

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
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AJ LaRosa
Caitlin Halpert
Geoff Hand
Brooks McArthur
Brad Rabinowitz
Leo Sprinzen
Chase Taylor
Sean McKenzie, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, November 1, 2022, 5:00 PM

PUBLIC HEARING NOTICE

Remote Meeting

Zoom: <https://us02web.zoom.us/j/83225696227?pwd=SGQ0bTdnS000Wkc3c2J4WWw1dzMxUT09>

Webinar ID: 832 2569 6227

Passcode: 969186

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

- 1. ZP-22-524; 87 Hungerford Terrace (RH, Ward 8E) James & Madeleine Posig / Chi Nguyen**
Demolition of single-story garage and replacement with larger garage with second-story.
- 2. ZP-22-540; 217 Starr Farm Road (RL, Ward 4N) Kennet Dall**
Establishment of a cannabis home occupation business.

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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.

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AMENDED AGENDA

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

- 1. ZP-22-540; 217 Starr Farm Road (RL, Ward 4N) Kennet Dall**
Establishment of a cannabis home occupation business. (Project Manager, Scott Gustin)
- 2. ZP-22-524; 87 Hungerford Terrace (RH, Ward 8E) James & Madeleine Posig / Chi Nguyen**
Demolition of single-story garage and replacement with larger garage with second-story. (Project Manager, Ryan Morrison)

V. Certificate of Appropriateness

- 1. ZP-22-489; 251-253 South Union Street (RM, Ward 6S) Daisy Properties, LLC / Stephen Kredell**
Construction of 5-unit building addition utilizing adaptive reuse of a historic structure. (Project Manager, Scott Gustin)

VI. Adjournment

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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 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

STASH FARM LLC

Kenent Dall
217 Starr Farm Rd.
Burlington VT 05408
802 598 3599
kennetd@gmail.com

September 29, 2022

TO: City of Burlington, Zoning Administration.

Today, I submit to you my application for a Home Occupation Business permit. This is one of many steps that came before, and with more to follow, that I hope gets me closer to establishing and building my business, Stash Farm LLC.

I thought it might be helpful to tell you a little bit about my long term vision for Stash Farm LLC. I want Stash Farm to represent what is great about both Vermont and cannabis. My dream is a vertically integrated business that involves agriculture, hospitality, tourism and cannabis. I imagine a small farm, an inn, a cafe, event venue, and cannabis cultivation, all connected, operating together, supporting each other and the local community. A place where people can come and enjoy everything our state has to offer, nature, recreation, great food, art, events, community, and soon the best quality craft cannabis in our country. On the farm we will grow vegetables and raise animals that can supply the cafe, run by my amazing and talented wife, Jillian, a professional chef. The waste from the farm and cafe can be used to create compost and worm castings, which will feed the cannabis. I picture a beautiful country inn, gardens and grounds that will attract events like weddings, retreats, reunions and other gatherings. I realize that right now I am a long way from that place described above, but anything I can achieve between here and there, I will consider to be a great success.

Like with any endeavor, it needs to start somewhere. And Hopefully that place will be at my home in Burlington, But I anticipate being able to expand the business and move into a larger commercial space within 1-3 years. I have developed my vision into a business plan and I have shared that with a handful of possible investors and partners. And I have a couple of very seriously interested people. One is a local business man, who just wants me to show proof of my cultivation skills and to see how the market plays out for a year or so before he decides to invest in a bigger project. Another is a friend who went to college here in Vermont, now works in the financial industry, and similarly just needs more time to see how the industry develops. Starting this business at my house is not ideal, few things ever are, but it is what I have now to work with. The time to secure a license and establish myself in the industry is now. For me this is a stepping stone that will get me closer to my dream business.

Thank you for taking the time to consider my application. I will always be open to your questions and feedback during this process.

Sincerely,

Kennet Dall



Department of Permitting and Inspections

645 Pine Street
Burlington, VT 05401-8415
Phone: (802) 865-7188

www.burlingtonvt.gov/dpi

Home Occupation Application Questionnaire

Use this checklist for all applications for a home occupation - See Sec. 5.4.6 of the Zoning Ordinance. This questionnaire is provided to summarize details and is required to accompany a zoning permit application form and required fee (for either administrative approval or conditional use review).

Please note:

1. The specific requirements for home occupations can be found in Section 5.4.6 of the Comprehensive Development Ordinance which is available in its entirety on our website at www.burlingtonvt.gov/PZ
2. A 'Business Personal Property Registration Form' may be required to be submitted to the Assessors Office. This form is available at www.burlingtonvt.gov/assessor/businesses

Name of Business Proposed: Stash Farm LLC.

Type of Business Proposed: Tier 1 indoor cannabis cultivation.

Provide a detailed description of the proposed Home Occupation such as: activities involved; materials and equipment used; quantities of materials and equipment stored on-site; methods of operation; hours of operation. This may be done on a separate piece of paper and attached.

Stash Farm LLC.

Overview of Operations Plan

Stash Farm LLC is state approved for a tier one indoor cultivation license, and will be operating on a very small scale during this beginning phase of the business. I am approaching this phase of the business as a time of some research and development, establishing the brand, gaining experience and knowledge in the industry, and hopefully saving money and or attracting investors. I hope to expand the business and move into a larger facility within year 2 or 3. Also during this phase I will be the sole proprietor. I will not have any other employees.

A licensed Tier One indoor cultivator, has a canopy cultivation limit of 1000 sq ft., but during this phase of the business I plan on only using 150-200 sq ft of space to cultivate. About another 50 sq ft or less will be used to dry the cannabis as needed. At most another 50 sq ft will be used for processing, packaging and temporary storage of

cannabis flowers. And perhaps another 25 sq ft will be used at times to store production materials, equipment and waste(until properly disposed.) All production activity will take place in the 800 sq ft basement of my home. I will likely conduct my book keeping and other administrative work in a spare bedroom. Finished cannabis flowers will be packaged securely according to state guidelines and then brought to licensed wholesalers, retailers and or manufacturers, for sale.

I will be following all security measures required for cultivators, spelled out by state laws. All doors and windows to the basement will remain locked at all times and or all doors and windows of the home will remain locked. There are only 2 small windows in the basement and one door that is accessible from inside the house. Also all areas where cannabis production takes place will have security cameras. The only people who will have access to the production area will be myself and my wife, and then maybe contractors who might need access to the basement to service such things as the furnace or water heater as needed. There are state guidelines for recording how and when service providers access cannabis businesses. As a general rule I will not be telling anyone I do not have to tell that I will have a cultivation business at my home.

The cultivation of cannabis will occur in specially designed grow tents, approximately 5' x 10' x 7' or slightly smaller in size. These light tight tents are necessary to provide the cannabis the correct light cycle needed in order for it to produce flowers, Most larger operations would build out rooms within a space that would do the same job. The drying and curing of the cannabis will take place in a similar tent also specifically designed for this purpose. I will be using energy efficient LED grow lights that are designed for indoor cultivation of plants. Small fans will circulate and exhaust the air within the tents. Carbon based filters attached to exhaust fans will purify and cleanse the air of odor. And I will use a typical home size dehumidifier to control moisture levels in the basement. None of this equipment will create any noise, odors or vapors that will be detectable outside the immediate area of the basement let alone the house. Years and years of underground cultivation has created an industry of technology that was designed to conceal indoor cannabis cultivation from everyone.

I will be using an all organic living soil to grow the plants. The basic concept of living soil is to create a close to ideal soil that mimics soil environments found in nature. There are many advantages to using these techniques. First and foremost is that it creates an all organic, fragrant and delicious product. Also living soil is regenerative, the growing media can just be used over and over again for many many years before it exhausts its potency. Living soils, unlike some methods like hydroponics, creates little to no waste. I will not need to throw out or clean grow media after every harvest. All the plants needs to grow will be contained in the soil so I will need only very small amounts of

supplemental nutrients, which means I will not need to constantly buy and store fertilizers and nutrients. I will only need to water the plants regularly. Almost all materials needed for a living soil production are used and built at the beginning of the cultivation. I will only add small amounts of compost and worm castings as needed only a few times a year. I can buy these materials at almost any gardening supply retailer as needed and will not need to store these materials.

After the cannabis completes its flowering cycle which usually takes 6-10 weeks depending on its variety, it will dry in a tent for anywhere from 5-10 days or so depending on drying conditions. The cannabis will then be trimmed to take the flowers or buds(clusters of flowers) off the stems and have the leaves removed. During the trimming process leaves and stems will be separated from usable flowers and leaves and stored until they can be properly disposed of. The state has spelled out the guidelines for this disposal. Since these materials are compostable I plan on disposing of them by mixing them with my household compost and bringing them to local waste disposal stations. This is one of several legal ways to dispose of cannabis waste. At this point the flowers look like the finished product but will still need a short time to cure which takes days to weeks. Curing takes place in usually yet another smaller tent, plastic bin or large glass jars. I plan on using plastic bins, After curing the cannabis will be weighed and packaged according to state guidelines and law. All products will eventually get sealed and labeled either by myself or by wholesalers and then brought to retailers for sale to the public. The products sold by retailers will all have recyclable containers with the appropriate child proof seals and warning labels. I believe strongly that cannabis is a benign but still controlled substance and I support that these products do not belong in the hands of people who are underage. I promise I will do everything I need to do to keep these products out of the hands of the underage for their sake and the sake of the industry. I believe in responsible use of cannabis by adults.

Please respond to the following:

1. How many persons will be involved or employed in the conduct of the proposed Home
Occupation: Residents of premises: 1 Others_Total Number: 0

2. What type of product will be produced, serviced, or repaired in the conduct of your Home
Occupation? (For example: repair of clocks or watches, making jewelry, etc.). Explain:

Cultivating, drying, curing, manicuring and packaging of cannabis flowers. For sale to only VT
licensed wholesalers and retailers.

3. Describe any alterations to the home or premises that might be required to facilitate your Home
Occupation: No alterations to the home or property are required to operate this business.

4. Describe what rooms will be used in the conduct of the Home Occupation and how these rooms will be used. (For example: garage will be used to store supplies; or den will contain desk and file cabinets, etc.). Indicate the gross floor area(s) that will be used in the conduct of the Home Occupation. Indicate the total gross floor areas of your house and include any accessory structure(s) to be used for the Home Occupation, (Ex. Garage).

Gross area of home: 2946 sq ft, finished area: 1400 sq ft

Basement: 800 sq ft total, unfinished.

Dormer story: 800 sq ft. total, 600 sq ft finished

Enclosed porch: 228 sq ft total, unfinished

1st floor: 800 sq ft total, finished

Attached garage: 286 sq ft. total unfinished.

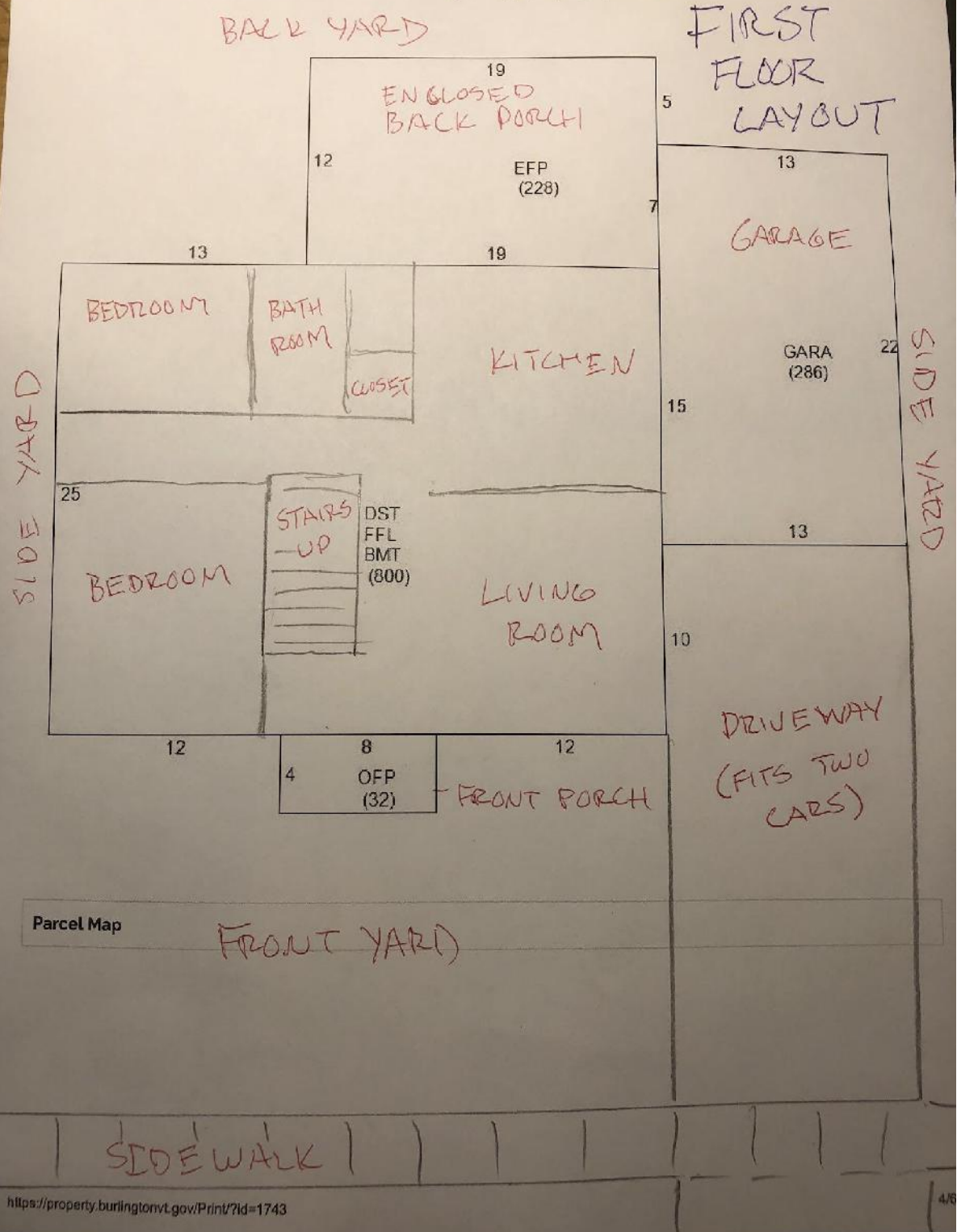
Open porch: 32 sq ft total unfinished.

Total gross floor space of house to be used for home occupation: approximately 250-300 sq ft.

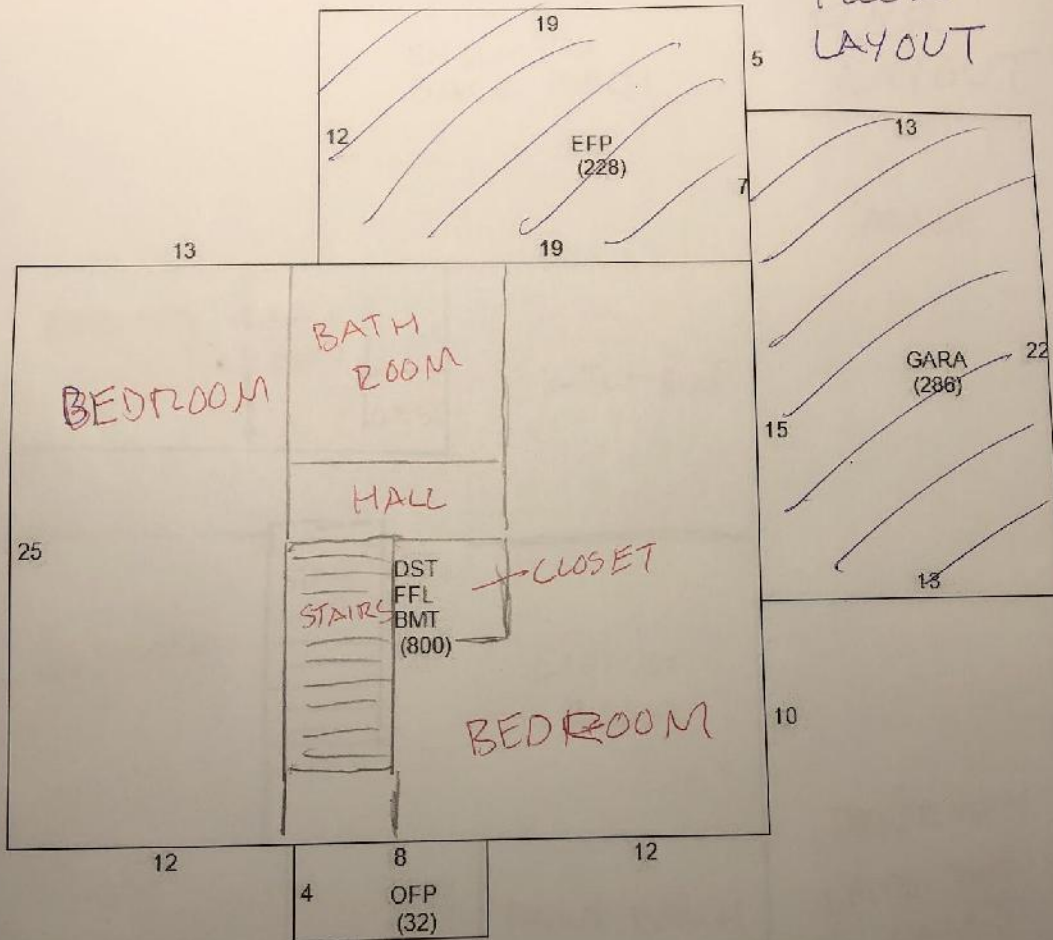
Almost all business will be conducted in the basement. All cultivation, drying, curing, manicuring(trimming,) and packaging of cannabis flower will be conducted in the basement. I plan on using approximately 150-200 sq ft of the basement to cultivate plants within 3-4 grow tents (5' x 10' x 7' each.) Another tent no larger than (5 x 10 x 7) possibly smaller will be used for drying the cannabis. I plan on using lockable, stackable bins for curing and storing the cannabis which might take up another 2' x 3' x 6'. I plan on setting up a medium sized desk or table to use for a trimming and packaging area. I will estimate that space to occupy a 4' x 6' area.

