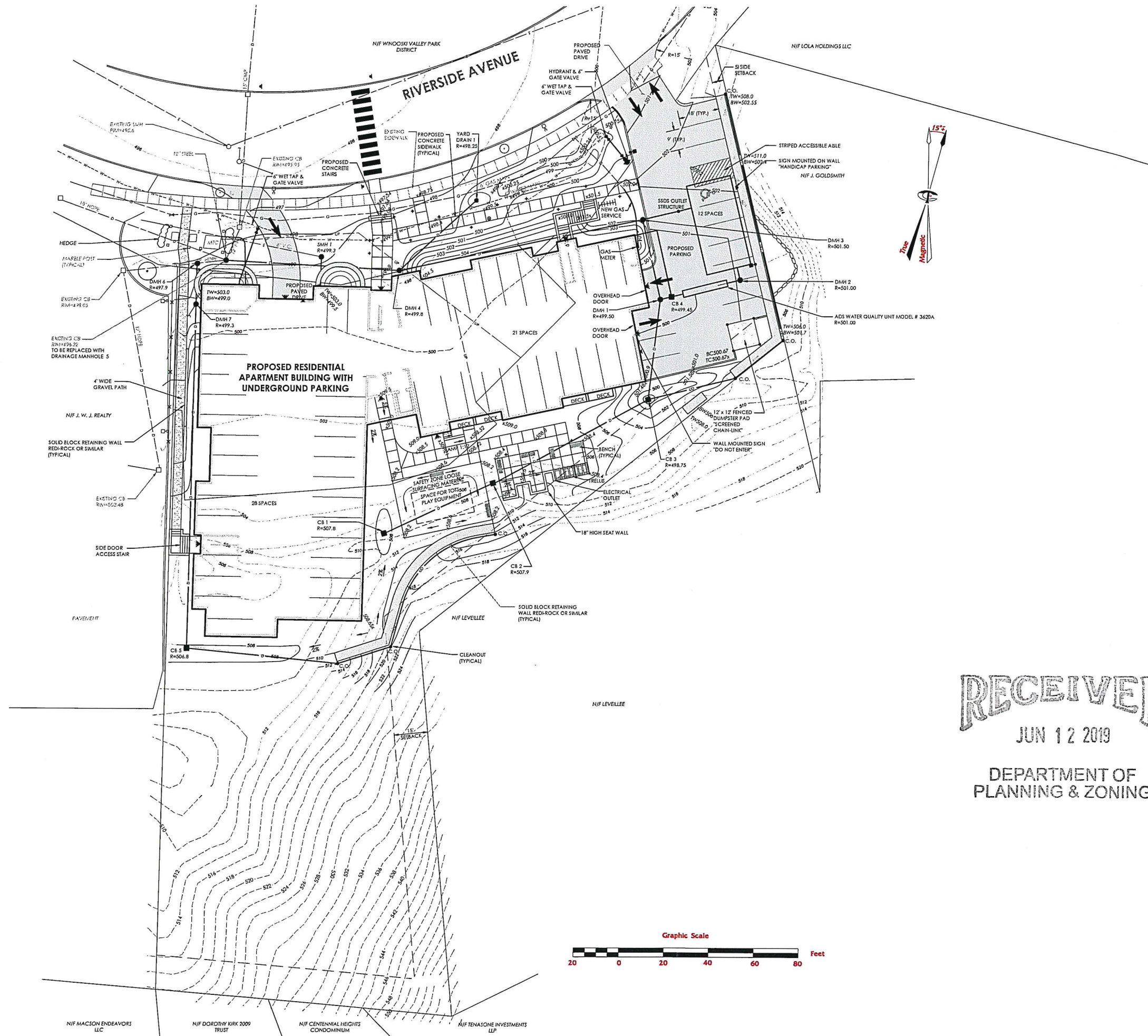
- Use of These Drawings**
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 6. It is the User's responsibility to ensure this copy contains the most current revisions.



Project Title
Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title	
Grading Plan	
Date:	11/21/2012
Scale:	1" = 20'
Project Number:	2010083
Drawn By:	RMP
Project Engineer:	AAL
Approved By:	
Field Book:	

C2-02



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Revisions	No.	Description	Date
1	revision		1/1/12

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Project Title

**Sisters and Brothers
Investment Group**
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Grading Plan

Date:	11/21/2012
Scale:	1" = 20'
Project Number:	2010083
Drawn By:	RNP
Project Engineer:	AAL
Approved By:	
Field Book:	

C2-02



Description	Date
-------------	------

These Drawings
otherwise noted, these Drawings are intended
any planning, coordination with other discipline
and/or approval from the regulatory authority
not intended as construction drawings unless
or marked approved by a regulatory authority

of these drawings for construction of the Project, and represents that they have reviewed, approved and accepted the drawings, obtained all necessary consents, and have met with all applicable parties/disciplines, but not limited to, the Engineer and the Architect, to ensure these plans are properly coordinated including, but not limited to, contract documents, specifications, subcontractor agreements, building and mechanical codes and public utilities, and other pertinent project information.

and Architect, are responsible for final design of buildings shown, including an area measure five (5) feet around any building and coordinate connections shown on these plans.

using these plans for construction layout, the architect instructs the contractor to contact the local TCE to ensure the plan contains the most current revisions.

Drawings are specific to the Project and are not to be used for any other purpose. As instruments of service, these drawings, when furnished by TCE are its exclusive property. No copies of the drawings may only be made by TCE. If any errors or omissions are discovered, they shall be brought to the attention of TCE immediately.

User's responsibility to ensure this copy contains no revisions. If unsure, please contact TCE.



**Fathers and Brothers
Investment Group**
110 Riverside Ave.
Burlington, Vermont

Utility Plan

11/21/2012

SHOWN

ber: 2010083

RMP^a

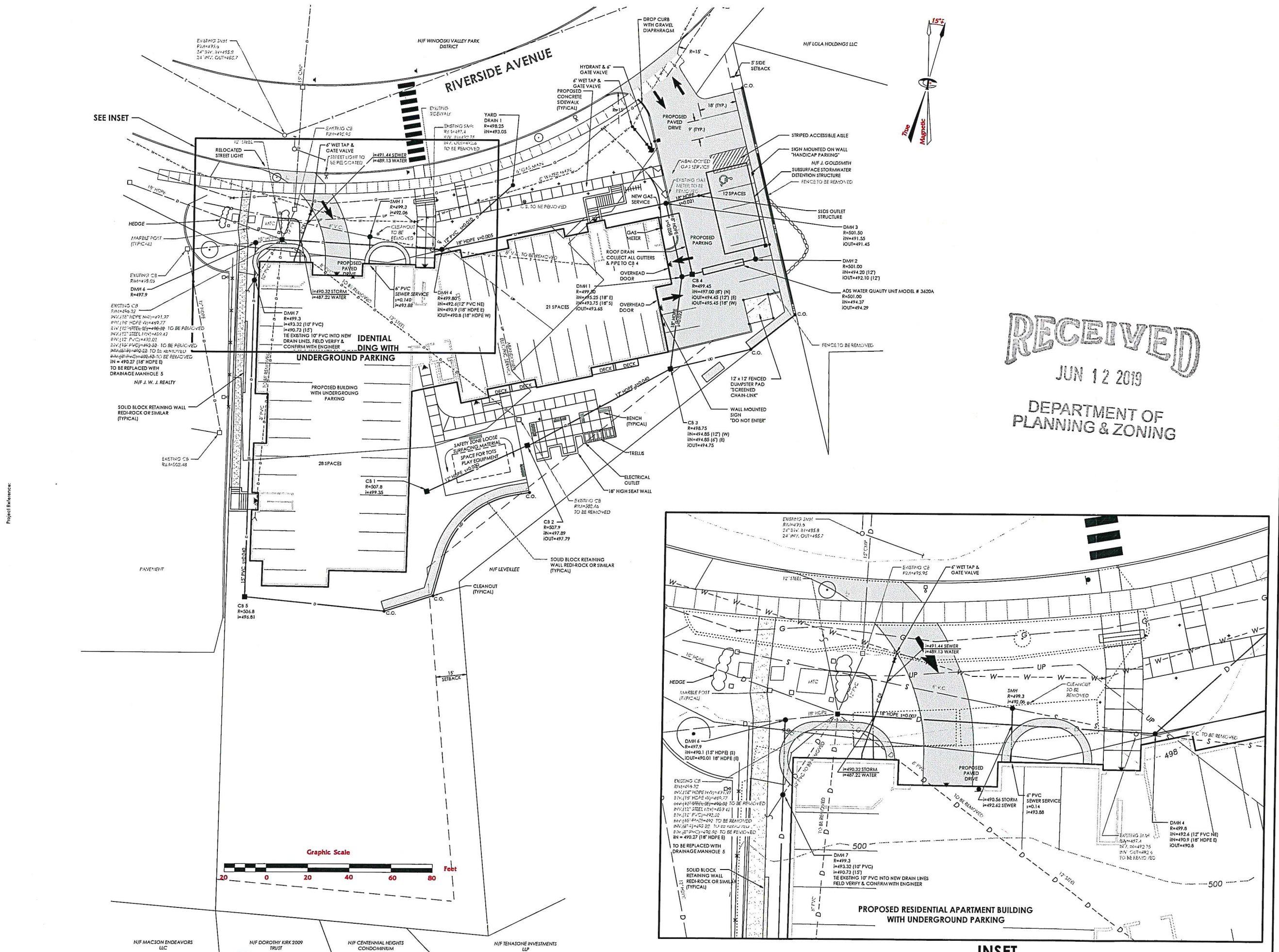
AAL

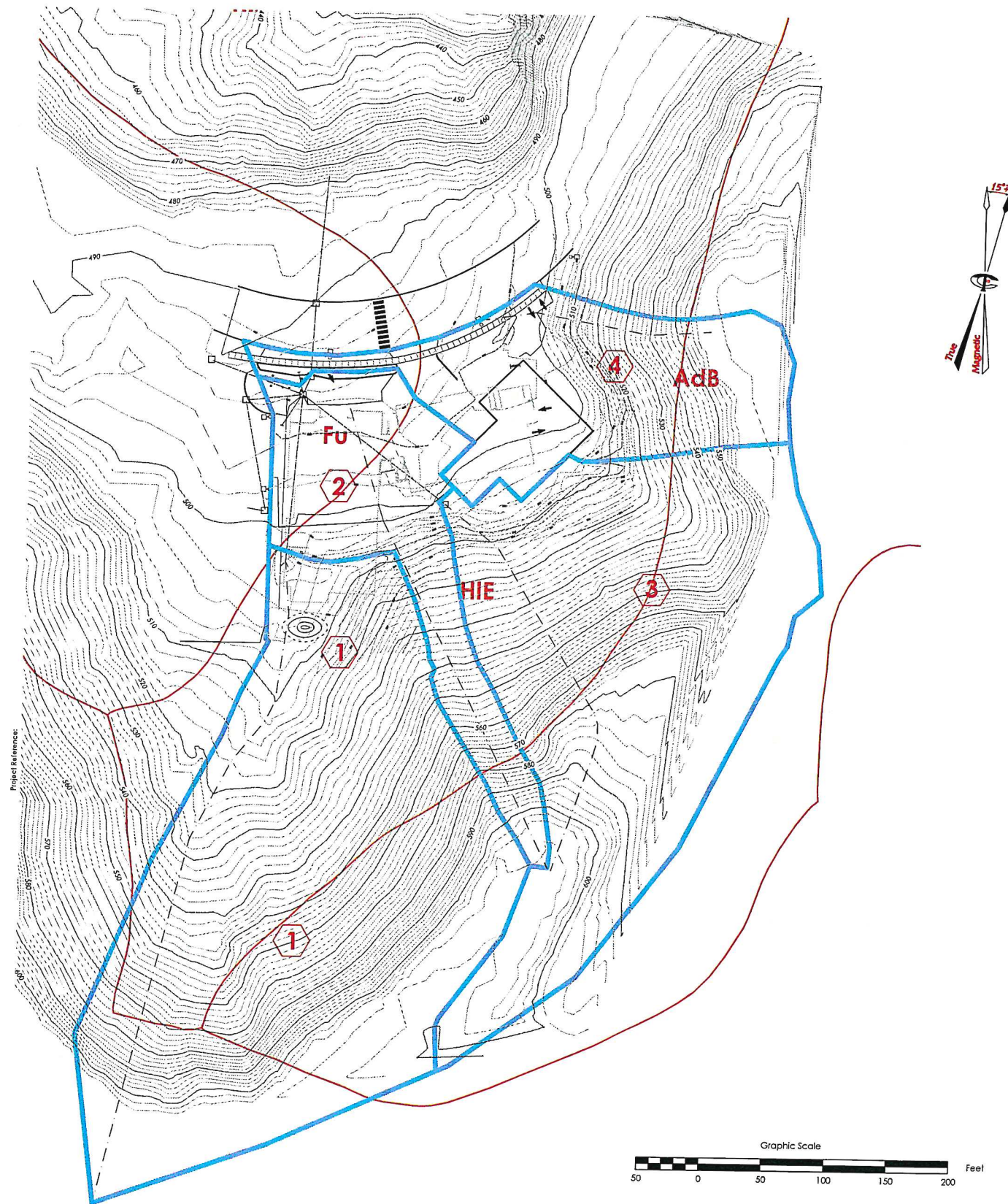
1000

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203

24-03





EXISTING CONDITION WATERSHEDS

Watershed Legend:

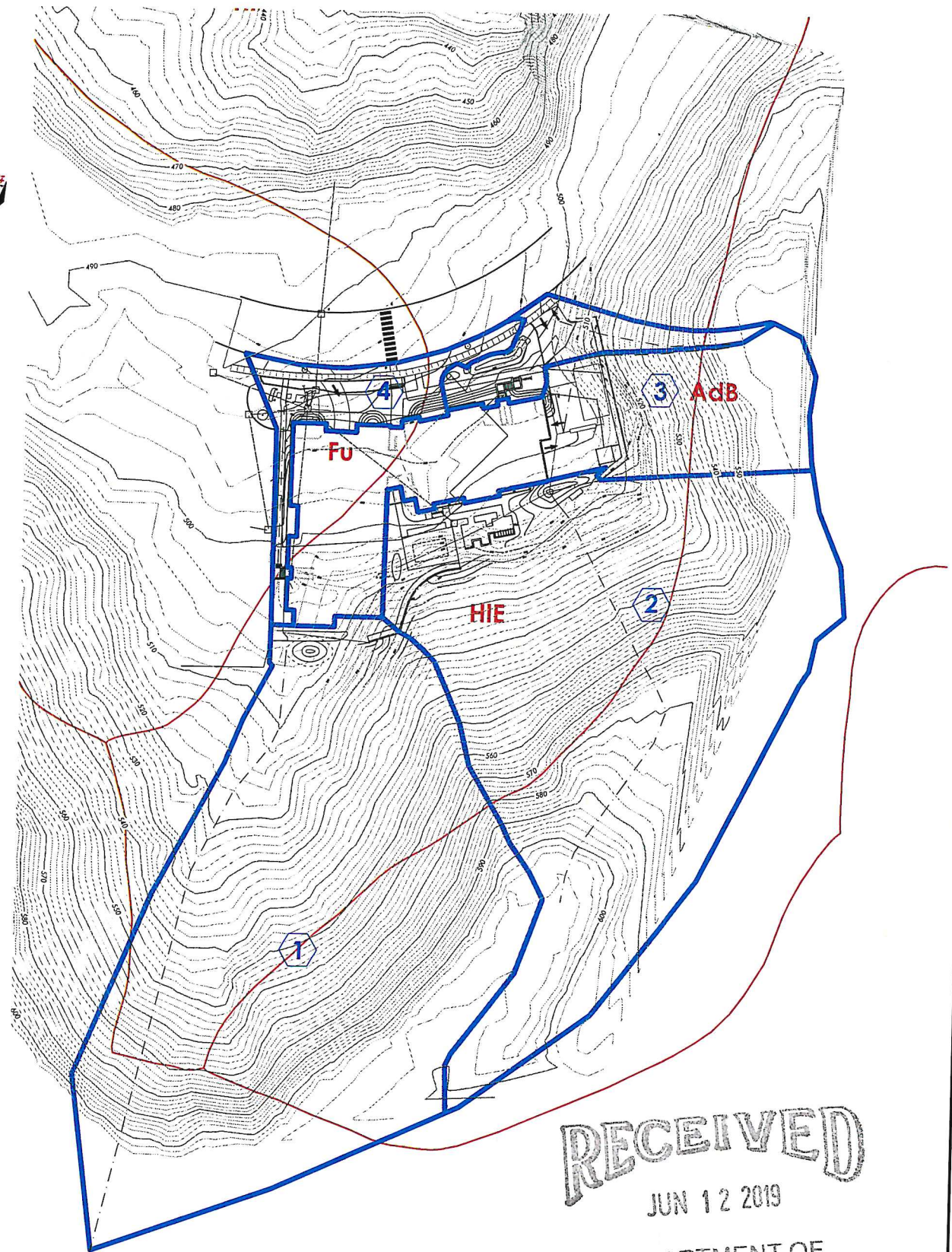
- 1, 2, 3, 4 Site Pre-Development Watershed
- 1, 2, 3, 4 Site Post-Development Watershed
- Cv Soil type boundary line and Label
- Time of Concentration (Tc)

Soils Legend:

- Fu - Fill land
- HIE - Hartsland very fine sandy loam
- AdA/AdB - Adams and Windsor loamy sands
- HrE - Hinesburg Fine Sandy Loam

HYDROLOGIC SOIL GROUP

- N/A
- B
- A
- C



POST DEVELOPMENT WATERSHEDS

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802.879.6331 | WWW.TCEVT.COM

Revisions
No. Description Date

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Project Title

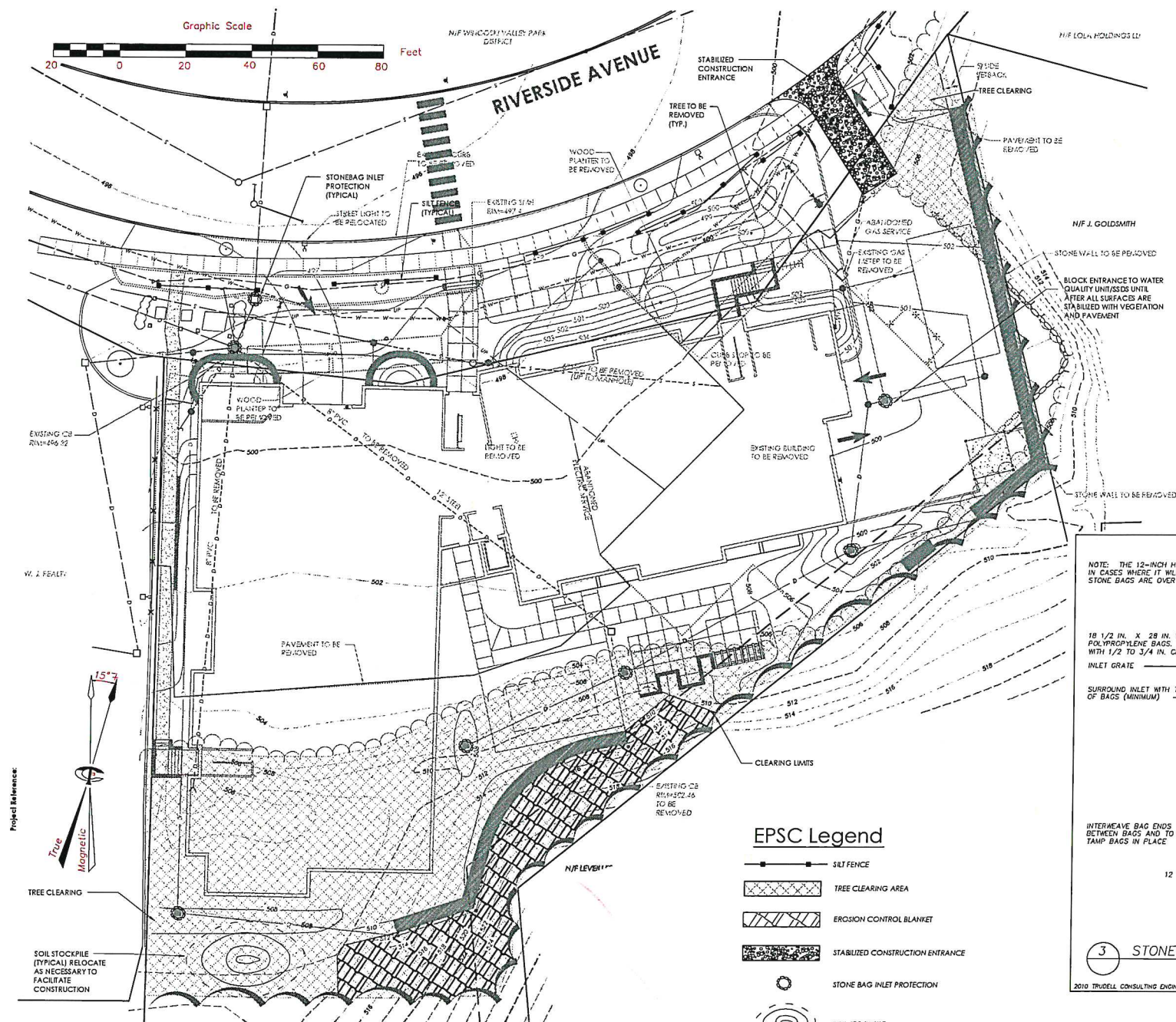
**Sisters and Brothers
Investment Group**
110 Riverside Ave.
Burlington, Vermont

