

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

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Brad Rabinowitz

AJ LaRosa

Springer Harris

Geoff Hand

Zoraya Hightower

Brooks McArthur

Kienan Christianson

Sean McKenzie, (Alternate)

Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday October 15th, 2019, 5:00 PM

PUBLIC HEARING NOTICE

**The Burlington Development Review Board will hold a meeting on
Tuesday October 15th, 2019, at 5:00 PM in Contois Auditorium, City Hall.**

- 1. 20-0332CU; 336 North Winooski Ave (NMU, Ward 2C) Gorilla Bars**
Change of use to food/beverage processing
- 2. 20-0317CU; 702 Lake St (UR, Ward 4N/3C) City of Burlington**
Renewal of snow storage on urban reserve parcel
- 3. 20-0254CA/CU; 34 Henderson Terr (RL, Ward 6S) Mark and Valarie Hamlin**
Demolition of garage and construction of new garage extended an additional 4' to the south

Plans may be viewed in the Zoning Division Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning Division office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drdb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

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

Printed on 100% Recycled Paper

Department of Permitting & Inspections

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

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



TO: Development Review Board
FROM: Scott Gustin
DATE: October 15, 2019
RE: 20-0317CU; 702 Lake Street

=====

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

Zone: UR Ward: 3C

Owner/Applicant: City of Burlington / Dept. of Public Works

Request: Renewal of winter snow storage on urban reserve parcel

Applicable Regulations:

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

Background Information:

The applicant is seeking renewed approval to use a portion of the urban reserve to store snow removed from city streets and the Church Street Marketplace during winter months. No construction is included in this proposal. This activity was originally permitted January 19, 2010 and has been re-approved several times since then. The most recent zoning permit approval was November 15, 2016. Conditions of that approval are noted below:

1. Every spring, after snow in the storage facility has melted, all debris, sand, trash and the like shall be removed from the site, and the site shall be returned to its original condition.
2. All truck drivers dumping snow on the site shall be instructed by the Department of Public Works and/or the Church Street Marketplace to drive slowly at the site and to not slam their trucks' tailgates.
3. The Department of Public Works is responsible for compliance with these permit conditions, including noise and use of the facility by the Church Street Marketplace.
4. The Department of Public Works shall encourage the Church Street Marketplace to use the site only between the hours of 7:00 AM – 10:00 PM.
5. **This permit approval is valid for 1 year only.** Continued use of the site for snow storage beyond 1 year will require a new zoning permit per Sec. 4.4.7 (d), *District Specific Regulations*, of the Comprehensive Development Ordinance.
6. Standard conditions 1-15.

More than a year has passed since this prior approval. Lack of a new application before now appears to have been an oversight by the parties involved. This new permit application is for

another standard 2 year approval of the same activity with no changes. These findings include information from prior applications as well as the present application.

The Conservation Board reviewed this latest permit application October 7, 2019. The Board unanimously recommended approval of the snow storage activity for another 2 years with a condition that the site be monitored to prevent surface flow discharge of meltwater from the site.

There are no previous zoning permit actions for this site except for the previous snow storage permits noted above.

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

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Sec. 3.5.6 (a) Conditional Use Review Standards

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

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

The seasonal storage of snow from city streets on this site will have no impact on existing or planned community facilities. It will assist Public Works crews in keeping city streets clear during large snow storms and will provide the Church Street Marketplace a place to store snow removed from the Marketplace. **(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 site is bordered to the east by railroad tracks and to the west by the bike path. The surrounding land is vacant former industrial land. No site alterations or structures are proposed for this seasonal use. The snow storage use is consistent with the character of the area. **(Affirmative finding)**

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

The snow storage use will generate no glare other than that from truck headlights. Noise from the dump trucks unloading snow can be substantial if done carelessly. Done carefully so as to avoid slamming truck tailgates, noise levels can be substantially reduced. See Sec. 3.5.6 (c) 1 below for mitigation measures. **(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;

Traffic associated with the seasonal snow storage use depends on the frequency and amount of snowfall. While the Church Street Marketplace clears snow from nearly every snow event, the Department of Public Works stores snow on the site only in the event of large snow storms, typically 4-6 times per winter.

The traffic activity that has the greatest impact on adjacent neighborhoods generally occurs between 3:00 AM and 7:00 AM. In general, traffic impacts, with the exception of truck noise, are modest. **(Affirmative finding)**

and,

5. The utilization of renewable energy resources;

No information has been provided with respect to the use of alternative energies. As no site changes or structures are proposed, the proposed use will not unreasonably deter the actual or potential use of renewable energies by the subject or neighboring properties. **(Affirmative finding)**

and,

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

As conditioned, the snow storage use complies with all applicable zoning bylaws. **(Affirmative finding)**

(b) Major Impact Review Standards

Not applicable.

(c) Conditions of Approval:

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

1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.

The snow storage use will generate no glare other than that from truck headlights. Noise from the dump trucks unloading snow can be substantial. Although this may have an impact on residential properties in the vicinity of the snow dump, this relatively convenient location close to the areas where snow is being removed means that trucks will not have to make longer early morning trips through more dense residential areas. Applications for this snow storage have consistently noted that truck drivers are instructed to pull away slowly and to avoid slamming their tailgates. This method of dumping snow limits potential noise impacts associated with the activity. Contradictory testimony was provided to the Development Review Board while considering prior snow storage applications. Assertions were made that trucks frequently slam their tailgates and that not all truck drivers are instructed to avoid such slamming. Approval of this application will require that all workers (DPW employees and the Marketplace contractor) dumping the snow be instructed to not slam their tailgates and to drive slowly. As noted above, noise generated during the overnight hours can be especially problematic for nearby residences. During review of the 2016 application, the applicant represented that the Church Street Marketplace's use of the snow storage site can be

at any time. In an effort to further reduce noise impacts, the Board encouraged the applicant to work with the Marketplace to attempt to schedule its use of the site between the hours of 8:00 AM – 10:00 PM. **(Affirmative finding as conditioned)**

2. Time limits for construction.

No construction is included. **(Not applicable)**

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

As noted previously, the facility is used seasonally. Early morning snow dumping activities are generally limited to the period between 3:00 AM and 7:00 AM. Information provided states that Public Works' operations at the snow storage facility take place approximately 4-6 times per winter, sometimes several days at a time. The Church Street Marketplace may use the site for storage of nearly every snowfall. As noted above, noise impacts can be reduced by dumping snow slowly and not slamming the tailgates. **(Affirmative finding as conditioned)**

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

Any future enlargement or alterations of the snow storage facility will require additional permit review in accordance with the regulations in effect at that time. **(Affirmative finding)**

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.

As conditioned, the proposed snow storage facility complies with the applicable requirements of the Comprehensive Development Ordinance. **(Affirmative finding)**

Article 4: Maps & Districts

Sec. 4.4.7, Urban Reserve District:

(a) Purpose

The snow storage use is seasonal in nature and involves no site alterations or structures. It is identified as one of several uses that may be allowed in the urban reserve. **(Affirmative finding)**

(b) Dimensional Standards & Density

The snow storage use involves no structures, lot coverage, or residential units. **(Affirmative finding)**

(c) Permitted & Conditional Uses

Seasonal snow storage by the city is a conditional use in the urban reserve and is reviewed under the applicable criteria of these findings. **(Affirmative finding)**

(d) District Specific Regulations

1. Any and all improvements in this district shall be consistent with any and all development and use restrictions and easements as may otherwise be applicable to the property.

As part of the original zoning permit for this snow storage activity, the City Attorney's Office submitted a memo indicating that the snow storage activity is consistent with applicable regulations. No changes to the snow storage operation are proposed in this new application. **(Affirmative finding)**

2. Any authorization granted by the DRB shall include a prescribed duration for the activity after which such authority and all related permits shall expire. The DRB may consider an extension of this time period if such a request has been made prior to expiration. No permit should remain in effect for more than 2 years without reapplication and review pursuant to this section.

The original zoning permit approval was valid for 2 years. The most recent approval was for just 1 year in order to give the DRB the opportunity to assess the noise mitigation efforts. An additional 2 years are sought with this application. **(Affirmative finding as conditioned)**

3. As a condition of any approval by the DRB for projects involving temporary construction staging or seasonal snow storage, the site shall be restored to its prior condition once the temporary activity has been completed for which the DRB may require a bond or other necessary surety in a form satisfactory to the city attorney.

In the spring, after the snow has melted, the site must be cleaned of any trash or debris that was contained in the snow. No financial surety is required. **(Affirmative finding as conditioned)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

(Not applicable)

Sec. 5.2.4, Buildable Area Calculation

(Not applicable)

Sec. 5.2.5, Setbacks

(Not applicable)

Sec. 5.2.6, Building Height Limits

(Not applicable)

Sec. 5.2.7, Density and Intensity of Development Calculations

(Not applicable)

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion. See Sec. 3.5.6 (c) 1 above relative to noise mitigation. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

(Not applicable)

Sec. 5.5.3, Stormwater and Erosion Control

The Conservation Board reviewed this latest application and specifically addressed potential water quality impacts from the melting snow and its proximity to Lake Champlain. The site is contained within an existing berm, and melt water typically infiltrates into the ground or evaporates. The Board unanimously recommended approval for another 2 years with a condition that the site be monitored to prevent surface flow discharge of meltwater from the site. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. Every spring, after snow in the storage facility has melted, all debris, sand, trash and the like shall be removed from the site, and the site shall be returned to its original condition.
2. The snow storage site shall be monitored by the applicant to prevent surface flow discharge of meltwater from the site.
3. All truck drivers dumping snow on the site shall be instructed by the Department of Public Works and/or the Church Street Marketplace to drive slowly at the site and to not slam their trucks' tailgates.
4. The Department of Public Works is responsible for compliance with these permit conditions, including noise and use of the facility by the Church Street Marketplace.
5. The Department of Public Works shall encourage the Church Street Marketplace to use the site only between the hours of 7:00 AM – 10:00 PM.
6. **This permit approval is valid for 2 years only.** Continued use of the site for snow storage beyond 2 years will require a new zoning permit per Sec. 4.4.7 (d), *District Specific Regulations*, of the Comprehensive Development Ordinance.
7. Standard conditions 1-15.



**CITY OF BURLINGTON
DEPARTMENT OF PUBLIC WORKS**

645 Pine Street, Suite A
Burlington, VT 05401
802.863.9094 VOICE
802.863.0466 FAX
802.863.0450 TTY
www.burlingtonvt.gov/dpw

Chapin Spencer
DIRECTOR OF PUBLIC WORKS

Lee Perry
*INTERIM ASSISTANT DIRECTOR
MAINTENANCE*

Memo

To: Burlington Planning and zoning
Burlington Conservation Board

From: Lee Perry

Date: September 10, 2019

Re: 702 Lake St. (Urban Reserve Snow Storage)

RECEIVED
SEP 16 2019
DEPARTMENT OF
PLANNING & ZONING

Burlington Public Works and the Church Street Marketplace use the site at 702 Lake Street as snow a storage area for snow removed from the Marketplace, and the streets of Burlington.

A nighttime operation of snow removal from the downtown area happens approximately 4-6 times per winter, and snow is removed from the Marketplace after every storm.

Noise in the area will be reduce with special instructions to the employees, and the Marketplace contractor not to slam tailgates of dump trucks and driving slowly.

The area is cleaned every spring after the snow melts of any trash, and debris.

An Equal Opportunity Employer

This material is available in alternative formats for persons with disabilities. To request an accommodation, please call 802.863.9094 (voice) or 802.863.0450 (TTY).



**CITY OF BURLINGTON
DEPARTMENT OF PUBLIC WORKS**

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Chapin Spencer
DIRECTOR OF PUBLIC WORKS

Rob Green
*ASSISTANT DIRECTOR
RIGHT OF WAY*

Memo

To: Scott Gustin

From: Rob Green

Date: August 4, 2015

Re: 702 Lake St (Urban Reserve Snow Storage)

RECEIVED
AUG - 4 2015

**DEPARTMENT OF
PLANNING & ZONING**

There are no changes to the previous snow storage plan at the 702 Lake St Urban Reserve site.

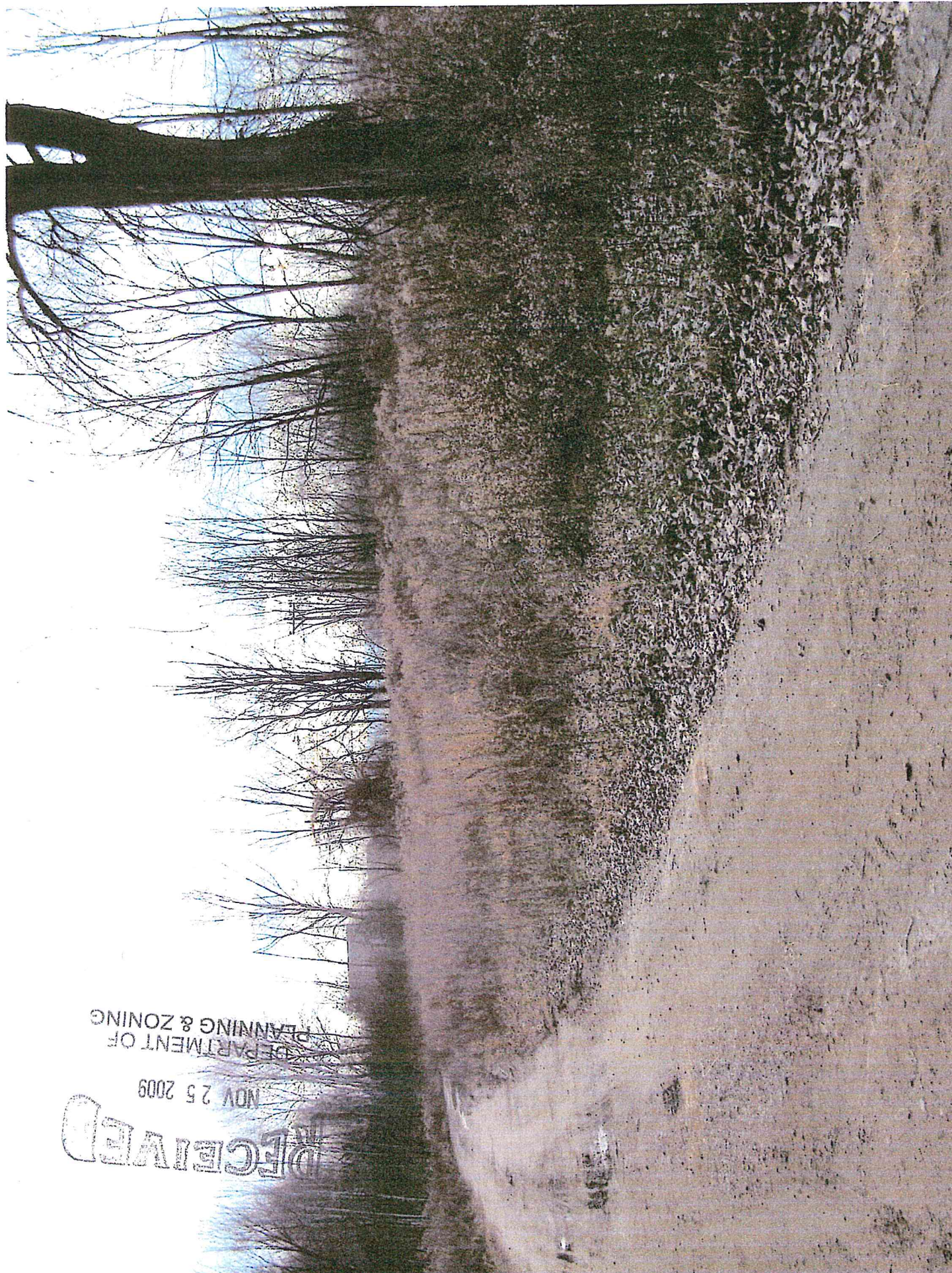
Nighttime operations of snow removal from the downtown happen approximately 4 times per winter.

Noise in the area will be reduced with special instructions to the employees not to slam tailgates of dump trucks and driving slowly.

The area is clean every spring after the snow melts of any trash and debris.

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NOV 4 2009



DEPARTMENT OF
PLANNING & ZONING

NOV 12 2008

RECEIVED



DEPARTMENT OF
PLANNING
NOV 14 2008

OFFICE

Parcel owned by City of Burlington

Snow Storage Area

ANY NOTIFICATIONS OR DEVIATIONS FROM THE ZONING MAP OR ZONING ORDINANCES SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
SIGNED: [Signature]
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT



0 100 200 FEET

CITY OF BURLINGTON

SNOW STORAGE AREA

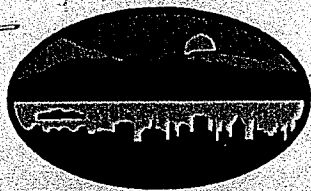
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BURLINGTON, VT

NOV 25 2009



DEPARTMENT OF PUBLIC WORKS
PLANNING & ZONING

Created on: 11/23/09
By: M.Moir



ZONING PERMIT
CONDITIONAL USE
City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 5/16/2012

Appeal Expiration Date: 7/27/2012

Project Location: 702 LAKE STREET

District: UR/DW-PT/RM-W

Owner: City Of Burlington

Address: 149 CHURCH ST

BURLINGTON VT 05401

Ward: 3

Tax ID: 043-4-007-000

Project Type: Institutional - Site Imp/Landscaping/Parking/Fence

Project Description: Biennial review of winter snow storage for the City

Construction Cost:	\$0	Lot Size (Sq Ft):	538,202
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	0.00	Existing # of Parking Spaces:	0
Proposed % Lot Coverage:	0.00	Proposed # of Parking Spaces:	0
Net New % Lot Coverage:	0.00	Required # of Parking Spaces:	0

Zoning Permit #: 12-1134CU

Decision By: Development Review Board

Level of Review: 1

Decision: Approved

See Conditions of Approval

Decision Date: June 27, 2012

Project File #: 12-1134CU

Zoning Administrative Officer

An interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division until 4 pm on July 27, 2012.

Fee Type	Amount	Paid in Full	Balance Due:	\$0.00
Application Fee:	\$135.00	Yes	Date Paid:	_____
Development Review Fee:	\$0.00	NA	Check #	_____
Impact Fee:	Not Applicable			

Building Permit Required: **Yes**

Permit Received by: _____

Date: _____



**CITY OF BURLINGTON
DEPARTMENT OF PUBLIC WORKS**

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ASSISTANT DIRECTOR OF PUBLIC WORKS
RIGHT OF **William Paquette**
WAY SERVICES

RECEIVE
MAY 15 2012

DEPARTMENT OF
PLANNING & ZONING

May 15, 2012

Scott Gustin
Senior Planner
Planning & Zoning
Burlington Vt. 05401

Dear Scott,

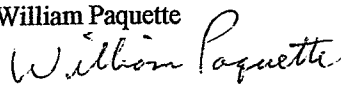
There are no changes to the previous D.P.W. snow storage plan for this site.

Overnight/early morning operations at the snow storage facility are conducted approximately 4 times a winter season using 3 trucks for approximately 8 hrs. each time.

To reduce the noise impact we instruct and make it mandatory for our people to drive slowly, and after dumping to pull away slowly, so as to not let their tailgates slam against the truck body.

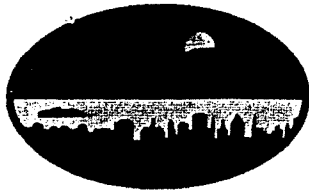
Thank you

Sincerely,

William Paquette

Assistant Public Works Director
Right of Way Services

An Equal Opportunity Employer

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**ZONING PERMIT
CERTIFICATE OF APPROPRIATENESS**

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 12/1/2009

Appeal Expiration Date: 2/18/2010

Project Location: 0 LAKE STREET

District: UR/RM-W

Owner: CITY TREASURER

Address: 149 CHURCH ST
BURLINGTON, VT 05401

Ward: 3

Telephone:

Tax ID: 043-4-007-000

Project Description:

Winter snow storage for the city.

Other (No Use) / Other Project Type

Existing Use: GOVERNMENT - OTHER

Proposed Use: GOVERNMENT - PUBLIC WORKS

Construction Cost:	\$0	Lot Size (Sq Ft):	1,128,204
Net New Square Feet:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	0.00	Existing # of Parking Spaces:	0
Proposed % Lot Coverage:	0.00	Proposed # of Parking Spaces:	0
Net New % Lot Coverage:	0.00	Required # of Parking Spaces:	0

Zoning Permit #: 10-0504CA

Decision Type: Development Review Board

Level of Review: 1

Decision: Approved w/ Pre-Release Conditions
See Requirements for Permit Release

Zoning Administrator

Decision Date: January 19, 2010

Project File #: 10-0504CU

Associated Conditional Use

An interested person may appeal a decision of the Development Review Board to the Vermont Environmental Court until 4 pm on February 18, 2010.

Fee Type	Amount	Paid in Full	Balance Due:	\$0.00
Application Fee:	\$70.00	Yes	Date Paid:	_____
Development Review Fee:	\$0.00	Yes	Check #	_____
Impact Fee:	Not Applicable			

Permit Received by: _____

Date: _____



**CITY OF BURLINGTON
DEPARTMENT OF PUBLIC WORKS**

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RECEIVED

DEC - 1 2009

DEPARTMENT
PLANNING & ZONING

**ASSISTANT DIRECTOR OF PUBLIC WORKS
RIGHT OF William Paquette
WAY SERVICES**

November 25, 2009

Scott Gustin, AICP
Senior Planner
Department of Planning & Zoning
Burlington Vt. 05401

Dear Scott,

D.P.W. is applying for seasonal snow storage at the site in the Urban Reserve we have used in past years.

D.P.W. needs to clean and haul snow from the downtown core area and has typically done this approximately 4 times a winter season depending on snowfall amounts. If it is an unusually high snowfall season the times we clean and haul would increase. For the downtown cleaning we use 5 trucks for approximately 4 hrs. each time we clean and haul and this operation occurs from the hrs. of 3am to 7am.

In addition D.P.W. cleans and hauls snow from narrow and dead end streets approximately 4 times a winter season using 3 trucks for approximately 8 hrs. each time we clean and haul. When we do this cleaning and hauling operation it occurs from the hrs. of 7am to 3pm, and again if there is an unusually high snowfall season the clean and haul would increase beyond 4 times in a winter season.

There is no collection system in place nor is there any treatment of the melt water runoff. The melt water run off does not discharge directly into the lake but is contained for the most part within the berm of the snow storage area. What very little melt water that runs out of the snow storage area does so by running down the access road but stays off to the side at the beginning of the road. This amount of water is minimal and does not impact the bike path.

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In past years the Downtown Market Place has also used this area with the understanding that if we had an unusually high snowfall season and the area began to reach capacity they would have their contractor who cleans the Marketplace bring their snow somewhere other than this site. This insures that D.P.W. still has the ability to clean and haul snow in the downtown core, narrow streets, and dead ends for the duration of the winter season.

I spoke with Ron Redmond regarding the application and permit process of the snow storage and if possible he would still like to keep the same arrangement we have had in the past by being able to share the same permit with D.P.W..

Sincerely



Bill Paquette
Assistant Public Works Director
Right of Way Services

cc: Steve Goodkind
Ron Redmond

RECEIVED

DEC - 1 2009

DEPARTMENT OF
PLANNING & ZONING



KENNETH A. SCHATZ, Esq.
City Attorney
EUGENE M. BERGMAN, Esq.
Sr. Assistant City Attorney
NIKKI A. FULLER, Esq.
Assistant City Attorney
RICHARD W. HAESLER, JR., Esq.
Assistant City Attorney
GREGG M. MEYER, Esq.
Assistant City Attorney

CITY OF BURLINGTON, VERMONT

OFFICE OF
THE CITY ATTORNEY
AND
CORPORATION COUNSEL

May 11, 2012

149 CHURCH STREET
BURLINGTON, VT 05401
(802) 865-7121
(TTY) 865-7142
FAX 865-7123

Scott Gustin, Senior Planner
Burlington Department of Planning and Zoning
City Hall
149 Church Street
Burlington, VT 05401

RECEIVED
MAY 11 2012

DEPARTMENT OF
PLANNING & ZONING

Re: ^{to Scott} ZP# 10-~~054~~CA
Winter Snow Storage for City of Burlington

Dear Scott:

This letter is written in response to Project Permit Condition No. 1 of the above referenced permit. Said condition states: "Prior to release of the zoning permit, the applicant shall provide written verification from the City Attorney that there are no legal restrictions that would preclude the snow storage facility, subject to staff review and approval.

Our office has reviewed the Burlington Comprehensive Development Ordinance, the Development Review Board findings pertaining to this matter, staff comments, and the permit description. In our opinion, based upon those documents and the DRB's un-appealed Zoning Permit Certificate of Appropriateness that snow storage on the site is permitted, there are no zoning restrictions precluding the proposed use. As far as any non-zoning legal restrictions, our office will provide an opinion to the Applicant on that issue so that it may address any issues in a timely manner.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Gregg Meyer, Esq.
Assistant City Attorney

Cc: William Paquette, DPW

Department of Permitting & Inspections

Zoning Division
149 Church Street
Burlington, VT 05401
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Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: October 15, 2019
RE: 19-0355CA; 441 Shelburne Street

=====

The Development Review Board re-approved this application to convert a boarding house and duplex to 10 residential apartments with associated site improvements on February 5, 2019. Condition 1 of that approval reads:

1. Exterior siding work shall commence by April 2019 and shall be complete by September 2019. If the siding is not complete by September 2019, the applicant shall return to the DRB to provide an update and explanation of the project status. The entire project shall be complete within 2 years of this approval.

As of October 1, 2019, the siding work had not been completed. As a result a status update to the Development Review Board is required.

Department of Permitting and Inspections

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William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Compliance Officer
Charlene Orton, Administrator



TO: Development Review Board
FROM: Mary O'Neil
DATE: October 15, 2019
RE: 0 University Road; ZP20-0315CA

=====

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: RCO-RG / I / RL

Ward: 1E

Owner/Applicant: University of Vermont State Agricultural College

Request: Install two salt sheds. Relocate two brine tanks and addition of another larger tank. Relocate fence. Remove existing waste blocks. Installation of gate. Replacement of two sheds with a 10 ft x35 ft wood shed on concrete pad. Installation of two storage containers. All work on existing gravel surface.

Applicable Regulations:

Background:

- **Zoning Permit 14-0704CA;** add roof over storage area for winter sand storage. January 2014.
- **Zoning Permit 13-0854CA;** pave existing gravel portion of University Road. No change to existing dimensions. April 5, 2013.
- **Zoning Permit 14-0085CA;** construct new grounds materials storage building on new asphalt pad, within existing outdoor storage area. August 2013.
- **Zoning Permit 10-0681CA;** demolish five small outbuildings around Centennial Field property. Buildings are: Two story building #951, two ticket buildings #983 and #984, and two trailer buildings #988 and #989. March 2010.
- **Zoning Permit 07-497CA;** pave an existing gravel parking lot at Centennial Field to address drainage issues. Parking lot will drain into the stormwater pond, which will be improved to absorb the increased volume. March 2007.
- **Zoning Permit 04-267;** redesign east campus stormwater treatment and collection facility. Basin size increased. November 2003.
- **Zoning Permit 87-040 / COA 87-016;** raise existing detention pond dam 2', raise existing outlet structure 1'9". February 1987.
- **Zoning Permit n.n...;** install a 4000-gallon gas tank and pump on University road at Centennial Field. November 1973.