My administrative, office type work like bookkeeping, marketing planning, phone calls with clients, etc, etc, etc, will likely be conducted with use of my computer and phone in one the the home's bedrooms which my wife and I use as a computer room/ storage space. I will also keep a small filing cabinet in this computer room, where I will store all my hard copy records.

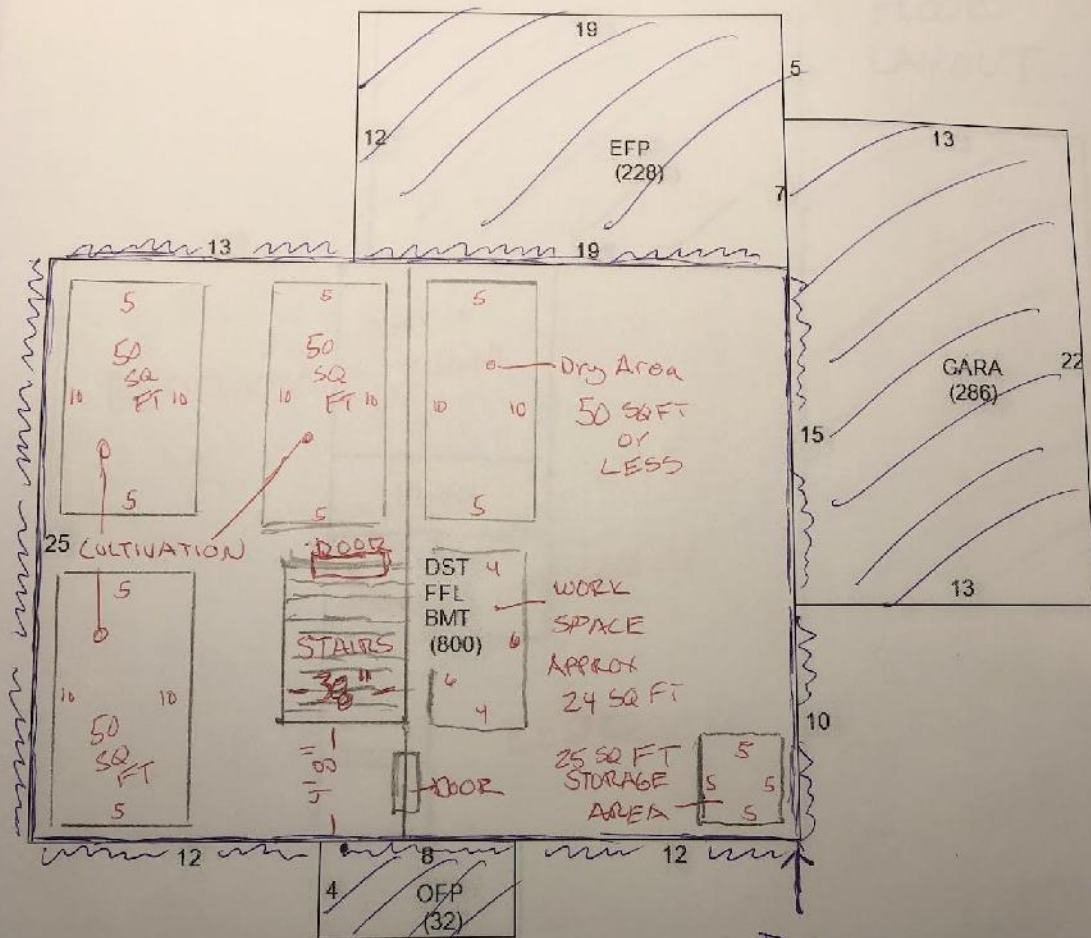
On occasion I will likely use the garage to temporarily store things like bags of soil or compost, and boxes containing equipment like lights and grow tents, until I can get them moved into the basement. This will happen mostly at the beginning as I get the basement set up and then maybe occasionally as I might need to replace such equipment.



SECOND FLOOR LAYOUT



Parcel Map



NOT DRAWN EXACTLY
TO SCALE.

Parcel Map

APPROXIMATELY

300
SQ FT

TOTAL
USED
FOR
BUSINESS

BASEMENT

- 800 SQ FT TOTAL

- 150 SQ FT
CULTIVATION
SPACE

- 50' OR LESS DRY SPACE

- 24 SQ FT WORK SPACE

- 25 SQ FT STORAGE
SPACE

5. Describe the mechanical and/or electrical equipment that will be necessary to conduct your business activity:

Grow tents. A grow tent is a small enclosed structure that comes in various sizes. I plan on using tents that are approximately 5' x 10' x 7'. They are constructed usually of a PVC or metal frame surrounded by a canvas or similar material that has light reflecting surface interior. I will use 3-4 of these.

Drying tent. Similar in size and structure to a grow tent. Used to dry and cure cannabis.

LED Grow Lights, 1 for every 5' x 5' area of plant canopy. These type lights are energy efficient, durable, and have a very low heat output.

A free standing high volume water filtration system. A device like this is similar to a Brita filter pitcher but can handle a much higher volume of water. Like a Brita pitcher it does not attach to a home's sink or plumbing. It can sit on a countertop.

Air circulation fans. These fans are a little smaller than a desk top fan and can be fixed to walls or the sides of the grow tents. They circulate the air surrounding the plants. Each tent would get 2 fans. So 6-8 of these.

Exhaust fans. One exhaust fan per grow tent. They remove the air from the grow tents and also pull fresh air into the tent via a vent. These fans can be attached to carbon filters that will also clean the air and remove any odors created by the plants. One more fan with a filter will be used in the basement in general to clean and remove odor from the air. An exhaust fan will also go inside the drying tent to remove moist air and control odor.

Dehumidifier. A typical household dehumidifier that you might use in any basement will be used to remove excess moisture from the basement.

Timers. There are specially designed light timers that are similar to appliance timers anyone might use to control lights or AC units in their homes. That I will use to control the light cycle of the cultivation.

I will also use a variety of tools and devices that any home gardener might use, such as PH meters for water and soil, small shovels, buckets, pruners, watering can, and things like that.

6. Describe how, where and in what amounts the material, supplies and/or equipment related to your Home Occupation will be displayed or stored:

All equipment and supplies that I need day to day will be stored in my basement. Specifically there is also a closet under the stairs going down to the basement where I will likely keep everything. I will be using the Living Soil method of cannabis cultivation, which means I will be creating an organic soil full of living microbes, beneficial bacteria, worms and insects. One of the benefits to this method is that after initial set up I will not have to replace my growing media (soil,) so I will not need to keep replacing my growing media, harvest after harvest like some other methods, therefore I will not have to buy and store supplies like bags of soil or compost in large quantities. Also using this method the soil will contain all the nutrients that the plants need. So I will not have to feed the plants liquid nutrients. I will only need small amounts of compost and or worm castings to top dress my containers after each harvest. I will only need to keep 20-40 quarts of these materials on hand at any given time. I will keep these in the basement.

PLEASE TURN OVER

July 2020

7. Will people come to your home to obtain any product or utilize any service connected with the proposed Home Occupation activity? Yes _____ No X

If yes, please explain in detail:

8. Are any signs necessary or proposed relative to the Home Occupation?

Yes _____ No X_____

If yes, you are required to file for a Sign Permit. An application form can be obtained at the Planning and Zoning Department or on our website.

9. If trucks or other equipment will be used in your Home Occupation, where will they be parked or stored? I will only be using my own car (an unmarked Forester) for delivering products to clients and occasionally getting needed materials.

10. Will the Home Occupation involve the use of commercial vehicles for delivery of materials to or from the premises? Yes No

If yes, please explain: NO, I plan on obtaining all needed materials with use of my own vehicle from local vendors or material will be delivered by service like UPS.

11. How many parking spaces will be provided for the home

occupation? 0 _____ Where will they be located? Indicate parking spaces on a site plan of this property as part of your application submission.

My house has a driveway that fits two cars. Since I am the only employee, I will not need additional spaces for cars. When occasional deliveries for the business are needed from services like USPS, UPS and Fedex those vehicles will park where they see fit. Typically these services park on the street in front of my house.

12. Is your proposed Home Occupation in conformance with the conditions, covenants and restrictions pertaining to your property? Yes

I have read and understand 'Sec 5.4.6 Home Occupations' under the City of Burlington Comprehensive Development Ordinance and believe that to the best of my knowledge my proposed Home Occupation would not violate any portion of said Ordinance:

Applicant's Signature: Kennet Dall _____

Date: 9/29/2022 _____

Property Owner's Signature: Kennet Dall _____

Date: 9/29/2022 _____

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Joseph Cava, Permit Technician
Ted Miles, Code Compliance Officer
vacant, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: November 1, 2022
RE: ZP-22-540; 217 Starr Farm Road

=====

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RL Ward: 4N

Owner/Applicant: Kennet Dall

Request: Establishment of a home occupation business (small scale indoor cannabis cultivation).

Applicable Regulations:

Article 3 (Applications, Permits, and Project Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations)

Background Information:

The applicant is seeking approval to establish a home occupation for commercial cultivation of cannabis for sale to retailers. No onsite sales will take place. The home occupation will take place within the existing basement and will not entail any exterior building or site changes. The applicant has obtained a state license for tier 1 indoor cultivation. While this zoning application is reviewed under the home occupation standards of the CDO, the State of Vermont administers regulations specifically for commercial cannabis operations.

Previous zoning actions for this property:

- 6/19/08, Approval for a 2nd story addition – relinquished

Recommendation: **Conditional use approval** as per, and subject to, the following findings and conditions.

I. Findings

Article 3: Applications, Permits, and Project Reviews

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 proposed home occupation will likely entail additional demands on municipal water and sewer serving the property. The applicant has obtained a capacity letter from the Dept. of Public Works as required. **(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 proposed home occupation is accessory to a residential use within a residential zoning district. The neighborhood is characterized primarily by single family homes. Starr Farm Park is located across the street. The proposed home occupation is contained entirely within the residence, and no clients will come to the premises. The home occupation is not anticipated to have any perceptible impacts on the character of the area. From the Comprehensive Plan:

- *Explore and expand approaches to promote and support locally-owned and controlled small businesses, including home occupations and social entrepreneurs, that serve both city-wide needs and surrounding neighborhoods.* [planBTV: Comprehensive Plan, P. 48, 5.8] **(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;*

Odor associated with the cannabis cultivation will be mitigated with carbon filters in the ventilation system. Upkeep of the filtration will be important to minimize potential odor impacts. **(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;*

The applicant lives at the property and will be the sole employee. No clients will come to the premises. As a result, no additional traffic impacts associated with the home occupation are anticipated. **(Affirmative finding)**

5. *The utilization of renewable energy resources;*

The proposal will not prohibit the use of alternative or renewable energy resources at the subject property or neighboring ones. **(Affirmative finding)**

and

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances.* As noted above, the applicant has obtained a tier 1 cultivation license from the state. Additional local trades permits may be required as well. **(Affirmative finding as conditioned)**

(c) Conditions of Approval

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. *Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area;*
As noted previously, the ventilation system for the grow operation will include carbon filters to mitigate potential odor impacts. **(Affirmative finding)**
2. *Time limits for construction.*
No construction is proposed. **(Not applicable)**
3. *Hours of operation and/or construction to reduce the impact on surrounding properties.*
Given the nature of the proposed business, it will operate continuously. As no employees or clients will come to the property, and given that it is entirely enclosed within the home, specific limitations on hours of operation are not necessary. **(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 request for enlargement or alteration of the home occupation will be reviewed under the standards 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.*
None are identified; however, the DRB may add conditions at their discretion.
(Affirmative finding)

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(1) Residential Low Density (RL)

The property is located in the RL zone. This zone is intended primarily for low density residential development in the form of single detached dwellings and duplexes. Presently, the detached single family home is consistent with this intent. Insofar as home occupations are expressly enabled by statute and the CDO and that this one will be largely imperceptible from the outside, it can be found consistent with the intent of this district. **(Affirmative finding)**

(b) Dimensional Standards and Density

No dimensional standards or density will be affected by this application. **(Not applicable)**

(c) Permitted and Conditional Uses

The proposed home occupation is subject to conditional use review and is addressed in these findings. **(Affirmative finding)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b).

Sec. 5.2.4, Buildable Area Calculation

See Sec. 4.4.5 (b).

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 (b).

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (b).

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.5 (b).

Part 4: Special Use Regulations

Section 5.4.6 Home Occupations

Pursuant to the requirements of 24 VSA 4412(4), it is the intent of these regulations to provide for the use of a minor portion of a dwelling unit for a home occupation and to ensure compatibility with other permitted uses and with the residential character of the neighborhood. Such a home occupation must clearly be secondary or incidental to the principal residential use, and so located and conducted that the average neighbor, under normal circumstances, would not otherwise be aware of its existence.

(b) Conditional Use Review:

All home occupations not otherwise eligible for administrative approval above shall require review and approval by the DRB pursuant to the requirements of Art. 3, Part 5. In addition to the conditional use criteria, the following criteria must be met for any home occupation:

1. *A home occupation shall be conducted solely by resident occupants plus no more than one additional full-time equivalent employee in RL districts, and no more than two (2) full-time equivalent employees in other districts. The home occupation shall be conducted entirely within an existing dwelling unit and/or one enclosed accessory structure; The applicant is a resident of the property and will be the sole employee of the business.*
(Affirmative finding)

2. *No more than thirty-five per cent (35%) of the floor area of said residence, including accessory structures, up to a maximum of seven hundred fifty (750) square feet, whichever is less, shall be used for such purpose;*
The grow operation will be located within the basement, which is 800 sf. Of the total basement area, the applicant notes that up to 300 sf will be used for growing, drying, and storing the cannabis. An upstairs computer and phone will be associated with the home occupation (~ 20 sf). 320 sf is ~ 11% of the home's GFA. There is mention of possibly using some space in the garage for storage. If such space is used, it needs to be specified and fall within the 750 sf limitation. **(Affirmative finding as conditioned)**

3. *No home occupation shall require alterations, construction or equipment that would change the fire rating of the structure or the fire district in which the structure is located;*

No construction is proposed. As noted before, local trades permits (i.e. such as electrical) may be required for operation of the proposed home business. **(Affirmative finding as conditioned)**

4. *There shall be no outside storage of any kind related to the home occupation;*
None is proposed. **(Affirmative finding)**
5. *There shall be no exterior evidence of the conduct of a home occupation except for:*
 - A. *Occasional garage/lawn/yard type sales (up to twice a year not to exceed two (2) days each);*
None are proposed. **(Affirmative finding)**
and
 - B. *One non-illuminated attached parallel sign that shall not exceed two (2) square feet. No other signs shall be permitted.*
No exterior signage is proposed. **(Affirmative finding)**
6. *No home occupation may increase vehicular traffic flow or parking by more than one additional vehicle at a time for customers or deliveries. All parking shall be located off-street and shall maintain the required front yard setback;*
As noted in Article 3 above, no customers or employees will come to the property. The resident will be the sole employee. No additional traffic or parking demand is anticipated. **(Affirmative finding)**
7. *No home occupation shall create sounds, noise, dust, vibration, smell, smoke, heat, humidity, glare, radiation, electrical interference, fire hazard or any other hazard, nuisance or unsightliness which is discernible from any adjacent dwelling unit;*
As noted previously, local trades permits may be necessary for the interior grow operation per applicable codes. Odor from the grow operation will be mitigated with carbon filters in the ventilation system. **(Affirmative finding)**
8. *The home occupation shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part.*
As proposed, the home occupation is fully enclosed within the home and shows no evidence of its presence. Lacking any outward commercial presence, it is not anticipated to change the character of the dwelling unit or the residential district within which it is located. **(Affirmative finding)**
9. *Delivery of products and materials related to the home occupation by vehicles other than automobiles shall occur no more than once per day;*
Occasional deliveries by UPS and the like may occur. Regular deliveries are not part of the application. **(Affirmative finding)**
10. *With the exception of one delivery per day, as specified in subparagraph (9), no more than one (1) commercial vehicle shall be allowed on the premises at any one time;*
No commercial vehicles are associated with the proposed home occupation. **(Affirmative finding)**

and

11. *There shall be no sale of goods except for goods fabricated on the premises as part of an approved home occupation.*

Only the cannabis grown onsite will be sold to retailers. As noted above, there will be no onsite retail sales. **(Affirmative finding)**

(c) Exclusions:

Home occupations shall not include commercial stables or kennels, veterinary clinics, or similar establishments.

