

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

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BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday September 4th, 2018, 5:00 PM

PUBLIC HEARING NOTICE

**The Burlington Development Review Board will hold a meeting on
Tuesday September 4th, 2018 at 5:00pm in Contois Auditorium, City Hall.**

- 1. 19-0045SD; 392 North Ave (RL, Ward 7N) Paul P. Lafayette**
Subdivide existing lot into two lots.
- 2. 18-0894LL; 14 Peru St (RM, Ward 3C) PBGC, LLC and
18-0895LL; 16 Peru St (RM, Ward 3C) BPJS Management LLC**
Request to reopen appeal of administrative denial of lot line adjustment between
14 and 16 Peru Street.
- 3. 15-0339VR; 31 North Ave (RM-W, Ward 3C) Wendy E. Hakken**
Request for Time Extension. Variance from front yard setback. Property fronts
Depot Street.
- 4. 19-0077CA/CU; 51 Stirling Place (RL-W; Ward 4N) Steven Langehough**
Convert 2 car garage into accessory dwelling unit.

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/drbb/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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Department of Planning and Zoning

149 Church Street

Burlington, VT 05401

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Layne Darfler, Planning Technician
Shaleigh Draper, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: ~~August 7, 2018~~ September 4, 2018
RE: ZP18-0975CA and ZP

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.

Project Number: ZP18-0975CA; 18-0976LL (308 Main) and 18-0977LL (323-325 College)

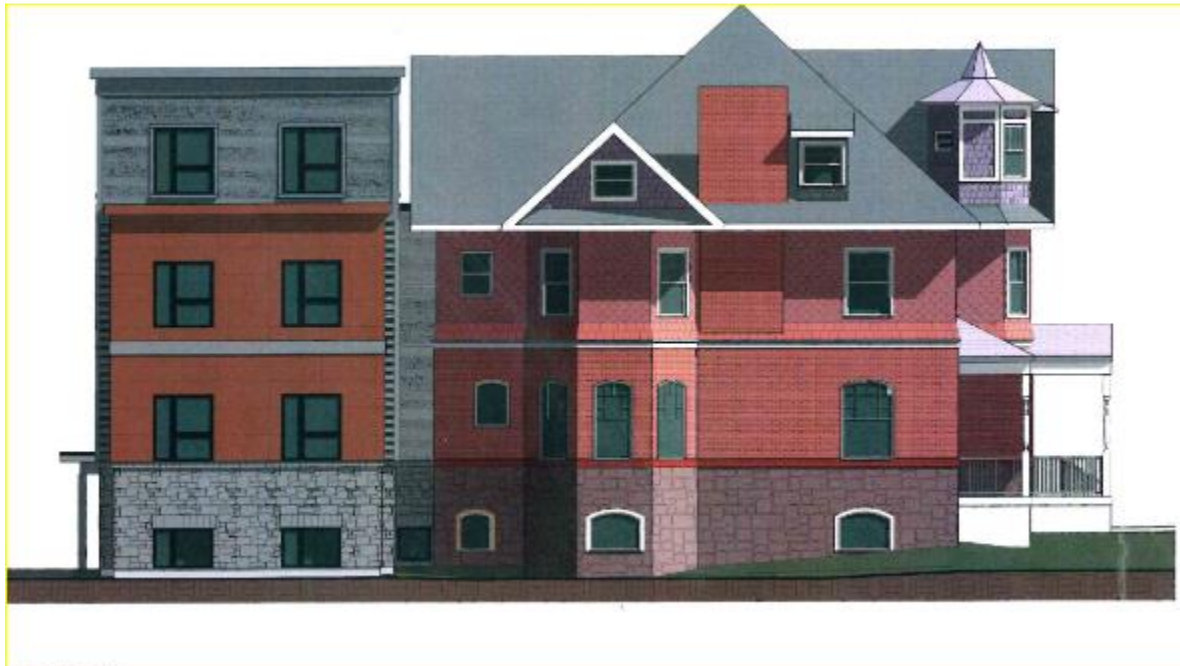
Zone: RH **Ward:** 8E

Parking District: Neighborhood

Date applications accepted: Lot line adjustments and CA application: April 30, 2018 (incomplete). Revised plans received May 31, July 3, July 31, 2018 and August 17, 2018.

Applicant/ Owners: 323 Green Castle LLC, Alpha Properties LLC (Peter Potts, Carol Potts, Elizabeth Demas IRA, Mary Lee, Bruce Baker, Greg Doremus.)

Request: Rear addition at 308 Main Street to provide four new residential units, 14 new bedrooms for a total of 8 residential units onsite; boundary line adjustment between 308 Main Street and 323-325 College Street with parking and circulation changes. The request includes changes to 323-325 College Street to accommodate additional parking spaces.



Background:

323-325 College Street:

- **Zoning Permit 18-0230CA;** Rear steps. August 2017.
- **Zoning Permit 18-0060CA;** establish paved connection with 308 Main Street; relocation of dumpster and a tree. Withdrawn July 2017.
- **Zoning Permit 17-0791CA;** Renovate existing ell for an additional 4 residential units; re-stripe parking for additional spaces. Requires DRB discretionary review of parking space dimensional standards silent in Article 8, Table 8.1.11-1. No change to coverage or setbacks.
- **Zoning Permit 17-0790CA;** replace existing windows on rear ell with new clad wood windows. Approved March 2017.
- **Zoning Permit 11-0086 CA/MA;** Amendment to original approval issued November 3, 2010; specifically, site plan revisions, new access road, revised parking layout and substantially upgraded stormwater retention infrastructure. Approved July 2011.
- **Zoning Permit 11-0768CA;** replace 16 windows on brick structure. April 2011.
- **Zoning Permit 11-0086 CA/MA;** Construct an attached building addition with 8 new dwelling units; convert the existing 5 unit building to a single unit with attached laundry/storage area; a net total of 9 dwelling units. (Re-arrangement of the number of units between buildings: 1 to be located in the existing structure; 8 in the new structure.) Demolish existing garage, expand parking area. Approved November, 2010.
- **Zoning Permit 04-496;** Move existing fence and install children's play equipment. Approved April 2004.
- **Zoning Permit 03-170;** Installation of fenced enclosure, 4' high green vinyl chain link. Approved, October 2002.
- **Zoning Permit 83-123;** Erect a 4' chain link fence along 75' of eastern property line and 125' along property line and 84' along northern property line. Approved April 1983.
- **Zoning Permit 80-962;** New doors, installation of a window where there was a door. Interior work. Approved May 1980.
- **Zoning Permit 79-146;** Install 70' of 4' chain link fencing. Approved May 1979.
- **ZBA request** to convert a three apartment house to five apartments; Approved November 1972.

308 Main Street:

- **Zoning Permit 18-0671CA;** Remove existing fire escape on north elevation, install handicap ramp and remove partial wood enclosure on east entrance porch. Relocate electric meter, mechanical vents to rear (north) elevation. No change in coverage, use or number of parking spaces. February 2018.
- **Zoning Permit 18-0059CA;** Original request: Structural addition to add four dwelling units. Permit request modified to **withdraw request for an addition**. Permit issued: Convert use from office to residential; four dwelling units. September 2017.

- **Zoning Permit 13-0800SN**; replace existing freestanding sign for Collins, McMahon & Harris with new freestanding sign. External illumination included. March, 2013.
- **Non-Applicability of Zoning Permit Requirements 11-0473NA**; replace 2 condensers with same. November 2010.
- **Non-Applicability of Zoning Permit Requirements 10-0688NA**, replace aluminum storm windows. March 2010.
- **Zoning Permit 04-641**; pave existing gravel driveway and parking lot; construct flagging stone retaining wall to preserve/protect lilac bush in southwest corner of parking lot. No change in dimensions of driveway or parking lot. June 2004.
- **Zoning Permit 04-251**; install non-illuminated parallel sign for Gabel Law Firm. November 2003.
- **Zoning Permit 01-267**; replace nonilluminated free standing sign with new illuminated sign. December 2000.
- **Zoning Permit 98-322**; installation of nonilluminated freestanding sign. February 1998.
- **Zoning Permit 94-027**; installation of two ground AC units behind existing landscaping on side of law office structure. July 1993.
- **Zoning Permit (n.n.)**; convert the residential building at 308 Main Street into an office. August 1977.

Overview: 308 Main Street was constructed in 1884 by A.B. Fisher, one of Burlington’s most accomplished architects, as his own residence. It remains completely intact and represents very high style architecture; “a veritable catalogue of the techniques and materials used in the period.”

¹ It is included within the Main Street / College Street Historic District on the National Register of Historic Places.

In 1977 it was converted to office use. In the fall of 2017 it was returned to residential use, accommodating a total of four apartment units. This application proposes a structural addition for four new dwelling units for a total of eight (8) on site.

A lot line adjustment with 323-325 College Street is being reviewed simultaneously for reconfigured parking and circulation between the two parcels.

The **Design Advisory Board** reviewed the application at their June 12, 2018 meeting. Although the staff report was based on one submission, the applicants brought a secondary proposal to the meeting. The following conditions were included in the motion:

1. If option A is chosen, corner boards shall be either simplified or removed. (Option A was the originally proposed plan and is not now before the DRB.)
2. Windows shall be un-ganged on the south elevation,
3. The applicant shall explore un-ganging the windows on the west elevation.
4. The location of mailboxes shall be defined.

Although the vote was 2-1 in support of an addition, a quorum of the members did not vote in unison resulting in **no decision**.

For a motion to succeed, it must receive the concurrence of three participating members of the DAB, regardless of how many members are present.

¹ United States Department of the Interior, National Park Service. National Register of Historic Places, Main Street College Street Historic District, Resource #17, A.B. Fisher House (308 Main Street), Section 7 p. 18. Listed 10.13.1988.

Recommended motion: Lot Line Adjustment(s) and Certificate of Appropriateness Approval, only if the DRB concurs that the addition to 308 Main Street is *compatible with the historic materials, features, size, scale, and proportion and massing* per Section 5.4.8 (b) 9; Section 6.2.2 (d) and 6.3.2. (b); and the City Stormwater Administrator approves of alterations to the existing storm/catchbasin to supplement parking at 323-325 College Street.

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

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

Article 3: Applications, Permits and Project Reviews

Section 3.1.2 Zoning Permit Required

The application has evolved into proposed site changes at 323-325 College Street. A separate zoning application for physical changes on that site is required. **Affirmative finding as conditioned.**

Section 3.2.7 Administrative Review and Approval

(a) 6. Lot line adjustment

The request for a boundary line adjustment may be reviewed administratively; however, the applicant's proposal includes shared parking and circulation between parcels, diminished setbacks with shared parking, with relocation of a dumpster. The details of the entire development proposal are interrelated, so DRB review of the project is warranted.

Part 3: Impact Fees

Section 3.3.2 Applicability

Any new development or additions to existing buildings which result in new dwelling units are subject to impact fees.

As four new dwelling units are proposed within a new building addition, this section applies.

Based on the submitted floor plans, the following is an estimate of Impact Fees for four new residential apartments:

SF of
Project 3,490

Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.191	666.59
Fire	0.217	757.33
Police	0.043	150.07
Parks	0.725	2,530.25
Library	0.449	1,567.01

Schools	0.937	3,270.13
Total	2.562	\$ 8,941.38

The applicant shall confirm final area calculations for staff to finalize the total Impact Fees.

Affirmative finding as conditioned.

Sec. 3.3.8 Time and Place of Payment

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

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

Affirmative finding as conditioned.

Article 4: Zoning Maps and Districts

Sec. 4.4.5 Residential Districts

- (a) *Purpose: The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment. They are also intended to create an inviting streetscape for residents and visitors. Development that places emphasis on architectural details and form is encouraged, where primary buildings and entrances are oriented to the sidewalk, and historic development patterns are reinforced. Parking shall be placed either behind, within, or to the side of structures, as is consistent with the district and/or the neighborhood.*

5. The Residential High Density (RH) district is intended primarily for high density attached multi-family residential development. Development is intended to be intense with high lot coverage, large buildings, and buildings placed close together. Parking is intended to be hidden either behind or underneath structures.

