

Burlington Planning Commission

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Richard Deane
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Joan Shannon
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Joint Planning Commission and City Council Form-Based Code Committee

REGULAR MEETING
Wednesday, October 28, 2015 – 5:30 P.M.
City Hall Conference Room 12

AGENDA

Note: times given are
approximate unless
otherwise noted.

- I. **Agenda**
- II. **Overview of tonight's meeting**
- III. **Public Forum** – (15 min)
- IV. **Downtown Form-Based Code Review**
The committee will discuss Form District 4 – Downtown Neighborhood (Sec. 14.3.4). Specific items to cover will include lot coverage, setbacks, encroachments into setback and Rights-of-Way, signs and uses. Should time allow, they will move on to Building Types.
- V. **Public Forum** – (15 min)
- VI. **Adjourn** – (7:30pm)

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Joint FBC Committee Meeting Notes

Oct 26, 2015

Committee Members: A. Montroll, C. Mason, M. Tracy, J. Shannon and R. Deane
Staff: D. White (Planning)

Topic: FD4

Overview – review of FD4 with a hope of getting through all of the Form Districts.

Public Forum:

M. Weinberger: Thank you for your efforts. Appreciate the diligence and seriousness the Committee is putting in – among the most important work going on in the city. Remains optimistic about the usefulness of form based codes based on experience of other communities. An important element to improving investment in the city.

S. Rubin: need good design and breathing spaces for residents, pedestrians and tourists.

Form District 4

Staff gave an overview of FD4.

Committee comments/changes included:

- no shopfront required at corner
- allow pre-existing neighborhood mixed use per current Art 4
- Use current front yard averaging to help reflect existing pattern
- keep only Edmunds and take out residential lots east of S Union

Public Forum #2:

A. Hannaford: Concern about service and loading areas – where do these vehicles go?

E. Morrow: May be legislating against flat roofs especially more modern buildings. Sound attenuation is often not addressed unless someone complains which is one case for more public involvement in the process.

S. Rubin: What is the next step? Mechanicals are unsightly and need an incentive for better things on the roof tops and for them to be quieter.

B. Heilman: Could there be a percentage requirement for greenspace?

Next Meeting: November 5, 5:00pm, Planning Conf Rm 17 (no meeting on the 12th)