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
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Springer Harris
Geoff Hand
Alexandra Zipparo
Samantha Tilton
Jim Drummond, (Alternate)
Zoraya Hightower, (Alternate)

BURLINGTON DEVELOPMENT REVIEW BOARD
Tuesday September 18th, 2018, 5:00 PM
PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on Tuesday September 18th, 2018 at 5:00pm in Contois Auditorium, City Hall.

1. **14-0747SD; 1891-1893 North Ave (RL, Ward 4N) Thomas P. Mitchell**
   Request for Time Extension: Subdivide two lots into three lots, remove existing single-family house, and construct two duplexes and one single-family house.

2. **19-0117CA; 298 College St (RH, Ward 8E) Greater Burlington YMCA Foundation**
   Amend condition 3 of DRB approval ZP18-0834CA/MA to permit construction activity during the following hours: Monday-Friday 7 AM -5:30PM; Saturday 8AM-3:30 P; No construction activity on Sunday

3. **19-0119CU; 31 North Prospect St (RL, Ward 1E) Kesha Ram**
   Owner occupied duplex; change downstairs use from commercial medical to 3 bedroom boarding house.

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

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 Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).
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Tuesday September 18th, 2018, 5:00 PM
Contois Auditorium, City Hall, 149 Church St, Burlington, VT
AGENDA

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

1. **14-0747SD; 1891-1893 North Ave (RL, Ward 4N) Thomas P. Mitchell**
   Request for Time Extension: Subdivide two lots into three lots, remove existing single-family house, and construct two duplexes and one single-family house. (Project Manager: Scott Gustin)

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   Owner occupied duplex; change downstairs use from commercial medical to 3 bedroom boarding house. (Project Manager: Scott Gustin)

V. Public Hearing

1. **18-0894LL; 14 Peru St (RM, Ward 3C) PBGC, LLC and**
   18-0895LL; 16 Peru St (RM, Ward 3C) BPJS Management LLC
   Reopen appeal of administrative denial of lot line adjustment between 14 and 16 Peru Street. (Project Manager: Mary O'Neil)

2. **18-0840AP; 62 Venus Avenue (RL, Ward 7N) Lorraine Latorre Family Trust**
   Appeal of NOV # 346538 regarding change of use to duplex. (Project Manager: Scott Gustin)

VI. Adjournment

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David White, FAICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Shaleigh Draper, Zoning Clerk

TO: Development Review Board
FROM: Scott Gustin
DATE: September 18, 2018
RE: 14-0747SD; 1891 North Avenue

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

Zone: RL Ward: 4N

Owner/Applicant: Thomas P. Mitchell

Request: 3rd Time extension request to subdivide two lots into three lots, remove existing single family house, construct two duplexes and one single family home.

Applicable Regulations:
Article 3 (Applications, Permits, & Project Review)

Background Information:
The applicant is seeking approval for a third 1-year time extension for a minor subdivision and construction of five new dwelling units (two duplexes and one single family home). No project changes are included in this extension request.

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

I. Findings
Article 3: Applications and Reviews
Sec. 3.2.9, Zoning Permits
(d) Time Limit on Zoning Permits:

The application for a time extension for a subdivision approval is subject to review by the Development Review Board. The request for an extension was filed in a timely manner prior to expiration of the second time extension and is eligible for consideration under this standard. The subdivision approval included construction work and was valid for a period of 2 years. Since the subdivision was approved in August 2014, the mylar has been signed and recorded in land records. Insofar as the extension request has been filed prior to expiration of the permit, the requested 1-year extension may be approved. This extension is the third and final one that may be granted. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. Except as specifically modified in this approval, all conditions of the original zoning permit (14-0747SD) shall remain in effect.
2. This 1-year extension makes the subdivision approval valid until August 26, 2019.
3. This extension is the 3rd and final one that may be granted.

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Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
AJ LaRosa
Alexandra Zipparo (Alt.)

Burlington Development Review Board

Minutes/Findings of Fact
August 28, 2014

In RE: 14-0747SD; 1891 North Ave. (Ward 4, RL) (Tax Lot Nos. 023-3-045-000 & 023-3-046-000)

Owner/Representative: Tom & Jill Mitchell

Request: Subdivide two lots into three lots, remove existing single family house, and construct two duplexes and one single family home

Members Present:

Austin Hart
Michael Long
Brad Rabinowitz
Israel Smith
AJ LaRosa
Alexandra Zipparo

Evidence Presented:

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

I. FINDINGS

Background Information:

The applicant is seeking approval of a proposed 3-lot, 5-dwelling unit subdivision. Two existing adjacent lots would be subdivided and reconfigured into 3 lots. Two duplexes and one single family home would be constructed. An existing mobile home along North Avenue would be demolished and replaced with one of the two new duplexes. The end result is 4 net new dwelling units. This proposal amounts to a minor subdivision (i.e. less than 5 net new dwelling units or lots) and is reviewed as a combined preliminary/final plat application.

This application went through sketch plan review by the Development Review Board on July 17, 2012. The Design Advisory Board reviewed it February 25, 2014 DAB and, on a 4-1 vote, recommended approval subject to the following conditions:

1. Clarity of tree retention versus removal. What trees will be removed and what trees, if any, will remain? Are any of the existing trees "specimen trees?"
2. Front walkways that connect each new home to the public sidewalk or street network.
3. A more robust landscaping plan that defines spaces within the development and screens parking areas and utilities.

4. Outdoor lighting fixture locations, cut sheets, and illumination levels.
5. Window materials and cut sheets.
6. Utility meter locations and screening. Locations and screening of mechanical equipment, if any is proposed.

Revised application plans have been submitted to address the DAB's recommendation.

The Conservation Board reviewed the application March 10, 2014 and unanimously recommended approval subject to the standard stormwater management and erosion prevention and sediment control conditions.

Article 3: Applications and Reviews
Part 5, Conditional Use & Major Impact Review:
Sec. 3.5.6, Review Criteria
(a) Conditional Use Review Standards
1. The capacity of existing or planned community facilities;
The proposed development will be served by municipal water and sewer. Sufficient capacity is likely available; however, written confirmation from the Department of Public Works will be required. Any new lines to service the development will have to be installed by the applicant/owner. A state wastewater permit will also be needed prior to construction. Impact fees will be assessed based on the net new residential square footage to help offset what impacts there may be to other municipal services. **(Affirmative finding as conditioned)**

2. The character of the area affected;
The proposed subdivision in located in the Residential Low Density zone. This zone is primarily intended for detached single family homes and duplexes. The surrounding neighborhood reflects this intent, consisting largely of detached single family homes to the south and east. The Northgate apartment complex includes a different development pattern and is located to the north and west. The proposed density and development pattern is similar to that along neighboring residential streets and reflects the intent of the RL zone. **(Affirmative finding)**

3. Traffic on roads and highways in the vicinity;
No traffic analysis has been provided nor is required for a project of this small scope. Additional traffic generation associated with the new dwelling units can reasonably be expected to be minor. **(Affirmative finding)**

4. Bylaws then in effect;
As conditioned, this subdivision proposal is consistent with all applicable bylaws. **(Affirmative finding)**

5. Utilization of renewable energy resources;
Utilization of renewable energy resources is not included in this application. As proposed, the development will not preclude such utilization on the subject property or on neighboring properties in the future. **(Affirmative finding)**

6. Cumulative impacts of the proposed use;

This criterion requires that cumulative impacts associated with residential development where it is permitted be deemed negligible. Single family homes and duplexes are allowed residential uses in the RL zone. **(Affirmative finding)**

7. Functional family;
Not applicable. The application contains no request to inhabit the new dwelling units with anything other than families.

8. Vehicular access points;
See Sec. 6.2.2 (i).

9. Signs;
No signage is included in this proposal.

10. Mitigation measures;
The proposed small scale residential development will not generate offsite noise or glare substantial enough to require mitigation. **(Affirmative finding)**

11. Time limits for construction;
The application contains no request for extended construction. As a result, the standard 2-year time frame will apply. The applicant is advised to consider phasing construction of the dwelling units to that they may be occupied as they are completed one-by-one. Otherwise, occupancy would not be allowed until the entire development is complete. If phasing is sought, a phasing plan must be provided prior to review by the Development Review Board. **(Affirmative finding)**

12. Hours of operation and construction;
Hours of operation need not be specified for this residential development. No days or hours of construction have been proposed in a construction schedule. Consistency with other construction projects in the RL and WRL zones yields days and hours of construction of Monday – Saturday, 7:00 AM – 6:00 PM. **(Affirmative finding as conditioned)**

13. Future enlargement or alterations;
In the event of future enlargement or alteration, permits would be required and reviewed under the regulations then in effect.

14. Performance standards;
Performance standards relating to outdoor lighting and erosion control are addressed under Article 5 of these findings.

15. Conditions and safeguards;
Conditions of approval will ensure compliance with the standards of the Comprehensive Development Ordinance.

Article 4: Maps & Districts
Sec. 4.4.5, Residential Districts:

(a) Purpose
(1) Residential Low Density (RL)
The subject property is located in the RL zone, which is intended primarily for single family homes and duplexes. The proposed development consists exactly of that – two duplexes and a single family home. **(Affirmative finding as conditioned)**

(b) Dimensional Standards & Density
The two duplex lots exceed the minimum duplex lot size of 10,000 sf, and the proposed single family home lot exceeds the minimum single family home lot size of 6,000 sf.

Proposed lot coverage will be 23.6%, 23.6%, and 20% on lots 1, 2, and 3, respectively. These coverages are below the 35% limit in the RL zone.

Front yard setbacks on lots 1 and 3 are based on the average front yard setback of neighboring properties. They are compliant with the applicable averages. Lot 2 is effectively an interior lot and may establish its own front yard setback. As proposed, the 22' front yard setback is similar to that of neighboring properties. Side and rear yard setbacks as 10% of lot width and 25% of lot depth, respectively, are compliant as well.

The two duplexes are about 21' tall to the midpoint of their roofs' rise. The single family home is shorter at just 14' to the midpoint of its roof rise. The height limit in this zone is 35'. **(Affirmative finding)**

(c) Permitted & Conditional Uses
The subdivision is subject to conditional use review. Duplexes are allowed on existing lots in the RL zone, also subject to conditional use review. Insofar as the two proposed duplexes will be constructed on the existing lots with the single family home to be constructed on the newly created third lot, this requirement has been met. **(Affirmative finding)**

(d) District Specific Regulations
1. Setbacks
No setback encroachments are sought.

2. Height
No height exceptions are sought.

3. Lot Coverage
No lot coverage exceptions are sought.

4. Accessory Residential Structures and Uses
No accessory structures are included in this proposal.

5. Residential Density
The proposed residential units are subject to the functional family provisions of the Comprehensive Development Ordinance. **(Affirmative finding as conditioned)**

6. Uses
Not applicable.

7. Residential Development Bonuses
No development bonuses are being sought.

Article 5: Citywide General Regulations
Sec. 5.2.3, Lot Coverage Requirements
See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation
Not applicable.

Sec. 5.2.5, Setbacks
See Sec. 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits
See Sec. 4.4.5 (d) above.

Sec. 5.2.7, Density and Intensity of Development Calculations
See Sec. 4.5.5 above.

Sec. 5.5.1, Nuisance Regulations
Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting
Five types of outdoor lighting fixtures are proposed as options for the new homes (3 lantern type fixtures and 2 spotlight fixtures). All of them use low-wattage bulbs and are likely acceptable. No lumens information has been provided and must be in order to confirm their acceptability. Lumens may not exceed 2,000 to qualify as acceptable low-output lamps. Fixture locations are noted on the site plan but are not depicted on the building elevation drawings and must be. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control
The stormwater management plan has been reviewed and approved by the Stormwater Administrator. Proposed management is simple given the ample green space and very pervious soils. Rooftop runoff will be collected by gutters and dispersed by way of downspouts onto surrounding green space for infiltration into the ground. Driveways will be graded to direct runoff onto adjacent green space for infiltration. No stormwater runoff will be directed into the city system. The construction site erosion prevention and sediment control plan has also been reviewed and approved by the Stormwater Administrator.

The Conservation Board reviewed the proposed stormwater management plan and erosion prevention and sediment control plan on March 10, 2014 and recommended approval of them

subject to the standard stormwater and erosion control conditions. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards:
Part 1, Land Division Design Standards
Sec. 6.1.2, Review Standards
(a) Protection of important natural features
The property contains no significant natural areas as defined in the Open Space Protection Plan or as depicted in any of the Natural Resource Protection Overlay District maps. A number of trees are present. The applicant has revised the site plan to better indicate which existing trees will be retained versus removed and which trees are to be newly planted. None of the trees qualify as specimen trees (i.e. 30" + caliper and/or more than 100 years old as determined by a certified arborist). **(Affirmative finding)**

(b) Block size and arrangement
Not applicable. No new blocks are proposed.

(c) Arrangement of Lots
Lot 3 will be regularly shaped. Lot 1 will be somewhat irregular to allow for an irregular lot 2. The irregular shape of lot 2 is proposed in order to meet the minimum lot frontage requirement of 60' along a public roadway. Such lots are discouraged and shall be allowed only where topography and existing block and lot arrangement allow no suitable alternative. If lot 2 is to be created, there is no other alternative for public road frontage. The Development Review Board reviewed this configuration at sketch plan and did not find it objectionable. The grading and utility plan depicts utility easements for lots 1 and 2 across lot 3 for services stemming from North Avenue. An access easement will be required for lot 2's driveway across lot 3. **(Affirmative finding as conditioned)**

(d) Connectivity of streets within the city street grid
No new streets are proposed. New private driveways will access the existing street network. **(Affirmative finding)**

(e) Connectivity of sidewalks, trails, and natural systems
The existing public sidewalk system will be unaffected by the proposed development. There are no nearby trail networks or contiguous lengths of green space. **(Affirmative finding)**

Part 2, Site Plan Design Standards
Sec. 6.2.2, Review Standards
(a) Protection of important natural features
See Sec. 6.1.2 (a) above.

(b) Topographical alterations
The property is essentially flat and will remain so. Some limited grading is proposed to direct stormwater runoff into surrounding green spaces. **(Affirmative finding)**

(c) Protection of important public views

There are no important public views from or through the property. **(Affirmative finding)**

(d) Protection of important cultural resources
The site has no known archaeological resources. **(Affirmative finding)**

(e) Supporting the use of alternative energy
No alternative energy resources are included in the project plans. Use of alternative energies on the subject, or neighboring properties, in the future is not precluded by this development. **(Affirmative finding)**

(f) Brownfield sites
The property is not included on the Vermont DEC's Hazardous Sites List. **(Affirmative finding)**

(g) Provide for nature's events
See Sec. 5.5.3 for stormwater management.

There is ample room onsite for seasonal snow storage. Building entries are sheltered with overhangs to provide protection during inclement weather. **(Affirmative finding)**

(h) Building location and orientation
The two duplexes will be located along existing public streets and will be aligned with neighboring homes. Garage and driveway parking space will be provided for both duplexes. Both duplex structures appear to be identical. Each building is 59' wide, and each has a 22' wide garage. Per this criterion, garages facing the street shall not exceed 24' width or 50% of the entire structure width, whichever is less. As proposed, the 22' wide garages are under this limit at 37% of the structure width. The garage faces of both duplexes are recessed and are 25' set back from the front property lines as required. The new single family home will sit between the two duplexes and will have no discernible impact on the North Avenue or Northgate Road streetscapes. The single family home will have an attached garage, but it does not face the street. As a result the garage width limitations of this criterion do not apply. **(Affirmative finding)**

(i) Vehicular access
The existing curb cut along North Avenue will be used for the new single family home on lot 2. Two new curb cuts on North Avenue will serve the two driveways into the new duplex on Lot 3. A new curb cut will be established along Northgate Road. Department of Public Works approval will be required for the new curb cuts. The duplexes will have two 10' wide driveways for each unit, and the single family home will have a 10' wide driveway. These widths are within the acceptable range of 7' – 18' for residential driveways. **(Affirmative finding)**

(j) Pedestrian access
The revised site plan depicts walkways connecting the homes on lots 2 and 3 to the North Avenue sidewalk. Walkways will connect the duplex on lot 1 to Northgate Road. The walkways parallel the driveways and consist of stamped and painted asphalt. The walkway along the driveway for lot 2 also provides the 14' wide (10' driveway + 4' walkway) access required by the Fire Marshal to this center lot. **(Affirmative finding)**

(k) Accessibility for the handicapped
There is no indication that any of the dwelling units will be handicap accessible or that they need to be. **(Affirmative finding)**

(l) Parking and circulation
All of the proposed dwelling units will have associated parking. Both required spaces will be provided within the attached garage for the single family home. Each duplex unit will have one garage space and one driveway space. The parking and driveway arrangement for the single family home allows vehicles to enter and leave without backing out onto a city street. Both duplexes include short, straight driveways that require driving in forward and backing out. There was considerable discussion at the Design Advisory Board about this arrangement for lot 3 (on North Avenue) and whether it was acceptable. The Board ultimately approved it as is, primarily due to the prevalence of other such driveways in the neighborhood and the "collector street" designation of this northern section of North Avenue. **(Affirmative finding)**

(m) Landscaping and fences
As recommended by the DAB, some additional landscaping information has been provided. Tree retention and removal has been clarified. New plantings have been identified on the site plan and consist of new deciduous and coniferous trees and new shrubs. The new trees are proposed along property lines to help delineate the interior boundaries. A cluster of arborvitae are proposed to help screen a portion of the driveway serving the new single family home. While the proposed landscaping remains basic, it is adequate for a project of this small scope. **(Affirmative finding)**

(n) Public plazas and open space
Not applicable. No public plazas or open space are included in this proposal.

(o) Outdoor lighting
See Sec. 5.5.2.

(p) Integrate infrastructure into the design
All utility lines must be buried. Utility vaults for each home are depicted on the grading and utility plan; however, no screening is evident. While the vaults are located by the sides of the structures, screening, in the form of landscaping, is needed. There are no communal recycling or trash facilities. These items will be handled separately by each homeowner. **(Affirmative finding as conditioned)**

Part 3, Architectural Design Standards
Sec. 6.3.2, Review Standards
(a) Relate development to its environment
1. Massing, Height, and Scale
The subject property is sited between single family homes along Dewey Drive and the very large Northgate Apartments complex. The homes along Dewey Drive are relatively small as compared to the Northgate Apartments; however, the apartment buildings are sectionalized in components roughly approximate to the scale of the Dewey Drive homes. The new homes included in this proposal retain this consistent scale. The two duplexes (which are mirror

images of each other) read as individual dwelling units connected by way of a shared garage. This arrangement lessens perceived building bulk and provides a degree of separation of the living quarters. The proposed single family home is smaller than the duplexes and is comprised of several distinct components. Its massing and scale are consistent with neighboring single family homes. All three of the proposed buildings are well under the 35' height limit. The single family home is just a single story. The two duplexes are two stories. The proposed building heights are consistent with nearby homes. **(Affirmative finding)**

2. Roofs and Rooflines
Pitched gable roofs with varying orientations are proposed. This roof form is common amongst neighborhood homes. **(Affirmative finding)**

3. Building Openings
Fenestration amongst all of the proposed buildings is similar. It is evenly placed throughout each structure and consists of fairly basic one-over-one double-hung windows with some smaller awing windows interspersed on the side elevations. The double-hung units are more vertical than horizontal as required. Building entries are sheltered with entry porches. **(Affirmative finding)**

(b) Protection of important architectural resources
An existing mobile home will be demolished as part of this proposal. It is not historically significant, nor are any neighboring structures historically significant. **(Affirmative finding)**

(c) Protection of important public views
See 6.2.2 (c) above.

(d) Provide an active and inviting street edge
The proposed duplexes reinforce the existing street edge created by existing homes along North Avenue and Northgate Road. Both clearly face the street and have readily identifiable front entries within open porches. Walkways connect them to the public street. The single family home is situated between the two duplexes and, as such, does not have a street presence. **(Affirmative finding)**

(e) Quality of materials
All of the homes will be clad in vinyl siding ("clapboards" and "shakes"). Fiber cement trim will be installed throughout. Asphalt shingles will be installed on the roofs. The single family home will utilize wooden railings for its porch. Vinyl windows are proposed. The proposed materials palate is one common to new construction and is of acceptable quality and durability. **(Affirmative finding)**

(f) Reduce energy utilization
The proposed construction must comply with the city's current energy efficiency requirements. Nothing above and beyond the minimum requirements is noted in the project plans. **(Affirmative finding)**

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design
Utility line locations are noted on the plans, but meter locations are not. They must be depicted and screened. No exterior mechanical equipment is included in the project plans. Trash should be stored inside the garages until curb side pick-up days. **(Affirmative finding as conditioned)**

(i) Make spaces safe and secure
The new buildings will be subject to current egress requirements. Building entries will be illuminated. **(Affirmative finding as conditioned)**

Article 8: Parking
Sec. 8.1.8, Minimum Off-Street Parking Requirements
The subject property is located in the neighborhood parking district. As a result, each one of the dwelling units requires a minimum of 2 parking spaces. The site plan depicts sufficient parking, including garage and surface spaces, for each of the units. **(Affirmative finding)**

Sec. 8.2.5, Bicycle Parking Requirements
No bicycle parking is required for the proposed single family and duplex dwelling units. **(Affirmative finding)**

Article 10: Subdivision
See Articles 3, 4, 5, and 6 of these findings.

II. MINUTES

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

III. MOTION

Motion: Brad Rabinowitz
I move that the Board grant combined preliminary and final plat approval to subdivide two lots into three lots, remove existing single family house, and construct two duplexes and one single family home for the properties at 1891 North Avenue in the RL zone in accordance with Articles 3, 4, 5, 6, 8, and 10. Approval is subject to the following conditions:

1. Within 180 days of the date of final approval, the subdivision plat mylar, with all applicable endorsement signatures, shall be filed with the City Clerk per Sec. 10.1.11 of the Comprehensive Development Ordinance. Failure to do so shall render void the final plat approval.
2. **Prior to release of the zoning permit**, revised plans shall be submitted subject to staff review and approval. Revised plans shall include:
    a. Outdoor lighting fixture locations on building elevation drawings;
    b. Lumens information for each proposed outdoor lighting fixture;
    c. Access easement for lot 2 across lot 3;

d. Screening for utility vaults; and,
e. Locations and screening for utility meters.

3. This approval incorporates the July 17, 2014 approval by the Stormwater Administrator of the Erosion Prevention & Sediment Control Plan.
4. Days and hours of construction shall be limited to Monday – Saturday, 7:00 AM – 6:00 PM.
5. At least 7 **days prior to the issuance of a certificate of occupancy,** the applicant shall pay to the Treasurer's Office the impact fee as calculated by staff based on the net new square footage of the proposed development.
6. Each new residence included in this approval is subject to the functional family provisions of the Comprehensive Development Ordinance.
7. A State of Vermont wastewater permit is required. Written confirmation from the Department of Public Works as to adequate municipal sewer capacity is also required.
8. The proposed construction shall comply with Burlington's current energy efficiency standards and with Burlington's current egress requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
9. Standard permit conditions 1 -15.

Seconded: AJ LaRosa

Vote: 6-0-0, motion carried

Dated at Burlington, Vermont, this 28th day of August 2014

Respectfully Submitted,

Austin D. Hart

Austin D. Hart, Development Review Board Chair

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

RECEIVED
FEB 12 2014
DEPARTMENT OF
PLANNING & ZONING

TOM MITCHELL
1891 NORTH AVENUE
RESIDENTIAL SUBDIVISION

CITY OF BURLINGTON

LIST OF DRAWINGS

C-1 .....EXISTING CONDITIONS
C-2 .....SITE PLAN
C-3 .....GRADING & UTILITY PLAN
C-4 .....DETAILS
C-5 .....DETAILS
C-6 .....SPECIFICATIONS
C-7 .....SPECIFICATIONS

EC-1.....EPSC/STORMWATER PLAN

OWNER
TOM MITCHELL
27 REVERE COURT
BURLINGTON, VERMONT 05405
(802) 355-4222

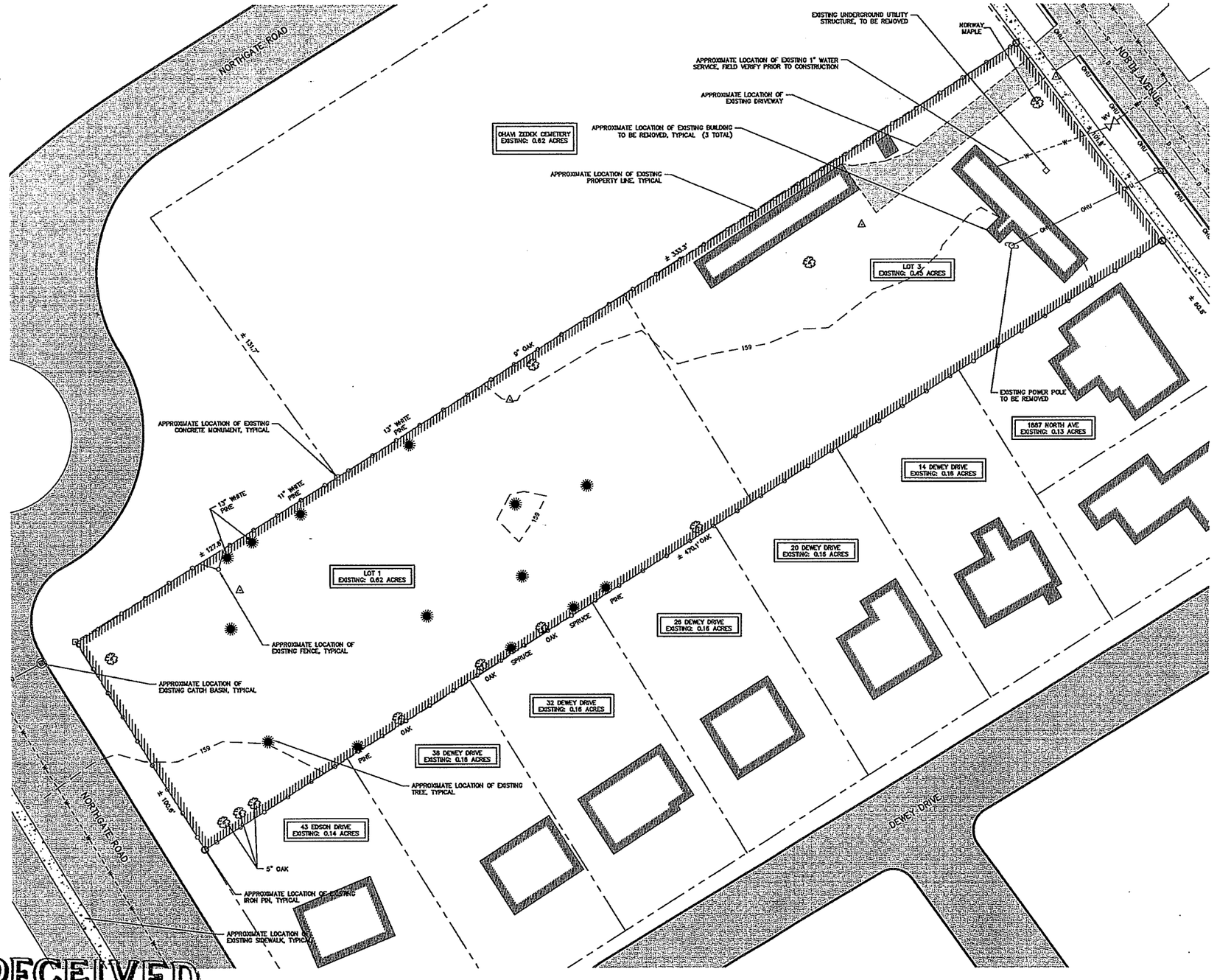
PROJECT ENGINEER
CHAMPLAIN CONSULTING ENGINEERS
85 PRIM ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05446
CONTACT: MARTIN E. COURCELLE, P.E.
(802) 863-8060
(802) 864-1878 FAX

-- NOTE --

ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL
SIGNED _____ DATE 3/10/15
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT
For entire 11-page plan set.

PERMIT SET



1 EXISTING CONDITIONS
C-1 SCALE 1" = 20'

Graphic Scale
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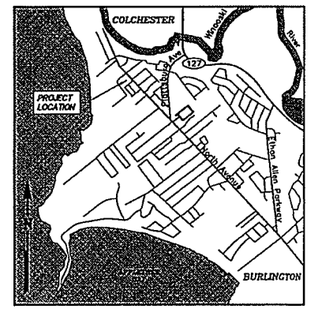

LOCATION MAP
N.T.S.

DESIGN SUMMARY:

1. PROJECT DESCRIPTION:

SITE PLAN OF A PROPOSED RESIDENTIAL SUBDIVISION OF TWO EXISTING PARCELS LOCATED AT 1891 NORTH AVENUE IN THE CITY OF BURLINGTON, VERMONT.

2. PROJECT CONTACTS:

OWNER: TOM MITCHELL
27 REVERE COURT
BURLINGTON, VERMONT 05405
CONTACT: (802) 355-4222

CIVIL ENGINEER: CHAMPLAIN CONSULTING ENGINEERS
85 PRIM ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05446
CONTACT: MARTIN E. COURCELLE, P.E.
(802) 863-8060

GENERAL NOTES:

1. PRIOR TO COMMENCING SITE WORK, THE GENERAL CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS. THE PROJECT ENGINEER SHALL BE NOTIFIED IMMEDIATELY WHERE DISCREPANCIES EXIST BETWEEN THE PROJECT DRAWINGS AND ACTUAL FIELD CONDITIONS.