The application intends to add residential units to an existing residential structure, and is within allowable intensity for the zoning district. Parking will remain behind the 308 Main Street building, but benefit from a shared parking and circulation arrangement with the abutting 323-325 College Street parcel to the north. A new, single parking space is located in front of 323-325 College Street, intended to benefit 308 Main Street, and is not consistent with the purpose of the residential district “*Parking shall be placed either behind, within, or to the side of structures*”, or “*behind or underneath structures.*” That parking space should be removed. Three new parking spaces are introduced on the west of 323-325 College Street and two in the location of a catchbasin, which will contribute toward meeting the parking requirement of 308 Main Street. The approval of the Stormwater Engineer will be required for the proposed site alteration and new arrangement. **Affirmative finding as conditioned.**

Table 4.4.5-2: Base Residential Density District

Maximum dwelling units per acre (RH)	40 units/acre
Proposed, 308 Main Street	With increase in lot size to 12,356 sf; 8 units / .283 Acres = 28 (< 40 maximum)

Affirmative finding.

Table 4.4.5-3 Residential District Dimensional Standards

Zoning District	Max Coverage	Setbacks				Max Height
RH	80%	Front Ave of 2 adjacent lots on both sides +/- 5'	Side 10% of lot width Or ave. of side yard setback of 2 adjacent lots on both sides	Rear Min: 25% of lot depth but in no event less than 20'	Waterfront NA	35'
308 Main Street	61.95 existing; (ZP18-0059CA, ZP18-0671CA) 65.6 proposed	No change	8.3' west; parking space meets minimum 5' setback: 11.7' east (Frontage 87.51'; meets 10% setback)	23' between structure and existing property line; exceeds 25% to proposed property line. Parking abuts property line; acceptable under Section 5.2.5 (b) 6 (shared parking.) Dumpster meets required 5' minimum setback.	N/A	Addition does not exceed the height of the existing building.
323-325 College Street	67.05 existing (ZP18-0230CA) 70.7 proposed	No change	New parking space on west must meet minimum 5' side yard setback, if approved by DRB.	No change for structure setback. Parking abuts property line; acceptable under Section 5.2.5 (b) 6 (shared parking.)	N/A	N/A

Affirmative finding.

Section 4.4.5 (d) 5.

C. Residential Occupancy Limits. *In all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13.*

Not more than four unrelated adults may occupy any residential unit at 308 Main Street.

Affirmative finding as conditioned.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots

Not applicable.

Section 5.2.2 Required Frontage or Access

Both parcels have frontage on a public street. Vehicles may enter either from Main Street or College Street. The applicant has not defined if there will be defined circulation on the College Street parcel, which is required. **Affirmative finding as conditioned.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-3, above. **Affirmative finding.**

Section 5.2.4 Buildable Area Calculation

Neither property is two (2) or more acres in size or within any RCO, WRM, RM, WRL, or RL zoning district. Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-3, above. **Affirmative finding.**

(b) Exceptions to Setbacks

4. Accessory Structures and Parking Areas. Accessory structures no more than fifteen (15) 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 re-located dumpster, and the westerly parking space at 308 Main Street meet the required 5' minimum setback. See plan C1.00.

1. Shared Driveways. Common or shared driveways and walkways along shared property lines and associated parking areas do not have to meet setback requirements along the shared property line.

The proposed shared parking and circulation plan between 323-325 College Street and 308 Main Street allows for parking up to the (relocated) common boundary. The applicant has proposed a legal instrument to assure continued and unrestricted access to parking across lots.

Affirmative finding as conditioned.

Section 5.2.6 Building Height Limits

See Table 4.4.5-3, above. **Affirmative finding.**

Section 5.2.7 Density and Intensity of Development Calculations

No change is proposed to the number of residential units at 323-325 College Street (13 units). 308 Main Street proposes an increase of four units for a total of 8 on-site. See Table 4.4.5-2, above.

Affirmative finding.

Section 5.4.8 Historic Buildings and Sites

***Note:** The building elevations submitted for DRB review are NOT the plans that were reviewed in the DAB staff report, but were submitted at the DAB hearing 6.12.2018 as an alternative (B).

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

(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.

Both 323-325 College Street and 308 Main Street are contributing resources within the Main Street / College Street Historic District on the National Register of Historic Places.

(b) Standards and Guidelines:

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

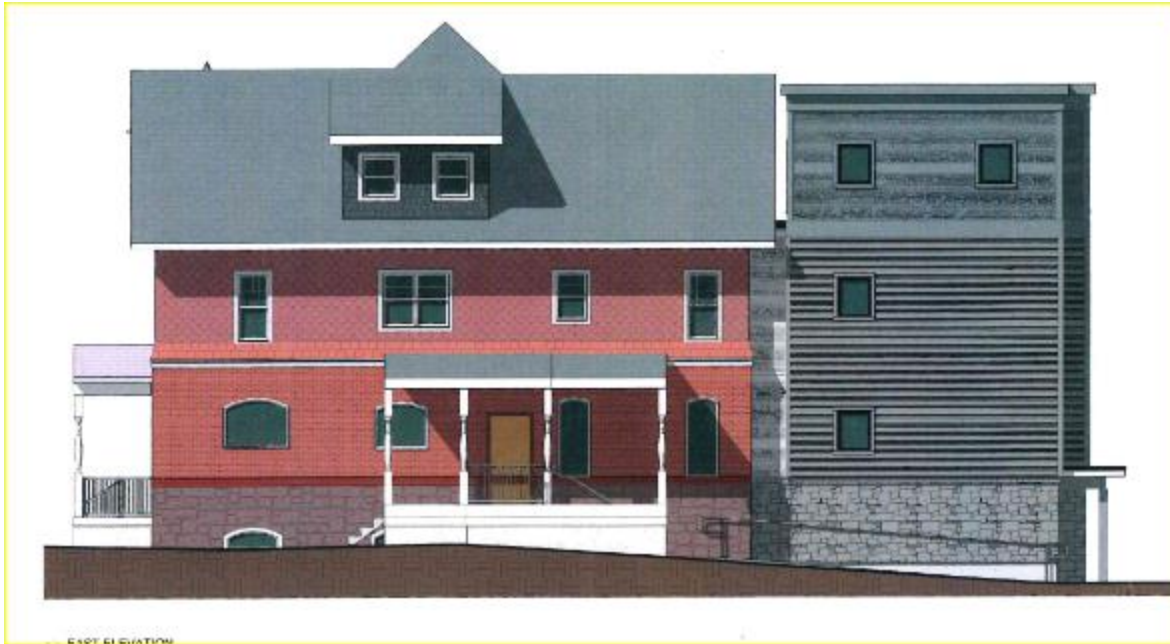
- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The building at 308 Main Street was constructed as a private residence; the continuation of residential use is consistent with this standard. **Affirmative finding.**

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

The historic structure at 308 Main Street will remain intact, with the point of building connection the only area of alteration to original fabric. Although still substantial in size, the mass of the proposed addition has been reduced to minimize the visible impact from the street and move toward compatibility with the historic house.

No structural changes are proposed for 323-325 College Street. **Affirmative finding.**



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

No conjectural features have been included in this application. The addition is clearly new construction, and differs in style, materials fenestration, and appearance from the original house.

Affirmative finding.

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

The historic house at 308 Main Street will be retained and preserved. No other later structural or site components are identified as requiring preservation. **Affirmative finding.**

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

308 Main Street is a compendium of architectural features and finishes. The new addition is sited on the rear of the property; separated by a small connector from the historic structure. The area of contact is the limit of building alteration. **Affirmative finding.**

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

The application is not intended to address failure or repair, but to add new building volume and four new housing units. Not applicable.

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

No chemical or physical treatments are proposed to the existing historic house. Not applicable.

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

No archaeological resources have been identified at this site. Not applicable.

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

The proposed structural addition is clearly differentiated from the original. The massing has been reduced from an original proposal, with a decrease in the addition's upper floor. The alignment of window openings horizontally with those of the original house, the small "connector" between old and new, and the attempt to carry sheathing hues between the front building and new addition help to moderate the marked contrast in architectural styles and materials. The challenge before the design team has been to find a successful way to append structural addition to the high style, significant and decidedly ornamented historic building.

The solution pressed forward is a distinctly modern treatment, with corrugated metal and metal panels and applied foundation stone veneer. While sheathing on the front (south) and west elevations has been chosen to assimilate in color with the existing brick and red slate exterior, the remainder of the four story addition is clad in corrugated or panelized metal siding.

It is difficult to identify commonality between the front building and the proposed rear addition, which neither harmonizes or shows deference to the original, highly important structure.

The applicants have provided no less than four successive alternatives in an attempt to identify a compatible vocabulary that will neither compete with nor stand in stark contrast to the existing building. The success of their efforts is not uniformly decided, as evidenced in the lack of a DAB decision.

Affirmative finding, only if the DRB finds the addition meets compatibility standards.

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

As the point of connection is limited and on a rear elevation, it is possible to consider the development reversible.

Affirmative finding.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

A boundary line adjustment is being reviewed concurrent to this application. Reference is made to Article 10.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The area of the proposed addition at 308 Main Street is a paved parking lot.

A revised plan illustrates 4 existing trees to remain but on an adjoining property to the west. One new “Acer Rubrum” (Autumn Flame) of at least 3” in caliper is proposed for 323-325 College Street; one more on the 308 Main Street parcel at the northwest corner, and two on the abutting property at 316 Main Street. Approval cannot be granted for development on properties that are not part of the zoning application. New landscaping can only be reviewed for the two subject properties.

Landscaping is proposed in front of (north) a newly proposed parking space on the west of the driveway at 323-325 College Street. As this space does not meet the required placement defined in 4.4.5 (a), it is recommended for removal from the plan.

The revised site plan of August 9, 2018 proposes the removal of a tree in the ROW in front of 323-325 College Street, with a replacement tree installed just west of the newly aligned driveway. Any changes to trees in the ROW are subject to review and approval by the City Arborist. **Affirmative finding as conditioned.**

(b) Topographical Alterations:

The lot drops to the west, accommodating the addition and providing the first finished floor partially within the changing grade. **Affirmative finding.**

(c) Protection of Important Public Views:

The proposed addition will not impede distant views of Lake Champlain and the mountains to the east and west; nor to important public and cultural landmarks framed by public rights-of-way. **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).

See Section 5.4.8, above.

(e) Supporting the Use of Renewable Energy Resources:

The plan does not preclude the use of wind, water, solar, geothermal or other renewable energy resource. The addition to 308 Main Street is placed on the north elevation which limits passive solar gain. **Affirmative finding.**

(f) Brownfield Sites:

Neither site is on the Vt. DEC. Brownfields 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.

Revised EPSC and Stormwater plans have been submitted, revised and resubmitted to the Stormwater Engineering department for review. The location of new parking spaces at the site of a catch basin will require assessment and review by that department, as the infrastructure was previously approved as part of a larger Stormwater Management plan for the 323-325 College St. site. Their approval will be a condition of any permit.

The entrance for the four rear units at 308 Main Street will be centralized at a covered entrance off the parking lot in the rear.

The revised site plan places three + two additional parking spaces on the rear/west side of 323-325 College Street at a location of a catch basin. (See Plan C-100.) The alteration of the stormwater feature is subject to review and approval of the Stormwater Engineering team.

Affirmative finding as conditioned.

(h) Building Location and Orientation:

The addition is located in the rear of the existing structure; a typical configuration for building expansion. **Affirmative finding.**

(i) Vehicular Access:

There is an existing driveway off Main Street. This plan intends to create circulation with the adjoining parcel at 323-325 College Street, as a pass-through is afforded on west of the connected and reconfigured parking lots. If the direction of this proposed circulation is intended to be other than two-way, details must be defined as to traffic flow, proposed entrance and exit. The property boundary adjustment is being reviewed concurrently. **Affirmative finding as conditioned.**

(j) Pedestrian Access:

A new concrete sidewalk is proposed from the easterly side of 308 Main Street to the rear entrance. (Plan C-100.) This will allow building residents to exit directly onto a pathway that will lead around the building toward the public sidewalk on Main Street.

Similarly, a new paved walkway is proposed just west of 323-325 College Street which will allow residents a safe path between the building and the three parking spaces proposed along the drive.

Affirmative finding.

(k) Accessibility for the Handicapped:

ADA compliance is under the review of the building inspector. A lift is annotated on the easterly porch of 308 Main Street, but the front units are not connected internally to the proposed 4 units in the rear. An internal stair is located on the northeast corner. Access as defined by the Americans with Disabilities Act is under the jurisdiction of the building inspector. **Affirmative finding as conditioned.**

(l) Parking and Circulation:

There are 8 existing parking spaces at 308 Main Street, which meets the current parking requirement for four units. Eight units will require 16; only 8 will be provided on site. The applicant proposes shared use parking with 323-325 College Street, where there exist 29 approved spaces (with only 26 required) and the addition of 5 new spaces to meet the 8 space need.

This application adds three parking spaces to the last approved parking plan: 3 on the west, two behind the building and one more along the drive area. The three on the west/rear are acquired by changing the grade and filling in an incline around a catchbasin.