The home occupation does not involve commercial stables, kennels, veterinary clinics or similar. **(Affirmative finding)**

(d) Revocation:

Approval of a home occupation may be revoked by the DRB in accordance with the following provisions:

1. Noncompliance. *Upon receipt of notification or evidence of noncompliance with conditions of approval or evidence of error or misrepresentation, the DRB may schedule a public hearing to consider the revocation or modification of approval for a home occupation;*
2. Notice. *The administrative officer shall duly warn such public hearing and give notice to the applicant, abutters, and other interested parties;*
3. Public Hearing. *The DRB shall hold a public hearing to hear cause as to why the approval of the home occupation should not be revoked. The DRB shall render its decision in accordance with the conditional use time limitations set forth in Article 3, Part 5; and*
4. Errors. *The burden of providing complete and accurate information shall be the sole responsibility of the applicant. Any error or misrepresentation may result in voiding or modification of the approval for a home occupation.*

The standards of revocation of a home occupation are provided to the applicant for informational purposes. Noncompliance with the conditions of the approval or errors in information may result in revocation of the home occupation approval. **(Affirmative finding as conditioned)**

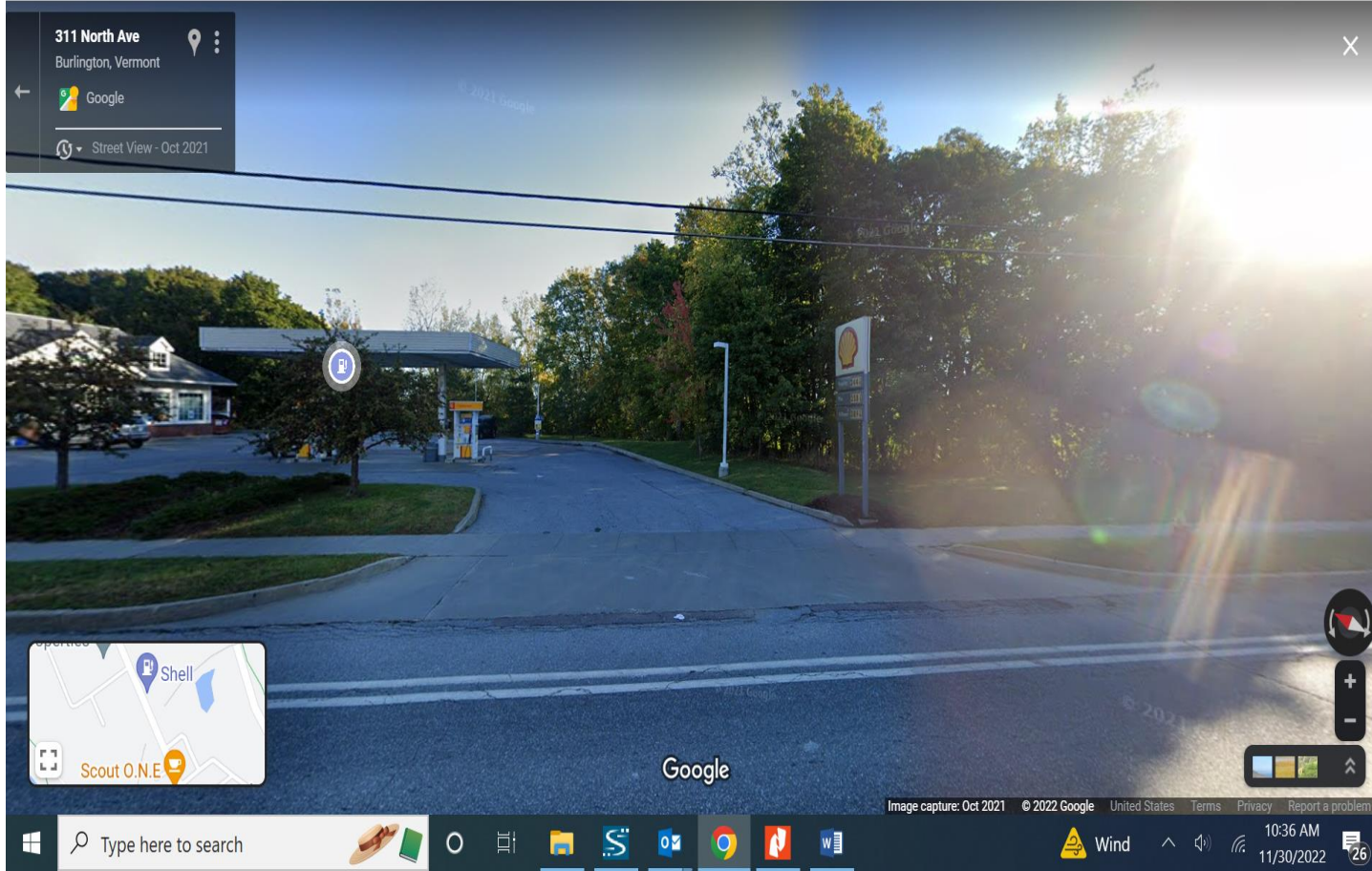
Sec. 5.5.1, Nuisance Regulations

See Sec. 3.5.6 (a) 3.

II. Conditions of Approval

1. **Prior to release of the zoning permit**, any garage space associated with the home occupation shall be identified on the application plans and shall remain within the 750 sf total limit, subject to staff review and approval.
2. Any expansion of the home occupation or alteration or construction to conduct the home occupation shall require the applicant to return to the DRB for review under the standards in effect at that time.
3. The home occupation shall be conducted solely by resident occupant. The proposal does not include additional, non-resident employees.
4. There shall be no outside storage of any kind related to the home occupation.
5. No exterior signage is included with this approval.

6. Delivery of products and materials related to the home occupation by vehicles other than automobiles shall occur no more than once per day.
7. 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 as required.
8. Any noncompliance with the conditions of this approval or errors in information shall be the burden of the applicant and may be subject to revocation per Section 5.4.6 (d), above.
9. Standard Permit Conditions 1-15.



251-253 SOUTH UNION STREET

BURLINGTON VERMONT

BUILDING SIZE: 8,058 sf
SITE: .91 acres (Complies with 4.4.5.1)
FRONTAGE: 139 feet on South Union Street (Complies with 4.4.5.1)
YEAR BUILT: 1848 (plus renovations following)

APPLICATION FOR AMENDMENT TO EXISTING ZONING PERMIT

Zoning Permit #:	ZP-21-809
Level of Review:	COA II



from sale brochure
(donahue)



from sale brochure
(donahue)



NO PROPOSED CHANGE
TO THE STREET FACING
ELEVATION

251-253 SOUTH UNION STREET
BURLINGTON VERMONT

GENERAL INFORMATION

UNITS: 8 UNITS IN HISTORIC STRUCTURE
5 PROPOSED UNITS IN ADDITION

SIZE: 8,058 GSF (2,014 SF ADDITION ALLOWABLE)
1,957 SF ADDITION W/MEZZANINE PROPOSED
PARKING: 16 SPACES PROPOSED

RL
BASE LOT COVERAGE = 35%
DENSITY = 7 UNITS/ACRE

ADAPTIVE RE-USE BONUS
LOT COVERAGE INCREASE TO 50%
25% INCREASE IN BUILDING SIZE
NO UNIT LIMIT / ACRE

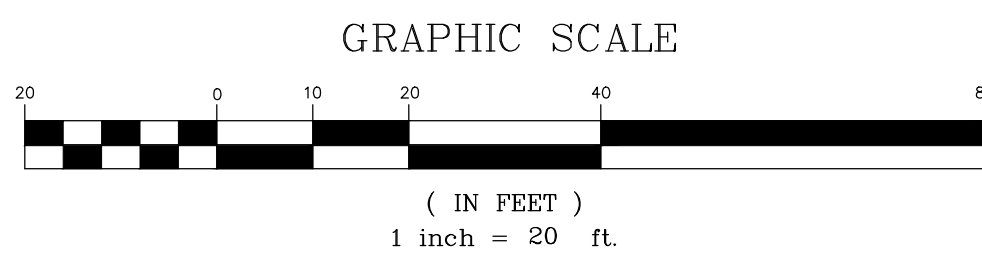


251-253 SOUTH UNION STREET
BURLINGTON VERMONT

	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED CONTOUR
	PROPOSED CURB
	PROPOSED FENCE
	PROPOSED GRAVEL
	PROPOSED PAVEMENT
	PROPOSED GUARD RAIL
	PROPOSED ELECTRIC
	PROPOSED FORCEMAIN
	PROPOSED GAS
	PROPOSED STORM
	PROPOSED GRAVITY SEWER
	PROPOSED TELEPHONE
	PROPOSED WATER
	PROPOSED SWALE

- PROPOSED SEWER MANHOLE
PROPOSED STORM MANHOLE
PROPOSED CATCH BASIN
PROPOSED YARD DRAIN
PROPOSED WELL
PROPOSED HYDRANT
PROPOSED SHUT OFF
PROPOSED UTILITY POLE
PROPOSED LIGHT POLE
PROPOSED GUY WIRE/POLE
PROPOSED SIGN
PROPOSED EDGE OF BRUSH/WOODS
REBAR SET
CONCRETE MONUMENT SET

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



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

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DRAWN
SAL

DSM

APPROVED
DSM

CLIENT:

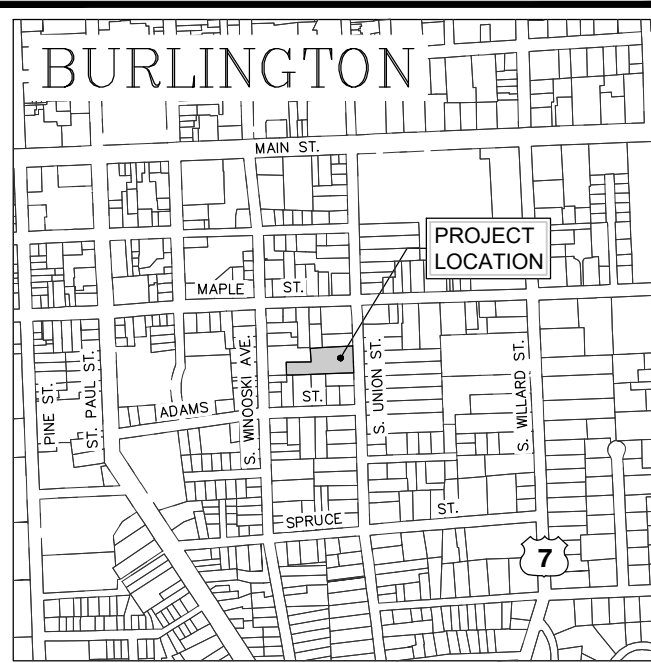
JAMES DUFOUR

251-253 SOUTH UNION ST.
BURLINGTON, VT

PROJECT:

SITE IMPROVEMENTS

251-253 SOUTH UNION ST.
BURLINGTON, VT



LOCATION MAP

$$1'' = 1000$$
[illegible]

*PROPOSED
CONDITIONS
PLAN - PHASE II*

DATE
AUG., 2022

SCALE
1" = 20'

PROJ. NO.
21245

DRAWING NUMBER

C2.0

PROPOSED ADDITION

2,012 SQUARE FEET

ONE STORY WITH MEZZANINE

LOT COVERAGE:

EXISTING

BUILDING: 3,268 SF (14.8%)

OTHER: 5,006 SF

TOTAL: 8,274 SF (37.6%)

PROPOSED

BUILDING: 5,280 SF (23.7%)

OTHER: 5,735 SF

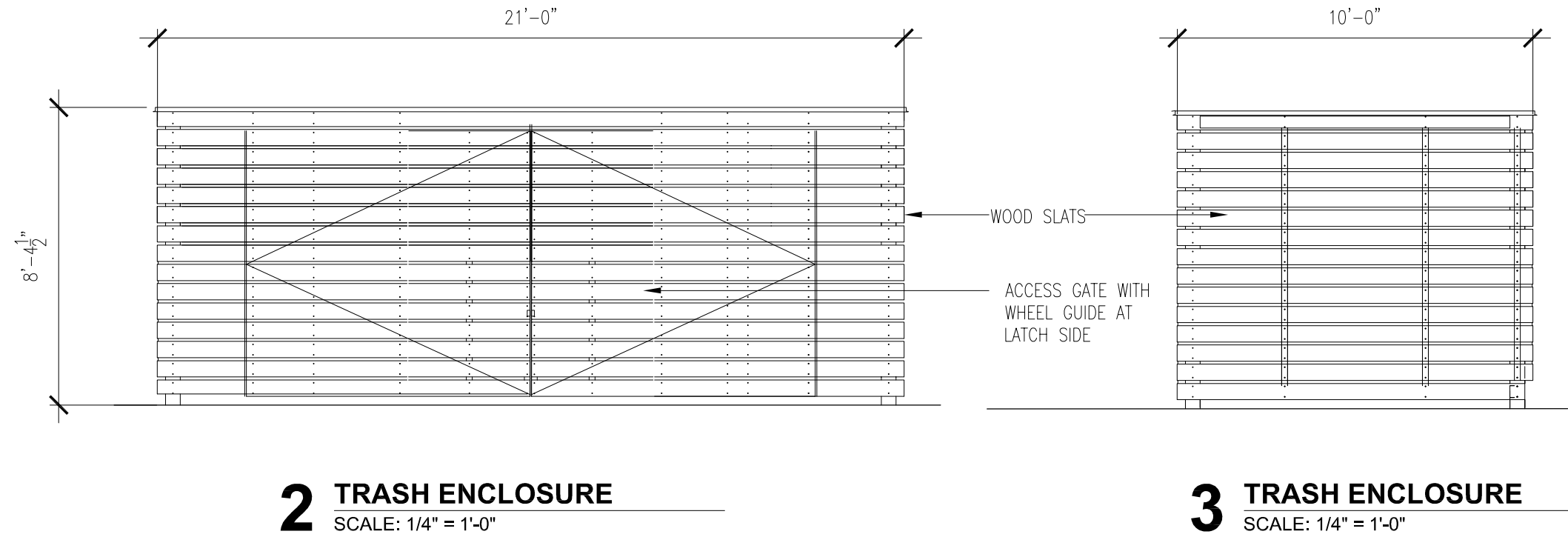
TOTAL: 11,015 SF (49.9%)

HISTORIC ADAPTIVE REUSE

50% MAXIMUM LOT COVERAGE IN RL DISTRICT

MINIMUM PARKING REQUIREMENTS: N/A

SQUARE FOOTAGE BONUS: 25% OF 8,058GSF = 2,015SF



1 SITE PLAN

SCALE: 1/16" = 1'-0"