2. THE GENERAL CONTRACTOR SHALL CONTACT DIG SAFE (1-888-344-7233) SEVENTY TWO HOURS PRIOR TO ANY EXCAVATION TO ACCURATELY ESTABLISH THE LOCATION OF ALL UNDERGROUND UTILITIES ON THE PROJECT SITE.

3. WHERE DIMENSIONS ON THE PROJECT DRAWINGS ARE UNCLEAR, CONTACT THE PROJECT ENGINEER IMMEDIATELY FOR CLARIFICATION.

4. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE PROJECT DRAWINGS REFLECT THE LATEST REVISIONS.

5. THIS IS A SITE PLAN NOT A BOUNDARY SURVEY. PROPERTY BOUNDARIES SHOWN ON THIS PLAN ARE CONSIDERED TO BE APPROXIMATE.

6. PROPOSED BUILDING LOCATIONS SHOWN ARE THEORETICAL ONLY.

REFERENCE MAPS:

1. MAP TITLED "TOPOGRAPHIC SURVEY, MITCHELL PROPERTY", PREPARED BY VERMONT LAND SURVEYORS, INC., DATED NOVEMBER 5, 2012, VLS JOB #201215. VERTICAL DATUM IS BASED UPON A CLASS B VERTICAL CONTROL POINT (PID AB9391), NAVD 1988 DATUM.

2. MAP TITLED "PLAT OF SURVEY, MITCHELL PROPERTY", PREPARED BY WARREN A. ROBENSTEIN., DATED AUGUST 8.

3. ADDITIONAL FEATURES FROM VERMONT DEPARTMENT OF TAXES, VERMONT MAPPING PROGRAM, ORTHOPHOTO #6090224, YEAR TAKEN 2004

4. ADDITIONAL PROPERTY BOUNDARIES TAKEN FROM CITY OF BURLINGTON TAX MAP #23.

5. EXISTING SEWER, WATER AND STORMWATER UTILITY INFORMATION TAKEN FROM DRAFT GIS PROVIDED BY THE CITY OF BURLINGTON, VERMONT.

LEGEND

- EXISTING PROPERTY LINE
- 165 EXISTING CONTOUR
- EXISTING FENCE
- W EXISTING WATER LINE & VALVE
- S EXISTING SEWER LINE & MANHOLE
- D EXISTING STORM LINE & CATCH BASIN
- OHU EXISTING OVERHEAD UTILITY LINE & POLE
- SURVEY CONTROL POINT
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- EXISTING TREE TO BE REMOVED
- ± 470.1' EXISTING PROPERTY LINE DIMENSION

THIS TOPOGRAPHIC SURVEY WAS PRODUCED IN PART FROM DIGITAL ORTHOGRAPHIC FILES WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. ANY UTILITIES SHOWN ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 1-888-344-7233 BEFORE COMMENCING ANY WORK AND SHALL PRESERVE EXISTING UTILITIES WHICH ARE NOT PART OF THE DEMOLITION PLAN.

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REVISION DATE & DESCRIPTION	BY
08/21/14 - ADDED SWGS AND UTILITY CLOSET	MEC

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(802) 863-8060 (802) 863-8061 FAX
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STATE OF VERMONT MARTIN E. COURCELLE NO. 8745 CIVIL LICENSED PROFESSIONAL ENGINEER

TOM MITCHELL
RESIDENTIAL SUBDIVISION
1891 NORTH AVENUE
EXISTING CONDITIONS
BURLINGTON VERMONT

DRAWN	CCE
CHECKED	MEC
SCALE	1" = 20'
DATE	10/31/13
JOB NO.	29104
SHEET	C-1
OF	7 SHEETS

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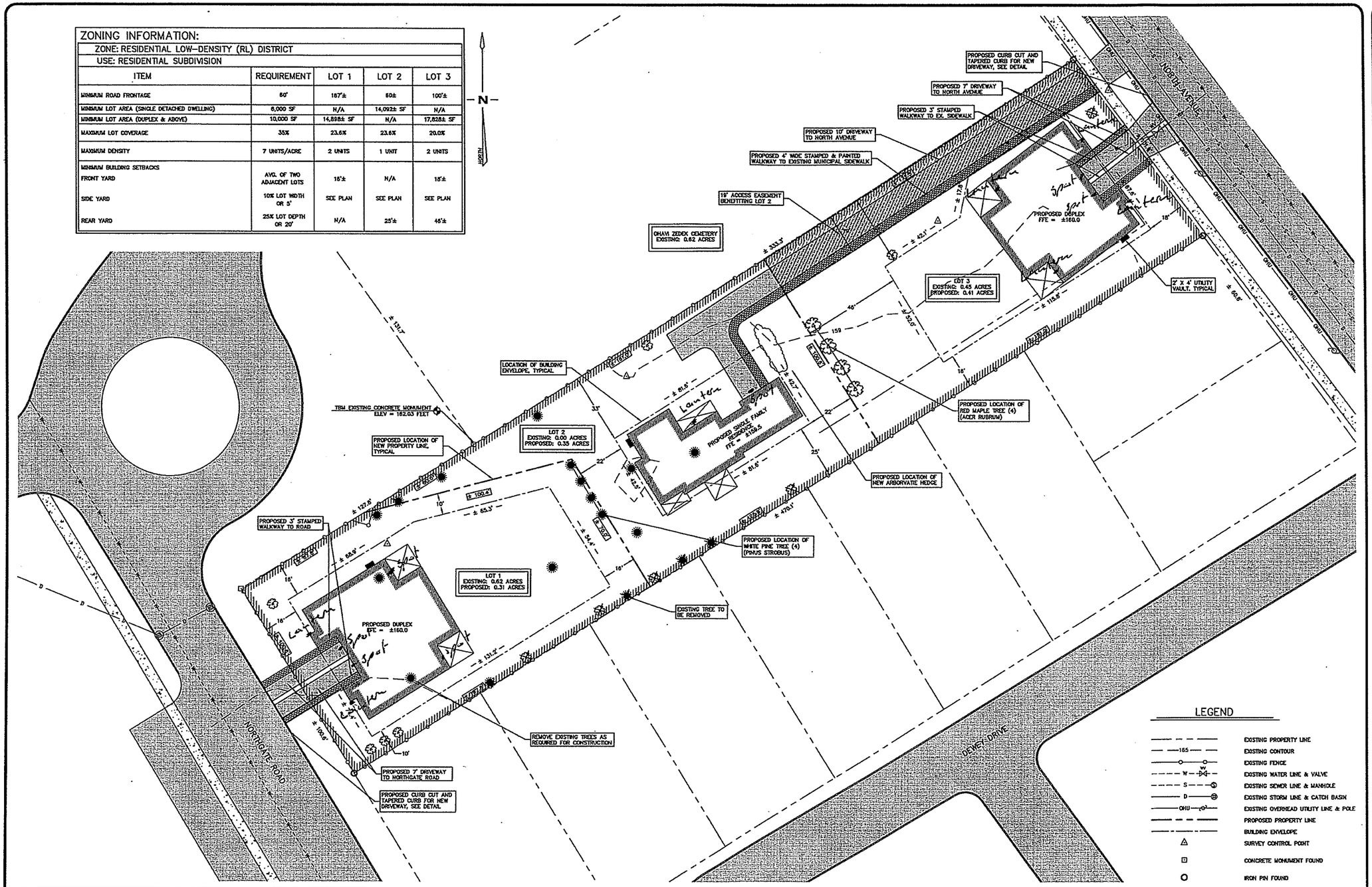
ZONING INFORMATION: ZONE: RESIDENTIAL LOW-DENSITY (RL) DISTRICT USE: RESIDENTIAL SUBDIVISION				
ITEM	REQUIREMENT	LOT 1	LOT 2	LOT 3
MINIMUM ROAD FRONTAGE	60'	187'±	60±	100'±
MINIMUM LOT AREA (SINGLE DETACHED DWELLING)	6,000 SF	N/A	14,092± SF	N/A
MINIMUM LOT AREA (DUPLEX & ABOVE)	10,000 SF	14,898± SF	N/A	17,828± SF
MAXIMUM LOT COVERAGE	35%	23.6%	23.6%	20.0%
MAXIMUM DENSITY	7 UNITS/ACRE	2 UNITS	1 UNIT	2 UNITS
MINIMUM BUILDING SETBACKS				
FRONT YARD	AVG. OF TWO ADJACENT LOTS	16'±	N/A	15'±
SIDE YARD	10% LOT WIDTH OR 5'	SEE PLAN	SEE PLAN	SEE PLAN
REAR YARD	25% LOT DEPTH OR 20'	N/A	25'±	46'±



PLANTING SCHEDULE:			
DECIDUOUS TREES			
QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE/SPEC.
4	ACER RUBRUM	RED MAPLE	2.5 IN., B&B
EVERGREEN TREES			
4	PINUS STROBUS	WHITE PINE	5-6 FT., B&B

NOTE: PLANT SPECIES MAY CHANGE DEPENDING UPON LOCAL HEALTHY STOCK AVAILABLE

1/C-2 SITE PLAN
SCALE 1" = 20'

Graphic Scale
20 0 20 40 60 80 feet

LEGEND

- EXISTING PROPERTY LINE
- 165 EXISTING CONTOUR
- EXISTING FENCE
- W EXISTING WATER LINE & VALVE
- S EXISTING SEWER LINE & MANHOLE
- D EXISTING STORM LINE & CATCH BASIN
- OHU EXISTING OVERHEAD UTILITY LINE & POLE
- PROPOSED PROPERTY LINE
- BUILDING ENVELOPE
- SURVEY CONTROL POINT
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- EXISTING TREE
- PROPOSED TREE
- ± 470.1' EXISTING PROPERTY LINE DIMENSION
- ± 158.0' PROPOSED PROPERTY LINE DIMENSION
- ± 50.0' BUILDING ENVELOPE DIMENSION

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REVISION DATE & DESCRIPTION	BY
01/13/14 - REVISED PER CITY	MEC
02/25/14 - REVISED PER CITY	MEC
06/24/14 - ADDED TREES	
AND UTILITY CLOSET	MEC
03/06/15 - ADDED LOT 2	
ACCESS EASEMENT ACROSS LOT 3	MEC

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COLCHESTER, VERMONT 05446
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STATE OF VERMONT OFFICIAL COUNCIL NO. 8745 CIVIL LICENSED PROFESSIONAL ENGINEER

TOM MITCHELL
RESIDENTIAL SUBDIVISION
1891 NORTH AVENUE
SITE PLAN
BURLINGTON VERMONT

DRAWN	CCE
CHECKED	MEC
SCALE	1" = 20'
DATE	10/31/13
JOB NO.	29104
SHEET	C-2

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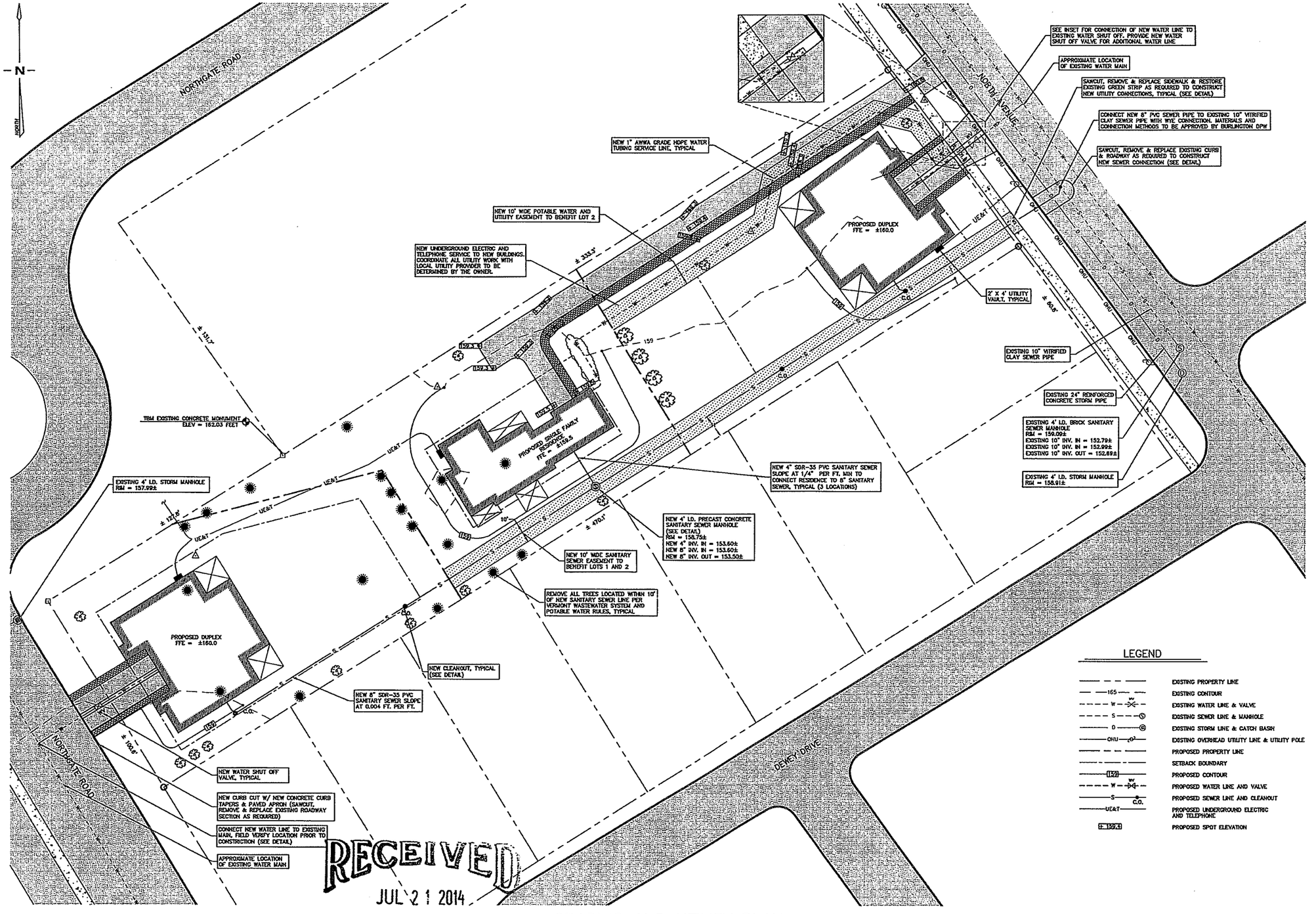

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DEPARTMENT OF PLANNING & ZONING

1/C-3 GRADING AND UTILITY PLAN
SCALE 1" = 20'

Graphic Scale
20 0 20 40 60 80 feet

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REVISION DATE & DESCRIPTION	BY
03/12/14 - REVISED PER CITY	MEC
03/25/14 - REVISED PER CITY	MEC
06/24/14 - ADDED TREES AND UTILITY CLOSET	MEC

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STATE OF VERMONT JOHN E. CONNELLE NO. 8745 CIVIL LICENSED PROFESSIONAL ENGINEER

TOM MITCHELL
RESIDENTIAL SUBDIVISION
1891 NORTH AVENUE
GRADING AND UTILITY PLAN
BURLINGTON VERMONT

DRAWN CCE
CHECKED MEC
SCALE 1" = 20'
DATE 10/31/13
JOB NO. 29104
SHEET C-3
OF 7 SHEETS

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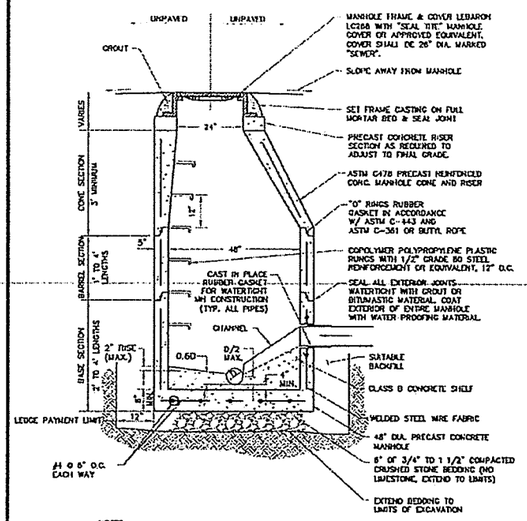


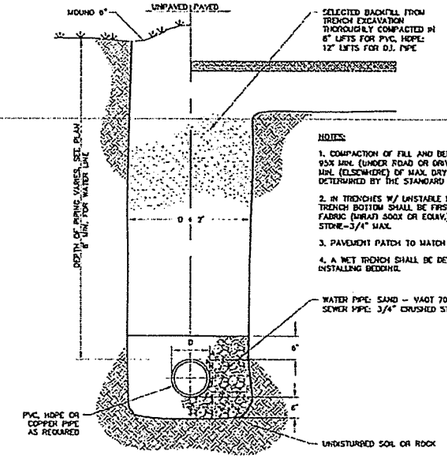
NOTES:

1. FORM INVERT TO SAME RADIUS AS LARGEST PIPE LEAVING SANITARY MANHOLE. ALL INVERTS & TRANSITIONS TO BE SMOOTH. NO SHARP BENDS ALLOWED.

2. INLET & OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A FLEXIBLE WATERTIGHT CONNECTION OR ANY WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF PIPE AND MANHOLE TO OCCUR.

3. ALL SANITARY SEWER MANHOLES MUST BE TESTED AND INSPECTED PRIOR TO BACKFILLING THE STRUCTURE.

1 C-4 TYPICAL PRECAST SANITARY MANHOLE
N.T.S.



NOTES:

1. COMPACTION OF FILL AND BEDDING SHALL BE TO 95% MIN. (UNDER ROAD OR DRIVEWAYS) AND 90% MIN. (ELSEWHERE) OF MAX. DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST.

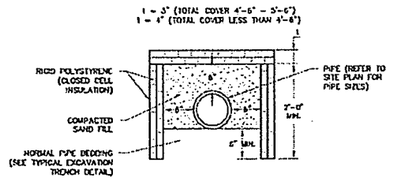
2. IN TRENCHES W/ UNSTABLE MATERIALS, THE TRENCH BOTTOM SHALL BE FIRST STABILIZED BY FABRIC (MIRAFI 500X OR EQUIV.) & 6" CRUSHED STONE-3/4" MAX.

3. PAVEMENT PATCH TO MATCH EXISTING SECTION.

4. A WET TRENCH SHALL BE DEWATERED PRIOR TO INSTALLING BEDDING.

WATER PIPE: SAND - VAOT 703.03
SEWER PIPE: 3/4" CRUSHED STONE

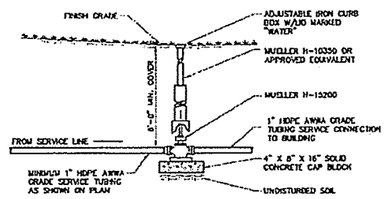
2 C-4 TYPICAL EXCAVATION TRENCH DETAIL
N.T.S.



NOTE:

1.) INSTALL WHEN COVER IS LESS THAN 5'-0"

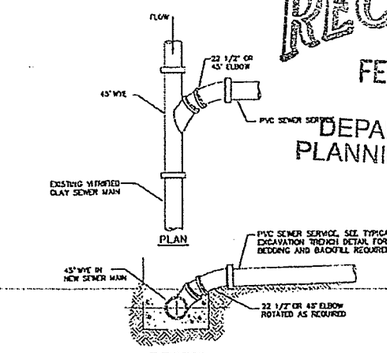
3 C-4 SEWER INSULATION DETAIL
N.T.S.



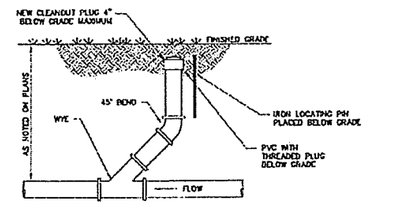
NOTES

1. TEFLON THREAD SEALANT TAPE WILL BE USED ON ALL CORPORATION STOPS PRIOR TO INSERTION.
   A. SPIRAL WRAP COMPLETELY COVERING THE THREAD AREA WITH TWO WRAPS.
   B. PIPE DOPE OR OTHER LIQUID THREAD SEALANTS ARE NOT ACCEPTABLE
2. LEAVE ONE TO THREE THREADS SHOWING OUTSIDE OF PIPE (A TORQUE OF 35 ft-lb. OR LESS IS RECOMMENDED)
3. CURB BOXES AND STOPS SHALL NOT BE CONSTRUCTED BENEATH DRIVES OR SIDEWALKS

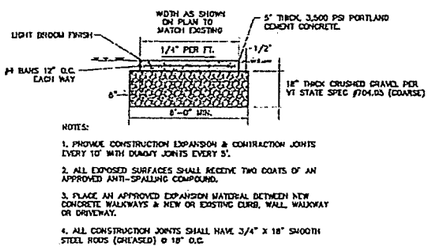
4 C-4 TYPICAL WATER SERVICE DETAIL
N.T.S.



4 C-4 SEWER SERVICE DETAIL
N.T.S.



6 C-4 TYPICAL CLEANOUT IN GRASS DETAIL
N.T.S.



NOTES:

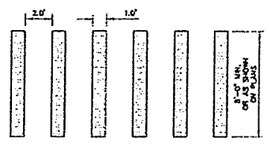
1. PROVIDE CONSTRUCTION EXPANSION & CONTRACTION JOINTS EVERY 10' WITH DUMMY JOINTS EVERY 5'.

2. ALL EXPOSED SURFACES SHALL RECEIVE TWO COATS OF AN APPROVED ANTI-SPALLING COMPOUND.

3. PLACE AN APPROVED EXPANSION MATERIAL BETWEEN NEW CONCRETE WALKWAYS & NEW OR EXISTING CURB, WALL, WALKWAY OR DRIVEWAY.

4. ALL CONSTRUCTION JOINTS SHALL HAVE 3/4" x 18" SMOOTH STEEL RODS (GREASED) @ 18" O.C.

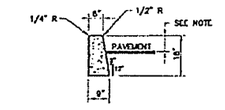
7 C-4 CONCRETE SIDEWALK CROSS-SECTION
N.T.S.



NOTES:
1. ACTUAL STRIPING AND ARRANGEMENT MAY DIFFER, SEE SITE PLAN FOR PROPER LAYOUT.

2. PAINT SHALL CONFORM TO VAOT STANDARD 646.07 - "DURABLE PAVEMENT MARKINGS"

9 C-4 CROSSWALK DETAIL
N.T.S.



NOTES:

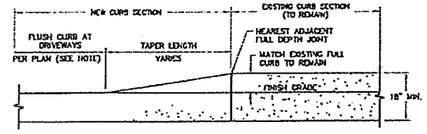
1. CURBING SHALL BE VAOT CLASS D CONCRETE, 3,500 PSI.

2. CURBING EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 10' AND SHALL BE CONSTRUCTED OF AN APPROVED MATERIAL CONFORMING TO AASHTO DESIGNATION M-153.

3. ALL EXPOSED SURFACES SHALL RECEIVE TWO COATS OF AN APPROVED ANTI-SPALLING COMPOUND.

4. REVEAL SHALL BE TO MATCH EXISTING WHERE APPLICABLE OR AS SPECIFIED IN THE PLANS AS APPROPRIATE.

8 C-4 CONCRETE CURB DETAIL
N.T.S.

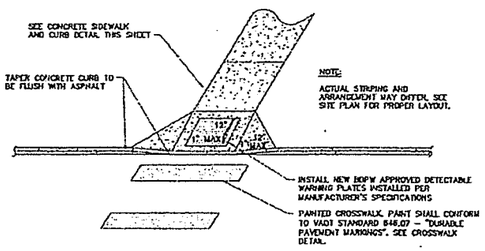


NOTES:

1. TAPERS TO FLUSH CURB SHALL HAVE NO VERTICAL REVEAL.

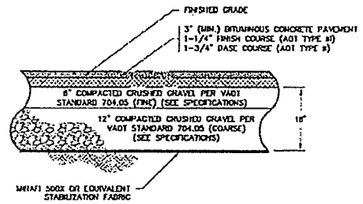
2. TAPERS CONSTRUCTED AT THE END OF LENGTHS OF NEW OR EXISTING CURB SHALL TERMINATE 1" BELOW GRADE WITH A 1/2" RADIUS.

10 C-4 TYPICAL CURB TAPER
N.T.S.



NOTE:
ACTUAL STRIPING AND ARRANGEMENT MAY DIFFER, SEE SITE PLAN FOR PROPER LAYOUT.

11 C-4 HANDICAP RAMP/CROSS WALK DETAIL
N.T.S.



NOTES:

1). SEE TYPICAL TRENCH SECTION & SPECIFICATIONS REGARDING BACKFILL & SUBBASE REQUIREMENTS.

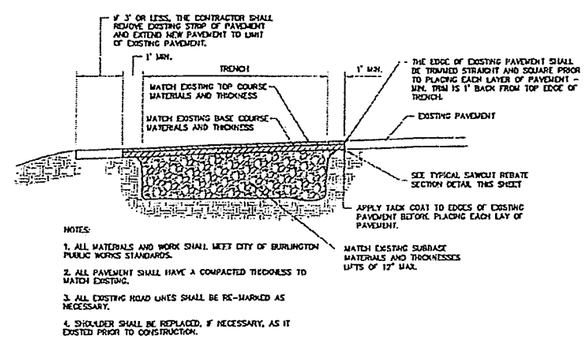
2). SIGNS & OTHER SAFETY DEVICES SHALL BE INSTALLED & MAINTAINED THROUGHOUT PAVING OPERATIONS.

3). ALL PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE SAWCUT, REMOVED & REPLACED.

4). AREAS TO RECEIVE PAVEMENT SHALL BE FREE OF LOOSE MATERIAL, MUD & STANDING WATER.

5). ALL AREAS PAVED SHALL BE SWEPT CLEAN OF ALL DEBRIS IMMEDIATELY FOLLOWING PAVING OPERATIONS.

12 C-4 TYPICAL DRIVEWAY/PARKING AREA SECTION
N.T.S.



NOTES:

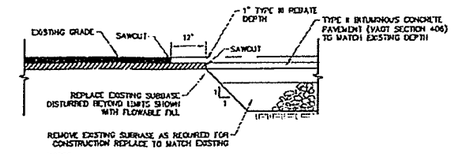
1. ALL MATERIALS AND WORK SHALL MEET CITY OF BURLINGTON PUBLIC WORKS STANDARDS.

2. ALL PAVEMENT SHALL HAVE A COMPACTED THICKNESS TO MATCH EXISTING.

3. ALL EXISTING ROAD LINES SHALL BE RE-MARKED AS NECESSARY.

4. SHOULDER SHALL BE REPLACED, IF NECESSARY, AS IT EXISTED PRIOR TO CONSTRUCTION.

13 C-4 TYPICAL TRENCH/ROAD PAVEMENT REPAIR
N.T.S.



NOTES:

1. EXISTING PAVEMENT SHALL BE SAWCUT STRAIGHT & PLUMB (TYPICAL).

2. COAT SAWCUT WITH EMULSIFIED ASPHALT PRIOR TO PLACING PATCH MATERIAL PER SPECIFICATIONS.

3. ALL PAVEMENT SHALL HAVE A COMPACTED THICKNESS TO MATCH EXISTING.

4. ALL EXISTING ROAD LINES WITHIN THE DISTURBED AREA SHALL BE REPLACED AS REQUIRED.

5. EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION SUBSEQUENT TO INITIAL SAWCUTTING SHALL BE RECUT & PATCHED PER THE DETAIL.

6. ALL WORK & TRAFFIC CONTROL TO BE APPROVED BY THE CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL COORDINATE ALL WORK.

7. SEE SPECIFICATIONS.

14 C-4 TYPICAL SAWCUT/REBATE SECTION
N.T.S.

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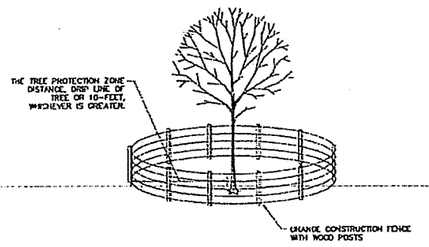
TOM MITCHELL
RESIDENTIAL SUBDIVISION
1891 NORTH AVENUE
BURLINGTON VERMONT
DETAILS

STATE OF VERMONT
MARK C. CONNELLE
NO. 8745
CIVIL
REGISTERED PROFESSIONAL ENGINEER

DRAWN	CCE
CHECKED	MEC
SCALE	N.T.S.
DATE	10/31/13
JOB NO.	29104
SHEET	C-4

OF 7 SHEETS

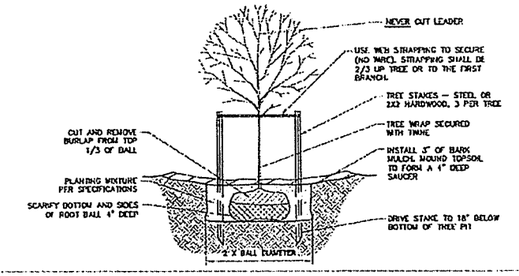
RECEIVED
FEB 17 2014
DEPARTMENT OF
PLANNING & ZONING



NOTES:

1. TREE PROTECTION DETAIL TO BE USED ON TREES GREATER THAN 30" IN CALIPER OR OVER 100 YEARS OLD.

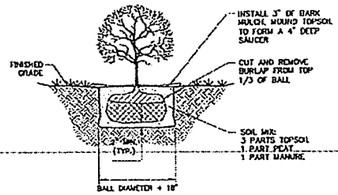
1 C-5 TREE PROTECTION DETAIL
N.T.S.