The new parking space proposed for the northwesterly part of 323-325 College Street is not situated at the rear, within, or at the side of the building as required by 4.4.5 (a). It is therefore unacceptable as proposed. It would provide a 43rd parking space, when only 42 are required to meet the parking standards for both properties. As such, it is superfluous and its loss uneventful. As noted, the intended vehicular circulation path must be defined.

A parking management plan was approved for the College Street parcel under ZP 11-0086 as amended. The applicant has indicated the intent to continue with that approved plan.

Affirmative finding as conditioned.

(m) Landscaping and Fences:

New plantings are proposed for neighboring properties (316 Main Street to the east, 323-325 College Street to the north.) This review cannot incorporate development, or landscaping changes on properties other than those under review unless applications are submitted for those properties.

Seven shrubs are proposed for the west elevation of 308 Main Street (see Plan C-1.00) which is likely to help to visually screen the proposed parking expansion, particularly the new compact space.

A new retaining wall is proposed at the location of the catch basin at 323-325 College Street. Any retaining wall over 3' requires review and approval by the City Engineer; and the approval of alterations at Stormwater infrastructure must be approved by the Stormwater engineering staff. **Affirmative finding as conditioned.**

(n) Public Plazas and Open Space:

There are no public plazas on this parcel. Little has been provided for outdoor tenant amenity space for building residents, something that would be appreciated by the 21 collective residential units. **Affirmative finding if conditioned.**

(o) Outdoor Lighting:

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

No additional lighting is proposed for either parcel. If fixtures are proposed, fixture cut sheets with illumination information and a photometric plan, as appropriate, will 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.

Meter locations at 308 Main Street had previously been identified under the easterly porch. If any other utility connections or mechanical equipment is proposed, they shall be identified on the site plan and/or building elevations as appropriate.

Mailbox locations will be interior to 308 Main Street.

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.

A dumpster is identified on the site plan at the rear of the (boundary adjusted) lot. It has been adjusted to meet the minimum requirement of 5' from the property boundary line. The enclosure will be sheathed in rough hewn cedar plank; see attached illustration.

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

If any additional mechanical equipment is proposed, it shall be illustrated on a site plan and/or building elevation as appropriate. **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 redesigned addition has dropped the new building mass so it is centralized behind the existing historic structure, and reduced the roofline on the westerly edge to lessen the mass and visual impacts of the new addition. Although large, the building addition has been

modified to be more discrete in its positioning with the historic structure. **Affirmative finding.**

2. Roofs and Rooflines.

A flat roof is proposed, which steps down to minimize visibility and massing. **Affirmative finding.**

3. Building Openings

Window openings are arranged vertically in columns on all elevations. Window sash configuration is illustrated in a modern split light configuration, 1/1, or single awning.

Rear entrance doors are paired, under a roof canopy. **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 5.4.8.

(c) Protection of Important Public Views:

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

(d) Provide an active and inviting street edge:

The addition as visible from the public right-of-way has been modified to minimize visual impact with the existing historic structure. Windows are placed in horizontal alignment with the floor levels of the existing structure. The stone foundation is referenced in the masonry veneer proposed for the lower level of the addition. **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.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

Corten steel panels and corrugated metal siding are proposed for the building addition at 308 Main Street. A stone veneer is proposed to reference the foundation of the existing building. There is no evidence that the applicant has consulted with an architectural historian to determine

the most appropriate building materials. See Section 5.4.8 (9) for discussion of compatibility. **Affirmative finding, only if the DRB concurs with compatibility. See Section 5.4.8 (b) 9.**

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI, Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

Any exterior signage will require a separate sign permit. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

All development shall adhere to all building and life safety code, as defined by the building inspector and fire marshal. For multi-unit buildings, intercom systems are recommended. **Affirmative finding as conditioned.**

Article 8: Parking

Both 323-325 College Street and 308 Main Street are within the Neighborhood Parking District, which requires 2 parking spaces for every residential unit. The project proposes shared parking and circulation across common boundary lines. The last permitted parking plan for 323-325 College Street was for 29 parking spaces (ZP17-0791CA), when only 26 were needed for the existing 13 units. 308 Main Street will require 16 spaces for the 8 proposed units. 8 will be provided on site. The three “surplus” spaces at 323-325 College may be utilized toward the parking requirement for 308, with 5 additional spaces needed to meet the parking requirements for both sites.

5 new spaces are proposed: Two immediately in the rear of 323-325 College at the location of a stormwater catch basin. The approval to alter that previously approved stormwater plan is under review of the Stormwater engineering team. Three more spaces are proposed on the west of 323-325 College Street, aligned along the drivepath.

A fifth space is added at the northwesterly corner of the 323-325 College St. drive, requiring realignment of the driveway, removal of a street tree, and located in a highly visible location. The new space on the northwesterly edge of the driveway at 323-325 College Street is not located on the side or rear of the property, as required by Section 4.4.5 (a). It is, however, a 43rd parking space where only 42 are required for the collective units ($13 + 8 = 21$ units $\times$ 2 spaces per unit = 42 parking spaces required.) It's removal from the site plan is warranted.

Affirmative finding as conditioned.

Article 10: Subdivision

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;

The proposed lot line adjustment will not create new non-conformity to lot width or create any non-conformity to setback. With shared use, parking may be located up to a common boundary line. The greater intensity of use, with four new residential units, sparks the need for increased parking. The applicant has proposed 6 new parking spaces at 323-325 College Street. Even if the parking space at the northwesterly corner of 323-325 College Street is removed, both parcels will be compliant to parking. **Affirmative finding.**

and

C. Such cases where the proposed adjustment does not adequately address the applicable Land Division Design Standards of Article 6.

No new lot is created, but an interior, common boundary line is proposed to be relocated. No adverse impact is introduced to sensitive ecological and geological areas. No significant change is introduced that disrupts the pattern of existing neighborhood blocks within the zoning district; no disruption is made to existing interconnected streets. The alteration to the grade at the location of the rear catch basin at 323-325 College Street to create two new parking spaces is subject to approval of the Stormwater and EPSC plans by the Stormwater engineering program.

Affirmative finding as conditioned.

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 simultaneous application for site and building changes to both parcels, and the proposal for shared parking and circulation require review and approval by the DRB. The applicant will be required to file a plat of the boundary line adjustment within 180 days of the date of approval, or the boundary line adjustment will be null and void. **Affirmative finding as conditioned.**

Section 10.1.11 Recording of Final Plats

(b) Recording within 180-days

The final plat, endorsement by the DRB and all associated documents, shall be recorded in the office of the chief administrative officer within 180 days of the DRB's approval of the

final plat. Failure to file all such materials within 180 days of the decision shall render the final plat approval void.

A final plat, complete with the language defined in Section 10.1.5 (a), shall be presented for signature by the Zoning Administrative Officer and filed in the land records within 180 days of approval or the lot line adjustment approval shall be deemed null and void.

Affirmative finding as conditioned.

II. Conditions of Approval, if considered:

1. A separate zoning permit is required for any physical or site changes to 323-325 College Street.
2. Per **Section 2.7.8, Withhold Permit**, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations.
3. Based on submitted floorplans, the following is an estimate of Impact Fees:

**SF of
Project** 3,490

Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.191	666.59
Fire	0.217	757.33
Police	0.043	150.07
Parks	0.725	2,530.25
Library	0.449	1,567.01
Schools	0.937	3,270.13
Total	2.562	\$ 8,941.38

The applicant is obligated to confirm final area calculations to finalize the total Impact Fees due.

4. Impact Fees must be paid within thirty (3) days of issuance of the building permit.
5. The parking space west of the driveway at 323-325 College Street does not meet the standard to provide parking *either behind, within, or to the side of structures* as defined in Section 4.4.5 (a), and shall be removed from the site plan.
6. The occupancy of any dwelling unit is limited to members of a family as defined in Article 13. Not more than four unrelated adults may occupy any residential unit.
7. Approval cannot be granted for off-site alterations, including landscaping.
8. **Prior to release of the zoning permit**, written approval of the EPSC and Stormwater plans, and the proposal to alter the existing stormwater catch basin shall be received from the Stormwater Engineers.
9. If vehicular circulation is intended to be other than two-way, a circulation plan and appropriate directional signage shall be submitted for review and approval.
10. If approved, an instrument assuring continued circulation and access to parking across the common boundary line shall be filed in the land records.

11. ADA compliance is under the jurisdiction of the building inspector.
12. Some outdoor amenity space is recommended for the collective 21 residential units.
13. Any removal of installation of trees within the right-of-way is subject to the authority of Burlington's arborist.
14. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI, Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
15. Any exterior signage will require a separate sign permit.
16. Any retaining wall over 3' in height will require approval of the city engineer.
17. If any lighting is proposed, fixture and illumination information shall be submitted for review. A photometric defining light levels may be required as appropriate.
18. If any additional utility connections or mechanical equipment is proposed, they shall be identified on the site plan and/or building elevations as appropriate, and assessed for the need of screening.
19. For multi-unit buildings, an intercom system is recommended.
20. The final plat for the boundary line adjustment shall be filed in the land records within 180 days of the approval. Failure to do so shall render the final plat approval null and void.
20. Standard Permit Conditions 1-15.

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

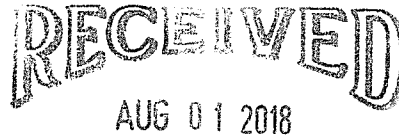


Exhibit A
Zoning Permit Application
308 Main Street/323-325 College Street

DEPARTMENT OF
PLANNING & ZONING

I. Application Summary:

308 Main Street is currently used as a four (4) unit apartment building. This application seeks zoning approval for:

- A. **Four Unit Addition.** Adding an addition attached to the rear (Northerly) elevation of the 308 Main Street Building and associated site improvements to accommodate an additional four (4) apartment units for a total of eight (8) apartment units; and.
- B. **Boundary Adjustment/Connecting Drive/Parking Reconfiguration.** Shared parking and a shared trash facility are proposed between the two lots at 323-325 College Street and 308 Main Street. To facilitate the sharing arrangement, a boundary adjustment, common drive and associated site improvements/parking reconfiguration involving both the 308 Main Street Property and the 323-325 College Street Property is proposed. A small side porch on the rear of the Westerly elevation of 323-325 College Street will also be eliminated, with the existing clapboard behind it to be repaired. (See picture of Westerly/rear side porch attached). As shown on the proposed combined site plan submitted, a total of 34 spaces will be captured on the 323-325 College Street Property via the parking improvements shown reconfiguring the parking. By sharing parking between the two sites, the two involved properties meet the parking requirements of the CDO and no parking waiver is requested.

Parking – 308 Main Street.

Parking required under CDO: 2 spaces per unit
Number of units proposed = 8 apartment units
Parking spaces required = 16 parking spaces
Parking provided 16 parking spaces
(8 at 308 Main & 8 at 323/325 College St.)

The site plan included in support of application show eight (8) parking spaces on the 308 Main Street Property. In addition, eight (8) parking spaces allocated to the 308 Main Street Property will be utilized at the abutting parcel, 323-325 College Street pursuant to a written agreement that will be recorded in the City of Burlington Vermont land records. The foregoing eight (8) parking spaces at 323-325 College Street will be accessed through a common connecting driveway, as shown on the plans submitted in support of applications.

Parking – 323 – 325 College Street.

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Parking required under CDO: 2 spaces per unit 1
Number of units existing = 13 apartment units
Parking spaces required = 26 parking spaces
Parking provided = 34 parking spaces
(8 of the 34 parking spaces to be assigned to 308 Main St)

No change is proposed to the number of dwelling units at 323-325 College Street. The 323 Pearl Street Property, having thirteen (13) apartment units, will meet the RH Zone CDO requirement of two (2) parking spaces per dwelling unit with twenty six (26) parking spaces on the 323-325 College Street Property reserved exclusively for the 323-325 College Street Property and eight (8) parking spaces on the 323-325 College Street Property for 308 Main Street. The existing DRB approved parking management plan will continue to be maintained.

Miscellaneous.

Lighting. No new bollard or pole lighting is proposed on either site. No new lighting exterior to the building at 308 Main Street is proposed. The site will utilize downcast lighting within the interior entry to the proposed 308 Main Street addition to provide additional lighting required over and above the lighting that now exists on the shared sites. Photometric of light intensity will be provided as a condition of approval.