N

251-253 SOUTH UNION ST

BURLINGTON VERMONT,
ADAPTIVE REUSE
HISTORIC RENOVATION

OWNER:
DAISY PROPERTIES

gbA

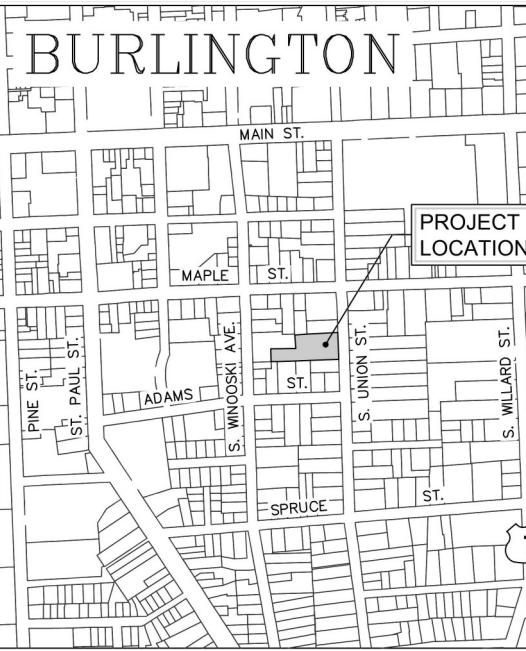
ARCHITECTURE & PLANNING

85 granite shed lane

montpelier, vermont 05602

802.229.1664 • 802.229.4822 FAX

www.gbarchitecture.com



LOCATION MAP

251-253 SOUTH UNION ST
BURLINGTON, VERMONT

Revisions:
#1 ADDED CANOPY

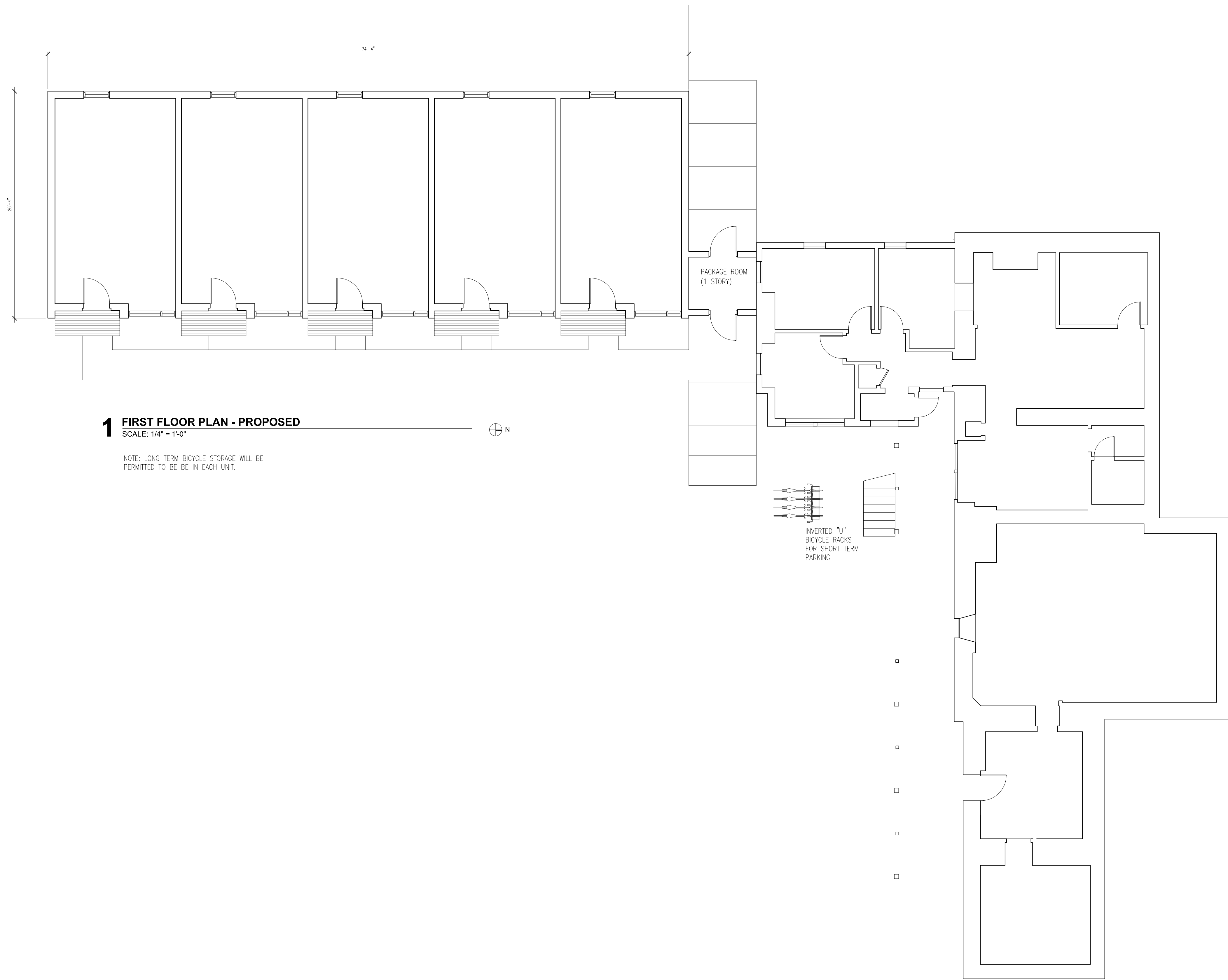
Project Number: 2021.23

Phase: ZONING

Scale: AS NOTED

Date: AUGUST 26, 2022

SITE PLAN



1 FIRST FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"

NOTE: LONG TERM BICYCLE STORAGE WILL BE PERMITTED TO BE BE IN EACH UNIT.

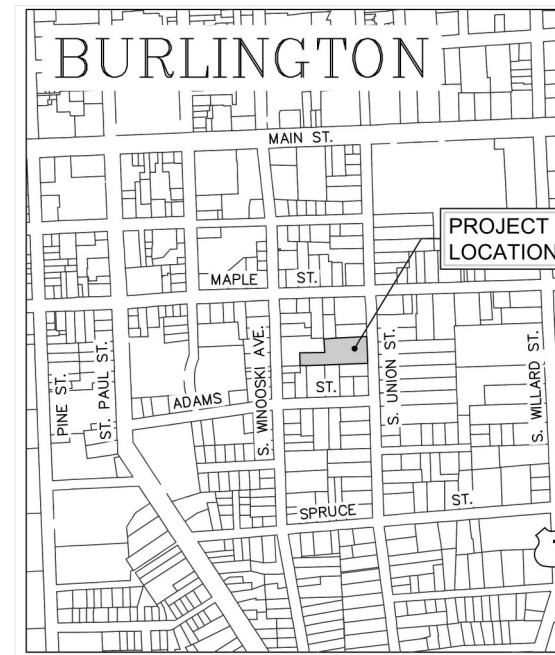
251-253 SOUTH UNION

BURLINGTON VERMONT,
ADAPTIVE REUSE
HISTORIC RENOVATION

OWNER:
DAISY PROPERTIES



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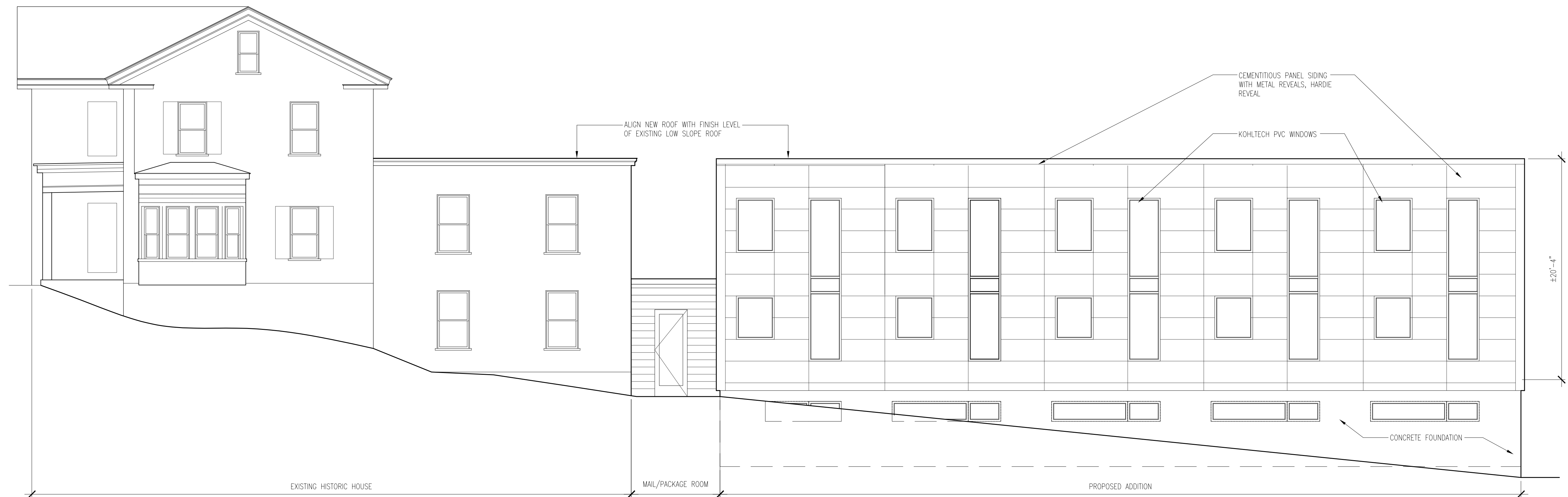


LOCATION MAP

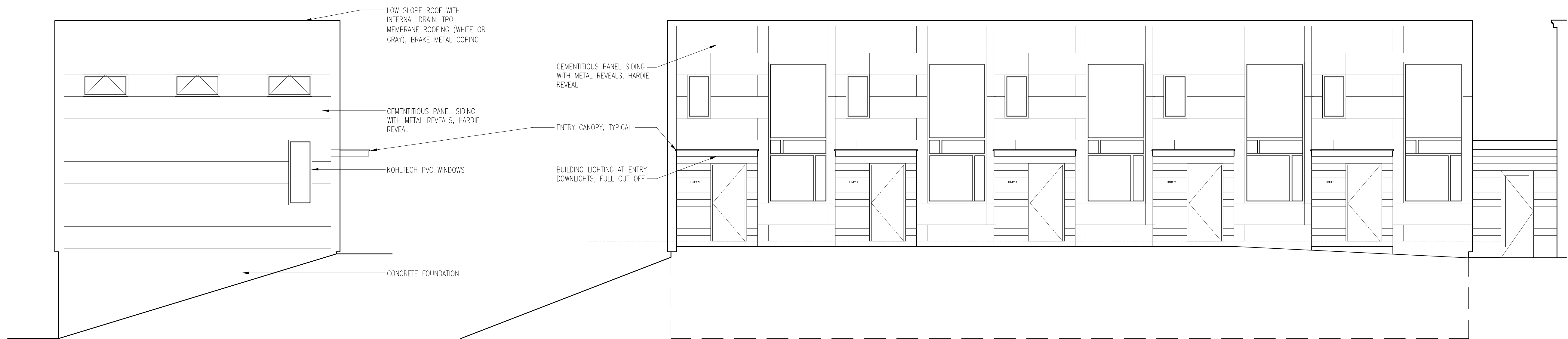
251-253 SOUTH UNION
BURLINGTON, VERMONT

Revisions:	
#1	ADDED CANOPY
Project Number:	2021.23
Phase:	ZONING
Scale	AS NOTED
Date	AUGUST 26, 2022

ANNEX FLOOR PLANS
- PROPOSED



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"

1 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

251-253 SOUTH UNION ST.

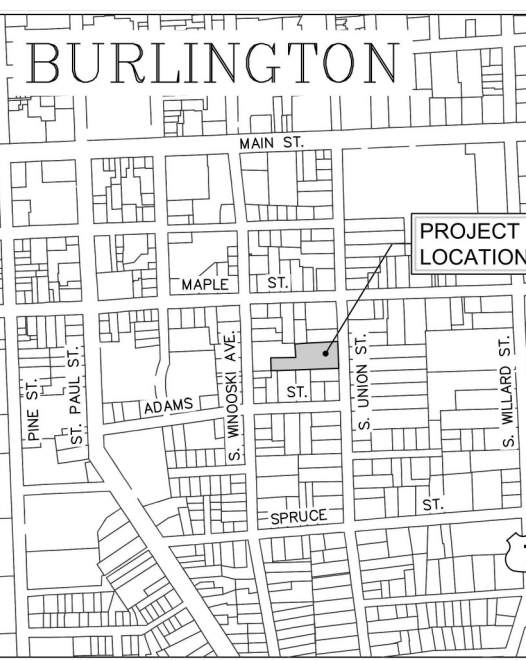
BURLINGTON VERMONT,
ADAPTIVE REUSE
HISTORIC RENOVATION

OWNER:
DAISY PROPERTIES



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LOCATION MAP

251-253 SOUTH UNION ST.

BURLINGTON, VERMONT

Revisions:
#1 ADDED CANOPY

Project Number: 2021.23

Phase: ZONING

Scale: AS NOTED

Date: AUGUST 26, 2022

EXTERIOR
ELEVATIONS -
PROPOSED

A2.2

gbA

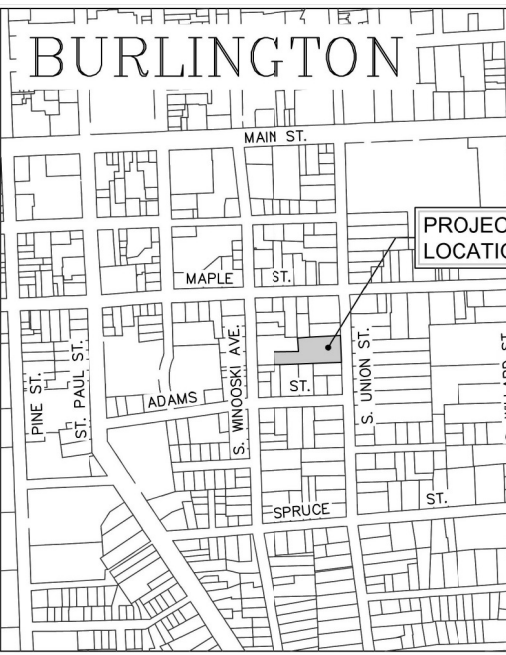
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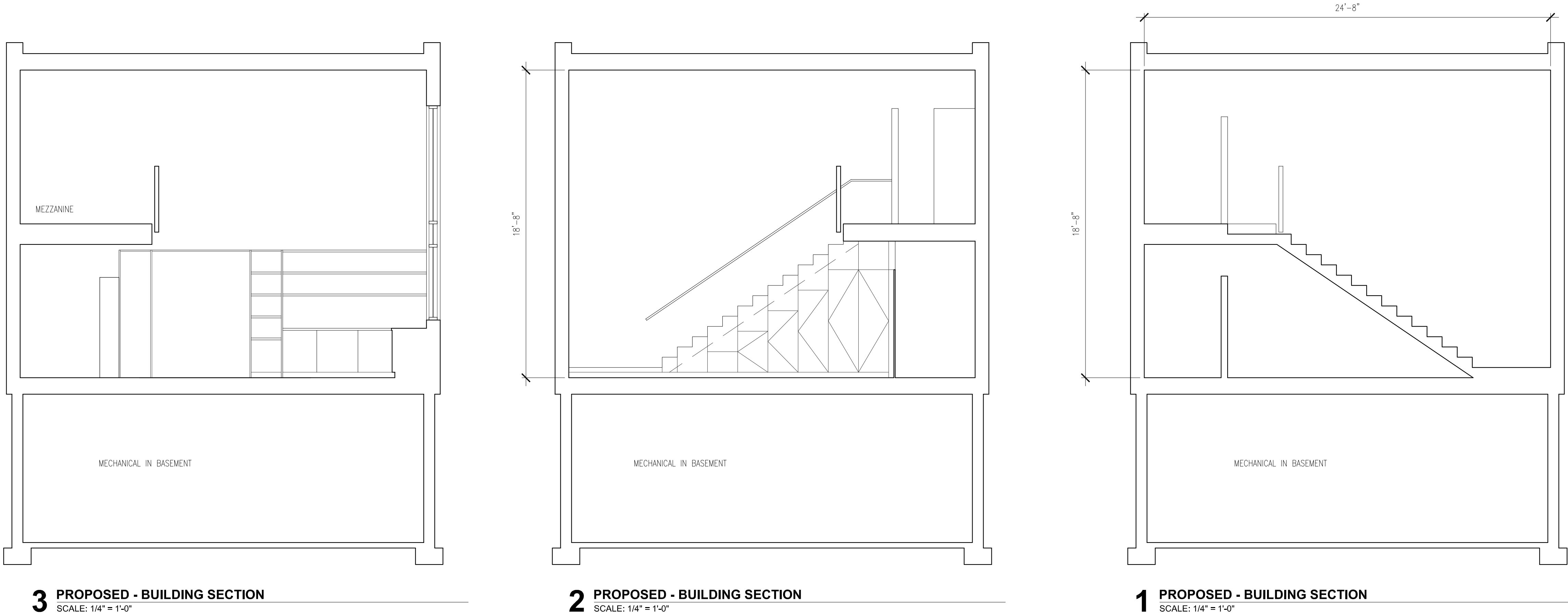


LOCATION MAP

251-253 SOUTH UNION
BURLINGTON, VERMONT

Revisions:	
#	
Project Number:	2021.23
Phase:	ZONING
Scale	AS NOTED
Date	AUGUST 26, 2022

BUILDING SECTIONS
- PROPOSED





ASPYRE

COLLECTION

by **JamesHardie** TM

Distinctive design that's engineered to last

Product Catalog

CREATIVITY IS IN THE DETAILS



Reveal Recess Trim



Reveal Surround Trim



Reveal Surround Trim



Reveal Exposed Fasteners



Reveal Countersunk Fasteners

Customizable system allows you to mix and match compatible components.



Reveal Panel and Reveal Surround Trim

ADD DEFINITION TO YOUR DESIGN

Reveal® Panel	
	Thickness 7/16 in Width 47.5 in Length 95.5 in Available with ColorPlus® Technology finishes*
Reveal Fastening Products	
	Countersunk Filler Filler usage rate for countersunk fastening application, 1 box of filler per 1 pallet (40 sheets) of Reveal Panels
	Countersinking Bit Usage rate for countersunk fastening application, 1 unit per 1 pallet (40 sheets) of Reveal Panels
	Countersunk Fasteners for Wood 1 5/8 in length x 0.39 in HD, 316 SS, Bugle Head Square Drive
	Countersunk Fasteners for Steel 1 5/8 in length x 0.39 in HD, 410 SS, Bugle Head #2 Square Drive
	Exposed Fasteners for Wood 1.5 in length x 0.189 in x 0.472 in HD, 10-12 SS, T20W Torx Pan Head
	Exposed Fasteners for Steel 1.125 in length x 0.169 in x 0.472 in HD, T20W Torx Pan Head Self-Drilling

Reveal® Recess Trim Length 8 ft	Reveal® Surround Trim Length 8 ft
Outside Corner Trim	Horizontal Trim
Horizontal Trim	Vertical Trim
Vertical Trim	Outside Corner Trim
Drainage Flashing Trim	Inside Corner Trim
Horizontal Edge Trim	J Channel Trim
Vertical F Trim	Drainage Flashing Trim



Reveal Panel and Reveal Recess Trim

*Talk to your local rep about ColorPlus Technology availability in your market.