Sheet Title

**Watershed
Delineation Plan**

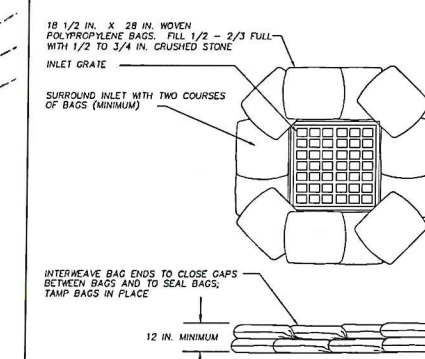
Date: _____
Scale: _____
Project Number: 2010083
Drawn By: RMP
Project Engineer: AAL
Approved By: _____
Field Book: _____

C4-01



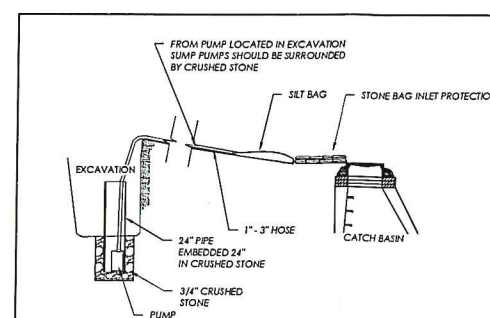
- TEMPORARY EROSION CONTROL MEASURES:**
- 1) THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
 - 2) CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT AND EROSION CONTROL FACILITIES. EROSION AND SEDIMENT MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS.
 - 3) SILT FENCE PLACEMENT SHALL BE INSTALLED AS NOTED ON PLANS. PERIODICALLY SILT FENCES SHALL BE MAINTAINED AND CLEANED UNTIL ALL DISTURBED AREAS HAVE A HEALTHY STAND OF GRASS.
 - 4) BEGIN PERMANENT AND TEMPORARY MULCHING AND SEEDING AS LISTED IN THE MAINTENANCE AND TIME OF PLACEMENT SCHEDULE.
 - 5) AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.
- EROSION CONTROL UTILITY CONSTRUCTION NOTES:**
- 1) THE CONTRACTOR SHALL DISTURB AND OPEN TRENCH THE MINIMUM PRACTICAL AREA REQUIRED TO ACCOMPLISH EACH DAY'S WORK.
 - 2) EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON UPSTREAM SIDE OF TRENCH.
 - 3) IMMEDIATELY FOLLOWING PIPE INSTALLATION, THE TRENCH SHALL BE BACKFILLED, COMPACTED, AND IMMEDIATELY STABILIZED (MULCHED AND SEEDED OR SOODED).
 - 4) TEMPORARY SILT FENCES SHALL BE PLACED IMMEDIATELY DOWN STREAM (AND PARALLEL TO THE CONTOURS) OF ANY WORK AREA INTENDED TO BE DISTURBED FOR MORE THAN ONE WORKING DAY.
 - 5) EXCAVATION AND PIPE INSTALLATION SHALL BE AVOIDED DURING PERIODS OF SIGNIFICANT PRECIPITATION.
 - 6) ALL SEDIMENT AND EROSION CONTROL PRACTICES AND VEGETATIVE STABILIZATION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS HEREON, AND THE VERMONT HANDBOOK FOR SOIL EROSION AND SEDIMENT CONTROL ON CONSTRUCTION SITES.
- 1 EROSION CONTROL NOTES**
- 2005 TRUDELL CONSULTING ENGINEERS LAST REVISED 02/23/05

NOTE: THE 12-INCH HEIGHT REQUIREMENT IS WAIVED IN CASES WHERE IT WILL CAUSE FLOOD DAMAGE IF THE STONE BAGS ARE OVERTOPPED



3 STONE BAG INLET PROTECTION

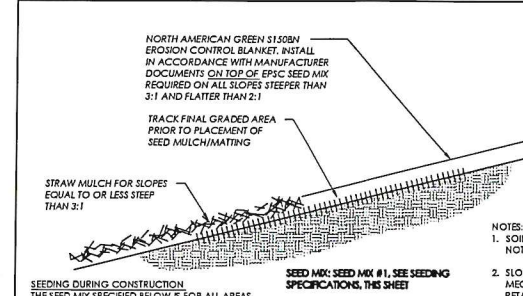
2010 TRUDELL CONSULTING ENGINEERS LAST REVISED 04/06/10 DR-080N



1. ALL DEWATERING OF CONSTRUCTION TRENCH SHALL BE PUMPED THROUGH A SILT BAG (ACF INTERNATIONAL), OR APPROVED EQUAL, PUMPED-SILT CONTROL SYSTEM.
2. THE PUMPED-SILT CONTROL SYSTEM SHALL BE NON-WOVEN BAG, WHICH IS SEWN WITH DOUBLE NEEDLE MACHINE USING HIGH STRENGTH THREAD.
3. THE PUMPED-SILT CONTROL SYSTEM SHALL BE INSTALLED ON A SHALLOW SLOPE. IT SHOULD BE PLACED SO THE INCOMING WATER FLOWS INTO THE BAG AND WILL FLOW THROUGH THE PUMPED-SILT CONTROL SYSTEM AND THEN FLOW OFF THE SITE WITHOUT CREATING MORE EROSION. THE NECK OF THE PUMPED-SILT CONTROL SYSTEM SHOULD BE TIED OFF TIGHTLY TO STOP THE WATER FROM FLOWING OUT OF THE PUMPED-SILT CONTROL SYSTEM, WITHOUT GOING THROUGH THE WALLS OF THE BAG. TO INCREASE THE SURFACE AREA BEING USED THE PUMPED-SILT CONTROL SYSTEM SHALL BE PLACED ON A GRAVEL BED TO MAXIMIZE DIRT BAG FLOW CAPACITY AND FILTERING.
4. THE PUMPED-SILT CONTROL SYSTEM IS CONSIDERED FULL AND SHOULD BE DISPOSED WHEN IT IS IMPRACTICAL FOR THE BAG TO FILTER THE SEDIMENT OUT AT A REASONABLE FLOW RATE AND SHALL BE REPLACED.

2 EXCAVATION DEWATERING DETAIL

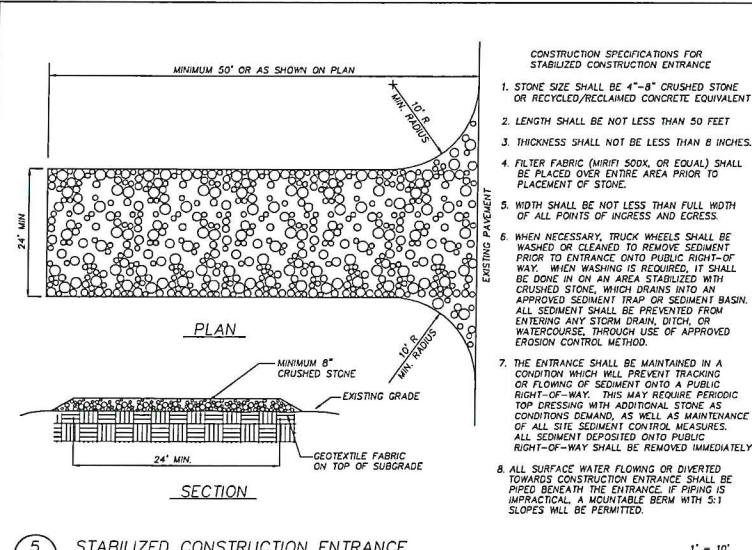
2012 TRUDELL CONSULTING ENGINEERS LAST REVISED 11/01/12



- SEEDING DURING CONSTRUCTION**
- THE SEED MIX SPECIFIED BELOW IS FOR ALL AREAS THAT ARE STABILIZED TEMPORARILY PER THIS DETAIL DURING CONSTRUCTION. FOR ALL AREAS WITH FINAL GRADE AND TOPSOIL ESTABLISHED REFER TO THE "FINAL SEEDING SPECIFICATIONS" FOR SEEDING REQUIREMENTS
1. SEED MIX:
30% RED FESCUE
30% ANNUAL RYEGRASS
30% PERENNIAL RYEGRASS
10% TALL FESCUE
(*or APPROVED EQUIVALENT)
 2. APPLICATION RATE:
60lb/acre (1.4 lb/1000 s.f.)
 3. MULCH APPLICATION RATE:
1.5" THICK MINIMUM
90-100% COVERAGE
- SEED MIX: SEED MIX #1, SEE SEEDING SPECIFICATIONS, THIS SHEET**
- MULCH APPLICATION RATE: 1.5" THICK MIN.**
- NOTES:**
1. SOIL SURFACE AND FILL COMPONENTS MUST NOT BE FROZEN WHEN PLACED.
 2. SLOPES STEEPER THAN 2:1 MUST BE MECHANICALLY STABILIZED WITH A RETAINING STRUCTURE OR APPROPRIATE GEOTEXTILE (AS SPECIFIED BY ENGINEER).
 3. STRAW MULCH OR EROSION CONTROL BLANKET CAN BE USED ON AREAS WITH SLOPES EQUAL TO OR LESS STEEP THAN 3:1.
 4. HAY MULCH SHALL CONSIST OF MOWED AND PROPERLY CURED STEMS OF CEREAL GRAINS (WHEAT, OATS, BUCKWHEAT, ETC.) REASONABLY FREE OF WEEDS, TWIGS, DEIRS OR OTHER OBJECTIONABLE MATERIAL. IT SHALL BE FREE FROM ROT OR MOLD AND SHALL BE ACCEPTABLE TO THE ENGINEER.
 5. BANKS, SWALES OR OTHER GRADED AREAS THAT HAVE BEEN WASHED OUT OR HAVE BECOME DAMAGED SHALL BE REPAIRED IMMEDIATELY.

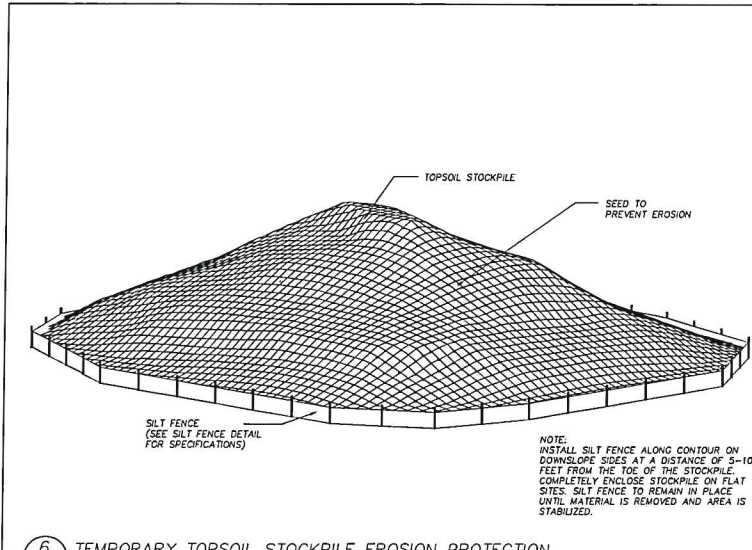
4 TYPICAL SOIL STABILIZATION DETAIL

2012 TRUDELL CONSULTING ENGINEERS LAST REVISED 11/01/12



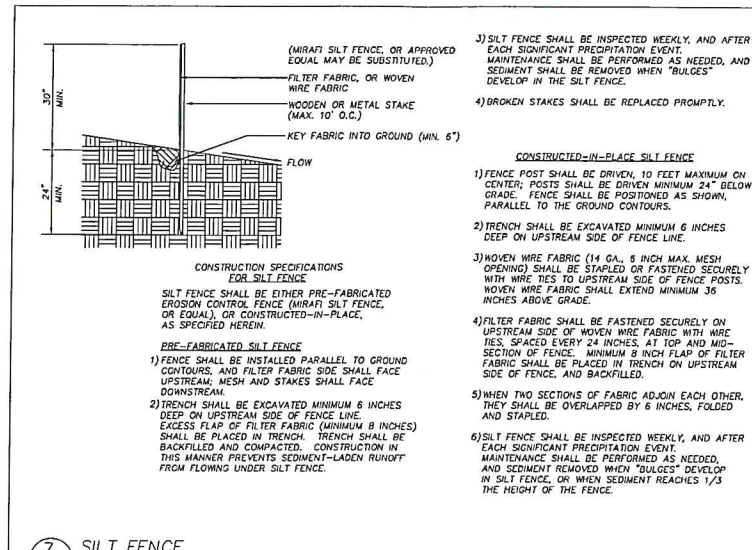
5 STABILIZED CONSTRUCTION ENTRANCE

1" = 10'



6 TEMPORARY TOPSOIL STOCKPILE EROSION PROTECTION

2010 TRUDELL CONSULTING ENGINEERS LAST REVISED 04/06/10



7 SILT FENCE

2010 TRUDELL CONSULTING ENGINEERS LAST REVISED 04/06/10

Revisions	No.	Description	Date
1	FOR ZONING PERMIT		4/16/17

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DEPARTMENT OF
PLANNING & ZONING