NOTES:

1. STAKE TREES UNDER 3" CALIPER.
2. GUY TREES 3" CALIPER & LARGER.
3. TREE ROOT COLLAR SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE, EXCEPT IN AREAS OF COMPACTED FILL.
4. PLANT TREES SO ROOT COLLAR IS 2"–3" ABOVE FINISHED GRADE.

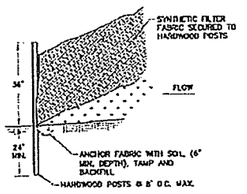
2 C-5 TYPICAL TREE PLANTING DETAIL
N.T.S.



NOTE:

SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE

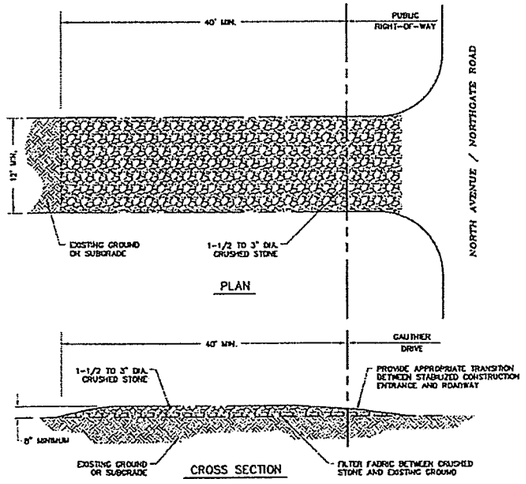
3 C-5 SHRUB PLANTING DETAIL
N.T.S.



NOTES:

1. SILT FENCE SHALL BE INSTALLED & MAINTAINED DOWNSLOPE OF ALL DISTURBED AREAS & MATERIAL STOCKPILES TO PROTECT UNDISTURBED GRASSED OR LANDSCAPED AREAS, ROADWAYS OR WALKWAYS.
2. NO CONSTRUCTION ACTIVITY OR TRAFFIC SHALL BE ALLOWED DOWNSLOPE OF INSTALLED FENCES.
3. END SECTIONS OF FENCE SHALL BE ANGLED UPSLOPE & SHALL EXTEND BEYOND THE DISTURBED AREA SUCH THAT ALL SEDIMENT, SILT OR DEBRIS IS CONTAINED.
4. INSPECTIONS & MAINTENANCE SHALL BE PERFORMED AS REQUIRED UNTIL PERMANENT VEGETATION IS IN PLACE & THERE IS NO DANGER OF FURTHER EROSION.

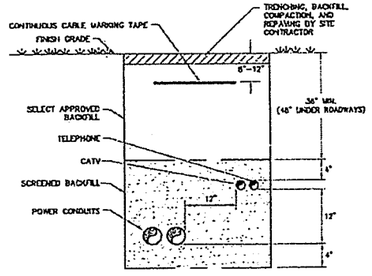
4 C-5 SILT FENCE DETAIL
N.T.S.



NOTES:

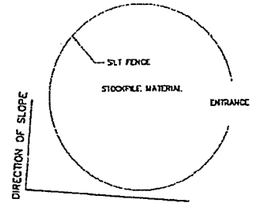
1. TO BE USED AT ALL CONSTRUCTION ACCESS POINTS. NO VEHICLES SHALL ACCESS THE SITE WHERE A STABILIZED ENTRANCE IS NOT PROVIDED.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN-OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT TRACKED, SPILLED, OR WASHED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
3. THE USE OF CALCIUM CHLORIDE OR WATER MAY BE NECESSARY TO CONTROL DUST DURING THE SUMMER.

5 C-5 TEMPORARY STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



THE GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY WORK WITH LOCAL UTILITY PROVIDERS TO BE DETERMINED BY THE OWNER.

UNDERGROUND ELECTRIC & TELEPHONE CONDUIT TRENCH DETAIL
N.T.S.



STOCKPILE EROSION CONTROL
N.T.S.

SEEDING SPECIFICATION

CONSERVATION MIX GRASS SEED		
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
35	35	CREEPING RED FESCUE
33	33	KENTUCKY BLUEGRASS
13	13	ANNUAL RYE
11	11	WINTER HARDY, PERENNIAL RYE
8	6	WHITE CLOVER
10	10	MAINLAND BENT GRASS
100	100 # LIVE SEED/ACRE	

FERTILIZER – 10 LBS PER 1000 SQ FT
SPRING SEEDING
FALL SEEDING

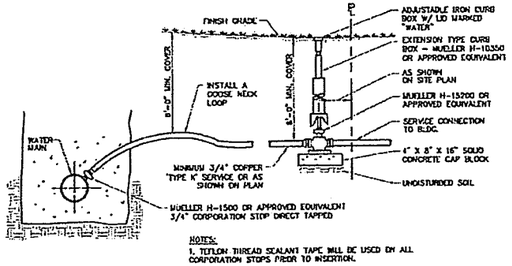
LIME – 90 LBS PER 1000 SQ FT
DOLOMITIC GROUND LIMESTONE
NOT LESS THAN 85% OF THE 'TOTAL CARBONATE'

TOPSOIL
4" MINIMUM APPROVED TOPSOIL

STRAW MULCH – 2 BALES PER 1000 SQ FT
APPLY BINDER OR NETTING AS NEEDED

MAINTENANCE, GUARANTEE AND ACCEPTANCE OF SEEDING
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE, INCLUDING WATERING, OF SEEDED AREA UNTIL THE SEEDING IS INSPECTED AND ACCEPTED BY THE OWNER. INSPECTION SHALL BE MADE AFTER THE SECOND MOWING. THE CONTRACTOR SHALL NOTIFY THE OWNER 48 HOURS IN ADVANCE WHEN THE SECOND MOWING IS SCHEDULED.
RE-SEEDING SHALL BE DONE UNTIL ALL AREAS ARE COMPLETELY COVERED WITH A MATURE STAND OF GRASS. AN AREA SHALL BE CONSIDERED COVERED WHEN THE ENTIRE SURFACE CONTAINS A VIGOROUS STAND OF GRASS. AREAS THAT, IN THE OPINION OF THE OWNER, ARE PREDOMINANTLY WEEDS SHALL BE TILLED, FINE GRADED, FERTILIZED AND RE-SEEDED IN THE MANNER SPECIFIED ABOVE.

8 C-5 SITE RESTORATION
N.T.S.



NOTES:

1. TEFLON THREAD SEALANT TAPE WILL BE USED ON ALL CORPORATION STOPS PRIOR TO INSERTION.
   A. SPIRAL WRAP COMPLETELY COVERING THE THREAD AREA WITH TWO WRAPS.
   B. PIPE DOPE OR OTHER LIQUID THREAD SEALANTS ARE NOT ACCEPTABLE.
2. LEAVE ONE TO THREE THREADS SHOWING OUTSIDE OF PIPE (A TORQUE OF 35 LBS OR LESS IS RECOMMENDED.)
3. CORPORATION STOPS SHALL NOT BE PLACED LESS THAN 1' APART ALONG PIPE.
4. CORPORATION BOXES AND STOPS SHALL NOT BE CONSTRUCTED BENEATH DRIVES OR SIDEWALKS.
5. VALVE ROD AND PINS SHALL BE STAINLESS STEEL.

6 C-5 WATER VALVE DETAIL
N.T.S.

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CIVIL
REGISTERED PROFESSIONAL ENGINEER

TOM MITCHELL
RESIDENTIAL SUBDIVISION
1891 NORTH AVENUE
DETAILS
BURLINGTON VERMONT

DRAWN: CCE
CHECKED: MEC
SCALE: N.T.S.
DATE: 10/31/13
JOB NO.: 2914
SHEET: C-5
OF 7 SHEETS

GENERAL SPECIFICATIONS

The Standard Specifications shall refer to the Vermont Agency of Transportation Standard Specifications for Construction (latest Edition). All site work shall also be completed in accordance with the City of Burlington's Public Works standards. Any discrepancies with the plans or specifications shall be reported to the Engineer prior to beginning that work.

A. Earthwork

1. The site shall be cleared of all debris and vegetation, and all topsoil shall be stripped prior to placing any fill material. Debris and vegetation shall be disposed of at an approved location

2. The excavated material from on site shall not be used within five feet (5') of the building or under parking lots, roads or sidewalks. General imported fill material shall not be larger than two inches (2") or more than 20% passing the NO. 200 sieve. All excess excavated material shall be disposed of at an approved location.

3. Grading

a. Perform all rough grading, including excavation, formation of embankments, shaping, shaping, compaction, construction of ditches, disposal of surplus or unsuitable materials, and any work necessary to prepare the sub-grades of all roadways, home and parking areas. Grading shall be brought to the bottom of the base course under paved or surfaced areas and to within a minimum of 24 inches of finished grade under sod areas and/or ornamental areas to receive loam during roadways, walks or parking areas

b. Accomplish all excavation and fill within the areas and grade lines as indicated on the Drawings unless otherwise authorized in writing by the Owner. Parking lots shall be graded to full areas section width of sub-grade before placing any type of sub-base or pavement except that partial width construction is permissible where necessary for the maintenance of traffic.

c. Do not use frozen material in the construction of embankments.

d Place all embankment materials in horizontal layers of uniform thickness across the full width of embankment, except when it is impractical to construct full width of the embankment and partial width layers are authorized by the Owner. Do not dump or place stumps, trees, rubbish or other unsuitable material in embankments. Begin layers of embankment at the deepest part of the fill.

e. Areas of soft, yielding or otherwise unsuitable material that will not meet composition requirements shall be removed, replaced with suitable material and properly compacted at no cost to the Owner.

f. Place embankments for paved or surface areas in horizontal layers of depths which will result in layers of compacted material not exceeding 8 inches. Compact each layer as specified before placing each new layer. Use effective spreading equipment on each layer to obtain uniform thickness prior to compacting. Each layer shall be kept crowned to shed water to the outside edges of embankment and continuous leveling and manipulating will be required to ensure uniform density. Construction equipment shall be routed over the entire surface of each layer.

g. If, during the construction of the embankments, there is any indication that perious bursting, cracking, or unsafe movement may occur, the placing of fill shall be stopped or relaxed to allow the material to stabilize.

h. All ditches and drains shall be constructed so they will effectively drain the roadway or parking lot before any sub-base or surface course material is placed. In handling materials, lines and requirements, the Contractor shall protect the sub-grade from damage. In no case shall vehicles be allowed to travel in a single track and form ruts. If ruts are formed, the sub-grade shall be reshaped and compacted and any pockets of clay, sand or soft material that may have been left in the sub-grade shall be removed, replaced with approved material and properly compacted at the Contractor's expense. The sub-grade shall be kept in such condition that it will drain. Sub-base, base or surface material shall not be deposited on the sub-grade until the sub-grade has been checked and approved by the Owner. After the sub-grade has been approved, grading shall not be done nor equipment moved over the sub-grade which will distort the cross section. A tolerance of 1/2 inch above or below the finished sub-grade will be allowed provided that the 1/2 inch above or below sub-grade is not maintained for a distance longer than 50 feet, and that the required cross section is maintained.

4. Compaction

a. General: Control soil compaction during construction providing minimum percentage of density specified for each area classification.

b. Percentage of Maximum Density Requirements: Compact soil to not less than the following percentages of maximum dry density for soils which exhibit a well defined moisture-density relationship determined in accordance with ASTM D 2049

1. Lawn or unpaved areas: Compact top 6" of sub-grade and each layer of backfill or fill material to 80% maximum dry density.

2. Compaction under pavers and surfaced areas: The entire area of each layer shall be uniformly compacted to at least the required minimum density using compaction equipment consisting of rollers, compactors or a combination thereof. Farm implements and other devices not specifically manufactured for compaction purposes will not be considered as compaction equipment. Each layer for its full width shall be compacted to not less than 90 percent of its maximum dry density as determined by the Standard Method of Test for Moisture-Density Relations of Soils, ASTM-D698, Method C, except that the material in the top two feet of any embankment, immediately below the sub-grade shall be compacted to not less than 95 percent of the maximum dry density. The field density determination will be made by a qualified testing laboratory using a nuclear density gauge.

3. Concrete Slabs: Compact each layer of backfill or material to 95% maximum dry density

c. Moisture Control: Where sub-grades or layer of soil material must be moisture conditioned before compaction, uniformly apply water to surface of sub-grade, or layer of soil materials, to prevent free water appearing on surface during or subsequent to compaction operations. Remove and replace, or scarify and air dry, soil material that is too wet to permit compaction to specified density.

5. Backfill and Fill.

a. General:

Place acceptable soil material in layers to required subgrade elevation, for each area classification listed below.

1. In excavations, use satisfactory excavated or borrow material.

2. Under grassed areas, use satisfactory excavated or borrow material.

3. Under walks and pavements, use subbase materials as shown in details.

b. Backfill excavations as promptly as work permits, but not until completion of the following:

1. Review of construction below finished grade

2. Testing, review, and recording locations of underground utilities.

3. Removal of trash and debris.

c. Drains Surface Preparation:

Remove vegetation, debris, unsatisfactory soil materials, obstructions, and deleterious materials from ground surface prior to placement of fill. Plow, strip, or break up sloped surfaces steeper than 1 vertical to 4 horizontal so that fill material will bond with existing surface. Where existing ground surface has a density less than that specified under "Compaction" for particular area classification, break up ground surface, pulverize, moisture-condition to optimum moisture content, and compact to required depth and percentage of maximum dry density.

d. Placement and Compaction:

Place backfill and fill materials in layers not more than 8" in loose depth for material compacted by heavy compaction equipment, and not more than 4" in loose depth for material compacted by hand-operated tampers

1. Before compaction, moisten or aerate each layer as necessary to provide optimum moisture content. Compact each layer to required percentage of maximum dry density or relative dry density for each area classification. Do not place backfill or materials on surfaces that are muddy, frozen, or contain frost or ice.

e. No fill shall be placed within 10' of any tree trunk without approval of the Owner.

B Access Drive and Parking Lot Area

1. The sub-grade shall be prepared in accordance with Section 20312 of the Standard Specifications

2. Sand Borrow and Crushed Gravel Roads

Sand borrow and sand cushion shall consist of material reasonably free from silt, loam, clay, or organic matter. It shall be obtained from approved sources and shall meet the requirements of the following table as determined in accordance with AASHTO T 27.

Sieve Designation	Percentage by Weight Passing Square Mesh Sieves
3"	100
1 1/2"	90 – 100
1/2"	70 – 100
No 4	60 – 100
No 100	0 – 20
No 200	0 – 8

3 Crushed Gravel for Sub-bases. All materials shall be secured from approved sources. This gravel shall consist of angular and round fragments of hard durable rock of uniform quality throughout, reasonably free from thin elongated pieces, soft or disintegrated stone, dirt, organic or other objectionable matter. The grading requirements shall conform to the following table (Section 704.02):

Grading	Sieve Designation	Percentage by Weight Passing Square Mesh Sieves
Coarse	6"	95 – 100
	No. 4	25 – 50
	No. 100	0 – 12
	No. 200	0 – 5
Fine	2"	100
	1 1/2"	95 – 100
	No. 4	30 – 60
	No. 100	0 – 12
	No. 200	0 – 5

The crushed gravel shall be compacted to 95% of the maximum dry density as determined by AASHTO-T-99.

4. Bituminous Concrete Pavement: The materials, grading and composition, placement and finishing for bituminous concrete pavement (Type I and II) shall meet the requirements of the Vermont Agency of Transportation Standard Specifications Sections 108, 703, and 704.10. Other requirements are as follows: Application of bituminous concrete pavement shall meet all the requirements of the Vermont Standard Specifications for Construction, Section 406, or as particularly amended, but not limited to, the following

a. Weather Limitations: Bituminous material shall not be placed between November 1, and May 1. Material shall not be placed when the air temperature at the paving site in the shade and away from artificial heat is 40 degrees Fahrenheit or below.

b. Compaction: Immediately after the bituminous mixture has been spread, struck off, and surface irregularities adjusted, it shall be thoroughly and uniformly compacted by rolling. Along forms, curbs, headers, walls and other places not accessible to the rollers, the mixture shall be thoroughly compacted with hot or lightly oiled hand tampers, smoothing irons, or mechanical tampers. On depressed areas, a trench roller may be used, or slanted compression strips may be used under the roller to transmit compression to the depressed area.

c Surface Tolerances: The surface will be tested by the Engineer using a 16-foot straightedge at selected locations parallel with the centerline. Any variations exceeding 3/16 of an inch between any two contacts shall be satisfactorily eliminated. A 10-foot straightedge may be used on a vertical curve. The straightedges shall be provided by the Contractor.

d. Matching Surfaces: Where a new pavement is to match an existing bituminous pavement for a roadway or branch, the Contractor shall vertically smooth cut the existing pavement along a straight line of subdrainage at one foot (1') into the existing pavement, over the existing gravel bases. The smooth cut shall be thoroughly cleaned and coated with Emulsified Asphalt, RS-1, just prior to paving

5. Stabilization Fabric: Stabilization fabric where required by the Engineer shall be Mirafi 500X or approved equal. The fabric shall be installed in accordance with manufacturer's requirements.

6. All pavement markings shall be VT. 7.05 or 7.06 Fast Dry Traffic Paint

C. Cast-in-place Curbing

1. All cast-in-place curbing shall be placed to the lines and grades established in the plans in accordance with Section 618.05 of the Standard Specifications. Use Class "D" Concrete ($f'c$ = 3,500 psi)

D. Concrete Sidewalk

1. All concrete sidewalks shall be placed to the lines and grades established in the plans in accordance with Section 618.03 of the Standard Specifications.

E. Sanitary Sewer

1. Description

This item shall consist of the excavation and backfilling required for the routing of the gravity sanitary sewer main, location and installation of service connections. This work shall include all pipe, manholes, structures and other appurtenances necessary to complete the system indicated in the drawings.
All sanitary sewer materials and construction of same shall be shown on the contract and shall meet the requirements of the City of Burlington Public Works Department.

2. Materials

PVC Sewer Pipe. PVC sewer pipe shall conform in all respects to the latest version of ASTM Specifications D-3034 or F679, Type PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR 35. Unless otherwise noted, all PVC pipe shall meet ASTM Specifications for SDR 35 pipe. All pipe and fittings shall be clearly marked as to size

- Manufacturer's Name and Designation
- Nominal Pipe Size – 4" or 6"
- Material Designation 12454C PVC
- Legend "Type PSM SDR 35 PVC Sewer Pipe" or "PS 46 PVC Sewer Pipe"
- Designation: ASTM D-3034 or F679

Joints shall be push-on type using elastomeric gaskets and shall conform to ASTM D-3212. The gaskets shall be factory installed. The pipe shall be furnished in nominal 12-foot lengths. Sufficient numbers of short lengths and fit machine fittings shall be provided for use at manholes and connections. All connections will require the use of manufactured fittings. Field fabricated, saddle-type connections are not acceptable.

3. Installation

a. Excavations shall be made at a point at least six inches (12" where trench is in ledge) below the pipe invert to accommodate the bedding material. All excavations are to be kept dry while pipe is being laid and until each joint and pipe have been inspected by the Engineer and approval given to commence backfilling operations.

b. The bell end of the pipe shall face upgrade at all times and be placed in such a position as to make the invert seem when the succeeding section is inserted. Where required by adverse grading conditions, the Contractor shall fit any pipe to make a suitable bedding for the sewer pipe. The fit shall be pneumatically compacted to a 90 percent dry density (SOIL in room) as determined by the AASHTO-T-99, Method A (Standard Proctor) test, upon which the six inches (6") of bedding material shall be placed. The pipe shall not have to grade and alignment shall be re-laid to the satisfaction of the Engineer. The bedding material shall be placed and compacted on each side of the pipe to a height of one-half the pipe diameter for the full width of the excavated trench and as shown on the accepted plans

c. Backfill shall consist of approved material placed in six-inch (6") layers with each layer being thoroughly compacted to not less than 95 percent of maximum dry density as determined by the AASHTO-T-99 Standard Proctor by means approved by the Engineer.

No stones in excess of one and one-half inch (1 1/2") diameter shall be placed within two feet (2') of the outside of the pipe. Particular precautions shall be taken in placement and compaction of the backfill material in order not to damage and/or float the pipe. The backfill shall be brought up evenly on both sides of the pipe for its full length. Jacking or working on the completed pipeline except as may be necessary in tamping or backfilling shall not be permitted until the trench has been backfilled to a height of at least two feet (2') on the top of the pipes. During construction, earth, backfill or other materials shall be prevented from contaminating the pipe.

d. Leakage Tests and Allowances for Gravity Sewers. Prior to testing for acceptance, the pipe should be cleaned by passing through the pipe a full gauge squeegee. It shall be the responsibility of the Contractor to have the pipe cleaned.

Immediately following the pipe cleaning, the pipe installation shall be tested with low-pressure air. Air shall be slowly supplied to the plugged air installation until the internal air pressure reaches 4.0 pounds per square inch greater than the average back pressure of any groundwater that may submerge the pipe. At least two minutes shall be allowed for temperature stabilization before proceeding further.

The pipeline shall be considered acceptable when tested at an average pressure of 3.0 pounds per square inch greater than the average back pressure of any groundwater that may submerge the pipe if:

1 the total rate of air loss from any section tested is not entirely between manhole internal structures does not exceed 2.0 cubic feet per minute, or

2 the section under test does not lose air at a rate greater than 0.0030 cubic feet per minute per square foot of internal pipe surface

The requirements of this specification shall be considered satisfied if the time required in seconds for the pressure to decrease from 3.5 to 2.5 pounds per square inch greater than the average back pressure of any groundwater that may submerge the pipe is not less than that computed according to the following table

MINIMUM TEST TIME FOR VARIOUS PIPE SIZES

Diameter (inches)	Time (Seconds/100 Feet)
4	18
6	40
8	70

e. Vacuum Test: This method of testing manholes for leakage involves the use of a device for sealing the top of the manhole's cone section and pumping the air out of the manhole, creating a vacuum and holding the vacuum for a prescribed period of time. The procedure for this test is as follows:

1. All lining holes and exterior joints shall be filled and painted with an approved non-shrinking mortar. The completed manhole shall not be backfilled prior to testing. Manholes which have been backfilled shall be excavated to expose the entire exterior prior to vacuum testing or the manhole shall be tested for leakage by means of the exfiltration leakage test.

2. All pipes and other openings into the manhole shall be suitably plugged in a manner to prevent displacement.

3. A plate with an inflatable rubber ring the size of the top of the manhole shall be installed by inflating the ring with air to a pressure sufficient to prevent leakage of air between the rubber ring and the manhole wall.

4. All water then be pumped out of the manhole through an opening in the plate until a vacuum is created higher at the manhole equal to 10 inches of mercury on an approved vacuum gauge. The removal of all water then be stopped and the test begun

5. The manhole shall pass this test if the vacuum holds at 10" Hg or drops no more than 8" Hg within the following times:

Depth of 4' Diameter Manhole	Time Minutes	Seconds
10' - 12'6"	2	30
12'6" - 15'0"	2	30
15'0" - 17'6"	3	0
17'6" - 20'0"	3	30

6. If the vacuum drop exceeds 8" Hg during the specified time periods, the manhole shall be repaired and steps 2 through 5 above repeated until the vacuum holds for the specified time.

7. After the manhole passes the vacuum test, it shall be backfilled tarefully so that no leaks are created. If the manhole is disturbed in any way during backfill, it shall be vacuum tested according to steps 1 through 5 above. If the manhole fails the vacuum test, the Contractor shall test the manhole using the manhole exfiltration test.

8. The Contractor shall provide the Engineer with a written log of each manhole leakage test result.

9. Manholes shall be tested and accepted prior to building manhole inverts.

f. The Contractor shall be responsible for verifying the location and maintaining the integrity of all utilities shown on the plan.

g. The Contractor shall coordinate all construction with the City of Burlington.

F. Underground Utilities

For underground electrical and telephone (cable) services, the Contractor shall trench, place bedding, place conduit, and backfill in accordance with the utility company's requirements.

SECTION 01340 – SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES

PART 1 – GENERAL

1.01 DESCRIPTION OF WORK

A. Submit Shop Drawings, Product Data, and Samples required by the Contract Documents

1.02 RELATED DOCUMENTS

A. The Conditions of the Contract and General Requirements of the Contract Documents apply to the General Contractor, Subcontractors, material's suppliers and all other persons furnishing labor and materials under this Section.

1.03 SHOP DRAWINGS

A. Drawings shall be presented in a clear and thorough manner

1. Details shall be identified by reference to sheet & detail or schedule shown on Contract Drawings

1.04 PRODUCT DATA

A. Preparation.

1. Clearly mark each copy to identify pertinent products or models.
2. Show performance characteristics and capacities
3. Show dimensions and clearances required.

B Manufacturer's standard schematic drawings and diagrams

1. Modify drawings and diagrams to delete information which is not applicable to the Work.
2. Supplement standard information to provide information specifically applicable to the Work.

1.05 SAMPLES

A. Office samples shall be of sufficient size and quantity to clearly illustrate:

1. Functional characteristics of the product, with integrally related parts and attachment devices.
2. Full range of color, texture and pattern.

1.06 CONTRACTOR RESPONSIBILITIES

A. Review Shop Drawings, Product Data, and Samples prior to submission.

B. Determine and verify

1. Field measurements
2. Field construction criteria
3. Catalog numbers and similar data
4. Conformance with specifications.

C. Coordinate each submittal with requirements of the Work and of the Contract Documents

D. Notify the Engineer in writing, at time of submission, of any deviations in the submittals from requirements of the Contract Documents

E. Begin no fabrication or work which requires submittals until return of submittals with Engineer approval.

1.07 SUBMISSION REQUIREMENTS

A. Make submittals promptly in accordance with the approved schedule, and in such sequence as to cause no delay in the Work or in the work of any other contractor.

B. Number of submittals required

1. Shop Drawings: Submit the number of opaque reproductions which the Contractor requires, plus three copies, which will be retained by the Engineer.
2. Product Data: Submit the number of copies which the Contractor requires, plus two copies, which will be retained by the Engineer.
3 Samples: Submit the number stated in each individual specification section, or as appropriate for review and approval.

C. Submittals shall contain

1. The date of submission and the dates of any previous submissions.
2. The Project title and number.
3. Contract Identification
4. The names of:
   a. Contractor.
   b. Supplier.
   c. Manufacturer.
5. Identification of the product, with the specification section number.
6. Field dimensions, clearly identified as such.
7. Relation to adjacent or critical features of the Work or materials.
8 Applicable standards, such as ASTM or Federal Specification numbers.
9. Identification of deviations from the Contract Documents.
10. Identification of all revisions on resubmittals.
11. A blank space for Contractor and Engineer review stamps
12. Contractor's stamp, initialed or signed, certifying review of the submittal, verification of products, field measurements and field construction criteria, and coordination of the information within the submittal with requirements of the Work and Contract Documents.

1.08 RESUBMISSION REQUIREMENTS

A. Make any corrections or changes in the submittals required by the Engineer and resubmit until approved.

B. Shop Drawings and Product Data:

1. Review billed drawings or data, and resubmit as specified for the initial submittal
2. Indicate any changes which have been made other than those requested by the Engineer.

C. Samples: Submit new samples as required for initial submittal.

1.09 DISTRIBUTION

A. Distribute reproductions of Shop Drawings and copies of Product Data which carry the Engineer stamp of approval to:

1. Job site file.
2. Record documents file.
3. Other affected contractors
4. Subcontractors.
5. Supplier or Fabricator.
6. Others as required.

D. Distribute samples which carry the Engineer stamp of approval as directed by the Engineer.

1.10 ENGINEER DUTIES

A Review submittals with reasonable promptness and in accord with the established project schedule

B. Affix review stamp and initials or signature, and indicate requirements for resubmittal, or approval of submittal.

C. Return submittals to the Contractor for distribution, or for resubmissions

END OF SECTION

SECTION 02220 – DEMOLITION CONTROL

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

A. The Conditions of the Contract and General Requirements of the Contract Documents apply to the General Contractor, Subcontractors, materials supplier and all other persons furnishing labor and materials under this Section.

1.02 DESCRIPTION OF WORK

A. Work indicated: Provide all labor, materials, equipment and incidentals necessary to accomplish the required building and site site demolition as indicated on the Contract Documents.

B. Responsibility: Demolition – Removal: All work as indicated on the Contract Documents, including the following:

C. Maintain dust-free atmosphere during demolition and construction phases of this work. It will be the responsibility of the Contractor to devise methods and construct proper barriers to maintain such conditions. Method of execution shall be reviewed and approved by the Owner and/or Engineer

D. Adequate precautions shall be taken to protect all personnel and the Owner's property during the progress of the Work.

E. Methods and scheduling of work shall be approved by the Owner before execution. Coordinate all work with other Contractors.

F. Any items of value scheduled for removal shall not leave the premises until the Owner has checked for their storage or been apprised of their salvage value and has accepted such value to be credited to the Contract between Owner and General Contractor.

PART 2 – PRODUCTS

Not used.

PART 3 – EXECUTION

3.01 DISPOSAL AND DEMOLITION

A. Debris accumulation from demolition work shall be removed at the end of each working day and be disposed of or recycled in a legally acceptable manner.