323 College Street Zoning Summary Chart

Zoning District(S):	Residential - High Density (RH)		
Overlay District(S):	Design Review		
Zoning Regulation Requirements	Existing	Required	Proposed
LOT AREA	33,261 SF	N/A	32,566 SF
LOT COVERAGE	67.7%	80% (Max)	69.2%

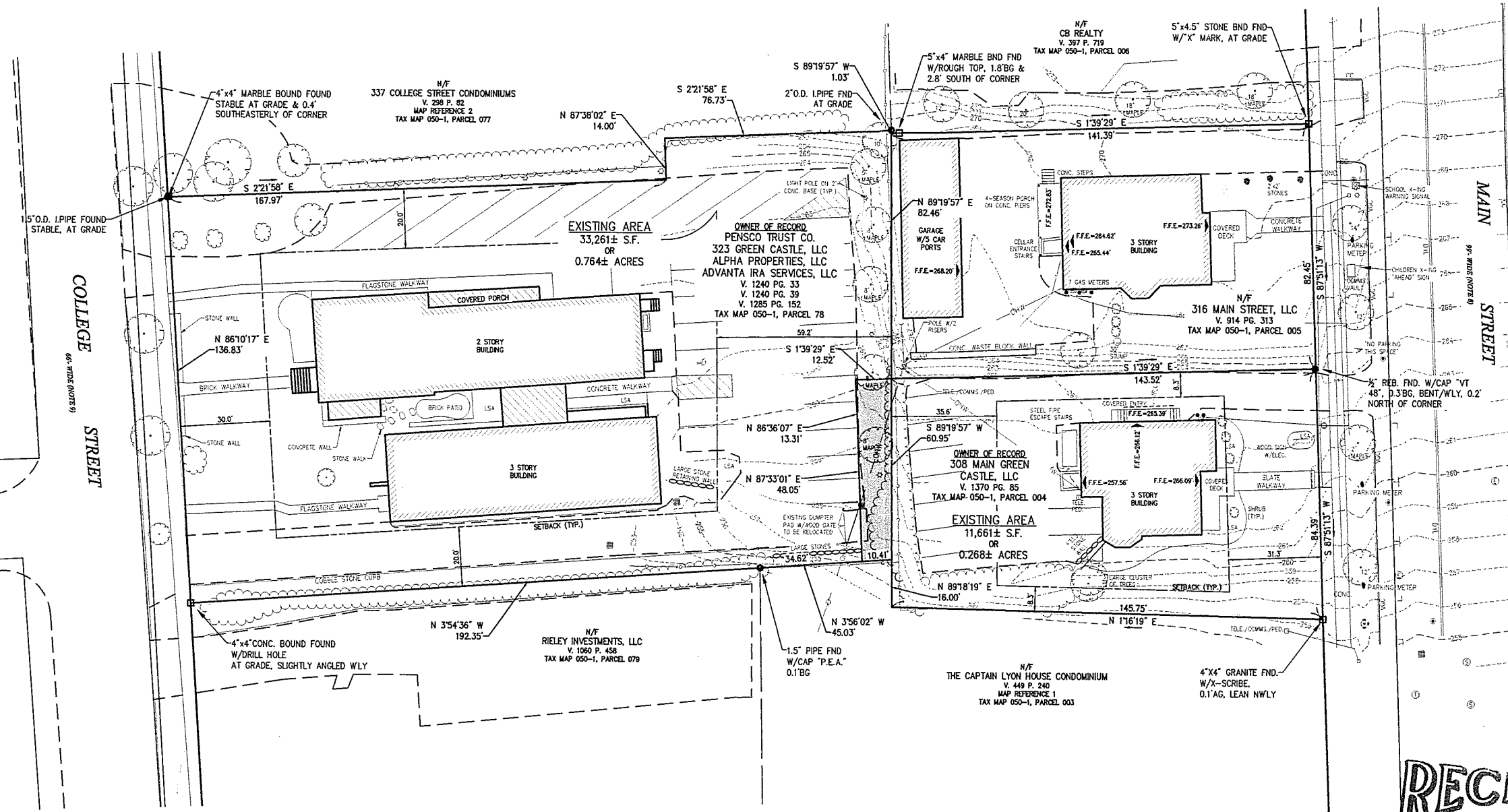
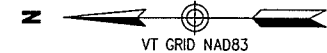
308 Main Street Zoning Summary Chart

Zoning District(S):	Residential - High Density (RH)		
Overlay District(S):	Design Review		
Zoning Regulation Requirements	Existing	Required	Proposed
LOT AREA	11,661 SF	N/A	12,356 SF
LOT COVERAGE	58.5%	80% (Max)	55.2%

PROPOSED BOUNDARY LINE ADJUSTMENT



AREA
695± S.F.
OR
0.016± ACRES



General Notes

1. THE OWNER OF RECORD AT THE TIME OF THE SURVEY IS:

TAX MAP 050-1, PARCEL 004
308 MAIN GREEN CASTLE, LLC
V. 1370 PG. 85

TAX MAP 050-1, PARCEL 78
PENSCO TRUST CO.
ALPHA PROPERTIES, LLC
323 GREEN CASTLE, LLC
ADVANTA IRA SERVICES, LLC
V. 1240 PG. 33
V. 1240 PG. 39
V. 1285 PG. 152

2. THE PROPERTY LINES SHOWN ARE BASED ON AN FIELD SURVEY CONDUCTED BY VHB, INC. IN JULY AND SEPTEMBER, 2017 AND FROM DEEDS AND PLANS OF RECORD.

3. THE EXISTING CONDITIONS SHOWN ON THIS PLAN FOR 308 AND 316 MAIN STREET ARE BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY VHB IN JULY AND SEPTEMBER OF 2017. THE EXISTING CONDITIONS SHOWN ON THIS PLAN FOR 323 COLLEGE STREET WERE DIGITIZED FROM MAP REFERENCE 3.

4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.

5. HORIZONTAL DATUM IS REFERENCED TO THE VERMONT STATE PLAN GRID N.A.D. 1983 (2011). THE VERTICAL DATUM IS REFERENCED TO NAVD88. BOTH THE HORIZONTAL AND VERTICAL DATUMS ARE BASED ON GPS OBSERVATIONS UTILIZING VT CORNS AND GEOID 12A. DISTANCES SHOWN ARE GROUND DISTANCES.

6. THE PURPOSE OF THIS PLAT IS TO DEPICT A PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN 323 COLLEGE STREET/TAX PARCEL 078 AND 308 MAIN STREET/TAX PARCEL 004. THE PROPOSED ADJUSTMENT WOULD CONVEY APPROXIMATELY 695± S.F. FROM THE 323 COLLEGE STREET PROPERTY TO THE 308 MAIN STREET PROPERTY.

7. ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM THE CITY OF BURLINGTON COMPREHENSIVE DEVELOPMENT ORDINANCE AS AMENDED THROUGH JANUARY 12, 2018. THE SUBJECT PARCELS ARE PART OF THE RESIDENTIAL HIGH DENSITY (RH) DISTRICT.

8. THE RIGHT OF WAY LIMITS FOR MAIN STREET ARE BASED ON PHYSICAL EVIDENCE FOUND, MAP REFERENCE 1, AND INFORMATION OBTAINED FROM THE CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS.

9. THE RIGHT OF WAY LIMITS FOR COLLEGE STREET ARE BASED ON PHYSICAL EVIDENCE FOUND, MAP REFERENCE 2, AND INFORMATION OBTAINED FROM THE CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS.

Map References

1. A SURVEY ENTITLED "PROPERTY PLAT FOR ERIC F. & MARY H. FARRELL, 300-302 MAIN STREET, BURLINGTON, VERMONT," DATED OCTOBER 30, 1987, PREPARED BY PINKHAM ENGINEERING ASSOCIATES, INC. AND RECORDED AT THE CITY OF BURLINGTON CLERK'S OFFICE IN MAP SLIDE 208.
2. A SURVEY ENTITLED "PLAT OF LAND OF ANNA LARNER, 337 COLLEGE STREET, BURLINGTON, VERMONT," DATED 10/19/82, PREPARED BY TRUDELL CONSULTING ENGINEERS, INC. AND RECORDED AT THE CITY OF BURLINGTON CLERK'S OFFICE IN MAP SLIDE 134-92.
3. A PLAN ENTITLED "PROPOSED PARKING IMPROVEMENTS, PERMIT PLANS, 323-325 COLLEGE STREET, BURLINGTON, VERMONT" DATED APRIL 3, 2015, LAST REVISED 8/17, PREPARED BY CIVIL ENGINEERING ASSOCIATES INC.

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 # _____

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PLANNING & ZONING

Certification

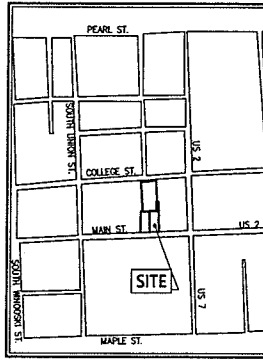
THIS SURVEY IS BASED ON PHYSICAL EVIDENCE MEASURED IN THE FIELD, AND WRITTEN EVIDENCE ABSTRACTED FROM PUBLIC AND PRIVATE LAND RECORDS. THIS SURVEY IS CONSISTENT WITH THAT EVIDENCE AND WAS PREPARED IN ACCORDANCE TO THE LATEST ADOPTED VERSION OF 25 V.S.A. SECTION 2596(a) AND 27 V.S.A. SECTION 1403.



6-29-2018



40 IDX Dr
Building 100 St
South Burlington
802.497.6100



Locus Map
(NOT TO SCALE)

Legend

- ① DRAIN MANHOLE
- ② CATCH BASIN
- ③ SEWER MANHOLE
- ④ ELECTRIC MANHOLE
- ⑤ TELEPHONE MANHOLE
- ⑥ MANHOLE
- ⑦ WATER GATE
- ⑧ FIRE HYDRANT
- ⑨ GAS GATE
- ⑩ BOLLARD w/LIGHT
- ⑪ STREET SIGN
- ⑫ LIGHT POLE
- ⑬ UTILITY POLE
- ⑭ GUY POLE
- ⑮ GUY WIRE
- ⑯ WELL
- ⑰ F.F.E. = 45.27' FINISHED FLOOR ELEVATION
- ⑱ DYL DOUBLE YELLOW LINE
- ⑲ LSA LANDSCAPED AREA
- ⑳ EDGE OF PAVEMENT
- ㉑ CONCRETE CURB
- ㉒ VERTICAL GRANITE CURB
- ㉓ CHAIN LINK FENCE
- ㉔ OVERHEAD WIRE
- ㉕ UNDERGROUND ELECTRIC
- ㉖ TELEPHONE LINE
- ㉗ GAS LINE
- ㉘ STONE WALL
- ㉙ TREE LINE
- ㉚ SETBACK

308 Main Street & 323 College Burlington, Vermont

No.	Revision	Date
1	Added Parking and Lot Coverage	6/28/2018
2	Added Parking and Added Dumpster Note	6/29/2018

Designed by _____
Issued for _____
Date _____
May _____

Boundary Line Adjustment Survey Plat

Drawing Number

Sv

Sheet 1 of 1

323 College Street Zoning Summary Chart

Zoning District(S):	Residential - High Density (RH)		
Overlay District(S):	Design Review		
Zoning Regulation Requirements	Existing	Required	Proposed
LOT AREA	33,261 SF	N/A	32,566 SF
NUMBER OF RESIDENTIAL UNITS	13	N/A	13
DENSITY	17 Units/Acre	40 Units/Acre	17 Units/Acre
LOT COVERAGE	67.7%	80% (Max)	70.7%
PARKING SPACES	29	-	35

308 Main Street Zoning Summary Chart

Zoning District(S):	Residential - High Density (RH)		
Overlay District(S):	Design Review		
Zoning Regulation Requirements	Existing	Required	Proposed
LOT AREA	11,661 SF	N/A	12,356 SF
NUMBER OF RESIDENTIAL UNITS	4	N/A	8
DENSITY	15 Units/Acre	40 Units/Acre	30 Units/Acre
LOT COVERAGE	58.5%	80% (Max)	65.6%
PARKING SPACES	8	-	8

Plan Legend

---	PROPERTY LINE
- - - -	EXISTING MINOR CONTOUR
- - - -	EXISTING MAJOR CONTOUR
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
(10)	NUMBER OF PARKING SPACES
---	RETAINING WALL

PLAN NOTES:

1. THE PROPERTY LINES SHOWN ARE BASED ON UPON A BOUNDARY SURVEY PLAT FOR THE SUBJECT PROPERTIES, ENTITLED "BOUNDARY LINE ADJUSTMENT SURVEY PLAT", PREPARED BY VHB, DATED MAY 30, 2018, REVISED JUNE 29, 2018.
2. THE EXISTING CONDITIONS SHOWN ON THIS PLAN FOR 308 AND 316 MAIN STREET ARE BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY VHB IN JULY AND SEPTEMBER OF 2017. THE EXISTING CONDITIONS SHOWN ON THIS PLAN FOR 323 COLLEGE STREET WERE DIGITIZED FROM A PLAN ENTITLED "PROPOSED PARKING IMPROVEMENTS, PERMIT PLANS, 323-325 COLLEGE STREET, BURLINGTON, VERMONT" DATED APRIL 3, 2015, LAST REVISED 08/17, PREPARED BY CIVIL ENGINEERING ASSOCIATES INC.