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Project Title

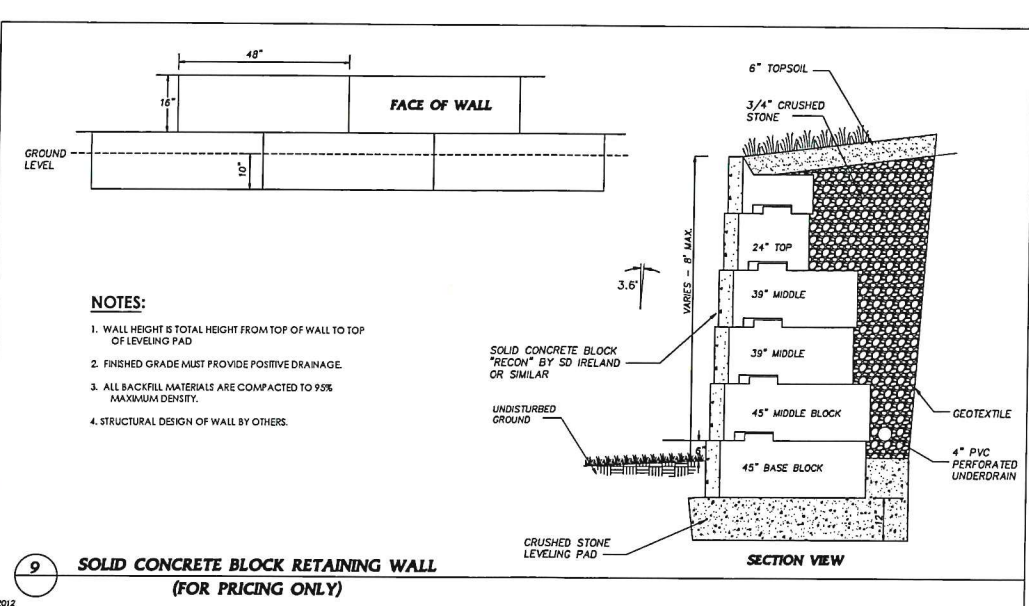
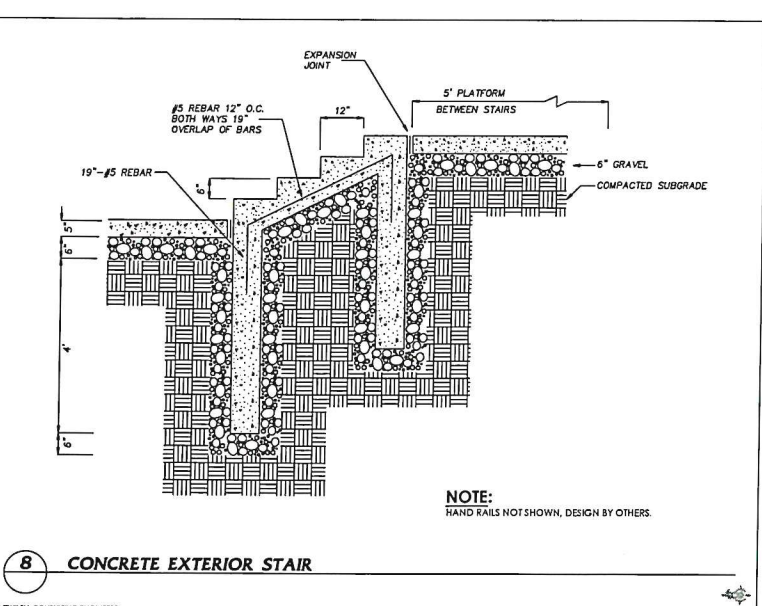
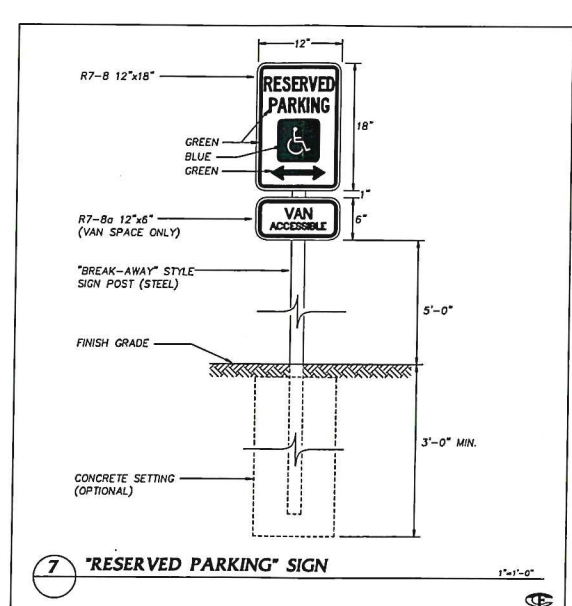
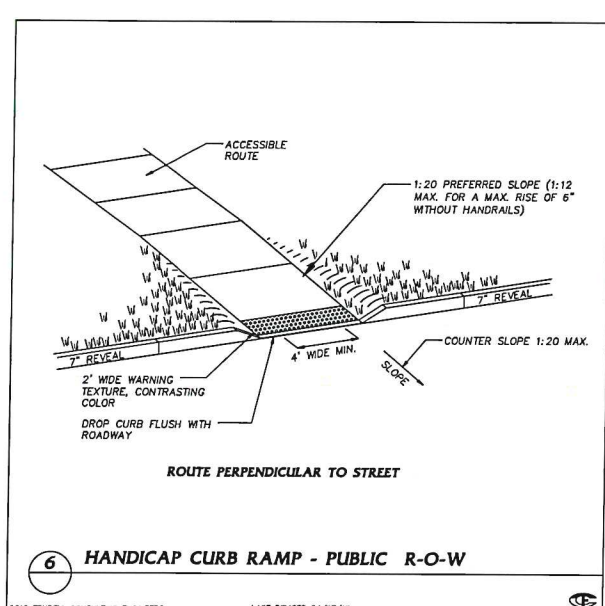
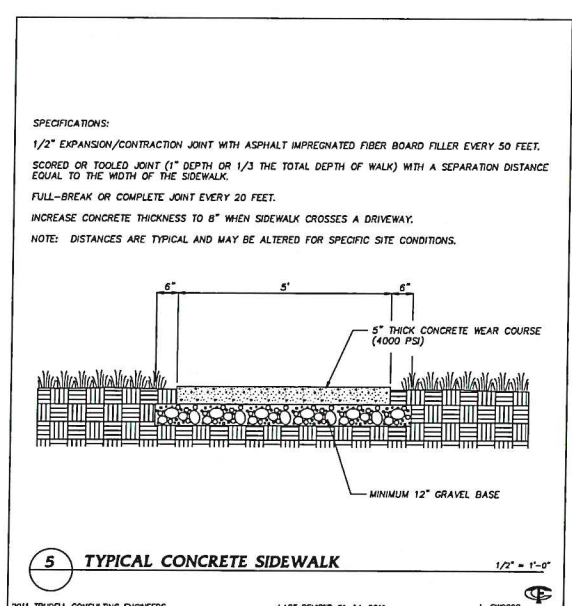
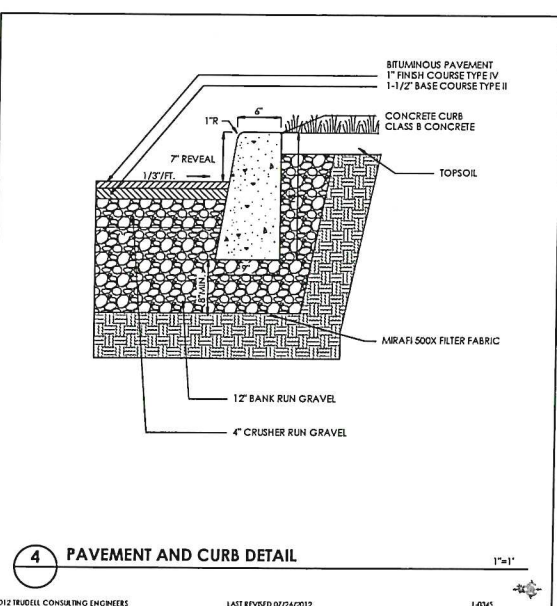
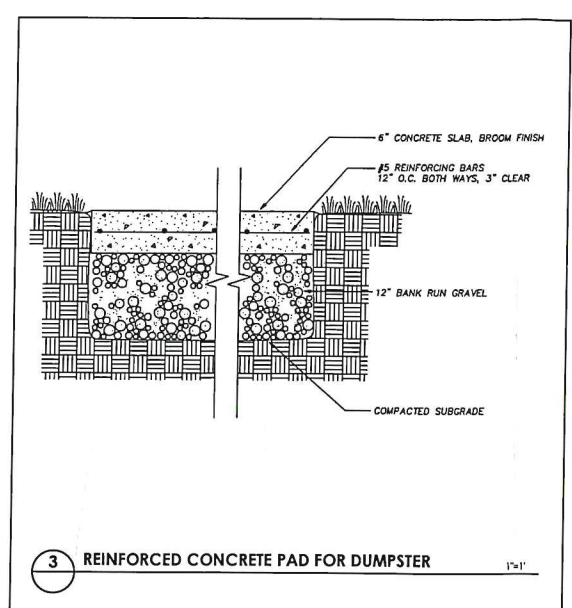
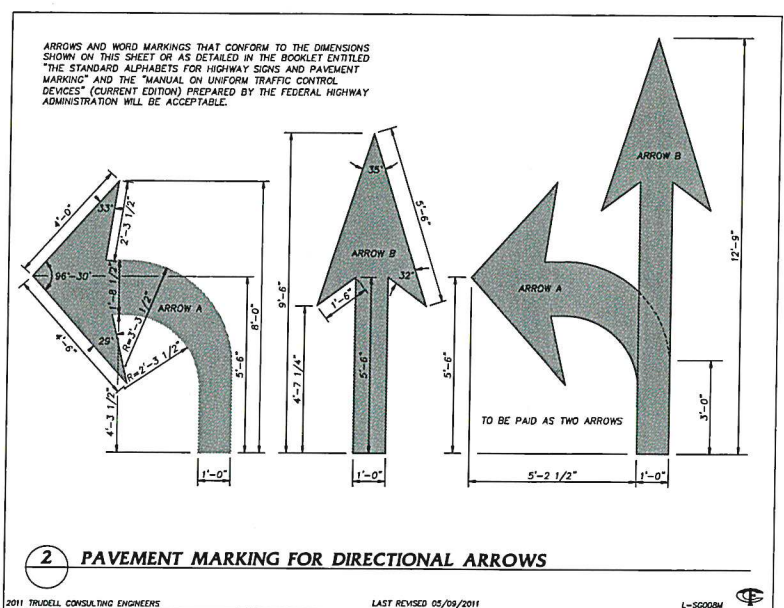
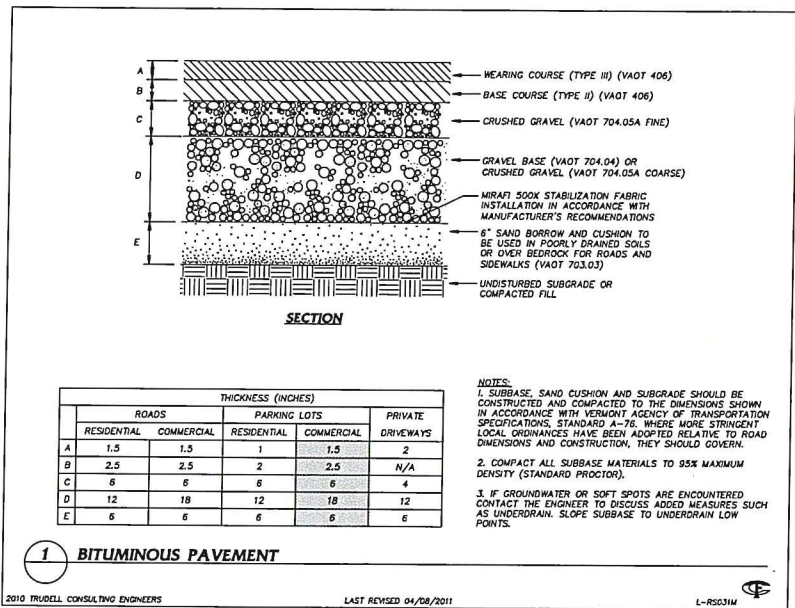
Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Demolition & Erosion Control Plan

Date:	11/21/2012
Scale:	1" = 20'
Project Number:	2010083
Drawn By:	RMP
Project Engineer:	AAL
Approved By:	
Field Book:	

C5-01



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 PLANNING & ZONING

TRUDELL CONSULTING ENGINEERS
 478 BLAIR PARK ROAD 1 MILLISTON, VERMONT 05259
 802.879.6331
 WWW.TCEVT.COM

Revisions

No.	Description	Date

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Project Title

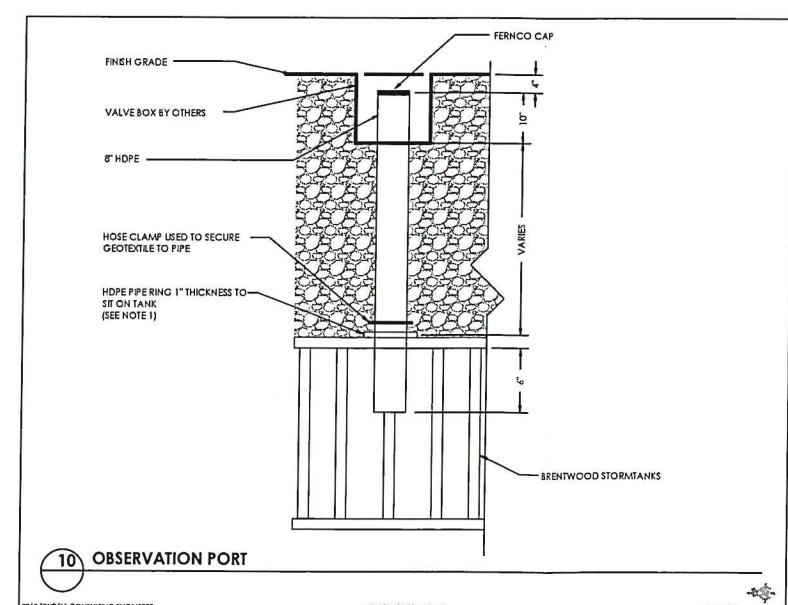
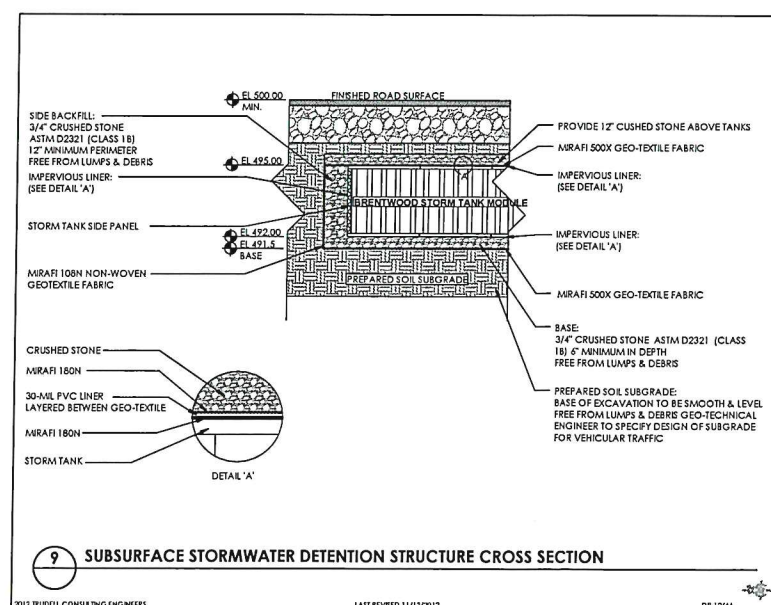
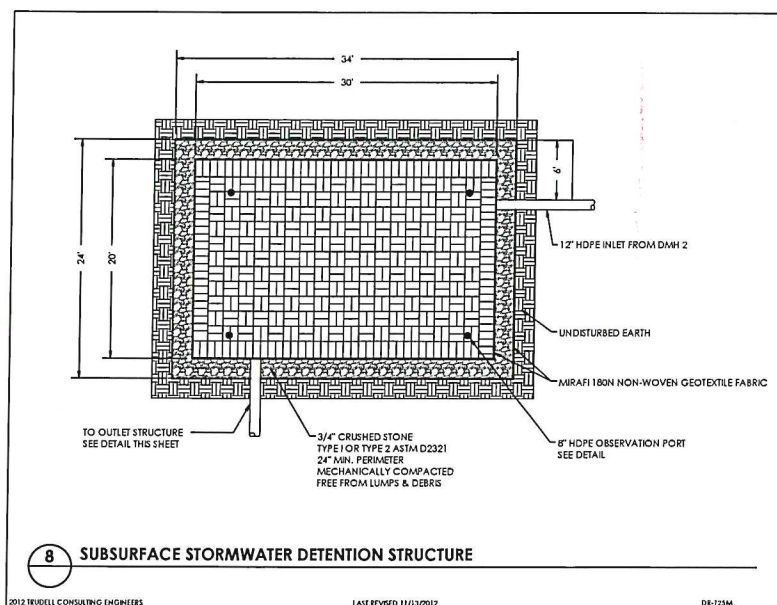
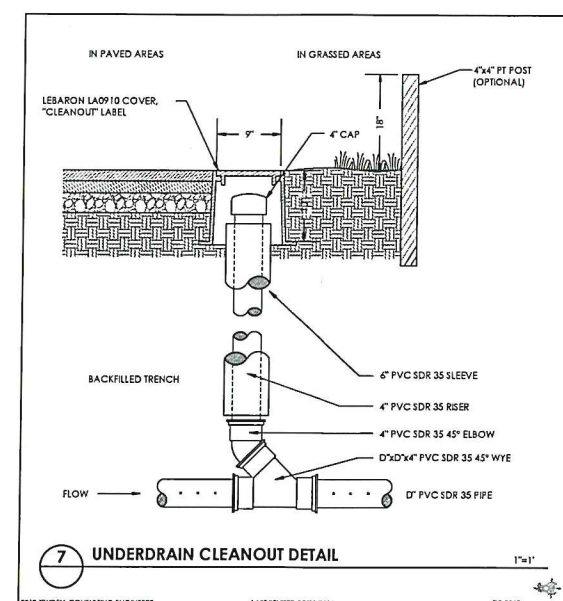
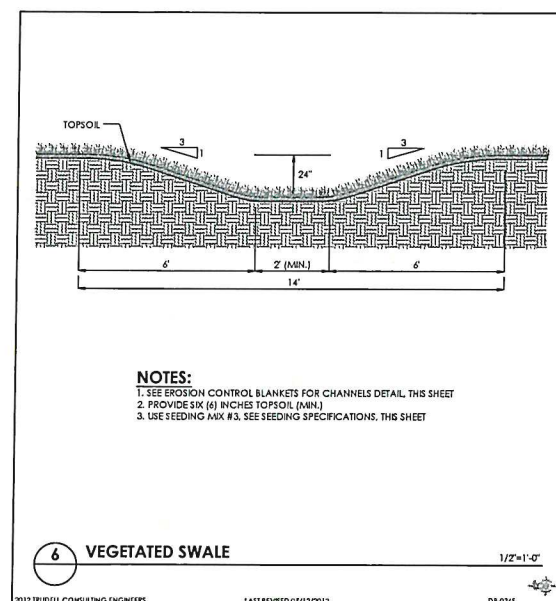
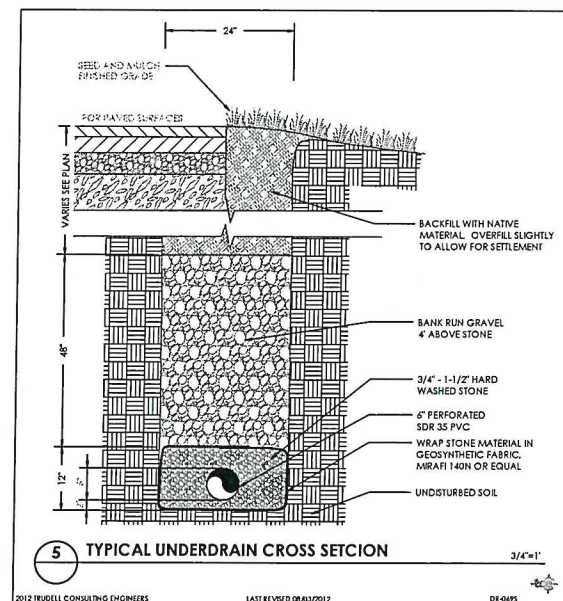
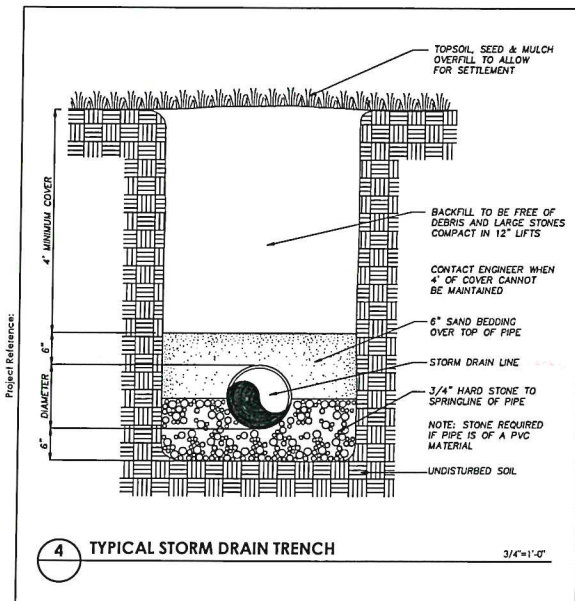
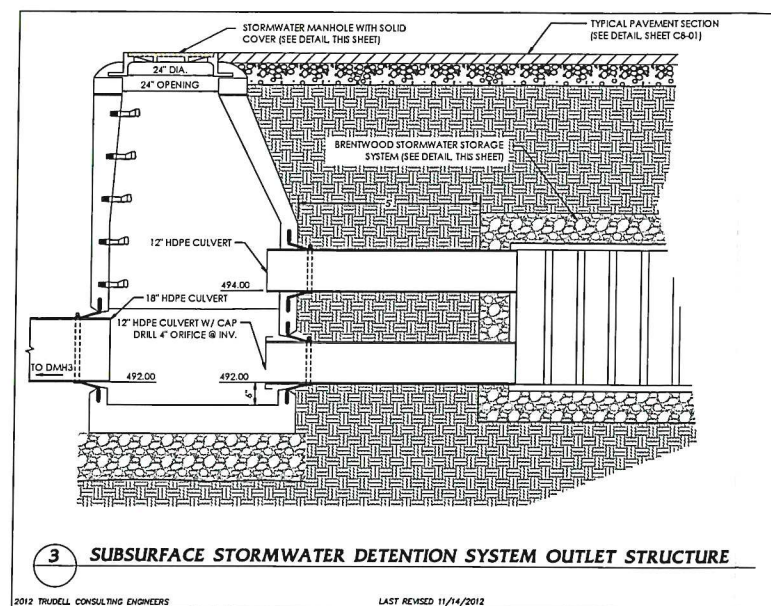
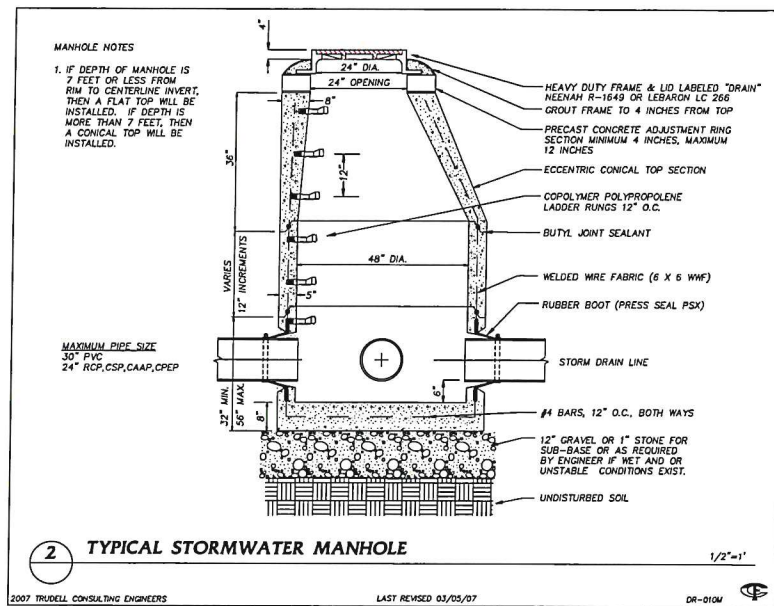
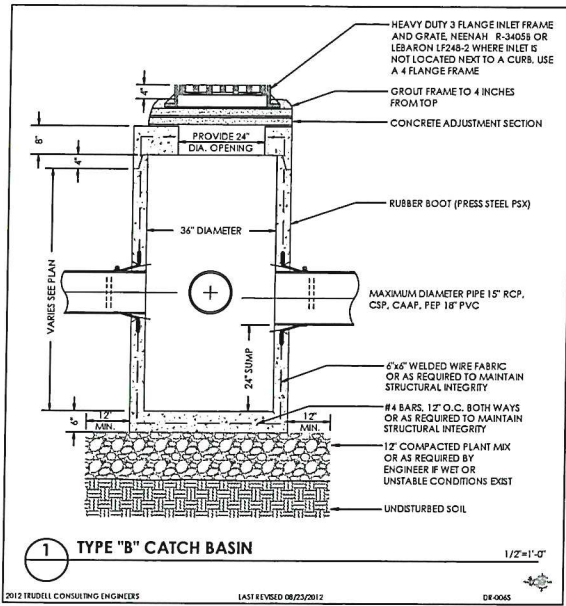
Sisters and Brothers Investment Group
 110 Riverside Ave.
 Burlington, Vermont