END OF SECTION

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STATE OF VERMONT MICHAEL E. CONSOLE NO. 8745 CIVIL LICENSED PROFESSIONAL ENGINEER

TOM MITCHELL
RESIDENTIAL SUBDIVISION
1891 NORTH AVENUE
BURLINGTON VERMONT
SPECIFICATIONS

DRAWN	CCE
CHECKED	MEC
SCALE	NONE
DATE	10/31/13
JOB NO.	29104
SHEET	C-6

OF 7 SHEETS

POTABLE WATER SYSTEMS

A. Materials

1. HDPE PVC Pipe: Pipe shall be HDPE material having a minimum material designation code of PE 4710 or PE 3608. The material shall meet the requirements of ASTM D 3350 and shall have a minimum cell classification of PE454241C for PE 4710 and PE345240C for PE 3608 in addition, the pipe shall be listed as meeting NSF-61. The pipe shall meet the requirements of AWWA C901, Minimum size 3/4".

2. Fittings: Fittings shall be made from material meeting the same requirements as the pipe. Fittings shall be fabricated by the manufacturer of the pipe. Fittings shall meet the appropriate AWWA standard for the pipe involved and shall be Pressure Class 160.

3. Valve Box: Cast Iron New England style with cover, five and one-quarter inch (5 1/4") shaft, 3 inch by 6 foot. Tested per AWWA 72. Cover shall be cast iron, marked "WATER" and indicating direction of opening

B. Installation

1. All pipe and fittings shall be inspected and tested in accordance with the manufacturer's specifications and the aforementioned AWWA Specifications. The Contractor shall furnish for approval certification from the pipe manufacturer that all tests have been performed with satisfactory results. Pipe shall not be installed without the Engineer's or the City of Burlington Department of Public Works approval/inspection.

2. Pipe, fittings, and accessories shall be carefully handled to avoid damage. Prior to the date of acceptance of the project work by the Owner, the Contractor shall replace any new pipe or accessory found to be defective at any time, including after installation, at no expense to the Owner. All installation and testing shall be done in accordance with AWWA Standard C600-93 and ANSI Specification A21.11.

3. All pipe showing cracks shall be rejected. If cracks occur in the pipe, the Contractor may, at his own expense and with the approval of the Engineer, cut off the cracked portions at a point at least 12 inches from the visible limits of the crack and use the sound portion of the pipe.

4. All pipe and fittings shall be cleaned of all foreign matter and debris prior to installation and shall be kept clean until the time of acceptance by the Owner.

5. At all times, when the pipe laying is not actively in progress, the open ends of the pipe shall be closed by temporary watertight plugs or by other approved means. If water is in the trench when work is resumed, the plug shall not be removed until all danger of water entering the pipe has been removed. The pipe shall be installed in trenches free of rock, frozen material, or any Contract Drawings. Any deflection joints shall be within the limits specified by the manufacturer.

6. All piping and appurtenances connected to the equipment shall be supported so that no stress will be imposed on the equipment. (If the equipment manufacturer's specifications include that piping loads are not to be transferred, the Contractor shall submit certification of compliance).

7. A minimum 18 inch vertical separation between the outside pipe surfaces shall be maintained where force mains cross water mains. Force mains shall cross water mains at or near right angles and only one length of water pipe centered on the force main so both end joints are at maximum separation from the force main. Special structural support for the water mains and the force main may be required.

8. There shall be no physical connection between the distribution system and any pipes, pumps, hydrants, or tanks which are supplied or may be supplied with a water that is, or may be contaminated.

9. All trenching safety standards shall be in conformance with all applicable State and Federal guidelines and as specified on the plans.

10. The Contractor shall, at all times, keep the trenches and/or pipe or water well all work is finished and trenches are ready for backfilling

11. Valve boxes are to be installed on all buried valves. The boxes shall be cast iron with a minimum 5 1/4" diameter and long enough to extend from the valve to ground grade. The boxes shall explore the operating nut and nothing less or the valve. Valve boxes shall not transfer loads onto the valve.

Covers shall be cone fitting and dirt tight with the top of the cover even with the top of the box rim. Covers shall be marked "WATER" with an arrow indicating direction of opening.

12. Disinfection of the water service shall be conducted only after the system has been flushed and a clear stream is obtained as determined by the Engineer. All disinfection testing shall be done by an independent third party approved by the Engineer and the City of Burlington.

The Contractor shall furnish all labor, equipment, materials, and tools necessary to disinfect the pipe and appurtenances in accordance with the AWWA Standard for Disinfecting Water Mains C651-86 (tablet method not acceptable)

The method of chlorination shall be by the continuous feed method unless otherwise approved by the Engineer. After filling, flushing, and addition of chlorine solution, the chlorine concentration within the pipe shall be at least 10 mg/l. All disinfection shall be performed under the supervision of the Engineer. The disinfected pipeline shall be flushed of acceptable only after two samples of water from the flushed disinfected main show no evidence of bacteriological contamination.

13. The Contractor shall furnish all gauges, testing plugs, caps, and all other necessary equipment and labor to perform a pressure test. All pressure testing shall be done by an independent third party approved by the Engineer and the Department of Public Works. The Contractor shall develop and maintain for two hours, 150 percent (150%) of the working pressure measured in pounds per square inch (150 psi — minimum). Failure to hold the designated pressure for the two hour period constitutes a failure of the section tested. No pipe installation shall be accepted if the leakage is greater than that determined by the following formula:

$$L = \frac{NPD}{7,400}$$

Whichever is Less

$$L = \frac{SD\sqrt{P}}{133,200}$$

S = Length of Pipe Tested (ft)
L = Allowable Leakage (Gals/hr)
D = Nominal Diameter of Pipe (in)
P = Average Test Pressure (psi)
N = Number of Joints in the Pipeline Tested

All testing shall be conducted in accordance with AWWA C600-93 latest revision.

14. If there is an area where a cover of five feet (5') cannot be maintained over the water line, the Contractor shall notify the Engineer (in writing) for a revised design.

15. All revisions affecting the water line must be approved by the Department of Environmental Conservation — Water Supply Division. As-Built plans shall be provided to the Water Supply Division and the City of Burlington Department of Public Works

EROSION PREVENTION & SEDIMENT CONTROL

A. General Notes

1. The Contractor shall construct and maintain all erosion measures in accordance with the "Vermont Standards & Specifications for Erosion Prevention & Sediment Control" Latest Edition and City of Burlington Public Works Standards and Specifications

B. Construction Sequence

1. The Contractor shall be responsible for establishing all erosion control measures delineated on the plans and any additional measures that are necessary to minimize erosion. The Contractor shall have erosion control materials and installation equipment on site at all times.

2. Silt fences shall be installed along the base of any fill slopes, around stockpiled materials and around the inlets of the project location. This shall remain in place until the project site has been stabilized.

3. Control dust through the application of calcium chloride or water.

4. Excavated material from earth excavation and ditch digging shall be disposed of offsite or used for project fill material if determined suitable by the Owner's Representative.

5. All temporary erosion control measures required for any proposed winter work shall be installed prior to October 1. These measures shall be in place prior to the commencement of any sitework or earth-moving.

C. Temporary Measures

1. Silt Fences — The silt fences shall be constructed in accordance with the construction detail. The fence shall generally be placed 10 feet from the toe of the slope or as shown on the plan. The ends of the fence shall be placed uphill to form a horseshoe shape to trap all runoff.

The silt fences shall be inspected periodically for damage or build-up of sediments. All damaged fences shall be repaired or replaced. Sediment deposits shall be removed from the fence as they build up and be placed in an area where there is no danger of further erosion

2. Erosion Matting — Erosion matting shall be placed on all grass-lined swales with grades greater exceeding 3.0% and shall be placed as recommended in accordance with the Vermont Agency of Transportation Standard Specifications Sections 654 and 713.01.

3. Dust Control — During construction, dust will be controlled with water distributed by a truck-mounted spray bar. At the direction of the Engineer, Calcium Chloride AASHTO M 144 or Sodium Chloride M 143 may be used

4. All stockpile material (topsoil, borrow, etc) will have a silt fence constructed around the perimeter. Seed and mulch stockpile material as soon as possible to prevent soil erosion and sedimentation off site. Locate stockpiles on the uphill side of the construction area. If possible, during windy conditions, stockpiled material shall be covered or watered appropriately to prevent wind erosion

5. Slopes greater than 1:3 shall have erosion control netting installed to stabilize the slope and reduce the erosion potential. Install netting over mulched slopes so that netting is in contact with the soil and mulch. Pin netting with wire staples 3 feet o.c. to ensure full bonding with soil surface

D. Permanent Measures

1. Grass Lined Swales — All swales that are not stone-lined shall be topsoiled, seeded, fertilized and mulched. Any area which shows signs of erosion shall be reseeded immediately and maintained until permanent vegetation is established.

2. Restoration — As soon as construction is completed in a given area, it shall be topsoiled, seeded, fertilized and mulched

The topsoil shall be submitted to the Extension Service for analysis. Fertilizer shall be applied at approximately a rate of 400 pounds per acre depending on soil analysis if necessary. Lime shall be applied to the topsoil to produce a soil pH of approximately 6.5.

After the finished grade has been established and the fertilizer spread, plant the specific seed mixture and work lightly into the soil. Apply seed on the prepared seed bed with approved mechanical seeders or hydroseeding equipment. Upon completion of the above planting operations, roll all areas, leaving the surface of all areas true to grade, smooth, and free from hollows or other irregularities. Thoroughly water all newly planted areas immediately after planting using a fine spray. Protect banks and swales and prevent or repair erosion that occurs. Banks, swales or other graded areas that have been washed out or have become damaged shall be repaired immediately. Unless approval is granted by the Engineer to plant off season, seeding will be conducted only during the period from April 15th to October 15th. So as not to cause interference, no seeding is to proceed before other phases of the work have progressed sufficiently.

After seeding, mulch shall be applied at a rate of 2 tons per acre.

E. Water Construction

1. If due to the project schedule, construction during the winter months is necessary, the contractor shall follow the winter construction procedures outlined in the "Vermont Handbook for Soil Erosion and Sediment Control on Construction Sites"

a. Minimize disturbance between October and May

b. All erosion control measures shall be in place prior to the ground freezing

c. Mulch shall be applied to all disturbed area at a rate of 90 pounds per 1,000 square feet. The Contractor shall maintain all areas that are mulched until permanent vegetation can be established

F. Maintenance, Completion and Acceptance

1. The Contractor shall be responsible for the care and maintenance including watering of seeded areas, until the seeding is inspected and accepted by the Owner.

2. Reseeding shall be done until all areas are completely covered with a mature stand of grass. An area shall be considered covered when the entire surface contains a continuous stand of grass three feet in the opinion of the Engineer, are predominantly weeds shall be pulled up, the ground fertilized and reseeded in the manner specified previously, carefully caution not to cause damage to new or existing plant material

3. The contractor shall maintain and guarantee all seeded areas until acceptance by the owner.

TOPSOIL

A. A minimum 4" layer of topsoil shall be distributed and fine graded on all areas that are designated for turf establishment or planting.

B. Topsoil shall be of prime soil stockpiled on site or from a local source and screened to provide a natural, friable, workable consistency free of prematic humbly, vegetation, stumps, roots, stones larger than 1/4" in diameter, bricks, weeds, residual herbicides and any other material that would be detrimental to plant establishment and health.

C. Any new topsoil brought on site and/or was used from the site must be of a quality which has demonstrated the capability of supporting turf grass and/or plant material health, and to be reasonably free draining.

D. Topsoil shall be free, in particular, of quackgrass rhizomes (Agropyron repens) and the nut-like tubers of nut grass (Cyperus esculentus and/or other local weed seeds which may germinate during or after turf grass seeding and establishment. If a sterilant or herbicide has been or is used on the topsoil, the landscape contractor shall assume responsibility for allowing for the proper dissipation of such sterilants, herbicides or toxic materials prior to the placement of topsoil on the site, and so as to not affect plant establishment or growth

E. In establishing the proper pradium for turf grass and plant establishment, the landscape contractor shall ensure that the proper pH of between 6 and 7 is present for the health and maintenance of the turf grass and plants to be installed.

F. A supplemental additive to the topsoil for establishing the proper pH and for planting pits and areas to provide a suitable growing medium for trees, shrubs and ground covers shall be added as necessary. The additive shall be an organic compost "Coir-Humus" or equal as supplied by Vermont Natural Agriculture Products, Fonda St., Middlebury, VT (802-388-11137) or another vendor. The content of the organic compost shall be 1-1/2% nitrogen, 1% phosphorous, 1% potassium and the remainder dry matter content. No sludge or municipal sludge shall be included in this mix or application.

FLOWABLE FILL

PART 1 - EXECUTION

1.01 SECTION INCLUDES

A. Flowable fill (Lowest strength Level)

1.02 RELATED SECTIONS

A. General Specifications

B. Cast-in-Place Concrete

1.03 SUBMITTALS

A. Submit the following in accordance with Section 01330, Submittal Procedures.

1. Provide design mixes and test reports.

2. Batch tickets.

3. Plate test reports

1.04 DESCRIPTION

A. Flowable fill may be used for replacement of structural subbase material where traditional methods of compaction are impossible, impractical, pipe structures, fill for abandoned water and sewer lines, other works where backfill and firm support is required or as directed by the plans

B. The use of flowable fill around or adjacent to utility lines or structures shall be reviewed and approved by the City of Burlington Public Works Department

1.05 QUALITY ASSURANCE

A. When work or portions of work of this section are completed and require testing, notify the Engineer.

B. Ensure all required cast-in-place concrete, embankment forms, and utility work has been completed prior to placing flowable fill.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Provide materials and construction requirements for Flowable Fill conforming to Vermont Agency of Transportation Standard Specifications

2.02 FLOWABLE FILL

A. Mix and deliver Flowable Fill in accordance with ASTM C39,

B. Use accelerating admixtures in cold weather only when approved by the Engineer. Use of admixtures will not cause cold weather placement requirements.

C. Use set retarding admixtures during hot weather only when approved by the Engineer.

D. Do not use calcium chloride as an admixture

E. Add air-entraining agent if required to produce a flowable mix.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify that all items of cast-in-place concrete, grouting, trenching, and all utilities and other embedded items are in place prior to placing flowable fill.

B. Flowable fill shall not be used as a substitute for sand bedding or mere backfill for primary utilities unless approved by the City of Burlington Public Works Department.

3.02 PREPARATION

A. Remove all loose material from the uneven soil and the concrete structures.

B. Set elevation marks or otherwise determine the proper top elevation for the flowable fill.

3.03 PLACEMENT OF FLOWABLE FILL

A. Notify the Engineer a minimum of 24 hours prior to placement of flowable fill.

B. Flowable fill may be placed by direct discharge from the truck, by pumping, or by other approved methods.

C. The flowable fill shall be placed in a uniform manner that will prevent voids or segregation of the bedding and filling material. If required, the flowable fill shall be consolidated with internal vibrators.

D. Pipes, reinforcement, bracts, or other embedded parts shall be placed, supported, and secured in a manner that shall prevent the flowable fill from displacing, sagging, or from floating embedded items.

E. Flowable fill shall be brought up uniformly to the fill or final grade shown on the plans. Formed voids or other allotments shall be constructed to withstand the exerted hydrostatic pressure and confine the material within a dedicated space.

F. Placement of flowable fill shall start only when weather conditions are favorable. The temperature shall be at least 35 degrees F and rising. Flowable fill shall not be placed on frozen ground or when it is raining

3.04 CURING AND PROTECTION

A. Immediately after placement, protect flowable fill from premature drying, excessively hot or cold temperatures and mechanical injury.

B. The flowable fill shall not be subjected to load and shall remain undisturbed by construction activities for at least 24 hours after placement.

3.05 FIELD QUALITY CONTROL

A. Testing of flowable fill is not necessarily required. If testing is requested by the Owner it shall be in accordance with the appropriate Specification

B. Provide unobstructed access to work and cooperate with appointed firm.

3.06 DEFECTIVE FLOWABLE FILL

A. Do not accept or place defective flowable fill that is not in conformance with acceptance criteria. Return the over flowable fill to the supplier.

B. Defective flowable fill is flowable fill having excessive honeycomb, embedded debris, higher than maximum compressive strength, or not conforming to required lines, details, dimensions, tolerances or specified requirements. Repair or remove defective flowable fill as directed by the Engineer.

C. Replace flowable fill not in conformance with details, tolerances, and other construction requirements at Contractor's expense.

END OF SECTION

TOPSOIL SPECIFICATION

A. Use suitable topsoil previously stockpiled on the site. Amend stockpiled silt subsoil with sand and organic material as necessary to create additional topsoil. Furnish any additional topsoil from off-site sources

B. Topsoil, whether stockpiled from site, amended on-site, or supplied from off-site, shall be a sandy loam as defined by the USDA Soil Conservation Service Soil Classification System, and conforming to the following:

1. Mechanical Analysis:

% of Total		
Textural Class	Weight	Average %
Sand (0.05-2.0 mm dia range)	43 to 73	60
Silt (0.002-0.05 mm dia range)	15 to 35	25
Clay (less than 0.002 mm dia. range)	5 to 25	15

2. 95% of topsoil passing a 2.0 mm sieve.

3. Free of stones 1 in. in longest dimension, earth clods, plant parts, and debris.

4. Organic matter content equal to 1 to 12% of total dry weight.

C. Topsoil shall have a pH value range of 6.0 to 8.5.

1. If planting soil mixture does not fall within the required pH range, limestone or aluminum sulfate shall be added to bring the pH within the specified limit.

2. If pH is below desired low end ground limestone. If pH is above desired level add aluminum sulfate.

PLANTING NOTES

1. No planting will be installed until all grading and construction has been completed in immediate area
2. Contractor to verify all utilities on property and to protect all utilities during excavation.
3. If there is a discrepancy between the number of plants shown on the plan and the number of plants shown in the plant list, the number of plants shown on the plan will take precedence.
4. All container material to be grown in container a minimum of 6 months.
5. All material shall comply with the latest edition of the American standard for nursery stock, American Association of Nurserymen.
6. Contractor shall repair all damage to property from planting operations at no cost to the owner.
7. Contractor shall guarantee new plant material through one calendar year from time of provisional acceptance.
8. All proposed plants shall be located carefully as shown on the plans and the placement shall be approved by the owner.
9. All disturbed areas not to be paved or planted shall be loamed and seeded as shown. See specifications for soil preparation and seed mix.
10. Wrapping material shall be first quality, heavy waterproof crepe paper manufactured for this purpose through all trees planted. Trees shall be wrapped during period from 9/15-10/1.
11. Two inch (2") deep, finely shredded bark mulch will be installed under all trees and shrubs that are isolated from ground cover areas and general shrub masses.
12. Soil mix. 1/3 peat moss, 1/3 screened loam, 1/3 composted manure
13. Maintain all plantings through 1 year guarantee period, including watering.

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TOM MITCHELL
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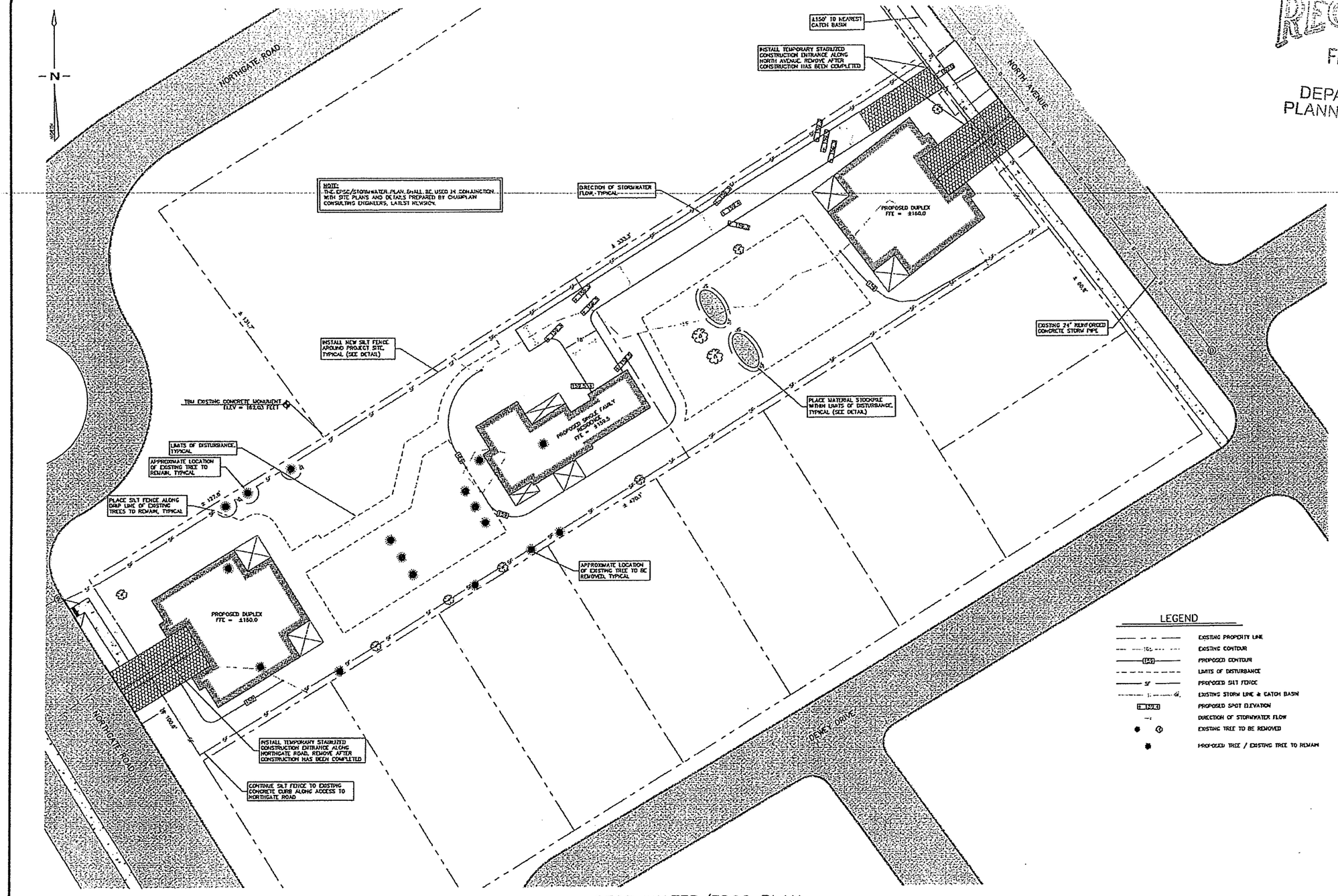
1891 NORTH AVE
SPECIFICATIONS
BURLINGTON VERMONT

DRAWN: CCE
CHECKED: MEC
SCALE: NONE
DATE: 10/31/13
JOB NO.: 29104
SHEET: C-7
OF 7 SHEETS



STORMWATER/EPSC PLAN

SCALE 1" = 20'

Graphic Scale

20 0 20 40 60 80 feet

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1891 NORTH AVENUE
BURLINGTON VERMONT
STORMWATER/EPSC PLAN

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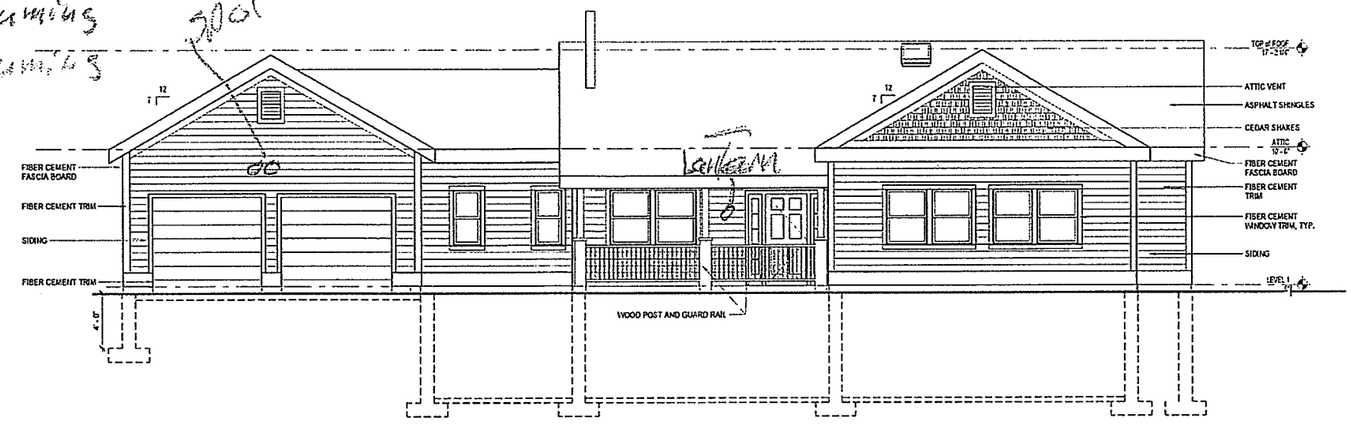
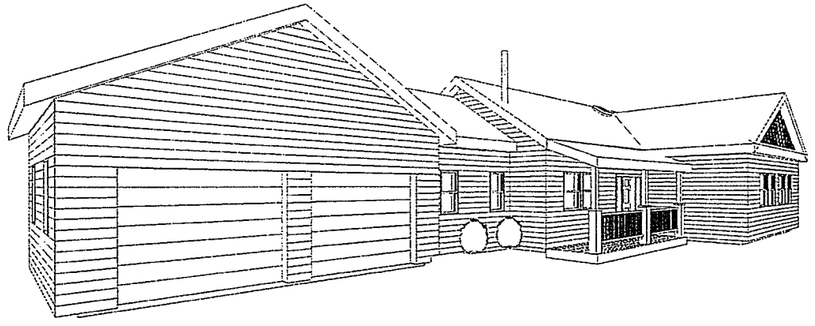
Lantern 850 Lumins
Spot 1000 Lumins



2 / A200 ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



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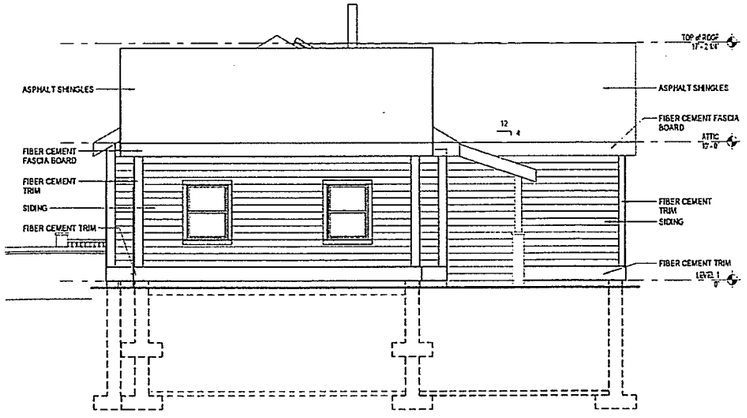

3 / A200 ELEVATION - WEST
SCALE: 1/4" = 1'-0"

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MITCHELL PROJECT
SINGLE FAMILY
NORTH AVENUE
BURLINGTON, VT

09.16.13

ELEVATIONS

A200

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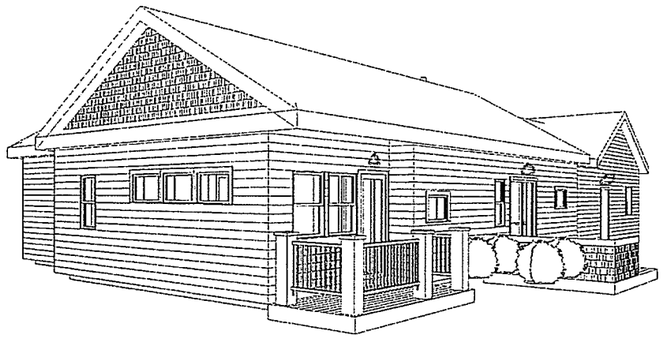

3 / A201 NORTH EAST
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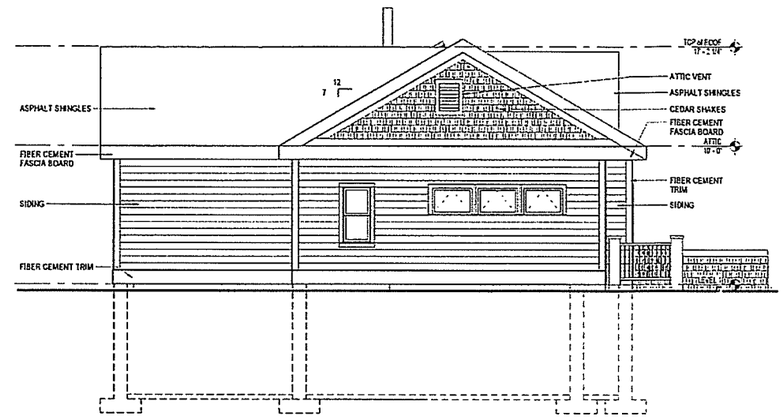

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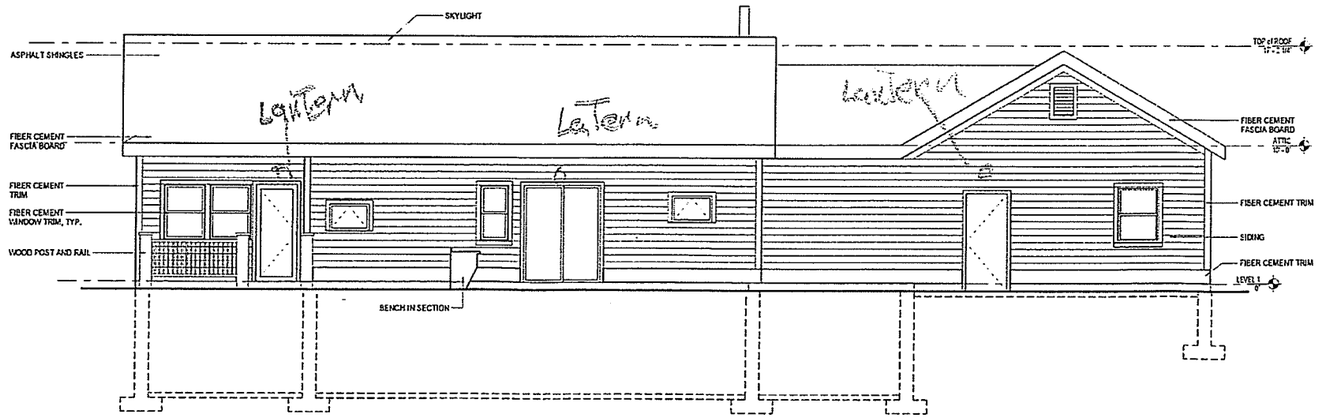
SCALE: 1/4" = 1'-0"



1 / A201 ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

MITCHELL PROJECT
SINGLE FAMILY
NORTH AVENUE
BURLINGTON, VT

09.16.13

ELEVATIONS

SHEET NO.
A201

Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
Telephone:(802) 865-7188
(802) 865-7195 (FAX)
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David White, FAICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Shaleigh Draper, Zoning Clerk

TO: Development Review Board
FROM: Scott Gustin
DATE: September 18, 2018
RE: 19-0117CA; 298 College 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: RH Ward: 8E

Owner/Applicant: Greater Burlington YMCA / John Caulo

Request: Amend permitted hours of construction activity associated with zoning permit 18-0834CA/MA.