Recommendation: Certificate of Appropriateness consent approval per the following findings and conditions:

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

The subject property has expired zoning permits that have not received their required certificates of occupancy. These permits must be closed out with certificates of occupancy (or relinquished or superseded) prior to issuance of a certificate of occupancy for any new zoning permit.

Affirmative finding as conditioned.

Article 3: Applications, Permits and Project Reviews

Section 3.2.2 Application Types and Submission Requirements

(d) Certificate of Appropriateness (COA) Level II Application

The applicant has submitted the required documentation for review by the DRB.

Affirmative finding.

Article 4: Zoning Maps and Districts

0 University road is within three separate zoning districts: Institutional, Low Density Residential (RL), and RCO-RG. The portion of the parcel involved with this development is within the Institutional zone (blue, below), with the easterly portion in RCO-RG (green, below.) The Centennial Woods Natural Resource area / wetland is noted in the opaque green at right.



Section 4.4.4 Institutional District

(a) Purpose:

*The **Institutional District (I)** as illustrated in Map 4.4.4-1 allows for an increased development scale and intensity than would typically be found in the adjacent residential districts to support continued growth and flexibility of the city's major educational and health care institutions within their respective institutional missions. New development is intended to be sensitive the historic development pattern of the existing campuses as well as the surrounding residential neighborhoods.*

The district is intended to support broad range of related uses reflecting the resident institution's role as regional educational, health care, cultural and research centers.

Buildings should be designed with a high level of architectural detailing to provide visual interest and create enjoyable, human-scale spaces. Sensitive transitions between adjacent lower scale residential areas and larger scale institutional development should be provided.

The application will install or replace service structures (salt sheds, brine tanks, shed, fencing) to support the ongoing activities at the Centennial Field Complex, and therefore consistent with the purpose of the zoning district. **Affirmative finding.**

Existing coverage and proposed lot coverage in the Institutional zoning district is 34.94%; beneath the 40% limitation. As the changes are proposed within the interior of the parcel, setbacks are not triggered for these requested changes. **Affirmative finding.**

Section 4.4.5 Residential Districts

The proposed changes are not within the RL zoning district. Not applicable.

Section 4.4.6 Recreation, Conservation and Open Space Districts

(a) Purpose

The Recreation, Conservation and Open Space Districts are intended to protect the function, integrity and health of the city's natural systems environment, provide for a balance between developed and undeveloped land, protect air and water quality, provide adequate open areas for recreation, conservation, agriculture, and forestry, enhance the city's quality of life and the aesthetic qualities of the city, moderate climate, reduce noise pollution, provide wildlife habitat, and preserve open space in its natural state.

2) RCO-Recreation/Greenspace (RCO-RG)

The Recreation/Greenspace District is intended to provide a diversity of passive and active recreational opportunities and other urban green spaces that provide for public use and enjoyment. The District includes a wide spectrum of recreational opportunities including developed parks with active public-use facilities, undeveloped open areas, dog parks, community gardens, urban parks and pocket parks, playgrounds, transportation corridors, and cemeteries. The District also includes private property, including a golf course and residential properties, where appropriate future development could be provided.

The application addresses continuing grounds and maintenance related structures associated with the University's activities at Centennial Field. **Affirmative finding.**

Table 4.4.5-1 Dimensional Standards and Density

RCO-RG	Lot Coverage 5%	Setbacks			Height 35'
		Front 15'	Side 10%	Rear 25%	
0 University Road	Existing and proposed 0.92%	Interior to parcel – setbacks not triggered.			Salt shed, storage shed < 35'

Affirmative finding.

(c) Permitted and conditional uses

No new uses are proposed. Not applicable.

(d) District Specific Regulations

1. Lot coverage for Agricultural Structures

Not applicable.

2. Exemptions for low impact design (LID) Stormwater Management Techniques
Reference is made to City Parks. Not applicable.

3. Pervious surface materials not included in impervious lot coverage calculations
Refers to City Parks. Not applicable.

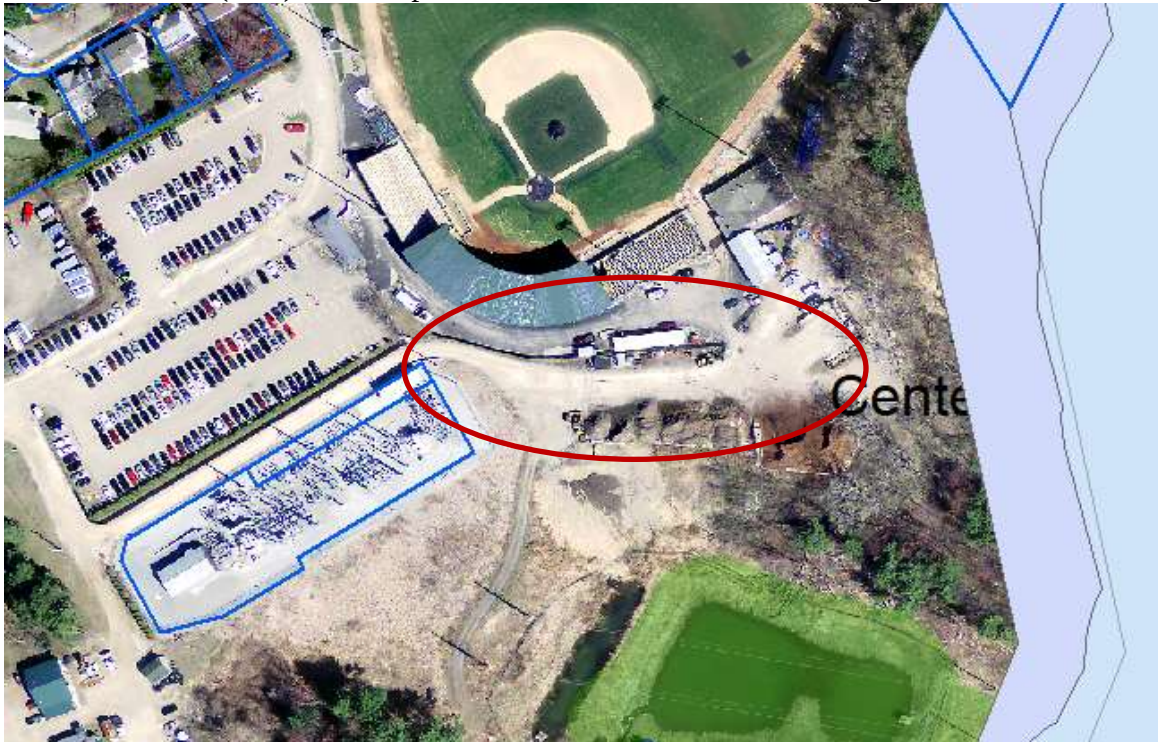
Section 4.5.4 Natural Resource Protection Overlay (NR) District

(b) Areas Affected

1. A Riparian and Littoral conservation Zone

2. A Wetland conservation Zone

The development area is outside the mapped Riparian and Littoral Conservation Zone (green) and the NR wetland area (blue). See map detail, below. **Affirmative finding.**



Section 4.5.7 Centennial Woods Overlay District

The development area is outside the Centennial Woods Overlay. Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sections 4.4.4 and 4.4.6, above.

Section 5.2.4 Buildable Area Calculation

Although the parcel falls partially within an RCO district, there is no change in density or coverage from existing conditions. **Affirmative finding.**

Section 5.2.5 Setbacks

See Sections 4.4.4 and 4.4.6, above.

Section 5.2.6 Building Height Limits

See Sections 4.4.4 and 4.4.6, above.

Section 5.2.7 Density and Intensity of Development Calculations

See Sections 4.4.4 and 4.4.6, above.

Sec. 5.4.8 Historic Buildings and Sites

Not applicable.

Section 5.5.1, Nuisance Regulations

The propose continues and enhances existing maintenance operations for the institution. Nothing in the proposal constitutes a nuisance under this criterion. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

LED lighting is proposed both within (vapor tight) and at the entrance (wall packs) of the new salt sheds. Average light levels are low. Refer to Plan PM-1. **Affirmative finding.**

Section 5.5.3 Stormwater and Erosion Control

Written approval of the Erosion Prevention and Sediment Control plan must be received from the Stormwater engineering program prior to release of the permit. **Affirmative finding as conditioned.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Section 6.2.2 Review Standards

(a) Protection of Important Natural Features

The development area does not encroach into Natural Areas or significant natural features.

Affirmative finding.

(b) Topographical Alterations

None proposed. **Affirmative finding.**

(c) Protection of Important Public Views

There are no identified important public views at this development location. Not applicable.

(d) Protection of Important Cultural Resources

Not applicable.

(e) Supporting the use of Renewable Energy Resources

Nothing in the application precludes the use of wind, water, solar, geothermal, or other renewable energy resource on this parcel. **Affirmative finding.**

(f) Brownfield Sites

Not applicable.

(g) Provide for nature's events

The addition of new salt sheds anticipates one of nature's events: snowfall. **Affirmative finding.**

(h) Building Location and Orientation

Alterations are proposed within a vibrant, developed site to continue and enhance maintenance activities. Orientation and building location are directly related to the proposed activities there. **Affirmative finding.**

(i) Vehicular Access

No change from existing. **Affirmative finding.**

(j) Pedestrian Access

Pedestrian access is not a consideration at this interior location, intended for institutional staff.
Not applicable.

(k) Accessibility for the Handicapped

Not applicable.

(l) Parking and Circulation

No change from existing. **Affirmative finding.**

(m) Landscaping, Fences and Retaining Walls

An existing fence will be relocated to improve vehicular circulation. A new electric gate with controller will be installed at the southwesterly entrance to the access road. See Inset A, Site Plan SP-1. Chain link fencing and gate are consistent with the use and location of this proposal. **Affirmative finding.**

(n) Public Plazas and Open Space

Not applicable.

(o) Outdoor Lighting

See Section 5.5.2, above.

(p) Integrate infrastructure into the design

The utility and service enclosures (salt shed, brine tanks, storage sheds) are interior to the parcel and other ancillary maintenance facilities. Specific feature screening is not applicable here. **Affirmative finding.**

Article 8: Parking

The development changes proposed are replacements or enhancements of existing functional use of the site. No change to existing conditions are proposed or required. Not applicable.

II. Conditions of Approval

- 1) Per **Section 2.7.8, Withhold Permit**, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations.
- 2) Written approval of the Erosion Prevention and Sediment Control plan must be received from the Stormwater engineering program prior to release of the permit.
- 3) Standard Permit Conditions 1-15.



The University of Vermont

To: Scott Gustin, Principal Planner
Burlington Planning & Zoning Department
149 Church Street
Burlington, VT 05401

RECEIVED
SEP 16 2019

September 13, 2019

**DEPARTMENT OF
PLANNING & ZONING**

Dear Scott,

Re: Zoning Permit Application for Improvements to the UVM Recycling & Maintenance Zone, at Centennial Field Complex, University Road

This is a COA Level II application for the University of Vermont (UVM), for improvements to the UVM Recycling & Maintenance Zone, at Centennial Field Complex, University Road, in Burlington.

This zone is a back-of-the-house area, which serves the larger UVM campus for grounds maintenance and recycling needs. It is tucked in between Centennial Field, the BED/VELCO station and a parking lot. Entry is from the Grounds Maintenance Building area, to the south.

This project, while not large or in the public eye, will provide critical safety improvements and a better, more organized, use of limited space.

The improvements will consist of the following:

1. Addition of two salt sheds, identical to the existing one.
2. Relocating two existing brine tanks, and addition of another, larger tank.
3. Existing fence relocation: this will improve vehicle circulation by expanding the available space.
4. Remove existing waste blocks, to make room for the two new salt sheds.
5. Installation of a gate at the entrance of the road leading to the site. Over the years we have had issues with non-UVM people taking mulch, metal scrap and more, from this area. UVM Police have requested that we make this area more secure.
6. Replacement of two small deteriorated sheds for recycling storage and sorting. Currently we have two small deteriorated sheds for recycling storage and sorting, located on an existing 10' x 36' concrete pad. These would be replaced with a larger wood shed, 10' x 35', on the existing concrete pad.
7. Two Conex storage containers will be installed on the existing gravel drive in a location that is convenient for pick-up and delivery.

Please see Project Description for more details.

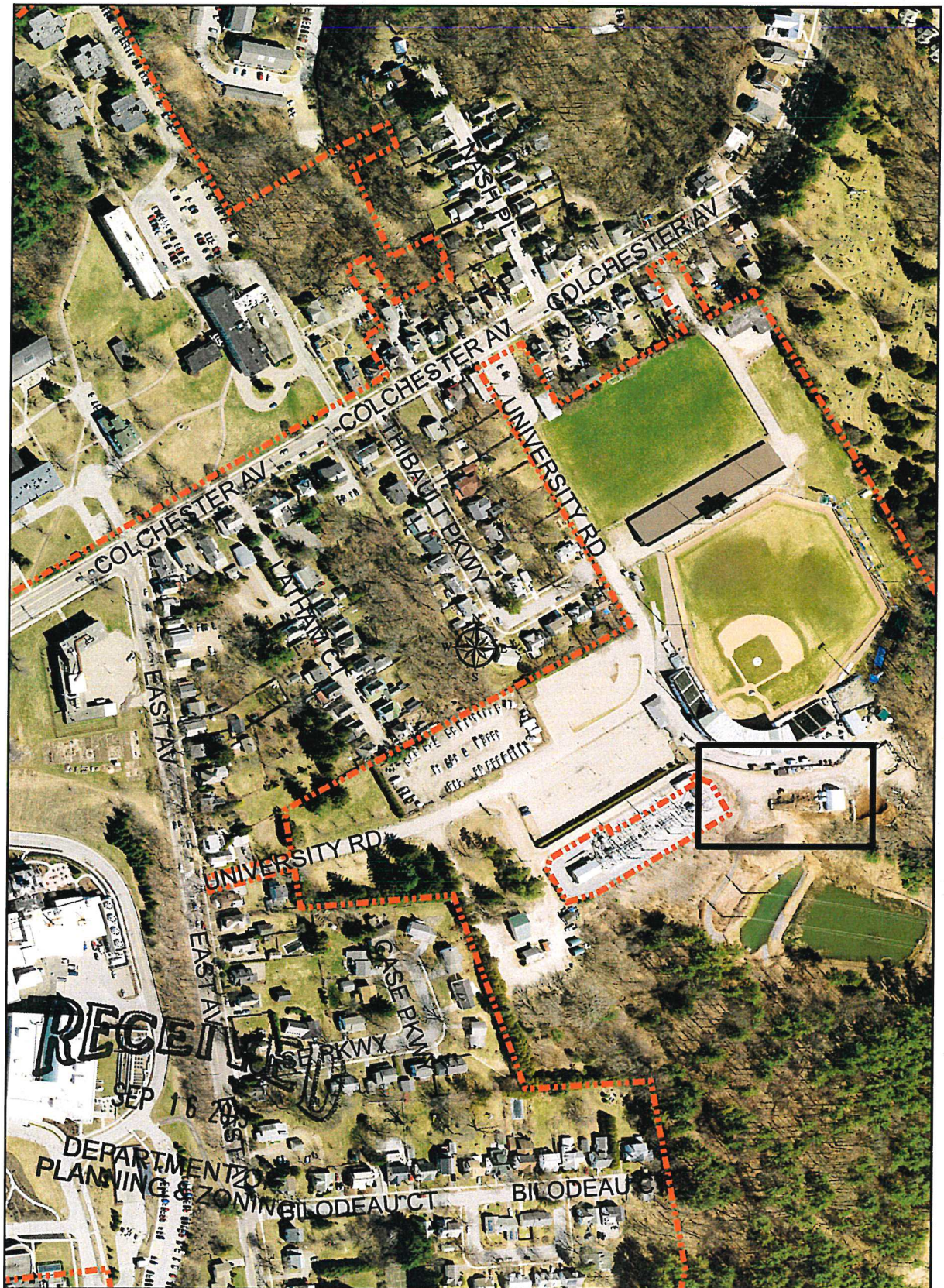
The entire project is located on an existing impervious gravel surface, so there will be no change in existing lot coverage. The project cost is estimated to be \$135,000.

There will be no change in use or parking. This is an existing accessory use to the main academic, institutional use of the University.

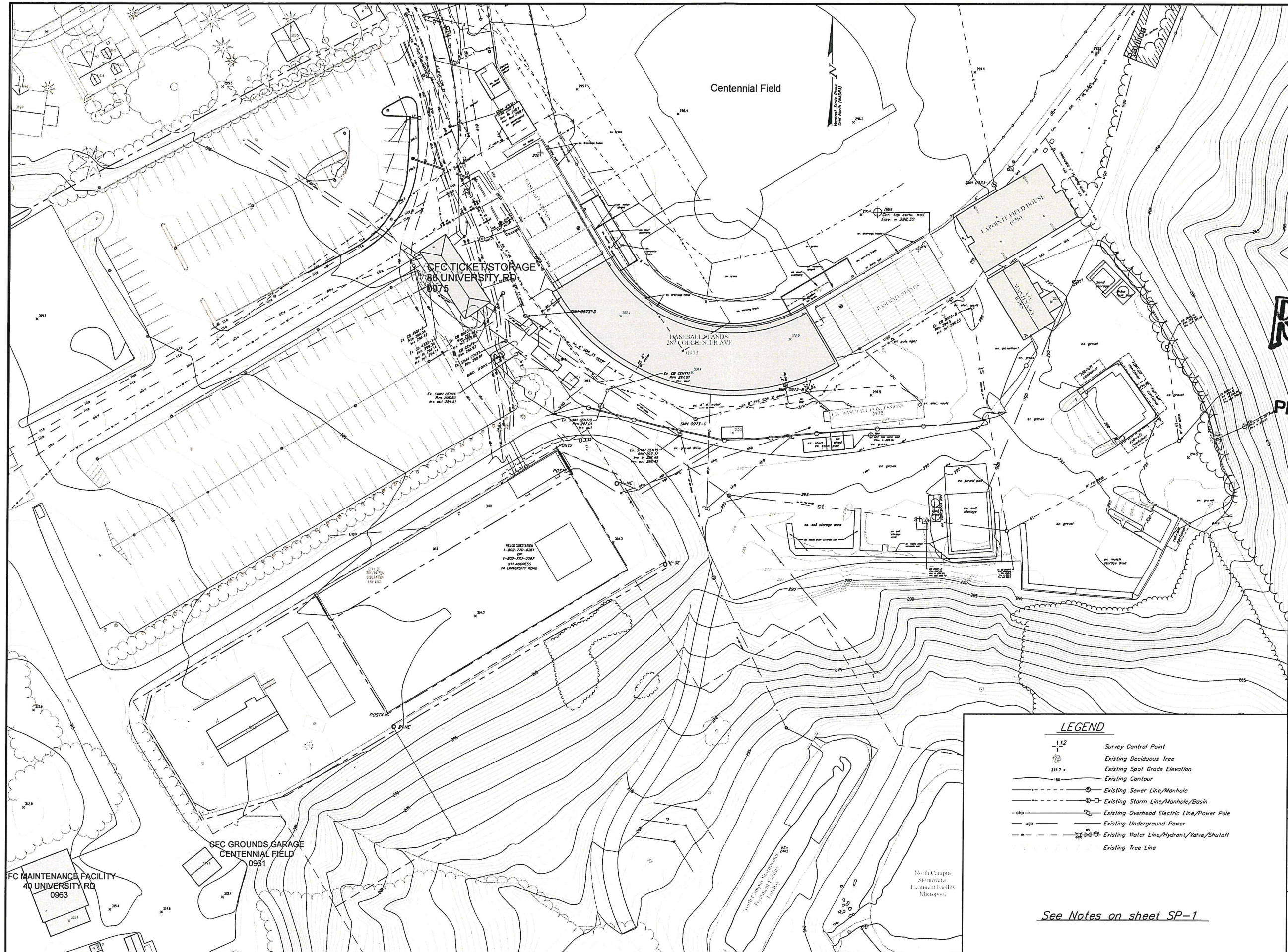
CAMPUS PLANNING SERVICES

109 South Prospect Street, Burlington, VT 05405-0016
Telephone (802) 656-7878, Fax (802) 656-8895

University of Vermont & State Agricultural College
Centennial Field Complex, University Road
Recycling & Maintenance Zone



Site Location Map



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UVM

University of Vermont
PHYSICAL PLANT DEPARTMENT

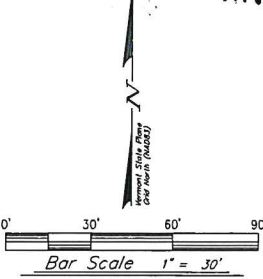
284 EAST AVENUE
BURLINGTON, VERMONT 05405
Contact: Luce Hillman
(802) 656-2186

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SEP 16 2019

DEPARTMENT OF
PLANNING & ZONING



Project:
University of Vermont
**PROPOSED SALT
STORAGE FACILITY**

Project No. 19187
Scale 1" = 30'
Drawn by DMR
Checked by
Date 9/13/2019

Revisions	No.	Date

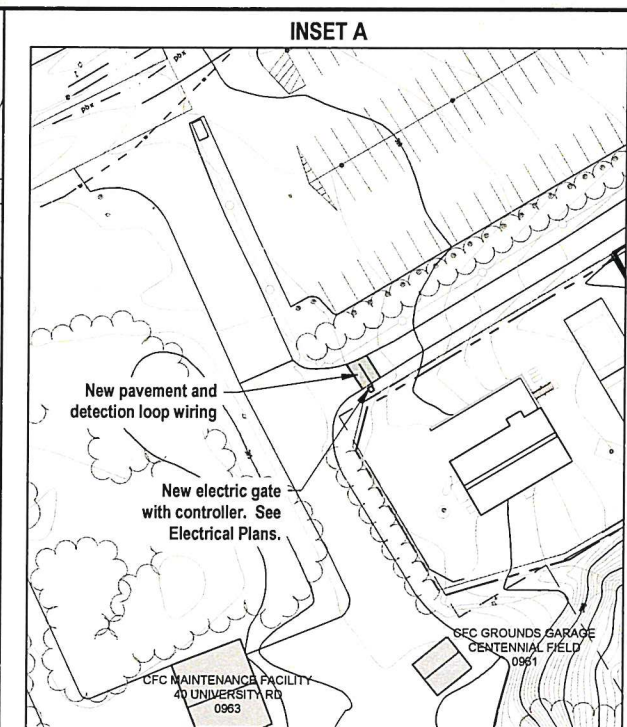
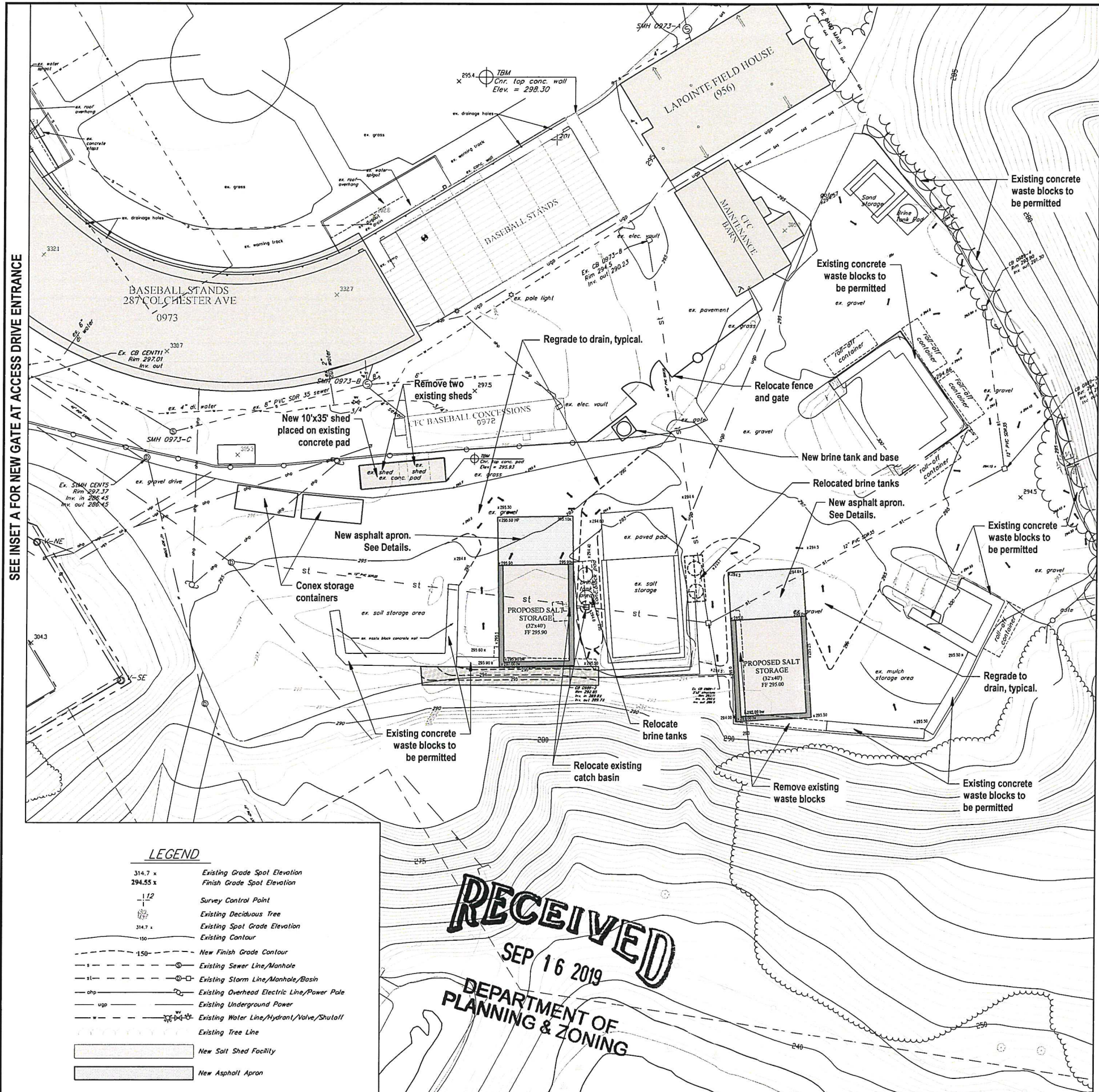
Drawing Title
**Existing
Conditions
Plan**

Drawing No.
EX-1

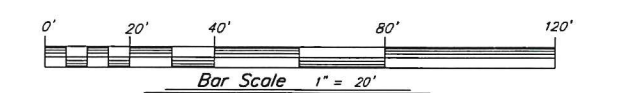
LEGEND

- Survey Control Point
- Existing Deciduous Tree
- Existing Spot Grade Elevation
- Existing Contour
- Existing Sewer Line/Manhole
- Existing Storm Line/Manhole/Basin
- Existing Overhead Electric Line/Power Pole
- Existing Underground Power
- Existing Water Line/Hydrant/Valve/Shutoff
- Existing Tree Line

See Notes on sheet SP-1



- Notes:**
- The underground utilities shown on this plan are based on visible utilities located during a topographic survey performed by Krebs & Lansing in May 2019 and UVM Utility Master Plan mapping. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe and other non-member utilities shall be contacted prior to any excavation.
 - Elevations are based on GPS survey observations that reference the NAVD 88 vertical datum in US Survey Feet.
 - Project Horizontal Coordinates derived from GPS observation using reference frame NAD83 (2011) 2010.00 epoch. Project vertical datum based on NAVD 88 (Geoid 12A).
 - The methods and materials of construction shall conform to the latest standards of the local Municipality and the State of Vermont. All work shall be in conformance with all permits and approvals issued for the project. In case of conflict, the more stringent specification shall apply as directed by Engineer. All work shall be done in a workmanlike manner and completed in the time specified by Owner.
 - The Contractor shall be responsible for all work and materials shown and required to make the job complete. These drawings do not show every fitting or appurtenance. Materials shall be as specified on the drawings. Manufacturer's product specifications shall be submitted for all materials to the Engineer for approval prior to installation.
 - The location and size of existing underground utilities is not warranted to be exact or complete. The Contractor shall field locate all utilities and shall contact the affected utility company, the Engineer and the Municipality prior to making any hook ups. The Contractor shall be solely responsible for all existing utilities and their uninterrupted services. All off-site backfill, sheeting and shoring, dewatering, clearing and grubbing, erosion control, dust control, traffic control, grading, and all incidentals shall be included as part of the required work.
 - Repair of all disturbed areas, grading, seeding, mulching, repair of roads and curbs, paving, and other incidentals are included as part of the required work. All disturbed areas shall be loamed and mulched until permanent ground cover is established.
 - The Contractor shall verify all horizontal control and temporary bench marks before use.
 - The workmen and public shall be protected by the Contractor from any and all hazards connected with the construction work. Open trenches, materials, or equipment within the working limits are to be guarded by the use of adequate barricades or flag men. All barricades left in position overnight are to be properly lighted. Kerosene pots are not acceptable. When work narrows the usable pavement, flag men shall be employed to aid the flow of traffic so that there will be no undue delays. The Contractor shall be held responsible for the safety of all workmen and the general public and all damages to property occurring from or upon the work occasioned by negligence or shall be held responsible for the safety of all workmen and the general public and all damages to property occurring from or upon the work occasioned by negligence or day or night within the working area. All work shall be in conformance to OSHA regulations, Title 19, Parts 1926.651 and 1926.652, and applicable to VOSHA regulations.
 - Contractor shall contact Dig Safe and other non-member utilities prior to any excavation.
 - All new storm extending from catch basin structures shall be laid with a laser to elevation and slope as shown on the plans.
 - The Contractor shall sawcut all existing pavement to be removed. The Contractor shall minimize the pavement area disturbance. Contractor shall be responsible for all pavement repair and restoration necessary to complete the work. The Contractor shall be responsible for removing and properly disposing of all gravel, pavement and concrete within the parking area necessary to complete the work to design grades shown.
 - Temporary silt fence shall be erected prior to any clearing or construction. Fencing may be erected in phases, but in no case shall construction of clearing proceed fencing. Special areas may be designated by the Owner for preservation of existing trees. These areas shall be the Contractor's responsibility to insure no damage is done to designated trees.
 - Existing plantings are located in general areas as shown on the plans. Contractor shall protect plantings scheduled to remain so as not to damage these or their root systems.
 - Contractor shall comply with all permits and approvals issued for this project.
 - Contractor shall sign on as the Co-Permittee for the State of Vermont Erosion Prevention and Sediment Control permit for the project.
 - Slope stability upon unsaturated soil conditions. If during construction saturated soils are encountered, contact the Engineer immediately.
 - At the end of the project, clean the sumps of all new and existing catch basins and storm manholes within the project limits.
 - Contractor shall coordinate location of staging areas and parking with Owner prior to bid.