The Aspyre Collection by James Hardie™
expands your creative possibilities



ASPYRE
COLLECTION
by **JamesHardie**™

aspyredesign.com

Artisan V-Groove Siding
and Artisan Lap Siding

Supreme PVC Swing Door

with a Low Profile Sill



Benefits of Supreme PVC Swing Door

- 1 Frame profile with a standard 3 1/4" depth.**
Available with interior jamb extensions for various wall depths.
- 2 Multiple locking points & compression seals.**
This creates a tight seal with enhanced security and performance, providing excellent water resistance, sound insulation, and minimal air infiltration.
- 3 Large reinforcement chambers in the sash.**
Allows for sash sizes as large as 8' (2.4 m) high and 3'6" (1.1 m) wide for single doors.
- 4 Quality engineered hardware.**
This operates quietly and effortlessly.
- 5 Large tempered glazing capacity, including special high-performance glass of 1 3/8" (35 mm) in thickness.**
Up to 30% more glass than a standard glazed garden door. Improved energy efficiency and acoustical properties. Triple glazing available.
- 6 Weldable corner joints in the sash profiles.**
Strengthens the door panel against distortion and provides long-term, smooth operation.
- 7 Customizable**
Paint, privacy glass and internal blind options available.

A high performance door that provides security and performance ideal for our toughest climates.

The Kohltech Supreme PVC Swing Door is a superior quality door with the versatility of creating a beautiful main entrance or an attractive patio door. Well tested in harsh climates, the interior and exterior tempered glass provide 4 to 5 times more strength, while the compression seal technology maintains a consistent barrier against wind and water no matter how strong the storm.

The system offers exceptional sound abatement properties as well as very simple maintenance. Perfect for multi-unit complexes looking to provide sound separation and an ease of upkeep.



Only available in outswing





The Low Profile Sill offers exceptional performance, perfect for high buildings exposed to the elements

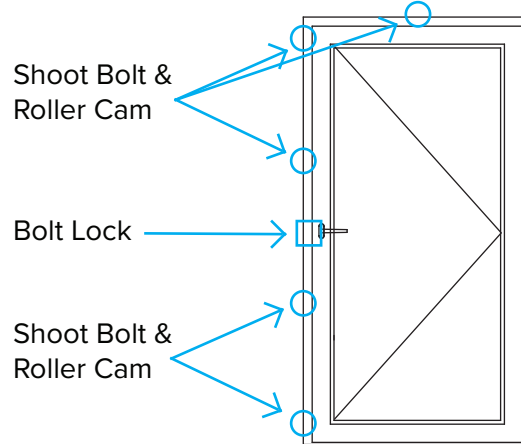
The Low Profile Sill boasts a top water penetration rating and certified to a structural rating of DP 70 at 3'4" x 8' doors. These ratings certify this sill to be used in multi-unit projects of all heights.

With a sill height of only 1 11/16", the Low Profile Sill is a fantastic option when looking for that simple step into fresh air.

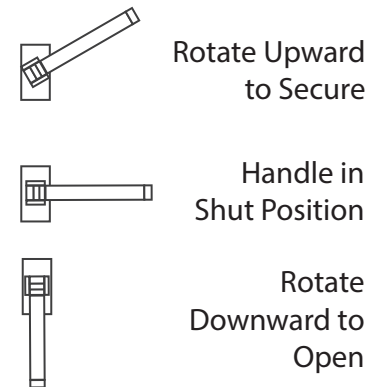
Performance Overview

- NAFS: up to LC-PG70-SHD
- STM E90 Acoustical (STC): up to 40 dB
- OITC up to 33 dB
- U-factor down to 0.21
- 90 Degree sash limiter

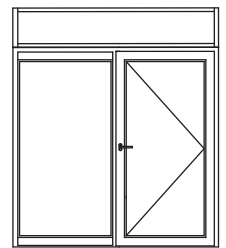
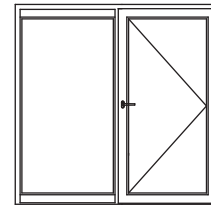
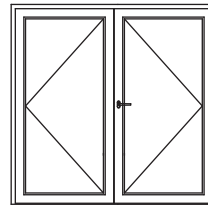
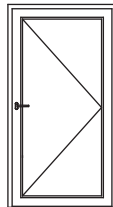
Locking Points



Handle Position

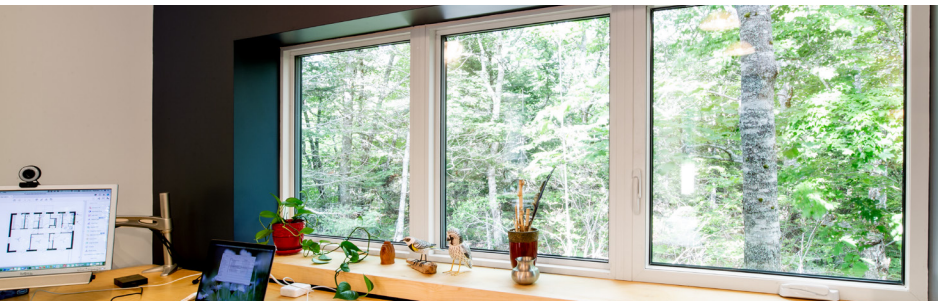


Configurations



Stock Frame Sizes	Outswing	Mulled Garden Door - LH & RH Operator Outswing	Garden Door - Single Operator Outswing	Available with Transom
3'0"	37 5/16W x 81H	74 15/16W x 81H	74 15/16W x 81H	74 15/16W x 98 5/8H
3'6"	43 5/16W x 81H	86 15/16W x 81H	86 15/16W x 81H	86 15/16W x 98 5/8H

SUPREME CASEMENT WINDOW



STRONG AND SLEEK



Operator Exterior

The new Supreme Casement has been redesigned from the ground up.

It is uniquely designed with exterior glazing on the operator to maximize the glass area. The frame has a 4.5" depth to satisfy NAFS requirements and allows for narrower mullions while maintaining strength.

New energy-efficient LoE coatings create industry-leading energy ratings, staying ahead of the ever-increasing Energy Codes and ENERGY STAR requirements.

With the growing demand for black exterior windows, we're introducing a black cap stock extrusion available on the exterior surface of high volume profiles. This will reduce lead time for this popular colour and provides a more cost-efficient solution whether for a home or a commercial building.

We've introduced sleeker operators with fitted nesting covers for a contemporary interior look.

With slimmer sashes, higher energy ratings, and the ability to add stronger reinforcement, this window is the definition of Supreme.



Operator Interior

Features & Benefits

- New design with narrower mullions and 1 1/2" more visible glass
- Exterior glazing on the operator to maximize glass area
- Improved Thermal Ratings using new LoE Guardian 8071 glass
- Black cap stock extrusion in early 2021
- Thicker 4 1/2" frame depth, 4 5/8" with drywall closeout
- Less heat transfer, more solar heat gain
- Ability to add stronger reinforcement
- Improved operating hardware
- 3/4", 1", and 1 3/8" glazing available
- SDL and grilles available with triple glazing
- Available with any brickmould style
- Heavy Duty screens available
- Interior and exterior painting available in all standard or custom paint colours
- NAFS, NFRC, and CSA Certified

Supreme Key Features

- All Glazing Options: Dual & Triple glazed LoE, LoE Argon, and Energlass
- All SDL and grille options
- Slimline sash
- Stainless steel hardware
- Lifetime warranty

SUPREME CASEMENT WINDOW



Handle Options



White



Tan



Black



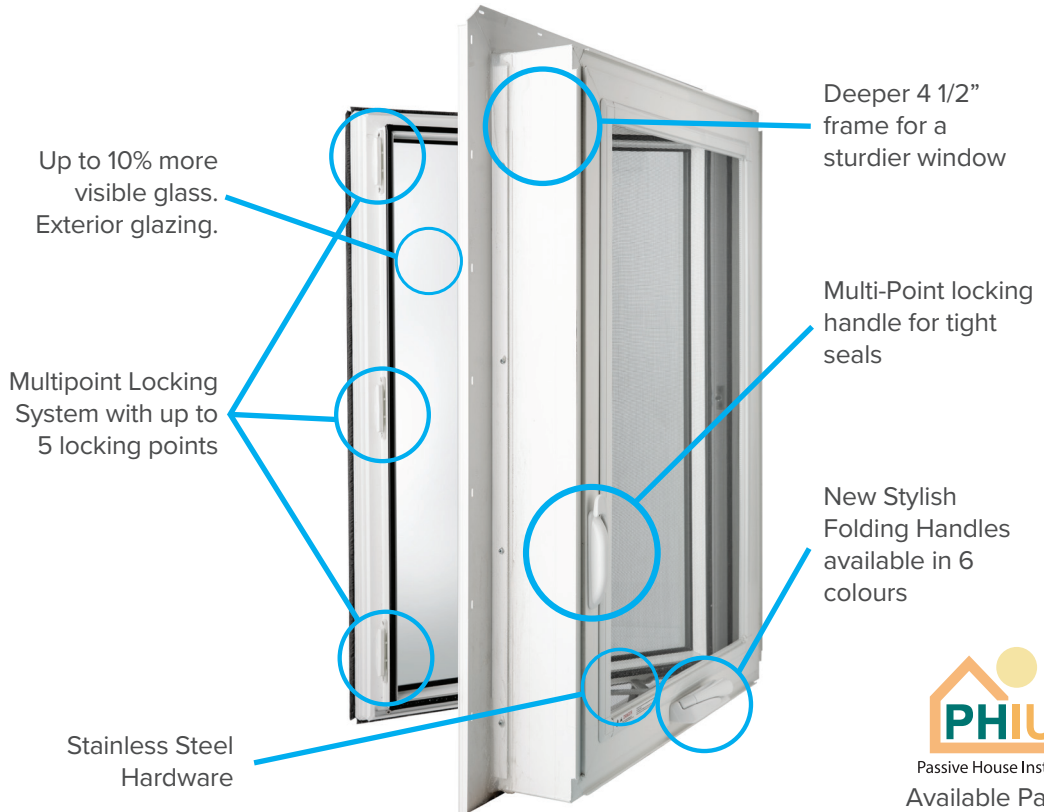
Brushed Nickel



Antique Brass



Oil Rubbed Bronze



Passive House Institute US
Available Passive
House Certified

PERFORMANCE RATINGS

	Casement			Awning			Narrow Picture			Wide Picture		
Glass Options	ENERGY STAR	CSA Ratings	ER & U Values	ENERGY STAR	CSA Ratings	ER & U Values	ENERGY STAR	CSA Ratings	ER & U Values	ENERGY STAR	CSA Ratings	ER Value
Energias	Yes	Size Tested 38"x78"	37 1.5 (0.26)	Yes	36"x80" CW-PG55-AP D: 2640 Pa WP: 720 Pa	37 1.5 (0.26)	Yes	36"x90" CW-PG90-FW D: 4320 Pa WP: 720 Pa	42 1.5 (0.27)	Yes	Size Tested: 79"x79"	40 1.5 (0.27)
Energias Plus	Yes	Ratings A3 CW-PG55-C D: 2640 Pa WP: 720 Pa	46 0.9 (0.16)	Yes	60"x36" LC-PG45-AP D: 2160 Pa WP: 720 Pa	46 0.9 (0.16)	Yes	79"x79" CW-PG70-FW D: 3360 Pa WP: 720 Pa	51 0.9 (0.16)	Yes	Ratings CW-PG70-FW D: 3360 Pa WP: 720 Pa	49 0.9 (0.16)
Energias LSG	No		25 1.5 (0.25)	No	48"x51" LC-PG50-AP D: 2400 Pa WP: 720 Pa	25 1.5 (0.25)	No		27 1.5 (0.26)	No		27 1.4 (0.25)
Energias Plus LSG	Yes		35 0.9 (0.15)	Yes		35 0.9 (0.15)	Yes		39 0.8 (0.14)	Yes		37 0.9 (0.15)

Legend: A = Air Infiltration/Exfiltration | D = Design Pressure | WP = Water Penetration Resistance Test Pressure
PG = Minimum Performance Grade
LC = Low and mid-rise multi-family residential and light commercial buildings
CW = Mid-rise multi-family residential and commercial office buildings

August 2020



IGMA



NRLA



www.kohltech.com





STEP-BY-STEP GUIDE TO OUTSTANDING WINDOWS

- 1 WINDOW TYPES**
Learn about our different window types, how each one operates and its benefits.
Pages 6-13

- 2 WINDOW PERFORMANCE**
Discover how our windows reduce your energy costs and make your home more comfortable. Learn about our different glass options.
Pages 14-17

- 3 PERMAFINISH™ COLOUR OPTIONS**
Any colour is possible with our unique paint process. Choose one that's right for your windows.
Pages 18-19

- 4 GRILLE PATTERNS & STYLES**
Learn about our different grille options and choose your favourite style.
Pages 20-23

- 5 CUSTOM SHAPES**
Consider adding custom window shapes to provide additional natural light and make a bold statement. Anything is possible.
Pages 26-27

- 6 EXTERIOR STYLES**
Choose the frame style that goes around the exterior of your windows.
Pages 28-29

- 7 INTERIOR STYLES**
Consider using specialty glass in your windows and choose from a wide variety of hardware.
Pages 30-31

- 8 OUR PROMISE**
Learn about our guarantee and how to care for your windows.
Pages 36-37

1 WINDOW TYPES



SELECT CASEMENT EXTERIOR



SUPREME EXTERIOR



SUPREME INTERIOR

CASEMENT

Our best performing windows against snow, wind and rain.

Designed to keep harsh weather out, our casement windows are energy efficient, reliable and practical. They open out to a full 90 degrees via dual or single-arm crank operators and are hinged at the side, making them a great choice for the main and upper levels of your home.

AVAILABLE IN THE FOLLOWING FAMILIES:

Supreme | Select





SUPREME EXTERIOR



SUPREME INTERIOR

AWNING

An outstanding choice when air circulation and ease of use are paramount.

Our awning windows are hinged at the side and swing out from the bottom, providing excellent ventilation even during light rain. They're easy to use

and built to withstand harsh weather. Pair awning windows with larger fixed windows on the main and upper floors of your home to enjoy both the view and air flow.

Casement and Awning windows look and perform the same.

AVAILABLE IN THE FOLLOWING FAMILIES:
Supreme | Select



FIXED/PICTURE (NON-OPERATING)

Add visual appeal to your home and let in more natural light with our fixed windows.

Fixed windows do not open or operate in any way. Instead, they can dramatically improve the appearance of any room in your home, especially when paired with larger, functional windows or installed around doors. Fixed windows also allow you to explore unique shapes and sizes, providing nearly unlimited possibilities. Available with or without sash.



AVAILABLE IN THE FOLLOWING FAMILIES:

Supreme | Select



EXTERIOR

Left side: fixed sash picture window
Right side: narrow profile picture window



INTERIOR

Left side: narrow profile picture window
Right side: fixed sash picture window





2 WINDOW PERFORMANCE

We're constantly investing in new technologies, materials and techniques to provide you with the highest performing windows on the market – windows that reduce your energy costs, keep out the weather and make your home more comfortable.

STYLE PERFORMANCE ↑

Tilt & Turn
Casement
Awning
Single Hung
Double Hung
Single Glider
Double Glider

There are two main considerations when determining the performance of your windows: weather performance and energy performance.

WEATHER PERFORMANCE

The elevation, exposure and terrain surrounding your home all impact the weather performance requirements of your windows. These requirements also vary with the climate and location of your home.

We've built our own test lab in our manufacturing facility to ensure your windows meet or exceed the requirements in your location. Look for the North American Fenestration Standard (NAFS) label on your windows for details on how they meet or surpass your requirements.

Talk to your local, authorized Kohltech dealer to ensure your windows meet and exceed weather performance standards.

ENERGY PERFORMANCE

All our windows are designed with energy performance in mind. Choosing Kohltech windows is an investment in the energy efficiency of your home, as most of our products meet or exceed the more stringent requirements of the ENERGY STAR® program.

Our windows incorporate a number of additional features that increase their energy performance:

INSULATED GLASS UNIT

Made up of two or three glass panes separated by chambers of air or an inert gas (argon or krypton). This results in decreased heat transfer compared to single-pane units.

LOW EMISSIVITY (LOE) COATING

A thin, virtually invisible metallic layer, applied to the glass, that reflects heat back to the same side it originated from. This increases your home's ability to retain heat.