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COLLEGE STREET

MAIN STREET



0 10 20

308 Main Street & 323 College S
Burlington, Vermont

No.	Revision	Date

Designed by SMW
Issued for Local Permitting
Checked by
Date August

Not Approved for Construction
Drawing Title
Proposed Site Plan

Drawing Number

C-1.

Sheet 2 of 2

Project Number
57970.00

4/18/2018 3:22:48 PM S:\1-S-P-Projects\MULTI-FAMILY-HOUSING\BAKER-Housing\308 Main St\2018 Addition\DWG\Rev\308 Main Street - ADDITION.rvt



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SCHEMATIC PROGRESS SET
04/17/18

SCOTT + PARTNERS
ARCHITECTURE
7 CARMICHAEL ST. ESSEX JUNCTION VT 05452
P 802.879.5153 F 802.872.2764 SCOTTPARTNERS.COM

project name:
FISHER HOUSE APARTMENTS

project address:
308 MAIN STREET
BURLINGTON VT, 05401

scale:
project no. 17-1182
checked by: JRP
drawn by: JLG
proj. date: 04/12/18
sheet date:

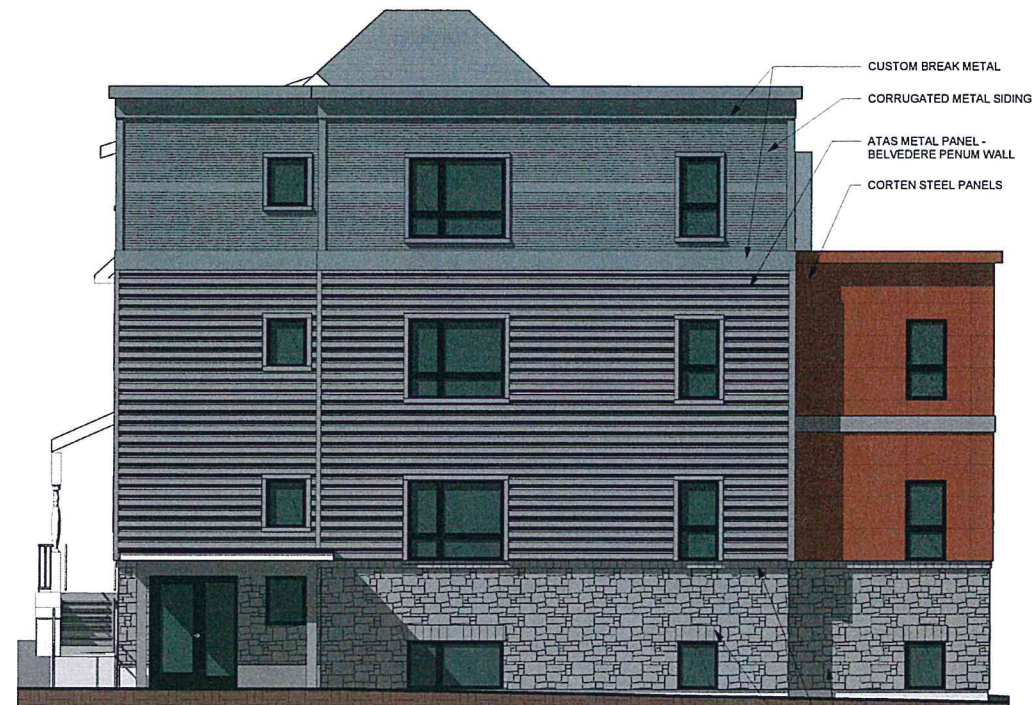
No	Date	Revisions
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sheet title:
**PERSPECTIVE
VIEWS**

sheet no.
A4.2b



① EAST ELEVATION
3/16" = 1'-0"



② NORTH ELEVATION
3/16" = 1'-0"

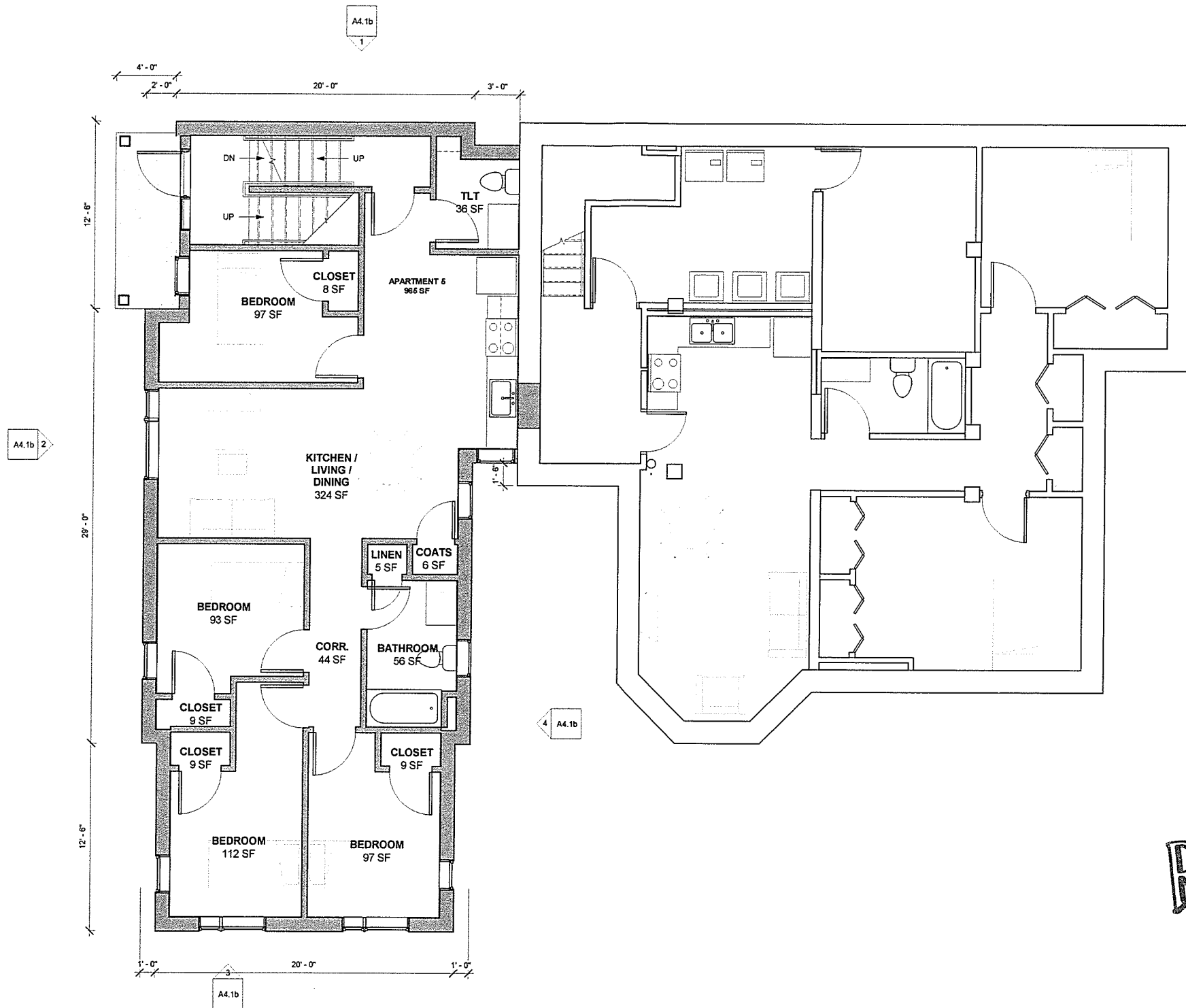


③ WEST ELEVATION
3/16" = 1'-0"



④ SOUTH ELEVATION
3/16" = 1'-0"

RECEIVED
JUL 03 2018
DEPARTMENT OF



RECEIVED
JUL 03 2018

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PLANNING & ZONING

0 5 10
SCALE: 1/4" = 1' - 0"

SCHEMATIC PROGRESS SET

project name:
FISHER HOUSE APARTMENTS

scale: 1/4" = 1' - 0"
project no. 17-118
checked by: JRI
drawn by: JLC
proj. date: 06/25/18
sheet date:

No. | Date | Revisions

sheet title:
PROPOSED
BASEMENT PLAN

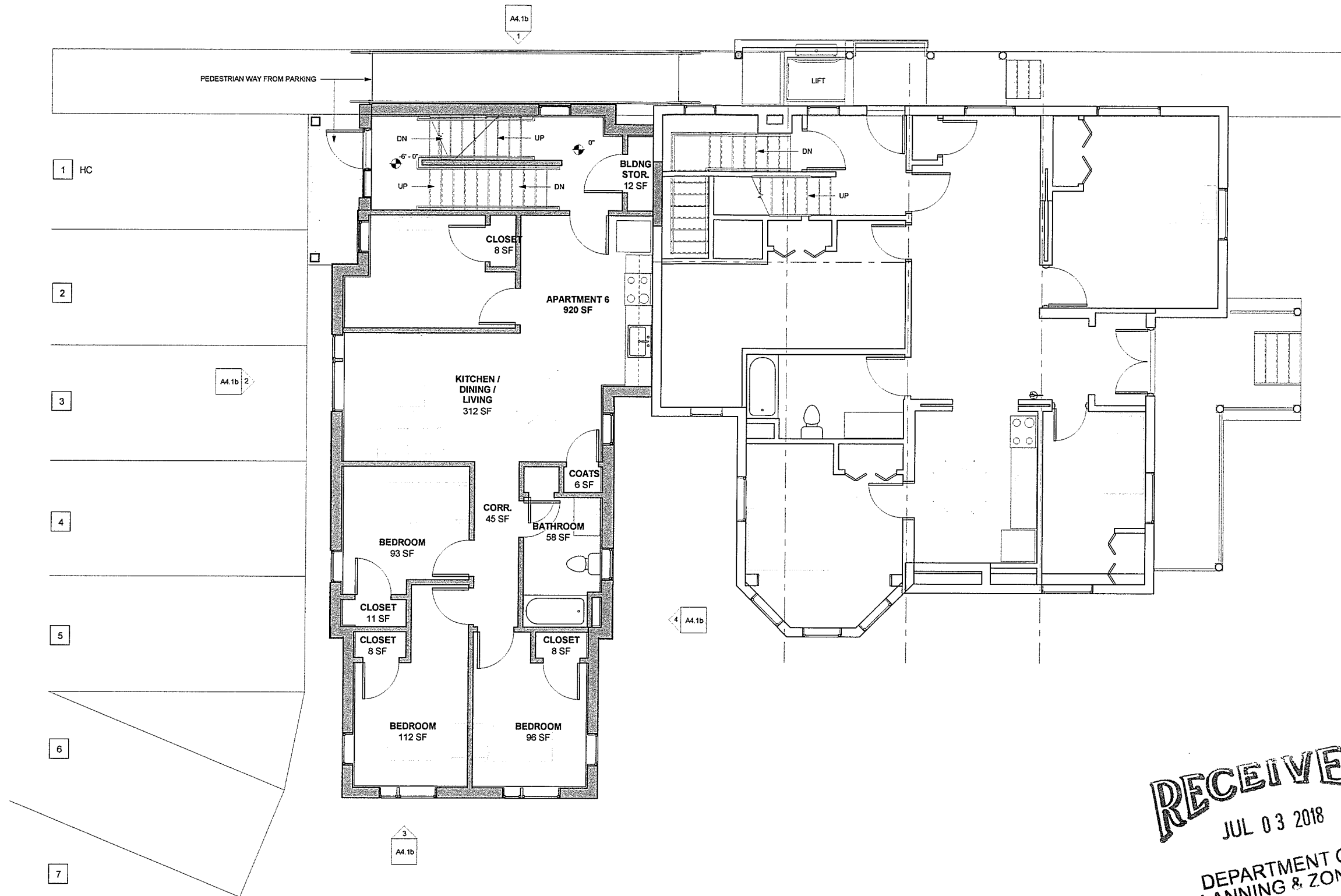
sheet no.