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Contact: Luce Hillman

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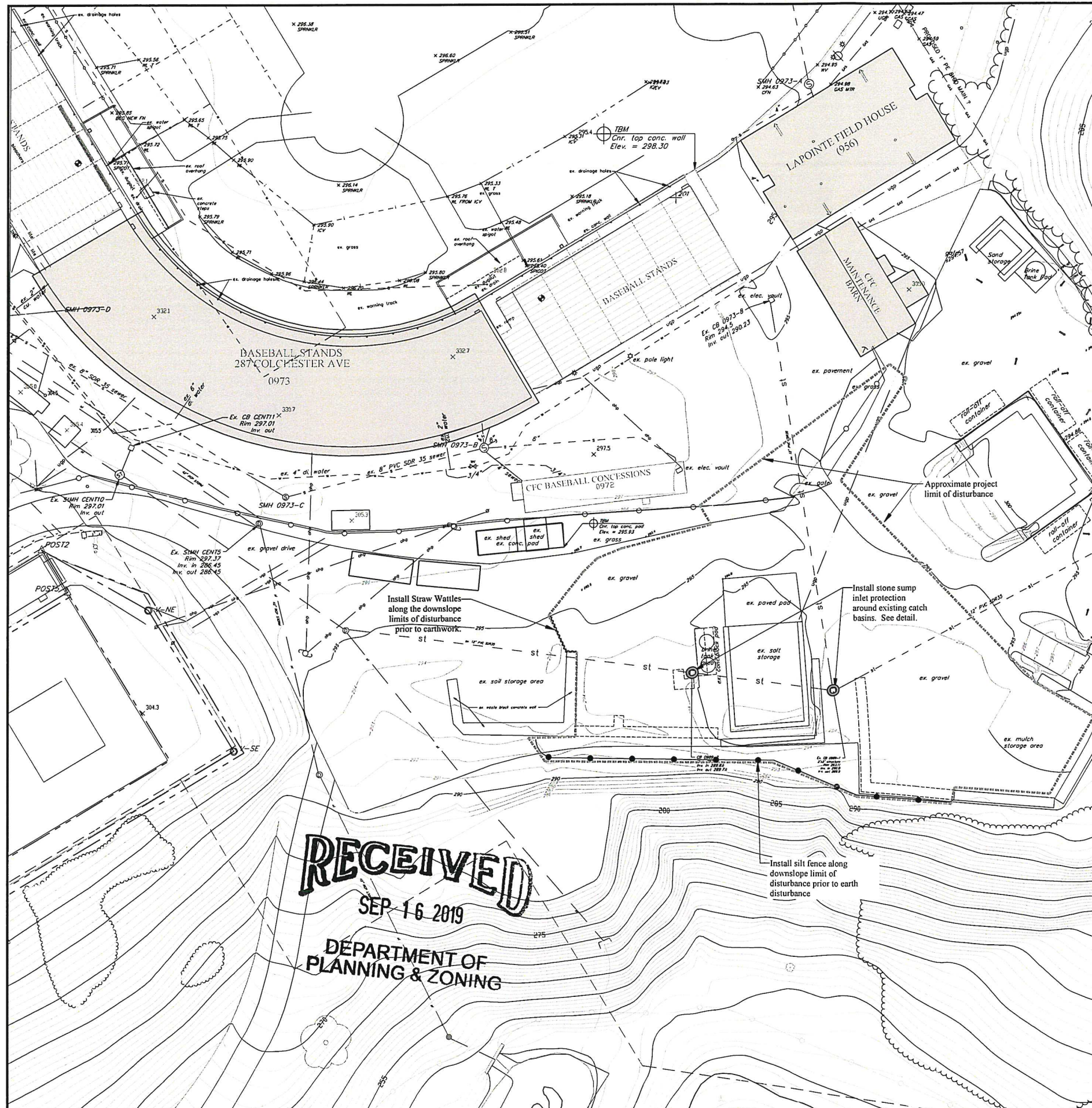
Project:
**University of Vermont
PROPOSED SALT
STORAGE
FACILITY**

Project No. 19187
Scale 1" = 20'
Drawn by DMR
Checked by
Date 9/13/2019

Revisions
No. Date

Drawing Title
Site Plan

Drawing No.
SP-1



Erosion Prevention and Sediment Control Notes

- Contractor shall be responsible for complying with all State and Local erosion prevention and sediment control standards and permit requirements during construction.
- The limit of disturbance shall be clearly defined by Contractor's surveyor prior to clearing. Erosion and sediment control devices shall be established to trap sediment on site.
- Clearing and grubbing shall not begin until disturbance limits and sediment controls are in place. All roots, stumps and deleterious materials shall be removed from the site. The Contractor shall minimize the amount of disturbed land at any given time.
- All erosion control shall be placed as shown on the drawings or as ordered by the Engineer. The Contractor shall maintain the erosion control measures until the Engineer is satisfied that permanent ground cover is established and that further measures are not required. It shall be the responsibility of the Contractor to employ appropriate erosion control as shown on these drawings and any other measures as necessary to trap sediment on site. Refer to permit maintenance and inspection requirements.
- All areas of disturbance shall be permanently or temporarily stabilized as soon as possible and within 48 hours of final grading. All areas of disturbance shall be at least temporarily stabilized daily during winter construction unless the following exceptions apply:
 - Stabilization is not required if earthwork is to continue in the area in the next 24 hours and there is no precipitation forecast in the next 24 hours.
 - Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 ft. or greater (e.g. house foundation excavation, utility trenches). Stabilization measures shall include mulch and netting, erosion control matting, crushed stone, gravel, or pavement.
- Unless specifically indicated on the plans acceptable methods of stabilization shall include:
 - STRAW Mulching - 2 tons per acre. Only STRAW mulch is allowed. Approximately 2" uniform thickness. Only allowed on relatively flat areas with minimum upslope watershed. Mulch must be properly secured with netting to prevent material from being blown away by wind (windthrow).
 - Hydroseeding - Applied at the manufacturer's recommended application rate. Contractor shall provide evidence of proper application rate. Hydroseeding must be accompanied by erosion control matting in areas of concentrated flow.
 - Erosion control matting - S75BN matting must be applied to all slopes 3:1 (H:V) or greater (unless otherwise indicated).
 - Crushed stone or crushed gravel - Typically used for temporary access roads and construction staging areas.
- The Contractor shall use water for dust control.
- The Contractor shall provide inlet protection around all catch basins (existing or new) that collect construction site stormwater runoff. At a minimum, MarshMat coir inlet filters shall be installed over all catch basin grates. Additional inlet control shall be installed as identified on the plans or as warranted during construction. Inlet protection must be maintained until final stabilization has been reached.
- A stabilized construction entrance (See Detail) shall be installed and maintained at all construction access locations if construction vehicles travel off the existing hardscape. Contractor shall be responsible for installing crushed stone to provide stable areas for construction vehicle traffic, staging, and storage. The Contractor is responsible for providing and maintaining sufficient stone to prevent rutting and sediment tracking.
- Any paved roads used by construction vehicles shall be swept daily, or at a greater frequency, if dirt or gravel is tracked from the site. The swept debris shall be immediately removed from face of curb if applicable.
- All temporary erosion and sediment control measures shall be removed within 30 days after final stabilization or after the measures are no longer needed, unless otherwise authorized.
- All sediment removed from sediment control practices shall be placed in an approved soil disposal area.
- All areas that do not have established vegetation by October 15th must be stabilized in accordance with the Winter Stabilization requirements outlined in the Low Risk Site Handbook. See Details.
- After permanent seeding the Contractor shall be responsible for watering to ensure adequate vegetative growth.
- The location of temporary construction fencing and the temporary access shown on the plan are for schematic purposes only. The Contractor shall be responsible for providing all necessary temporary construction fencing, temporary roads, staging areas, etc., necessary to complete the work.
- Water from dewatering activities that flows off site must be clear. Water must not be pumped into storm sewers unless the water is clear.
- Contractor shall sign on as the Co-Permittee for the State of Vermont Erosion Prevention and Sediment Control permit for the project.
- The erosion prevention and sediment control practices shown on these plans are the minimum required for the project. The Contractor shall employ as many best management practices as necessary to prevent soil from leaving the construction site. If evidence is found of sediment tracking or eroded soil leaving the construction site, the Engineer may direct Site Contractor to implement additional best management practices at no additional cost to Owner.
- The Contractor shall be responsible for all inspection and maintenance of the erosion prevention and sediment control practices for the project. Inspections and corresponding reports shall be performed at a minimum, once a week and after every precipitation event that results in a discharge from the site.

Contractor shall call Jenna Olson at 540-1748 or email (jolson@burlingtonvt.gov) at least 24 hours prior to initiating earth disturbance and submit name, cell phone number, and email contact information of the erosion control coordinator for the project.

The perimeter of the site and all BMPs will be inspected at the end of each workday to ensure that sediment will not leave the site. If sediment has traveled beyond the site boundary, it shall be swept up or otherwise removed and deposited on-site in an upgradient area at the end of each workday.

Legend

- Inlet Protection
- New Storm Line/Manhole/Basin
- Existing Storm Line/Catch Basin/manhole
- Existing Contours
- Chain-link Fence
- Temporary Silt Fence
- Disturbance Limit Line
- Crushed Stone Stabilization
- Erosion Control Matting
- 8" Silt Sock by Filter, or approved equal, sediment control barrier
- Straw Wattle



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University of Vermont

Physical Plant Department
284 EAST AVENUE
BURLINGTON, VERMONT 05405
Project Manager: Scott Goodwin

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Project:

University of Vermont
**PROPOSED SALT
STORAGE
FACILITY**

Project No. 19187

Scale 1" = 20'

Drawn by DMR

Checked by

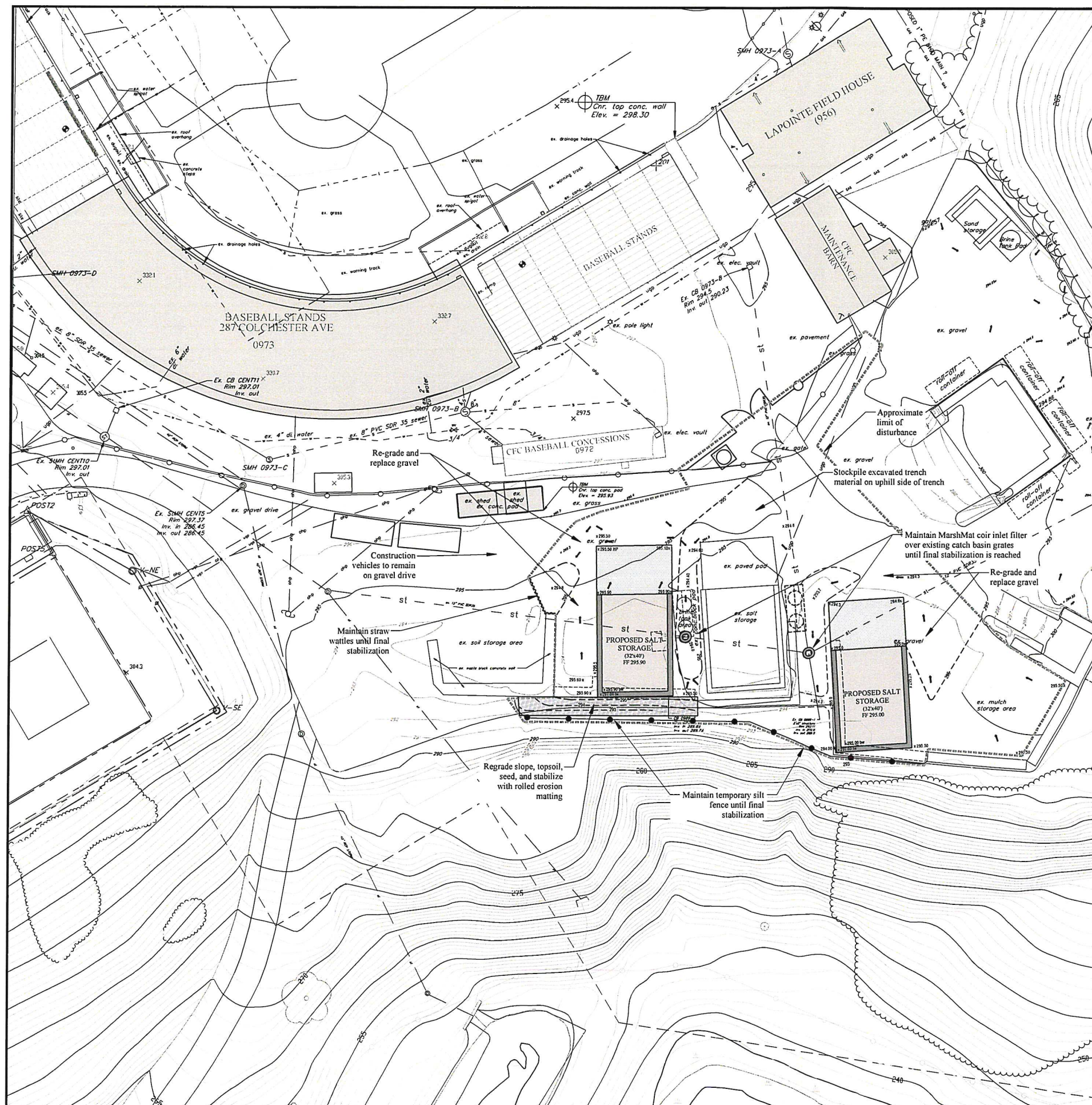
Date 9/13/2019

Revisions
No. Date

Drawing Title
Erosion Prevention &
Sediment Control Site Plan
Preconstruction

Drawing No.

SP-2



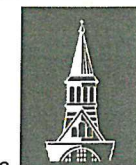
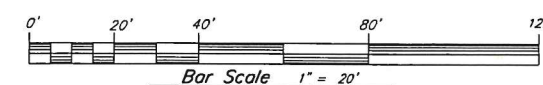
Erosion Prevention & Sediment Control Notes

1. Refer to plan sheet SP-2 for Erosion Prevention and Sediment Control Notes.
2. For utility trench work outside the limits of the primary construction site or in areas where silt fence is impractical, excavated soil shall be either stockpiled on the uphill side of the trench, removed from site, or moved to a properly protected temporary stockpile location.
3. All areas that are relying on vegetation as winter stabilization must be seeded and mulched by September 15th. After September 15th, all areas must be stabilized by temporary measures. If hydroseeding after September 15th, Flexterra High Performance Flexible Growth Medium, or approved equal, must be used in the mulch application for winter stabilization.
4. All disturbed areas not involved in Winter Construction shall be at least temporarily stabilized by October 15. Work after October 15th requires an amendment to this permit. A permit application must be submitted before September 1st.

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Legend

- Inlet Protection
- Existing Storm Line/Catch Basin/manhole
- Existing Contours
- Chain-link Fence
- Temporary Silt Fence
- Temporary Straw wattle
- Crushed Stone Stabilization
- Erosion Control Matting
- Straw Wattle



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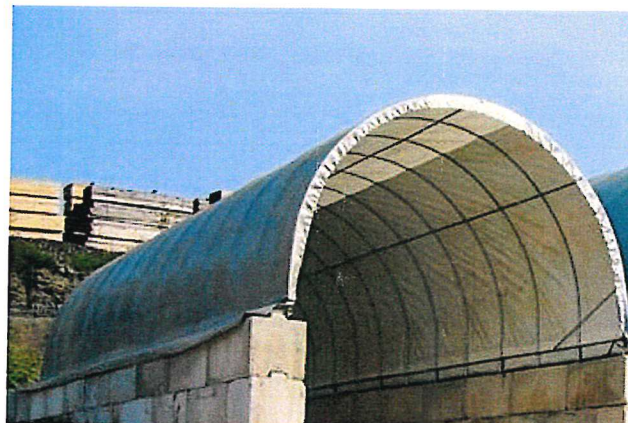
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**PROPOSED SALT
STORAGE
FACILITY**

Project No. 19187
Scale 1" = 20'
Drawn by DMR
Checked by
Date 9/13/2019

Revisions	No.	Date

Drawing Title
Erosion Prevention &
Sediment Control Site Plan
Stabilization Plan

Drawing No.
SP-3



- | | |
|------------------------------------|-------|
| 28 Day Compressive Strength(psi) | 5,000 |
| Max. Water/Cement Ratio (lb./lb.) | 0.44 |
| Min. Cement Factor (Sacks/C.Y.) | 7.5 |
| Entrained Air Content (%) | 5-7 |
| Slump (inches, before adding HRWR) | 2-4 |

AD MIXTURES - USE AIR ENTRAINING AGENT CONFORMING TO ASTM C260 WITH 5-7% TOTAL AIR. USE HIGH RANGE WATER REDUCING AGENT CONFORMING TO ASTM C494 IN ALL CONCRETE.

DESIGN MIX - SUBMIT A CURRENT DESIGN MIX, WITH 28 DAY COMPRESSIVE STRENGTH TEST, TO THE ENGINEER FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.

2. ALL REINFORCING STEEL SHALL COMPLY WITH ASTM A615, GRADE 60, EPOXY COATED.
3. REINFORCEMENT SHALL BE SECURELY TIED IN ITS PROPER PLACE BEFORE AND DURING POURING OPERATIONS USING APPROVED CHAIRS AND SPACERS AS REQUIRED.
4. PROPER VIBRATION OF THE CONCRETE IS IMPORTANT IN THE PLACEMENT OF ALL CONCRETE; THE CONTRACTOR SHALL MAKE PROVISIONS FOR BACK-UP VIBRATION EQUIPMENT.
5. CURING

CONCRETE WALLS SHALL BE CURED WITH ONE COAT OF AN APPROVED NON-TOXIC CURING COMPOUND. (SEALTIGHT 1100-CLEAR OR EQUAL).



NOTE:
1. VERIFY FINAL DIMENSIONS WITH MANUFACTURED BUILDING LAYOUT DIMENSIONS.

STORAGE BUILDING:
30' x 40' x 15' TALL MANUFACTURED BUILDING
WITH GALVANIZED PIPE ARCHES AT 3'-0" O.C.
COVERING TO BE 10 OZ. ML. POLYETHYLENE
SHEETING.

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PROGRESS PRINT

8-19-2019

[illegible]

RICHARD M. DOHERTY, P.E.
STRUCTURAL ENGINEERING

695 DORSET STREET, #8 • SO. BURLINGTON, VT • 05403

Date		
Scale	AS NOTED	
Drawn By LRB	Checked By RMD	
Project No.	21951	

SALT STORAGE SHEDS

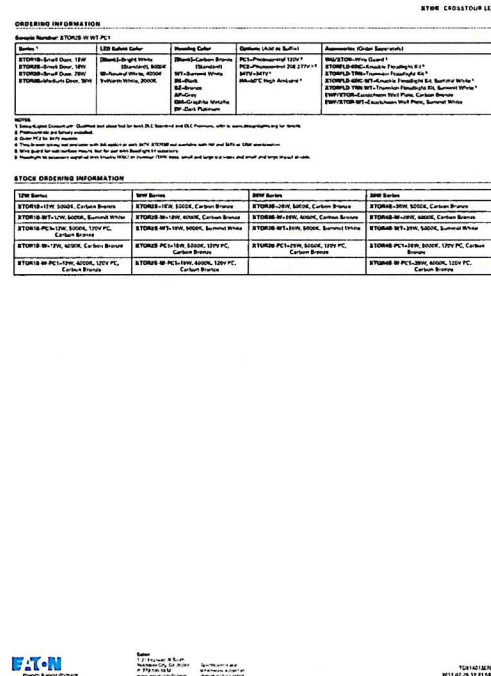
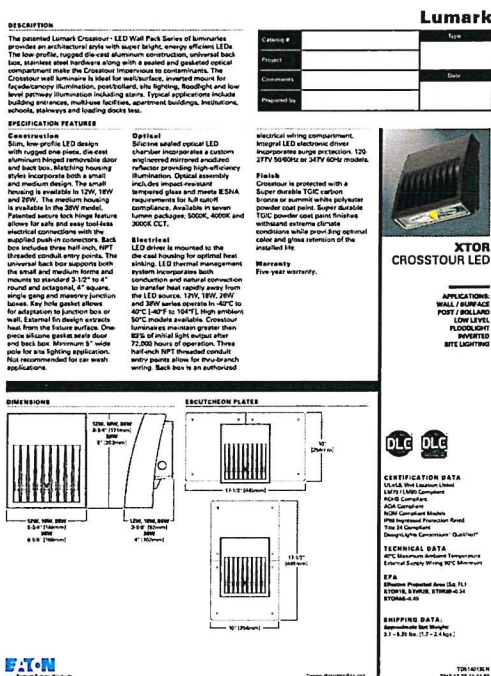
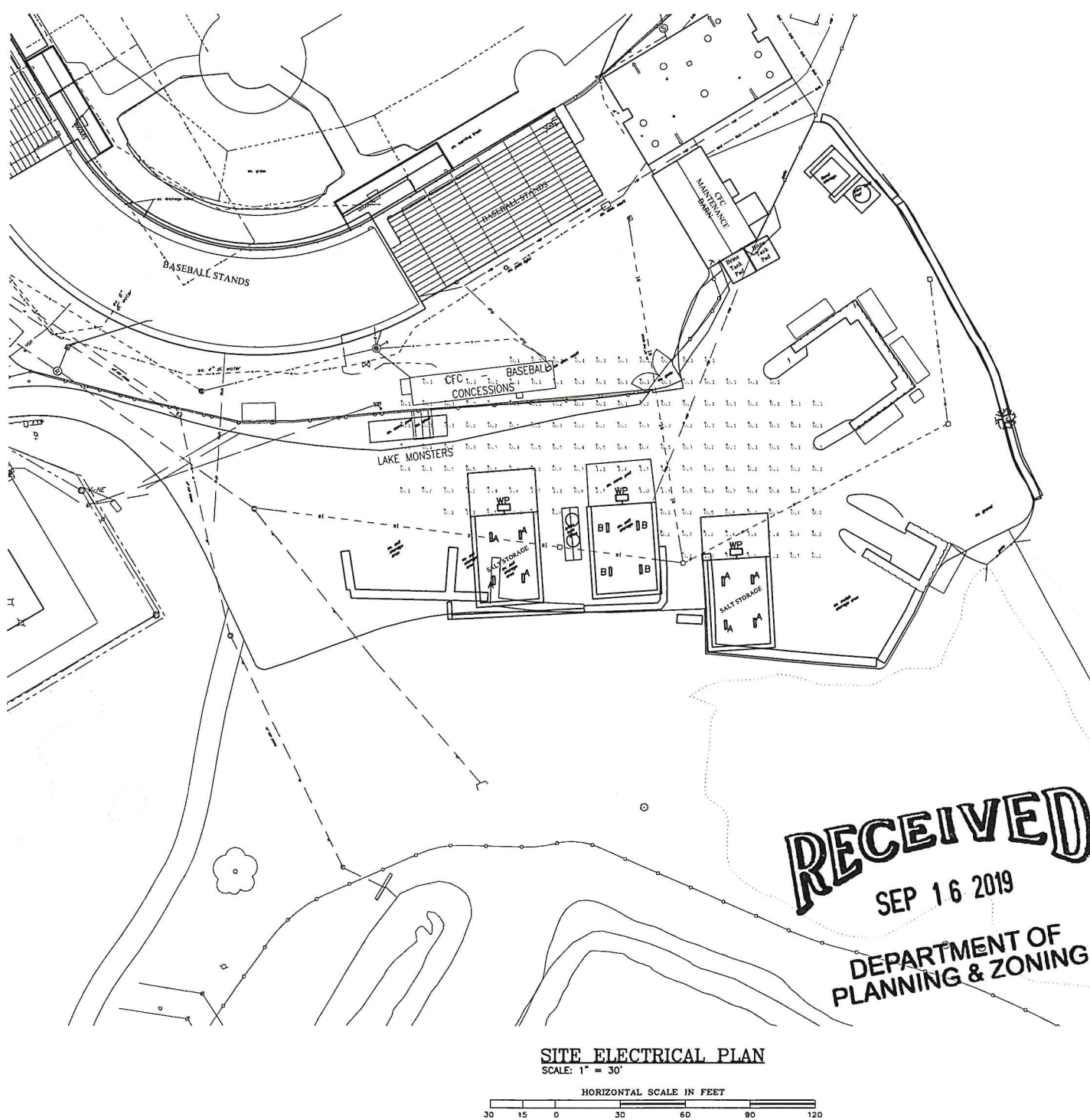
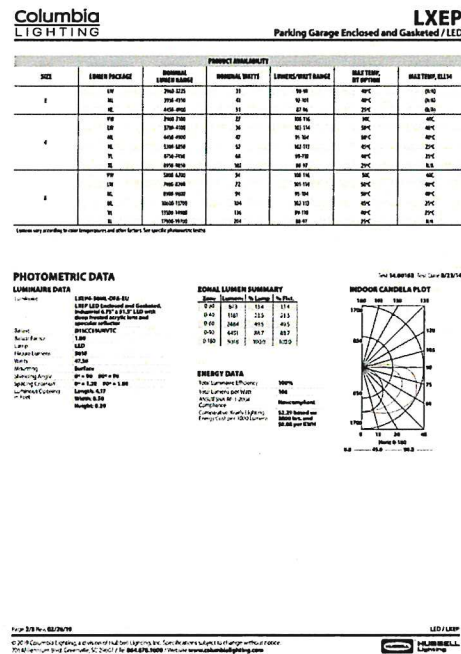
CENTENNIAL FIELD
UNIVERSITY OF VERMONT