Applicable Regulations:
Article 3 (Applications and Reviews)

Background Information:
The Greater Burlington YMCA (GBYMCA) received a zoning permit (18-0834CA/MA) in June 2018 to demolish the former Ethan Allen Club and to construct a new daycare and health club facility. As for all large projects, that permit included limitations on days and hours of construction. The applicant is seeking approval to amend those limitations.

I. Findings

Article 3: Applications and Reviews
Part 5, Conditional Use & Major Impact Review:
Section 3.5.6 (a) Conditional Use Review Standards
(Not applicable)

(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.

(Not applicable)

2. Time limits for construction.
This request does not affect the approved construction timeline. **(Not applicable)**

3. Hours of operation and/or construction to reduce the impacts on surrounding properties.
The approved days and hours of construction for this project are Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No construction activity on Sunday.

The applicant is seeking approval to expand the allowable construction hours to Monday – Friday from 7:00 AM – 5:30 PM. Saturday from 8:00 AM – 3:30 PM. No construction activity on Sunday.

The requested expansion remains within the limitations articulated in the city's noise control ordinance (7:00 AM – 9:00 PM) and is consistent with the extended construction hours of other projects such as 194 St. Paul Street (Eagles Landing) and 163 South Willard Street (the Residential Tri project). **(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,
(Not applicable)

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.
Addressed in conditions of approval.

II. Conditions of Approval

1. The amended hours of construction are Monday – Friday from 7:00 AM – 5:30 PM. Saturday from 8:00 AM – 3:30 PM. No construction activity on Sunday.
2. Standard Permit Conditions 1-15.

Burlington Development Review Board
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Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Alexandra Zipparo
Geoffrey Hand
Samantha Tilton
Jim Drummond (Alt.)

Burlington Development Review Board

Findings of Fact
Deliberative Hearing: Tuesday, June 5, 2018

In RE: 18-0834CA/MA; 298 College Street (Ward 8E, RH) (Tax Lot No. 050-1-083-000)

Owner/Applicant: Greater Burlington YMCA / Freeman French Freeman, Inc.

Request: Construct new 2-story, ~50,000 sf YMCA facility including health club and large daycare and related site improvements.

Members Present:

Austin Hart
AJ LaRosa
Alexandra Zipparo
Samantha Tilton
Jim Drummond

Evidence Presented:

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

I. FINDINGS

Background Information:

The Greater Burlington YMCA (GBYMCA) proposes demolition of the former Ethan Allen Club and construction of a new 2-story, 51,625 sf Y facility with daycare and health club uses. As the development footprint is more than 5,000 s.f. and the gross floor area exceeds 10,000 s.f., the application is subject to major impact review. The proposed uses (health club, large daycare) are conditional uses in the RH zoning district.

Sketch plan review with the Design Advisory Board took place December 13, 2017, and with the Development Review Board on December 19, 2017.

The Design Advisory Board reviewed this application at their April 10, 2018 meeting. The Board unanimously recommended approval of the project subject to the following conditions:

1. That the applicant shall explore the use of additional cladding material appropriate to the community and institutional nature of the building; one that complements the hardi siding, especially on the east and west elevations. (i.e. metal panel.)
2. That the exterior façade at north end of east elevation be further developed with additional detail of human scale.

3. The applicant shall provide a layout for future photovoltaic (PV) installation/array. The DAB is disappointed to have solar omitted from the plan, and comments that this project should reflect the values of the greater community. Financial avenues are available to that end.
4. Develop and define material of the trash enclosure to relate to the palette of the building.
5. The applicant shall define snow storage or a plan for removal.
6. A more attractive, residential style fence is recommended for the children's play area.
7. Illumination along walkways shall be adjusted so as to not exceed 2 fc, unless doing so would specifically conflict with NFPA Life Safety Code. A revised photometric shall be provided to demonstrate those changes.
8. Pole lights shall not exceed 25 in height.
9. Written approval of the EPSC/Stormwater plan by the Stormwater Engineering program will be a requirement of any decision.
10. All new construction is required to meet the Guidelines for Energy Efficient construction according to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
11. Consideration of the Parking Management Plan toward a parking waiver is under the discretionary review of the Development Review Board.
12. Standard Permit Conditions 1-15.

Project plans have been revised to address the recommendations of the Design Advisory Board as applicable.

The Conservation Board reviewed this application at their June 4, 2018 meeting. The Board was one member shy of a quorum; however, those present voted 4-0-0 to strongly recommended approval of the project as presented and encouraged use of the "smart" stormwater meter that might possibly be incorporated into the stormwater system design.

Previous zoning actions for this property are noted below.

- **Zoning Sketch Plan Review ZP18-0481SP;** Sketch Plan review of proposed redevelopment of the former Ethan Allen Club for the Greater Burlington YMCA; Basement plus two stories, approximately 65,000 sf (22,000 sf footprint.) Request for parking waiver.
- **Non-applicability of Zoning Permit Requirements 17-1224NA;** To utilize existing space at 266 College Street to run a school age summer program for 10-15 age children. June 2017.
- **Zoning Permit 16-0856CU;** establish health club use within a portion of the existing building. No site or exterior building changes proposed. March 2016.
- **Non-Applicability of Zoning Permit Requirements**; **16-0825NA**; interior work only to create space for fitness classes. February, 2016.
- **Zoning Permit 15-0853CA**; change of use from temporary homeless shelter to temporary art gallery. March 2015.
- **Zoning Permit 15-0675CU**; seasonal change of use from club to community house / overnight shelter. January 2015.

- **Zoning Permit 11-0604SN**; replacement parallel sign for Ethan Allen Center. February 2011.
- **Zoning Permit 99-576**; installation of a nonilluminated parallel sign for Ethan Allen Club. This is the only sign for the site. June 1999.
- **Zoning Permit 97-299**; installation of a nonilluminated fabric awning over the rear entry of the Ethan Allen Club. Emblem graphic without lettering to be applied to the end elevation of the awning. February 1997.
- **Zoning Permit 97-298**; removal of the existing structural canopy (cars drive under) over the rear entrance to the existing Ethan Allen Club. No change to traffic patterns or façade alterations included in this application. February 1997.
- **Non-Applicability of Zoning Permit Requirements**: Move business operations to vacant space. (Operation of the premises as a membership club for the Knights of Columbus; new business/membership club Ethan Allen Club.) March 1996.
- **Zoning Permit 94-105 / COA 094-023**; construction of an eight car parking lot for existing office building on adjacent lot. (To be accessed by that lot) Existing use of parcel is the Ethan Allen Club. August 1993.
- **Zoning Permit 85-104**; erect 2' x 4' freestanding sign. April 1985.
- **Zoning Permit 80-843**; renovation; move exterior wall in the bar area only eight feet to north. New fireplace, new bar, insulation, electrical work. April 1980.
- **Zoning Permit n.n.**; demolish the existing building and erect a new 72' x 120' two story building to encompass 16,280 sf. March 1972.

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;*

The proposed development will be served by municipal water, sewer, and electricity. It was reviewed by the Technical Review Committee in December 2017. Comments from that review are reflected in the present permit application. **(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 property is located in the RH zone and relatively close to the downtown. While the zone is intended primarily for high density residential development, several non-residential uses that serve as amenities in residential areas (including health clubs and daycares) are allowed as

conditional uses. This proposal is for a new health club and daycare. These uses will provide amenity to the surrounding residential uses and are consistent with the intent of the RH zone. **(Affirmative finding)**

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

The proposed health club will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other allowed uses in the RH zone. **(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;*

A traffic impact study has been conducted for the proposed facility. The study includes the standard information relative to total trip generation, peak hour trip generation, and intersection level of service (LOS). Note that additional updated traffic information is included in the May 23, 2018 addendum pertaining to parking management and traffic generation. Note also the 1-way circulation onsite: All traffic enters from Bradley Street and exits onto College Street.

The daycare facility is expected to generate up to 80 AM peak hour trips and up to 85 PM peak hour trips. The health club use is expected to generate up to 50 AM peak hour trips and up to 131 PM peak hour trips. The traffic study adjusts these combined totals to 114 AM peak hour trips and 164 PM peak hour trips as a result of TDM measures to be implemented. As noted under the parking management plan, the peak hours of the daycare do not coincide with those for the health club. As a result, extremes of peak hour traffic are avoided.

LOS analysis focuses on the intersections of College Street and South Union Street and of Bradley Street and South Union Street. Build and no-build scenarios in 2019 and 2024 are evaluated. In most cases, intersection LOS remains unchanged between the build and no-build scenarios. The northbound turning movement from College Street onto South Union Street drops from a LOS B to LOS C in the build scenarios. In all cases, intersection LOS remains acceptable.

Comments have been solicited from the Department of Public Works. The Department declined to comment on the traffic study. **(Affirmative finding)**

and,

5. *The utilization of renewable energy resources;*

The project does not include renewable energy resources; however, the building will be constructed so as to be "solar ready." The applicant provided a roof plan showing areas

available for solar panels and measures being taken during construction to accommodate solar generation in the future. **(Affirmative finding)**

and,

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

Proposed stormwater management complies with Chapter 26. Building and related construction codes will be administered via the building inspector. **(Affirmative finding)**

(b) Major Impact Review Standards

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

No significant air or noise pollution is anticipated with this proposal. **(Affirmative finding)**

See Sec. 5.5.3 for stormwater management.

2. Have sufficient water available for its needs;

See Sec. 3.5.6 (a) 1.

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

See Sec. 3.5.6 (a) 1.

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

See Sec. 5.5.3.

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

See Sec. 3.5.6 (a) 4.

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

This non-residential project will have no impacts on the city's school system. **(Affirmative finding)**

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

The proposed development will generate additional impacts on city services; however, the extent of those impacts is expected to be modest. Impacts related to the proposed development will be at least partially offset by payment of impact fees as required for new construction. **(Affirmative finding as conditioned)**

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

See Article 6 for effects on significant natural areas, historic buildings, and archaeological significance.

9. Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;
The project will replace a long-standing membership club – one nonresidential use will be replaced with another. The intensity of development will increase, and impact fees will be assessed to help mitigate impacts associated with the redevelopment. **(Affirmative finding as conditioned)**

10. Be in substantial conformance with the city's municipal development plan;
The proposed redevelopment substantially complies with the municipal development plan.

The project is located within the Old North End Enterprise Community wherein new development and reinvestment is promoted (Land Use Plan, pg. I-26) and provides amenity to nearby residences and businesses within a mixed land use context (Land Use Plan, pg. I-2). The proposed redevelopment will include improved onsite stormwater management measures to lessen impacts on city systems and the receiving waters of Lake Champlain (Natural Environment, pg. II-3). The parking management plan incentivizes use of alternative transportation measures; the site is conducive to pedestrian, bike, and bus access (Transportation System Plan, pg. V-12). **(Affirmative finding)**

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;
This development will replace one nonresidential use with another. It will have no undue adverse impact on the present or projected housing needs of the city. **(Affirmative finding)**

12. Not have an undue adverse impact on the present or projected park and recreation needs of the city.
The proposed development will have no undue adverse impact on the park and recreation needs of the city. Given the proposed use, it may provide additional recreational amenity for residents. What impacts there may be will be addressed via payment of impact fees. **(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.
The proposed development is not expected to generate offsite glare substantial enough to require mitigation. The applicants are working to produce a noise study for proposed rooftop mechanical equipment. Project plans incorporate anticipated sound attenuation devices. Results of the noise study remain pending. Depending on the results and recommendations of the noise study, adjustments to proposed noise mitigation measures may be needed. **(Affirmative finding as conditioned)**

2. Time limits for construction.
No request for an extended construction timeline is included in the application. As a result, the standard 2-year timeframe for zoning permits will apply. **(Affirmative finding)**

3. Hours of operation and/or construction to reduce the impacts on surrounding properties.
No construction schedule is included in the application materials. Typical days and hours of construction in residential areas are Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No construction activity 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.
Addressed in conditions of approval.

Article 4: Maps & Districts
Sec. 4.4.5, Residential Districts:
(a) Purpose
(5) Residential High Density (RH)
The subject property is located in the RH zone. This zone is primarily intended primarily for high density residential development in the form of large multi-family structures. As noted before, several nonresidential, but compatible, uses are allowed within this zone. Health clubs and daycares are two of them. **(Affirmative finding)**

(b) Dimensional Standards & Density
Lot coverage will increase from 44.9% to 78.8%. It will remain below the 80% limit.

The property has two front yards and several side yards. The required front yard setback along College Street is 31' +/- 5.' As proposed, the primary structure is an acceptable 28' from the front property line along College Street. The required front yard setback along Bradley Street is 11' +/- 5.' As proposed, the building will be set back an acceptable 7.' The side yard setback requirement is 4.5' on the west side and just 1' on the east side based on the average side yard setback of neighboring properties along College Street. Based on the average side yard setback of neighboring properties along Bradley Street, the side yard setback requirement is 4.5' on the west and 15.5' on the east. The through nature of this lot confuses this side yard setback provision as it is based on adjacent properties with the same street frontage. As proposed, the building complies with the greater of the applicable side yard setbacks. The driveway and parking are subject to a 5' setback. Both are compliant.

Building height ranges between 29' 9" – 34' 9" facing Bradley Street and between 31' 9" and 34' 9" facing College Street. Height is below the 35' limit. **(Affirmative finding)**

(c) Permitted & Conditional Uses
The health club use is conditional in the RH zone. The proposed daycare is "large" (i.e. more than 20 children). Both uses are conditional in the RH zone. **(Affirmative finding)**

(d) District Specific Regulations
1. Setbacks
No setback exceptions under this criterion are sought.

2. Height
No height exceptions are sought.

3. Lot Coverage
No lot coverage exceptions are sought.

4. Accessory Residential Structures and Uses
Not applicable.

5. Residential Density
Not applicable.

6. Uses
Not applicable.

7. Residential Development Bonuses
None are sought.

Article 5: Citywide General Regulations
Sec. 5.2.3, Lot Coverage Requirements
See Sec. 4.4.5 (b) above.

Sec. 5.2.5, Setbacks
See Sec. 4.4.5 (b) above.

5.2.6, Building Height Limits
See Sec. 6.3.2 (a) 1 for exceptions relative to rooftop mechanical equipment.

Sec. 5.2.7, Density and Intensity of Development Calculations
The 51,625 sf facility equates to 34 residential units for the purposes of density calculations in this residential district (every 1,500 sf = 1 dwelling unit). This 1.47 acre parcel could contain up to 58 dwelling units (40 units/acre). The residential equivalency of 34 is acceptable.
(Affirmative finding)

Sec. 5.4.8 Historic Buildings and Sites

(a) Applicability:

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

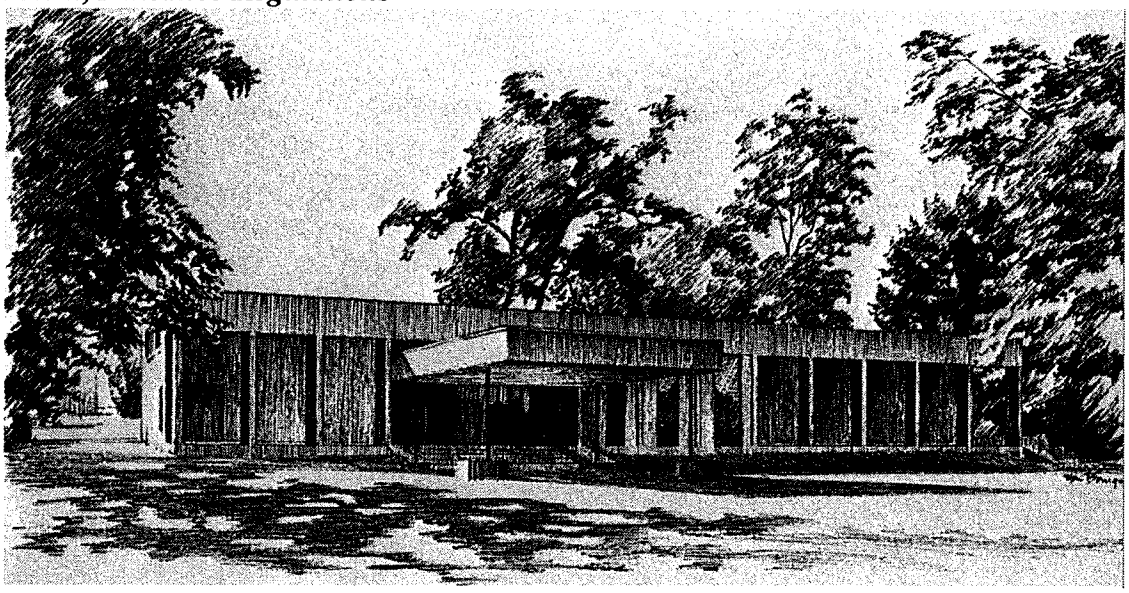
Built in 1972 by noted Burlington architect Julian Goodrich (1922-2010), this building was listed as non-contributing to the **Main Street –College Street Historic District** as ineligible due to age; however, Brian Knight's 2010 *Survey of Modern Architecture* included it as an example of International Style.

As a result of that research, staff consulted with the Vermont Division for Historic Preservation with an inquiry as to eligibility for historic designation. Here is the response from state Architectural Historian Devin Colman:

> *The building is still only 45 years old, so making a case for eligibility would be a challenge. I consider it to be an example of Formalist architecture as opposed to International Style, with its smooth wall surfaces, projecting roofline and strict symmetry. The brick columns supporting the projecting roofline on the north and south elevations create an ordered and rhythmic façade, similar to a Classical colonnade. It's an interesting design solution for a building that doesn't really have a front or a back and has to address both College Street and the parking lot, where the primary access is located. Attached is a rendering of the entry, as originally designed.*
>
> *There aren't a lot of examples of Formalist design in the city; offhand I can think of one other, Votey Hall at UVM (Barr, Linde, Hubbard / 1963).*

The above opinion, including the building's age (less than 50 years) and challenge to establish eligibility, results in a determination that the standards of this Section do not apply. **(Not applicable)**

Sec. 5.5.1, Nuisance Regulations



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

Sec. 5.5.2, Outdoor Lighting
See Sec. 6.2.2 (o).

Sec. 5.5.3, Stormwater and Erosion Control
A comprehensive stormwater management plan is included in the project application. Runoff will be collected in underground detention tanks and released at a controlled rate into the city's combined sewer system. Peak runoff rates will decline significantly from existing conditions. The stormwater management plan has been reviewed and approved by the city's stormwater program staff. Similarly, an erosion prevention and sediment control plan has been submitted for review. It, too, has been reviewed and approved by the city's stormwater program staff. **(Affirmative finding)**

Article 6: Development Review Standards:
Part 1: Land Division Design Standards
Not applicable.

Part 2: Site Plan Design Standards
Sec. 6.2.2 Review Standards
(a)Protection of Important Natural Features:
The existing site has a ring of greenery around the parcel, on the west, north and east. A large canopy tree and a shrub row on the east will be maintained; however other plantings (including the pine on the south lawn) will be removed to accommodate the redevelopment. An articulated planting plan has been provided (Plan L100); further reference is made to that document for species and planting location. **(Affirmative finding)**

(b) Topographical Alterations:
The site has a natural topography with a rising slope to the east (more pronounced at the northwesterly property line) and grade differential reflected in contours (228 on the west to 243 on the east.) The north of the side remains fairly flat, as it is the location of existing parking.

New contour lines are illustrated on Civil Plan C-100, which reflect building development between 238-240FF, with grades moderated at the east parking lot. Retaining walls are included on the northwest, and potentially on the north east corners, depending upon final design. **(Affirmative finding)**

(c)Protection of Important Public Views:
Distant terminal views of Lake Champlain and the mountains shall remain intact from public thoroughfares. **(Affirmative finding)**

(d) Protection of Important Cultural Resources:
Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated,

documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).
The Main Street – College Street Historic District, listed on the National Register of Historic Places in 1988 identifies this property as a non-contributing resource due to age. It does, however, relate the importance of the membership clubs in Burlington's history.

The existing Ethan Allen Club replacement building was identified in a 2010 *Survey of Modern Architecture* in Burlington. Constructed in 1972 and designed by noted Vermont architect Julian Goodrich, the building is associated with International Style. The building has not been listed on the state or National Register of Historic Places.

See Section 5.4.8 for further information.

(e) Supporting the Use of Renewable Energy Resources:
The proposed building will not have renewable energy systems at the time of construction; however, the roof will be structured to accommodate future loading with PV panels. The pool is planned to be used as a heat sink to minimize external cooling requirements. **(Affirmative finding)**

(f) Brownfield Sites:
The property is not listed on the Department of Environmental Conservation's brownfield list. **(Not applicable)**

(g) Provide for nature's events:
Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.
Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.
See Sec. 5.5.3 for stormwater management and erosion control.

Entries on all elevations are sheltered under canopies to provide adequate protection for visitors from inclement weather.

An area for snow storage is not identified. The tight nature of the site redevelopment will likely require snow to be mechanically removed from the site. The applicant shall confirm such plan. **(Affirmative finding as conditioned)**

(h) Building Location and Orientation:
The parcel is a through lot, and therefore has two street frontages; Bradley and College.
The revised plan presents a building intended to fully address both. Although the College Street front will likely be identified as the main face of the building, the Bradley Street front will be the principal entrance to the parking/drop-off and meets the expectation of a building fully engaged with, and relating to, its context. Revised building elevations now illustrate an entrance visible from Bradley Street. See revised plan, A200. **(Affirmative finding)**

(i) Vehicular Access:
Access is proposed one way (south); from Bradley Street through the site to College Street. Drop-off and handicap accessible parking are identified near entrances. Signage will direct motorists to one –way circulation. **(Affirmative finding)**

(j) Pedestrian Access:
Pedestrian walks on both the north and south of the site will connect to existing public sidewalks. A walkway will continue along the entire easterly building side, connecting north to south.

Revised plans also illustrate a westerly path, 5' in width and connecting to the College Street public sidewalk specifically intended as an egress path. See Plan C-100.

Bradley Street is proposed to receive 727 sf of new public sidewalk and curbing to formalize and tie the new work with existing infrastructure. An access apron is included on civil plans as well. Any work in the ROW will require an agreement and approval of City Council in conjunction with the Department of Public Works. **(Affirmative finding as conditioned)**

(k) Accessibility for the Handicapped:
The building is proposed to have an elevator. Two handicap parking spaces are illustrated on the site plan.

Compliance with ADA standards is under the jurisdiction of the building inspector. **(Affirmative finding as conditioned)**

(l)Parking and Circulation:
Vehicular circulation is proposed one-way north to south, from Bradley Street to College St.

See Article 8 for details as to parking supply, dimensional requirements, and waiver request. **(Affirmative finding)**

(m) Landscaping and Fences:
Plan L-100 defines a detailed planned landscaping agenda, including 88 linear feet of retaining walls on the east. A 4' high black vinyl coated chain link fence is proposed around the outdoor play area on the west. The applicant testified that the vinyl coated chain link fence was preferable for both safety and security reasons.

Wall seating is provided at the main (College Street) entrance patio. **(Affirmative finding as conditioned)**

(n) Public Plazas and Open Space:
The College Street entrance features a gathering/amenity space with seasonal plantings and large area of wall seating and stone seating benches. Additionally, an accessible area is provided on the west lawn for children participating in the Y's daycare. **(Affirmative finding)**

(o) Outdoor Lighting:

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

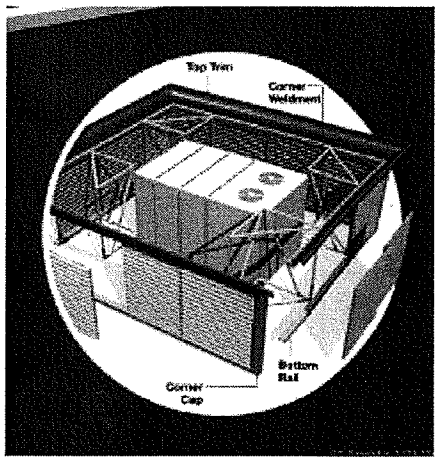
Application materials include specific lighting fixtures and a photometric plan. (See Plan L-200.) The design team notes that Vermont Building Code/NFPA 101 Life Safety requires an identified minimum lighting level along paths for the means of egress from building exits. (1 fc along walking surfaces, no less than 10fc at stairs.) A majority of the walkways onsite are portions of the building's life safety exit discharge and are lit to meet these standards using full cut-off dimmable fixtures.

Section 5.5.2 does offer maximum lighting standards: Parking Lots are not to exceed 4 fc. at any point (achieved); and walkways not more than 2 fc. The walkway immediately east of the building has several "hot spots" under the "W" wallpack fixtures, based on the originally submitted photometric plan. . Lowering that illumination would not seem to conflict with NFPA Life Safety standards, and is recommended. Similarly, the "WP" fixtures on the west façade are similarly high, and should be adjusted downward.

A revised photometric, reflecting the lighting plan of L-200 (submitted 5/22/2018) shall be required. **(Affirmative finding as conditioned)**

(p) Integrate infrastructure into the design:

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



A trash enclosure is located on the east side of the parcel, mid-way between Bradley and College Streets along the circulation drive. This enclosure meets the required minimum setback of 5'.

Rooftop equipment will be screened. Reference is made to Plans A106, 106 and A200-201. See attached supplemental information.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

The design and materials of the trash enclosure have been defined as required. Enclosure cladding will reflect that on the building.

Gas, sewer and water lines are positioned at the southwest corner of the primary façade, as is the fire strobe. The latter may prevent landscaping screening of the former.

Underground electrical via transformer pad is located adjacent to the entrance patio/walkway on the south. The transformer has been shifted back some 6' and will utilize landscaping screening. The *Arrowood Viburnum* proposed are acceptable if they do not impede views for motorists exiting the drive.

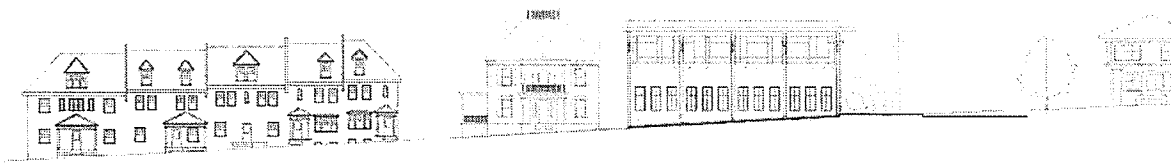
Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

The roof plan identifies the location of proposed rooftop mechanicals; all which will be screened via the method identified above. **(Affirmative finding)**

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

1. Massing, Height and Scale:

The flat roofed building is consistent in height when viewed along the streetscape. The scale (in breadth) in consistent with the residential condominiums that hug the corner of South Union Street, to the west. Exceptions to height limits are afforded (Sec. 5.2.6 (b) 4.) for rooftop mechanical equipment. The applicant will be required to confirm that the mechanical equipment does not encroach beyond the maximum building height by more than 15 feet and does not exceed 20% of the roof area. **(Affirmative finding as conditioned)**



2. Roofs and Rooflines.

A flat membrane roof with skylights is proposed; flat is consistent with the existing building albeit divergent from the neighboring more residential structures. The flat roof allows a desirable building volume without exceeding height limitations for the zoning district.

Rooftop mechanicals will be screened from view from the public street. The roof will be "solar ready" in the future event of installation of that renewable. **(Affirmative finding)**

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape feature.

Entries are provided on the College Street façade, mid-block on the east toward the parking lot and loading areas, as well as door access to the lawn area and street access north and south on the west elevation. The northerly façade (facing Bradley Street) lacks an entry on the closest plane facing the street, but an entry is visible at a building step-back mid-block, and an entrance canopy is discernable on the east. **(Affirmative finding)**

Peoples with physical challenges should be able to use the same entrance as everyone else and shall be provided an "accessible route" to the building.