SCOTT + PARTNERS
ARCHITECTURE

7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452

S:\1-S-P-Project\4-MULTI-FAMILY-HOUSING\BAKER-Housing\308 Main St\2018 Additions\DWG\Rev\308 Main Street - ADDITION.dwg

2018 11:35:00



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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JUL 03 2018
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0 5 10
SCALE: 1/4" = 1'-0"

SCHMATIC PROGRESS SET
06/25/18

SCOTT + PARTNERS
ARCHITECTURE
7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452

project name:
FISHER HOUSE APARTMENTS

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project no. 17-1182
checked by: JRP
drawn by: JLC
proj. date: 06/25/18
sheet date:

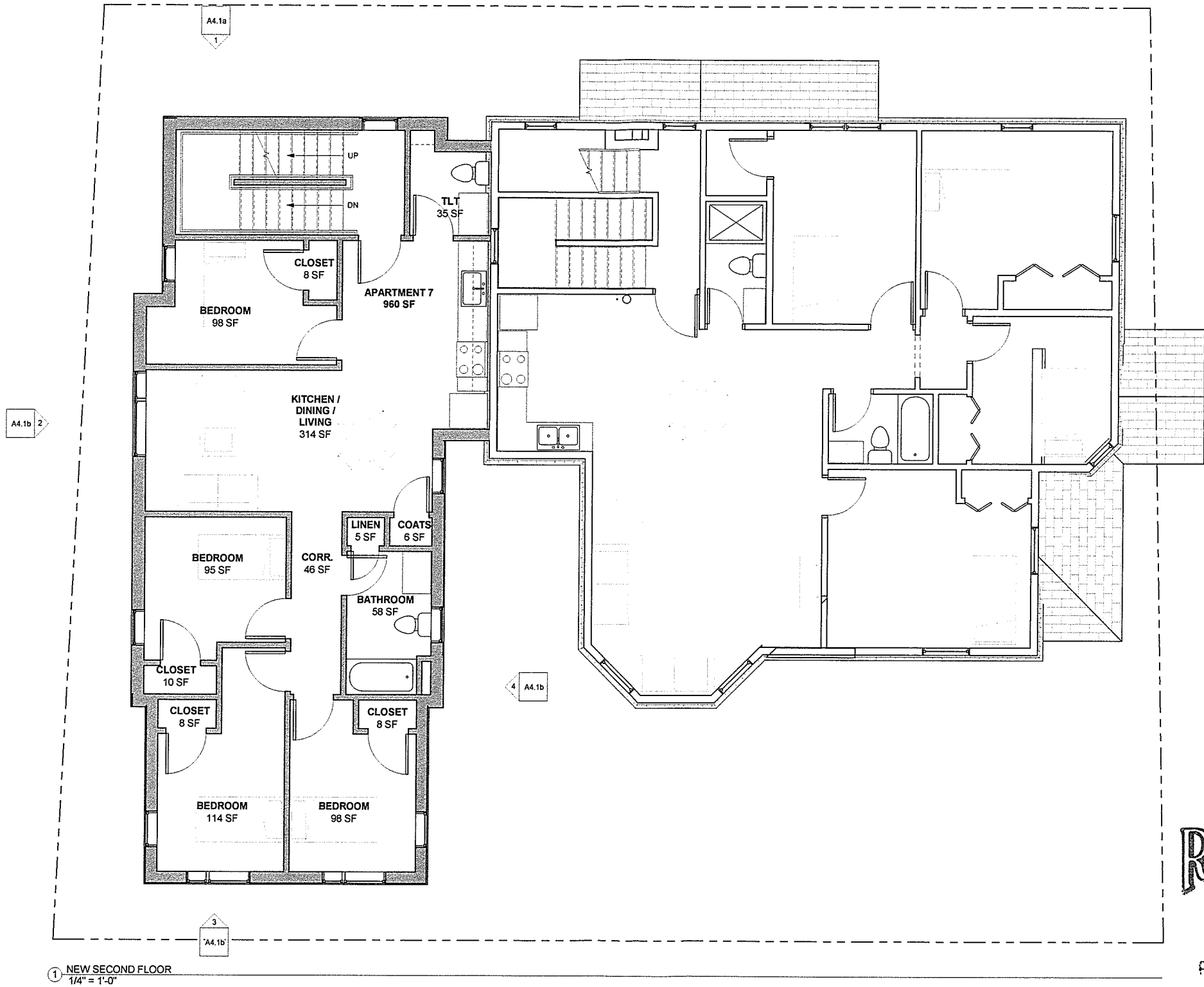
No	Date	Revisions
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sheet title:
**PROPOSED FIRST
FLOOR PLAN**

sheet no.

A2.2

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RECEIVED
JUL 03 2018

DEPARTMENT OF
PLANNING & ZONING

0 5 10
SCALE: 1/4" = 1'-0"

SCHEMATIC PROGRESS SET

project name:
FISHER HOUSE APARTMENTS

scale: 1/4" = 1'-0"
project no. 17-1182
checked by: JRF
drawn by: JLG
proj. date: 06/25/18
sheet date:

No	Date	Revisions
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sheet title:
**PROPOSED
SECOND FLOOR
PLAN**

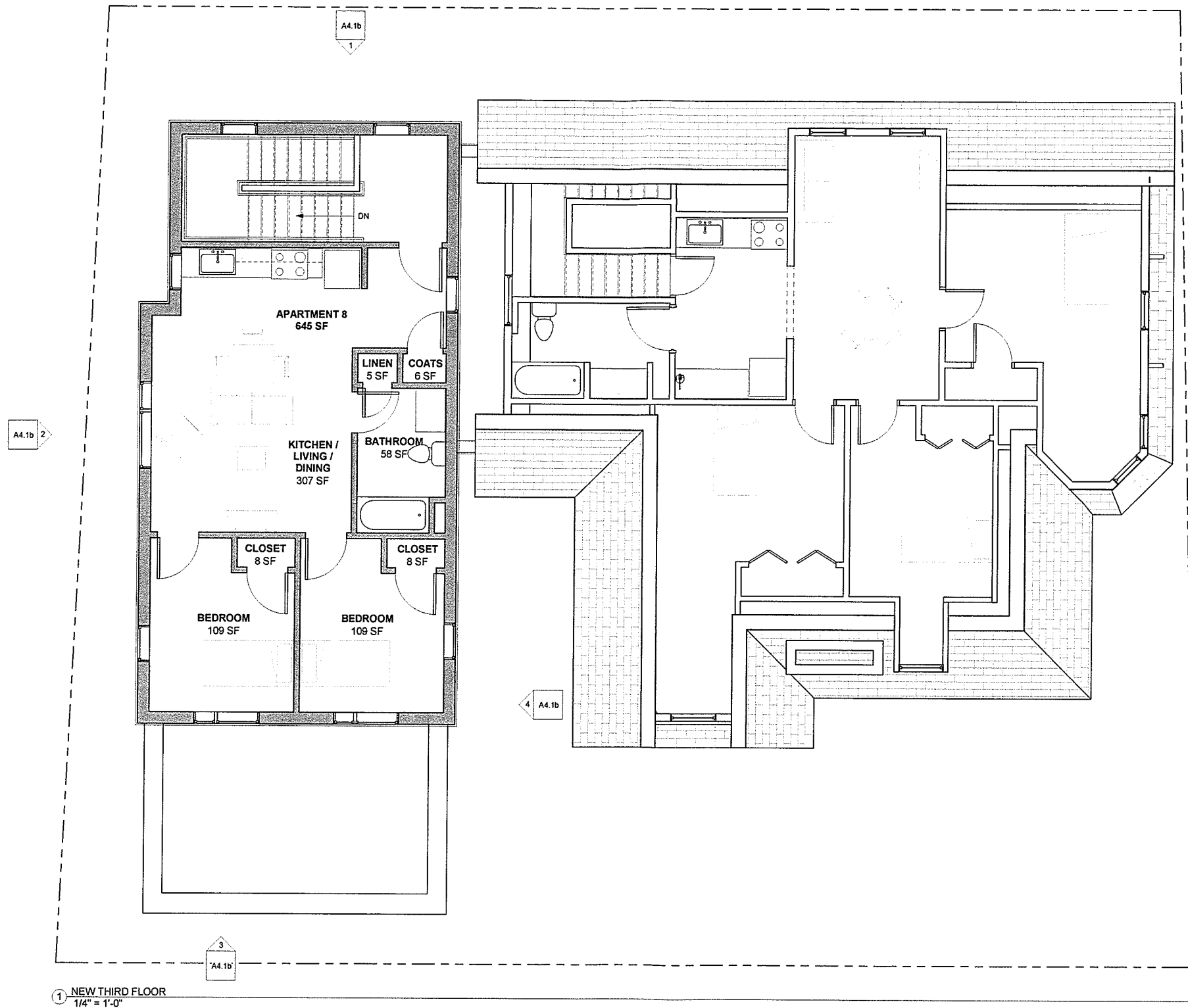
sheet no.

SCOTT + PARTNERS
ARCHITECTURE

7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452

project address:
308 MAIN STREET
RUTLAND, VT 05701

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PLANNING & ZONING

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

SCHMATIC PROGRESS SET
06/25/18

SCOTT + PARTNERS
ARCHITECTURE
7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452

project name:
FISHER HOUSE APARTMENTS

project address:
308 MAIN STREET

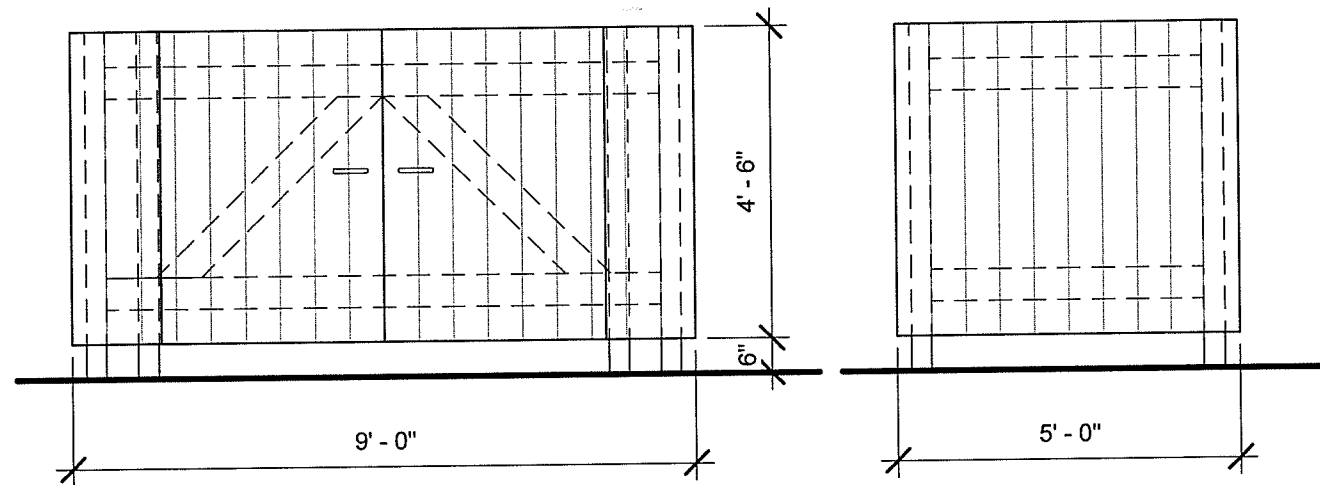
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checked by: JR
drawn by: JLD
proj. date: 06/25/18
sheet date:

No	Date	Revisions
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sheet title:
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THIRD FLOOR
PLAN**

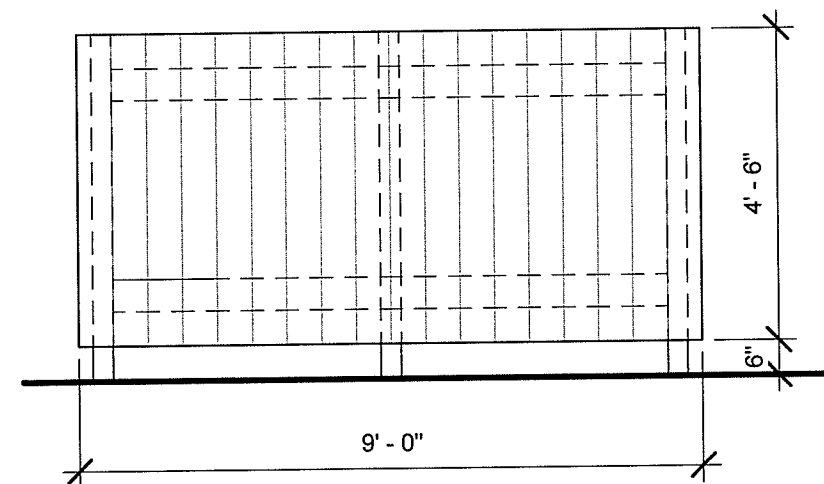
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A2.4