WARM EDGE SPACER SYSTEM

Raises the temperature of glass near the frame, decreasing heat loss. Also functions to remove any moisture between the panes of glass. We offer three types of warm edge spacers: Intercept® Tin-Plated Steel, Intercept® Ultra Stainless Steel, and Cellular Silicone.



2 WINDOW PERFORMANCE

HIGH PERFORMANCE GLASS

We offer a wide variety of high performance glass options that will help increase your home's energy efficiency:

LOE ARGON

Saves on energy. Increased energy performance by combining a LoE coating, argon gas and an intercept warm edge spacer.

ENERGLAS®

The standard in glass performance. Our most popular option dramatically reduces heat loss and infiltration of harmful UV rays. It uses a high performance ultra warm edge spacer, one panel of LoE coated glass and one cavity filled with argon gas.

TRIPLE ENERGLAS PLUS®

The ultimate in high performance and energy efficiency. Our ultra high performance, energy efficient, triple glazed option uses warm edge cellular silicone spacers, two panels of LoE coated glass and two cavities filled with argon or krypton gas.

HIGH SOLAR GAIN (HSG) GLASS

HSG glass excels at allowing heat from the sun in, helping to heat homes in colder climates and reduce energy costs. HSG is our default LoE.

LOW SOLAR GAIN (LSG) GLASS

For hot summers and cold winters. If you get a lot of sun in the summer, consider using LSG glass. It significantly reduces heat transfer, preventing overheating in the summer and providing insulation in the winter for year-round comfort.

PROUD MEMBER OF

IGMA INSULATING
GLASS
MANUFACTURERS
ALLIANCE





PASSIVE HOUSE CERTIFIED WINDOWS

Kohltech Windows & Entrance Systems is one of very few manufacturers in North America to achieve PHIUS certification. Selecting products with this designation provides numerous benefits to your home. The triple glazing technology insulates your home far more effectively than regular windows. Because the insulation is so effective, passive solar heat gains in combination with the heat generated by home appliances and people can often provide most of the necessary heating.

Consistent and comfortable temperatures are maintained all year round since the windows and doors minimize heat loss and maximize heat gain in the winter. Increased insulation and consistent temperatures mean lower energy bill throughout the year, including those cold winters.

Acquiring Passive House certification is a rigorous process and only products of the highest performance levels can achieve this standard. Door options also available.

AVAILABLE IN THE FOLLOWING SUPREME WINDOWS

Tilt & Turn | Casement | Awning | Narrow Picture | Wide Picture | Double Hung



3 PERMAFINISH™ COLOURS

Designed to withstand the harshest climates, our trademarked factory applied coatings are available in a wide variety of colours inspired by the timeless beauty of nature. Choose from our 30 standard colours or request a custom colour.

All of our factory applied coatings come with a 10 year warranty.

STANDARD COLOURS



Custom colours available upon request.
Colours may vary from those illustrated.

HARDWARE COLOURS

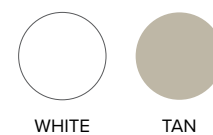
HANDLES*



GRILLES



LOCKS*



Certain grille types are available in our standard paint colours or custom paint colours.

Wood is only available in an interior SDL bar.

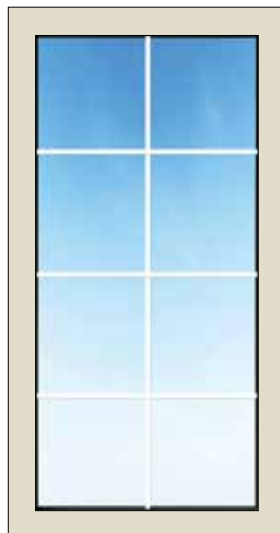
*See page 31 for details on hardware availability for each window.



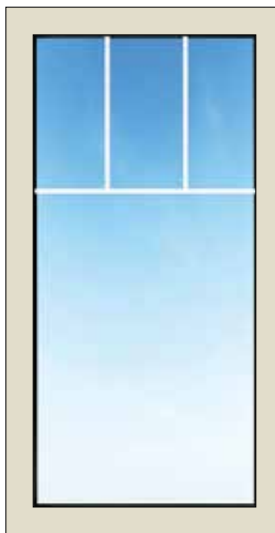


GRILLE PATTERNS

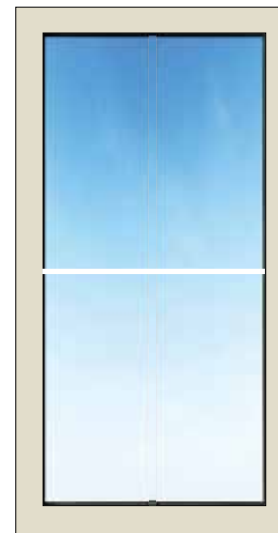
Choose from one of these standard patterns or select a custom pattern.



RECTANGULAR



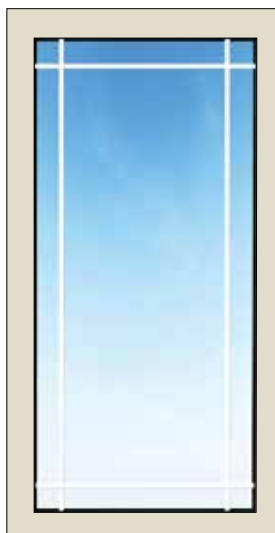
CRAFTSMAN



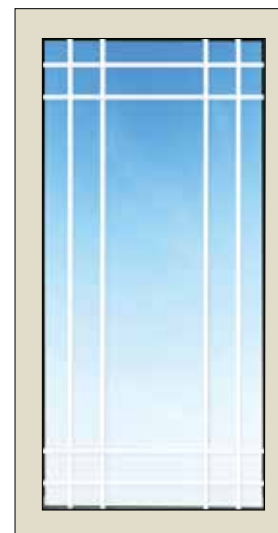
HORIZONTAL



LADDER



PRAIRIE



DOUBLE PRAIRIE

4 GRILLES

GRILLE STYLES & COLOURS

Choose from a variety of standard grille styles and colours or select a custom colour.



3/4" GROOVED GEORGIAN GRILLE

Available in white, tan, black, brushed aluminum, split finish and any colour on page 19.



1" GROOVED GEORGIAN GRILLE

Available in white and any colour on page 19.



5/8" FLAT COLONIAL GRILLE

Available in white, tan, brass, brushed aluminum and any colour on page 19.



5/16" SLIMLINE GRILLE*

Available in white, tan, brass, black, chrome, dark pewter and any colour on page 19.



7/8" SIMULATED DIVIDED LITE**

Available in white, tan, wood clear pine, wood primed, wood permafinished (white and tan) and any colour on page 19.



1 1/8" SIMULATED DIVIDED LITE**

Available in white, tan, wood clear pine, wood primed, wood permafinished (white and tan) and any colour on page 19.



**2" SIMULATED STAYBAR/
DIVIDED LITE****

Available in white, tan and any colour on page 19.



1 1/4" SIMULATED STAYBAR**

Available in white, tan and any colour on page 19.

*Slimline grilles cannot be painted split-finish.

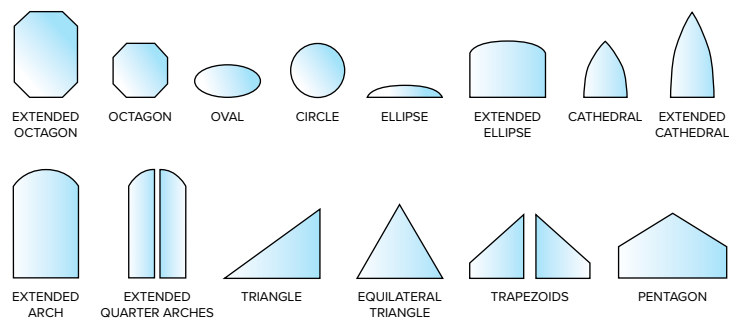
**Simulated Divided Lite grilles are installed on the outside of the glass with shadow bars between the glass. Simulated Staybars do not include shadow bars.



5 CUSTOM SHAPES

Choosing custom-shaped windows for your home will enhance the beauty of any room, provide additional natural light and make a bold statement. Most custom-shaped windows are fixed.

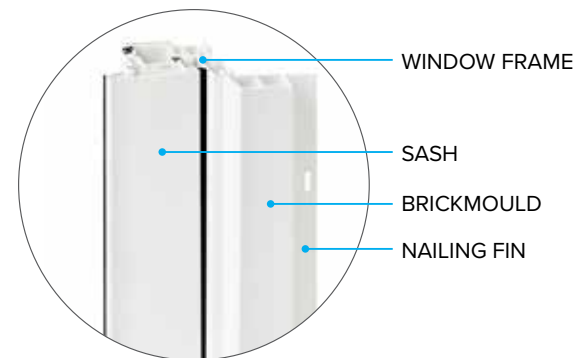
Popular custom shapes include circles, trapezoids, arches, transoms and half-rounds, but any shape is possible.





6 EXTERIOR STYLES

The exterior trim, also known as brickmould or exterior casing, is the frame that goes around the exterior of your window. It conceals the gap between the exterior cladding and the window jamb and is available in any colour.



PLAIN FRAME



NAILING FIN



FLASHING FLANGE



SUBSILL



7/8" BRICKMOULD*



2 1/4" FLUSH FRAME EXTENSION



1 1/2" BRICKMOULD*



1 1/2" EXTENDED BRICKMOULD*
Available extended 1 1/4" and 2 1/4"



2" 180 BRICKMOULD*



3 1/2" BRICKMOULD*



3 1/2" 180 BRICKMOULD*



2" RENO BRICKMOULD
Also available in 1 1/2"

*Available cut out for J-Trim.



7 INTERIOR STYLES

SPECIAL GLASS OPTIONS

Take your windows to the next level with these additional glass options.

TEMPERED

Tempered glass is a safe alternative to regular glass. The glass undergoes a heat treatment to increase its strength and improve its safety.

SOUND-REDUCING LAMINATED

A type of safety glass that reduces outdoor noise by up to 50%. The glass is held together by an interlayer to improve its safety.

ARCHITECTURAL GLASS

We offer a wide variety of glass options to fit projects of any size and makeup. Unique offerings include specialty privacy glass, float glass, solar control glass and safety glass.

OBSCURE GLASS



RAIN



PINHEAD



SATIN DECO

TINTS



GREY



BRONZE

HARDWARE OPTIONS

Choose the handles, locks and latches that best suit your windows and home decor. We offer a wide variety of finish and style options. Plus all hardware can be upgraded to enhance the security and improve the appearance of your windows.

LOCKS



CAM LOCK
(Select Single & Double Hung and Glider windows)
Available in white or tan.



CAM LOCK
(Supreme Single & Double Hung and Glider windows)
Available in white or tan.



POSITIVE ACTION LOCK
(Supreme Single Hung)
Available in white or tan.



AUTO NIGHT LOCK
(Supreme Single & Double Hung)
Available in white or tan.



MANUAL NIGHT LOCK
(Supreme Single & Double Hung)
Available in white or tan.

HANDLES



FOLDING HANDLE
(Supreme, Select Casement & Awning windows)
Available in white or tan.



CONTOUR HANDLE
(Select Casement windows)
Available in white or tan.



TILT & TURN HANDLE
Available in white, titanium or black.



ARCHITECTURAL HANDLE
(Supreme, Select Casement & Awning windows)
Available in black.



ARCHITECTURAL HANDLE
(Supreme, Select Casement & Awning windows)
Available in antique brass.



ARCHITECTURAL HANDLE
(Supreme, Select Casement & Awning windows)
Available in brushed nickel.



ARCHITECTURAL HANDLE
(Supreme, Select Casement & Awning windows)
Available in oil rubbed bronze.

*All architectural handles come with stainless steel hardware.

SUPREME VS. SELECT



SUPREME CASEMENT

Our Supreme vinyl window represents the pinnacle of design excellence and elegance. Select is our most popular vinyl window line, and they offer the ideal blend of sophistication, practicality and value.

To learn more, find all performance charts and window ratings at kohltech.com.

SUPREME CASEMENT

4 5/8" frame depth

Integral drywall return 1/2" or 3/4"

1", 1 3/8" & 3/4" glazing options

Jamb extension available in PVC/wood/vinyl clad
(Wood/vinyl clad jamb extensions are not available in Western Canada.)

Stainless steel hinges and hardware standard

Folding nested handle available in white, tan, oil rubbed bronze, brushed nickel, antique brass, black

Multipoint locking system 2 thru 5 points

Hidden prep for installation

0.075" outer wall thickness

Triple Energlas Plus® (triple glazed) available with all other glass options

SDL grille available with all other grille options

2 1/2" from frame edge to glass

SELECT CASEMENT

3 1/4" frame depth

Integral drywall return 1/2" or 3/4"

1", 1 3/8" & 3/4" glazing options

Jamb extension available in PVC/wood/vinyl clad
(Wood/vinyl clad jamb extensions are not available in Western Canada.)

Coated hardware standard or stainless steel hardware optional

Contour or folding nested handle available in white, tan, oil rubbed bronze, brushed nickel, antique brass, black

Multipoint locking system 2 thru 5 points

Hidden or visible prep for installation

0.071" outer wall thickness

Triple Energlas Plus® (triple glazed) available with all other glass options

SDL grille available with all other grille options

3 1/8" from frame edge to glass

VS.



SELECT SINGLE HUNG

SUPREME SINGLE HUNG/SINGLE GLIDER

3 1/4" frame depth with integral drywall return

3/4" & 1" glazing options (dual & triple with internal grilles)

Jamb extension available in PVC/wood/vinyl clad
(Wood/vinyl clad jamb extensions are not available in Western Canada.)

Stainless steel constant force balance springs
(excluding glider windows)

Robust lock & keeper with auto lock optional

Chambered glazing up-stand

Auto night lock is standard

Head closeout on frame

More reinforcement options for commercial applications

Triple Energlas Plus® (triple glazed) available
with all other glass options

Robust sash (heartier reinforcement & SDL option)

Sash restriction available

VS.

SELECT SINGLE HUNG/SINGLE GLIDER

3 1/4" frame depth with integral drywall return

3/4" glazing option

Jamb extension available in PVC/wood/vinyl clad
(Wood/vinyl clad jamb extensions are not available in Western Canada.)

Spiral balance springs (excluding glider windows)

Slimline lock & keeper

Single-wall glazing up-stand

No night lock available

Open head pocket on frame

Standard t-mullion and mulled reinforcement options

LoE, LoE Argon and Energlas® glass available

Slimline sash and standard grille options available

Sash restriction available

WINDOW PRODUCTS

	Supreme, Tilt & Turn	Select	Commercial
Insulated Glass	Lifetime	30 years	10 years
Hardware*	Lifetime	30 years	1 year
Frame/Sash	Lifetime	30 years	10 years
Factory Applied Coating	10 years	10 years	10 years
Labour	Lifetime	30 years	1 years

* No warranty for rusting of any hardware unless premium upgrade.

+ Stress crack warranty coverage is for 1 year.

Labour warranty coverage in the United States is only offered for 1 year on non-commercial products.

Note: All warranty coverage is applicable to the original homeowner. For subsequent owners, Supreme, Tilt & Turn, and Select products, the warranty reverts to 20 years from date of manufacture for insulated glass, hardware and frame/sash. Coating remains at 10 years from date of manufacture and labour reverts to 5 years coverage from date of manufacture. Commercial product warranty is not transferable to subsequent homeowners.

PATIO & ENTRANCE DOOR PRODUCTS

	Select & Estate Patio Door* and Tilt & Turn	Entrance Door*
Insulated Glass	30 years	10 years
Hardware*	10 years	10 years
Slab	n/a	10 years***
Frame/Sash	30 years vinyl	10 years
Factory Applied Coating	10 years	10 years
Wood Frame Primed	n/a	5 years
Vinyl Clad Frame	n/a	10 years
Cellular PVC Frame / 900 Door Frame	n/a	Lifetime
Labour	30 years	2 years
Internal Mini Blinds	10 years	10 years
Internal Mini Blinds Labour	1 year	1 year

* No warranty for rusting of any hardware unless premium upgrade.

** Tilt & Turn Doors include Turn-Only Doors built with Tilt & Turn profile.

*** 5 years for N300 slabs.

+ Stress crack warranty coverage is for 1 year.

Labour warranty coverage in the United States is only offered for 1 year on patio door products.

Note: All warranty coverage is applicable to the original homeowner. For subsequent owners, Select & Estate Patio Door and Tilt & Turn products, the warranty reverts to 20 years from date of manufacture for insulated glass and frame/sash. Hardware and coating remains at 10 years from date of manufacture and labour reverts to 5 years coverage from date of manufacture. Commercial and Entrance Door product warranty is not transferable to subsequent homeowners. Assisted living sills are not warranted against water leakage.

To learn more about our labour warranty, visit kohltech.com.