Sheet Title

Site Details

Date:	11/21/2012
Scale:	Shown
Project Number:	2010083
Drawn By:	PJM
Project Engineer:	AAL
Approved By:	
Field Book:	

C8-01



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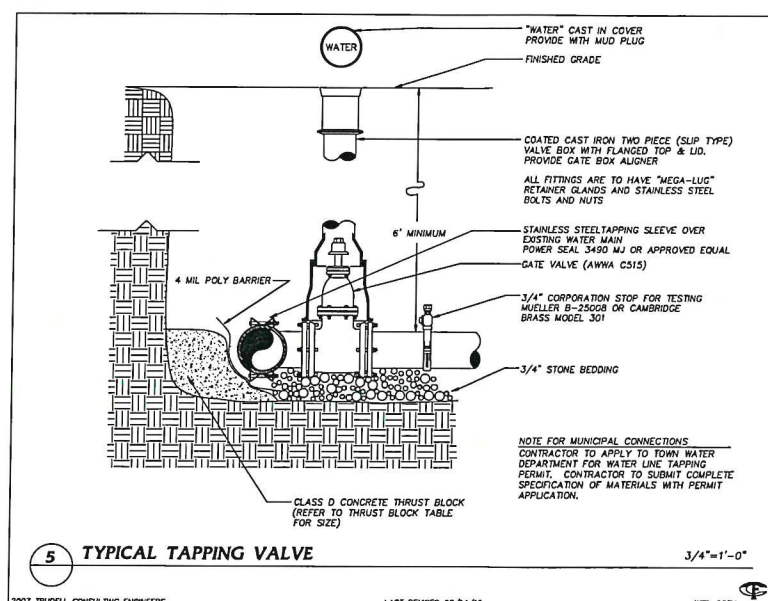
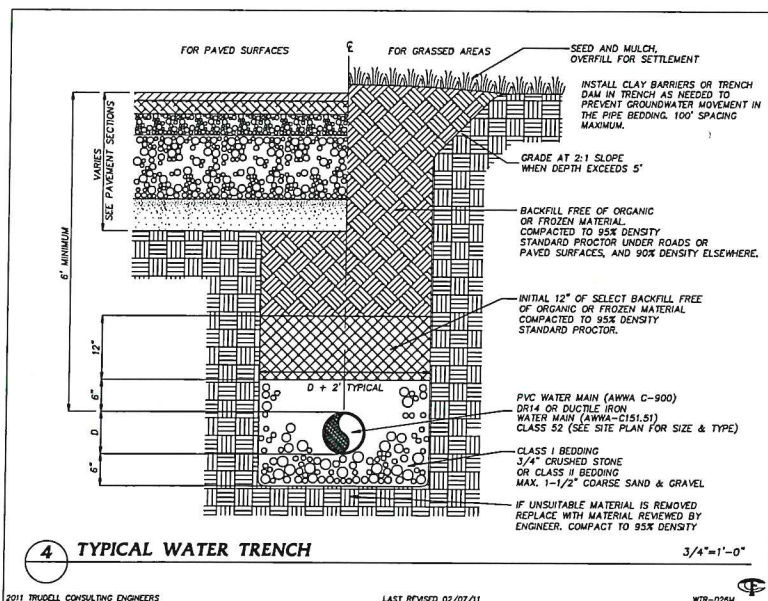
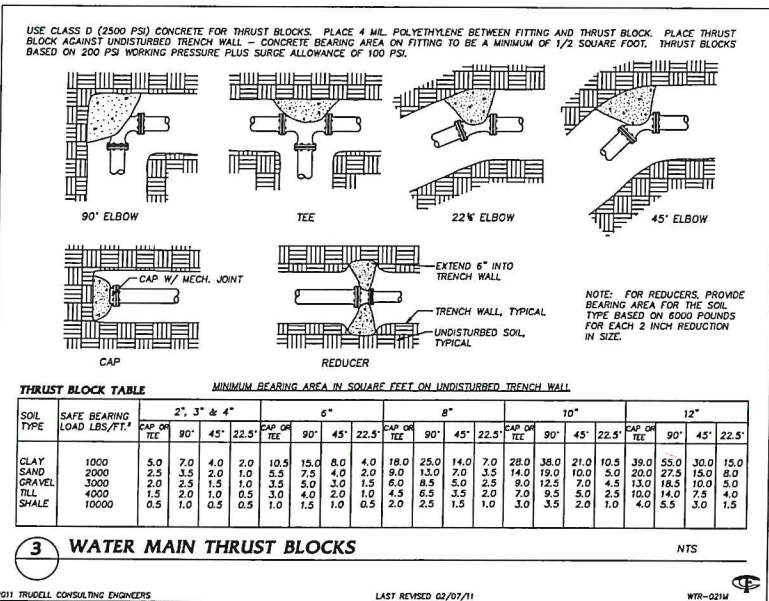
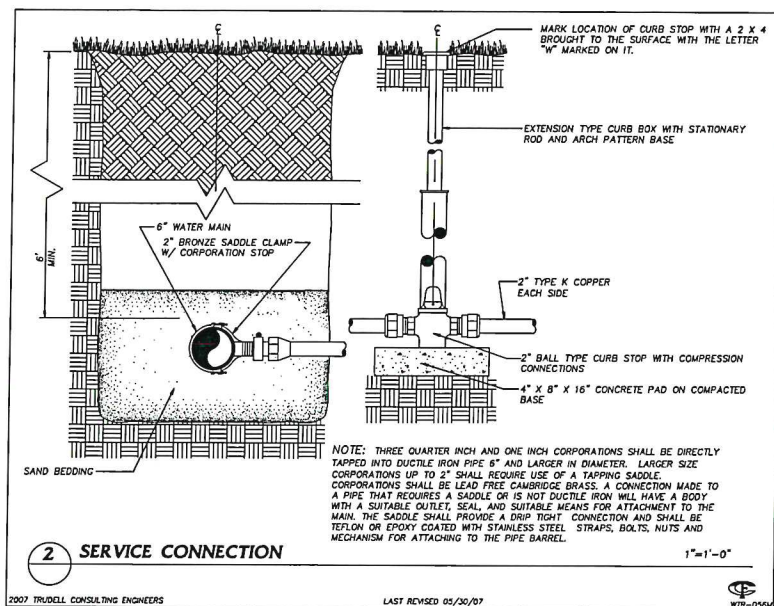
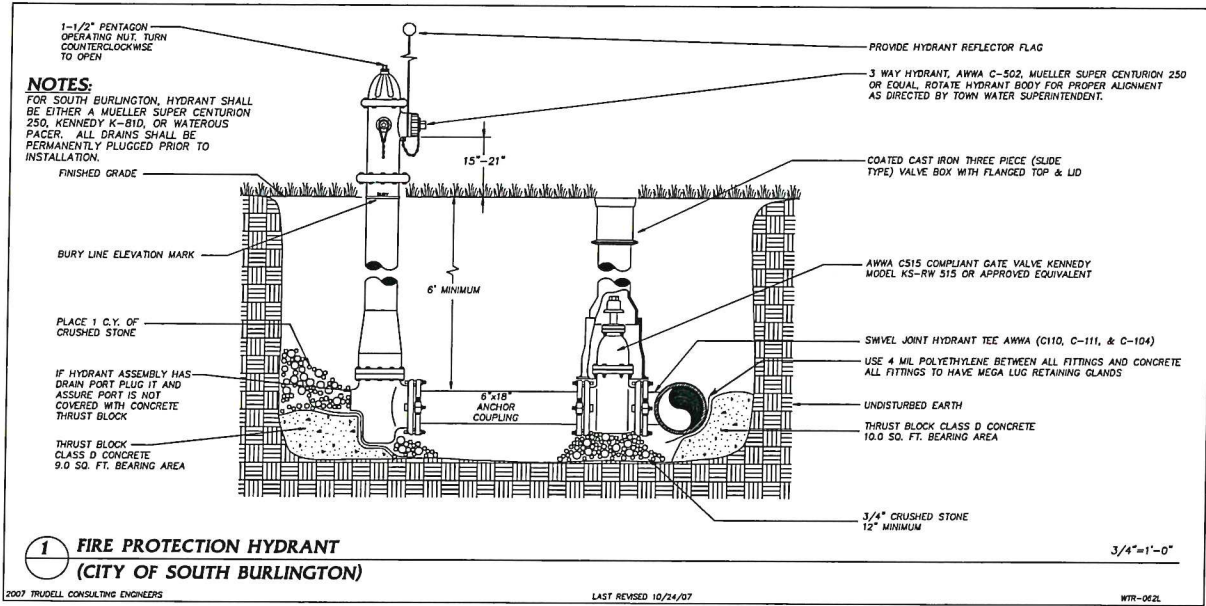


Project Title
Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Storm Details

Date: 11/21/2012
Scale: Shown
Project Number: 2010083
Drawn By: PJM
Project Engineer: AAL
Approved By:
Field Book:



CONTRACTOR'S CERTIFICATION REQUIRED

PRIOR TO THE DESIGN ENGINEER CERTIFYING THAT THE INSTALLATION HAS BEEN INSTALLED IN ACCORDANCE WITH THE PERMITTED DESIGN, THE CONTRACTOR SHALL PROVIDE A CERTIFICATION THAT THE WATER SYSTEM WAS INSTALLED AND TESTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS. STATE PERMITS REQUIRE THERE SHALL BE NO DEVIATIONS FROM THE APPROVED PLANS WITHOUT PRIOR APPROVALS. THE DESIGN ENGINEER SHALL BE NOTIFIED AND ALLOWED TO OBSERVE THE CRITICAL PHASES OF CONSTRUCTION INCLUDING ANY REQUIRED TESTS. LIKEWISE, THE DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS FROM THE APPROVED PLANS. SINCE THE DESIGN ENGINEER DOES NOT CUSTOMARILY OBSERVE ALL PHASES OF THE WORK, OR ALL TESTING, HE MAY RELY ON THE CONTRACTOR'S CERTIFICATION AS THE BASIS FOR FINAL CERTIFICATION. THE CONTRACTOR SHALL THEREFORE SIGN AND RETURN A COPY OF THE FOLLOWING CERTIFICATION UPON COMPLETION OF THE WORK:

"I HEREBY CERTIFY THAT I HAVE INSTALLED, PROPERLY TESTED, AND SUCCESSFULLY PASSED THOSE TESTS, AND THE WATER SYSTEM(S) ARE BUILT IN ACCORDANCE WITH THE APPROVED DESIGN PLANS AND APPLICABLE PERMIT CONDITIONS."

CONTRACTOR NAME _____

AUTHORIZED AGENTS NAME _____

SIGNATURE _____ DATE _____

NOTE ANY DEVIATIONS FROM APPROVED PLANS HERE: _____

6 CONTRACTOR'S CERTIFICATION FOR POTABLE WATER SYSTEMS

2009 TRUDELL CONSULTING ENGINEERS LAST REVISED 11/04/09 WTR-064S

TESTING WATER MAINS

*ALL TESTING SHALL BE PERFORMED IN THE PRESENCE OF THE TOWN ENGINEER OR PUBLIC WORKS DEPARTMENT AND TRUDELL CONSULTING ENGINEERS (TCE)

A. AFTER THE PIPE HAS BEEN LAID AND 7 DAYS AFTER THE CONCRETE THRUST BLOCKS AND ANCHORS HAVE BEEN PLACED, THE WATER MAIN SHALL BE HYDROSTATICALLY TESTED ACCORDING TO THE LATEST EDITION OF THE AWWA SPECIFICATION C-600.

B. CONTRACTOR SHALL SUPPLY ALL NECESSARY APPARATUS TO PERFORM THE HYDROSTATIC TEST.

C. TEST PRESSURE SHALL BE 200 POUNDS PER SQUARE INCH OR 1.5 TIMES THE WORKING PRESSURE MEASURED AT OR NEAR THE HIGH POINT IN THE SYSTEM, WHICHEVER IS GREATER. TEST SHALL BE A MINIMUM OF 2 HOURS IN DURATION. TESTING ALLOWANCE SHALL BE DEFINE AS THE QUANTITY OF MAKEUP WATER THAT MUST BE SUPPLIED INTO THE NEWLY LAID PIPE OR ANY VALVED SECTION THEREOF TO MAINTAIN PRESSURE WITHIN 5 PSI (34.5 kPa) OF THE SPECIFIED TEST PRESSURE AFTER THE PIPE HAS BEEN FILLED WITH WATER AND THE AIR HAS BEEN EXPELLED. TESTING ALLOWANCE SHALL NOT BE MEASURED BY A DROP IN PRESSURE IN A TEST SECTION OVER A PERIOD OF TIME.

D. THE PROJECT ENGINEER AND THE MUNICIPALITY SHALL BE CONTACTED 48 HOURS PRIOR TO TESTING.

E. ALL VALVES SHOULD BE VERIFIED AS BEING OPEN OR CLOSED AS APPROPRIATE FOR THE PORTION OF THE WATER MAIN BEING TESTED.

F. ALLOWABLE LEAKAGE SHALL BE COMPUTED BY THE FORMULA: $L=(S \times D \times H^2)/148,000$ WHERE L IS LEAKAGE IN GALLONS PER HOUR, S IS THE LENGTH OF PIPE TESTED IN FEET, D IS THE NOMINAL DIAMETER OF THE PIPE IN INCHES AND P IS THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH DURING THE TEST.

G. REPLACE AND RETEST ANY WORK FOUND TO BE DEFECTIVE AT NO EXPENSE TO OWNER.

TESTING HYDRANTS

A. AFTER TESTING THE WATER MAINS, OPEN THE HYDRANT FULLY AND FILL WITH WATER. TO PREVENT CAPS FROM BEING BLOWN OFF, VENT AIR FROM ONE OF THE CAPS WHILE IT IS BEING FILLED. WHEN ALL THE AIR HAS ESCAPED, TIGHTEN THE CAP.

B. ALLOW THE PRESSURE TO BUILD UP TO MAIN LINE PRESSURE AND CHECK FOR LEAKAGE AT FLANGES, NOZZLES AND THE OPERATING STEM.

C. CLOSE THE HYDRANT, REMOVE ONE NOZZLE CAP AND PLACE THE PALM OF YOUR HAND OVER THE OPENING. DRAINAGE SHOULD CREATE A NOTICEABLE SUCTION.

7 TESTING WATER MAINS AND HYDRANTS

2010 TRUDELL CONSULTING ENGINEERS LAST REVISED 04/12/2010 WTR-030S

DISINFECTING WATER MAINS AND SYSTEMS

*ALL TESTING SHALL BE PERFORMED IN THE PRESENCE OF THE TOWN ENGINEER OR PUBLIC WORKS DEPARTMENT AND TRUDELL CONSULTING ENGINEERS (TCE)

A. PRIOR TO BEING PUT INTO SERVICE, WATER MAINS SHALL BE DISINFECTED ACCORDING TO THE LATEST EDITION OF AWWA SPECIFICATION C-651. THE TABLE METHOD IN AWWA STANDARD 651 IS NOT ACCEPTABLE.

B. THE NEW LINE SHALL BE FLUSHED AT A VELOCITY OF NOT LESS THAN 2.5 FEET PER SECOND (OPEN 2-1/2 INCH HYDRANT CONNECTION). FLUSH FOR A PERIOD DETERMINED BY THE ENGINEER FOR THE LENGTH OF MAIN TO BE DISINFECTED.

C. CHLORINATION SHALL BE ACCOMPLISHED BY INTRODUCING A HYPOCHLORITE SOLUTION WITH A CONCENTRATION OF GREATER THAN 25 PARTS PER MILLION OF FREE CHLORINE.

D. USING A NOZZLE AT EACH END HYDRANT, CONTROL THE RATE OF FLOW INTO THE NEW MAIN AND PROPORTIONALLY FEED THE HYPOCHLORITE SOLUTION INTO THE MAIN. AFTER THE CHLORINE HAS REACHED ALL POINTS IN THE SYSTEM, CLOSE THE VALVE SUPPLYING WATER FROM THE EXISTING MAIN AND THE END HYDRANTS. MAINTAIN THE HEAVILY CHLORINATED WATER IN THE MAIN FOR 24 HOURS DURING WHICH THE ALL MAIN LINE VALVES SHOULD BE OPERATED. AFTER 24 HOURS THE MINIMUM CHLORINE RESIDUAL MUST BE AT LEAST 10 PARTS PER MILLION.

E. FLUSH HEAVILY CHLORINATED WATER FROM THE LINE AND REFILL THE LINE FOR SERVICE (USE CHLORINE DIFFUSER). TAKE AND SUBMIT TWO BACTERIOLOGICAL SAMPLES OF THE WATER TO THE STATE OF VERMONT OR A STATE APPROVED TESTING LABORATORY. IF THE RESULTS ARE UNSATISFACTORY, THE DISINFECTION PROCEDURE WILL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.

F. FINISHED WATER STORAGE STRUCTURES SHALL BE DISINFECTED IN ACCORDANCE WITH CURRENT AWWA STANDARD C652. TWO OR MORE SUCCESSIVE SETS OF SAMPLES, TAKEN AT 24 HOUR INTERVALS, SHALL INDICATE MICROBIOLOGICALLY SATISFACTORY WATER BEFORE THE FACILITY IS PLACED INTO OPERATION.

G. DISPOSAL OF HEAVILY CHLORINATED WATER FROM THE TANK DISINFECTION PROCESS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SECRETARY.

H. THE DISINFECTION PROCEDURE (AWWA CHLORINATION METHOD 3, SECTION 4.3 C652) WHICH ALLOWS USE OF THE CHLORINATED WATER HELD IN THE STORAGE TANK FOR DISINFECTION PURPOSES IS NOT RECOMMENDED. WHEN THAT PROCEDURE IS USED, IT IS REQUIRED THAT THE INITIAL HEAVILY CHLORINATED WATER BE PROPERLY DISPOSED IN ORDER TO PREVENT RELEASE OF WATER WHICH MAY CONTAIN VARIOUS CHLORINATED ORGANIC COMPOUNDS INTO THE DISTRIBUTION SYSTEM.