Sheet Number

S-1

LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER & MODEL NO.	DESCRIPTION	LAMPS	WATTS	LUMENS	VOLTS	REMARKS
A	COLUMBIA LIGHTING LXEP-4-35HL-DFA-E-U	4' VAPOR TIGHT	LED	52	5500	120/ 277	
B	EXISTING FIXTURE TO REMAIN	4' VAPOR TIGHT	FLUORESCENT				EXISTING TWO BULB FLUORESCENT VAPOR TIGHT FIXTURE.
WP	EATON XTOR3B	WALLPACK	LED	26	2751	120/ 277	

PHOTOMETRIC DATA	
MINIMUM LIGHT LEVEL	0.1 FC
MAXIMUM LIGHT LEVEL	10.1 FC
AVERAGE LIGHT LEVEL	0.78 FC
MIN/MAX RATIO	101.00
AVG/MIN RATIO	7.80



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SITE ELECTRICAL PLAN
SCALE: 1" = 30'

HORIZONTAL SCALE IN FEET

ISSUED FOR PERMIT	8/15/19
-------------------	---------

Pearson & Associates
MECHANICAL & ELECTRICAL ENGINEERS
A SUBSIDIARY OF DUBOIS & KING INC.
P.O. BOX 510, STOWE, VERMONT 05752
TEL (602) 253-9607
www.pearsonandassociates.com

[illegible]

PROJECT NAME: UVM CENTENNIAL FIELD SALT SHED
BURLINGTON, VT

PROJECT NAME:

UVM CENTENNIAL FILL

BURLINGTON, VT

SHEET TITLE:

SITE PHOTOMETRIC

DATE:	8/15/19
SCALE:	AS NOTED
JOB NO.:	725746L
DRAWN BY:	BDF
APPROVED BY:	ASG
DWG. NO.:	

PM-1



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LED

FEATURES

- Parking Garage luminaire incorporating LED technology
- Long life 60,000 hour LEDs at L80 for reduced maintenance
- Available in 2', 4', or 8' lengths
- IP65, IP66 all sizes, IP67 4' and 8'
- Fiberglass housing with F1 weatherability rating, standard
- Intrnal reflector directs light into parking bays
- Smooth housing for easy cleaning
- Gasket is non-porous to ensure seal
- Impact modified acrylic lens equivalent to 100% DR
- Lens selections are deep profile frost (DFA) standard, or clear (DCA) optional
- Lens firmly secured with captive tamper resistance ready polyacetal (POM) latches
- Stainless steel latching optional
- UL Sanitation Certified per NSF Standards
- Removable gear tray electrical access for modular replaceability
- Emergency battery pack installed, optional on most models
- Standard ambient -40°C to +50 °C (See table for maximum rating)
- Elevated ambient option available on most models
- Includes stainless steel surface mounting brackets
- Occupancy and/or daylight sensing accessories available
- ControlScope® compatible
- DLC® (DesignLights Consortium) Qualified - see www.designlights.org
- Five year warranty

PROJECT INFORMATION

Project Name

Type

Catalog No.

Date

CONSTRUCTION

Housing is formed from UL 5VA fiberglass. F1 weatherability rating, suitable for indoor or outdoor use with respect to exposure to UV light. Pour-in-place non-porous gasketing assures seal. LED affixed to removable heat sinked gear tray. 14 Latches per 8', 8 per 4', 6 per 2'. Latches are provided tamper resistance ready, tamper resistant screws by others. Latches are standard polyacetal (POM), optional in stainless steel. Access openings are provided for electrical access.

SHIELDING

Deep frosted acrylic lens (DFA) impact modified equivalent to 100% DR; modification adds flexibility to reduce impact breakage compared to standard acrylic formulations. Clear lens (DCA) optional.

FINISH

White painted parts are treated with a five-stage phosphate bonding process and finished with high reflectance baked enamel.

ELECTRICAL

Long-life LEDs are rated for 60,000 hours at L80 lumen maintenance. Driver options include fixed

output for on/off function, step dimming (high/low/off) or continuous 0-10V dimming. QR code label affixed to housing for easy traceability.

MOUNTING

Use flexible conduit only.

CERTIFICATION

All luminaires are built to UL 1598 and 2108 standards, and bear appropriate CSA labels. Ingress protection IP65 and IP66 standard all sizes. IP67 standard, 4' and 8' only. UL Sanitation Certified per NSF Standards. Wet location labeling is standard. Emergency-equipped fixtures built to UL 924. Adheres to LM70, LM80, and TM21 industry standards. DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org. The DTS, Dimming Bypass Module, is for emergency circuit control loads including sensors and wireless systems listed to UL924. See page 3 for wiring diagram. [Link to Dimming Bypass Module Specification sheet.](#)

WARRANTY

Five year warranty (Terms and Conditions apply).

ORDERING INFORMATION

EXAMPLE LXEP4-35HL-DFA-EDU

LXEP		-		-		-		U	
MODEL	SIZE	COLOR TEMP	LUMEN OUTPUT	SHIELDING	DRIVER	VOLTAGE	OPTIONS		
LXEP LED Parking Garage	2 2' 1 4 4' 8 8'	30 3000K 35 3500K 40 4000K 50 5000K	VW Very Low Watt LW Low Watt ML Medium Lumen HL High Lumen VL Very High Lumen XL Xtra High Lumen ¹	DFA Deep Frosted Acrylic DCA Deep Clear Acrylic	E Fixed Output ED 0-10V Dimming ED1 0-10V 1% Dimming	U 120V-277V	ELL14 Emergency Battery Pack Installed, 1400 Lumens (0°C minimum operating temp) ² GLR Fast Blow Fuse DTS Dimming Bypass Module ^{1,4} SSL Stainless Steel Tamper Resistance Ready Latches TP Tamper Proof Latches F3CBW 3-wire 8' Wet Cord F3C15W 3-wire 15' Wet Cord SWH Single Wet Hub ½" NPT Hub DWH Dual Wet Hub ½" NPT Hub ZRE ControlScope® compatible ^{1,5}		

SENSOR KITS
(ORDER SEPARATELY)

Catalog #	# Relays	Lens Type	Voltage	Wet Label
OS1360WLK	1	360°	120/277	Yes
OS2360WLK	2	360°	120/277	Yes
OS1AWLK	1	Aisle	120/277	Yes
OS2AWLK	2	Aisle	120/277	Yes

All sensor kits include Occupancy & Daylight. Daylight activation requires setting of dip-switches on site.

ACCESSORIES
(ORDER SEPARATELY)

- XEDPM Dual Pendant Brackets (pendant by others)
- XEHC Chain Hanger Kit (Includes 14" Chain)
- XE45MB 45" Mounting Bracket⁶
- XE45MBSS 45" Stainless Steel Mounting Bracket

¹Not available with battery pack

²Not available with XL lumen package

³For emergency circuit control loads including sensors and wireless systems listed to UL924. See page 3 for wiring diagram

⁴Only available with 0-10V drivers

⁵Registered trademark of DaintreeNetworks, used by permission

⁶Two required for 8' fixture

PRODUCT AVAILABILITY

SIZE	LUMEN PACKAGE	NOMINAL LUMEN RANGE	NOMINAL WATTS	LUMENS/WATT RANGE	MAX TEMP, HT OPTION	MAX TEMP, ELL14
2'	LW	2960-3225	33	90-98	40°C	(N/A)
	ML	3950-4350	43	92-101	40°C	(N/A)
	HL	4450-4900	51	87-96	25°C	(N/A)
4'	VW	2900-3100	27	108-116	50°C	40C
	LW	3700-4100	36	103-114	50°C	40°C
	ML	4450-4900	47	95-104	50°C	40°C
	HL	5300-5850	52	102-113	45°C	25°C
	VL	6750-7450	68	99-110	40°C	25°C
8'	XL	8950-9850	102	88-97	25°C	N/A
	VW	5800-6200	54	108-116	50°C	40C
	LW	7400-8200	72	103-114	50°C	40°C
	ML	8900-9800	94	95-104	50°C	40°C
	HL	10600-11700	104	102-113	45°C	25°C
	VL	13500-14900	136	99-110	40°C	25°C
	XL	17900-19700	204	88-97	25°C	N/A

Lumens vary according to color temperatures and other factors. See specific photometric test(s).

PHOTOMETRIC DATA

LUMINAIRE DATA

Luminaire	LXEP4-50ML-DFA-EU LXEP LED Enclosed and Gasketed, Industrial 6.75" x 51.5" LED with deep frosted acrylic lens and specular reflector
Ballast	D15CC55UNVTC
Ballast Factor	1.00
Lamp	LED
Fixture Lumens	5018
Watts	47.50
Mounting	Surface
Shielding Angle	0° = 90 90° = 90
Spacing Criterion	0° = 1.28 90° = 1.88
Luminous Opening in Feet	Length: 4.17 Width: 0.50 Height: 0.29

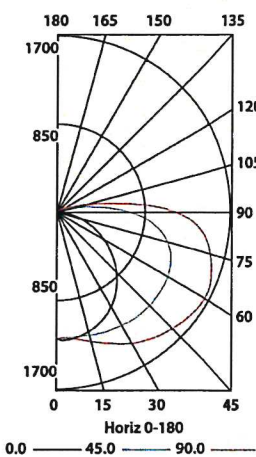
ZONAL LUMEN SUMMARY

Zone	Lumens	% Lamp	% Fixt.
0-30	673	13.4	13.4
0-40	1181	23.5	23.5
0-60	2484	49.5	49.5
0-90	4451	88.7	88.7
0-180	5018	100.0	100.0

ENERGY DATA

Total Luminaire Efficiency	100%
Total Lumens per Watt	106
ANSI/IESNA RP-1-2004 Compliance	Noncompliant
Comparative Yearly Lighting Energy Cost per 1000 Lumens	\$2.29 based on 3000 hrs. and \$0.08 per KWH

INDOOR CANDELA PLOT



Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

Five-year warranty.



XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1B=Small Door, 12W XTOR2B=Small Door, 18W XTOR3B=Small Door, 26W XTOR4B=Medium Door, 38W	[Blank]=Bright White (Standard), 5000K W=Neutral White, 4000K Y=Warm White, 3000K	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black BZ=Bronze AP=Grey GM=Graphite Metallic DP=Dark Platinum	PC1=Photocontrol 120V ² PC2=Photocontrol 208-277V ^{2,3} 347V=347V ⁴ HA=50°C High Ambient ⁴	WG/XTOR=Wire Guard ⁴ XTORFLD-KNC=Knuckle Floodlight Kit ⁴ XTORFLD-TRN=Trunnion Floodlight Kit ⁴ XTORFLD-KNC-WT=Knuckle Floodlight Kit, Summit White ⁴ XTORFLD-TRN-WT=Trunnion Floodlight Kit, Summit White ⁴ EWP/XTOR=Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT=Escutcheon Wall Plate, Summit White

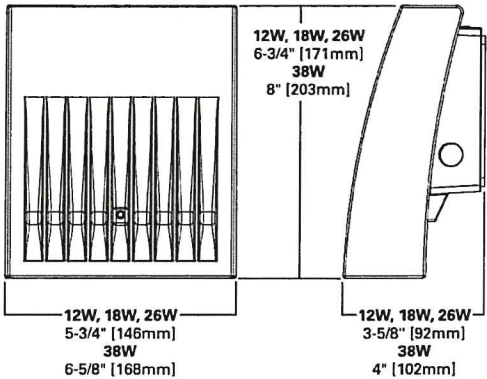
NOTES:

- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

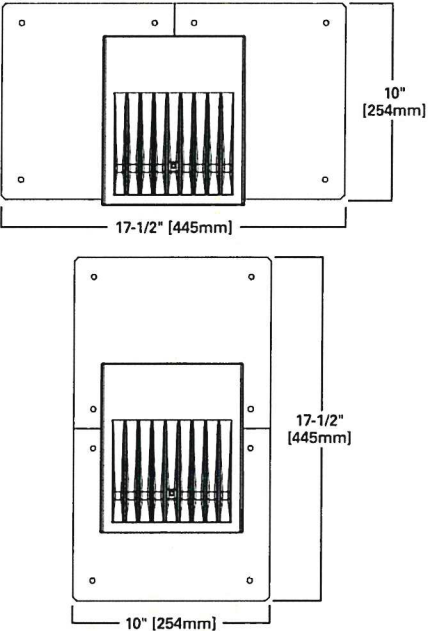
STOCK ORDERING INFORMATION

12W Series	18W Series	26W Series	38W Series
XTOR1B=12W, 5000K, Carbon Bronze	XTOR2B=18W, 5000K, Carbon Bronze	XTOR3B=26W, 5000K, Carbon Bronze	XTOR4B=38W, 5000K, Carbon Bronze
XTOR1B-WT=12W, 5000K, Summit White	XTOR2B-W=18W, 4000K, Carbon Bronze	XTOR3B-W=26W, 4000K, Carbon Bronze	XTOR4B-W=38W, 4000K, Carbon Bronze
XTOR1B-PC1=12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT=18W, 5000K, Summit White	XTOR3B-WT=26W, 5000K, Summit White	XTOR4B-WT=38W, 5000K, Summit White
XTOR1B-W=12W, 4000K, Carbon Bronze	XTOR2B-PC1=18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1=26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1=38W, 5000K, 120V PC, Carbon Bronze
XTOR1B-W-PC1=12W, 4000K, 120V PC, Carbon Bronze	XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze		XTOR4B-W-PC1=38W, 4000K, 120V PC, Carbon Bronze

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

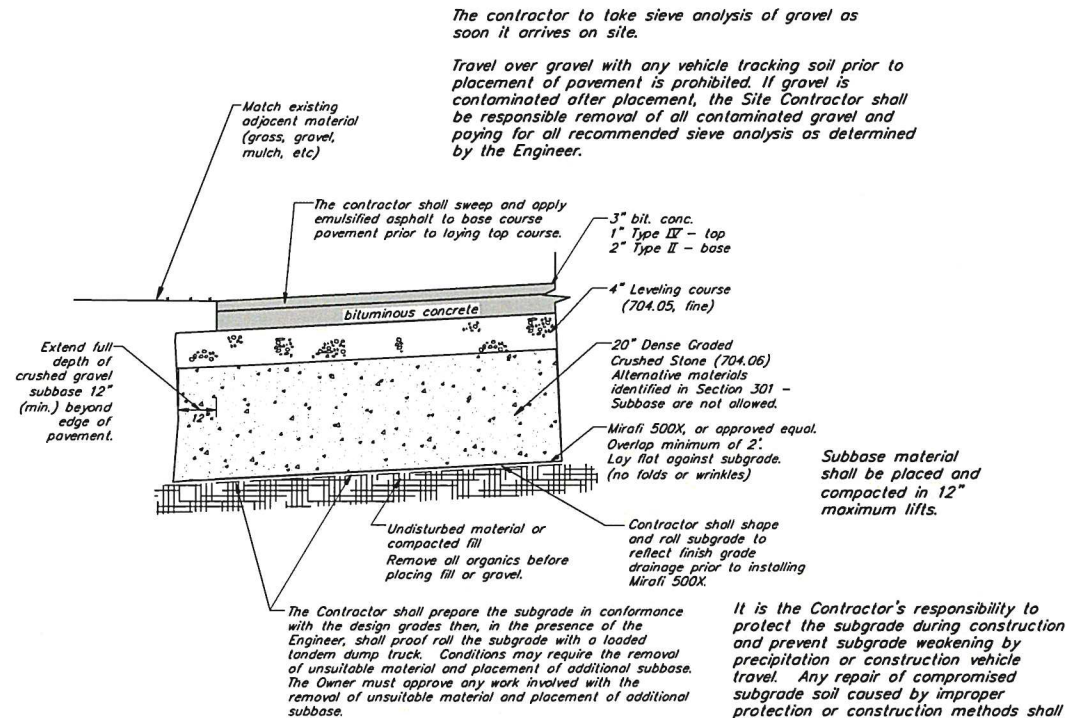
Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

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Typical Road Cross Section Detail
(For Salt Shed Aprons & Pavement at New Gate)
N.T.S.

Construction Notes

- The methods and materials of construction shall conform to the latest standards of the City of Burlington and the State of Vermont. All work shall be in conformance with all permits and approvals issued for the project. In case of conflict, the more stringent specification shall apply as directed by Engineer. All work shall be done in a workmanlike manner and completed in the time specified by Owner.
- The Contractor shall be responsible for all work and materials shown and required to make the job complete. These drawings do not show every fitting or appurtenance. Materials shall be as specified on the drawings. Manufacturer's product specifications shall be submitted for all materials to the Engineer for approval prior to installation.
- The location and size of existing underground utilities is not warranted to be exact or complete. The Contractor shall field locate all utilities and shall contact the affected utility company, the Engineer and the City of Burlington prior to making any hook ups. The Contractor shall be solely responsible for all existing utilities and their uninterrupted services. All off-site backfill, sheeting and shoring, dewatering, clearing and grubbing, erosion control, dust control, traffic control, grading, and all incidentals shall be included as part of the required work.
- Repair of all disturbed areas, grading, seeding, mulching, repair of roads and curbs, paving, and other incidentals are included as part of the required work. All disturbed areas shall be loamed and mulched until permanent ground cover is established.
- The Contractor shall verify all horizontal control and temporary bench marks before use.
- The workmen and public shall be protected by the Contractor from any and all hazards connected with the construction work. Open trenches, materials, or equipment within the working limits are to be guarded by the use of adequate barricades or flag men. All barricades left in position overnight are to be properly lighted. Kerosene pots are not acceptable. When work narrows the usable pavement, flag men shall be employed to aid the flow of traffic so that there will be no undue delays. The Contractor shall be held responsible for the safety of all workmen and the general public and all damages to property occurring from or upon the work occasioned by negligence or shall be held responsible for the safety of all workmen and the general public and all damages to property occurring from or upon the work occasioned by negligence or day or night within the working area. All work shall be in conformance to OSHA regulations, Title 19, Parts 1926.651 and 1926.652, and applicable to VOSHA regulations.
- Contractor shall contact Dig Safe prior to any excavation.
- All new storm extending from catch basin structures shall be laid with a laser to elevation and slope as shown on the plans.
- The Contractor shall sawcut all existing pavement to be removed. The Contractor shall minimize the pavement area disturbance. Contractor shall be responsible for all pavement repair and restoration necessary to complete the work.
- The Contractor shall be responsible for all construction layout.
- Temporary silt fence shall be erected prior to any clearing or construction. Fencing may be erected in phases, but in no case shall construction of clearing proceed fencing. Special areas may be designated by the Owner for preservation of existing trees. These areas shall be the Contractor's responsibility to insure no damage is done to designated trees.
- Existing plantings are located in general areas as shown on the plans. Contractor shall protect plantings scheduled to remain so as not to damage these or their root systems.
- Contractor shall comply with all permits and approvals issued for this project.
- Contractor shall sign on as the Co-Permittee for the State of Vermont Erosion Prevention and Sediment Control permit for the project.
- Slope stability upon unsaturated soil conditions. If during construction saturated soils are encountered, contact the Engineer immediately.

Shop Drawings and "or equals"

- If the details specify a specific product, and the Contractor is not proposing a substitute, the Contractor shall not submit shop drawings for that product (ex. Mirafi 140N).
- If the details for this project specify Mirafi 140N, then the following are approved equals and the Contractor shall not submit shop drawings for that product.
SKAPS GT 142
WinFab 450
Carthage Mills FX-45HS
ADS 045IT
- If the details for this project specify Mirafi 500X, then the following are approved equals and the Contractor shall not submit shop drawings for that product.
SKAPS W200
Geotex 200ST
WinFab 200W
ADS 200W

Road Construction Notes

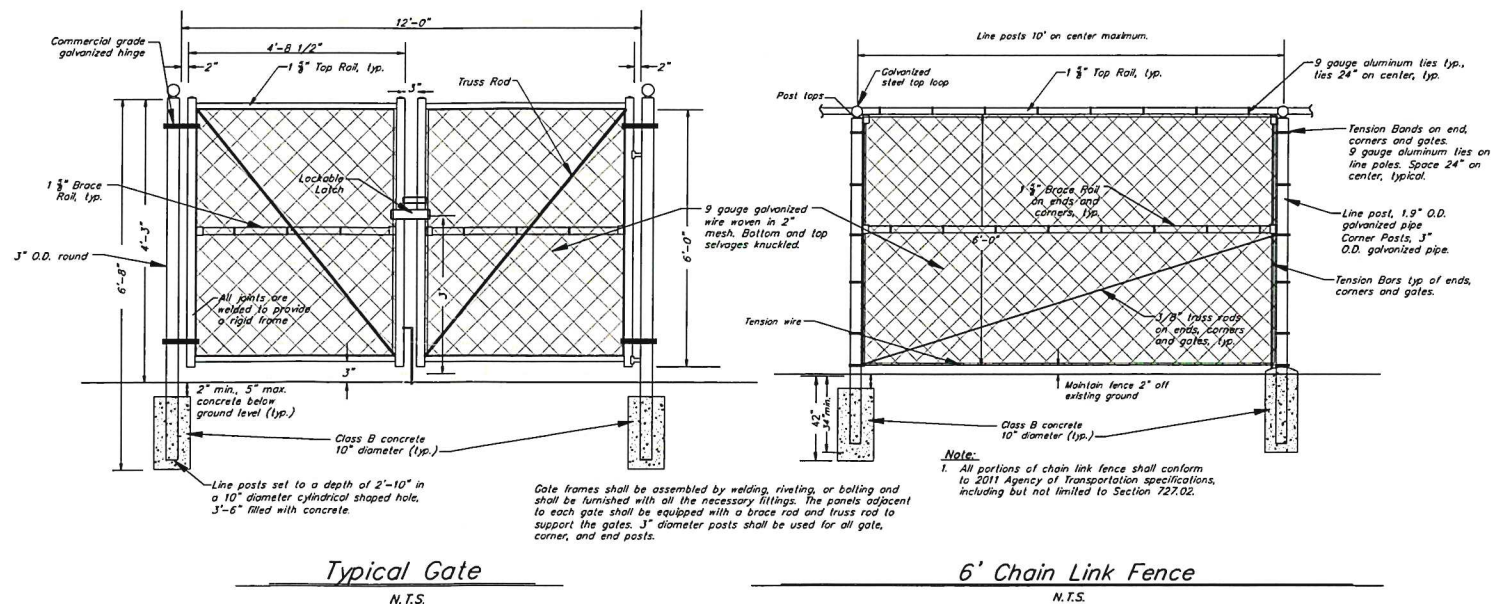
- (All references to road shall apply to parking areas and sidewalks as well.)
- New road shall be constructed to the line and grade shown on the drawings. The road and utility locations shall be as typically detailed unless otherwise shown.
 - All road and parking construction shall be completed in accordance with the Vermont Agency of Transportation "Standard Specifications for Construction" 2018, hereafter called Vermont Highway Specifications, specifications found on these plans, and project specifications. In case of conflict, the more stringent specification shall apply as determined by the Engineer.
 - The Contractor shall follow Vermont Highway Specifications (2018) Section 203.11 for placing and spreading embankments.
 - Fill material for road embankment shall meet Note #13 below and be approved by the Engineer. Fill shall be placed in 12\" lifts, wetted and compacted with satisfactory compaction equipment to 95% of maximum density (Standard Proctor).
 - Road in fill sections shall be placed and compacted a minimum of 3 feet above top of any utility to be installed before trench is excavated for pipe placement. In trenches and cul sections, the Contractor shall provide all necessary sheeting, shoring and bracing to maintain compliance with all OSHA/VOSHA regulations.
 - Methods for construction of subgrade shall conform to Vermont Highway Specifications (2018) 203.12 or as determined by the Engineer.
 - Any subgrade or subbase disturbed by Contractor, or rendered unsuitable by construction machinery, shall be removed and replaced with approved granular backfill at the Contractor's expense. The subgrade shall be compacted to attain at least 95% of the maximum density (Standard Proctor) before placing road or embankment materials.
 - The Owner will pay for on site soils testing (compaction, sieve, and proctor). The Contractor shall pay for failing tests.
 - Sand borrow and cushion shall conform to Vermont Highway Specifications (2018) 703.03. Granular borrow shall conform to the Vermont Highway Specifications 703.04.
 - Gravel subbase for pavement shall conform to Vermont Highway Specifications (2018) 704.06, Dense Graded Crushed Stone. Substitute materials identified in VAOT Specifications Section 301 - Subbase are not allowed.
 - Leveling course shall conform to Vermont Highway Specifications (2018) 704.05, fine grading. Shoulders shall conform to Section 704.12, Aggregate for Shoulders. Substitute materials identified in VAOT Specifications Section 301 - Subbase are not allowed.
 - Bituminous concrete pavement shall conform to Vermont Highway Specifications (2018) Section 404 and 406. Binder course shall be Type I + II, and finish wearing course shall be Type III, IV, or as detailed.
 - Embankment fill for all impervious areas, EXCLUDING BUILDINGS, shall be a sieve specification as follows:

Sieve	% Finer
4"	100
2"	85-100
#4	60-100
#200	30 maximum
 - Dense graded crushed stone, crushed gravel and sand borrow shall not be contaminated by work. Construction traffic shall not travel over exposed areas of this material.
 - Contractor is responsible for all pavement markings (ie. parking striping, handicap markings, stop bars, etc.) shown or implied on the Plans. This includes both new and replacement of existing.
 - Paint for pavement markings shall be Hydrophast Waterborne Traffic Paint by Franklin Paint Company. It shall be reflective, VOC compliant, fast drying, 100% acrylic waterborne traffic paint. Paint for parking line striping shall be yellow. Confirm color of all other pavement markings with Owner prior to application.
 - Traffic paint shall be applied with a uniform thickness and at a rate such that no pavement is visible after drying. Additional paint application will be required if underlying pavement is visible.