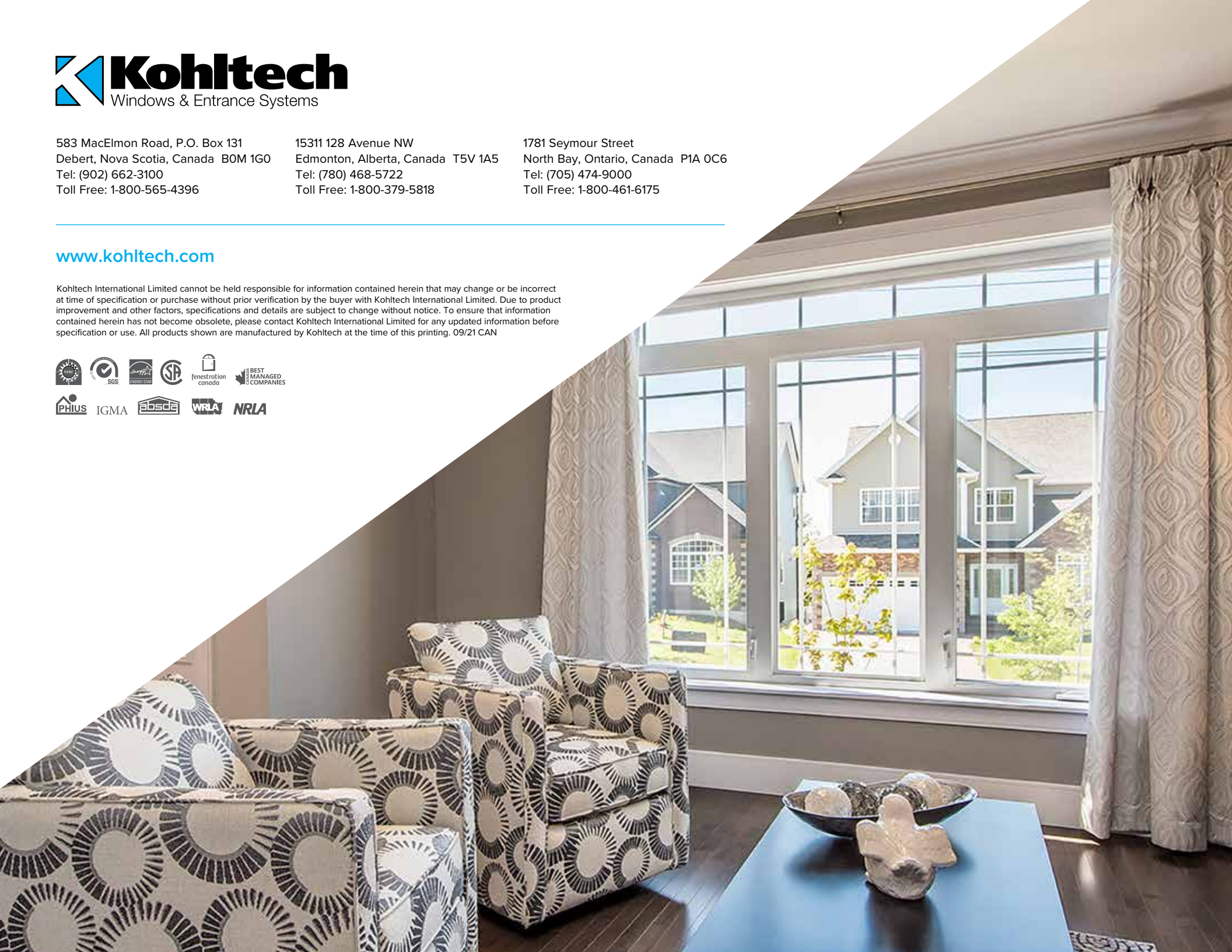
583 MacElmon Road, P.O. Box 131
Debert, Nova Scotia, Canada B0M 1G0
Tel: (902) 662-3100
Toll Free: 1-800-565-4396

15311 128 Avenue NW
Edmonton, Alberta, Canada T5V 1A5
Tel: (780) 468-5722
Toll Free: 1-800-379-5818

1781 Seymour Street
North Bay, Ontario, Canada P1A 0C6
Tel: (705) 474-9000
Toll Free: 1-800-461-6175

www.kohltech.com

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RZR-600

ULTRA THIN RECESSED DOWNLIGHT



NAME:	
TYPE:	
DATE:	
NOTES:	

SPECIFICATIONS

LIGHT UNIT:	Aluminum Die cast with powder paint coat preventing discoloring and rusting.
JUNCTION BOX:	Aluminum extrusion, with knockouts located at each end. Wiring compartment allows for (6) 14 gauge (AWG) insulated conductors. Connection to one (1) downstream unit is permitted within the junction box compartment. The compartment satisfies junction box volume requirements of CSA C22.2 No. 250.0/UL 1598.
INSTALLATION:	Ideal for shallow ceiling installations with no housing required. Steel spring clip for easy installation and suitable in t-grid and drop ceiling applications.
WIRING:	Plenum rated cable used to connect light unit and junction box.
OPTICS:	EDGE-lit LED technology uses light guided plate to distribute light. A polycarbonate lens is used to provide even illumination throughout the installation.
ELECTRICAL & PHASE CONTROL:	Easily connected to a 120V power supply via provided UL recognized driver. Dimming down to 10% with most standard LED dimmers (see list of approved dimmers). Ambient operating temperature: -40°C (-40°F) to +40°C (+104°F). IC, WET Location and AIR-TIGHT rated. Phase Control: Forward Phase. Certifications: This product is ETL listed in USA & Canada, certified to UL standard 1598 and CSA standard C22.2 No. 250.0-08

CUTTING HOLE:	6.33"(160.8mm)
MOUNTING PLATE:	AMP / MPHB-600
BEAM ANGLE:	107°
COLOR TEMPERATURE:	27K
CRI:	80
LUMEN OUTPUT:	950 lumens
DIMMABLE:	Yes
WATTS:	12 watts
LED LIFE:	50,000 hours
WARRANTY:	5 years
WIRE CABLE:	FT4 rated
DRIVER (SPECIAL ORDER):	120-277V, 0-10V Dimming

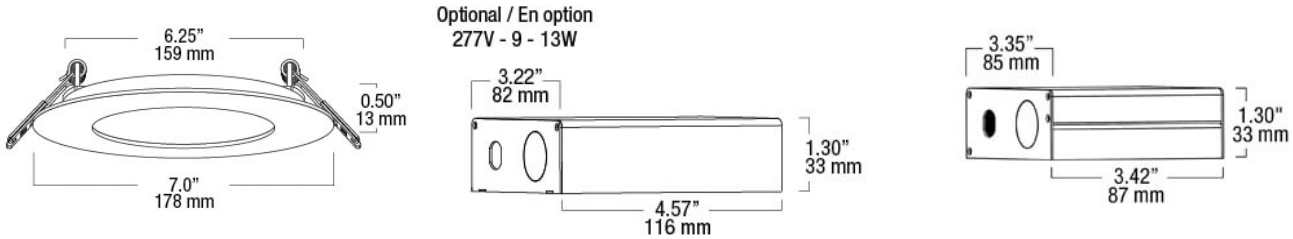
APPLICATIONS

This low-profile unit is IC and AIRTIGHT rated and allows installation in almost any location, even directly under a ceiling joist. Whether it is a Remodel or New Construction installation, this unit is well suited for indoor / outdoor residential, hospitality, commercial and multifamily applications. It does not require a recessed housing for installation.

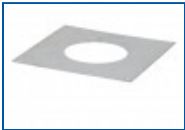
RZR-600

ULTRA THIN RECESSED DOWNLIGHT

DIMENSIONS



ACCESSORIES


MOUNTING PLATE

Versatile square mounting plate allows for installation of all models of ndr recessed lighting products. refer to our mounting plate compatibility chart to ensure the proper mounting plate is selected.


RAZOR CABLES

These connecting cables are for use with the ndr electric razor series. these cables allow for greater flexibility in designing custom layout needs.


REMODEL VAPOUR BARRIER

The remodel vapour barrier unit may be used with all ndr remodel housings. it is designed to prevent air leakage from your living space into the attic, or any insulated spaces.


ADJUSTABLE MOUNTING PLATE

Versatile adjustable mounting plate allows for installation of all models of ndr recessed lighting products. refer to our mounting plate compatibility chart to ensure the proper mounting plate is selected.


MOUNTING PLATE WITH ADJUSTABLE HANGER BARS

Versatile adjustable mounting plate allows for installation of all models of ndr recessed lighting products. refer to our mounting plate compatibility chart to ensure the proper mounting plate is selected.


VAPOUR BARRIER

This vapour barrier unit may be used with all ndr recessed lighting products. it is designed to prevent air leakage from your living space into the attic, or any insulated spaces.


GOOF RINGS

This goof ring is used when the ceiling hole is wider than the retrofit light unit being installed. refer to our goof ring compatibility chart to ensure the proper goof ring is selected.

RZR-600

ULTRA THIN RECESSED DOWNLIGHT

RATINGS

AIRTIGHT
RATED**IC**
RATED

ORDERING GUIDE

RAZOR 600 SERIES

Series	Color Temperature	Finish
RZR-600-12W	27K 2700K/80CRI/12W	WH White

Notes: Configure product using **BOLD** options: Ex: **RZR-600-12W-3K-WH**

For 120-277V, (0-10v Dim) Application:

Series	Multi-Volt Description	
RZR-277V-9/13W	120-277V Driver	0-10V dimming

Notes: Order Driver Model above: (sold separately)

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Joseph Cava, Permit Technician
Ted Miles, Code Compliance Officer
Charlene Orton, Permitting & Inspections Administrator*



TO: Development Review Board
FROM: Ryan Morrison, Associate Planner
DATE: November 1, 2022
RE: ZP-22-524; 87 Hungerford Terrace

=====

The applicant requests to defer this application to a later DRB meeting date to evaluate project revisions. Once finalized, this item will be placed on a future, yet to be determined, DRB meeting agenda.

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Joseph Cava, Permit Technician
Ted Miles, Code Compliance Officer
vacant, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: November 1, 2022
RE: ZP-22-540; 217 Starr Farm Road

=====

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RL Ward: 6S

Owner/Applicant: Daisy Properties, LLC / Stephen Kredell

Request: 5-Unit addition to previously approved adaptive reuse office space conversion to 8 residential units. Total of 13 residential units now proposed.

Applicable Regulations:

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards), Article 8 (Parking), Article 9 (Inclusionary & Replacement Housing)

Background Information:

Earlier this year, the applicant received approval under the adaptive reuse provisions of Article 4 to convert office space within an historic building to 8 dwelling units. Some minor site work was also included in that approval. The applicant is now seeking approval to revise that project to include a rear addition for an additional 5 dwelling units. Most of the work included in this proposal consists of the rear addition, although some minor changes to the parking and trash/recycling enclosure are also included. The adaptive reuse provision of Article 4 has been relocated to Article 5 and revised to operate as a bonus for historic buildings, regardless of nonconformity.

The subject building was originally constructed as a residence but was used as office space from the 1960's until the past year or so. The building is on the National Register of Historic Places and dates to 1848.

The property is split between Residential – Low Density along South Union Street and Residential Medium Density downhill to the west. All work will take place within the RL portion of the lot. Given the number of proposed dwelling units within the past 12 months, inclusionary zoning requirements apply.

This application was initially reviewed October 18, 2022. It was continued to allow the applicant additional time to address several outstanding items in the application. Revised and additional information has been provided.

Previous zoning actions for this property:

- 2/15/22, Approval to convert office building to 8 residential units
- 3/4/21, Denial to change general office use to neighborhood commercial use (health studio and medical office)
- 7/12/89, Approval to install a compressor and new window
- 8/28/86, Approval to construct exterior egress stairs behind the building
- 3/10/82, Approval to install a replacement parallel sign
- 8/1/77, Approval to convert an apartment into expanded office space
- 7/11/67, Approval to convert the first floor residential space into office space

Recommendation: **Certificate of Appropriateness approval** as per, and subject to, the following findings and conditions.

I. Findings

Article 4: Maps & Districts Sec. 4.4.5, Residential Districts: (a) Purpose

(1) Residential Low Density (RL)

The existing building is located in the RL zone. This zone is intended primarily for low density residential development in the form of single detached dwellings and duplexes. Conversion of the building back to residential use results in a multi-family residence that is typically not allowed in the RL zone; however, the adaptive reuse bonus (now “historic building rehabilitation bonus”) allows for such higher density development in order to encourage conversion of nonconforming commercial uses to residential. Amending the project to include an additional 5 dwelling units and rear addition results in greater intensity of residential development incentivized by the bonus. **(Affirmative finding)**

(b) Dimensional Standards and Density

With the proposed rear addition, there will be 13 dwelling units. There is no unit/acre density limit associated with the historic building rehabilitation bonus. Rather, development intensity is limited to an expansion of up to 125% of pre-application gross floor area of the historic building. Existing GFA is 7,114 sf. A 125% expansion of that is 8,893 sf. As proposed, GFA would be an acceptable 8,810 sf.

The project as approved results in 40.6% lot coverage. As now proposed, lot coverage will increase to 49.9%. Lot coverage is limited by the 125% building GFA expansion as noted above.

The front yard setback will remain unchanged. The minimum required side yard setback is 13,’ and the minimum required rear yard setback is 75.’ As proposed, the rear addition is more than 20’ to the nearer of the two side yards and 80’ to the closer of the two rear property lines.

Height of the proposed addition is about 20’ – and less than that as measured from South Union Street. Height is well below the 35’ maximum permissible. **(Affirmative finding)**

(c) Permitted and Conditional Uses

Multi-family residential use is not typically allowed in the RL zone; however, it is permitted via the historic building rehabilitation bonus. **(Affirmative finding)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b).

Sec. 5.2.4, Buildable Area Calculation

See Sec. 4.4.5 (b).

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 (b).

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (b).

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.5 (b).

Part 4: Special Use Regulations**Sec. 5.4.8 Historic Buildings and Sites**

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

- *To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;*
- *To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;*
- *To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,*
- *To promote the adaptive re-use of historic buildings and sites.*

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

251-253 South Union Street is listed on the National Register of Historic Places (South Union Street Historic District) and on the State of Vermont Historic Sites & Structures Register.

(Affirmative finding)**(b) Standards and Guidelines:**

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The Henry Shaw House was constructed as a dwelling, c. 1848. The most recent prior zoning permit for the property approved conversion of long-standing office space back to residential use containing 8 dwelling units. This current application will add another 5 dwelling units to the property in a rear addition. No alterations to the building are included in this application except for the connection to the rear addition. The connection between the existing building and the new addition is at the rear ell, which does not appear to be original. **(Affirmative finding)**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

As noted above, minimal changes to the historic building are proposed and are limited to the connection to the rear addition. **(Affirmative finding)**

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

No conjectural alterations are proposed. **(Affirmative finding)**

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The rear ell does not appear to be part of the original structure, but has acquired historic significance in its own right, as documented in the Historic registers. Minimal alteration to this ell are proposed in order to connect to the rear addition. **(Affirmative finding)**

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No alterations to distinctive materials, features, or finishes are proposed. **(Affirmative finding)**

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.

No replacement materials are proposed. **(Affirmative finding)**

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical or physical treatments are identified within the submission materials. **(Affirmative finding)**

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

There are no known archaeological resources on this site. If any such resources are discovered during construction, the applicant shall report as much to the Vermont Division for Historic Preservation for assessment, evaluation, and appropriate disposition. **(Affirmative finding)**

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The proposed addition is located behind and below the historic structure along South Union Street. It will be hidden behind the primary historic structure and will require minimal alteration to the existing building exterior. The new addition is obviously new and is clearly subordinate to the primary structure. **(Affirmative finding)**

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed addition leaves the existing historic building largely untouched. Only a small connector in the rear will join the existing and proposed buildings. If the addition were to be removed in the future, the essential form and integrity of the historic building would be retained. **(Affirmative finding)**

(e) Historic Building Rehabilitation Bonus:

In order to facilitate the rehabilitation and reuse of historic buildings in Residential and Institutional Districts, development in excess of the limits set forth in Tables 4.4.4-1, 4.4.5-2 and 4.4.5-3 may be permitted by the DRB subject to all of the following conditions:

- (i) *The principal building shall be listed or eligible for listing in the United States Department of the Interior's National Register of Historic Places or the Vermont State Register of Historic Places;*
The existing brick building is included within the National Register of Historic Places. **(Affirmative finding)**
- (ii) *The density limits of the underlying zoning district in Sec. 4.4.4(b) shall not apply. The extent of development shall instead be limited by an expansion up to a total of 125% of pre-application gross floor area of the qualifying principal building in (i) above;*
As noted previously, the proposed addition fits within the 125% allowance. **(Affirmative finding)**
- (iii) *The rehabilitation conforms to the requirements of Sec. 5.4.8 (b) above;*
See (b) 1-10 above.
- (iv) *Neighborhood commercial uses may be permitted by the DRB subject to the applicable requirements of Sec. 4.4.5(d)(5)(A); and,*
(Not applicable)
- (v) *Lot coverage shall not exceed:*

[RL, RL-W, I – Expansion up to a total of 125% of pre-application principal building coverage.]