8 DISINFECTION OF WATER SYSTEM

2010 TRUDELL CONSULTING ENGINEERS LAST REVISED 02/16/10 WTR-029S

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JUN 12 2019

DEPARTMENT OF PLANNING & ZONING

Revisions	No.	Description	Date
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Project Title

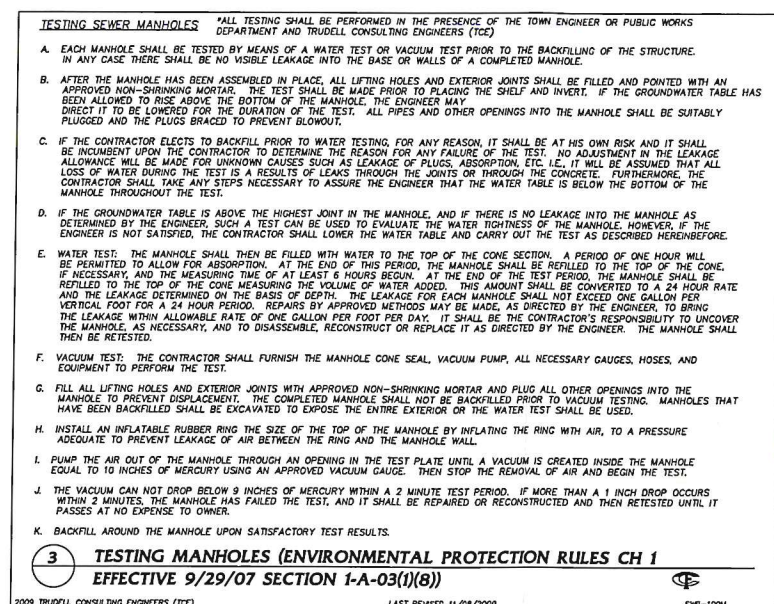
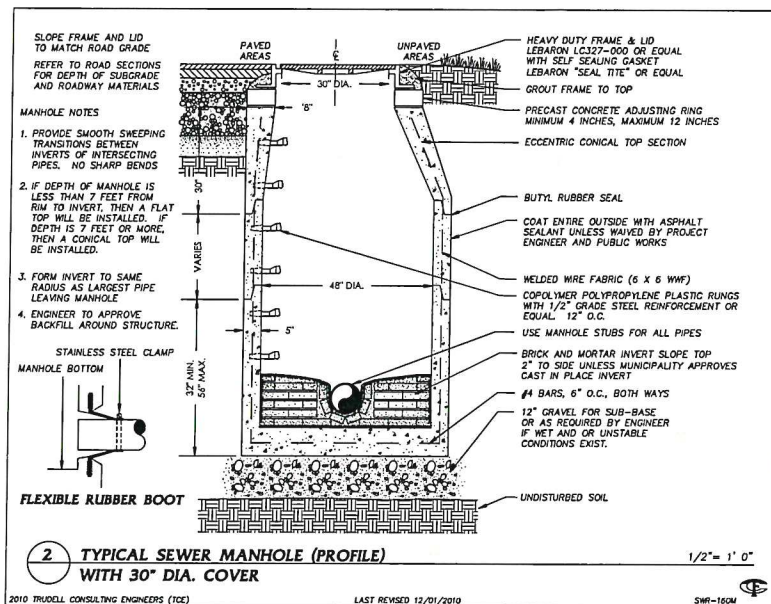
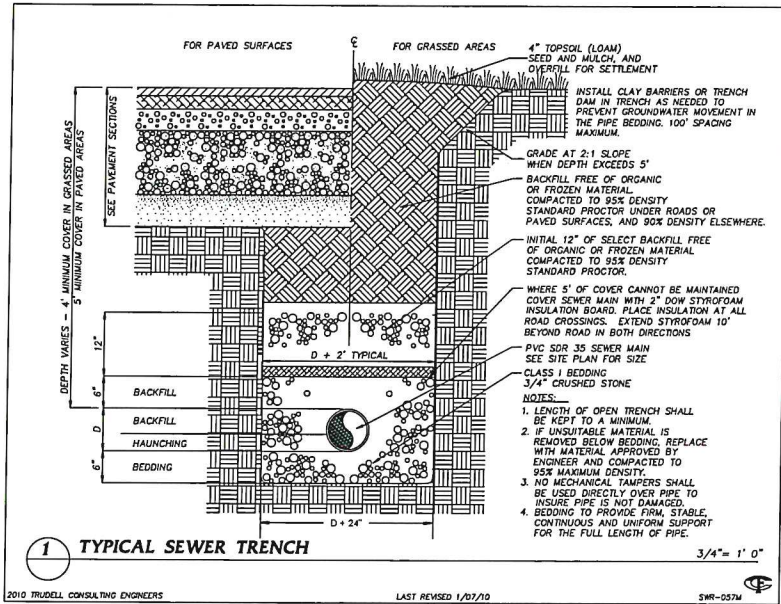
Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Water Details

Date:	11/21/2012
Scale:	Shown
Project Number:	2010083
Drawn By:	PJM
Project Engineer:	AAL
Approved By:	
Field Book:	

C8-03



CONTRACTOR'S CERTIFICATION REQUIRED

PRIOR TO THE DESIGN ENGINEER CERTIFYING THAT THE INSTALLATION HAS BEEN INSTALLED IN ACCORDANCE WITH THE PERMITTED DESIGN, THE CONTRACTOR SHALL PROVIDE A CERTIFICATION THAT THE WASTEWATER SYSTEM WAS INSTALLED AND TESTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS. STATE PERMITS REQUIRE THERE SHALL BE NO DEVIATIONS FROM THE APPROVED PLANS WITHOUT PRIOR APPROVALS. THE DESIGN ENGINEER SHALL BE NOTIFIED AND ALLOWED TO OBSERVE THE CRITICAL PHASES OF CONSTRUCTION INCLUDING ANY REQUIRED TESTS. LIKEWISE, THE DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS FROM THE APPROVED PLANS. SINCE THE DESIGN ENGINEER DOES NOT CUSTOMARILY OBSERVE ALL PHASES OF THE WORK, OR ALL TESTING, THEY MAY RELY ON THE CONTRACTOR'S CERTIFICATION AS THE BASIS FOR FINAL CERTIFICATION. THE CONTRACTOR SHALL THEREFORE SIGN AND RETURN A COPY OF THE FOLLOWING CERTIFICATION UPON COMPLETION OF THE WORK:

I HEREBY CERTIFY THAT I HAVE INSTALLED, PROPERLY TESTED, AND SUCCESSFULLY PASSED THOSE TESTS, AND THE WASTEWATER SYSTEM(S) ARE BUILT IN ACCORDANCE WITH THE APPROVED DESIGN PLANS AND APPLICABLE PERMIT CONDITIONS.

CONTRACTOR NAME _____

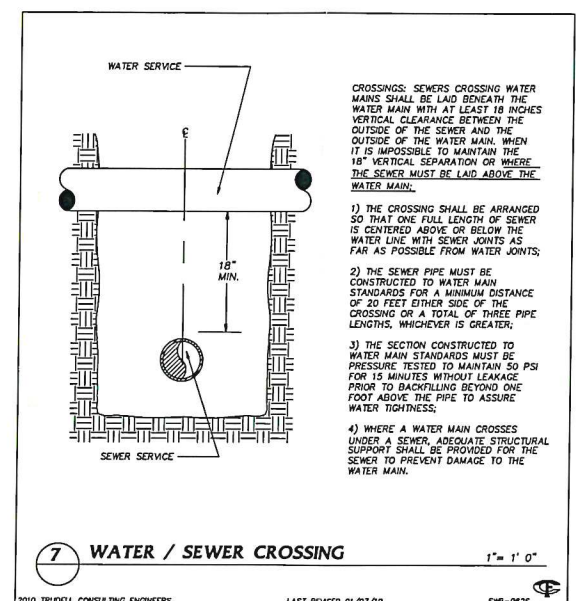
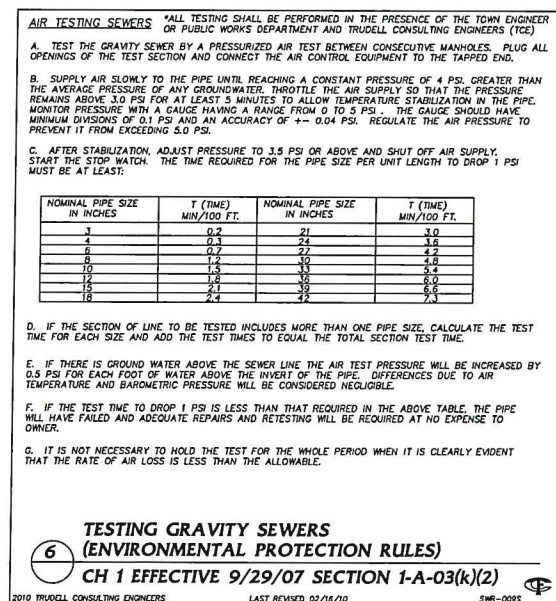
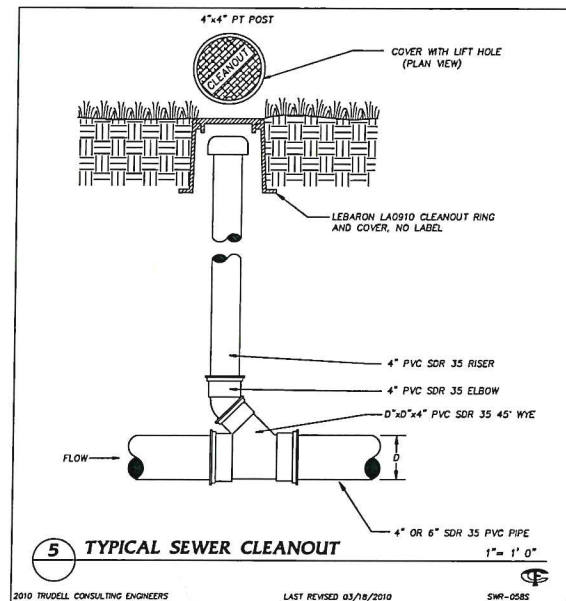
AUTHORIZED AGENTS NAME _____

SIGNATURE _____ DATE _____

NOTE ANY DEVIATIONS FROM APPROVED PLANS HERE: _____

4 CONTRACTOR'S CERTIFICATION FOR WASTEWATER SYSTEMS

2010 TRUDELL CONSULTING ENGINEERS LAST REVISED 03/18/2010 SWR-058S



Revisions
No. Description Date

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Project Title

Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

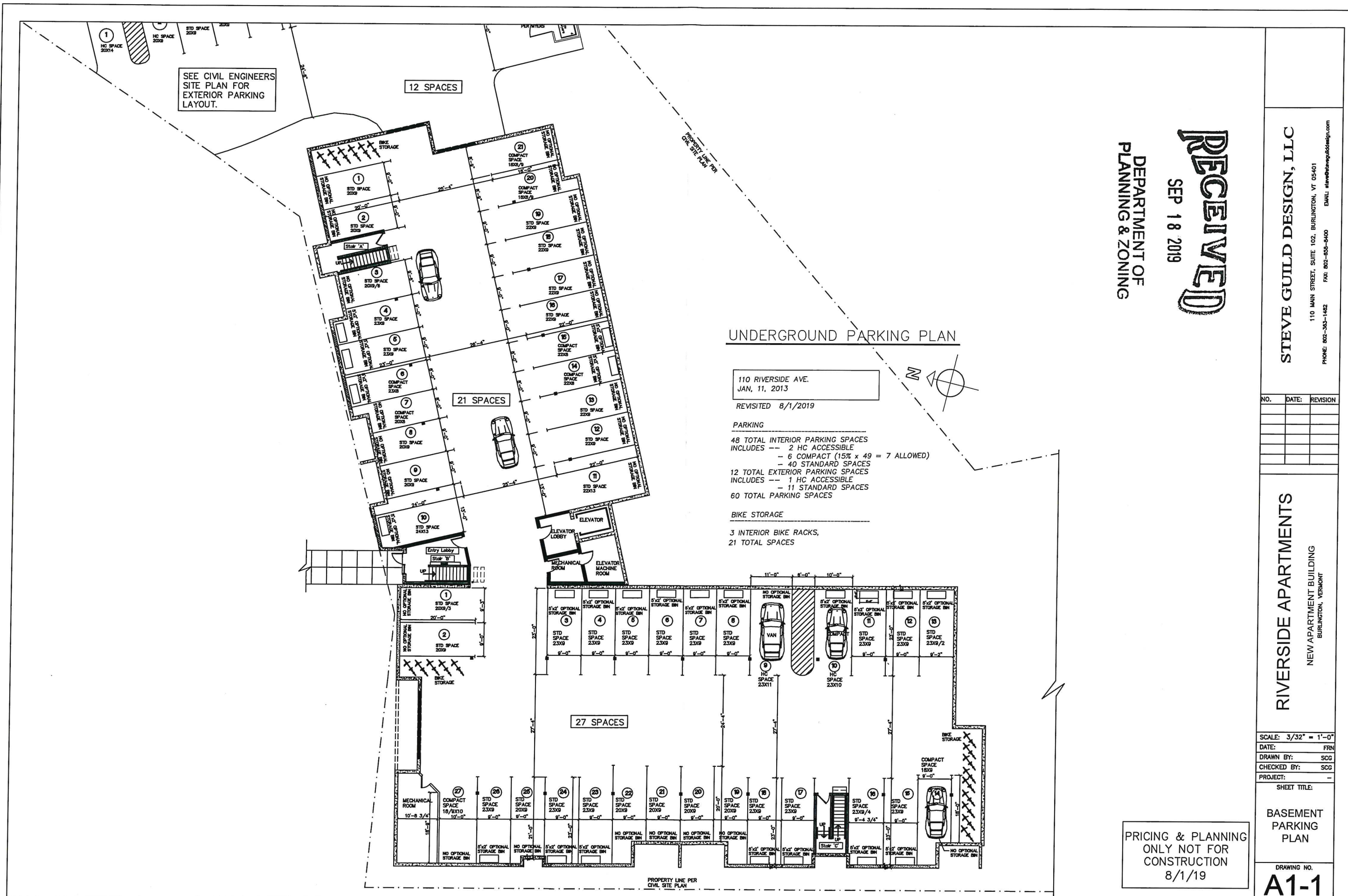
Sewer Details

Date: 11/21/2012
Scale: Shown
Project Number: 2010083
Drawn By: PJM
Project Engineer: AAL
Approved By: _____
Field Book: _____

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JUN 12 2019

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C8-04



SEE CIVIL ENGINEERS
SITE PLAN FOR
EXTERIOR PARKING
LAYOUT.

12 SPACES

21 SPACES

27 SPACES

UNDERGROUND PARKING PLAN

110 RIVERSIDE AVE.
JAN, 11, 2013

REVISED 8/1/2019

PARKING

48 TOTAL INTERIOR PARKING SPACES
INCLUDES -- 2 HC ACCESSIBLE
-- 6 COMPACT (15' x 49' = 7 ALLOWED)
-- 40 STANDARD SPACES
12 TOTAL EXTERIOR PARKING SPACES
INCLUDES -- 1 HC ACCESSIBLE
-- 11 STANDARD SPACES
60 TOTAL PARKING SPACES

BIKE STORAGE

3 INTERIOR BIKE RACKS,
21 TOTAL SPACES

PRICING & PLANNING
ONLY NOT FOR
CONSTRUCTION
8/1/19

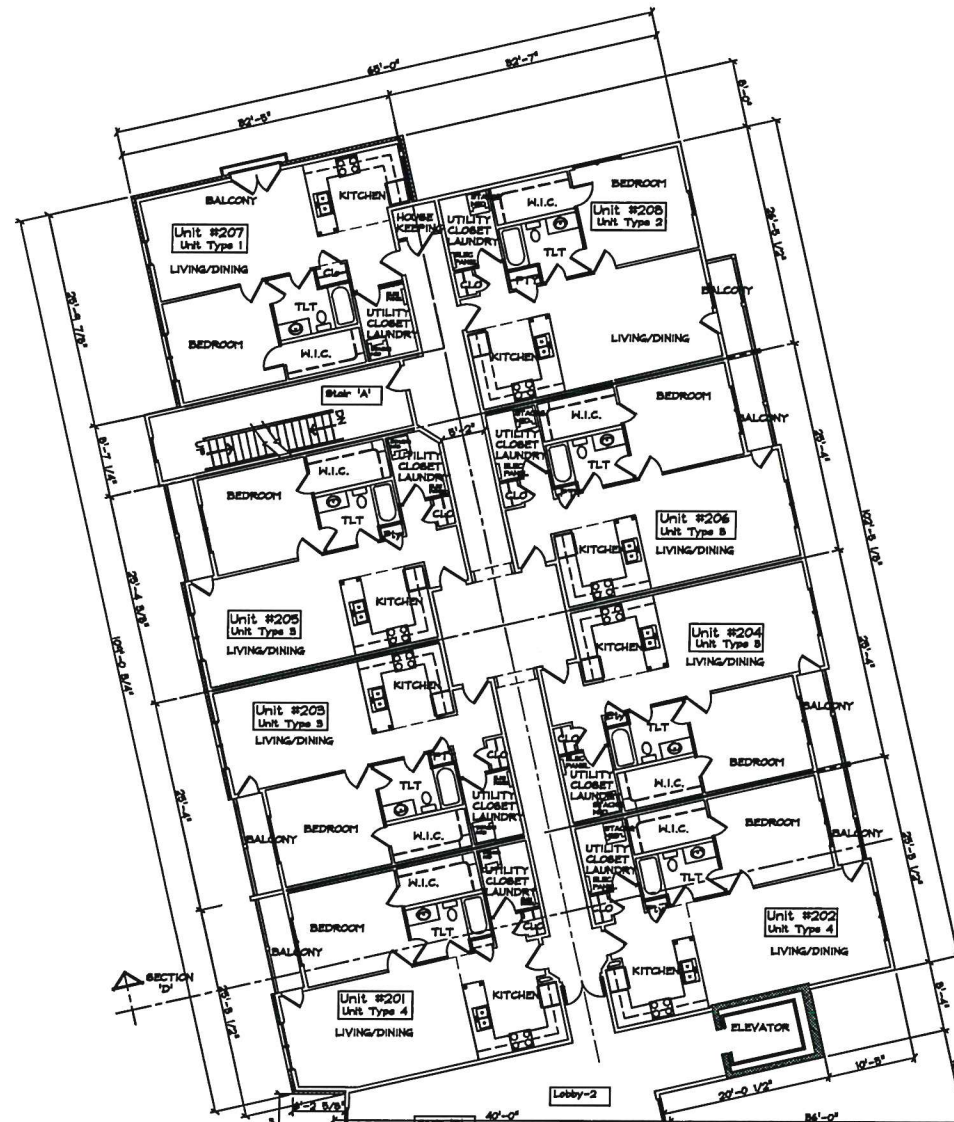
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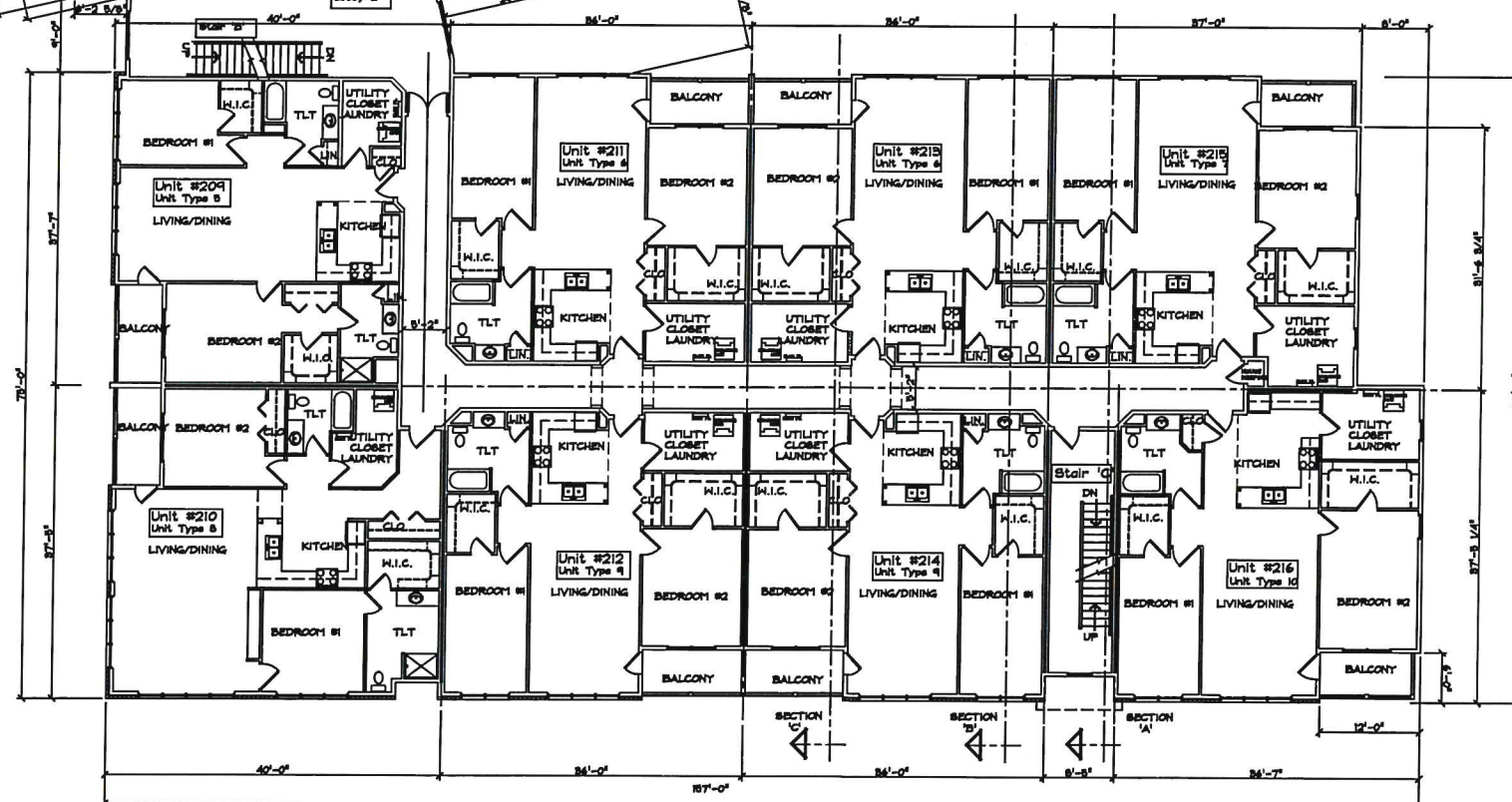
NO.	DATE:	REVISION