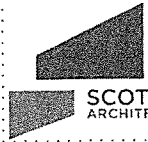


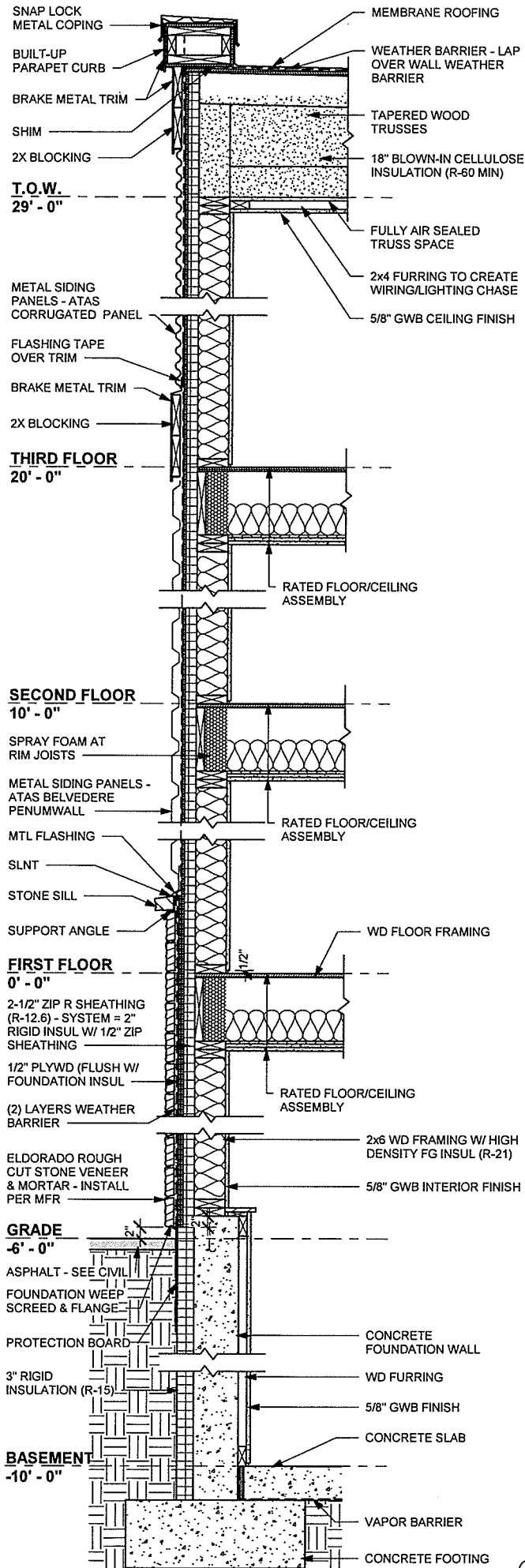
FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

 SCOTT + PARTNERS ARCHITECTURE 7 CARMICHAEL ST, SUITE 102 ESSEX, VT 05452 P 802.879.5153 F 802.872.2784 SCOTTPARTNERS.COM	Date		Revisions		sketch title:	
					TRASH ENCLOSURE	
	FISHER HOUSE APARTMENTS				scale: 3/8" = 1'-0"	sketch no.
	308 MAIN STREET BURLINGTON VT, 05401				project no. 17-1182 checked by: JRP drawn by: JLG issue sketch date: 07/30/18	A4.3



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AUG 17 2018

DEPARTMENT OF
PLANNING & ZONING

7 GARMICHAEL ST. SUITE 200
FARMINGTON, CT 06031
P 860.872.2164
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ARCHITECTURE

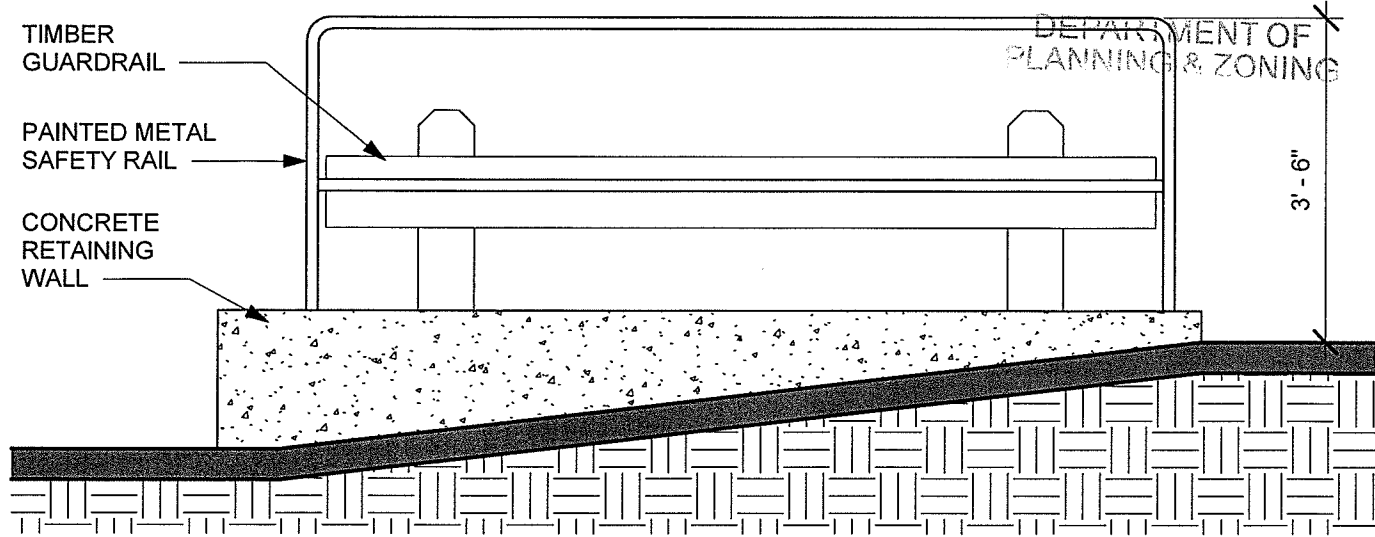
TYPICAL WALL SECTION

FISHER HOUSE APARTMENTS

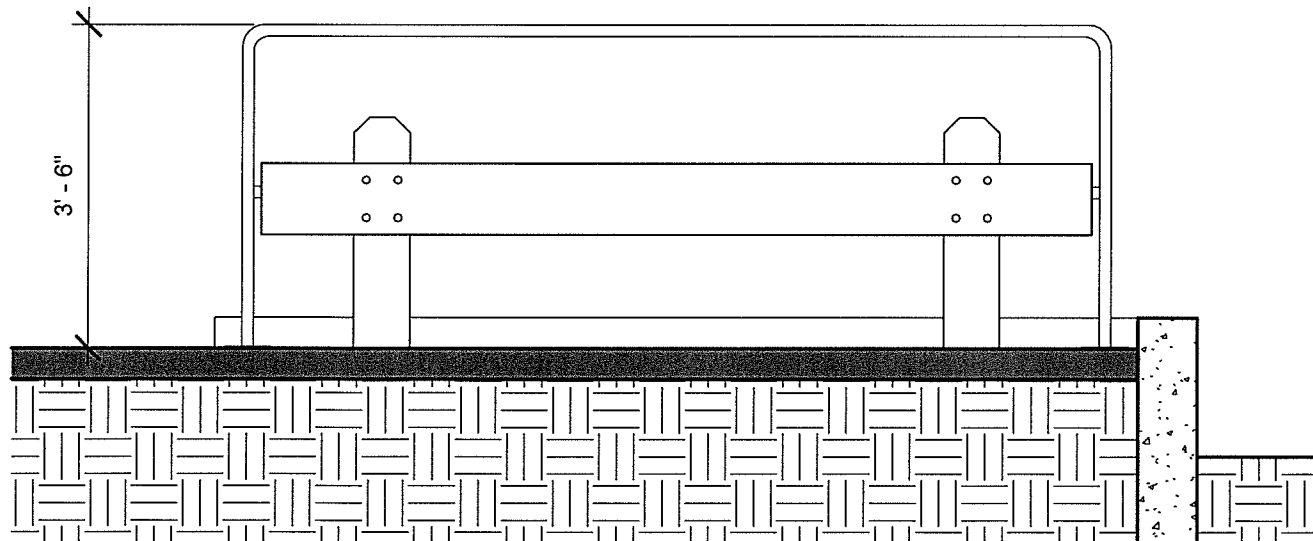
08/01/18

EXTERIOR WALL DETAIL

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AUG 17 2018



① RETAINING WALL ELEVATION - WEST (DRIVEWAY)
1/2" = 1'-0"



② RETAINING WALL ELEVATION - EAST (PARKING)
1/2" = 1'-0"

FISHER HOUSE APARTMENTS

08/17/18

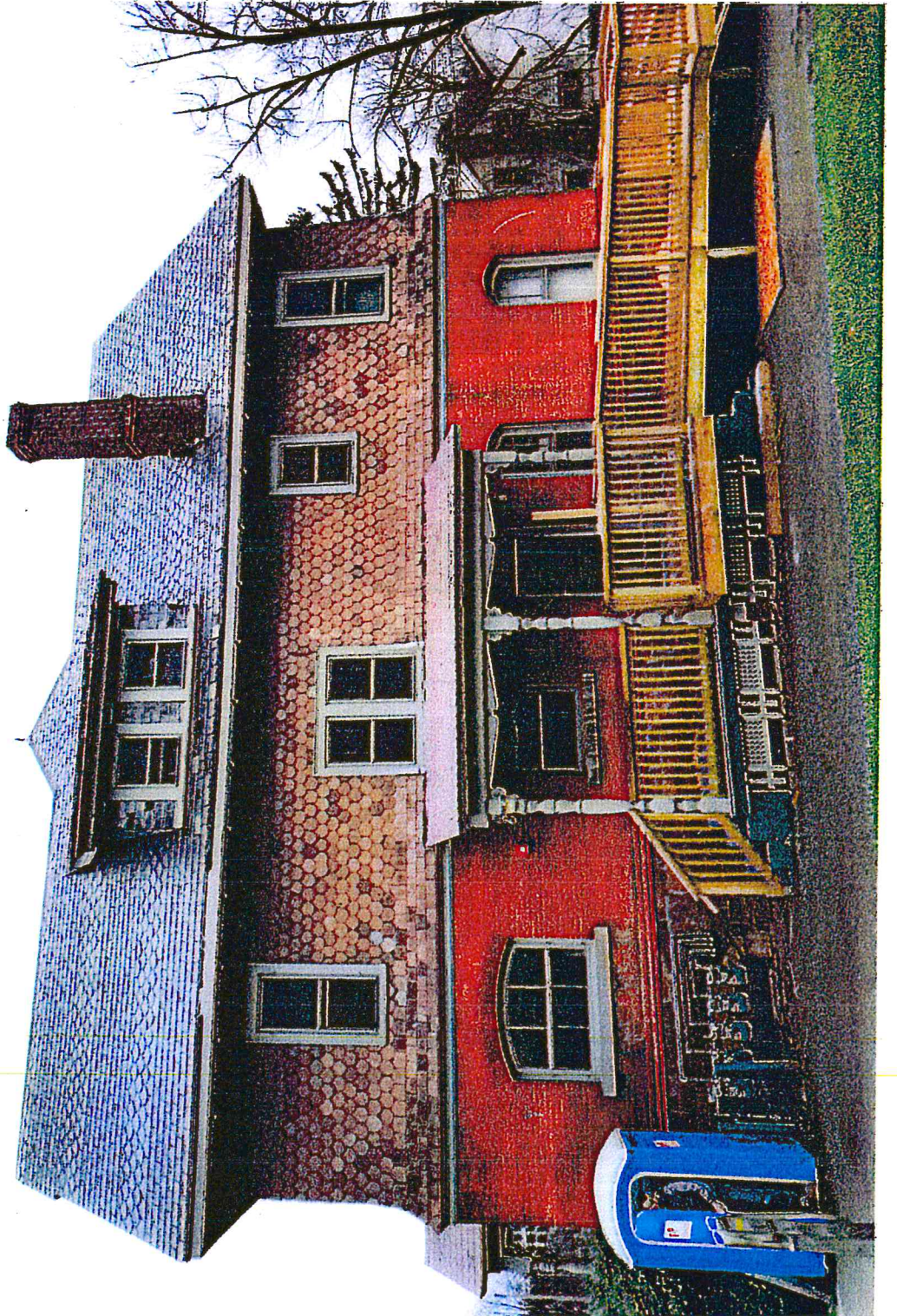
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APR 30 2018

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United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 18

Shed dormers are found on both slopes of the gable roof which is oriented with its lateral eaves to the street. A full-width, 1-story, enclosed front porch has exposed rafter tails at the roof edge and a small pediment over the door. Short Doric columns support the porch roof in between which are multi-paned windows. The glass-enframed, central entrance is surrounded by multi-paned, full-length sidelights and a transom. Windows, grouped on the north and south elevations in bands of threes, are 4/4 or 6/6. Otherwise, the windows are randomly placed and are 1/1. The foundation, which is above grade on the west elevation, contains two, modern, wooden, overhead, garage doors. An exterior, brick, shouldered, end chimney is found on the east elevation. The dormers and porch were probably added in the early 1920s.