As noted above the proposed addition fits within the permissible 125% expansion of pre-application GFA. **(Affirmative finding)**

Sec. 5.5.1, Nuisance Regulations

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

Sec. 5.5.2, Outdoor Lighting

Minimal new exterior lighting is included in the project and consists of building entryway fixtures. Full cutoff canister style fixtures are proposed. Locations are noted over the new building entryways, and cutsheets have been provided. Illumination is acceptable at 950 lumens (qualifying as low output fixtures). **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

An erosion prevention and sediment control plan is required for this project. Review and approval of such plan by the city's water resources staff is required prior to construction. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

No land division is proposed.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

No identified important natural features will be impacted by the project. **(Affirmative finding)**

(b) Topographical alterations

The property has an east-west downslope. As noted previously, the proposed addition will be set downslope from, and below, the existing building. Minimal topographical alterations are proposed for the new addition. **(Affirmative finding)**

(c) Protection of important public views

There are no identified public view corridors from or through the subject property. **(Affirmative finding)**

(d) Protection of important cultural resources

See Sec. 5.4.8.

(e) Supporting the use of alternative energy

No part of the application will preclude the use of wind, water, solar, geothermal or other renewable energy resource. **(Affirmative finding)**

(f) Brownfield sites

The property is not listed as a Brownfield Site. **(Affirmative finding)**

(g) Provide for nature's events

See Sec. 5.5.3 for stormwater and erosion control.

Ground floor entries into the new residences have been revised to include overhead canopies to provide some shelter for people entering and exiting the dwellings.

Ample room remains available onsite to handle snow storage. **(Affirmative finding)**

(h) Building location and orientation

No change. **(Not applicable)**

(i) Vehicular access

No change to the existing curb cut along South Union Street is proposed, nor is any change proposed to the private driveway that serves the property. **(Affirmative finding)**

(j) Pedestrian access

A new walkway will connect the parking area to the front entries of the new dwelling units in the addition. The walkway is separate from the parking area and keeps pedestrians out of traffic circulation in the driveway and parking area. **(Affirmative finding)**

(k) Accessibility for the handicapped

The plans depict handicap parking nearest the walkway to the new dwelling units and rear entry of the existing building. ADA standards are administered primarily by way of the Building Inspector. **(Affirmative finding)**

(l) Parking and circulation

The rear parking area will be somewhat reconfigured, mostly to rearrange the parking spaces. The location remains unchanged. The strip of parking spaces for the neighboring property to the north that encroach into this property are shown as retained on this current site plan. On the prior approval, they were removed and converted to green space. They appear to be accounted for in the proposed parking count with this new application. Note that use of these spaces by residents of the subject property will likely require an easement with the adjoining property for access.

(Affirmative finding as conditioned)

(m) Landscaping, fences, & retaining walls

Existing landscaping onsite will remain unchanged. **(Not applicable)**

(n) Public plazas and open space

There is no requirement within the ordinance to provide a public plaza. The property will, however, provide ample yard/natural space for tenants to utilize. **(Affirmative finding)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

The site plans include a trash enclosure at the edge of the parking area. Enclosure details are provided. The connector space between the existing and proposed buildings will serve as the mail

room. No ground-mounted mechanical units beyond those originally approved are depicted in the project plans. **(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 addition reads as a shoebox with uniform massing set behind the original historic building. It is simple in appearance and differential to the original structure. Rooftop height matches that of the rear ell on the existing building but is substantially lower than that on the original building. Scale of the addition is similar to that of neighboring buildings. Overall, the proposed structure is a fairly unobtrusive addition to the neighborhood.

(Affirmative finding)

2. Roofs and Rooflines

The proposed addition incorporates a flat roof. While not especially common in this neighborhood, it matches the flat roof on the primary structure's rear ell. The flat roof further reduces the presence of the addition relative to the primary structure. **(Affirmative finding)**

3. Building Openings

The proposed fenestration fits within the design of the proposed addition. It is obviously distinct from the historic primary structure on the property. **(Affirmative finding)**

(b) Protection of important architectural resources

See Sec. 5.4.8 above.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The proposed addition is located behind the existing building and has no street presence, nor is it intended to. The existing building has an impressive street presence and a well-articulated front entrance. No changes to the existing primary façade are proposed. **(Affirmative finding)**

(e) Quality of materials

The proposed addition will be clad in fiber cement panels. Membrane roofing will be installed, and the structure will be set atop a concrete foundation. Insulated vinyl windows and doors will be installed. The materials proposed are common for new construction and are of acceptable quality and durability for this building. **(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. **(Not applicable)**

(h) Integrate infrastructure into the building design

No rooftop or other exterior mechanical equipment is included in the project plans. Mechanical space is noted in the basement cross sections. **(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)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

There is no longer a minimum on-site parking requirement. **(Affirmative finding)**

Sec. 8.1.9, Maximum On-Site Parking Spaces

This criterion limits on-site parking spaces to 3 spaces per dwelling unit in this Neighborhood Parking District. With a total of 13 units, the maximum parking allowable would be 39 spaces. Only 16 spaces are proposed. **(Affirmative finding)**

Sec. 8.1.10, Off-Street Loading Requirements

(Not applicable)

Sec. 8.1.11, Parking Dimensional Requirements

The parking areas exist and are of sufficient size to contain the 16 parking spaces noted above. **(Affirmative finding)**

Sec. 8.1.12, Shared Parking for Off-Site Use

(Not applicable)

(b) Front Yard Parking Restricted

None is proposed. **(Affirmative finding)**

(c) Availability of Facilities

As noted above, the parking to be constructed as part of this development will serve residents and visitors. It may not be used for the storage or display of vehicles or materials. **(Affirmative finding)**

Sec. 8.1.13, Parking for Disabled Persons

ADA parking details are depicted as required. **(Affirmative finding)**

Sec. 8.1.14, Stacked and Tandem Parking Restrictions

(Not applicable)

Sec. 8.1.15, (Reserved)

Sec. 8.1.16, Transportation Demand Management

(b) Applicability

The increase to 13 dwelling units triggers the need for a TDM plan. A TDM plan has been submitted. **(Affirmative finding)**

(c) Transportation Demand Management Program

The applicant has provided a transportation demand management program that addresses each of the following items.

a. Outreach and Education:

The TDM plan notes outreach and education as a plan component and identifies the property manager as the Transportation Coordinator. Among other things, the Transportation Coordinator will be responsible for hosting an annual meeting with residents to present and discuss available TDM strategies and opportunities for increased use and participation. The plan also notes annual travel mode and parking surveys with associated annual reporting to the city. **(Affirmative finding)**

b. TDM Strategies:

The updated plan set notes the presence of short term bike parking spaces in the form of outdoor racks. Long term bike parking spaces were addressed in the original project approval and remain.

This criterion requires subsidy for GMT passes and car share memberships for all residents or membership in a transportation management association that offers equivalent or better TDM strategies. The TDM plan proposes CarShare Vermont memberships and GMT transit passes for all residents for the duration required by this criterion (2 years and 1 year with 50% subsidy thereafter, respectively). **(Affirmative finding)**

c. Parking Management:

As with the TDM strategies, annual parking utilization studies must be conducted for a period of at least 10 years with results reported to the city. Parking will be unbundled from leases and made available at market rate. Parking will not be made available for off-site users. Priority parking is noted in the TDM plan and is reflected in the site plan with bike and ADA parking noted. A single carshare space must be provided and is not depicted on the site plan. The applicant has contacted CarShare VT but has not yet received confirmation for an onsite space. A space will be required unless the carshare provider declines to use it. **(Affirmative finding as conditioned)**

d. TDM Agreement:

This criterion is addressed in the proposed TDM Plan. **(Affirmative finding)**

Sec. 8.2.5, Bicycle Parking Requirements

The prior approval for 8 dwelling units included provision for required long and short term bike parking. The 5 additional dwelling units require no additional short term spaces, although additional capacity is included in this application. The number of long term bike parking spaces required is tied to the number of bedrooms (1 per 2 bedrooms). The 5 additional bedrooms require 3 additional long term spaces. The application notes that each dwelling will permit long term bike storage within the unit (for a total of 5). **(Affirmative finding)**

Article 9: Inclusionary and Replacement Housing

Sec. 9.1.5, Applicability

The project as amended contains 13 dwelling units, and therefore, requires inclusionary housing units (10 or more units by way of adaptive reuse triggers inclusionary zoning). The applicant is presently working with CEDO and the manager of the city's housing trust fund. Typically, 15% of the units must be inclusionary (in this case, 2). The applicant has committed to this requirement with provision of IZ units onsite and needs to finalize details with the housing trust fund manager. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. **Prior to release of the zoning permit:**
 - a) written approval of the inclusionary housing proposal by the manager of the city's Housing Trust Fund is required; and,
 - b) one carshare space shall be provided onsite and noted on a revised site plan, unless the carshare provider declines use of such space.
2. **Prior to release of the zoning permit**, an erosion prevention and sediment control plan shall be reviewed and approved by the city's Water Resources Division.
3. Impact fees, based on the gross floor area of the proposed addition, shall be paid **at least 7 days prior** to issuance of a certificate of occupancy.
4. In order to use the parking spaces accessed by the neighboring property to the north, an easement or similar instrument must be executed and recorded with this permit.
5. Days and hours of construction shall be limited to Monday – Friday from 7:00 AM – 5:00 PM. Saturday construction may be allowed upon request. No work on Sunday.
6. A state wastewater permit is required. It is the applicant's responsibility to inquire with VT DEC as to whether such permit is necessary.
7. 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.
8. Standard permit conditions 1-15.

Transportation Demand Management Plan for 251/-253 South Union - 24 Oct 2022

- Outreach and Education
 - Tenants will be provided a copy of the TDM at lease signing.
 - The property manager will be the designated TDM coordinator. At the the time of drafting, the coordinator will be James Dufour. This document will be updated when the coordinator changes.
- TDM Strategies
 - Car Share Vermont memberships will be offered to all tenants at time of lease signing.
 - Memberships will be fully subsidized for the first two years and subsidized at 50% thereafter.
 - GMT Transit passes will be offered to all tenants at lease signing, during such periods as GMT Transit passes are available for purchase.
 - Passes will be fully subsidized for the first year and subsidized at 50% thereafter.
- Parking Management
 - Annual studies of parking utilization will be conducted.
 - Parking will be unbundled from rent and made available at market rate.
 - Priority parking spaces will be made available for bikes, scooters, and motorcycles.
 - Priority parking spaces will be made available as required for ADA accessible spaces and car share vehicles

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
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Telephone: (802) 865-7188
Fax: (802) 863-0466

AJ LaRosa
Caitlin Halpert
Geoff Hand
Brooks McArthur
Brad Rabinowitz
Leo Sprinzen
Chase Taylor
Sean McKenzie, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, November 1, 2022, 5:00 PM

AMENDED AGENDA

Remote Meeting

Zoom: <https://us02web.zoom.us/j/83225696227?pwd=SGQ0bTdnS000Wkc3c2J4WWw1dzMxUT09>

Webinar ID: 832 2569 6227

Passcode: 969186

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

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

1. ZP-22-540; 217 Starr Farm Road (RL, Ward 4N) Kennet Dall

Establishment of a cannabis home occupation business. (Project Manager, Scott Gustin)

Approve

2. ZP-22-524; 87 Hungerford Terrace (RH, Ward 8E) James & Madeleine Posig / Chi Nguyen

Demolition of single-story garage and replacement with larger garage with second-story. (Project Manager, Ryan Morrison)

Deferred until December 6, 2022

V. Certificate of Appropriateness

1. ZP-22-489; 251-253 South Union Street (RM, Ward 6S) Daisy Properties, LLC / Stephen Kredell

Construction of 5-unit building addition utilizing adaptive reuse of a historic structure. (Project Manager, Scott Gustin)

Approve

VI. Adjournment

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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 Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).
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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.

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Sean McKenzie, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, November 1, 2022, 5:00 PM

MINUTES

Remote Meeting

Board Members Present: All members were remote. AJ LaRosa, Caitlin Halpert, Geoff Hand, Brad Rabinowitz, Leo Sprinzen, and Chase Taylor.

Board Members Absent: Brooks McArthur and Sean McKenzie.

Staff Members Present: Scott Gustin and Joseph Cava.

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

1. ZP-22-540; 217 Starr Farm Road (RL, Ward 4N) Kennet Dall

Establishment of a cannabis home occupation business. (Project Manager, Scott Gustin)

Kennet Dall: Sworn in.

AJ LaRosa: Is the applicant here? Can the applicant please raise their hand? Thank you, can you briefly describe the project?

Kennet Dall: Yes, I'd like to start a cannabis home occupation grow business kept within a 150 square foot radius. I would be growing and drying it in my basement and selling it to local retailers for distribution.

AJ LaRosa: Can you tell us about the electronical components associated with this project?

Kennet Dall: Yes, I will be using grow tents with a capacity for two electric grow lights per tent. These grow lights will emit the least amount of heat and draw approximately 400-600 watts each. From the grow tents there will be a filtration system to scrub the air and a standard household dehumidifier. Eventually, I would like to add an air conditioner for the space.

Leo Sprinzen: Have you had a study done to ensure the electrical capacity in addition to the water and sewer capacity is equipped to handle this venture?

Kennet Dall: Yes, I have spoken to electrical contractors on this, and they have confirmed that the current electrical service will be enough. I have also been talking with them about upgrading my service to ensure it has the electrical capacity should the business grow. I have also spoken to the water division for proof of adequate water capacity as well.

Leo Sprinzen: Thank you. Will air in the room circulate amongst itself, or will there be external exhaust to ventilate the generated odor?

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Kennet Dall: Internal, only because this is a small-scale venture. If expanding to a larger facility, then external ventilation would be important.

Caitlin Halpert: This equipment will be on the interior of the house?

Kennet Dall: Yes.

Caitlin Halpert: Traditionally, we only request electrical cut sheets when the project extends to the exterior of the building.

Scott Gustin: Correct, the ordinance only addresses exterior modifications.

Geoff Hand: There will be explicit conditions that the home will be owner occupied if approved.

AJ LaRosa: Cannabis cultivation is regulated under ACT 158 to allow small cultivators to be exempt from municipal regulations that relate to agricultural ventures. Is this correct Scott?

Scott Gustin: Yes, this is correct.

AJ LaRosa: Any questions from the public? Hearing none, I move we close the public hearing on this item.

2. **ZP-22-524; 87 Hungerford Terrace (RH, Ward 8E) James & Madeleine Posig / Chi Nguyen**
Demolition of single-story garage and replacement with larger garage with second-story. (Project Manager, Ryan Morrison)

AJ LaRosa: Is it true they have asked to be tabled to a date certain?

Scott Gustin: Yes, the applicants requested this item be placed on the December 6, 2022 agenda.

AJ LaRosa: Motioned to table to December 6, 2022 DRB meeting, Chase Taylor 2nd. Vote 6-0. Motion carries.

V. Certificate of Appropriateness

1. **ZP-22-489; 251-253 South Union Street (RM, Ward 6S) Daisy Properties, LLC / Stephen Kredell**
Construction of 5-unit building addition utilizing adaptive reuse of a historic structure. (Project Manager, Scott Gustin)
James Dufour: Sworn in.

AJ LaRosa: As a recap, this was tabled from the previous DRB meeting to incorporate changes like a parking demand management plan.

James Dufour: Yes, we have spreadsheets incorporating the proposed parking demand management plan.

Leo Sprinzen: Will all these units be market rate for bidding on parking spaces?

James Dufour: Yes, people have the choice to buy as many spots as they'd like. One of the units in this building is a three bedroom.

Leo Sprinzen: There was a note in the staff report about an easement that is needed from the abutting landowner.

James Dufour: At this time, there is no easement.

Brad Rabinowitz: It is unclear whether these spots are for the new addition or the adjoining property. What are they being used for now?

James Dufour: They are currently used by neighbor's vehicles.

AJ LaRosa: We need clarification for jurisdiction.

James Dufour: We would like to use the spots for this building addition, but we can clarify this in the application to utilize the maximum amount of lot coverage.

Brad Rabinowitz: Scott, are there any issues with offsite parking?

Scott Gustin: No, parking minimums have been deleted so there are no issues.

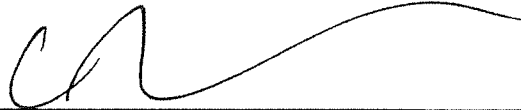
Leo Sprinzen: It appears that there are no ground mounted condenser units, where will they be located?

James Dufour: Correct, they are all on the interior of the building.

AJ LaRosa: Are there any questions from the public? Hearing none, I move we close the public hearing and enter deliberative session.

VI. Adjournment

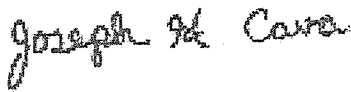
Hearing closed at 5:40 PM.



Alexander J. LaRosa, Chair of Development Review Board

1/5/23

Date



Joseph H. Cava, Permitting & Inspections Permit Technician

11-18-22

Date

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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