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 3/32" = 1'-0"
DATE: FRN
DRAWN BY: SCG
CHECKED BY: SCG
PROJECT: -
SHEET TITLE:
BASEMENT
PARKING
PLAN
DRAWING NO.
A1-1



2 SECOND FLOOR PLAN 2
16 UNITS



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NO.	DATE	REVISION

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

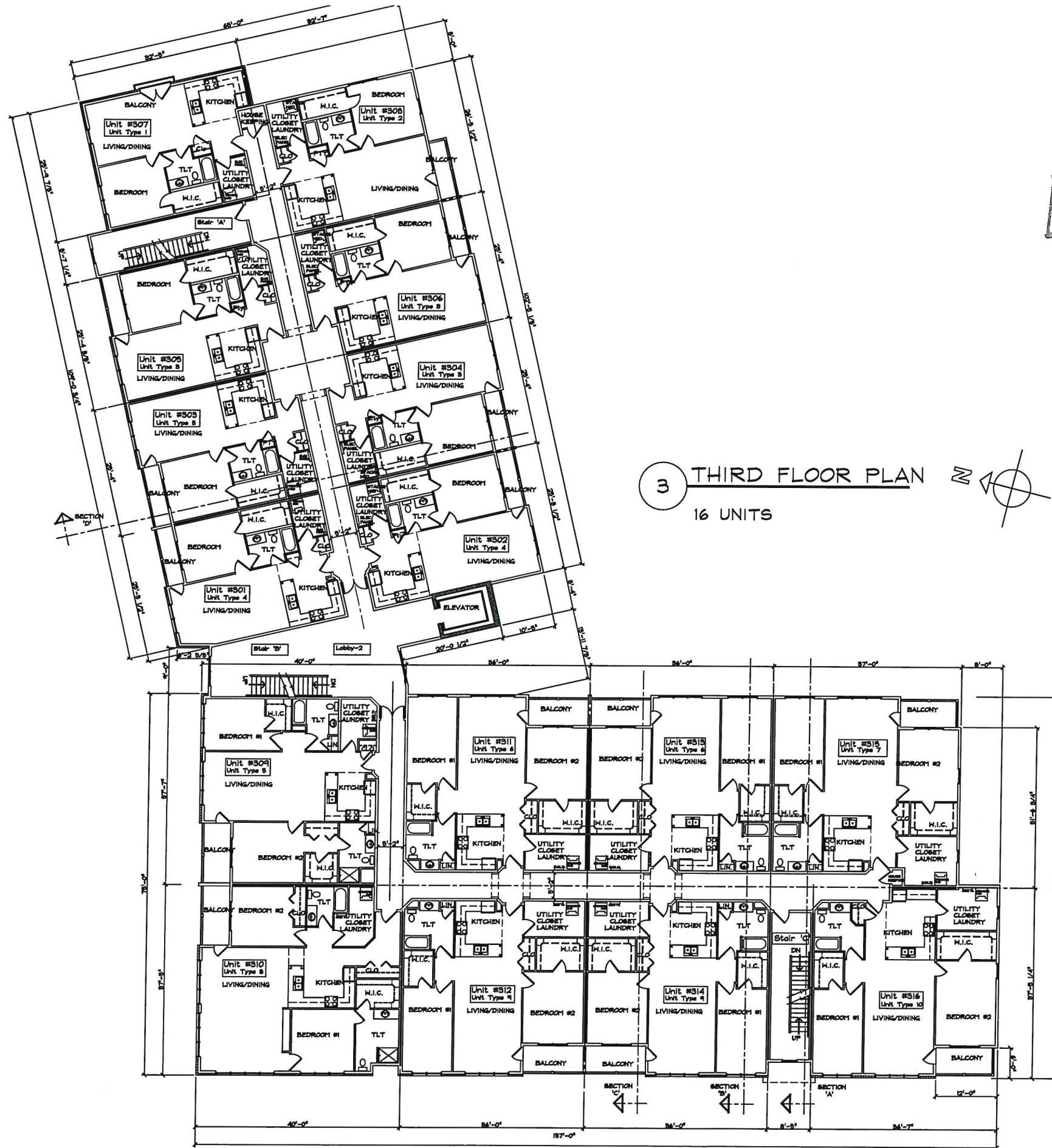
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DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:
2ND FLOOR
PLAN

DRAWING NO.

A3

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1/18/13



3 THIRD FLOOR PLAN
16 UNITS

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NO.	DATE	REVISION

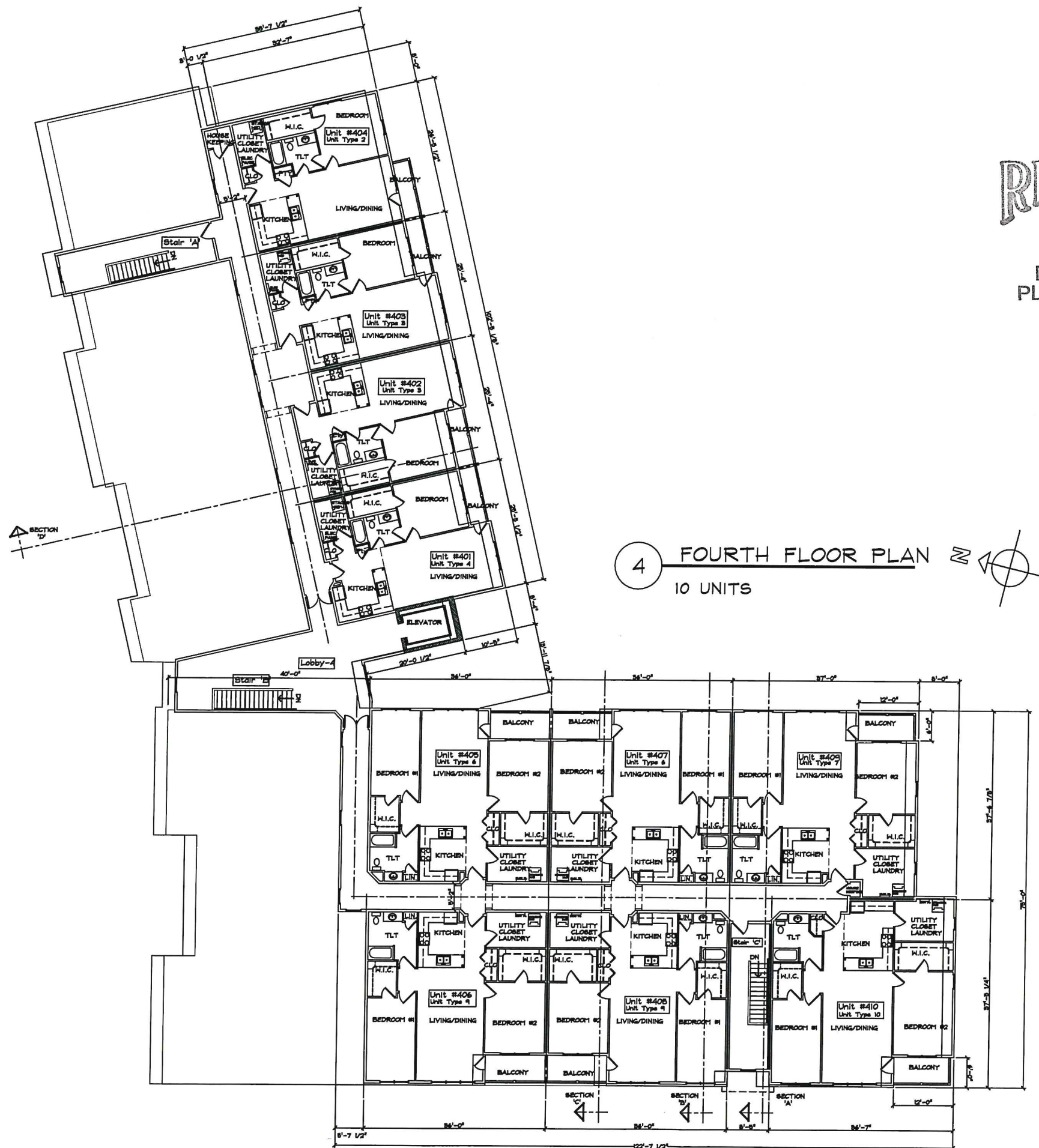
RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 3/32" = 1'-0"
DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:
3RD FLOOR PLAN

DRAWING NO.
A4

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4 FOURTH FLOOR PLAN
10 UNITS

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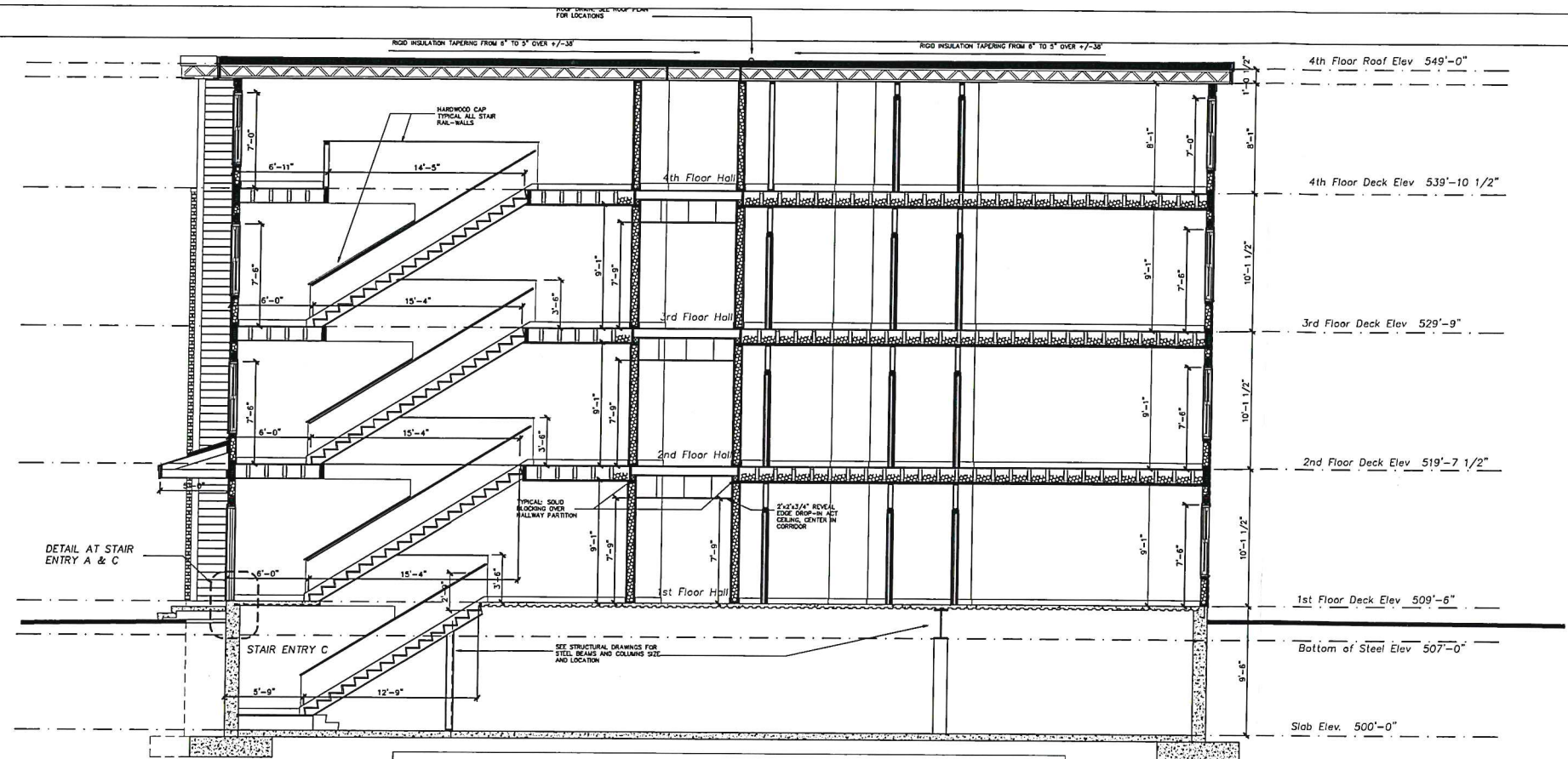
NO.	DATE	REVISION

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

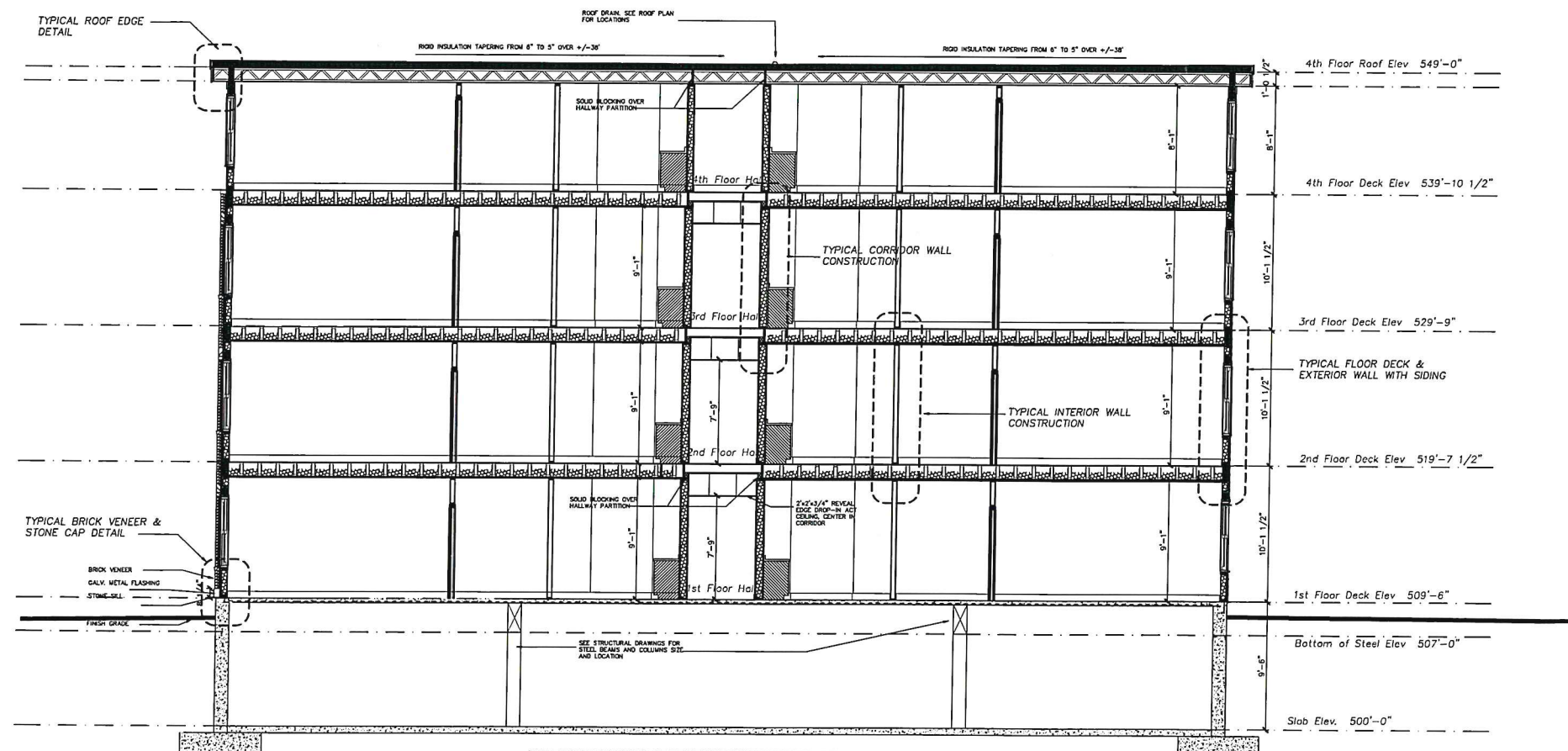
SCALE: 1/8" = 1'-0" NOTED
DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:
4th FLOOR
PLAN

DRAWING NO.
A5



BUILDING SECTION 'A' THRU SOUTH STAIR-C LOOKING NORTH



BUILDING SECTION 'B' LOOKING NORTH

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2/7/13

SCHEMATIC DESIGN 1-30-13
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NEW APARTMENT BUILDING
BURLINGTON, VERMONT

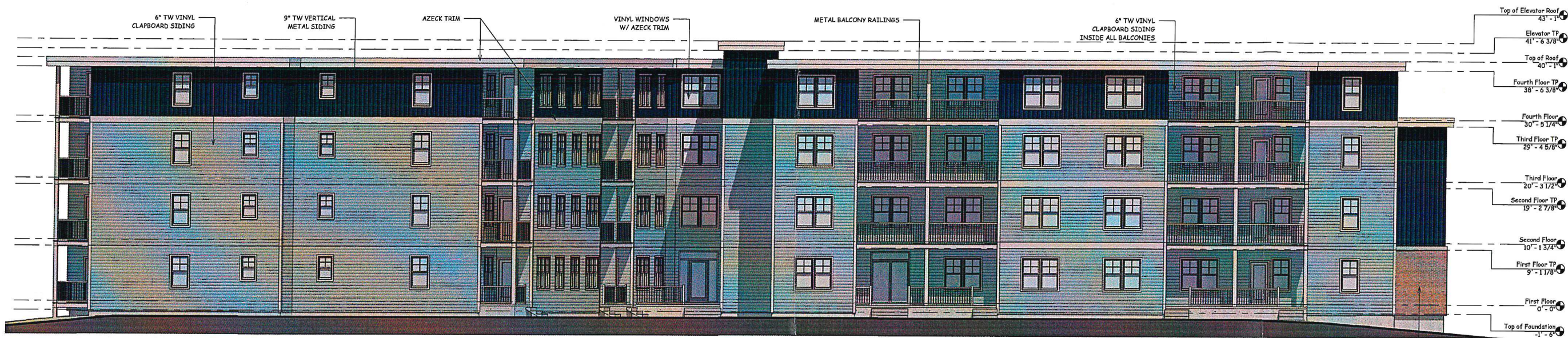
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DATE: -
DRAWN BY: FRN
CHECKED BY: SCC
PROJECT: -

SHEET TITLE:

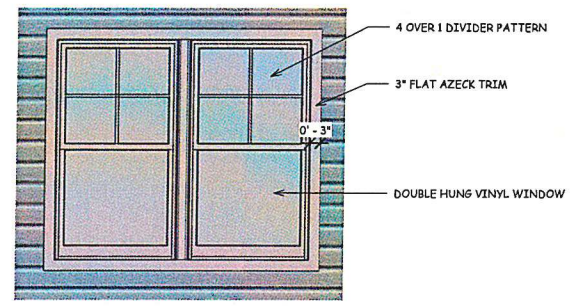
BUILDING
SECTIONS

DRAWING NO.