The building has been designed with grade consideration, door widths, service facilities, circulation throughout the building and from floor to floor, as well as site lighting to be welcoming and universally accessible.

Window patterns shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal.

Elevations define building segments, where window arrangements create a rhythm that repeats across the facade. The College Street (primary) façade is largely glazed, with the largest windows arranged between structural piers across the 2nd floor. The first floor has windows set in groups of three, with an ornamental window located next to the entry. The north elevation has both single and paired windows, set symmetrically across the façade at the street front.

Fenestration on the east is arranged in regular rhythm, broken by the building divisions and siding alteration. The insertion of accent windows near the front entrance and adjacent to the daycare entry notify that something different happens within that interior space.

The west elevation is similarly organized, with playful window arrangement along the lower level and regularly spaced openings on the second level. The large window glazing of the 2nd floor front has wrapped around to this elevation.

The stacking of windows, and the intermittent insertion of a larger vertical sash on the east, west and north elevations affirms the verticality of the arrangement. **(Affirmative finding)**

(b) Protection of Important Architectural Resources:
Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.
See Section 6.2.2 (d), above.

(c) Protection of Important Public Views:
See Section 6.2.2. (c) and Section 5.4.8 for further discussion.

(d) Provide an active and inviting street edge:
Plan revisions have given greater emphasis to the Bradley Street frontage, which now addresses the street in a more assertive and prominent way. A visible building entry has been provided at a massing step-back, required to engage visitors as is typical of a primary façade.

The College Street façade is broad in its genial welcome to the streetscape; large windows invite, and the entry patio welcomes. **(Affirmative finding)**

(e) Quality of materials:
All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.
Materials are varied; fiber cement clapboards, panels and trim are featured, with painted metal fascia, fiberglass windows and thermal frame entries.

The roofing material is proposed to be membrane, with a metal edge.

Those materials identified are observed to be of acceptable durability for new construction. **(Affirmative finding)**

(f) Reduce energy utilization:
All new construction is required to meet the Guidelines for Energy Efficient construction according to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. **(Affirmative finding as conditioned)**

(g)Make advertising features complementary to the site:
Any signage will require a separate sign permit. The application narrative notes that a tentative location for a 20 sf freestanding sign is designated at the College Street side of the building.

Section 7.2.2, Signs in Residential and RCO Districts limits organizational signs to a total area for any individual use to 20 sq. ft. **(Affirmative finding as conditioned)**

(h) Integrate infrastructure into the building design:
See Section 6.2.2. (p), above.

(i)Make spaces secure and safe:
All development is required to meet applicable building and life safety code as defined by the building inspector and fire marshal. **(Affirmative finding as conditioned)**

Article 8: Parking
Sec. 8.1.8, Minimum Off-Street Parking Requirements
The minimum parking requirement is based on the two primary uses: a health club and a large daycare. The 41,900 sf health club requires 126 parking spaces (3 spaces per 1,000 sf). The daycare requires 34 parking spaces (1 space per 2 employees and 1 per 5 children). The total

parking requirement is 160 parking spaces. The applicant proposes 74 parking spaces, including 48 onsite and 26 off-site. A parking waiver is needed. **(Affirmative finding as conditioned)**

Sec. 8.1.9, Maximum Parking Spaces
This section limits surface parking to 125% of the Neighborhood Parking District minimum parking requirement. A parking waiver is needed. The proposed surface parking is nowhere near this maximum limitation. **(Affirmative finding)**

Sec. 8.1.10, Off-Street Loading Requirements
This criterion requires an onsite loading area for all nonresidential construction outside of the downtown parking district. No loading area is evident in the project plans. The applicant intends to address this loading requirement with signage dedicating a loading area for use only during off-peak hours. Revised plans are needed to reflect this item. **(Affirmative finding as conditioned)**

Sec. 8.1.11, Parking Dimensional Requirements
Parking spaces are dimensionally acceptable. The 60-degree angled spaces are 9' X 18' (with overhang at the ends) with a 20' wide one-way drive aisle. **(Affirmative finding)**

Sec. 8.1.12, Limitations, Location, Use of Facilities

(a) Offsite parking facilities
See Sec. 8.1.15.

(b) Downtown street level setback
Not applicable.

(c) Front yard parking restricted
None of the proposed parking is located within a front yard setback. **(Affirmative finding)**

(d) Shared parking in the Neighborhood Parking Districts
Not applicable.

(e) Single story structures in Shared Use Districts
Not applicable.

(f) Joint use of facilities
As enabled by this section, parking for the health club and daycare will share spaces within the onsite parking area. **(Affirmative finding)**

(g) Availability of facilities
None of the proposed parking will be used for the storage or display of vehicles or materials by offsite users. Parking will be for members, clients, and employees. **(Affirmative finding)**

(h) Compact car parking

None of the proposed parking spaces appear to be compact. **(Affirmative finding)**

Sec. 8.1.13, Parking for Disabled Persons
The site plan depicts two handicap parking spaces in close proximity to building entries. Associated striping is also shown. ADA compliance is administered via the city's building permit process. **(Affirmative finding as conditioned)**

Sec. 8.1.14, Stacked and Tandem Parking Restrictions
No stacked or tandem parking spaces are proposed. **(Not applicable)**

Sec. 8.1.15, Waivers from Parking Requirements / Parking Management Plans
The proposed on- and off-site parking (74 spaces total) amounts to 46% of the parking requirement per the standards of Sec. 8.1.8. A 54% parking waiver is requested. Note that the May 23, 2018 parking addendum from RSG asserts a 70% waiver request but does not include the 26 off-site parking spaces. The 70% is an overestimate. These off-site spaces are part of the overall parking management plan and must be secured long term. Accounting for them, 54% is the correct waiver request. Note that the parking numbers provided on the most recent site plan must be corrected to reflect the most recent parking information.

The proposed parking management plan centers on three primary factors:

- Demonstrated reduction in actual parking demand
- Transportation demand management (TDM)
- Shared parking between daycare and health club users

Based on a survey of present employees and members, the parking management plan cites a 36% (58-space) decrease in actual parking demand as compared to the minimum parking requirements of Sec. 8.1.8. This reduction is expected to carry over to the new facility, as it will remain easily accessible via alternative modes of transportation.

The parking management plan posits enhanced TDM measures including improved bike parking facilities, pedestrian access, parking time limits and pricing, and membership in CATMA. The TDM plan contemplates, but does not commit to, several other measures such as working with Carshare VT and implementing parking pricing. The expected reduction in actual parking demand as a result of these enhanced TDM measures is modest at just 4% (6 spaces).

Times of peak parking demand for the daycare use differ from those for the health club. Peak times for the daycare are 8:00 AM – 9:00 AM and 4:00 PM – 5:00 PM. During these peak times, use of 22 parking spaces will be limited to 15-minute increments. Peak times for the health club are 6:00 AM – 8:00 AM and 5:00 PM – 7:00 PM. With the differing peak times, the parking management plan reasonably asserts that these 22 spaces can be shared between the daycare and health club uses.

While the parking waiver request is substantial, the parking management plan lays out a reasonable argument in support of it. The demonstrated reduction in actual parking demand, modest additional reduction due to enhanced TDM, and shared parking work together to support the rationale for making the 74 parking spaces provided meet actual parking demand. As with

all other parking waivers, the applicant must provide numbers as to actual parking demand each year for 3 years from the date of approval. The reduced need for parking spaces arising from careful management and shared use will require diligent monitoring and enforcement of time limits and use of the on-site parking spaces. **(Affirmative finding as conditioned)**

Sec. 8.2.5, Bicycle Parking Requirements
The bike parking requirement for the 9,725 sf daycare amounts to just 1 short term space (1 per 10,000 sf). The bike parking requirement for the 41,900 sf health club (using the community center standard) amounts to 25 short term spaces (3 per 5,000 sf) and 2 long term spaces (1 per 20,000 sf). As proposed, 42 short term spaces will be provided along with 3 long term spaces. Locations and details for the short term bike parking spaces are provided. As for the long term spaces, there is no indication as to what they will be or where they will be located. Such information is needed. **(Affirmative finding as conditioned)**

II. MINUTES

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

III. MOTION

Motion: Austin Hart
I move that the Board grant certificate of appropriateness and major impact approval to demolish the Ethan Allen Club and to construct a new ~50,000 sf YMCA facility (with daycare and health club uses) and related site improvements for the property at 298 College Street based on the findings in Section I above and subject to the following conditions:

1. Prior to issuance of the zoning permit, revised or supplemental information addressing the following items shall be submitted, subject to staff review and approval:
    a. Define snow storage or provide a plan for removal;
    b. For rooftop mechanical equipment, the applicant shall provide an acoustical study with recommendations for mitigation against unreasonable noise from rooftop mechanicals such as wall enclosures, acoustic barriers, or other appropriate measures to mitigate disturbance to neighboring residents;
    c. Provide loading area details;
    d. Provide details as to the type and location of long term bike parking;
    e. Illumination along walkways shall be adjusted so as to not exceed 2 fc, unless doing so would specifically conflict with NFPA Life Safety Code. A revised photometric shall be provided to demonstrate those changes;
    f. Pole lights shall not exceed 25 in height; and,
    g. Provide confirmation that the rooftop mechanical equipment does not encroach beyond the maximum building height by more than 15 feet and does not exceed 20% of the roof area.
2. The applicant shall provide to the Department of Planning & Zoning numbers as to actual parking demand for the new facility each year for 3 years from the date of this approval,

including a summary of the measures taken to monitor use of the on-site parking lot and enforce the shared use elements of the parking plan.

3. Days and hours of construction shall be limited to Monday – Friday 7:30 AM – 5:30 PM and Saturday construction may occur for interior work only. No construction activity on Sunday.
4. Impact fees based on the net new building area shall be paid to the Department of Planning & Zoning at **least 7 days prior to issuance of a certificate of occupancy**.
5. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
6. Any construction within the public street right-of-way requires review and approval by the City Council in conjunction with the Department of Public Works.
7. All new construction is required to meet the Guidelines for Energy Efficient construction according to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
8. All exterior signage is subject to separate zoning approval.
9. As recommended by the Conservation Board, the Board encourages, but does not require, use of a "smart" stormwater meter that might be incorporated into the stormwater system design.
10. Standard Permit Conditions 1-15.

Seconded: AJ LaRosa

Vote: 5-0-0

Dated at Burlington, Vermont, this 19th day of June, 2018

Respectfully Submitted,

Austin D. Hart

Austin D. Hart, Development Review Board Chair

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

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

David White, FAICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Shaleigh Draper, Zoning Clerk

TO: Development Review Board
FROM: Scott Gustin
DATE: September 18, 2018
RE: 19-0119CU; 31 North Prospect 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: RL Ward: 1E

Owner/Applicant: Kesha Ram

Request: Change downstairs use from medical office to boarding house. Owner occupied upstairs dwelling unit to remain.

Applicable Regulations:
Article 3 (Applications, Permits, & Project Reviews), Article 8 (Parking)

Background Information:
The applicant is seeking approval to convert an existing nonconforming medical office space into a 3-bedroom boarding house. A boarding house is a conditional use in the RL zone and is predicated on owner-occupancy of the property.

The property is presently configured with the medical office downstairs and the owner's residence upstairs. As proposed, the medical office would be converted to a boarding house, and the owner's residence upstairs would remain. No site or exterior building alterations are included in this application.

Previous zoning actions for this property are noted below:

- 12/3/12, Approval to install a 20' length of fence along rear property line
- 10/6/72, Approval to convert single family home to dental office with residence above

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

I. Findings

Article 3: Applications, Permits, and Project Reviews:
Sec. 3.3.2, Applicability
The converted building area associated with this project is subject to impact fees per the provisions of *Part 3: Impact Fees* of Article 3. **(Affirmative finding as conditioned)**

Part 5, Conditional Use & Major Impact Review:
Section 3.5.6 (a) Conditional Use Review Standards
Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

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

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

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

The property is located within the low density residential zoning (RL) district. The RL zoning district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. This district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhoods' development history. In this case, the neighborhood includes a variety of residential, nonprofit, and institutional uses. The existing medical office is nonconforming. The proposed boarding house use is conforming. The MDP does not specifically address boarding houses, but insofar as it will replace a nonconforming use with a conforming residential use, it can be found consistent with the intent of the district and municipal development plan. **(Affirmative finding)**

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

The proposed boarding house is not expected to generate nuisance impacts from noise, odor, dust, and the like that may be more typically associated with industrial uses. **(Affirmative finding)**

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies;*

No traffic analysis has been provided or is required for this application. The proposed 3-bedroom boarding house is expected to generate less traffic than the commercial medical office that it will replace. **(Affirmative finding)**

and,

5. *The utilization of renewable energy resources;*

No renewable energy utilization is included in this proposal. Future incorporation is not precluded by the use. **(Affirmative finding)**

and,

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

With the change in use to a boarding house, rental registration with the Code Enforcement Office will likely be required. **(Affirmative finding as conditioned)**

(b) Major Impact Review Standards
Not applicable.

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

1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.
The proposed boarding house is not expected to produce offsite noise or glare substantial enough to require mitigation. **(Affirmative finding)**

2. Time limits for construction.
No construction timeline or phasing are included in this proposal. The standard 2-year timeframe for zoning permits will apply. **(Affirmative finding)**

3. Hours of operation and/or construction to reduce the impacts on surrounding properties.
Hours of operation need not apply to the proposed use.

No exterior construction is associated with this proposal. **(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 will be reviewed under the zoning regulations in effect at that time.

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

Article 8: Parking
Sec. 8.1.8, Minimum Off-Street Parking Requirements
Total onsite parking required is 4 spaces (2 for the owner's residence and 2 for the boarding house [1 per 2 bedrooms]). The property contains 6 parking spaces in its present configuration.
(Affirmative finding)

II. Conditions of Approval

1. The boarding house use is limited to 3 bedrooms and is contingent on continued owner occupancy of the property.

2. A State of Vermont wastewater permit may be required.
3. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
4. Impact fees based on the converted building area shall be paid to the Department of Planning & Zoning at **least 7 days prior to issuance of a certificate of occupancy**.
5. Standard Conditions 1-15.

PROPOSED
(NO CHANGE TO
BLDG. FOOTPRINT)

37 N PROSPECT

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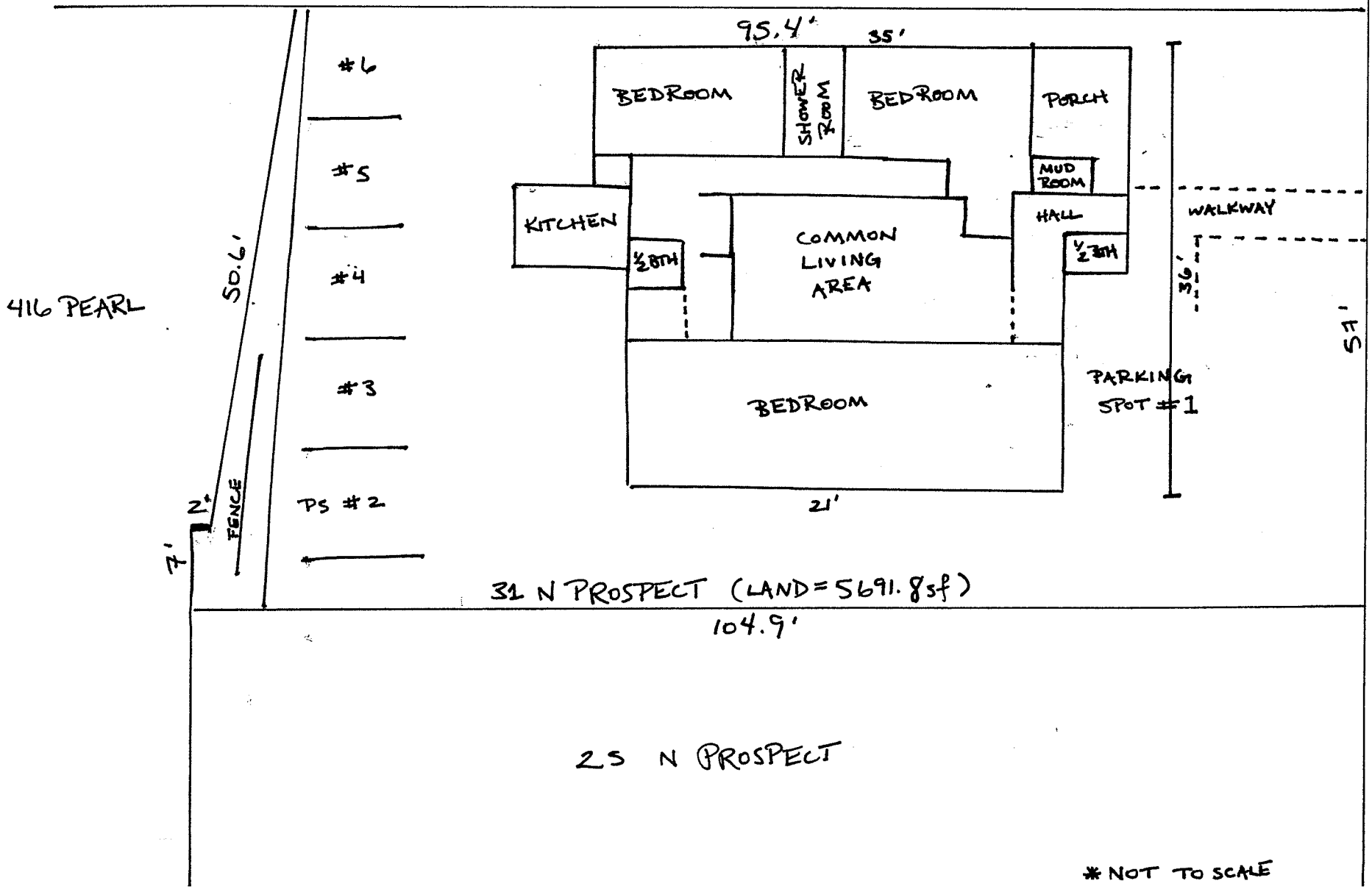
PLANNING & ZONING



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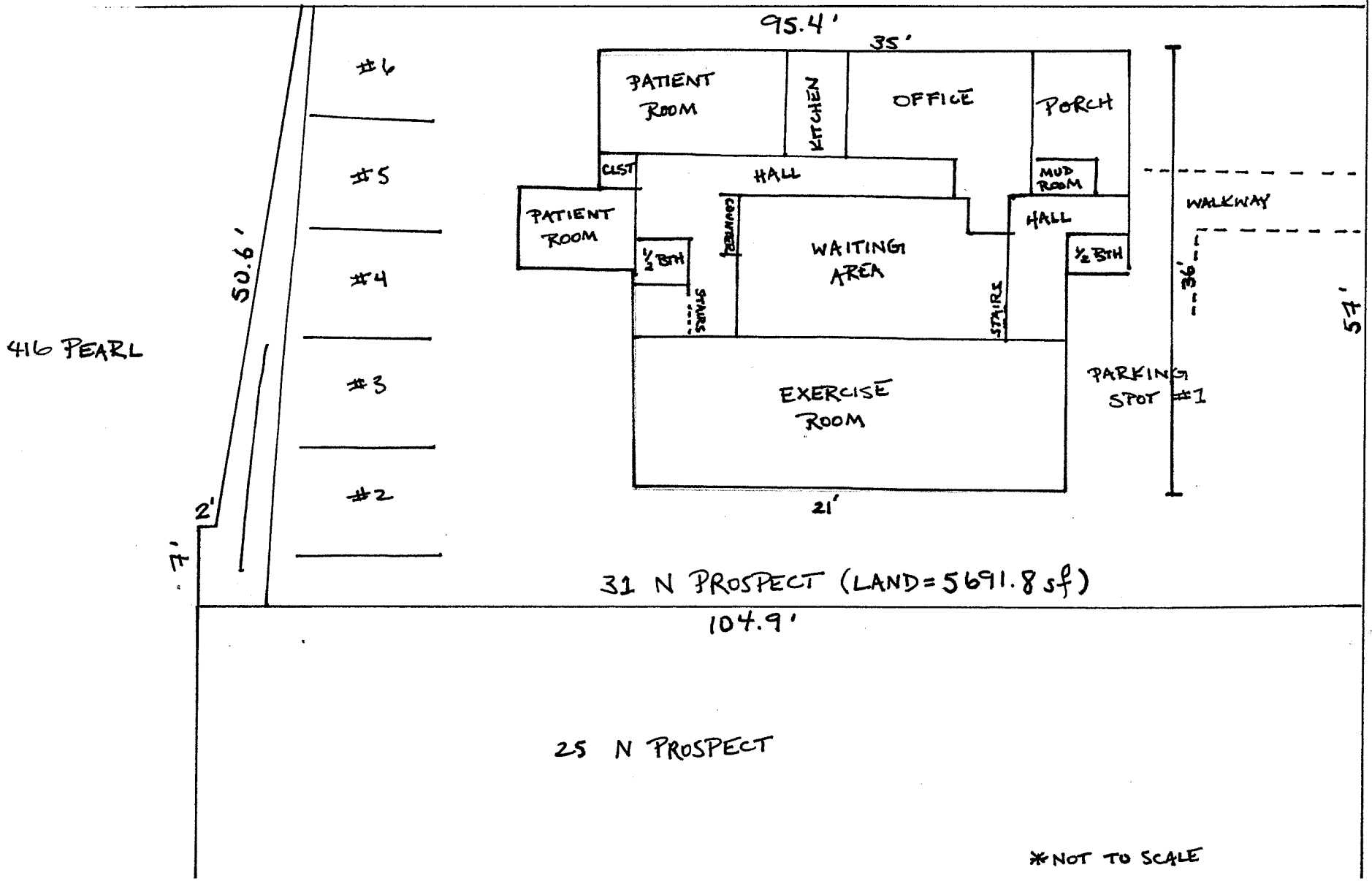

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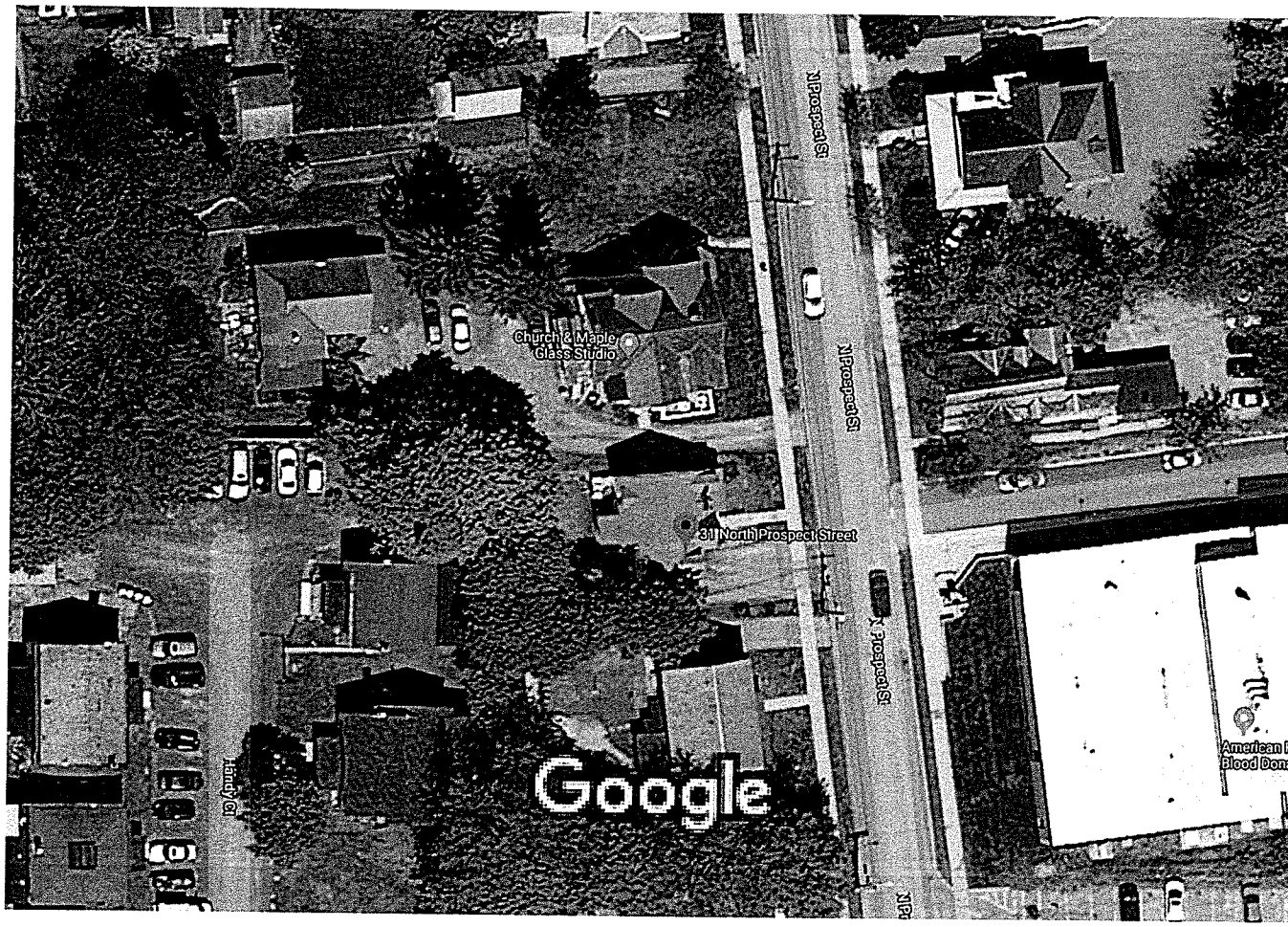

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DEPARTMENT OF
PLANNING & ZONING

PRIVATE
PROPERTY
CITY OF BURLINGTON VT
11/20/2004

ZONING REQUEST DENIAL
CERTIFICATE OF APPROPRIATENESS

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 04/13/2018 | Appeal Expiration Date: 05/15/201

Project Location: 14 PERU STREET | District: RM

Owner: PBGC, LLC | Ward: 3(

Address: 100 NORTH ST
BURLINGTON VT 05401 | Tax ID: 044-1-373-00(

Project Type: Residential - Lot Line Adjustment

Project Description: Lot line adjustment between 14 and 16 Peru Street.

Construction Cost:	$0.00	Lot Size (Sq Ft):	2,550
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	0.00	Existing # of Parking Spaces:	2
Proposed % Lot Coverage:	0.00	Proposed # of Parking Spaces:	0
Net New % Lot Coverage:	0.00	Required # of Parking Spaces:	2

Zoning Permit #: 18-0894LL
Level of Review: 3

Zoning Administrative Officer

Decision By: Administrative
Decision: Denied
See Reasons for Denial
Decision Date: April 30, 2018
Project File: NA
Review: Final Plat Review

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on May 15, 2018.

Fee Type	Amount	Paid in Full
Application Fee(s):	$110.00	Yes
Development Review Fee:	$0.00	NA
Impact Fee:	*Not Applicable*	

Balance Due: $0.00

Date Paid: _____

Check # _____

Building Permit Required: **Not**

Received by: _____ Date: _____

Zoning Permit - COA Level III – Reasons for Denial

City of
Burlington, Vermont
149 Church Street

ZP #: 18-0894LL

Tax ID: 044-1-373-000

Issue Date: April 30, 2018

Decision: Denied

Property Address: 14 PERU STREET

Description: Lot line adjustment between 14 and 16 Peru Street.

Reasons for Denial:

Article 4: Zoning Maps and Districts
Table 4.4.5-1 Minimum Lot Size and Frontage:
A single, detached dwelling requires 30 minimum lot frontage in the RM zoning district. It is assumptiv that the lot itself will not diminish below that 30' threshold established by the frontage. While the parcel will continue to maintain the minimum 30' frontage, the lot width will diminish below that standard due to the proposed lot line adjustment. **Adverse finding.**

Article 5: Citywide General Regulations
Section 5.2.5 Setbacks
(b) Exceptions to Yard Setback Requirements
4. Accessory Structures and Parking Areas. Accessory structures no more than fifteen feet in height, parking areas, and ***driveways*** *may project into a required side and rear yard setback provided they are* ***no less than five (5) feet*** *from a side or rear property line where such a setback is required.*
The proposed boundary line change will reduce the existing (non-conforming) setback from the property line further below the required 5'; increasing the level of non-conformity of the site relative to a required setback. **Adverse finding.**

Section 5.3.5 Non-Conforming Structures
(a) *any change or modification to a nonconforming structure, other than to full conformity under this Ordinance, shall only be allowed subject to the following:*
1. Such a change or modification may reduce the degree of nonconformity and ***shall not increase the nonconformity*** *except as provided below:*

Within residential districts, and subject to Development Review Board approval, existing nonconforming single family homes and community centers (existing enclosed spaces only) that project into a side and/or rear yard setbacks may be vertically expanded so long as the expansion does not encroach further into the setback than the existing structure. Such expansion shall be of the existing nonconformity (i.e. setback) and shall:

i. Be subject to conformance with all dimensional requirements (i.e. height, lot coverage, density and intensity of development);

ii. Not have an undue adverse impact on adjoining properties or any public interest that would b protected by maintaining the existing setbacks; and

iii. Be compatible with the character and scale of surrounding structures.

2. Such a change or modification shall not create any new nonconformity; and
3. Such a change or modification shall be subject to review and approval under the Design Review provisions of Article 3, Part 4.