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The
UNIVERSITY
of VERMONT
UVM

University of Vermont

Physical Plant Department
284 EAST AVENUE
BURLINGTON, VERMONT 05405
Project Manager: Luce Hillman

CIVIL ENGINEER

KREBS & LANSING
CONSULTING ENGINEERS
164 Main Street, Suite 201
Colchester, Vermont 05445
P: (802) 878-0375
www.krebsandlansing.com

Project:

University of Vermont
**PROPOSED SALT
STORAGE
FACILITY**

Project No. 19187

Scale no to scale

Drawn by DMR

Checked by

Date 9/13/2019

Revisions
No. Date

Drawing Title

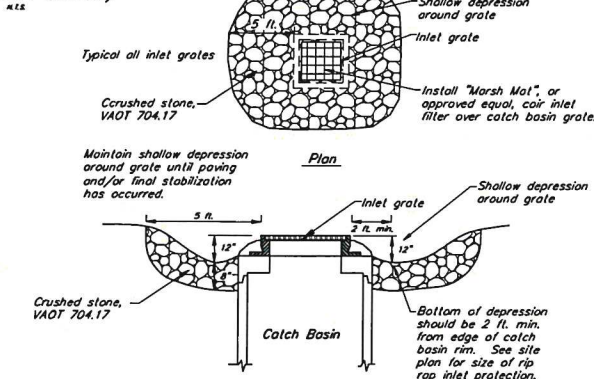
Civil Details

Drawing No.

CD-1

Secure "Marsh Mat", or approved equal, over inlet filter over catch basin.

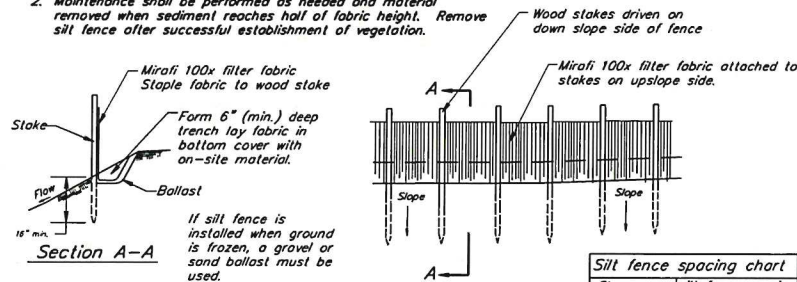
Inlet Protection (Pavement Areas)



Stone Lined Sump Inlet Protection

NOTE:

- Contractor shall be responsible for the installation, maintenance, and removal of silt fence in all locations shown on the plans.
- Maintenance shall be performed as needed and material removed when sediment reaches half of fabric height. Remove silt fence after successful establishment of vegetation.

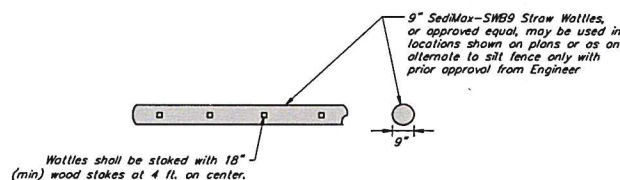


Typical Temporary Silt Fence

N.T.S.

NOTE:

- Contractor shall be responsible for the installation, maintenance, and removal of straw wattles in all locations shown on the plans.
- Maintenance shall be performed as needed and material removed when sediment reaches half of product height. Remove wattle after successful establishment of vegetation.



Typical Straw Wattle Sediment Control

N.T.S.

North American Green S75BN

Material Content

Straw	100% (.50 lbs/sq.yd.) (.27 kg/m2)
Netting	Leno woven, 100% biodegradable jute fiber
Weight	approximately 1.64 lbs/1000 s.f.
Thread	Biodegradable
Installed as per manufacturer's specifications.	

Material Specifications

Erosion control blanket shall be a machine-produced mat of 100% agricultural straw.

The blanket shall be of consistent thickness with the straw evenly distributed over the entire area of the mat. The blanket shall be covered on the top side with natural fiber netting having an approximate 1/2" X 1/2" mesh and be sewn together with biodegradable thread.

Straw erosion control blanket shall be S75BN as manufactured by North American Green, Inc. (812-867-6632) or equivalent. Erosion control blanket shall have the following properties:

Erosion Control Matting

Soil and Seeding Notes

- Topsoil shall have a minimum 4" depth unless additional depth is specified on the Civil or Landscape plans. Topsoil shall be natural, fertile, friable soil representative of local productive soil and free of clay lumps, stones, subsoil or other foreign matter larger than 1/2 inch diameter, not frozen or muddy. Acidity pH shall range from 5.5 to 7 and shall contain 4% organic material as a minimum. Samples of topsoil are to be given to UVM Physical Plant's Ground Manager for inspection before approval. All testing costs will be paid by Contractor.
- The Contractor shall have a soil analysis performed on the topsoil (UVM soil testing lab 656-3030). The results of soil analysis shall be provided to the UVM Physical Plant Grounds Manager for approval. The soil analysis must state:
 - Percentages of organic matter, inorganic matter (silt, clay, and sand), deleterious materials, and pH levels.
 - Sieve analysis and mineral and plant nutrient content of topsoil.
 - Test for herbicide contamination and provide report certifying that no herbicides are present.
 - State quantities of nitrogen, phosphorous, and potash nutrients and any limestone, aluminum sulfate, or other soil amendments to be added to produce satisfactory topsoil.Topsoil shall meet the following gradation:

Sieve Sizes:	Percentage Passing:
1 inch	100%
1/2 inch	95-100%
No. 4	75-100%
No. 10	60-100%
No. 200	10-60%

- Commercial fertilizer shall be a complete plant food containing nitrogen (50% organic) phosphoric acid and potash. Soil tests will indicate composition required.
- Hydro seeding and lacifier is the required practice for turf establishment. Specifications are:
Seed: UVM #1 mix using 6 lbs per 1,000 square feet.
71.46% Min. Futura 3000 PER RYE GRASS Germ: 90%
14.81% Min. Dynasty TALL FESCUE Germ: 90%
9.74% Min. CREEPING RED FESCUE Germ: 90%
2.32% Max. CROP
1.61% Max. INERT
0.06% Max. WEED
Hydroseed Additives:
Fertilizer: 19-19-19 75 lbs per 1,000 gallons of water
Lime: 100 lbs. per 1,000 gallons of water
Mulch: 300 lbs. per 1,000 gallons of water.
Lacifier: 5 lbs. per 1,000 gallons of water.

Manufacturer's tag shall be given to Physical Plant's Ground Manager prior to seeding for approval.

Contractor shall provide evidence of proper application rate for both seed and hydramulch.

- Areas having soil compaction as a result of construction shall be ~~core-filled~~ prior to seeding.
- If hand seeding, only straw mulch is to be used and secured by netting either organic or inorganic. If netting is used, it must be removed before the first mowing.
- Starter fertilizer shall be applied at the manufacturer's suggested rate at the time of seeding. Fertilizer application will not be allowed in sensitive areas and adjacent to drainage ways as determined by the Engineer.
- Watering is to be done by the Contractor and is to last for the duration of the warranty period to maintain proper growth. UVM will supply the water, but all apparatus necessary to apply the water must be furnished by the Contractor (i.e. hoses, sprinklers, etc.).
- Staking of all topsoil and seeded areas to control foot traffic will be required. Contractor will be responsible for maintaining temporary barricades and repairing any damaged areas until vegetation is fully established. Unless otherwise specified, acceptable staking materials will be grade stakes and twine or string with flagging attached for visibility.
- A guarantee of grass establishment through the first mowing is required. Any sparse or bare areas larger than 1 sq. ft. are to be redone. Weeds, crab grass, dandelions, clover, and other non-grass species are not acceptable for grass establishment and shall be repaired.
- The Contractor is responsible for the first mowing. After the first mowing and prior to the University taking responsibility for the lawn areas the Contractor and the Grounds Manager shall meet to inspect the vegetation establishment.
- Contractor is responsible for all topsoil to complete the project as shown. If existing volume of topsoil is inadequate, the Contractor shall purchase offsite approved topsoil as necessary.

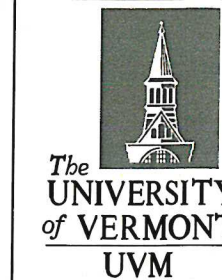
Tree Protection & Landscape Clearing

- All renovation and new construction must address tree protection and selective clearing. Since the University of Vermont has many memorial plantings, the protection of these specimens must be planned for and documented. The procedures shall be discussed, diagrammed, and implemented by the appropriate committee. The Physical Plant's Ground Manager shall have final say on a program's acceptance.
- Prior to any construction activity the General Contractor shall meet with the Grounds Manager to review the staging and protection plan for the adjacent landscaping.
- Damage caused to specimens due to contractor negligence shall be replaced at the cost of the contractor. Damage shall be reported to the Grounds Office immediately after event @ (802) 656-3866. Replacement value and condition of each specimen is to be determined by the Physical Plant's Grounds Manager.
- All trees within the designated construction zone shall be protected by no less than 4' high chain-link fencing at the drip line completely encompassing the tree. No storage of building materials shall be allowed within tree protection fencing.
- All trees within 30' of the construction zone shall be protected by no less than 4' high plastic fencing at the drip line.
- If equipment is allowed by the Grounds Manager to pass over a tree's root zone, then a minimum of 8" of wood chips shall be laid and maintained by the contractor.
- If tree pruning is necessary, the Contractor shall contact the Grounds Manager (802-656-3866) to perform the necessary pruning.
- During excavation, if root impact is unavoidable and therefore approved by the Grounds Manager, any root system encountered which is 1" in diameter or larger will be pruned by authorized personnel only. ANA standards for root pruning shall be followed.
- Where an existing tree meets new landscaping, grade topsoil at a depth of 6" (six inches) from the drip line to 0" (zero inches) at the base of the tree.

Winter Construction Requirements (October 15th - April 15th)

- For areas to be stabilized with vegetative cover, seeding shall be completed no later than September 15th to ensure adequate growth and cover.
- If seeding is not completed by September 15th, additional non-vegetative protection must be used to stabilize the site for the winter period. This includes the use of Erosion Control Matting or netting of a heavy mulch layer.
- Where mulch is used for temporary stabilization it must be applied at double the standard rate, or a minimum of 3 inches with an 80%-90% cover.
- Stabilized Construction Entrances shall be enlarged to provide for snow stockpiling.
- Limits of disturbance shall be moved or replaced to reflect any revised boundaries of winter work.
- The site shall be managed to provide adequate snow storage and control of meltwater. Cleared snow shall be stored down slope of all areas of disturbance and out of stormwater treatment structures.
- A minimum 25 foot buffer shall be maintained from perimeter controls such as silt fence.
- Drainage structures must be kept open and free of snow and ice dams.
- Silt fence and other practices requiring earth disturbance must be installed ahead of frozen ground.
- To ensure cover of disturbed soil in advance of a melt event, areas of disturbed soil must be stabilized at the end of each work day, with the following exceptions:
 - If no precipitation within 24 hours is forecast and work will resume in the same disturbed area within 24 hours, daily stabilization is not necessary.
 - Disturbed areas that collect and retain runoff, such as house foundation or open utility trenches.
- Prior to stabilization, snow or ice must be removed to less than 1 inch thickness.
- Use stone to stabilize areas such as the perimeter of buildings under construction or where construction vehicle traffic is anticipated. Stone paths should be 10-20 feet wide to accommodate vehicular traffic.

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PLANNING & ZONING



University of Vermont

Physical Plant Department
284 EAST AVENUE
BURLINGTON, VERMONT 05405
Project Manager: Luce Hillman

CIVIL ENGINEER



Project:

University of Vermont
PROPOSED SALT
STORAGE
FACILITY

Project No. 19187
Scale not to scale
Drawn by DWR
Checked by
Date 9/13/2019

Revisions
No. Date

Drawing Title

Civil Details

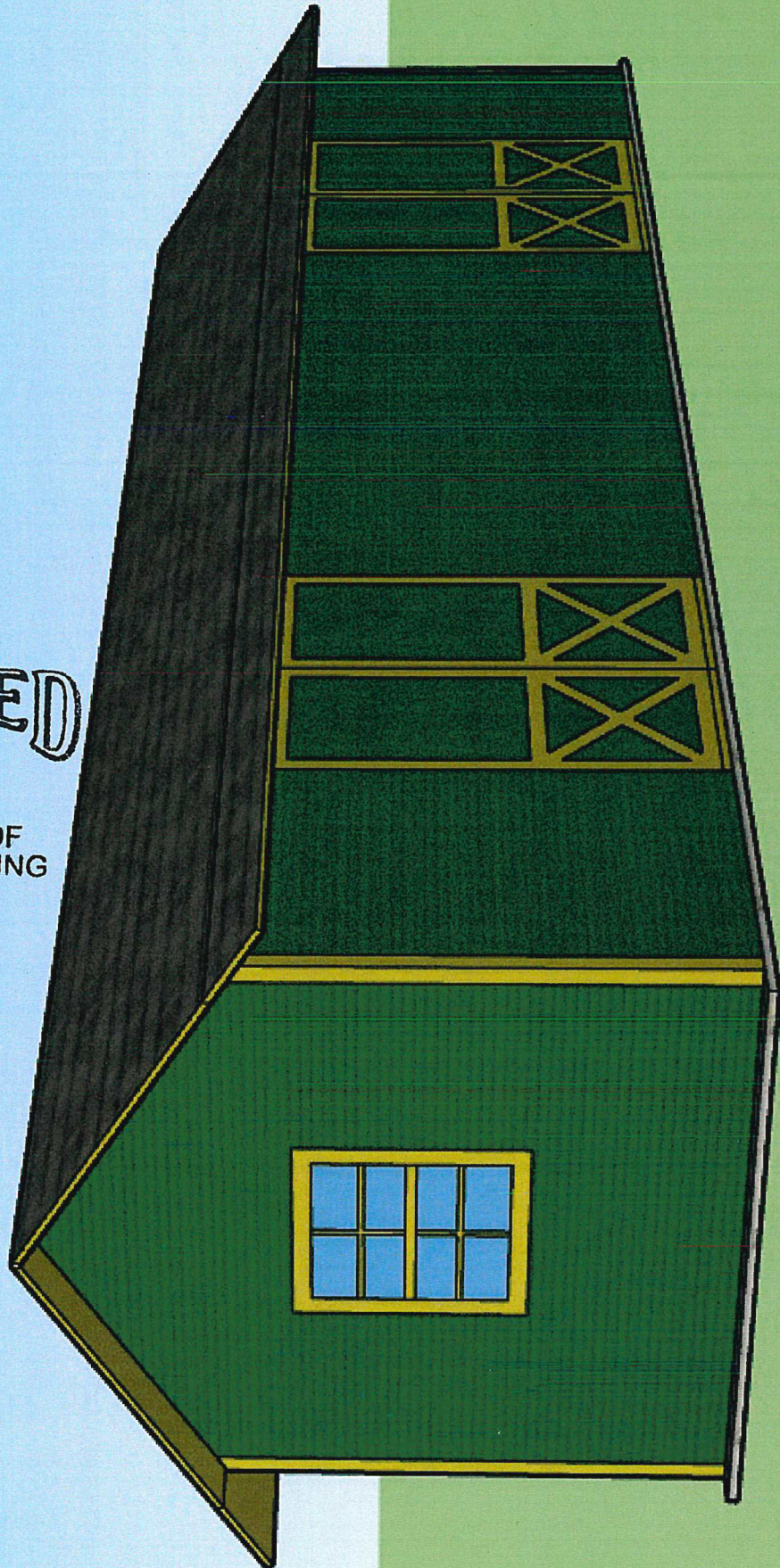
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CD-2

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PLANNING & ZONING



UVM Centennial Field Complex Recycling Shed Southwest Elevation

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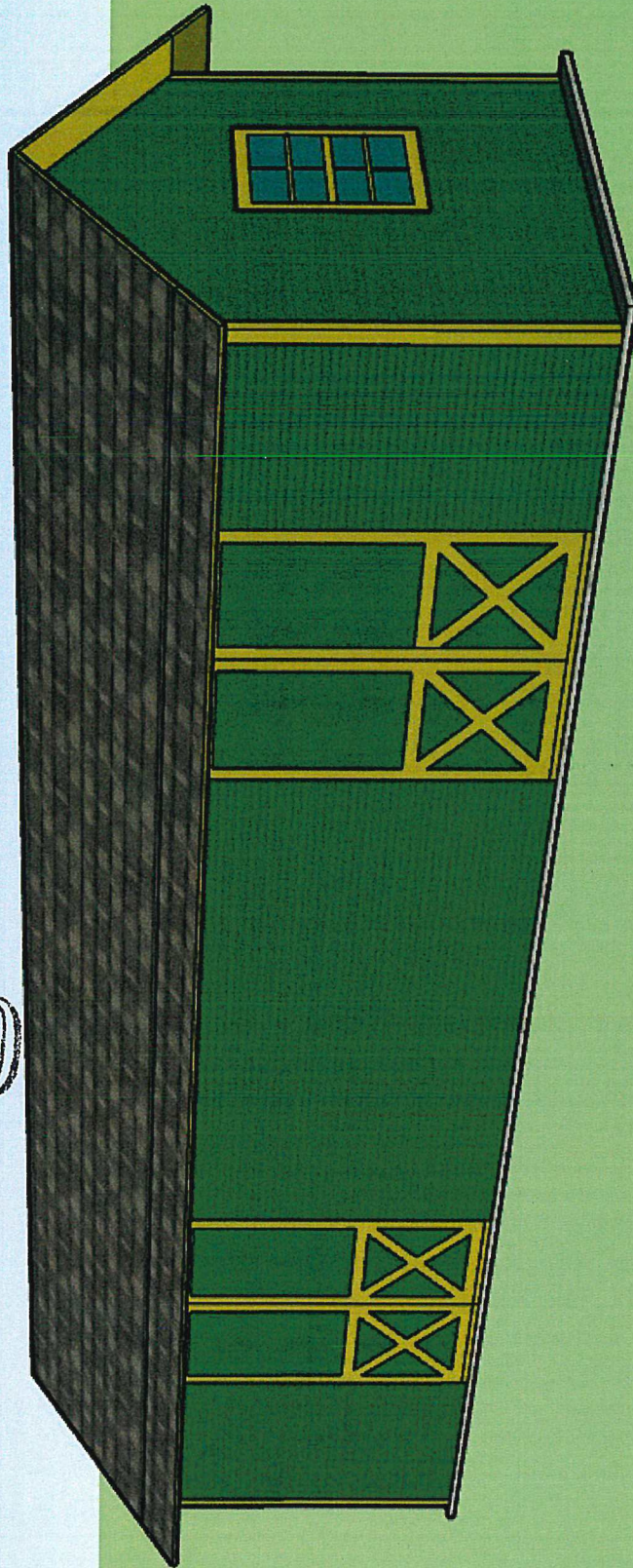


UVM Centennial Field Complex Recycling Shed North Elevation

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SEP 16 2019

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UVM Centennial Field Complex Recycling Shed Southeast Elevation

Magnetic.Access

Magnetic.Parking

Whether we are talking about a parking garage, an underground parking or a parking area - the barrier is and remains the key element. Magnetic.Parking barriers were specifically designed for highly frequented applications.

The Magnetic.Parking product range does not only offer fast opening times, long-life cycle, reliability and quality. Furthermore, they amaze with extraordinary design, extremely low operational costs, easy handling and almost maintenance-free technology.

In a nutshell: Magnetic.Parking barriers are the first choice for car park operators and solutions providers (OEM) that need to establish an easy and reliable vehicle access control.

- » **high basic functionality**
- » **safe control unit (EN 13849)**
- » **80% more connectivity (I/O, TCP/IP, RS-485, etc.)**
- » **high ease of use / max. accessibility**
- » **only 35W power consumption (Magnetic.Parking)**
- » **10 Mio opening and closing movements**



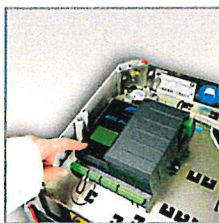
Design and quality

MHTM™ MicroDrive barriers impress with sophisticated engineering design. The modularly designed housing made of extruded aluminum profile and base frame made of stainless steel (both powder-coated) offers best protection against corrosion.

The MHTM™ product line is winner of the red dot award: product design 2012.

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Control unit

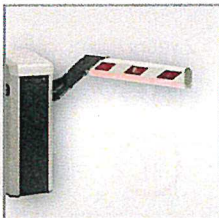
The control unit MGC / MGC Pro is compliant with EN 13849. It is located directly underneath the top cover and can be accessed from all sides. Configuring the barrier is easily accomplished via the LCD's intuitive user interface that can be navigated with just 4 push-buttons.



Drive unit

The drive unit of MHTM™ MicroDrive is not only astonishing because of its small dimensions. You also get a high torque with an extremely minimized power consumption. The high torque guarantees best operation even under severe weather conditions (heavy winds, snow, etc.).

The motor, motor control and gearing are all combined in one compact drive unit.



VarioBoom and break-away flange

The VarioBoom concept enhances the visibility of the barrier boom which may be even more increased installing optionally available accessories. It comes equipped with a foamed edge protection which offers best protection against damages and harm to people. The optionally available break-away flange may be used to drop the whole barrier boom in case of an unwanted or forced drive-through. The boom may be fixed afterwards without any adverse effect on the functionality.

Mary O'Neil

From: Steve Guild <steve@g4designstudios.com>
Sent: Wednesday, October 2, 2019 8:44 AM
To: Mary O'Neil; Jeremy Matosky, P.E.; Abby A. Dery, P.E.; Joe Handy
Subject: Re: 110 Riverside Avenue

[WARNING]: External Message

Put us in for November 19th and hopefully we have updated traffic analysis.

Thanks,
Steve

On Tue, Oct 1, 2019 at 4:20 PM Mary O'Neil <MCOneil@burlingtonvt.gov> wrote:

I think you want to defer to a later hearing date. November19 is the next available agenda. I assume you are looking to provide an updated traffic analysis. Will you be ready by then?

Mary

*** Please note that this electronic message may be subject to disclosure as a public record under the Vermont Public Records Act*

From: Steve Guild <steve@g4designstudios.com>
Sent: Tuesday, October 1, 2019 4:13 PM
To: Mary O'Neil <MCOneil@burlingtonvt.gov>; Jeremy Matosky, P.E. <Jeremy.Matosky@tcevt.com>; Abby A. Dery <Abby.Dery@tcevt.com>; Joe Handy <joehandy@handyvt.com>
Subject: Re: 110 Riverside Avenue

[WARNING]: External Message

Hi Mary,

We would like to apply for an extension. Trudell meeting yesterday with DPW was cancelled by DPW. Let me know what you need from me to apply for an extension?

Department of Permitting & Inspections

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

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



TO: Development Review Board
FROM: Scott Gustin
DATE: October 15, 2019
RE: 20-0254CA/CU; 34 Henderson Terrace

=====

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: Mark Hamlin / Patrick Johnson

Request: Demolish existing garage and replace with a new larger garage.

Applicable Regulations:

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

Background Information:

The home at 34 Henderson Terrace was constructed in 1926 and is included in the Vermont Historic Sites and Structures survey. The detached garage is also included in the listing, although its date of construction is not noted. This application proposes to demolish the detached garage and to replace it with a somewhat larger detached garage. Demolition of historic structures requires Conditional Use Review, per Section 5.4.8 (d) of the Comprehensive Development Ordinance.

Previous zoning actions for this property are noted below:

- 7/2/15, Approval to replace siding and trim with fiber cement board and wooden trim
- 11/20/14, Approval to replace 16 windows on 1st floor
- 7/17/12, Approval to construct dormer on rear roof
- 5/22/12, Approval for 2nd story addition and replacement of 16 windows on upper floors
- 5/21/07, Approval to remove deck, patio, and walkway and replace with new deck and walkway
- 8/30/93, Approval for rear porch, deck, and brick patio

Recommendation: Consent approval as per, and subject to, the following findings.

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Section 3.5.6 (a) Conditional Use Review Standards

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

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

Removal and replacement of the garage will have no effect on this criterion. **(Affirmative finding)**

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

This is a low density residential district; the loss of a characteristically small detached garage will not result in a loss of residential units or overall character of the zoning district. **(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;*

Demolition and replacement of the garage is not expected to generate nuisance impacts from noise, odor, dust, and the like. **(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;*

There is no anticipated change to traffic. **(Affirmative finding)**

- 5. The utilization of renewable energy resources;*

No part of this application would prevent the use of wind, water, solar, or other renewable energy resources. **(Affirmative finding)**

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

None identified. **(Affirmative finding)**

(b) Major Impact Review Standards

Not applicable.

(c) Conditions of Approval:

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

1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.

The proposed demolition and replacement of the garage will not produce adverse effects in need of mitigation. **(Affirmative finding)**

2. Time limits for construction.

No construction timeline or phasing are included in this proposal. The standard 3-year timeframe for zoning permits will apply. **(Affirmative finding)**

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

Hours of operation are not applicable for use of the private accessory garage.

Construction hours are not specified. Typical construction hours in residential areas are Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No work on Sunday. **(Affirmative finding as conditioned)**

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

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

5. Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.

Not applicable.

Article 4: Maps & Districts

Sec. 4.4.1, Downtown Mixed Use Districts:

(a) Purpose

(1) Residential Low Density (RL)

The Residential Low Density (RL) district is intended primarily for low density residential development in the form of single family detached dwellings and duplexes. In this case, the existing single family home use will not change. **(Affirmative finding)**

(b) Dimensional Standards and Density

Residential density remains unchanged at 1 dwelling unit.

Lot coverage is presently 40.3%. The new garage will be lengthened by 4,' but lot coverage will not increase. The additional building space will be constructed in place of existing driveway square footage. Lot coverage remains acceptable.

The garage will be set back 6' from the nearer side property line and 5' from the rear property line. As an accessory structure of less than 15' tall, these setbacks are acceptable.

The proposed garage will be 14' 10" to the midpoint of the roof rise. **(Affirmative finding)**

(c) Permitted and Conditional Uses

The permitted single family home use remains unchanged. **(Affirmative finding)**

(d) District Specific Regulations

4. Accessory Residential Structures and Uses

The proposed garage contains a single bay and has a footprint of 480 sf. The home contains 3 bedrooms and has a ~1,136 sf footprint. The number of garage bays is limited to the number of bedrooms in the home, and its footprint cannot exceed 75% of the home's footprint. The proposed garage is compliant in both cases. **(Affirmative finding)**

Article 5: Citywide General Regulations

Part 4: Special Use Regulations

Sec. 5.4.8 Historic Buildings and Sites

(d) Demolition of Historic Buildings:

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;

See criterion B below.

or,

B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district;

An assessment of the existing garage has been performed and submitted by a licensed architect. The structure is in poor condition with a failing foundation and interior moisture damage. The structure was constructed simply as an outbuilding to begin with and has served its useful life. Rehabilitation would be extensive. Importantly, the historic significance of the garage is simply that there is one. As proposed, the garage would be replaced with a new garage of similar appearance, scale, and location. **(Affirmative finding)**

or,

C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.

(Not applicable)

And all of the following:

D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;

Demolition of the detached garage will not impact the historic home. Historic survey information for this property focuses on the home. As noted above, the significance of the garage is only that there is one. As proposed, a garage will remain part of the property. The proposed garage will be of a similar, somewhat larger size in the same location behind the home. Configuration as a single-bay detached garage will remain. Photo documentation prior to demolition would provide a minimal amount of mitigation. **(Affirmative finding as conditioned)**

E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;
See D. above.

and,

F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).