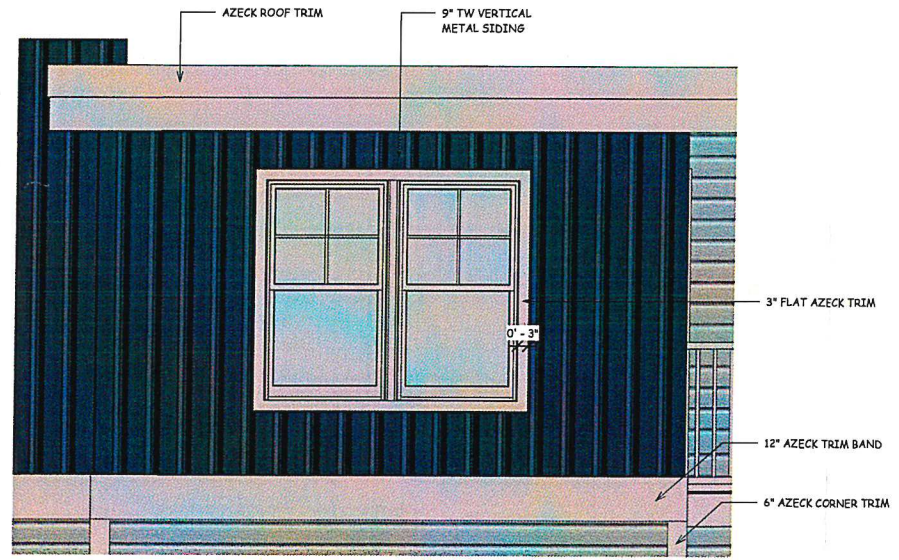
A8



① South-East Elevation
1/8" = 1'-0"



② Window Trim Detail (Typ.)
1/2" = 1'-0"



③ Typical Trim Details
1/2" = 1'-0"

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(P)802-437-0895 (F)802-861-3110 G4designstudios.com

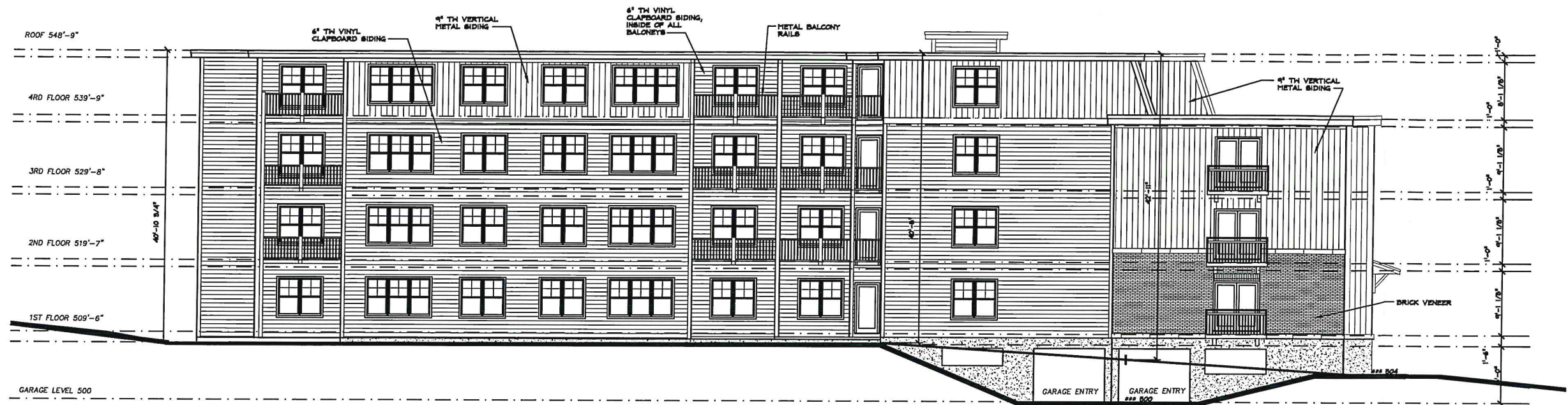
110 RIVERSIDE AVENUE
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: As indicated
DATE: 5/23/2017
DRAWN BY: WGI
CHECKED BY: SG
PROJECT: RIVERSIDE

SHEET TITLE:
COLOR
EXTERIOR
ELEVATION

A-1

5/23/2017 12:12:25 PM



PROPOSED EAST ELEVATION

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NORTH ELEVATION

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FAX: 802-658-8400

EMAIL: steve@steveguilddesign.com

NO.	DATE	REVISION

RIVERSIDE APARTMENTS

NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 1/8" = 1'-0"
DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:

EXTERIOR
ELEVATIONS

DRAWING NO.

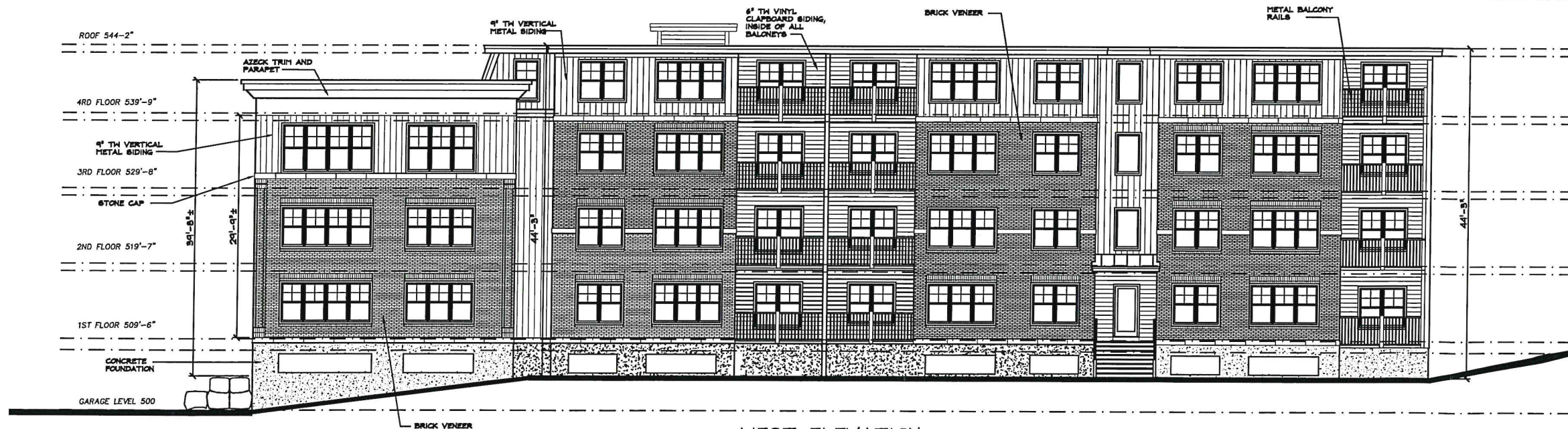
A6



SOUTH ELEVATION

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WEST ELEVATION

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NO.	DATE	REVISION

RIVERSIDE APARTMENTS

NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 1/8" = 1'-0"
DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

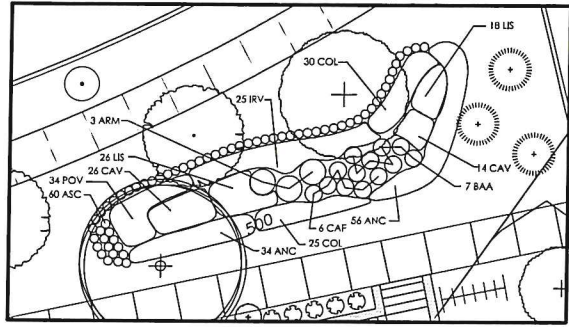
SHEET TITLE:

EXTERIOR
ELEVATIONS

DRAWING NO.

A7

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CONSTRUCTION
1/18/13

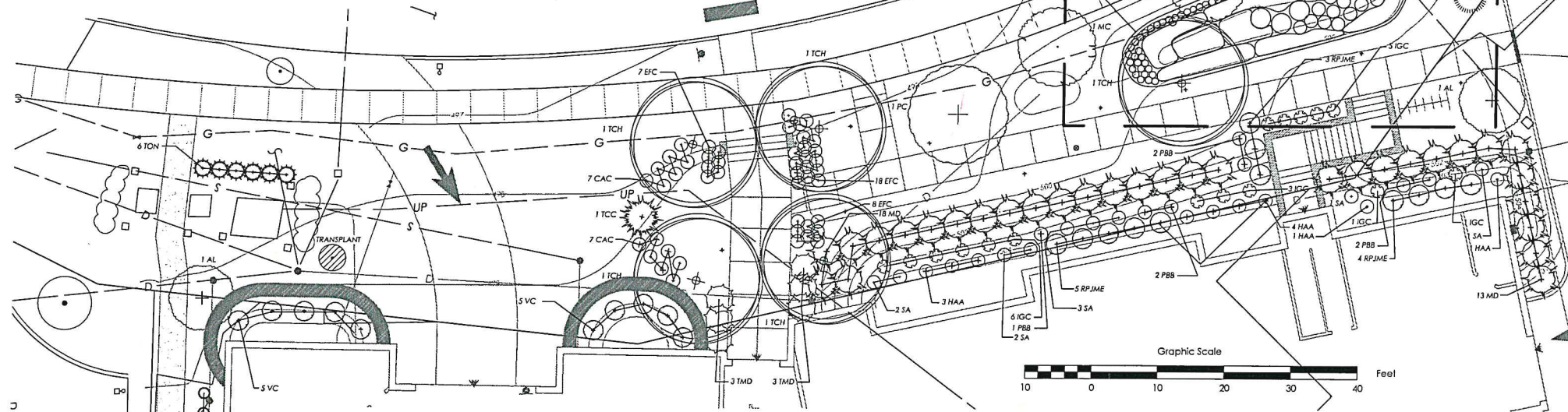


RAIN GARDEN DETAIL

RAIN GARDEN PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	SPACING
ANC	<i>Anemone canadensis</i>	Windflower	45	plug	18" O.C.
ARM	<i>Aronia melanocarpa</i>	Black chokeberry	3	7 gal. cont.	42" O.C.
ASC	<i>Asarum canadense</i>	Wild ginger	60	plug	12" O.C.
BAA	<i>Baptisia australis</i>	Wild blue indigo	7	2 gal. cont.	24" O.C.
CAF	<i>Calamagrostis 'karl foerster'</i>	Feather reed grass	6	2 gal. cont.	18" O.C.
CAV	<i>Carex vulpinoidea</i>	Brown fox sedge	40	plug	12" O.C.
COL	<i>Coreopsis lanceolata</i>	Threadleaf coreopsis	55	plug	12" O.C.
IRV	<i>Iris versicolor</i>	Blue flag iris	25	plug	18" O.C.
LIS	<i>Liatris spicata</i>	Blazing star	44	plug	12" O.C.
POV	<i>Polygonatum odoratum variegatum</i>	Solomon's Seal	34	plug	12" O.C.

RAIN GARDEN
SEE DETAIL
THIS SHEET



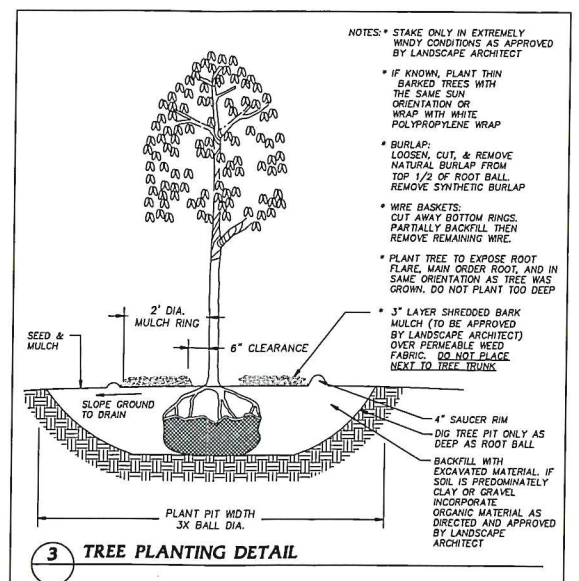
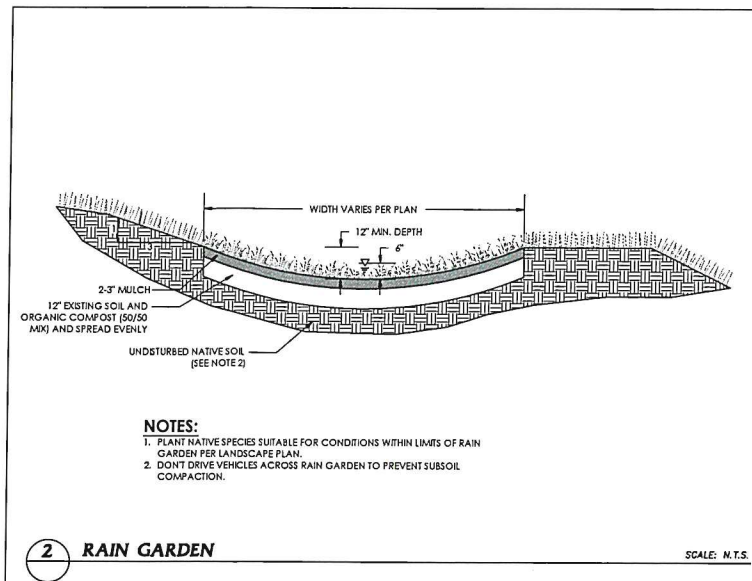
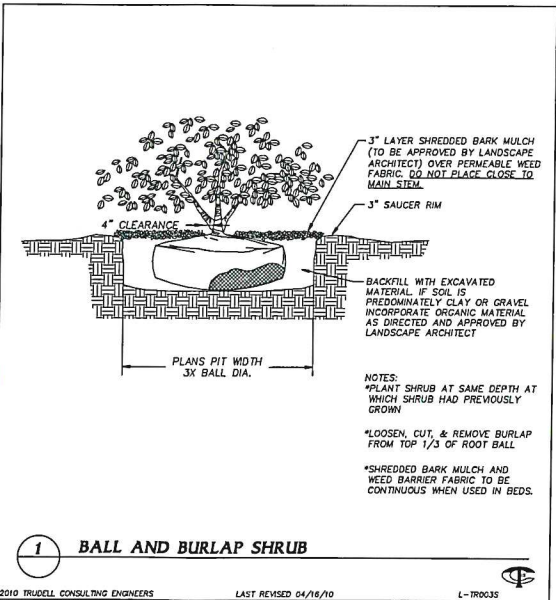
PLANT LIST

FRONT

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	COMMENTS
AL	<i>Amelanchier laevis 'Cumulus'</i>	Allegheny Serviceberry	2	11/2"-13/4"	B&B
CAC	<i>Clethra alnifolia 'Compacta'</i>	Dwarf White Summersweet	14	3gal.	CONT.
EFC	<i>Euonymus fortunei coloratus</i>	Purple Leaf Wintercreeper	33	2 gal.	CONT.
HAA	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	9	5 gal.	CONT.
IGC	<i>Ilex glabra 'Compacta'</i>	Compact Inkberry	16	3 gal.	CONT.
JCS	<i>Juniperus chinensis seagreen</i>	Seagreen Juniper	9	3 gal.	CONT.
MC	<i>Malus Centzam</i>	Centurion Crabapple	2	15 gal.	B&B
MD	<i>Microbiota decussata</i>	Russian Cypress	31	3 gal.	CONT.
PBB	<i>Pieris x 'Brouwer's Beauty'</i>	Brouwer's Beauty Andromeda	7	3 gal.	CONT.
PMM	<i>Pinus mugo mughus</i>	Dwarf Mugo Pine	6	3 gal.	CONT.
PF	<i>Potentilla fruticosa 'Mango Tango'</i>	Mango Tango Potentilla	18	3 gal.	CONT.
PC	<i>Pyrus calleryana 'Autumn Blaze'</i>	Autumn Blaze Callery Pear	2	21/2" - 3"	B&B
RPJME	<i>Rhododendron P.J.M. 'Elite'</i>	Elite P.J.M. Rhododendron	11	3 gal.	CONT.
SA	<i>Symphoricarpos albus</i>	Snowberry	9	3 gal.	CONT.
TCC	<i>Taxus cuspidata 'capitata'</i>	Pyramidal Upright Japanese Yew	1	4'-5'	B&B
TMD	<i>Taxus media densiformis</i>	Dense Yew	6	18"-24"	CONT.
TON	<i>Thuja occidentalis nigra</i>	Dark American Arborvitae	6	4'-5'	B&B
TOS	<i>Thuja occidentalis</i>	Smaragd Arborvitae	4	5'-6'	B&B
TCH	<i>Tilia cordata 'Chancellor'</i>	Chancellor Littleleaf Linden	5	2 1/2"-3"	B&B
VC	<i>Viburnum coccineoides</i>	Withered Viburnum	10	2 gal.	CONT.