Vertical structural expansion is not proposed and therefore not applicable.
The proposal for a boundary line adjustment will increase the level of **non-conformity to a required setback** on this parcel relative to the driveway, which currently is approximately 1' from the existing property line.
The property line adjustment would further increase the **non-conformity of the vehicular parking dimension** (9' x 20' minimum parking space; 3 ½ - 4' width proposed) as the property line is proposed to move further west into the existing drive. **Adverse finding.**

Article 6: Development Review Standards
Part 1: Land Division Design Standards
Section 6.1.2 Review Standards
(c) Arrangement of Lots
The size and arrangement of new lots shall ***reflect and perpetuate the existing development pattern*** *of the surrounding neighborhood. Lots shall be created in such a way as to enable their development pursuant to the requirements of this ordinance, and ensure a clear transfer of title.*
Interior lot lines extending from a street should be ***perpendicular or radial to the street right of way line*** *to the greatest extend feasible. Flag lots and through lots are discouraged, and shall be allowed only to the extent where topography and existing block and lot arrangement allow no suitable alternatives. In such cases, a minimum frontage for access of 20 feet shall be required.*

The proposed boundary line adjustment does not create a flag lot or through lot.
The new lot lines do not, however, extend from the street right-of-way in a perpendicular or radial manner; nor do they perpetuate the regular arrangement of lots in the neighborhood, which are platted in manner reflecting lot lines perpendicular to the street right-of-way creating rectangular parcels. **Adverse finding.**

Article 8: Parking
Table 8.1.8-1 Minimum Off-Street Parking Requirements
Single family residences in the Neighborhood Parking District require 2 parking spaces per unit. The proposed lot line adjustment encroaches into the required parking area for the single family home; either eliminating a second parking space or further reducing the (non-conforming) size of the existing parking area. **Adverse finding.**

Table 8.1.11-1 Minimum Parking Dimensions
90° angle parking requires a width of 9'. By the existing site plan, there is currently only 5' of width in which to park vehicles; with the boundary line adjustment, that width is reduced to 3 ½ - 4 feet on the 14 Peru Street parcel. **Adverse finding.**

ZONING REQUEST DENIAL
CERTIFICATE OF APPROPRIATENESS

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 04/13/2018 | Appeal Expiration Date: 05/15/201

Project Location: 16 PERU STREET | District: RI

Owner: BPJS Management LLC | Ward: 3

Address: C/O Bissonette Properties
100 North Street
Burlington VT 05401 | Tax ID: 044-1-374-00

Project Type: Residential - Lot Line Adjustment

Project Description: Lot line adjustment between 14 and 16 Peru Street.

Construction Cost:	$0.00	Lot Size (Sq Ft):	3,874
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	61.00	Existing # of Parking Spaces:	2
Proposed % Lot Coverage:	0.00	Proposed # of Parking Spaces:	2
Net New % Lot Coverage:	-61.00	Required # of Parking Spaces:	2

Zoning Permit #: 18-0895LL
Level of Review: 3

Decision By: Administrative
Decision: Denied
See Reasons for Denial
Decision Date: April 30, 2018
Project File: NA
Review: Final Plat Review

Zoning Administrative Officer

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on May 15, 2018.

Fee Type	Amount	Paid in Full
Application Fee(s):	$110.00	No
Development Review Fee:	$0.00	NA
Impact Fee:	*Not Applicable*	

Balance Due: $10.00

Date Paid: 4/13/18

Check # CASH

Building Permit Required: **Not**

Received by: _____ Date: _____

Cert mailed 5/1/18

Zoning Permit - COA Level III – Reasons for Denial

City of
Burlington, Vermont
149 Church Street

ZP #: 18-0895LL **Tax ID:** 044-1-374-000

Issue Date: April 30, 2018 **Decision:** Denied

Property Address: 16 PERU STREET

Description: Lot line adjustment between 14 and 16 Peru Street.

Reasons for Denial:

Article 3: Applications, Permits and Project Reviews
Section 3.1.2 Zoning Permit Required
(a) Exterior work
1. Additions to existing buildings, garages, accessory buildings or other structures.
2. alternations to building elevations/appearances including, but not limited to, re-siding or window replacement (or addition) or other changes that alter trim details or otherwise change the exterior appearance.
5. Alterations, changes, or modifications to building lots or sites related to site improvements including, but not limited to, increased lot coverage.
13. Porches, patios and decks.
The applicant is seeking a boundary line adjustment to accommodate a building addition and site improvements that were constructed without zoning or building permits. That enlarged structure now encroaches into a required setback on the westerly property line. Although the proposed boundary line adjustment would accommodate the required structural setback, an installed heat pump which currently extends across the property boundary line between 14 and 16 Peru Street would not meet required setbacks. **Adverse finding.**

Article 4: Zoning Maps and Districts
Table 4.4.5-1 Minimum Lot Size and Frontage:
A single, detached dwelling requires 30 minimum lot frontage in the RM zoning district. It is assumptive that the lot itself will not diminish below that 30' threshold established by the frontage. While the 14 Per Street will continue to maintain the minimum 30' frontage, the lot width will diminish below that standar due to the proposed lot line adjustment. **Adverse finding.**

Table 4.4.5-3 Residential District Dimensional Standards
Side setbacks in the RM zoning district are 10% of the lot width, or the average of side yard setbacks of 2 adjacent lots on both sides. Using the 10% method, the side yard setback for 16 Peru Street is 2.3'. The rear addition, as constructed without permit approval, encroaches within that required setback. Although the requested property line adjustment seeks to remedy that setback requirement, the heat pump continue to encroach within the required setback. **Adverse finding.**

Article 5: Citywide General Regulations
Section 5.2.5 Setbacks

(b) Exceptions to Yard Setback Requirements

4. Accessory Structures and Parking Areas. Accessory structures no more than fifteen feet in height, parking areas, and ***driveways*** *may project into a required side and rear yard setback provided they are* ***no less than five (5) feet*** *from a side or rear property line where such a setback is required.*

The proposed boundary line modification will reduce the existing (non-conforming) setback from the property line on the 14 Peru Street parcel further below the required 5'; increasing the level of non-conformity of the site relative to a required setback. **Adverse finding.**

Section 5.3.5 Non-Conforming Structures

(a) *any change or modification to a nonconforming structure, other than to full conformity under this Ordinance, shall only be allowed subject to the following:*

1. Such a change or modification may reduce the degree of nonconformity and ***shall not increase the nonconformity*** *except as provided below:*

Within residential districts, and subject to Development Review Board approval, existing nonconforming single family homes and community centers (existing enclosed spaces only) that project into a side and/or rear yard setbacks may be vertically expanded so long as the expansion does not encroach further into the setback than the existing structure. Such expansion shall be of the existing nonconformity (i.e. setback) and shall:

i. Be subject to conformance with all dimensional requirements (i.e. height, lot coverage, density and intensity of development);

ii. Not have an undue adverse impact on adjoining properties or any public interest that would b protected by maintaining the existing setbacks; and

iii. Be compatible with the character and scale of surrounding structures.

2. Such a change or modification shall not create any new nonconformity; and

3. Such a change or modification shall be subject to review and approval under the Design Review provisions of Article 3, Part 4.

Vertical structural expansion is not proposed and therefore not applicable.

The proposal for a boundary line adjustment will increase the level of **non-conformity to a required setback** on the 14 Peru Street parcel relative to the driveway, which currently is approximately 1' from the existing property line.

The property line adjustment would further increase the **non-conformity of the vehicular parking dimension** (9' x 20' minimum parking space; 3 ½ - 4' width proposed) at 14 Peru Street as the property line is proposed to move further west into the existing drive. **Adverse finding.**

Article 6: Development Review Standards
Part 1: Land Division Design Standards
Section 6.1.2 Review Standards

(c) Arrangement of Lots

The size and arrangement of new lots shall ***reflect and perpetuate the existing development pattern*** *of th surrounding neighborhood. Lots shall be created in such a way as to enable their development pursuant to the requirements of this ordinance, and ensure a clear transfer of title.*

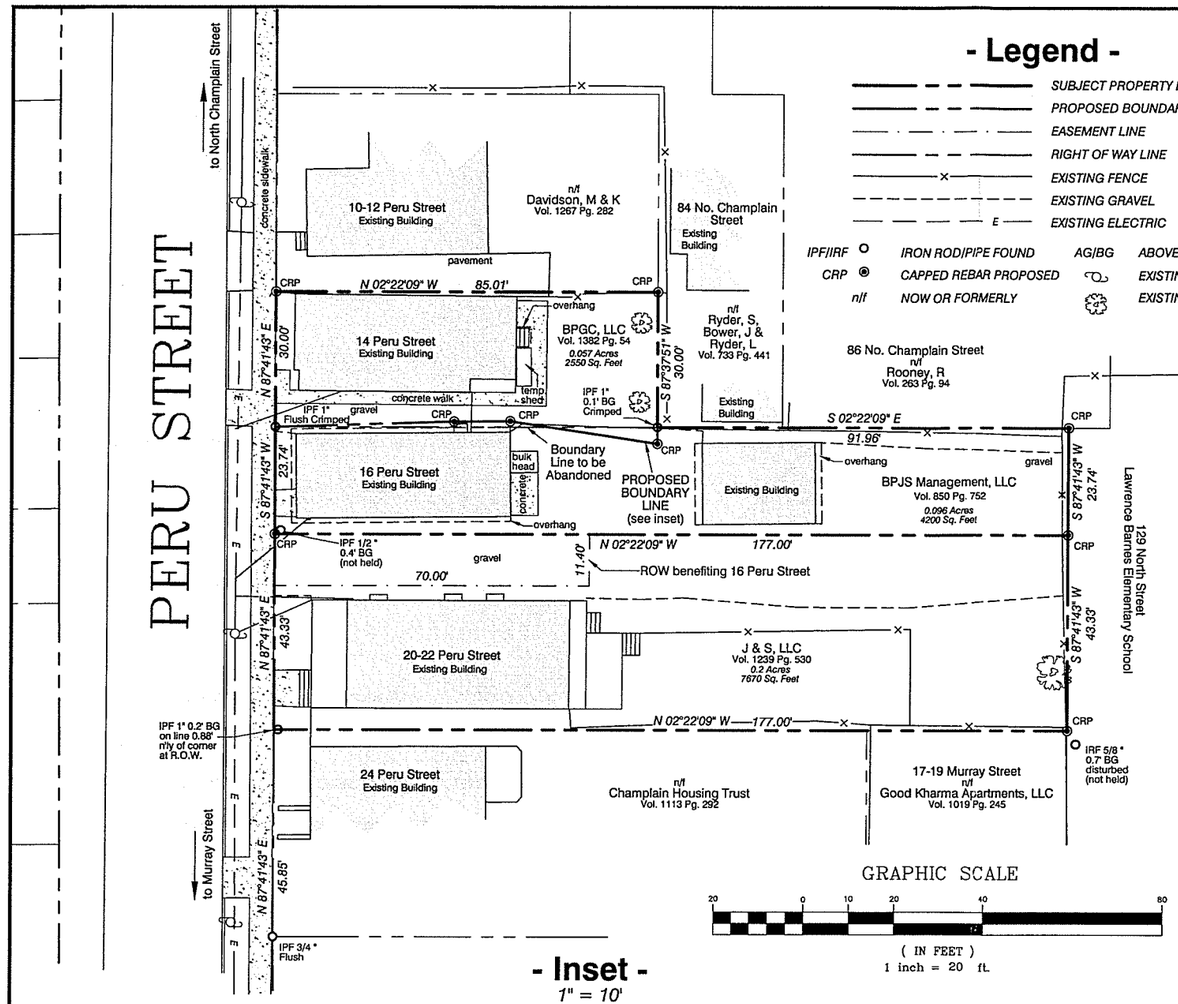
Interior lot lines extending from a street should be ***perpendicular or radial to the street right of way line*** *to the greatest extend feasible. Flag lots and through lots are discouraged, and shall be allowed only to the extent where topography and existing block and lot arrangement allow no suitable alternatives. In such cases, a minimum frontage for access of 20 feet shall be required.*

The proposed boundary line adjustment does not create a flag lot or through lot.

The new lot lines do not, however, extend from the street right-of-way in a perpendicular or radial manner; nor do they perpetuate the regular arrangement of lots in the neighborhood, which are platted in manner reflecting lot lines perpendicular to the street right-of-way creating rectangular parcels. **Adverse finding.**

Article 8: Parking
Table 8.1.8-1 Minimum Off-Street Parking Requirements
Single family residences in the Neighborhood Parking District require 2 parking spaces per unit. The proposed lot line adjustment encroaches into the required parking area at 14 Peru Street; either eliminating a second parking space or further reducing the (non-conforming) size of the existing parking area. **Adverse finding.**

Table 8.1.11-1 Minimum Parking Dimensions
90° angle parking requires a width of 9'. By the existing site plan, there is currently only 5' of width in which to park vehicles at 14 Peru Street; with the boundary line adjustment, that width is reduced to 3 ½ 4 feet on that parcel. **Adverse finding.**



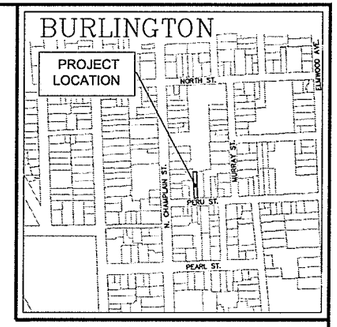
- Legend -

- SUBJECT PROPERTY LINE
- PROPOSED BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- EXISTING FENCE
- EXISTING GRAVEL
- E — EXISTING ELECTRIC

IPF/IRF — IRON ROD/PIPE FOUND
CRP — CAPPED REBAR PROPOSED
n/f — NOW OR FORMERLY
AG/BG — ABOVE GRADE/BELOW GRADE
EXISTING UTILITY POLE
EXISTING DECIDUOUS TREE

- Area Table -

14 Peru Street		16 Peru Street	
Exist. Lot	2,500 sq ft	Exist. Lot	4,200 sq ft
To 16 Peru St.	-44 sq ft	To 16 Peru St.	-44 sq ft
From 16 Peru St.	+44 sq ft	From 16 Peru St.	+44 sq ft
Proposed	2,500 sq ft	Proposed	4,200 sq ft



LOCATION MAP
NOT to SCALE

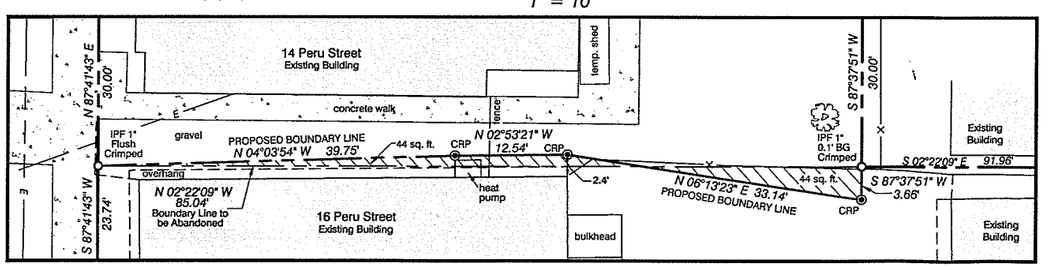
Grid (Note 3)

- Survey Notes -

1. Purposes of this survey are to retrace, monument and document the boundaries of the following existing parcels of land: 14 Peru Street, deeded to BPGC LLC by Warranty Deed dated February 16, 2018 recorded Volume 1382 Page 54 of the City of Burlington Land Records; 16 Peru Street, deeded to BPJS Management, LLC by Warranty Deed dated December 11, 2003 recorded Volume 850 Page 752 of the City of Burlington Land Records; 20-22 Peru Street, deeded to J & S, LLC by Warranty Deed dated December 11, 2003 recorded Volume 1239 Page 530 of the City of Burlington Land Records and to depict a boundary line adjustment between 14 Peru Street and 16 Peru Street. Other neighboring property lines and buildings shown MAY be approximate only, and are shown for information purposes only.
2. Boundary location determinations are based upon record deed descriptions and monumentation found in the field. Discrepancies between record deed calls and occupation lines were observed.
3. Field survey was conducted winter of 2018 and consists of a closed-loop traverse utilizing a robotic total station instrument. Bearings shown are from Grid North, Vermont Coordinate System of 1983, based upon our GPS observations on or adjacent to the site (Reference Frame NAD83 (2011, Epoch 2010)).
4. Iron pipes shown as "found" are typically labeled with inside diameter, rods with outside diameter, unless otherwise indicated. Condition of pipes, rods and markers found are "good" unless otherwise noted. Corners denoted "Proposed" shall typically consist of 5/8" diameter rebar capped with aluminum disks stamped "Civil Engineering Assocs. - VT LS 597", typically set flush with existing grade.
5. Not being within the scope of this survey, Civil Engineering Associates, Inc. has conducted no investigation whatsoever respecting whether or not the property and each component thereof is in compliance with state or local permits.
6. Utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are approximate only. Buried utilities shown are depicted based solely on surface indications. Actual locations may vary. Contact Dig Safe (888-344-7233) prior to any construction.
7. Peru Street is an assumed 48.5' wide R.O.W. determined by existing monumentation and the centerline of the traveled portion of the road.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

- Inset -
1" = 10'



- Lot Coverage Calculations -

ZONE: RESIDENTIAL MEDIUM DENSITY

	14 PERU STREET		16 PERU STREET		20-22 PERU STREET	
	EXISTING CONDITIONS	PROPOSED CONDITIONS	EXISTING CONDITIONS	PROPOSED CONDITIONS	EXISTING CONDITIONS	PROPOSED CONDITIONS
WALKS / PARKING/ DRIVEWAY	555 S.F.	565 S.F.	2,410 S.F.	2,400 S.F.	2,640 S.F.	2,640 S.F.
BUILDINGS/DECKS/PATIOS	1,020 S.F.	1,020 S.F.	1,370 S.F.	1,370 S.F.	1,650 S.F.	1,650 S.F.
TOTAL COVERAGE	1,575 S.F.	1,585 S.F.	3,780 S.F.	3,770 S.F.	4,290 S.F.	4,290 S.F.
TOTAL PARCEL	2,550 S.F.	2,550 S.F.	4,220 S.F.	4,220 S.F.	7,670 S.F.	7,670 S.F.
% OF COVERAGE	**61.7%**	**62.2%**	**89.6%**	**89.3%**	**55.9%**	**55.9%**

MAXIMUM % ALLOWED: 40%

APPROVAL OF THIS LOT LINE ADJUSTMENT PLAT DOES NOT CONSTITUTE THE CREATION OF A SEPARATE PARCEL OR LOT. IT ADJUSTS THE PHYSICAL LOCATION OF THE COMMON BOUNDARY OF THE ADJOINING PARCELS OR LOTS. THIS LOT LINE ADJUSTMENT HAS BEEN APPROVED BY:

_____
CITY OF BURLINGTON ADMINISTRATIVE OFFICER /
ASSISTANT ADMINISTRATIVE OFFICER

DATE: _____ ZONING PERMIT # _____

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE CITY OF BURLINGTON, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____, CITY CLERK

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 27 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

_____
Rebecca Gilson *VT LS 109314*

RECEIVED
APR 13 2018
DEPARTMENT OF PLANNING & ZONING

ORIGINAL INK on MYLAR

BOUNDARY SURVEY AND LOT LINE ADJUSTMENT

BPGC LLC, BPJS Management & J & S, LLC

14, 16 & 20-22 PERU STREET
BURLINGTON *VERMONT*

Drawn by RG | Date March 6, 2018
Checked by TRC/JLM | Scale 1" = 20'
Approved by RG | Project No. 17211

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com
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P1
SHEET 1 of 1

NOTICE
CAUTION
FALLING
SNOW
& ICE

TYPAR

GSK 559

DALY & DALY, P.C.
Attorneys at Law
110 Main Street, 4th Floor, P.O. Box 69
Burlington, Vermont 05402-0069
phone: 802-658-6665 -- fax: 802-658-8565
www.dalyanddaly.com

Matthew T. Daly
M. Cecilia Daly
Jeremy M. Carter

May 14, 2018

RECEIVED
MAY 14 2018
DEPARTMENT OF
PLANNING & ZONING

City of Burlington
Department of Planning and Zoning
149 Church Street, City Hall
Burlington, VT 05401-8415

Re: ***16 Peru Street/BPJS Management, LLC***
14 Peru Street/PBGC, LLC
Boundary Line Adjustment Appeal

To Whom It May Concern:

Our office represents BPJS Management, LLC and PBGC, LLC. Enclosed you will find the following with regard to the above:

1. Two Appeal of an Administrative Decision Requests;
2. A Memorandum;
3. Two copies of the Boundary Survey; and
3. Two checks each in the amount of $250 for the appeal fee.

Thank you.

Very truly yours,

Jeremy M. Carter

Encs.

Department of Planning and Zoning
149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195
www.burlingtonvt.gov/pz

RECEIVED
MAY 14 2018
DEPARTMENT OF PLANNING & ZONING

Appeal of an Administrative Decision Request

Use this form to appeal any Administrative Decision or Notice of Violation - See Sec. 12.2.2 of the Zoning Ordinance.

SUBJECT LOCATION ADDRESS: 14 Peru Street

Subject Property Owner: PBGC, LLC

Appellant: PBGC, LLC

Agent/Representative: Daly & Daly, P.C.

Mailing Address: 110 Main Street

City, St, Zip: Burlington Vermont 05402

Day Phone: 802-658-6665 Email: mattdaly@dalyanddaly.com

Appellant Signature: [signature] Date: 5/14/18

In order for your request to be considered complete, ALL of the following information must be provided, as applicable:

- ☐ The Appeal **fee of $250**;
- ☐ Description of the decision under appeal;
- ☐ Description of the property subject to the appeal;
- ☐ Reference to the regulatory provisions applicable to the appeal;
- ☐ Relief requested by the appellant;
- ☐ Alleged grounds why such requested relief is believed proper under the circumstances.

Office Use Only:
Check No. 4862 Amount Paid 250 Zoning Permit # 18-0894CU

DALY & DALY, P.C.
Attorneys at Law
110 Main Street, 4th Floor, P.O. Box 69
Burlington, Vermont 05402-0069
phone: 802-658-6665 -- fax: 802-658-8565
www.dalyanddaly.com

Matthew T. Daly
M. Cecilia Daly
Jeremy M. Carter

MEMORANDUM

TO: City of Burlington
Department of Planning & Zoning

FROM: Daly & Daly, P.C.

SUBJECT: BPJS Management, LLC—16 Peru Street
PBGC, LLC—14 Peru Street
Lot Line Adjustment

RECEIVED
MAY 14 2018
DEPARTMENT OF
PLANNING & ZONING

DATE: May 14, 2018

BPJS Management, LLC ("BPJS"), owns real property located at 16 Peru Street, and PBGC, LLC ("PBGC"), owns real property located at 14 Peru Street. The two properties share a common boundary that runs north to south with 14 Peru to the west of the boundary line and 16 Peru to the east. On April 13, 2018, BPJS and PBGC requested that the Burlington Planning and Zoning Department (the "Department") adopt the lot line adjustment proposed in their applications. The proposed lot line adjustment is intended to compensate for an addition that was previously installed to the existing building at 16 Peru, which currently encroaches onto 14 Peru. This line is specifically set forth in the attached survey, which is titled, "BOUNDARY SURVEY AND LOT LINE ADJUSTMENT: BPGC LL, BPJS Management & J&S, LLC," prepared by Civil Engineering Associates, Inc., and dated March 6, 2018.

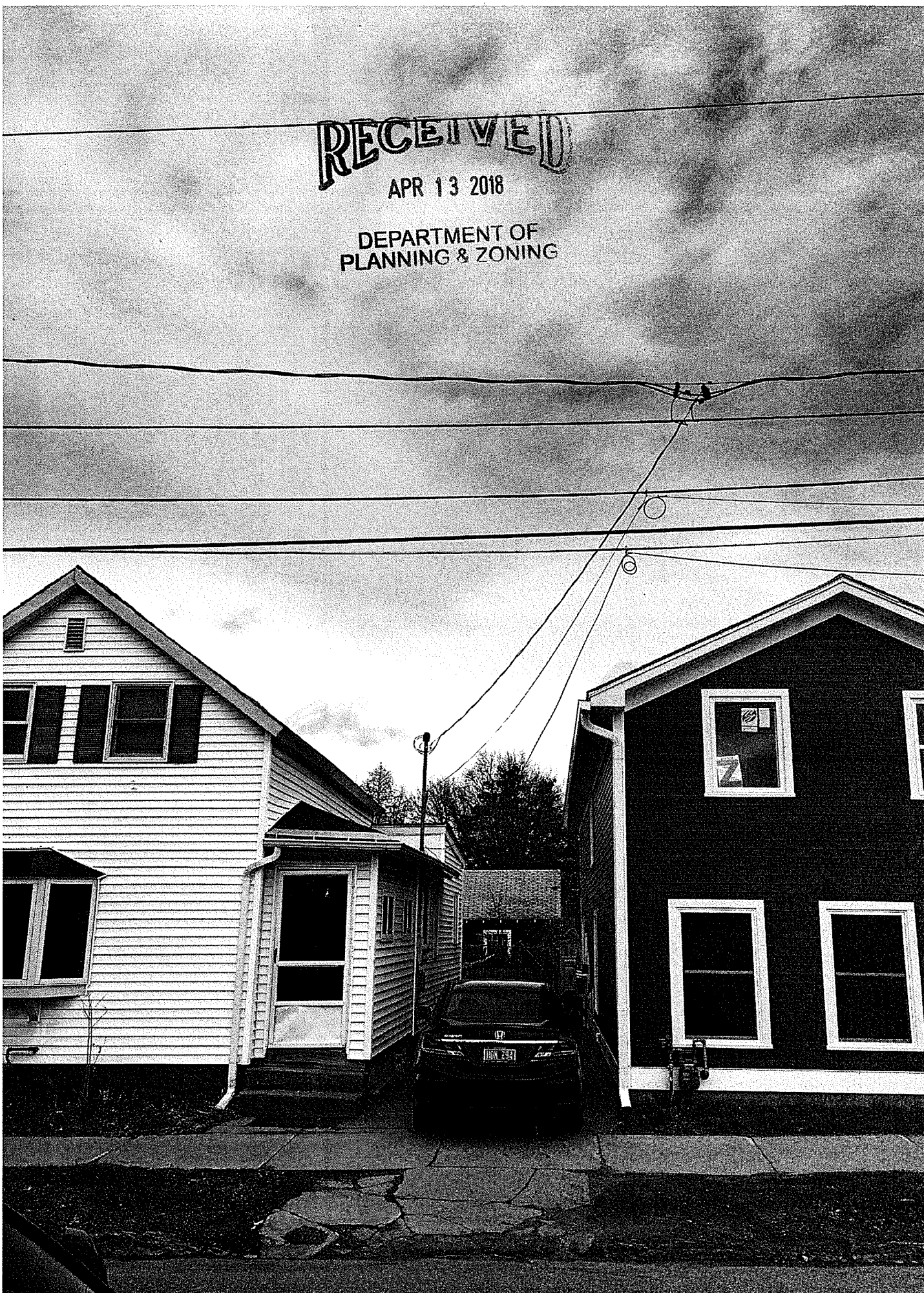
The Department denied BPJS and PBGC's applications because the Department believes the proposed boundary line adjustment will 1) cause portions of each property to violate various minimum setback requirements, 2) restrict parking below acceptable levels, and 3) create a boundary line that is not perpendicular from Peru Street. The City of Burlington Comprehensive Development Ordinance expressly describes three instances in which the Department may deny an application for a boundary line adjustment. These include, 1) "where the proposed adjustment will result in a new lot being created;" 2) "where the proposed adjustment will result in the creation of a non-conforming parcel or non-conforming buildings or structures or yard areas or

any nonconforming dimensional standard;" and 3) "where the proposed adjustment does not adequately address the applicable Land Division Design Standards of Art. 6." Burlington Comprehensive Development Ordinance, Article 10.1.5(c).

First, the proposed boundary line adjustment does not create a new lot. Second, the nonconformities highlighted by the Department as reasons to justify its denial of the proposed boundary line adjustment are all already existing. The proposed boundary line would not create any new nonconformities. Third, the proposed adjustment conforms with the Land Division Design Standards of Article 6.

For these reasons, BPJS and PBGC contend that, taken as a whole, the Department erred in denying their proposed boundary line adjustment. BPJS and PBGC request that the City of Burlington Development Review Board reverse the Department's decisions and adopt the proposed boundary line.

RECEIVED
MAY 14 2018
DEPARTMENT OF
PLANNING & ZONING


RECEIVED
APR 13 2018
DEPARTMENT OF
PLANNING & ZONING

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

David White, FAICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Shaleigh Draper, Zoning Clerk

TO:	Development Review Board
FROM:	Scott Gustin
DATE:	September 18, 2018
RE:	18-0840AP; 62 Venus Avenue

The parties continue to work towards settling this matter, and resolution is anticipated prior to the September 18, 2018 Development Review Board meeting.

Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
http://www.burlingtonvt.gov/PZ/
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

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

MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: September 18, 2018 Re-opened hearing.
RE: ZP18-0894LL / AP 14 Peru Street and
ZP18-0895LL / AP 16 Peru Street

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

File: ZP18-0894LL and ZP18-0895LL
Address: 14 and 16 Peru Street
Zone: RM **Ward**: 3C
Date application accepted: April 13, 2018; Application denied April 30, 2018. Appeal filed May 14, 2018 within 15-day appeal period.
Applicant has formally requested a later hearing date to accommodate prescheduled vacation plans.
Applicant/ Owner: Matthew Daly, on behalf of Bill Bissonette dba. PBGC LLC (14 Peru Street) and BPJS Management, LLC (16 Peru Street.)
Request: Appeal of an administrative denial of a boundary line adjustment between 14 and 16 Peru Street.