- (i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*
- (ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,*
- (iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.*

The applicant proposes an immediate replacement structure to be used as a garage. As submitted, the new garage will complement the existing house and character of the area. The historically characteristic layout of a relatively small detached single bay garage set behind the primary residential structure will remain. **(Affirmative finding)**

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

There has been no such deed restriction proffered; nor does it appear warranted. **(Affirmative finding)**

3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

The applicant shall be encouraged to deconstruct using the safest method possible, minimizing exposure to lead paint and any other potential public safety issue. What material may be salvaged is encouraged for sale or reuse. **(Affirmative finding as conditioned)**

II. Conditions of Approval

- 1.** Photo documentation submitted with the application of the existing building shall be included in the zoning permit file for future information and reference.
- 2.** Sale, relocation, deconstruction for salvage or reuse is encouraged.
- 3.** Construction hours are limited to Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No work on Sunday
- 4.** Standard Permit Conditions 1-15.

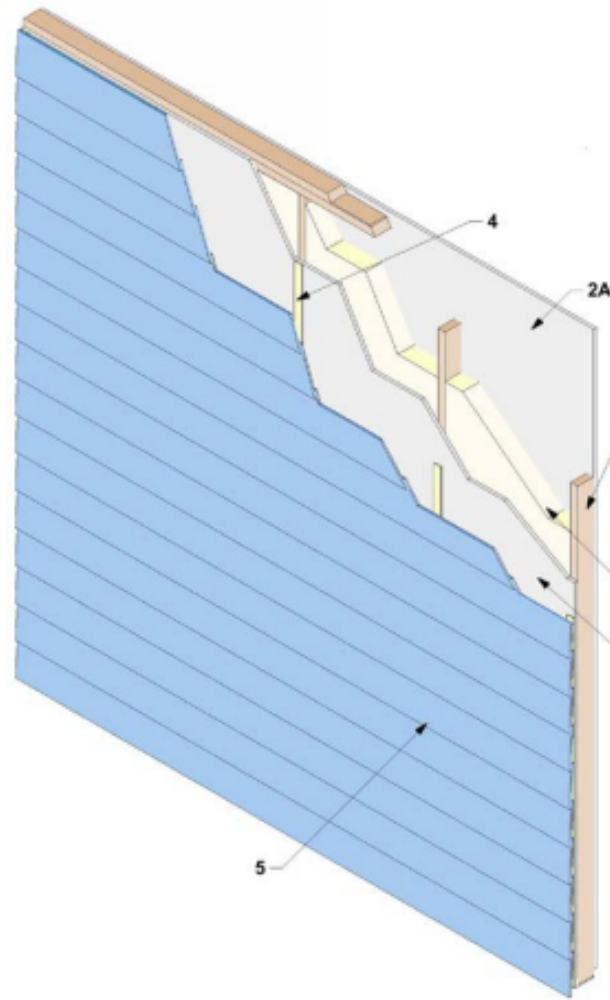
1-hour fire rated exterior walls

intertek

Total Quality. Assured.

Division 07 – Thermal and Moisture Protection
07 46 00 Siding
07 46 46 Fiber-Cement Siding

James Hardie Building Products
JH/FCS 60-04
James Hardie Fiber Cement Siding
ASTM E119, CAN/ULC S101
Non-Symmetrical, 1 Hour Load-Bearing Wall Assembly
Full Design Load per ASTM E119, 92% Design Load per CAN/ULC S101
(Rating applies to both sides)



1. **WOOD STUDS:** Nominal 2 in. by 4 in. solid sawn wood studs located 24 in. on center (oc), with two top plates and a single bottom plate.

2. **GYPSUM WALLBOARD, SIDE A:** 5/8 in. Type X gypsum wallboard, oriented vertically and fastened with 1-3/4 in. cup-head gypsum nails, spaced 7 in. oc at board edges and in field areas, or 1-1/2 in. Type 5 drywall screws,
- spaced 8 in. oc at board edges and in field areas of boards.

GYPSUM SHEATHING, SIDE B: 1/2 in. Type X or 5/8 in. Type X gypsum sheathing fastened with 1-3/4 in. long roofing nails spaced 7 in. oc. Sheathing edge joints shall be staggered from those on opposite sides of the wall.

Division 07 – Thermal and Moisture Protection
07 46 00 Siding
07 46 46 Fiber-Cement Siding

3. **INSULATION (Optional):** R13 glass fiber batt insulation.

4. **WOOD SHEATHING (Optional):** Install one layer of wood structural panel sheathing on or behind Item 2B.

FURRING (Optional):

- Min. 1-1/2 in. wide by 3/8 in. thick furring (Wood: Min. 0.42 s.g.; Metal: Corrosion Resistant min. 20 GA 33 ksi metal hat channel, z-girt or u-bar) or
- Min. 4.574 in. wide by 3/4 in. thick James Hardie Horizontal Steel furring installed per manufacturer's installation instructions (min. 18 GA 33 ksi metal).

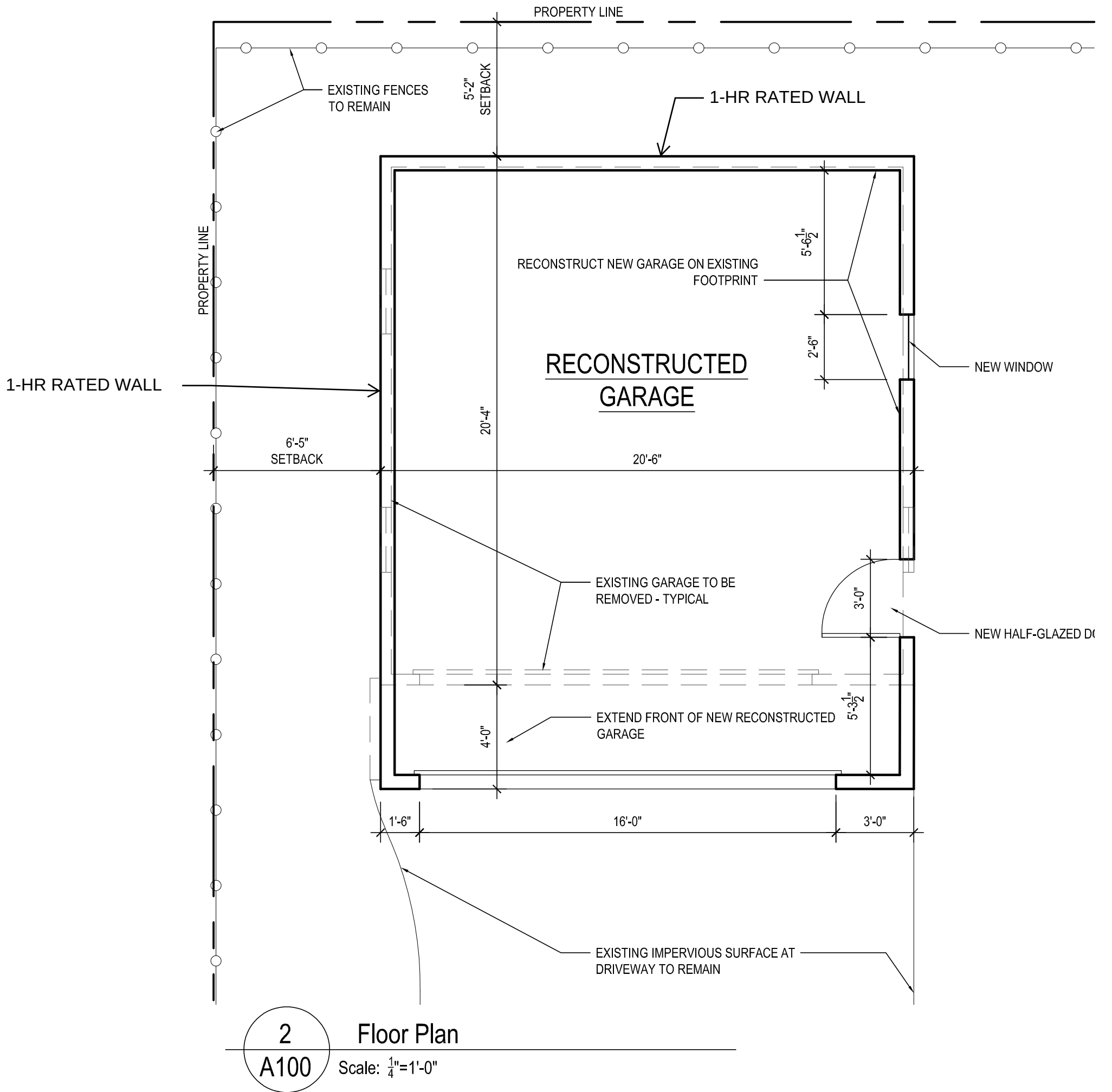
5. **CERTIFIED MANUFACTURER:** James Hardie Building Products Inc.

CERTIFIED PRODUCT: HardiePlank® Lap Siding, Prevail® Lap Siding, Artisan® Lap Siding, Artisan® Siding with Lock Joint System, or CemPlank® Lap Siding.

FIBRE CEMENT EXTERIOR SIDING, SIDE B: 5/16 in. thick HardiePlank® Lap Siding, 5/16 in. Prevail Lap Siding, 5/8 in. Artisan® Lap Siding, 5/8 in. Artisan® Siding with Lock Joint System, or 5/16 in. CemPlank® Lap Siding, applied horizontally with a 1-1/4 in. headlap and fastened with a single 6d corrosion resistant common nail driven through the lapped planks at each stud location.

General Notes:

1. NO RESPONSIBILITY IS HEREBY TAKEN FOR THE DESIGN, INTEGRITY, ASSEMBLY OR CONDITION OF ANY EXISTING SYSTEMS, INCLUDING BUT NOT LIMITED TO ROOF, FLOOR, WALL, FOUNDATION, STRUCTURAL, ELECTRICAL, AND MECHANICAL. DEFECTS APPEARING DURING THE COURSE OF THE WORK UNDER THE CONTRACT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AT ONCE.
2. THE GENERAL CONTRACTOR BY HIMSELF, AND THROUGH THE SUBCONTRACTORS, SHALL PROVIDE AND MAINTAIN, AND SUPERVISE, ON NO LESS THAN A DAILY BASIS, ADEQUATE SAFETY MEASURES AND PRECAUTIONS THROUGHOUT THE ENTIRE JOBSITE FOR THE DURATION OF THE CONTRACT PERIOD, AND SHALL FOLLOW O.S.H.A. RULES AND PROCEDURES AT ALL TIMES FOR THE PROTECTION OF THE WORKERS AND THE GENERAL PUBLIC. THE GENERAL CONTRACTOR SHALL SUPERVISE ALL SAFETY PROCEDURES AND PROGRAMS AND ENSURE CONTINUITY.
3. ALL CONTRACTORS SHALL PROVIDE AND INSTALL MATERIALS IN STRICT CONFORMANCE WITH MANUFACTURERS' SPECIFICATIONS AND RECOMMENDATIONS.
4. ALL EQUIVALENT PRODUCTS, PRIOR TO INSTALLATION, SHALL BE POSITIVELY REVIEWED BY THE ARCHITECT.
5. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF VERMONT ACT 175, AND ALL DISPOSAL OF WASTE AND/OR BUILDING MATERIALS, EXCESS OR REMOVED, SHALL BE ACCOMPLISHED AT AN OFF-SITE LEGAL DISPOSAL AREA.
6. GENERAL CONTRACTOR SHALL SECURE, PROTECT AND RENDER SAFE FOR ALL, ANY BUILDING OPENINGS, TRENCHES, PITS, SIDEWALKS, ROADS, STREETS AND PUBLIC WAYS DURING THE COURSE OF THE WORK UNDER THE CONTRACT.
7. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES AND LAWS.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES DURING CONSTRUCTION.
9. GENERAL CONTRACTOR SHALL, PRIOR TO ANY EXCAVATION, CONTACT DIG-SAFE WITH A MINIMUM OF 72 HOURS OF ADVANCE NOTICE BEFORE ANY WORK IS COMMENCED, TO ACCURATELY ESTABLISH THE LOCATION OF ALL UNDERGROUND UTILITIES ON THE PROJECT SITE SO AS TO AVOID UNNECESSARY INJURY OR DAMAGE.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, FOR CONFIRMATION OF SUCH DIMENSIONS AGAINST ACTUAL SITE CONDITIONS, AND COORDINATION OF ALL WORK OF RELATED TRADES.
13. ALL PLUMBING FIRE PROTECTION AND MECHANICAL WORK TO BE DESIGN-BUILD BY OTHERS. IN ORDER TO FACILITATE THE DEVELOPMENT OF DESIGNS BY DESIGN-BUILD PROFESSIONALS, MECHANICAL AND PLUMBING NOTES INCLUDED IN THIS SET OUTLINE SOME, BUT NOT ALL, PERFORMANCE REQUIREMENTS. AND MECHANICAL AND PLUMBING EQUIPMENT AND FIXTURES SHOWN IN THESE DRAWINGS DOCUMENT LAYOUT DESIGN INTENT.
14. ALL ELECTRICAL AND FIRE ALARM WORK TO BE DESIGN-BUILD BY OTHERS. DEVICES, FIXTURES AND RECEPTACLES SHOWN IN THESE DRAWINGS DOCUMENT LAYOUT DESIGN INTENT.
15. CONTRACTOR IS TO ARRANGE FOR ALL REQUIRED INSPECTIONS WITH THE APPROPRIATE INSPECTORS AND OBTAIN APPROVALS REQUIRED BEFORE EACH PHASE OF THE WORK BEFORE PROCEEDING TO THE NEXT PHASE.
16. CONTRACTOR IS TO OBTAIN ALL REQUIRED CONSTRUCTION SIGN-OFFS AND PRESENT TO THE OWNER AN AMENDED CERTIFICATE OF OCCUPANCY AT THE COMPLETION OF THE WORK.
18. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY INTERFERENCE OF MECHANICAL, ELECTRICAL, PLUMBING OR OTHER WORK WITH THE ARCHITECTURAL WORK AND OF ANY CONFLICT BETWEEN DIMENSIONS AND SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK OR PROCURING MATERIALS.
19. THE GENERAL CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY CHANGES PRIOR TO COMMENCEMENT OF THE WORK.
20. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES DISCOVERED BETWEEN THESE PLANS AND ANY GOVERNING BUILDING CODES OR ORDINANCES.
21. THE DESIGN-BUILD PROFESSIONALS ARE RESPONSIBLE FOR DETERMINING ADEQUACY OF EXISTING CAPACITY OF UTILITY INFRASTRUCTURE TO ACCEPT THE ADDITIONAL LOADS ASSOCIATED WITH THE NEW WORK.



2 Floor Plan
A100 Scale: 1/4"=1'-0"



1 Site Diagram
A100 Scale: 1"=20'

ZONING: RL

RECONSTRUCTION OF EXISTING GARAGE ON SAME FOOTPRINT, WITH 4' EXPANSION OF INTERIOR GARAGE SPACE OVER EXISTING IMPERVIOUS DRIVEWAY.

NO CHANGES TO USE.

NO CHANGES TO IMPERVIOUS COVERAGE

SBA
SMITH BUCKLEY
ARCHITECTS

431 PINE STREET, SUITE 210
BURLINGTON, VT 05401
802.540.0323
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REQUEST CLARIFICATIONS AT ONCE
IF THE MEANING IS UNCLEAR OR
DISCREPANCIES APPEAR IN THESE
DRAWINGS. FIELD CHECK ALL
DIMENSIONS PRIOR TO
CONSTRUCTION

Garage Reconstruction
Hamlin Residence
34 Henderson Terrace
Burlington, VT 05401

ISSUE DATE: 08/22/2019
STATUS: Zoning/Building
Permit
REV NUMBER REV DATE

PLANS

SCALE: AS-NOTED
(HALF-SIZE ON 11X17 SHEET)

A100

REQUEST CLARIFICATIONS AT ONCE
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DISCREPANCIES APPEAR IN THESE
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Garage Reconstruction
Hamlin Residence
34 Henderson Terrace
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ISSUE DATE: 08/22/2019
STATUS: Zoning/Building Permit
REV NUMBER REV DATE

ELEVATIONS

SCALE: AS-NOTED
(HALF-SIZE ON 11X17 SHEET)

A101



EXISTING GARAGE



EXISTING HOUSE



EXISTING GARAGE - SOUTH FACADE



EXISTING GARAGE - SOUTH FACADE



EXISTING GARAGE - EAST FACADE

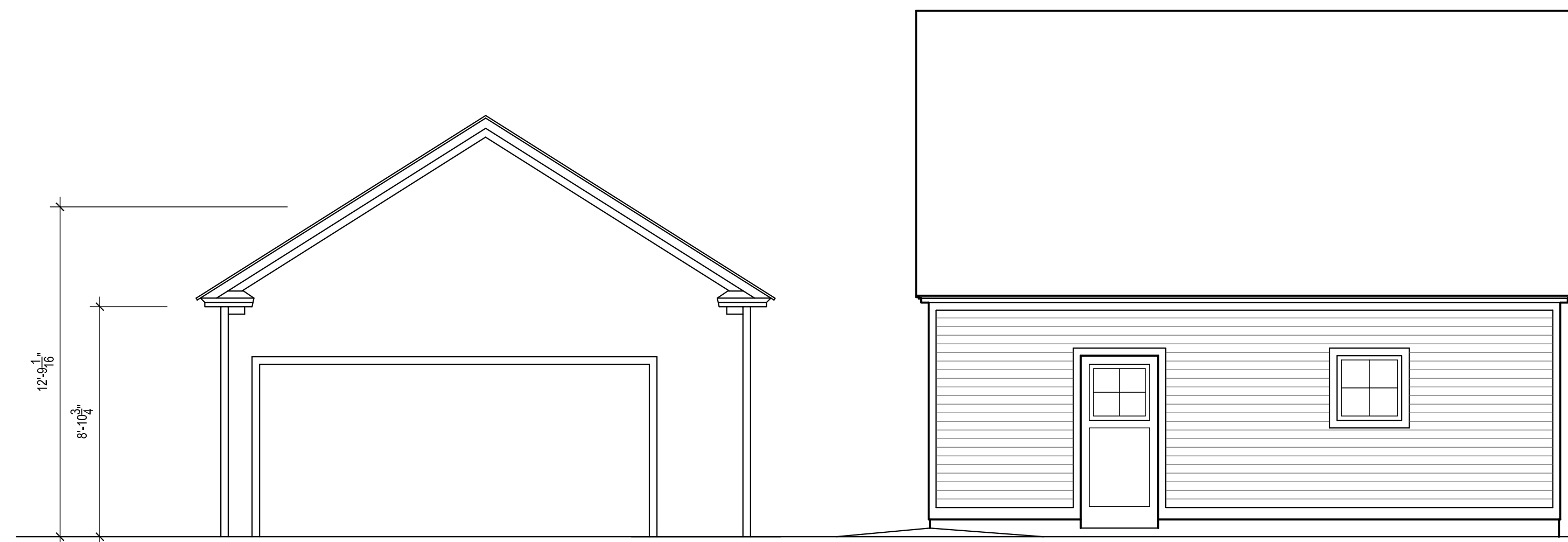


EXISTING GARAGE - WEST (SIDE) SETBACK



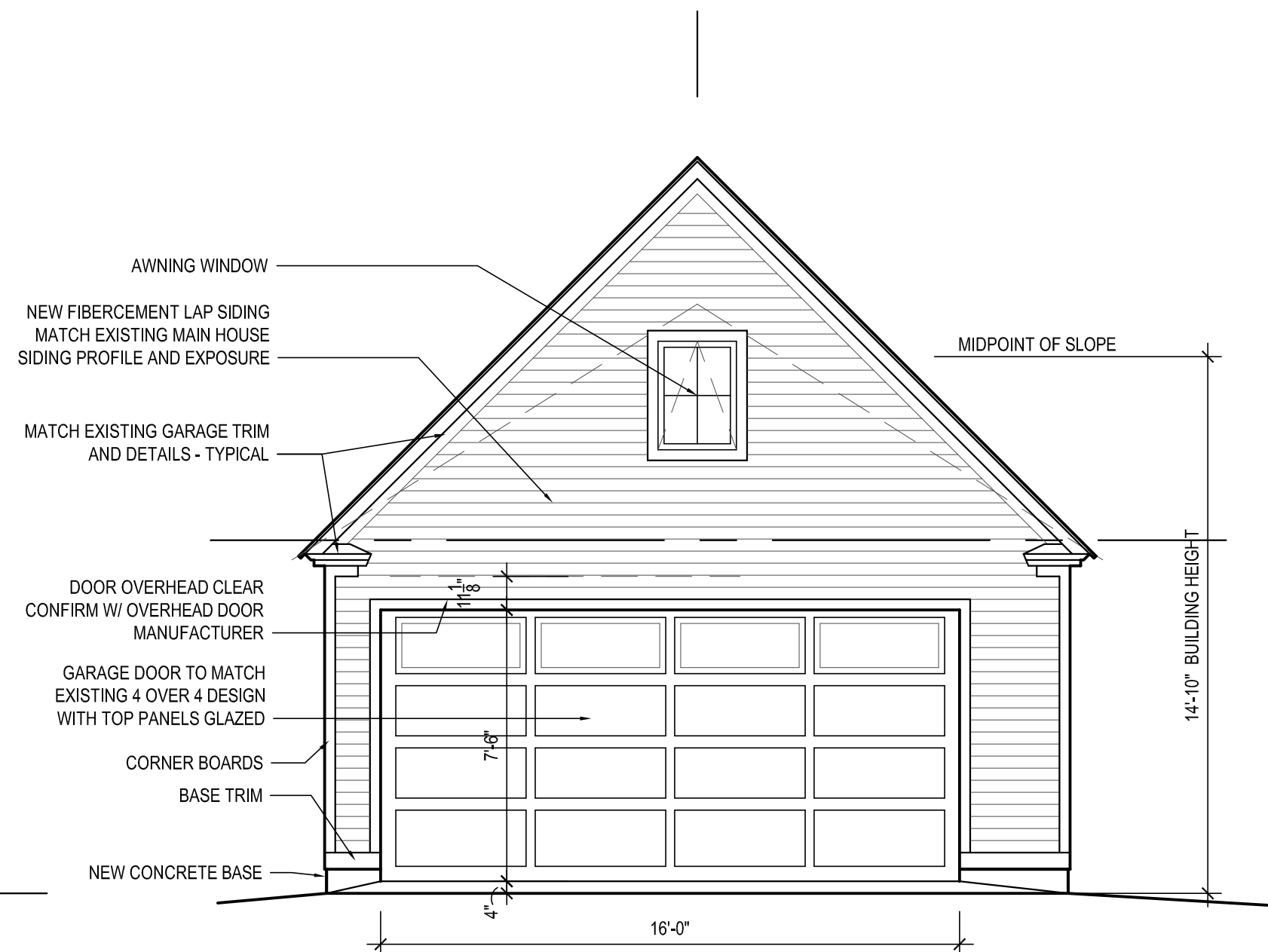
EXISTING GARAGE - NORTH (REAR) SETBACK

1 Existing Conditions Photos
A101

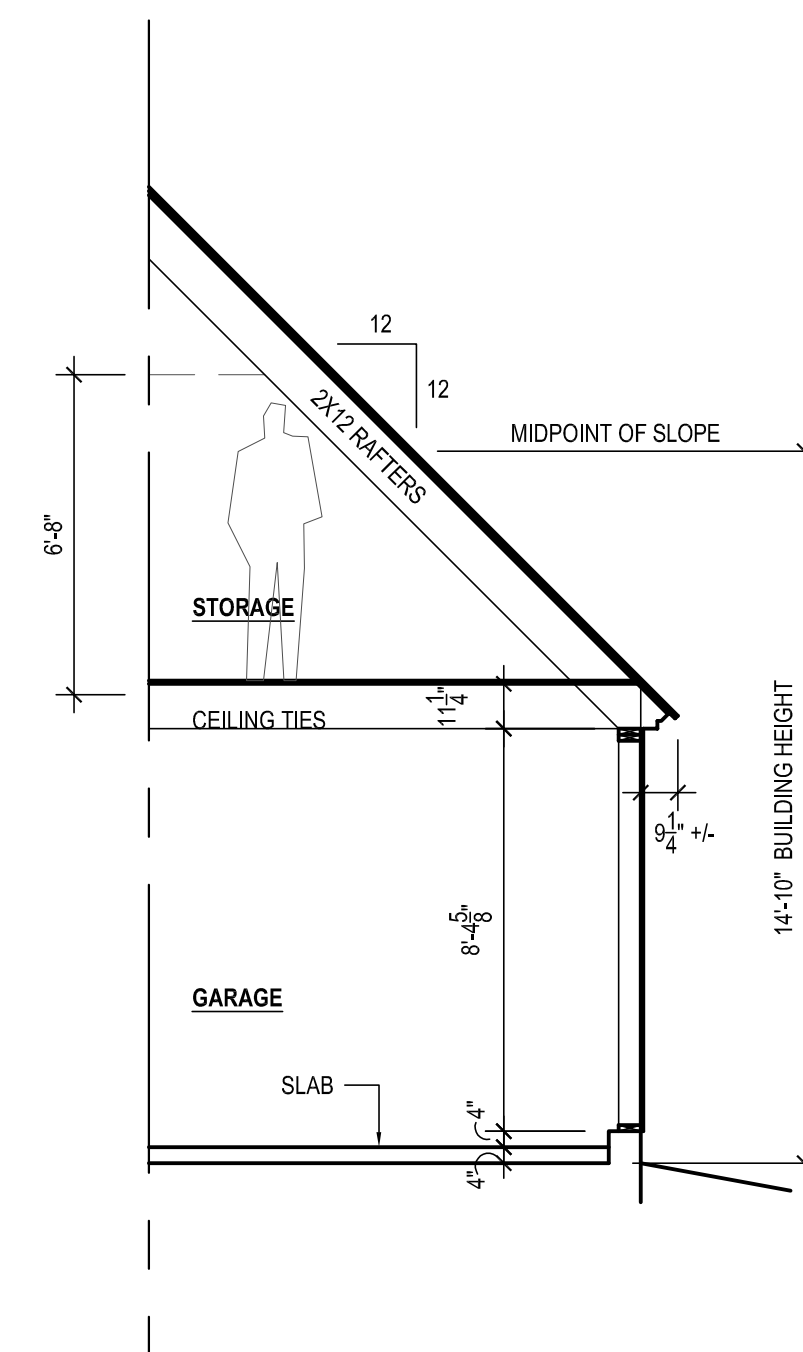


5 Existing South Elevation
A101 Scale: 1/4"=1'-0"

4 New East Elevation
A101 Scale: 1/4"=1'-0"



3 New South Elevation
A101 Scale: 1/4"=1'-0"



2 New Section Diagram
A101 Scale: 1/4"=1'-0"

34 Henderson Terrace

Field Report

SITE VISIT DATE: 19 AUGUST 2019

Existing Conditions Observations:

Foundation

The structure sits on its original slab-on-grade foundation which never extended below frost depth. The concrete slab does not even appear to meet the minimum depth that would have been standard practice at the time it was constructed. The foundation has long since failed. Generalized settling has occurred such that much of the sill plate sits at or below grade. The slab is cracked all the way through in at least 8 locations and substantial heaving is present throughout.

Walls

The poor state of the foundation has allowed moisture to migrate up the walls - these were constructed without sheathing or other lateral support elements such as let-in bracing - the horizontal wood siding is applied directly to the studs. Moisture intrusion directly through the siding is evident also. Moisture, rot and fungus activity is evident at the sill plates, lower portions of studs and at the backside of the siding around window and door openings. The siding is failing at much of the lower portions of the walls.