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Revisions	No.	Description	Date
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Project Title

Sisters and Brothers
Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

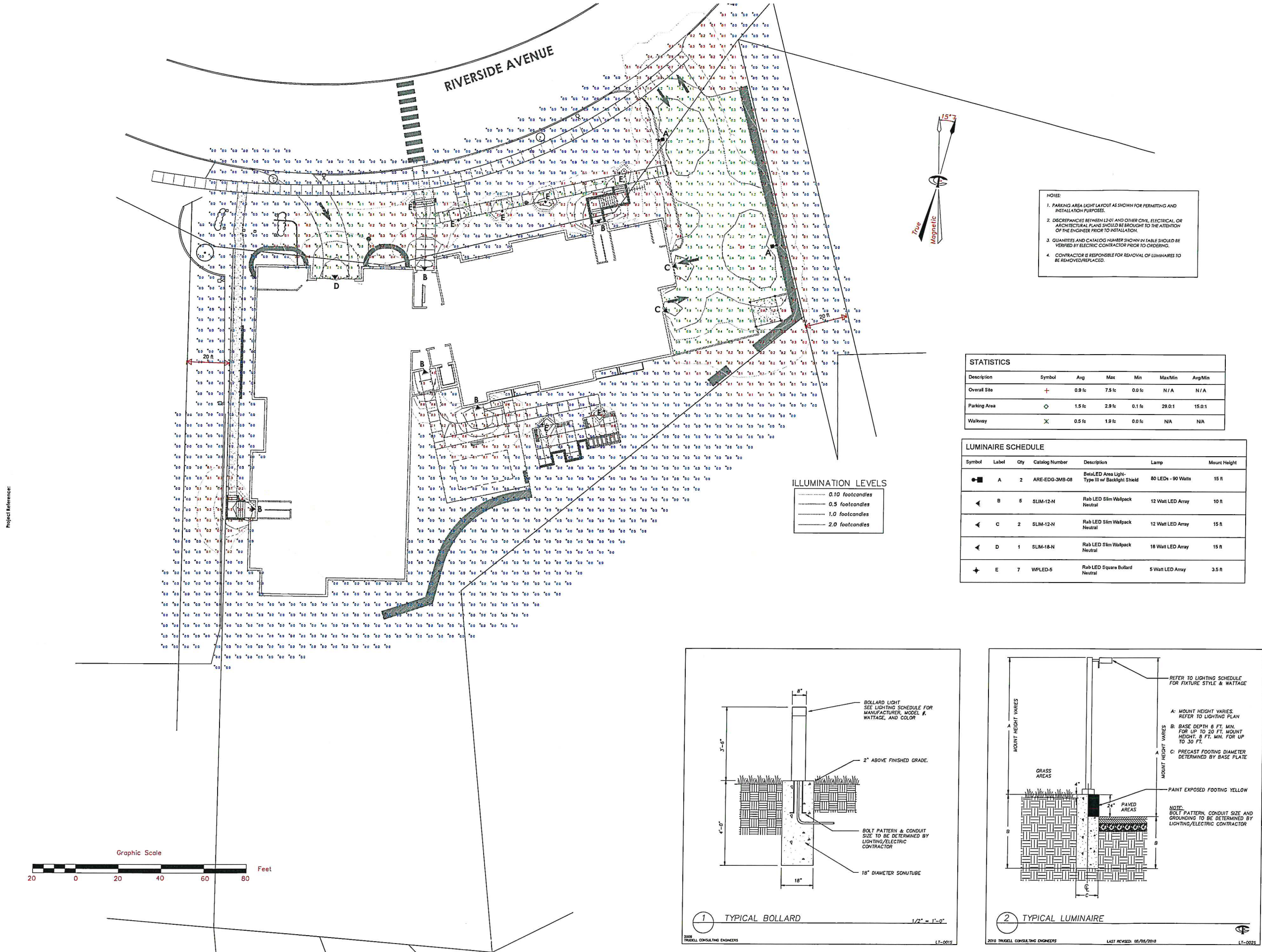
Planting Plan

Date:	11/21/2012
Scale:	1" = 10'
Project Number:	2010083
Drawn By:	RMP
Project Engineer:	AAL
Approved By:	
Field Book:	

L1-01



L1-02

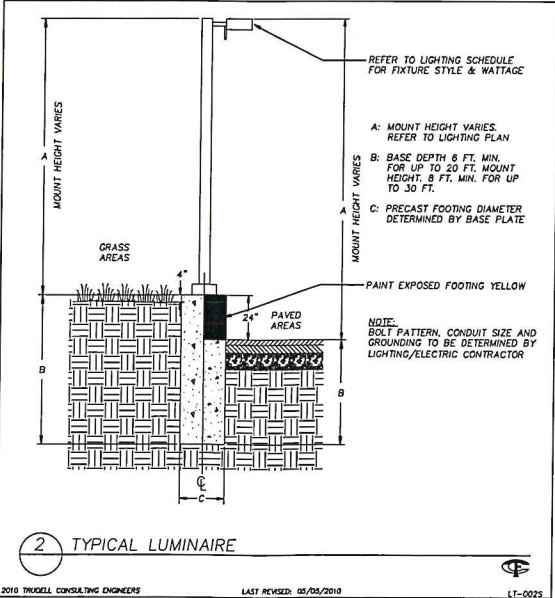
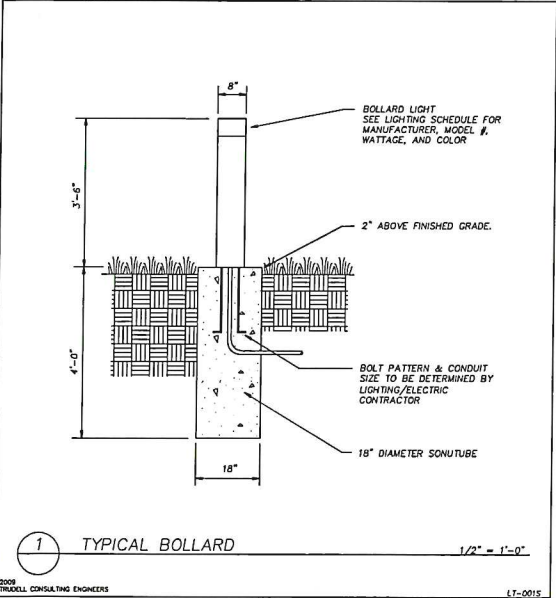


NOTES:
1. PARKING AREA LIGHT LAYOUT AS SHOWN FOR PERMITTING AND INSTALLATION PURPOSES.
2. DISCREPANCIES BETWEEN L2-01 AND OTHER CIVIL, ELECTRICAL, OR ARCHITECTURAL PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION.
3. QUANTITIES AND CATALOG NUMBER SHOWN IN TABLE SHOULD BE VERIFIED BY ELECTRIC CONTRACTOR PRIOR TO ORDERING.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF LUMINAIRES TO BE REMOVED/REPLACED.

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
Overall Site	+	0.9 fc	7.5 fc	0.0 fc	N/A
Parking Area	○	1.5 fc	2.9 fc	0.1 fc	29.0:1
Walkway	X	0.5 fc	1.9 fc	0.0 fc	N/A

LUMINAIRE SCHEDULE					
Symbol	Label	Qty	Catalog Number	Description	Mount Height
■	A	2	ARE-EDG-3MB-08	Recessed Area Light-Type III w/ Backlight Shield	80 LEDs - 90 Watts
◀	B	5	SLIM-12-N	Rab LED Slim Wallpack Neutral	12 Watt LED Array
◀	C	2	SLIM-12-N	Rab LED Slim Wallpack Neutral	12 Watt LED Array
◀	D	1	SLIM-18-N	Rab LED Slim Wallpack Neutral	18 Watt LED Array
+	E	7	WPLED-5	Rab LED Square Bollard Neutral	5 Watt LED Array

ILLUMINATION LEVELS
0.10 footcandles
0.5 footcandles
1.0 footcandles
2.0 footcandles



ENGINEERING • SURVEYING
PLANNING • ENVIRONMENTAL

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802.879.4331 | WWW.TCEVT.COM

Revisions

No.	Description	Date	By
1	CONDITIONS OF APPROVAL	6/16/17	xx

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Project Title

Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Lighting Plan

Date: 11/21/2012
Scale: 1" = 20'
Project Number: 2010093
Drawn By: RMP
Project Engineer: AAL
Approved By:
Field Book:

17-0015

17-0015

Burlington Development Review Board

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Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Zoraya Hightower
Brooks McArthur
Kienan Christianson
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday November 19th 2019, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT Minutes

Board Members Present: Brad Rabinowitz, AJ LaRosa, Kienan Christianson, Brooks McArthur, Ravi Venkataraman (Alt.), Sean McKenzie (Alt.)

Board Members Absent: Springer Harris, Geoff Hand, Zoraya Hightower

Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Alison Davis

I. Agenda

B. Rabinowitz: Was informed a few Board members will be arriving late, so agenda is adjusted slightly, pushing 110 Riverside Ave agenda item to the end of the meeting

II. Communications

B. Rabinowitz: Several additional communications submitted for 110 Riverside Ave agenda item, will discuss those materials when we get to that agenda item

III. Minutes

B. Rabinowitz: Meeting minutes from November 6, 2019 will be discussed during deliberation

IV. Consent

1. **20-0432CU; 80 Colchester Ave (I, Ward 1E) Colchester Avenue Housing, LLC**
Change of use to medical office (Project Manager: Ryan Morrison)

Mary Steiger appeared on behalf of project
No one from public provided testimony

B. Rabinowitz: Asks if applicants have reviewed staff recommendations and if any members on Board if they object to the item being on the consent agenda.

Mary Steiger: Accepts staff comments and recommendations.

B. Rabinowitz: Recommends Board makes motion to approve.

B. McArthur: Motion

R. Venkataraman: Seconds motion

4-0-0

V. Public Hearing

1. **20-0408CU; 747 Pine St (RL/W, Ward 5S) Cresta Cooper Nedde LLC**
Expansion of warehouse/retail (Burlington Furniture into vacant unit former fitness/gym (Body Resolution) (Project Manager: Mary O'Neil)

Mark Binkhorn and Fernando Cresta appeared on behalf of project
No one provided public testimony

B. Rabinowitz: Clarifies with planners that there was not an overall site plan submitted

M. O'Neil: Confirms there was only a partial site plan submitted
B. Rabinowitz: Asks about parking and missing representation in site plan. Asks for overall site plan to be submitted as a condition of approval
M. O'Neil: Confirms approval from parking count. Explains overall site plan was submitted in previous application and approval, so staff can provide the site plan to the Board
B. Rabinowitz: Agrees that will be sufficient. Closes public hearing

2. 19-0395CA/CU; 65 Oakledge (RL/W, Ward 5S) 65 Oakledge Trust

Request construction on Saturdays, regarding condition #3 in permit 19-0395CA/CU (Project Manager: Scott Gustin)

Benjamin Roll appeared on behalf of project
Kate Laing, Suzanne Garrity and Douglas White provided public testimony

Benjamin Roll: Introduction of project and explanation of request for construction on Saturdays during the winter to offset time that would be used in the summer. Completion of building cladding in the winter will allow site work and landscaping as early as possible in the spring and hopefully limit additional summer work

B. Rabinowitz: Asks to confirm that work will be exterior work like siding

Ben: Confirms. Siding, trim, possible roofing

B. Rabinowitz: Asks about material deliveries on Saturdays

B. Roll: Not likely on Saturday. Small pick-ups and box trucks. Nothing major

B. McArthur: Confirms that they are wanting to start work at 8 AM on Saturdays?

Ben: Yes, requesting 8 AM- 2:30 PM work time. Reduced work day

K. Christianson: Asks about importance of 8 AM being the start time

B. Roll: Normal work hours are 7 AM- 5 PM, so explains 8 AM- 2:30 PM is already a significantly reduced day. Willing to be flexible to start later, go later into the day

B. McArthur: Asks about anticipated project completion date

B. Roll: Scheduled to be complete in September of 2020

B. McArthur: Asks if that anticipated completion date includes the construction on Saturdays request

B. Roll: Explains that they are ready now to meet that goal, but with working Saturdays for a few months, adding those days up gives us about a month of work. Hoping that siding work gets done during winter, when weather warms up, the site improvements can be completed sooner, reducing the amount of summer work

B. Rabinowitz: Saturday work is typically requested for inside work, quieter work

B. Roll: Explains there is interior work going on, but exterior is very detailed and is going to take some time to complete

B. McArthur: Asks about anticipated parking needs on Saturdays

B. Roll: Reduced number of workers on Saturdays, we have had some issues with parking the crew, but all work on Saturdays the parking could be on site

B. McArthur: Asks about alternative parking area if needed

B. Roll: Do not think it is necessary for the size of crew

B. McArthur: Concerned for neighbors and availability with parking

B. Roll: Answers and explains current conditions of parking

B. McArthur: Asks if site is occupied or unoccupied

B. Roll: Unoccupied

K. Christianson: What are previous examples of Saturday work hours

S. Gustin: Answers and uses previous projects for examples of Saturday construction hours

B. Rabinowitz: Invites public to provide testimony

Kate Laing: Introduction. Neighbor of property. Expresses that construction has been happening on Saturdays since the spring. Also expresses concern for parking, but main problem is the noise. Explains it is a quiet neighborhood, but they have been enduring loud noises, house is designed bigger than others in neighborhood, construction on most Saturdays since the spring to the end of the summer. Proposes compromise for work on Saturdays until the end of Winter, March 31st, and then no working on Saturdays until the end of the project

Suzanne Garrity: Introduction, explains proximity to parking pads. Explains lights have been shining into living room at 6 AM, counts 19 vehicles, very impactful for family. Explains she had asked work crew if work times were legal, reassured they were permitted. Recently worked until 10:30 PM, walked over at 9 PM, trying to get kids in bed, asked to stop, reassured they had permit. Went to Code Enforcement office and asked about construction time and was told they did not have permission to work Saturday/early work times. Explains that Saturdays are disruptive. Beeping trucks from 7-10. Would like work to be limited to inside or quiet outside work

B. Rabinowitz: Asks if Board has any remaining questions from neighbors

K. Christianson: Asks neighbors if they have objections or comments for proposed 8 AM- 2:30 PM work time

K. Laing: Agree with 8 AM start time until March 31st, 2020

S. Garrity: Also agrees, but wishes to limit work to inside and quiet work

B. McArthur: Asks applicant if he was seeking permission to work on Saturdays because they did not know that they needed permission and have been working then or if they want permission now

B. Roll: Were mistaken and thought they had permission to work on Saturdays, found out later they did not have formal approval, then ceased work. Hope is that by working weekends, they could pick up time and accomplish the outside work during the cold months, and make more warm months' construction/noise free

B. McArthur: Confirms that he understands the neighbors' concerns with the allowable hours. Asks if there is a plan in place to avoid disrupting neighbors before 7 AM

B. Roll: Responds and addresses the truck lights in the house before 7 AM and the future avoidance for that

B. McArthur: Asks if B. Roll agrees with the compromise to only work Saturdays until March 31st.

B. Roll: Yes, agrees

B. Rabinowitz: Asks about beeping and equipment noise, thinking about restricting that use on Saturday

B. Roll: Probably do not need forklifts. Can avoid truck beeping

B. McArthur: Asks about work time and how early the workers arrive

B. Roll: Knowing it is a concern with the neighbors, willing to be flexible.
R. Venkataraman: Asks about status of excavation activities
B. Roll: Project has been challenging, explains difference phases of project.
Yes, is an impact and would not be a weekend type of work. Not as much
blasting and impactful excavation events to happen.
B. Rabinowitz: Closes public hearing

3. 19-0980CA/MA; 110 Riverside Ave (NAC, Ward 1E) Sisters & Brothers Investment Group, LLP

57-unit apartment building with underground parking (Project Manager: Mary O'Neil)

Steve Guid, Eric Goddard, and Jeremy Matosky appeared on behalf of the City
Sharon Bushor provided testimony

B. Rabinowitz: Explains Board has seen this before, but some members on Board have not seen it, should look at it as a new project. Should break it down into a few pieces. Shoring, building, and site issues.

S. Guid: Explanation of life cycle of permit and expirations. Gives details about building. Explains parking and other details of site plan. Four stories, explains siding and exposed siding. Parking plan, bike parking, long term and short term parking. Explains window and deck details. Explains current conditions of site

B. Rabinowitz: Asks to discuss phase II assessment of property

S. Guid: Explains different phases. Explains owner does not want to start phase II until the City approves permit because need to demo building to see if there are buried tanks, phase II is costly.

A. LaRosa: Need to bore to expose those other things

Jeremy Matosky: Explains hold up with phase II and the conditions of the permit

AJ. LaRosa: Asks about demolition and excavation

J. Matosky: Does not know anything besides that it is a concrete slab and was an auto facility. Might be some excavation work involved

M. O'Neil: Confirms that there might be some underground storage tanks on property. Requires excavation if identified

B. Rabinowitz: phase 2 will require some remediation to happen

J. Matosky: Compares staff report from 2013 and changes that have been made. Now staff report reads no findings possible. Trying to figure things out

B. Rabinowitz: Concerned that there are no elevation drawings being submitted with the application. Shoring right on the property line?

J. Matosky: Agrees that needs to be included. Confusion about the report. Have survey of property and were boundary lines are

B. Rabinowitz: Asks about report being considered preliminary

Eric Goddard: Bulk of engineering has been completed including slope analysis and what is needed to hold back the slope when bottom is taken away. Explains shoring and tie-back details.

B. Rabinowitz: Asks about if additional soil testing is required

E. Goddard: Soil testing is done

B. Rabinowitz: Asks about drainage system and subsurface drainage. Asks about grade above project

J. Matosky: Reasonable condition for us to provide those plan as a condition of approval. #5 in proposed conditions

B. Rabinowitz: Asks site related questions

B. Rabinowitz: Asks about DPW questions about stairs and accessible ramp

J. Matosky: Answers about accessible ramp and stair location and necessity

B. Rabinowitz: ADA should mean the main entrance is accessible

J. Matosky: Addresses dumpster issue on east boundary

AJ LaRosa: Asks about traffic report

J. Matosky: Explains this building would generate less traffic. Explains different coding of traffic analysis. Did not update chart, should be updated as part of condition

Sharon Bushor: Saw project first time through and weighed in on a few items, concern that individuals who live here should have access to the bus and have access to public transportation. Should have access to crossing riverside. Talks about DAB comment with bike storage, recommends minor tweaks. Explains main concern is the change that occurred with initial review and this review. Explains there has been significant development that occurred above this property on Colchester Ave. Concerned with stability of bank

B. Rabinowitz: Invites applicants back up. Need to see more information about bank and shoring

E. Goddard: Should be maintaining or improving the factor of safety of bank with this project

B. Rabinowitz: Asks if Board has any remaining questions for applicants

R. Venkataraman: Asks Board if applicant has provided calculations for post construction stormwater management

M. O'Neil: Yes, did have approved plans for 2013

J. Matosky: Confirms there are stormwater management plans included

B. Rabinowitz: Asks if it applicant know if it will be all senior housing

S. Guid: Gives details about senior housing

B. Rabinowitz: Rentals or condos?

S. Guid: All rentals

B. Rabinowitz: Question about bike storage, all open?

S. Guid: Shows where bike storage is. Could provide more secure bike storage options.

AJ LaRosa: Recommends more secure bike storage

S. Guid: Explains for the bike storage by Riverside Ave, could enclose that

B. Rabinowitz: Asks about play area. Is access to that adjacent to the elevator? How is that accessible

S. Guid: Explains layout of area

K. Christianson: Updated water capacity letter?

M. O'Neil: Was received today

B. Rabinowitz: Asks about senior housing units

M. O'Neil: Gives details about senior units and dimensions

B. Rabinowitz: Addresses revision of lighting plan

M. O'Neil: Explains lighting spell within 20 ft outside of the boundary line. Hard because enormous right of way in the front of the building

J. Matosky: Will double check that

B. Rabinowitz: Rooftop equipment?

S. Guid: Proposing putting equipment in the parking garage mechanical room. Have not gotten that far yet. Two boilers in the mechanical room. Air conditioning on the top

B. Rabinowitz: Asks about canopies covering entry

J. Matosky: Asks to clarify #23 recommendation

B. Rabinowitz: Recommendation, not a requirement

J. Matosky: Asks to clarify #12. Pedestrian flashing light: rectangular rapid flashing beacon

B. Rabinowitz: Have you had it approved by DPW?

J. Matosky: Yes

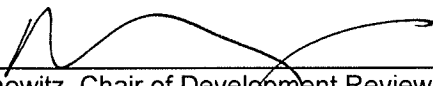
AJ LaRosa: Asks about difference of conditions # 4 and 13. Are they overlapping or different?

M. O'Neil: Received dump of information last Wednesday. Not surprised if there is overlap. Same about having qualified people on site and state official if appropriate

M. O'Neil: Noted same application from 2012, looking 8 years past, things have changed. Setback for dumpster- general standard, have to go with the specific standard. Since it's expired, we have established a precedent. Have to go with the setbacks

VI. Adjournment

The meeting was adjourned at 6:12 PM.


Bradford L. Rabinowitz, Chair of Development Review Board

12/3/19
Date


Alison Davis, Zoning Clerk

12/4/19
Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), 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/pz/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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