New language is underlined.

Background:

14 Peru Street

- **Zoning Permit 09-257CA;** close in the porch, adding 2 windows to match existing ones and vinyl siding to match. October 2008.

16 Peru Street

- **Zoning Permit 18-0495CA**; Renovation of existing single family house including removal of rear porch and construction of 2 story addition; new siding, new windows and doors; convert garage to storage. No change in use. (After the fact permit application.) **Denied** March 8, 2018 due to encroachment into a required setback.
- **Zoning Permit 09-896CA;** replace 15 double hung and 2 awning windows. June 2009.
- **Zoning Permit** (n.n), demolish existing rear porch and rebuild 10'x 14' porch with concrete floor and six aluminum windows. March 1976.

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

Overview: The owner of 16 Peru Street (Bissonette) conducted a major renovation at 16 Peru Street (raised roof, demolished rear porch and erected a new two story addition; new siding, windows, roofing, lighting. Graveled rear yard, converted two car garage to storage) without any building or zoning permits (although a building permit for a kitchen remodel was issued.) In an after-the-fact zoning permit application for the completed work, it was determined that the new addition encroached into a required side yard setback on the west; in fact, mechanical equipment was installed outside the property boundaries.

The applicant had the property surveyed to ascertain accurate property lines; purchased the abutting property at 14 Peru Street, and made dual applications to relocate the common boundary line in an attempt to bring 16 Peru Street into compliance.

The applicant, through his attorney, has filed two appeals relative to the administrative denial of those applications to adjust the common boundary line.

Recommended motion: Deny appeals and uphold the administrative denials of a boundary line adjustment of the common boundary of 14 and 16 Peru Street.

I. Findings

Article 4: Zoning Maps and Districts
Section 4.4.5 Residential Districts
Table 4.4.5-1 Minimum Lot Size and Frontage
A single, detached dwelling requires 30' minimum lot frontage in the RM zoning district. It is assumptive that the lot itself will not diminish below that 30' threshold established by the frontage. 14 Peru Street currently has 30' dimension on the street front property line, but is proposed to be narrowed for the purposes of the boundary line adjustment. The parcel at 16 Peru Street is non-conforming at 27' in width, but will be further constricted by the proposed new westerly boundary line on the proposed northerly terminus. For both lots, the lot width will diminish below the standard of this table, and in the case of 16 Peru Street, increase the level of non-conformity of the lot. **Adverse finding.**

Article 5: Citywide General Regulations
Section 5.2.5 Setbacks
Table 4.4.5-3 Residential District Dimensional Standards
Side setbacks in the RM zoning district are 10% of the lot width, or the average of side yard setbacks of 2 adjacent lots on both sides. Using the 10% method, the side yard setback for 16 Peru Street is 2.3'. The rear addition, as constructed without permit approval, encroaches within that required setback. Although the requested property line adjustment seeks to remedy that setback requirement, the heat pump on the west elevation continues to encroach within the required setback. **Adverse finding.**

Section 5.2.5 Setbacks
(b) Exceptions to Yard Setback Requirements
4. Accessory Structures and Parking Areas. Accessory structures no more than fifteen feet in height, parking areas, and ***driveways*** *may project into a required side and rear yard setback*

*provided they are **no less than five (5) feet** from a side or rear property line where such a setback is required.*
The proposed boundary line modification will expand the degree of setback encroachment from the side property line on the 14 Peru Street parcel further below the required 5'. **Adverse finding.**

16 Peru Street (left) and 14 Peru Street (right) as seen from the rear prior to development at 16 Peru Street. Note that the rear porch at 16 Peru Street is one story and narrower than the principal structure. The development expanded the dwelling in width and in floor area.

Section 5.3.5 Non-Conforming Structures
(a) *any change or modification to a nonconforming structure, other than to full conformity under this Ordinance, shall only be allowed subject to the following:*
*1. Such a change or modification may reduce the degree of nonconformity and **shall not increase the nonconformity** except as provided below:*
Within residential districts, and subject to Development Review Board approval, existing nonconforming single family homes and community centers (existing enclosed spaces only) that project into a side and/or rear yard setbacks may be vertically expanded so long as the expansion does not encroach further into the setback than the existing structure. Such expansion shall be of the existing nonconformity (i.e. setback) and shall:
i. Be subject to conformance with all dimensional requirements (i.e. height, lot coverage, density and intensity of development);
ii. Not have an undue adverse impact on adjoining properties or any public interest that would be protected by maintaining the existing setbacks; and

iii. Be compatible with the character and scale of surrounding structures.

2. Such a change or modification shall not create any new nonconformity; and
3. Such a change or modification shall be subject to review and approval under the Design Review provisions of Article 3, Part 4.

Vertical structural expansion occurred at 16 Peru Street without zoning application, review or approval. An after-the-fact permit was denied due to encroachment into a required setback and not appealed. Vertical expansion is not within these applications or appeals and therefore not applicable.

The proposal for a boundary line adjustment will increase the level of **non-conformity to a required setback** on the 14 Peru Street parcel relative to the driveway, which currently is approximately 1' from the existing property line.

The property line adjustment would further increase the **non-conformity of the vehicular parking dimension** (9' x 20' minimum parking space; 3 ½ - 4' width proposed) at 14 Peru Street as the property line is proposed to move further west into the existing drive.
Adverse finding.

Section 5.3.6 Nonconforming Lots

Development may occur on a non-conforming lot only in the following manner:

***(a) Existing Small Lots**: See Sec. 5.2.1.*

There is no minimum lot size in the RM Zoning District. Not applicable.

***(b) Required Frontage or Access**: See Sec. 5.2.2.*

Both 14 and 16 Peru Street have frontage on a public road. **Affirmative finding.**

(c) Changes to a Nonconforming Lot:

No change shall be permitted to any nonconforming lot which would have the effect of increasing the density at which the property is being used, or increasing the structure located upon such lot, if the dimensional requirements and standards, including parking, of the underlying zoning district are not met as a result thereof. Allowance of adaptive reuse and residential conversion bonuses shall be an exception to the foregoing standards. A lot shall be considered nonconforming if there is not sufficient parking, as determined by the standards provided in Article 8. In such cases where a parking waiver or waivers may be or have been legally granted, such a waiver shall not be considered to increase the degree of non-conformity.

16 Peru Street is a non-conforming lot as it does not meet the minimum frontage of 30', as defined in Table 4.4.5-1. The application does not propose to increase the current street frontage to 30' and therefore, the proposed changes do not meet the dimensional requirements and standards of the underlying zoning district.

14 Peru Street is a non-conforming lot as the parking area does not conform to the standards of Article 8, Table 8.1.11-1. (Standard Cars 9' x 20', compact cars 8' x 18'.) By the submitted proposed site plan, there is currently only 5' of width in which to park vehicles at 14 Peru Street; with the boundary line adjustment narrowing that width to 3 ½ - 4 feet on that parcel; insufficient to meet the minimum parking standard. The proposed boundary line adjustment decreases the

parking area on 14 Peru Street, rendering it further non-conforming to the parking standards. Under this section the application is required to meet parking standards or obtain (or have obtained) a parking waiver. The application does not meet parking standards and no parking waivers have been granted to either parcel.

The application(s) do not propose to increase the density on either lot, but increased structure has been developed at 16 Peru Street; spurring the boundary line adjustment and introduction of new non-conformity to 14 Peru Street as a result.

The applicant's attorney made an offer to accommodate parking off-site, and submitted a draft Parking Easement Deed July 20, 2018. The non-conforming frontage for 16 Peru, however would still remain and thus, the dimensional requirements and standards of the underlying district would still be unmet.
Adverse finding.

Article 6: Development Review Standards
Part 1: Land Division Design Standards
Section 6.1.2 Review Standards
(c) Arrangement of Lots
The size and arrangement of new lots shall ***reflect and perpetuate the existing development pattern*** *of the surrounding neighborhood. Lots shall be created in such a way as to enable their development pursuant to the requirements of this ordinance, and ensure a clear transfer of title. Interior lot lines extending from a street should be* ***perpendicular or radial to the street right of way line*** *to the greatest extend feasible. Flag lots and through lots are discouraged, and shall be allowed only to the extent where topography and existing block and lot arrangement allow no suitable alternatives. In such cases, a minimum frontage for access of 20 feet shall be required.*

The proposed boundary line adjustment does not create a flag lot or through lot.
The new lot lines do not, however, extend from the street right-of-way in a perpendicular or radial manner; nor do they perpetuate the regular arrangement of lots in the neighborhood, which are platted in a manner reflecting lot lines perpendicular to the street right-of-way creating rectangular parcels. The proposed new boundary line arcs first to the west in an attempt to meet the minimum setback of 2.3' from 16 Peru Street; then veers easterly to recapture the same amount of area to reconcile existing lot sizes. The proposed lot line is incongruous with this standard by its irregularity and inconsistency with existing patterns of development.
Adverse finding.

Article 8: Parking
Table 8.1.8-1 Minimum Off-Street Parking Requirements
Single family residences in the Neighborhood Parking District require 2 parking spaces per unit. The proposed lot line adjustment encroaches into the required parking area at 14 Peru Street; either eliminating a second parking space or further reducing the (non-conforming) size of the existing parking area.
Adverse finding.

Table 8.1.11-1 Minimum Parking Dimensions

90° angle parking requires a width of 9'. By the existing site plan, there is currently only 5' of width in which to park vehicles at 14 Peru Street; with the boundary line adjustment, that width is reduced to 3 ½ - 4 feet on that parcel; insufficient to meet the minimum parking standard and further increasing the level of non-conformity to parking. **Adverse finding.**

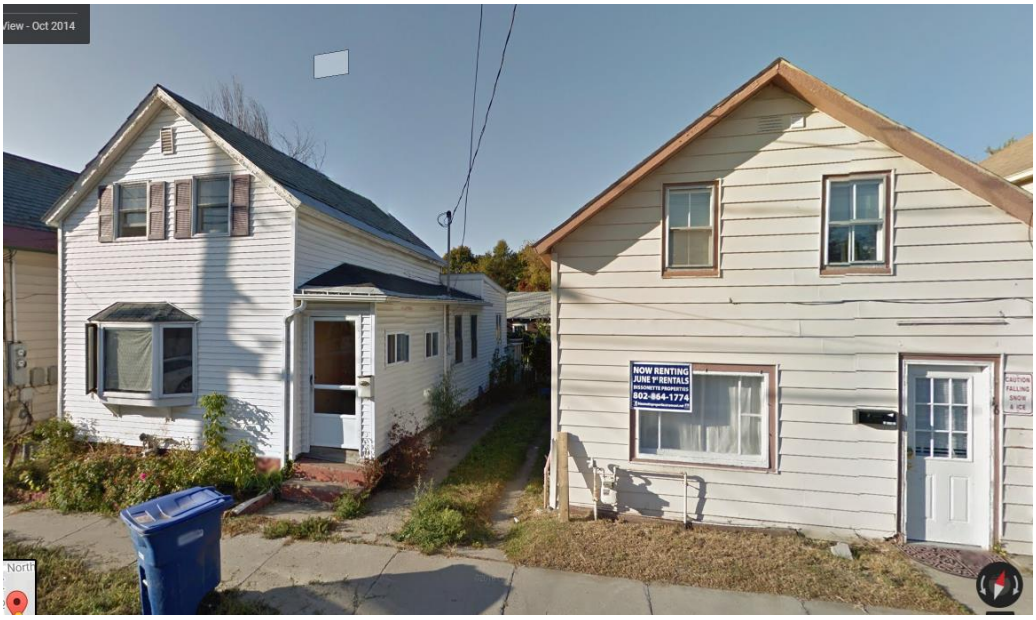
Article 10: Subdivision Review
Section 10.1.5 Lot Line Adjustments
(c) Lot Line Adjustment – Administrative Decision
The administrative officer shall have the authority to approve or deny an application for a Lot Line Adjustment as follows:
1. An application may be denied for good cause based upon substantial evidence including but not limited to:

A. Such cases where the proposed adjustment will result in a new lot being created.
No new lot will be created by the proposed lot line adjustment. **Affirmative finding.**

B. Such cases where the proposed adjustment will result in the creation of a non-conforming parcel or non-conforming buildings or structures or yard areas or any non-conforming dimensional standard; and
The proposed lot line adjustment will create new non-conformity to lot width (Section 4.4.5-1) and increase the level of non-conformity to setback on 14 Peru Street (Section 4.4.5-3) and non-conformity to minimum parking standards at 14 Peru Street (Table 8.1.8-1.) **Adverse finding.**

C. Such cases where the proposed adjustment does not adequately address the applicable Land Division Design Standards of Article 6.
The proposed lot line adjustment conflicts with Section 6.1.2 (c) in that the proposed lot line is not perpendicular or radial to the street right-of-way line, and does not perpetuate the existing development pattern of rectangular parcels. **Adverse finding.**

2. Provided the adjustment does not create a non-conforming parcel, structure or nonconforming yard area or other dimensional non-conformity, or upon the issuance of a variance by the DRB, and upon submission of a plat per subsection (b) above, the administrative officer shall approve the proposal as presented or as modified.
The proposed lot line adjustment creates or increases several non-conformities (including those of dimensional standards, setback, and minimum parking standards) and conflicts with the noted standards of Articles 4, 5, 6, 8 and 10. No variance has been approved by the DRB. Approval of the proposed boundary line adjustment is therefore not possible.
Adverse finding.



Google Street view, taken October 2014. Note appearance of 16 Peru prior to alterations, and narrow width of 14 Peru Street driveway.

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

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DALY & DALY, P.C.
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Matthew T. Daly ***M. Cecilia Daly***

HAND DELIVERY

July 20, 2018

Ms. Mary O'Neil, Principal Planner
City of Burlington
Department of Planning and Zoning
149 Church Street, City Hall
Burlington, VT 05401-8415

Re: 16 Peru Street/BPJS Management, LLC/14 Peru Street/PBGC, LLC
Boundary Line Adjustment Appeal

Dear Mary:

I am writing pursuant to the DRB's request that I submit a proposed instrument to address the various concerns the DRB raised at the appeal hearing this past Tuesday (July 17) regarding the above-referenced appeals. Enclosed please find a draft "Parking Easement Deed" that we believe addresses the DRB's and Staff's concerns. Please note that we have designated two (2) parking spaces through this easement; if the DRB or Staff determines additional parking would be required, the applicants would be agreeable to that. We believe the two spaces satisfy the concerns identified.

Alternatively, because we will eventually need to prepare and record Quitclaim Deeds from the two parties to achieve the Boundary Line Adjustment (in the event the DRB finds in the Applicants' favor on these appeals), we could reserve the Easement in the body of the Quitclaim Deed from BPJS Management, LLC to PBGC, LLC. Either way, the Parties are willing to ensure that the parking issue is addressed through customary recordable legal instruments expressly granting parking easement rights to PBGC, LLC. We believe this proposed Parking Easement resolves the concerns expressed in the "Staff Comments" memorandum associated with these appeals.

Please call me if you have any questions regarding the enclosed. Thank you.

Very truly yours,

Matthew T. Daly

Encs.

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PARKING EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT **BPJS Management, LLC,** a Vermont limited liability company (hereinafter referred to as Grantor), in the consideration of TEN AND MORE DOLLARS paid to its full satisfaction by **PBGC, LLC**, a Vermont limited liability company (hereinafter referred to as Grantee), has **REMISED, RELEASED, AND QUITCLAIMED** unto the said **PBGC, LLC**, Grantee, its successors and assigns, the following rights and title which the Grantor has in, and to a certain piece of land in City of Burlington in the County of Chittenden and State of Vermont, described as follows, viz:

A permanent easement on that property located at 16 Peru Street, Burlington, Vermont, for two (2) standard sized parking spaces to be used by Grantee, the record owner of 14 Peru Street, Burlington, Vermont, its successors and assigns and its tenants and occupants. The parking spaces granted herein shall be designated by Grantor and marked accordingly, with Grantor remaining responsible for the maintenance, repair, and snow removal of such spaces as part of the parking area on Grantor's property.

The property which is burdened by this Easement is more specifically described as 16 Peru Street and as follows:

Being all and the same lands and premises conveyed to BPJS Management, LLC, by Warranty Deed dated December 11, 2003, and recorded in Volume 850 at Page 752 of the City of Burlington Land Records, and being more particularly described therein as follows:

A lot of land, with buildings thereon, situated on the North side of Peru Street, the dwelling house thereon being numbered No. 16 Peru Street.

The property which is benefitted by this Easement is more specifically described as 14 Peru Street and as follows:

Being all and the same lands and premises conveyed to PBGC, LLC, by Warranty Deed dated February 16, 2018, and recorded in Volume 1382 at Page 54 of the City of Burlington Land Records, and is commonly known as 14 Peru Street.

Reference is hereby made to a Survey Plan entitled "Boundary Survey and Lot line Adjustment" by Civil Engineering Associates, Inc., and dated March 6, 2018, as revised, and to be recorded with this Easement Deed.

Reference is hereby made to the instruments referred to above and the records thereof, and the instruments referred to therein and the records thereof, in further aid of this description.

TO HAVE AND TO HOLD all right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said Grantee, its successors and assigns, **AND FURTHERMORE**, the said Grantor, does for itself, its executors, administrators and assigns, covenant with the said Grantee, its successors and assigns, that from and after the ensealing of these presents the said Grantor will have and claim no right, in, or to the said quit-claimed premises, except as above described.

IN WITNESS WHEREOF, the Grantor sets its hand and seal this ____ day of August, 2018.

BPJS MANAGEMENT, LLC

By:_____
DULY AUTHORIZED AGENT

STATE OF VERMONT)
COUNTY OF CHITTENDEN)

At Burlington, this _____ day of August 2018, WILLIAM G. BISSONETTE personally appeared and he acknowledged the foregoing instrument by him sealed and subscribed, to be his free act and deed and the free act and deed of BPJS MANAGEMENT, LLC.

Before me_____
Notary Public

My Commission Expires: 2/10/2019

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DEVELOPMENT REVIEW BOARD

January – December 2019
Regularly Scheduled Meetings

Date of Meeting	Day of Week	Time	Location	PH Deadline – Wednesday 4pm	COA Deadline- Wednesday 4pm
January 8, 2019	Tuesday	5pm	Contois Auditorium	December 12, 2018	December 19, 2018
January 23, 2019	**Wednesday**	**5pm**	**Joint/Contois Auditorium**	**December 26, 2018**	**January 2, 2019**
February 5, 2019	Tuesday	5pm	Contois Auditorium	January 9, 2019	January 16, 2019
February 20, 2019	Wednesday	5pm	Contois Auditorium	January 23, 2019	January 30, 2019
March 6, 2019	Wednesday	5pm	Contois Auditorium	February 6, 2019	February 13, 2019
March 19, 2019	Tuesday	5pm	Contois Auditorium	February 20, 2019	February 27, 2019
April 2, 2019	Tuesday	5pm	Contois Auditorium	March 6, 2019	March 13, 2019
April 16, 2019	Tuesday	5pm	Contois Auditorium	March 20, 2019	March 27, 2019
May 7, 2019	Tuesday	5pm	Contois Auditorium	April 10, 2019	April 17, 2019
May 21, 2019	Tuesday	5pm	Contois Auditorium	April 24, 2019	May 1, 2019
June 4, 2019	Tuesday	5pm	Contois Auditorium	May 8, 2019	May 15, 2019
June 18, 2019	Tuesday	5pm	Contois Auditorium	May 22, 2019	May 29, 2019
July 2, 2019	Tuesday	5pm	Contois Auditorium	June 5, 2019	June 12, 2019
July 16, 2019	Tuesday	5pm	Contois Auditorium	June 19, 2019	June 26, 2019
August 6, 2019	Tuesday	5pm	Contois Auditorium	July 10, 2019	July 17, 2019
August 20, 2019	Tuesday	5pm	Contois Auditorium	July 24, 2019	July 31, 2019
September 3, 2019	Tuesday	5pm	Contois Auditorium	August 7, 2019	August 14, 2019
September 17, 2019	Tuesday	5pm	Contois Auditorium	August 21, 2019	August 28, 2019
October 1, 2019	Tuesday	5pm	Contois Auditorium	September 4, 2019	September 11, 2019
October 15, 2019	Tuesday	5pm	Contois Auditorium	September 18, 2019	September 25, 2019
November 6, 2019	Wednesday	5pm	Contois Auditorium	October 9, 2019	October 16, 2019
November 19, 2019	Tuesday	5pm	Contois Auditorium	October 23, 2019	October 30, 2019
December 3, 2019	Tuesday	5pm	Contois Auditorium	November 6, 2019	November 13, 2019
December 17, 2019	Tuesday	5pm	Contois Auditorium	November 20, 2019	November 27, 2019

Please note: The public hearing deadline and submission deadline are the last date that an application can be received to be eligible for inclusion on the scheduled meeting, but inclusion is not guaranteed. If the application is deemed incomplete, it will not be scheduled for DRB meeting until the application is complete.

If the DRB Meeting already has too many items, it may be closed earlier than the public hearing or COA application deadlines and any items received will be scheduled for the following meeting. The final items for the meeting agenda may still be amended after the application date by Planning and Zoning Staff.

**Jan 8 -pushed back a week because of the holiday/first week of the year

**Jan 23- City Council has Contois on the 22nd due to MLK day on Monday the 21st

**Feb 20- City Council has Contois on the 19th due to President's day on Monday the 18th

**March 6- Town Meeting day on March 5

**Nov 6- Election Day on November 5th

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

Brad Rabinowitz
AJ LaRosa
Austin Hart
Springer Harris
Geoff Hand
Alexandra Zipparo
Samantha Tilton
Jim Drummond, (Alternate)
Zoraya Hightower, (Alternate)

BURLINGTON DEVELOPMENT REVIEW BOARD
Tuesday September 18th, 2018, 5:00 PM
Contois Auditorium, City Hall, 149 Church St, Burlington, VT
MINUTES

Board Members Present: B. Rabinowitz, A. LaRosa, A. Hart, G. Hand, A. Zipparo, S. Tilton, J. Drummond (Alt.)
Board Members Absent: S. Harris, Z. Hightower (Alt.)
Staff Members Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Layne Darfler

I. Agenda

S. Gustin: Appeal for 62 Venus Ave has been withdrawn

II. Communications

None

III. Minutes

B. Rabinowitz: To be discussed at the next deliberation

IV. Consent

1. **14-0747SD; 1891-1893 North Ave (RL, Ward 4N) Thomas P. Mitchell**
   Request for Time Extension: Subdivide two lots into three lots, remove existing single-family house, and construct two duplexes and one single-family house. (Project Manager: Scott Gustin)

   B. Rabinowitz: Has the applicants received staff comments?
   Yes
   B. Rabinowitz: Any members of the Board object to this item being treated as consent?
   None
   B. Rabinowitz: Any members of the public wish to speak?
   None
   G. Hand: I move that we approve the application and adopt staff findings and conditions.
   A. Zipparo: Seconds the motion.
   6-0-0

2. **19-0117CA; 298 College St (RH, Ward 8E) Greater Burlington YMCA Foundation**
   Amend condition 3 of DRB approval ZP18-0834CA/MA to permit construction activity during the following hours: Monday-Friday 7 AM -5:30PM; Saturday 8AM-3:30 P; No construction activity on Sunday. (Project Manager: Scott Gustin)

A. Hart and G. Hand Recused
B. Rabinowitz: Has the applicants received staff comments?
Yes
B. Rabinowitz: Any members of the Board object to this item being treated as consent?
None
B. Rabinowitz: Any members of the public wish to speak?
None
J. Drummond: I move that we approve the application and adopt staff findings and conditions.
A. LaRosa: Seconds the motion.
4-0-0

3. **19-0119CU; 31 North Prospect St (RL, Ward 1E) Kesha Ram**
   Owner occupied duplex; change downstairs use from commercial medical to 3 bedroom boarding house. (Project Manager: Scott Gustin)

B. Rabinowitz: Has the applicants received staff comments?
Yes
B. Rabinowitz: Any members of the Board object to this item being treated as consent?
None
B. Rabinowitz: Any members of the public wish to speak?
None
A. LaRosa: I move that we approve the application and adopt staff findings and conditions.
G. Hand: Seconds the motion.
6-0-0

V. Public Hearing

1. **18-0894LL; 14 Peru St (RM, Ward 3C) PBGC, LLC and**
   18-0895LL; 16 Peru St (RM, Ward 3C) BPJS Management LLC
   Reopen appeal of administrative denial of lot line adjustment between 14 and 16 Peru Street. (Project Manager: Mary O'Neil)

S. Tilton arrived for review
M. Daly: we submitted a proposed parking easement; back at the initial hearing we believe and contend that we addressed with boundary line adjustments and parking easement we proposed solutions to the staff concerns. Ms. Sturtevant and Ms. O'Neil identified a portion of the ordinance that they asked you to consider. The Board asked that both sides provide feedback and analysis on that. City attorneys and clients representative met and talked about way to resolve it. Provision 5.3.6c of the CDO. Had a difficult time reaching Kim. City's position was attached to link to staff's recommendation. Their interpretation was an adverse finding due to failure to meet provisions of that section. Prepared memorandum to use in later deliberations. The language was confusing. That section does not offer this board guidance. The appellant asks you not apply it in the deliberation but instead consider the boundary line adjustment and parking easement as a solution to a good faith mistake. Irregular lines in boundary line adjustments are not uncommon.
B. Rabinowitz: you submitted something on the Easement?

M. O'Neil: yes it was submitted and was previously available.
A. Hart: there is no evidence that this was anything other than an innocent mistake. The section you are talking about questions if the 12 x 1 ft bump out is an increase to the structure. The "zig zag" line doesn't bother me at all. How does the parking easement fix the issue?
M. Daly: Mr. Bissonette controls both properties; one property has more than ample parking which we would be looking to deed parking rights for the less sufficient property
B. Bissonette: the easement addresses the issue that with the boundary line adjustment we can legally park, we don't understand why we need an easement when the cars have been parking there for decades. No limitations to physical space.
A. Hart: trying to understand what is the parking issue and how you're going to solve it. Cars at house to the left park is in between the 2 houses. With the boundary line adjustment that parking is now narrower which creates non-compliant parking. The parking you're offering is what?
M. Daly: 16 Peru St would grant 14 Peru St 2 parking spaces
A. Hart: by moving the boundary into the driveway you take the parking away from that space- no one will be using that space between the two buildings.
M. Daly: in theory- but in reality there will be parking in that driveway.
A. Hart: we can require people to provide legal parking, but we can't require them to use it.
M. Daly: no way to police people to not park there. Be cautious to what we are committing the appellant to.
K. Sturtevant: no change will be permitted. This is a nonconforming lot; it increased the structure with the upward and outward expansion. Is it permissible if the dimensional requirements or standards are met.
A. LaRosa: changes to a non-conforming lot; I can't adjust the house that is on there? If I have a house that conforms in all ways except the lot is small I can't expand the home
G. Hand: yes you don't allow the non-conformity or use to expand
B. Rabinowitz: no change to lot
G. Hand: read this as no change shall be permitted to a non-conformity in which the project increase density or increases the home. Unless it allows you to meet the dimensional requirements.
A. LaRosa: there are a lot of non-conforming lots how do they change the structures?
B. Rabinowitz: the key is that changing the lot to make this happen is where the trouble is. If you could do this without changing the lot then it's no issue.
M. Daly: It is a complicated run on sentence.
G. Hand: the structures in the setbacks are not necessarily on non-conforming then we allowed it to go up in height
M. O'Neil: yes but it is only with DRB approval. If the appellant had come in for a permit to increase the space then it may have been a non-issue.
M. Daly: what is the boundary line adjustment provision for, does this trump that provision.
A. Hart: we are the DRB not the planning commission
M. Daly: the Ordinance is not perfectly written
A. Zipparo: sounds like we have a reasonable reading but unfortunately we don't have the discretion to rule against the Ordinance. It's an unfortunate situation but what we are trying to do is not to set a precedent. While it is an unfortunate mistake we can't have people asking for forgiveness after work has been done.
M. Daly: then don't rule
B. Rabinowitz: that is only there when a decision cannot be met or agreed upon
G. Hand: are there any other solutions?

M. O'Neil: thought the suggested boundary line adjustment would suffice; there are changes to both lots.
B. Rabinowitz: any other questions.
M. O'Neil: RL zoning district no minimal project size for PUD.
B. Rabinowitz: continue to later date. 10/16/18
A. LaRosa: Motion to continue to date certain of 10/16/2018
A. Hart: Seconds the motion
7-0-0

2. **18-0840AP; 62 Venus Avenue (RL, Ward 7N) Lorraine Latorre Family Trust** Appeal of NOV # 346538 regarding change of use to duplex. (Project Manager: Scott Gustin)

S. Gustin: Appeal was withdrawn

VI. Other Business

1. 2019 Draft DRB Schedule

B. Rabinowitz: Potential meeting schedule for next year, should we move to next meeting agenda? Or approve it now as it is?
M. O'Neil: Annotations at bottom show why the meetings are the way they are.
G. Hand: Move to approve as proposed
A. Hart: Seconds the motion
7-0-0

VII. Adjournment

Meeting was adjourned at 5:50PM

Bradford L. Rabinowitz, Chair of Development Review Board — Date 11/7/18

Layne Darfler, Planning Technician — Date 10-02-2018

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