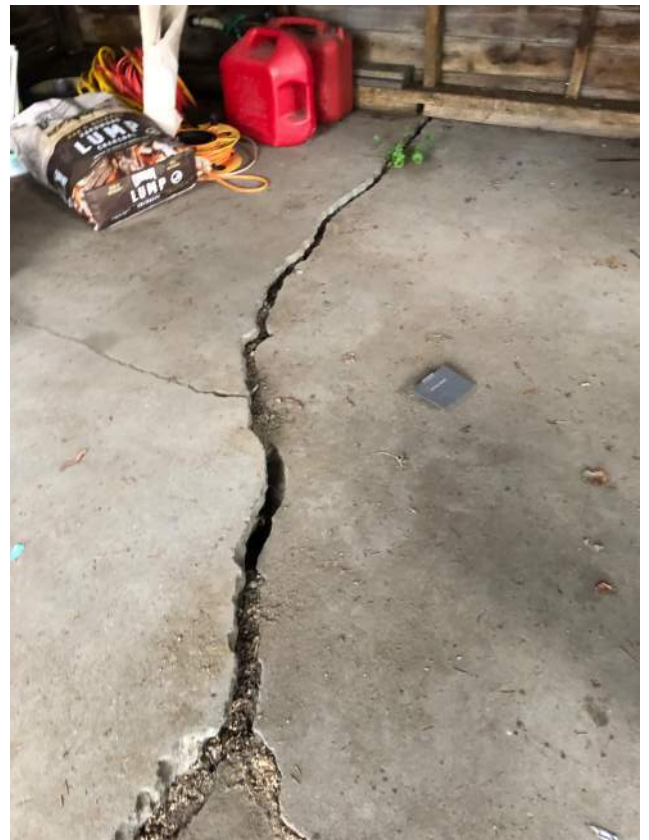
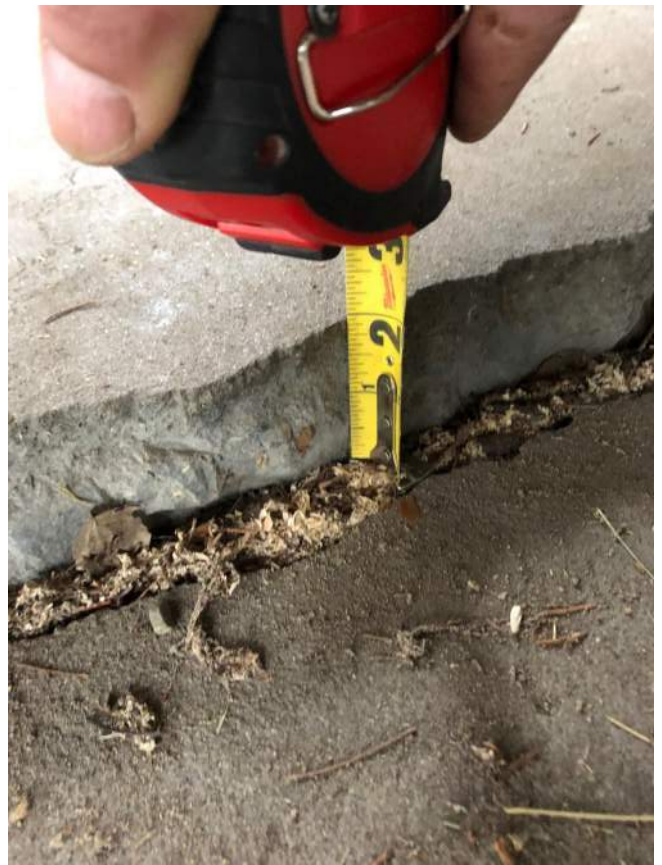
Roof

The roof sheathing and a significant number of rafters are rotted and there is fungus activity visible throughout. There are also a number of holes in the roofing and sheathing.

Conclusions - 07 OCTOBER 2019

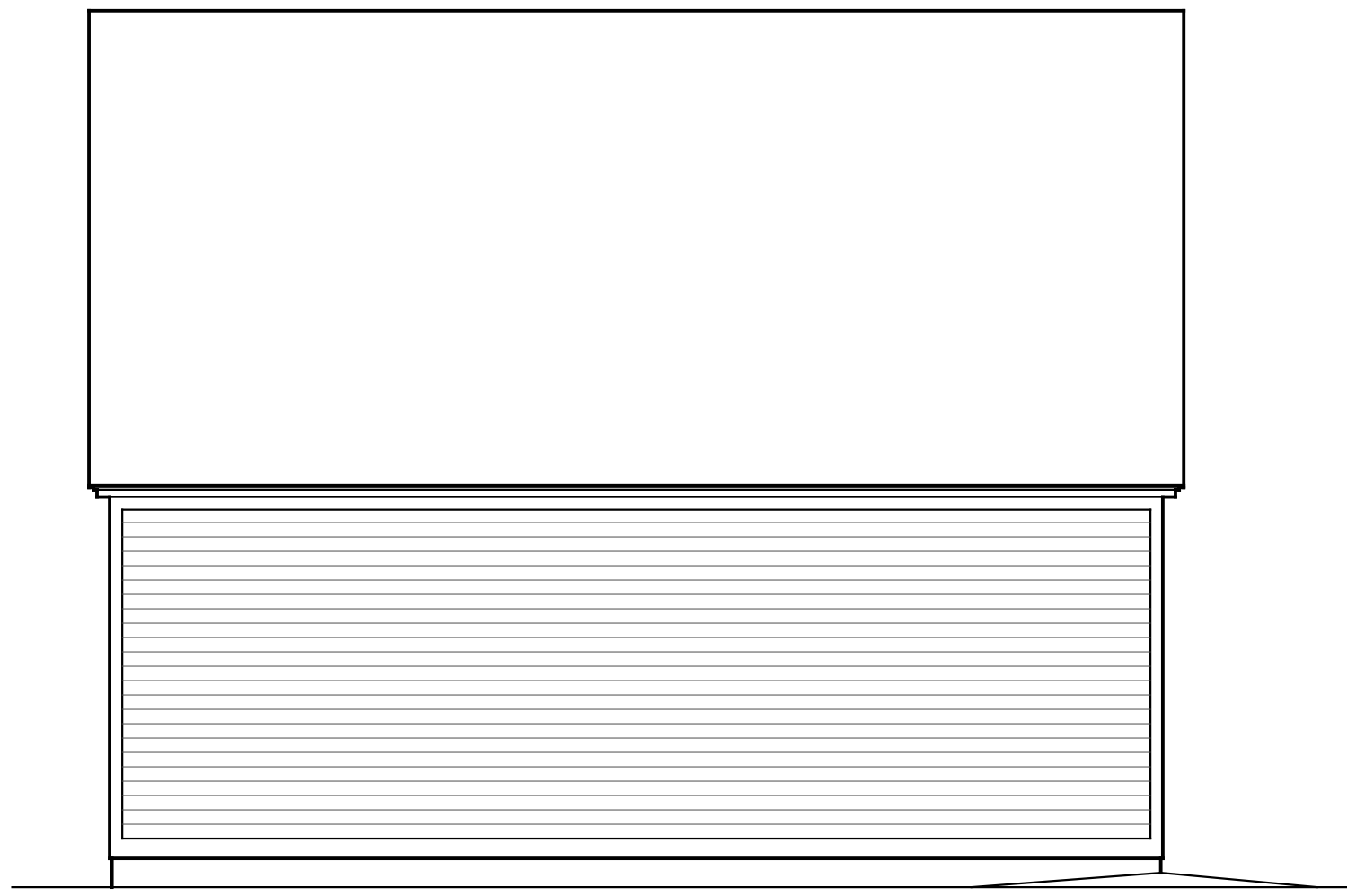
Base upon our observations and our professional experience, we do not think this garage structure is suitable for rehabilitation. The structure is not an exemplary instance of its type, and it exhibits below average craftsmanship. Any attempted rehab of this existing structure would require reconstruction to such a degree that little of the original building would remain intact. The added complexity and cost of such a rehab is an undue burden. In this case we believe that removing the structure completely and reconstructing as a new garage from the foundation up with a substantially similar design is a reasonable alternative approach.



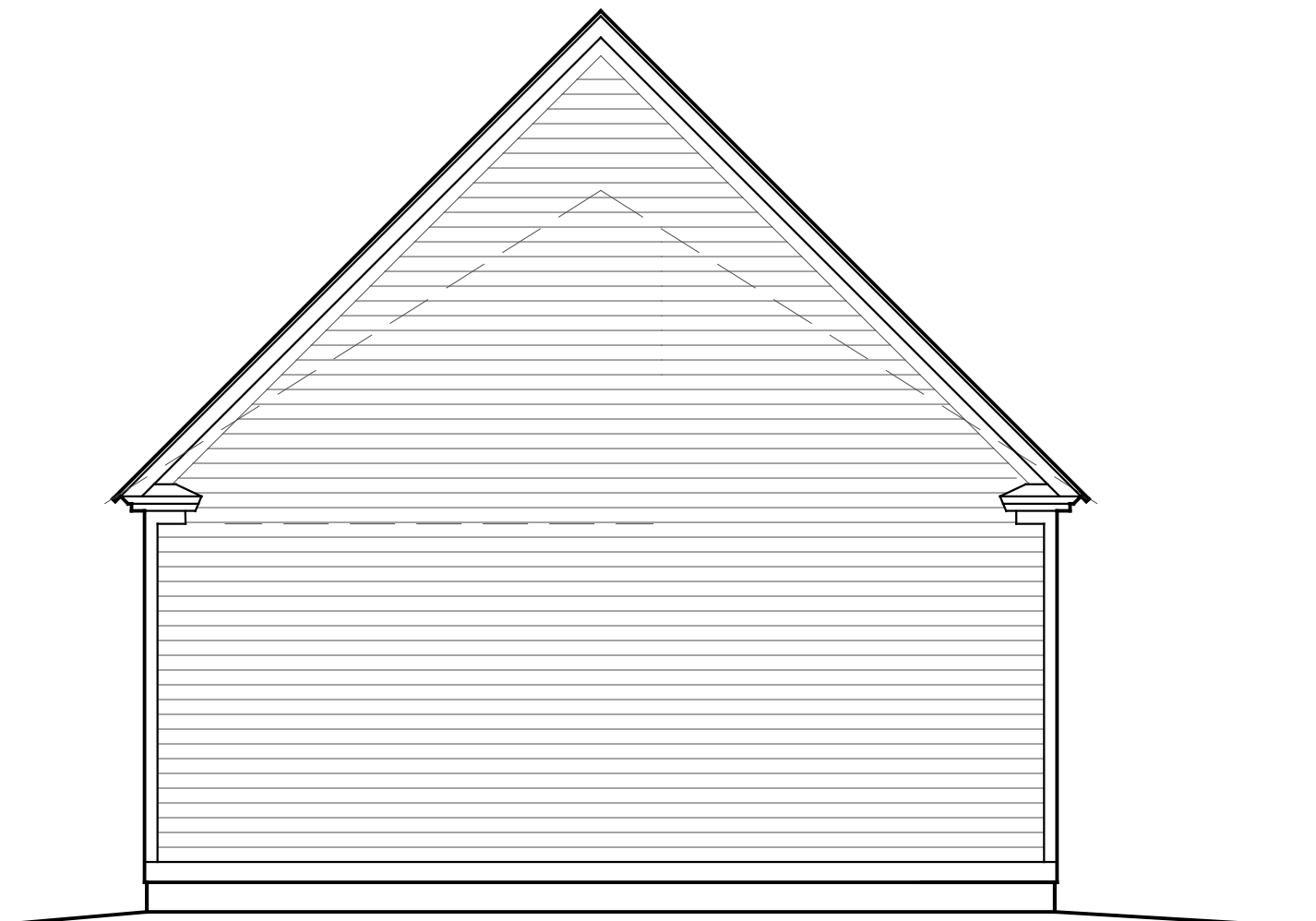




DRAWING FILENAME: P:\2019-07 34 Hendersen Terrace\CADSET17 24x36 Sheet.dwg LAYOUT NAME: Model DATE: Oct 09, 2019 - 10:01am CAD OPERATOR: iz



6 New West Elevation
A101 Scale: $\frac{1}{4}"=1'-0"$



7 New North Elevation
A101 Scale: $\frac{1}{4}"=1'-0"$



EXISTING GARAGE



EXISTING HOUSE



EXISTING GARAGE - SOUTH FACADE



EXISTING GARAGE - SOUTH FACADE



EXISTING GARAGE - EAST FACADE

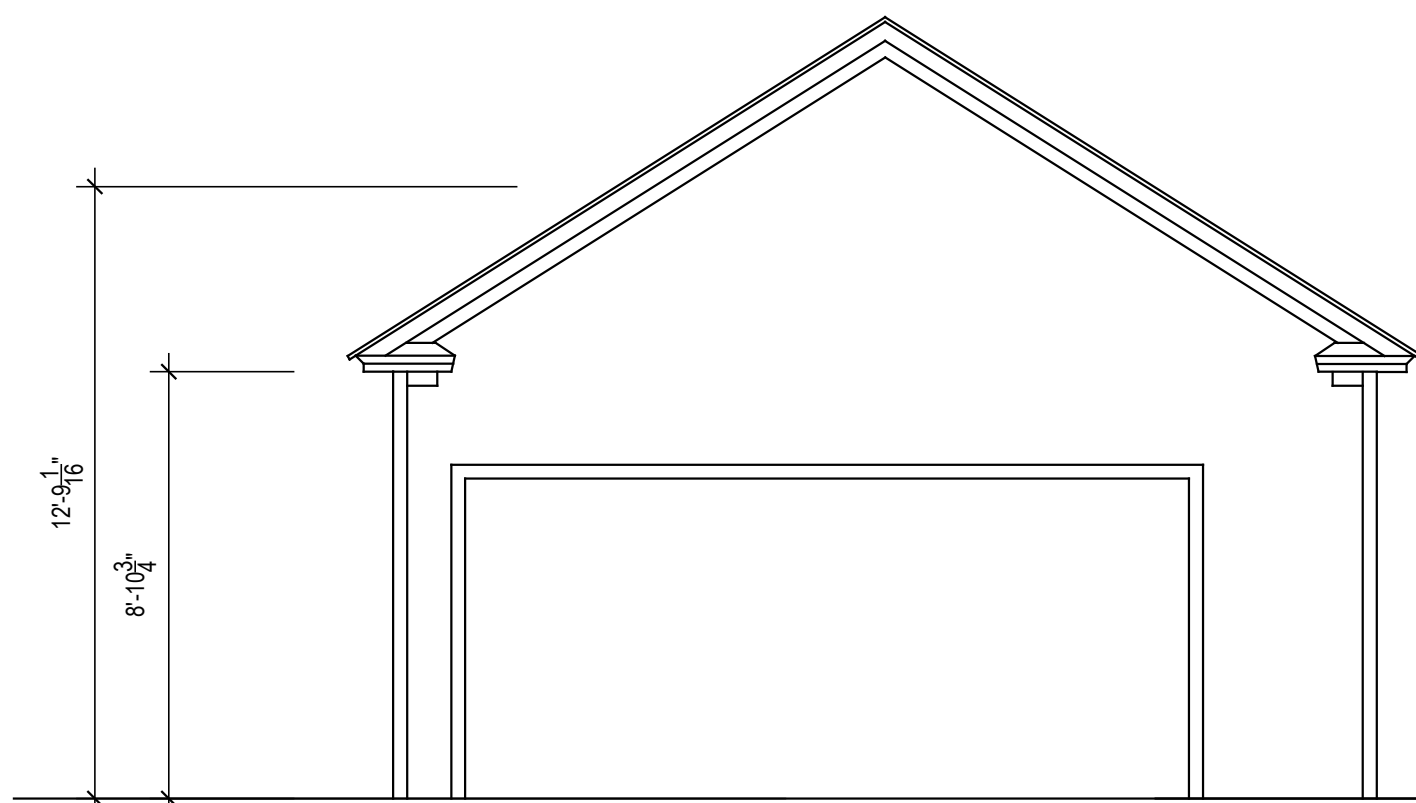


EXISTING GARAGE - WEST (SIDE) SETBACK



EXISTING GARAGE - NORTH (REAR) SETBACK

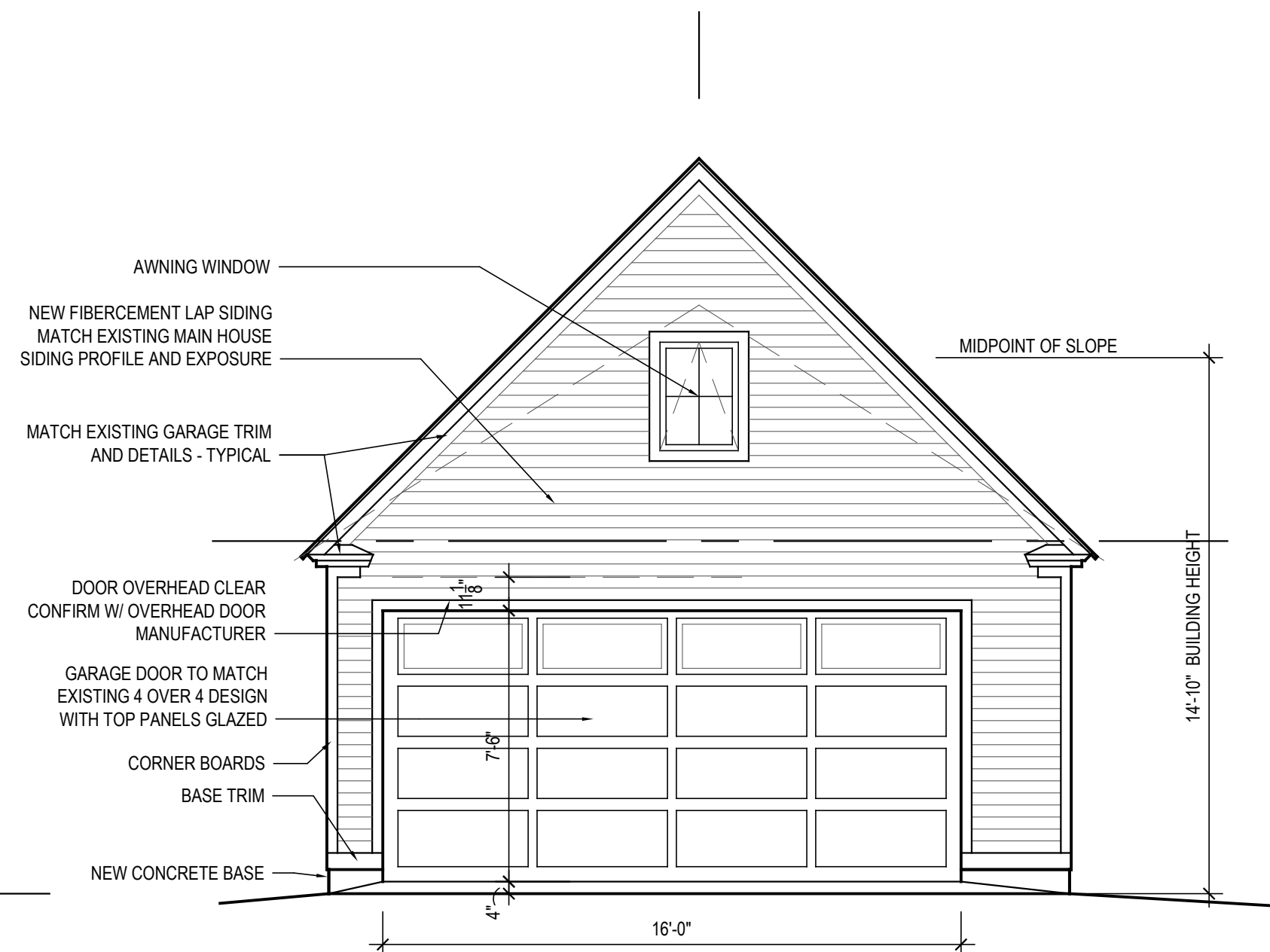
1 Existing Conditions Photos
A101



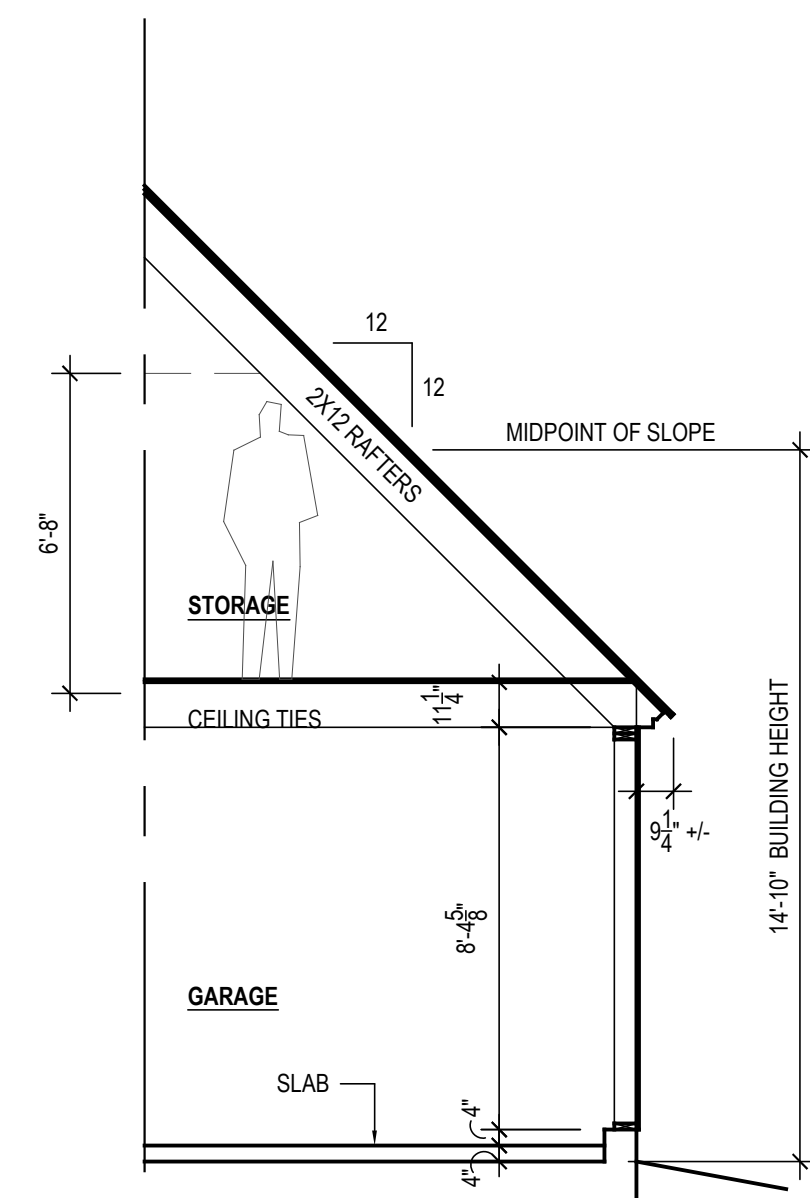
5 Existing South Elevation
A101 Scale: $\frac{1}{4}"=1'-0"$



4 New East Elevation
A101 Scale: $\frac{1}{4}"=1'-0"$



3 New South Elevation
A101 Scale: $\frac{1}{4}"=1'-0"$



2 New Section Diagram
A101 Scale: $\frac{1}{4}"=1'-0"$

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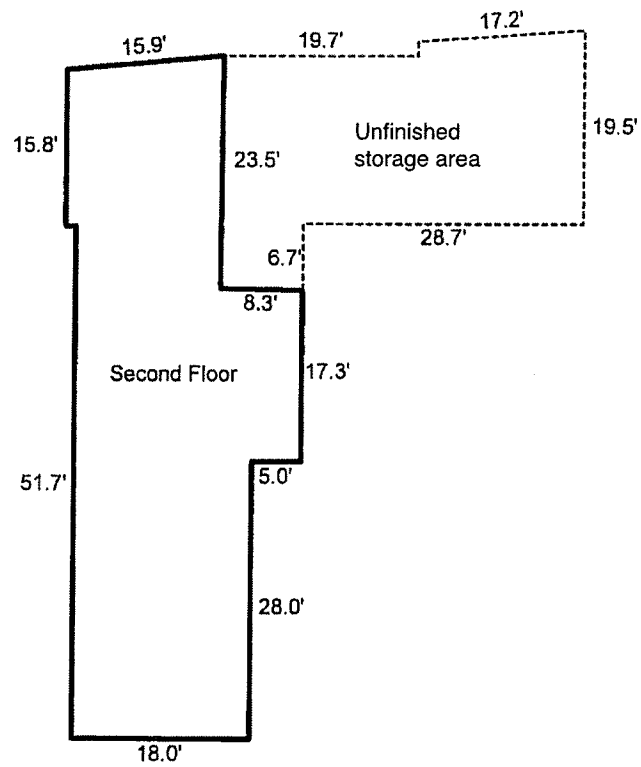
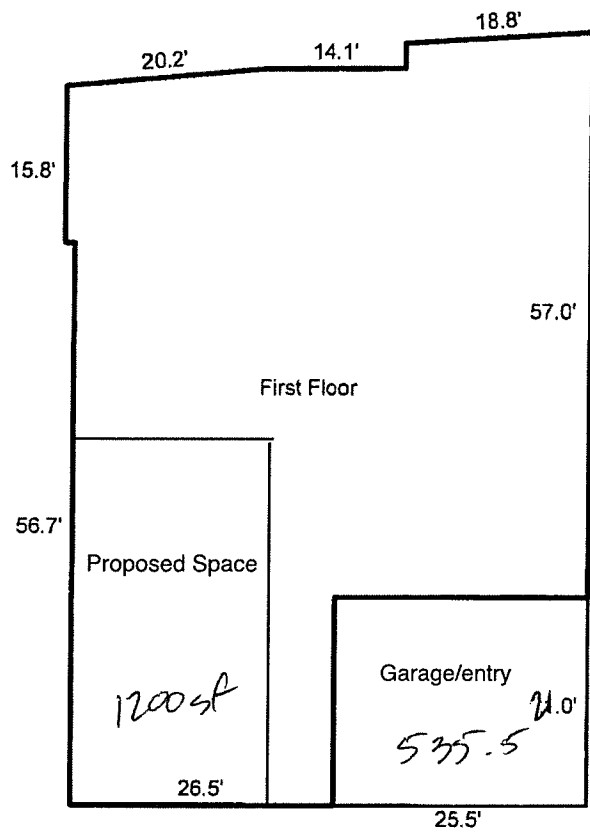
ISSUE DATE: 10/09/2019
STATUS: Zoning/Building
REV NUMBER Permit
REV DATE

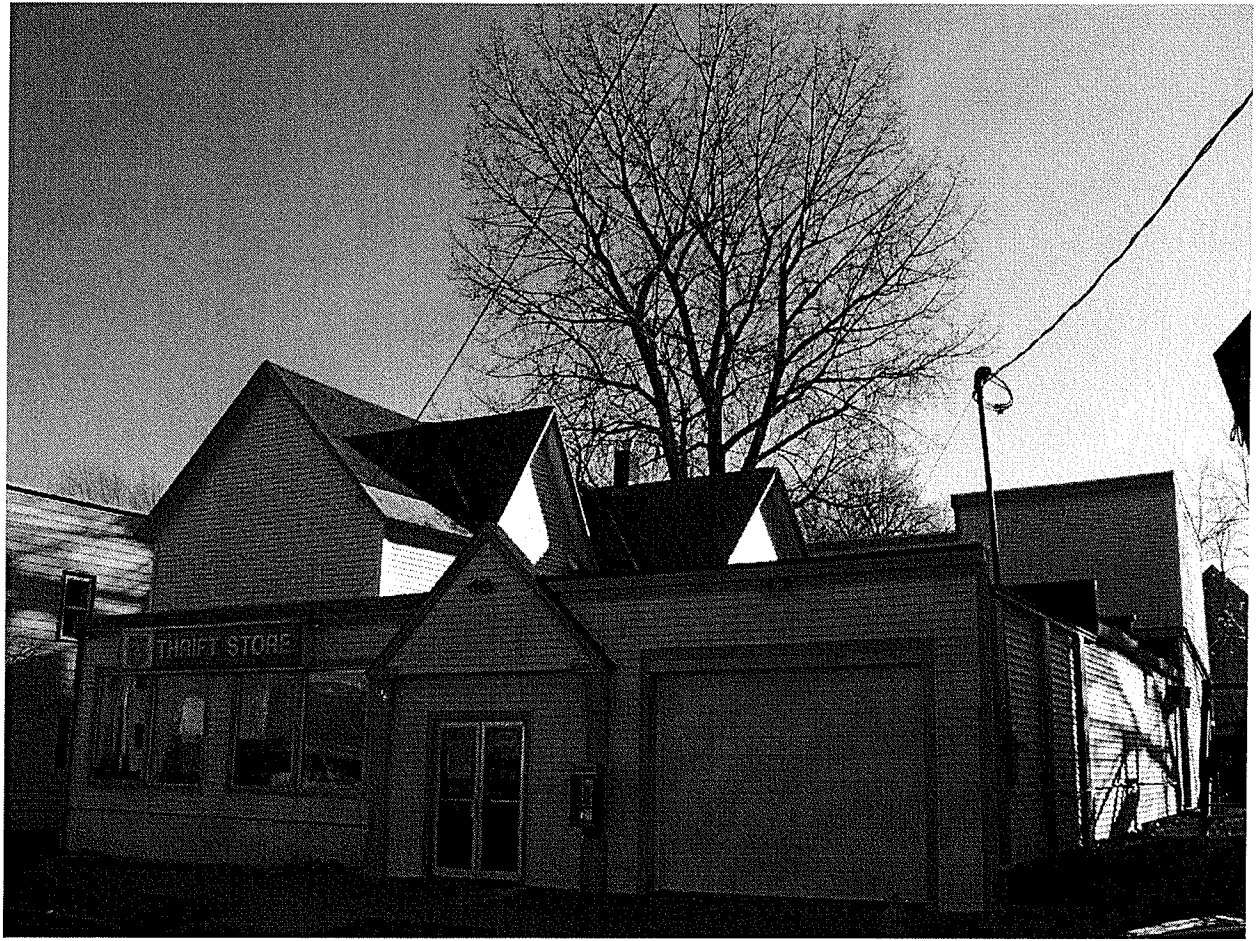
ELEVATIONS

SCALE: AS-NOTED
(HALF-SIZE ON 11X17 SHEET)

A101

BUILDING SKETCH





1200

Scott Gustin

From: Mike Rosenberg
Sent: Saturday, September 14, 2019 4:40 PM
To: Scott Gustin
Cc: John A. Beal
Subject: Re: Conditional Use Permit
Attachments: Zoning Permit App 2019 fillable copy.pdf

[WARNING]: External Message

Hi Scott,

Attached is my completed form. How do I pay with credit card, over the phone?

As for the checklist items:

- We are purchasing the old Salvation Army building and intend to use it for our energy bar business. We will have a portion of the space used as a kitchen (no open flames), and a portion used for storage and 1 desk space.
- I have 2 full time employees, and 3 part time employees. The full time employees work from home and the road.
- We will be working generally M-F 9-5, but sometimes as early as 7am and as late as 6pm, and a few weeks hours here and there, also between 9-5.
- At most we'll have 3 people working at once, using on street parking when needed. Many of my employees will be walking and biking to work, as they live very close.
- We do not have floor plans yet, as we are waiting on the building inspection, but the north side of the building will likely be the kitchen, and the south side for storage and shipping, as that is where the garage bay is.
- The only renovations we are considering at this point include adding in a 3 bay sink, 3 phase electrical power and some light sheetrock work.

Am I missing anything else?

Thanks,

Mike

www.GarukaBars.com
www.Facebook.com/GarukaBars
www.Instagram.com/GarukaBars

On Sep 12, 2019, at 8:00 AM, Scott Gustin <SGustin@burlingtonvt.gov> wrote:

Hi Mike,

I've attached the zoning permit application and conditional use checklist. Please complete the application form and provide info noted in the checklist - in particular the proposed use, number of employees, days/hours of operation, and whether any clientele will come to the premises or not. You should plan to apply in person so I can give you a red Z-Card for posting onsite. If that's not possible, let me know and we can make alternative arrangements.

Will you be making any changes to the exterior of the building or to the site? If so, I'll send info along about that too.

Scott

Scott Gustin, AICP, CFM
Principal Planner & Asst. Administrative Officer
Dept. of Permitting & Inspections
149 Church Street
Burlington, VT 05401
(802) 865-7189

-----Original Message-----

From: _____
Sent: Wednesday, September 11, 2019 4:38 PM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: John A. Beal
Subject: Re: Conditional Use Permit

[WARNING]: External Message

Thanks Scott. My realtor, John, said I need to apply for a permit to operate our business out of there. We make energy bars, so there would be a kitchen (no open flames or oven), some storage, and we'll ship packages for online orders.

Any help would be greatly appreciated as I am new to this, we've only rented prior to now.

Mike

On Sep 11, 2019, at 2:19 PM, Scott Gustin <SGustin@burlingtonvt.gov> wrote:

Hi Mike,
I could likely assist. What exactly are you looking to do?
Scott

Scott Gustin, AICP, CFM
Principal Planner & Asst. Administrative Officer Dept. of Permitting & Inspections
149 Church Street
Burlington, VT 05401
(802) 865-7189

-----Original Message-----

From: _____
Sent: Wednesday, September 11, 2019 2:19 PM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: John A. Beal
Subject: Conditional Use Permit

[WARNING]: External Message

URBAN DISTRICT BUILDING INVENTORY

SURVEY NUMBER:

PAGE

of

336 North Winooski Avenue, c. 1885

The majority of this commercial building was built c.1960s (the present day street facade with garage), however, the rectangular gable roof block and ell that are still visible incorporated into the northeastern part of the structure, are much older. These structures may have once been outbuildings or barns for other properties. The main block and ell are two stories in height with wood clapboards and imbricated shingle work in the gable peaks.

338/340 North Winooski Avenue, c. 1885

A 2-story, flat roof, vernacular Italianate style building with a bracketed cornice and a similar cornice dividing the first and second story. At one time this building was a commercial store but the large windows have been removed and replaced by a 1/1 sash and a three-part picture window. The primary entrances are located at the northern end of the building and in the center of the street (west) facade (approximately). The building is clad in aluminum siding with asphalt shingles on the lower story of the street facade. A 2-story shed roof porch extends off the rear.

a. Garage, c. 1980

1 story, one bay, brick gable roof garage with overhead door.



Department of Permitting & Inspections

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

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



MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: October 15, 2019
RE: ZP20-0332CU; 336 North Winooski Avenue

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

File: ZP20-00332CU
Location: 336 North Winooski Avenue
Zone: NMU **Ward:** 2C
Date application accepted: September 16, 2019
Applicant/ Owner: Gorilla Bars, Inc. / Michael Rosenborg
Request: Conditional Use review for a food and beverage processing facility.

Background:

- Non-Applicability of Zoning Permit 11-0971NA; replace rubber membrane roof with new rubber. May 2011.
- Zoning Permit 08-552CA; replace flat rear roof with a rubber membrane roof. February 2008.
- Zoning Permit 07-182CA; Repair rot, vinyl siding on front and two sides. September 2006.
- Zoning Permit 99-169; Remove slate roof on the existing retail space. September 1998.
- Zoning Permit 96-619; Installation of an internally illuminated parallel sign for the existing retail store. June 1996.
- Zoning Permit 96-592; Façade improvements to the existing retail store. June 1996.
- Zoning Permit 94-531; New sign. July 1994.
- Zoning Permit 93-318; Installation of steel door as an emergency exit. January 1993.
- Zoning Permit 93-319; New parallel sign. January 1993.

Overview: The applicant proposes to change the use of the property from the Salvation Army retail store to a 'Food & Beverage Processing' facility for making Gorilla Bars. Food and beverage processing is a conditional use in the underlying zoning district. The business, which will manufacture energy bars, will consist of kitchen space and storage space. Patron visitation will not occur since the business will be shipping its product. The structure was constructed ca. 1885. However, according to its listing on the State Register of Historic Structures, the majority of the building was built ca. 1960 (the present day façade with garage).

Applicable Regulations: Article 2 (Administrative Mechanisms), Article 3 (Applications, Permits, & Project Reviews), Article 4 (Zoning Maps & Districts), Article 8 (Parking)

Recommendation: **Consent approval**, per the following findings and conditions:

I. Findings

Article 2: Administrative Mechanisms

Sec. 2.7.8 Withhold Permit

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

Part 5, Conditional Use & Major Impact Review

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review 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 change of use to food processing will generate little impact on community facilities. As the business will consist of kitchen (new 3 bay sink) and storage space, significant demands on utilities and facilities are not anticipated. A state wastewater permit for the change of use may be required, and if so, it will be the applicant's responsibility to obtain. **Affirmative finding as conditioned**

2. The character of the area affected;

336 North Winooski Avenue is within the Neighborhood Mixed Use (NMU) zoning district. The Salvation Army retail store previously occupied the building. The proposed change in use includes no exterior changes to the building or site. The Neighborhood Mixed Use zoning district is intended to preserve and enhance historically commercial areas while reinforcing the compact scale and development patterns within the city's older neighborhoods. Uses are intended to provide neighborhood oriented goods and services and employment opportunities within walking or biking distance of residential neighborhoods.

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

No nuisance impacts are expected. **Affirmative finding**

4. Transportation system capable of supporting the proposed use;

The change of use will not negatively impact the transportation system. The property gains access from North Winooski Ave., a major street. Bus stops are located along North Winooski Ave, with the nearest ones approximately 400 ft to the south, and 350 ft to the north. Overall, the property is located within a highly developed neighborhood, which enables a large amount of foot and bicycle traffic for employees. **Affirmative finding**

5. Utilization of renewable energy resources;

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

6. Bylaws then in effect;

None identified. It is the applicant's obligation to secure any additional permits (from state or federal offices) as required. **Affirmative finding as conditioned**

(c) Conditions of Approval

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

1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.

No exterior changes will occur, and all activities will occur indoors. No further mitigation measures are identified. **Affirmative finding**

2. Time limits for construction.

No construction timeline or phasing is included in the project plans. The standard 3-year timeframe for zoning permits will apply. **Affirmative finding**

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

The applicant states that the facility will generally operate Monday thru Friday, 9 am to 5 pm, but sometimes as early as 7 am and as late as 6 pm. Also, a few weekend hours between 9 am and 5 pm can be expected. No exterior construction is planned, only interior renovations. **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; and,

Any future enlargement or alteration of the facility will be reviewed under the zoning regulations in effect at that time. **Affirmative finding as conditioned**

5. Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.

None identified. It is the applicant's obligation to secure any additional permits (from state or federal offices) as required. **Affirmative finding as conditioned**

Article 4: Zoning Maps and Districts

(a) Purpose

The Neighborhood Mixed Use districts promote development that combines non-residential and residential uses on a single site. These zones allow an increased intensity of development than would typically be found in the surrounding residential areas, and provides neighborhood oriented goods and services and employment opportunities within walking and biking distance. This development type will support transit use, provide a buffer between busy streets and residential neighborhoods, and provide new commercial and residential opportunities in the City. The emphasis of nonresidential uses should primarily be oriented to serving the needs of the surrounding residential neighborhoods and other neighborhood commercial uses.

Development is intended to consist primarily of businesses on the ground floor with housing and other non-residential uses on upper stories. The exception to this is the NAC – Cambrian Rise district that is intended to be more residential in nature than the other Neighborhood Mixed Use districts and thereby is expected to incorporate residential uses at the street level. Development is intended to be pedestrian-oriented with buildings oriented to the sidewalk, especially at corners. Parking is intended to be hidden from the street, since its appearance is out of character with the surrounding residential development and the desired orientation of the buildings

The Neighborhood Mixed Use (NMU) district is intended to preserve and enhance historically commercial areas while reinforcing the compact scale and development patterns within the city's older neighborhoods. Uses are intended to provide neighborhood oriented goods and services and employment opportunities within walking or biking distance of residential neighborhoods. And so the use is consistent with the intent... Affirmative finding.

(b) Dimensional Standards and Density

No exterior changes to the building or site are proposed. **Affirmative finding**

(c) Permitted and Conditional Uses

The principal land uses that may be permitted, or conditionally permitted pursuant to the requirements of Article 3, within the Neighborhood Mixed Use districts shall be as defined in Appendix A – Use Table.

The proposed use falls under the definition of 'Food and Beverage Processing', which is listed as a conditional use in Appendix A. 'Food and Beverage Processing' is defined in Article 13 as "The preparation and packaging of food and/or beverage (including alcoholic and non-alcoholic) products for distribution and/or wholesale or retail sales, on or off premise, excluding restaurants and cafes except as an accessory use." Footnote 14 of the Appendix A – Use Table limits such uses to a maximum area of 10,000 sf per establishment. Overall, useable area within the building totals 7,528 sf. As shown on the floor plan, the applicant notes that only the 'Proposed Space' and the 'Garage/Entry' will be used for the business – with the possible expansion into other areas of the first floor as need be for additional storage. **Affirmative finding**

(d) District Specific Regulations

Not applicable.

Article 8: Parking

Section 8.1.8, Minimum Off-Street Parking Requirements

The property is located within the Shared Use parking district. Food and Beverage Processing requires 1 space per 1,000 sf of gross floor area (gfa), plus 2 spaces per 1,000 sf of gfa devoted to patron use. The applicant indicates that the business strictly involves food production and shipping, and there will not be patrons; thus 1 space per 1,000 sf of gfa is the parking requirement. The previous use (general retail) required 2 spaces per 1,000 sf of gfa, and that retail business operated on the entire first floor (3,952 sf), and quite possibly the second floor. The proposed facility will operate in an area on the first floor of approximately 1,735 sf. Whereas the previous use would require 8 parking spaces, the new use will require 2 parking spaces. Even though there is one garage parking space for the property, the new use can enjoy the parking credit provided by the previous retail use. **Affirmative finding**

II. Conditions of Approval

1. Per **Section 2.7.8, Withhold Permit**, all zoning permits issued after July 13, 1989 shall be closed out (issued a Certificate of Occupancy) prior to issuance of a Final Certificate of Occupancy for this permit. See attached permit list. Upon expiration of this new zoning permit, no additional zoning permits may be issued until it, and all prior zoning permits, have been closed out with final certificate(s) of occupancy. It is recommended that

certificates of occupancy for the old zoning permits be sought prior to seeking a certificate of occupancy for the new zoning permit.

2. The applicant is responsible for securing all required building, state and/or federal permits for the expansion.
3. Any future alterations, expansion of the facility, and/or the introduction of patron use to the business, will require permit review per the regulations in effect at that time.
4. The applicant shall be responsible for obtaining a state wastewater permit, if required.
5. Standard Permit conditions 1-15.

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

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



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday October 15th 2019, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT AMENDED AGENDA

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

1. **20-0332CU; 336 North Winooski Ave (NMU, Ward 2C) Gorilla Bars**
Change of use to food/beverage processing. (Project Manager: Ryan Morrison)
2. **20-0254CA/CU; 34 Henderson Terr (RL, Ward 6S) Mark and Valerie Hamlin**
Demolition of garage and construction of new garage extended an additional 4' to the south. (Project Manager: Scott Gustin)
3. **20-0315CA; 0 University Rd (RCO, Ward 1E) University of Vermont & State Agricultural College**
Install two salt sheds. Relocate two brine tanks and addition of another larger tank. Relocate fence. Remove existing waste blocks. Installation of gate. Replacement of two sheds with a 10 ft x35 ft wood shed on concrete pad. Installation of two storage containers. All work on existing gravel surface. (Project Manager: Mary O'Neil)

V. Public Hearing

- ~~1. **19-0980CA/MA; 110 Riverside Ave (NAC, Ward 1E) Sisters & Brothers Investment Group, LLP**~~
~~57-unit apartment building with underground parking. (Project Manager: Mary O'Neil)~~

Deferred until November 19th at request of owner
2. **20-0317CU; 702 Lake St (UR, Ward 4N/3C) City of Burlington**
Renewal of snow storage on urban reserve parcel. (Project Manager: Scott Gustin)

VI. Other Business

1. **19-0355CA: 441 Shelburne St (RM, Ward 5S) 441 Shelburne Road, LLC**
Project status update. (Project Manager: Scott Gustin)
2. **2020 DRB Schedule**
Review of Development Review Board Schedule for 2020

VII. Adjournment

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Burlington Development Review Board

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Burlington, VT 05401
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Telephone: (802) 865-7188
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Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Zoraya Hightower
Brooks McArthur
Kienan Christianson
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday October 15th 2019, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT Minutes

Board Members Present: G. Hand, B. Rabinowitz, A. LaRosa, S. Harris, K. Christianson, B. McArthur
A.J. LaRosa, R. Venkataraman (Alt)

Board Members Absent: S. McKenzie (Alt)

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

I. Agenda

B. Rabinowitz: No changes to agenda, confirms 110 Riverside has requested deferral and no one from the public is here to testify

II. Communications

B. Rabinowitz: No additional communications

III. Minutes

B. Rabinowitz: Will review minutes from 10/1/2019 meeting during deliberation

IV. Consent

1. 20-0332CU; 336 North Winooski Ave (NMU, Ward 2C) Gorilla Bars

Change of use to food/beverage processing. (Project Manager: Ryan Morrison)

Applicants appeared on behalf of project.

B. Rabinowitz: Confirms no one from public to testify. No objection from Board to have project on consent agenda

G. Hand: Motion to approve application and adopt staff findings and recommendations

A. LaRosa: Seconds motion

7-0-0

2. 20-0254CA/CU; 34 Henderson Terr (RL, Ward 6S) Mark and Valerie Hamlin

Demolition of garage and construction of new garage extended an additional 4' to the south. (Project Manager: Scott Gustin)

Mark and Valerie Hamlin appeared on behalf of project.

B. Rabinowitz: Confirms no one from public to testify. Asks if applicants have reviewed conditions of approval

M. Hamlin: Did not receive a set of conditions

Z. Hightower: Asks if applicant received staff report

A. LaRosa: Gives applicant copy of the conditions
Applicants: Review and accept conditions
B. Rabinowitz: Asks Board if they oppose to project being on consent agenda
Z. Hightower: Motion to approve and adopt staff findings and recommendations
A. LaRosa: Seconds motion
7-0-0

3. 20-0315CA; 0 University Rd (RCO, Ward 1E) University of Vermont & State Agricultural College

Install two salt sheds. Relocate two brine tanks and addition of another larger tank. Relocate fence. Remove existing waste blocks. Installation of gate. Replacement of two sheds with a 10 ft x35 ft wood shed on concrete pad. Installation of two storage containers. All work on existing gravel surface. (Project Manager: Mary O'Neil)

Gail Henderson King, Sal Chiarelli, Derick Read, Lisa Kingsbury appeared on behalf of project.

G. Hand: Disclosures Law Firm's involvement with UVM, but has no association with project. Has questions to ask about project.
B. Rabinowitz: Moves agenda item to public hearing
G. Hand: Asks about status about EPSC approval
M. O'Neil: Issued date was Oct 2
G. Hand: Refers to staff findings and photos, red circled area, asks who owns stormwater basin
G. Henderson King: UVM is the owner of stormwater basin
G. Hand: When looking at aerial photos of this area there is significant erosion occurring on project site headed down towards stormwater pond. Asks if they have plans to address this as part of project
D. Read: Explains that the road that goes down and in the photo you are seeing snow storage in that area, emphasized it is a well vegetated area. Explains current site conditions do not reflect an erosion issue.
G. Hand: Back corner looks like stormwater has created deep erosion, not how you want stormwater going into your stormwater pond. Worth follow up if you are not addressing it during this project. Looked concerning
D. Read: Will confirm, but does visual checks of pond to make sure it is running properly and has not seen an erosion issue recently

Martha Lang provided public testimony

M. Lang: Expresses concern with permit, has many questions about permit. Says area is a dump, and is not a permitted use in zone. Explains there is compacting/composting area, which is also not a permitted use. Concerns that salt shed could contaminate vegetation which should be highly respected. Concerned with stormwater permit from 11 years ago and gravel parking lot permit from 12 years ago, and other permits which have not been closed out.
B. Rabinowitz: Explains there is a condition of approval to close out permits before this permit is issued
M. Lang: Disagrees to any issuance of this permit. Refers to section 2.7.8. Questions previously issued permits and conditions of approval. Area is now a disaster, used to be a beautiful natural area. Refers to zoning map and staff comments. Questions what is institutional and what is recreational. Asking for a graphic scale for recreational areas and institutional. Unacceptable conditions of current site. Refers to City's comments and

needs more clarification about where the project is going and what they are putting there. Questions buffer zone for stream. Recommends UVM be held to a higher standard.

B. Rabinowitz: Clarifies that these are salt sheds to replace already existing salt sheds. Asks if there are any issues with the existing use

M. O'Neil: Explains that the equipment and facilities that they are proposing to replace are already existing. They may be changing some dimensions but are accessory to the overall institutional use relative to the overlays that M. Lang referred to. Explains reasoning for including which screenshots of area, so the extent of the sensitive areas, including different zoning districts and overlay districts can be seen.

B. Rabinowitz: Asks to address why previous permits have not been closed

G. Henderson King: Explains why permits have not been closed. They are a busy University, are aware they are needing to be closed, and have a lot of projects going on

B. Rabinowitz: Explains updates to ordinance should not be considered new at this point

G. Henderson King: Agrees. Explains they are in the middle of closing out permit, and understands that before issuance of this permit, they need to be closed out.

B. Rabinowitz: Questions difficulty of University trying to close out permits for years

G. Henderson King: Does not know details, but believes they are in the works of closing them out

G. Hand: Asks if someone from team can address those issues

L. Kingsbury: Confirms that what G. Henderson King said is accurate. Have long list of permits that have not been closed out but are working their way through the list and are accepting of the condition of approval to not use the salt sheds until the other permits are closed out

B. Rabinowitz: Closes public hearing

V. Public Hearing

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

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

Deferred until November 19th at request of owner

B. Rabinowitz: Confirms no one from public is here for testimony

G. Hand: Motion to have item moved to November 19th meeting

B. McArthur: seconds

7-0-0

2. 20-0317CU; 702 Lake St (UR, Ward 4N/3C) City of Burlington

Renewal of snow storage on urban reserve parcel. (Project Manager: Scott Gustin)

Chapin Spencer and Rich Thibault appeared on behalf of project.

G. Hand: Recused

B. Rabinowitz:

C. Spencer: Provides overview of importance of project for City of Burlington

B. Rabinowitz: Clarifies location has been used for few years, clarifies length of permit

R. Thibault: Has worked for the City of 10 years and has been using that location since then
B. Rabinowitz: Confirms length of renewal
S. Gustin: Confirms 2 years
B. Rabinowitz: Addresses of comment about loudness of trucks
R. Thibault: Have talked to the guys about the slamming of trunks and doors and picking up debris after the snow melts
C. Spencer: Happy to follow condition and talk with Church Street Marketplace about cooperating to share facility
B. Rabinowitz: Closes public hearing

VI. Other Business

1. 19-0355CA: 441 Shelburne St (RM, Ward 5S) 441 Shelburne Road, LLC Project status update. (Project Manager: Scott Gustin)

Mitchel Richardson appeared on behalf of agenda item.
Jeff Govoni and William Ward appeared for public testimony.

B. Rabinowitz: Explains status of permit and project. Confirms that this is a follow-up from a permit that was issued
S. Gustin: Confirms this is a follow-up from an issued permit because there is a condition that the siding was supposed to be complete in September, it is now October and it's not done. Second part of that condition is to have a status update by the applicant
M. Richardson: Explains siding should be done in two to three months, have had large setbacks, building collapsed, needed to rebuild a section of the house
B. Rabinowitz: Clarifies setbacks and that project is very much in public view. There has been a visible lack of progress
A. LaRosa: Site conditions have improved
B. Rabinowitz: People in the neighborhood will be happy to have the siding go on
M. Richardson: Explains what is still holding project up, waiting on doors to be delivered
B. Rabinowitz: Asks when siding should be on building
M. Richardson: One week or two it should start; four to six weeks the whole building will be done. Everything is waiting for siding, just waiting on doors and electrical panel
B. Rabinowitz: Confirms there is no action to make from Board
K. Christianson: Recommends another project update in 6 weeks
B. Rabinowitz: Gives project two months, confirms for another project update for Dec 3
M. Richardson: Accepts to return on Dec 3

J. Govoni: Unsatisfied with unclear answer addressing when project will be complete. Unsettled about long lifespan of project without clear plans. Upset about lack of detail. Mentions windows are not all in. Questions accountability to get project done within reasonable timespan. Has well documented damage to his property. Wants project to succeed, but wants more accountability
B. Rabinowitz: Understands that collapse of building held things up
J. Govoni: Three-man crew is too small for this size of project. Dates have been moving back consistently since permit was issued
G. Hand: Sympathetic to situation and agrees project should be done in a timely manner. Explains he has seen work start and stop when checking-in on project site. Expecting for siding to be done when M. Richardson returns in December

M. Richardson: Clarifies window in the rear of building was removed for material entry/exit

W. Ward: Is monitoring project, confirms progress. Explains vacant building ordinance and warns applicant about right to file notice. Will work with both parties to find a balance

B. McArthur: Asks about opinion of project progress

W. Ward: Agrees with G. Hand about start and stop of project process. Has photo progress from Shelburne St view

M. Richardson: Explains there have been different stages of building process and not all progress can be made from Shelburne St view, need to view progress from complete building

B. Rabinowitz: Confirms item moved to Dec 3. Closes

2. 2020 DRB Schedule

Review of Development Review Board Schedule for 2020

B. Rabinowitz: Confirms Board has to adopt 2020 Schedule

S. Gustin: Confirms

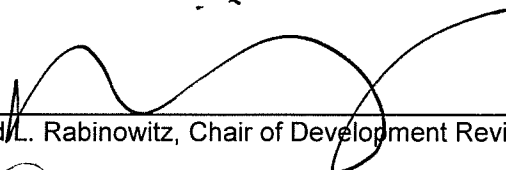
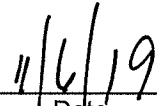
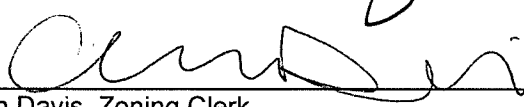
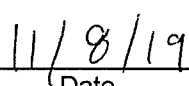
A. LaRosa: Moves to adopt proposed schedule for 2020

Z. Hightower: Seconds motion

7-0-0

VII. Adjournment

Meeting adjourned at 5:45 PM.

 Bradford L. Rabinowitz, Chair of Development Review Board	 11/6/19 Date
 Alison Davis, Zoning Clerk	 11/8/19 Date

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