Although the present condition of the structure reflects the architectural style of the early twentieth century, the building contributes to the understanding of a mid-nineteenth century town estate owing to its original use as a carriage house.

17. A.B. Fisher House (308 Main Street); 1884

The 2 1/2 story A.B. Fisher house is a vivid illustration of the picturesque qualities promoted by the Queen Anne movement. Its massing, plan, fenestration, and use of materials is varied and irregular, yet all are tied to the bulky main mass and its ordered vertical separation.

Two main blocks constitute the major house form: a hip roofed central mass and a gable front mass that projects from the east half (right front) of the central block facade. The picturesque massing is further emphasized by a 3 story, engaged hexagonal tower with bellcast roof which appears at the intersection of the two main blocks, and by a projecting 2 1/2 story, three sided bay with a pedimented gable roof at the west rear of the structure. An interior wall chimney with recessed vertical panels and corbelled cap that emerges from the center of the west elevation, shed roof dormers on the east and west hip roof slopes, and entry porches on the front and side, contribute yet more to the irregularity of form.

However, a clear and ordered horizontal organization--through use of materials and articulation of mass--ties the various elements into a unified whole. The roof is sheathed in dark grey slate, alternating bands of fishscale and square cut tiles. The hip roof is finished with a "sawtooth and scrolls" metal cresting, while a metal finial tops the tower peak. A molded cornice carried on the entire

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 19

perimeter marks the division between roof level and the main floors. Wall surfaces above the cornice level, i.e. within dormers and on tower sides, are sheathed in red painted pressed metal squares divided into panels by flat sillcourse, headercourse, and vertical trim. The overhanging, pedimented peak of the gable front block is supported by two brace brackets; two wall panels which flank the window directly below are stuccoed and decorated by applied nuts, bolts and nails in imitation of medieval pargetting (and, no doubt, to advertise A.B. Fisher's architectural profession). The entire second floor is sheathed in rich, red fishscale slate which flares just above the first story, where the shingles become square cut and are finished by a molded beltcourse. Common bond red brick sheathes the first floor which is separated from the redstone foundation by a heavy, molded watertable. Thus the principal levels are all contained within strong horizontal boundaries and related through consistent use of similar materials, and the controlled use of a single, strong color.

A 1 story, hip roofed porch with a projecting, pedimented entry bay shelters the central and west bays of the facade which include the primary entrance. The porch is supported by turned posts, enclosed by a low balustrade with flat, sawn pattern panels, and embellished by a simple valance screen and jigsaw brackets. The carved, oak, double leaf doors are set within a segmentally arched opening with transom light. A shed roofed entry porch shelters the east side entry. The building's fenestration exhibits a great deal of variety, though it is largely 1/1 sash, some with leaded stained glass borders and transoms; windows on the brick clad first story have segmental, soldier course arches and have granite sills. Segmental arches with granite voussoirs top the basement level windows.

A.B. Fisher was Burlington's leading architect in the late nineteenth century and he designed and built this house as his own residence in 1884. It is a veritable catalogue of the techniques and materials used in the period. The symbolism of using building parts as decorative elements on an architect's house, as on the two attic story wall panels, was surely intentional. Fisher's skill is evidenced by the manner in which he restrains the elaborate irregularity of massing and form through use of color and material. Although now converted to office use, and very slightly altered by the addition of aluminum storm sash, the building is extremely well preserved and remains one of Burlington's architectural treasures.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 37

42. Goodrich House (Luther Hagar House)(325 College Street); c.1832

Build c.1832 for Chauncey Goodrich, a Burlington publisher and bookbinder noted for publication in 1842 of the widely read Thompson's Vermont, this rectangular, 2 story, 3 x 3 bay, gable front house with rear wing replaces an earlier structure which burned on this site c.1830 (the wing may have been part of the original structure). The Greek Revival dwelling now serves as multi-family and office space, facing north on College Street, a blacktop drive and parking area filling the eastern flank of the property.

Classical molding trims the boxed eaves and extends across the front (north) elevation to define a pediment and enclose a triangulated gable panel and attic light. At the east and west elevations, a pair of interior wall chimneys rise through roof eaves from red, common bond, brick veneer walls and a base of coursed ashlar, red sandstone. Six-over-six sash with splayed brick lintels and wooden sills are common throughout the main block. A right side hall entry has a heavy Italianate paneled door and 3/4 length sidelights over recessed panels. A grey limestone door lintel and grey limestone sill and steps provide focus for the front entry.

The 1 1/2 story, elongated 2 x 7 bay rear wing displays a large central chimney rising from a corrugated steel roof. Aluminum siding clads the east and rear elevations while red brick veneer protects the west elevation. **A four bay side porch extends across the wing's east side;** this is supported by chamfered posts with Doric style capitals. A ridged steel shed roof protects multiple apartment entries. Twelve-over-twelve sash combines with 6 and 8 light double casement windows on both east and west rear wing elevations. Twelve-over-twelve sash and large central kitchen chimney may indicate an earlier construction date of the rear wing, perhaps part of the former dwelling.

Luther Hagar, founder of the Hagar Hardware Company, lived in this house for much of the 19th century.

42A. Garage (325 College Street); c.1975

To the rear of the main structure (#42) stands a 1 x 4 bay garage with saltbax style massing. Angled carriage door openings and two leaf garage doors on strap hinges admit autos and storage. Board and batten siding sheathe the structure which is roofed in ridged steel. Because of its age, the garage does not contribute to the historic district.

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

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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 4th, 2018, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT AGENDA

I. Agenda

II. Communications

III. Minutes

IV. Consent

- 1. 15-0339VR; 31 North Ave (RM-W, Ward 3C) Wendy E. Hakken**
Request for Time Extension. Variance from front yard setback. Property fronts Depot Street. (Project Manager: Scott Gustin)
- 2. 19-0045SD; 392 North Ave (RL, Ward 7N) Paul P. Lafayette**
Subdivide existing lot into two lots. (Project Manager: Ryan Morrison)

V. Public Hearing

- 1. 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)
- 2. 18-1208CA/MA; 75 Briggs St (ELM, Ward 5S) Onion River Cooperative Inc.**
Continued Review: Construct a new health club/climbing center. Includes a new building and site improvements. (Project Manager: Scott Gustin)

VI. Certificate of Appropriateness

- 1. 18-0975CA/18-0976LL; 308 Main St (RH, Ward 8E) Green Castle LLC (Bruce Baker and Gregory Doremus) AND 18-0977LL; 323-325 College St (RH, Ward 8E) Green Castle LLC and Alpha Properties LLC (Peter C. Potts, Carol B. Potts, Elizabeth Demas IRA, Mary Lee IRA)**
Residential addition to add four (4) new dwelling units for a total of 8. Site plans changes simultaneous to lot line adjustment with 323-325 College Street to accommodate parking and circulation.
(Project Manager: Mary O'Neil)

VII. Adjournment

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the 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/drdb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

Department of Planning and Zoning

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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 4, 2018
RE: 15-0339VR; 31 North Avenue

=====

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

Zone: RM-W Ward: 3C

Owner/Representative: Wendy Hakken / Smith Buckley Architects

Request: Third time extension request for approved variance from front yard setback on existing vacant lot.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Reviews)

Background Information:

The applicant is seeking a third time extension for a variance granted October 24, 2014. The variance approved granted relief from the applicable front yard setback on an existing vacant lot. The subject property fronts on Depot Street, but all of its neighboring properties front on both North Avenue and Depot Street. The buildings on these neighboring properties are set close to North Avenue and relatively far from Depot Street and, therefore, create a prohibitive front yard setback requirement for the subject property.

No changes are included in this proposal. Only a time extension is sought.

Previous zoning actions for this property are as follows:

- 10/24/14, Approval of variance from front yard setback
- 12/18/97, Application for, and subsequent withdrawal of, permit to construct home

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

I. Findings

Article 3: Applications, Permits and Project Reviews

Section 3.2.9 Zoning Permits

(d) Time Limit on Zoning Permits

Notwithstanding (e) and (f) below, a zoning permit shall become invalid unless the work or action authorized commences within one (1) year after the date of final decision. All work or action

*authorized there under shall be completed, and a Final Zoning Certificate of Occupancy received, within two (2) years of the date of decision unless a written extension of time not to exceed one (1) year is grant in advance by the administrative officer. **Extensions of time for a zoning permit issued in connection with a conditional use or variance shall require approval by the DRB after a public hearing.***

The application for a time extension for a variance 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 eligible for consideration under this standard. The variance approval included no construction work and was valid for a period of 2 years. The variance simply enabled encroachment into the front yard setback for development to be reviewed under separate permit. Since the variance was approved in October 2014, site assessment work has been done, and a number of preliminary proposals have been made, but no permit application has yet been filed. As requested, a 1-year time extension may be granted. This extension is the third and final one that may be granted. **(Affirmative finding)**

II. Conditions of Approval

1. Except as modified in this 1-year time extension, all conditions of approval of the original variance dated October 24, 2014 shall remain in effect.
2. This 1-year time extension makes the variance approval valid until October 24, 2019.
3. This extension is the 3rd and final one that may be granted.

Burlington Development Review Board

149 Church Street, City Hall
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www.burlingtonvt.gov/PZ/Boards/Development-Review-Board

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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
October 24, 2014**

In RE: 15-0339VR; 31 North Ave. (Ward 3, RM-W) (Tax Lot No. 043-3-188-000)

Owner/Representative: Cynthia Wheelock Smith

Request: Variance from front yard setback on existing vacant lot

Members Present:

Austin Hart
Jonathan Stevens
Michael Long
Brad Rabinowitz
Israel Smith
AJ LaRosa

Evidence Presented:

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

I. FINDINGS

Background Information:

The applicant is seeking a variance from the applicable front yard setback on an existing vacant lot. The subject property fronts on Depot Street, but all of its neighboring properties front on both North Avenue and Depot Street. The buildings on these neighboring properties are set close to North Avenue and relatively far from Depot Street and, therefore, create a prohibitive front yard setback requirement for the subject property.

No development is included in this application. The variance is sought as a precursor to a potential single family home to be filed under separate permit application if the variance is granted.

Previous zoning actions for this property are as follows:

- 12/18/97, Application for, and subsequent withdrawal of, permit to construct home

Article 12: Variances and Appeals
Sec. 12.1.1 Variances

(a) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the zoning regulation in the neighborhood or district in which the property is located.

The lot is small at just 4,180 sf and 44' of road frontage. The lot is also steeply pitched except for the upper, easternmost end. The requested variance, however, does not relate to these particular characteristics. The subject property is the only one along the eastern side of Depot Street that does not also front on North Avenue. The buildings on these other properties are set close to North Avenue with relatively deep setbacks from Depot Street. The variance is requested because of the way the front yard setback is calculated per Table 4.4.5-3: *Residential District Dimensional Standards*. The front yard setback is based on the average of 2 adjacent lots on both sides of the subject lot, +/- 5'. In this case, the front yard setback is based on the average of three properties at 33, 55, and 1 North Avenue. These properties all have two front yards – on North Avenue and on Depot Street. Their front yard setbacks along Depot Street are 63', 56', and 116', respectively. The average of these setbacks is 78'. A 78' (+/- 5') on a 95' – 114' deep lot, combined with a rear yard setback of 25% results in an unbuildable lot. Compliance with the front yard setback is impossible. **(Affirmative finding)**

(b) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning regulation and that the authorization of a variance is, therefore, necessary to enable the reasonable use of property.

As noted above, a 78' (+/- 5') front yard setback combined with a 25% rear yard setback results in virtually no building envelop. Compliance with the front yard setback is impossible. **(Affirmative finding)**

(c) The unnecessary hardship has not been created by the applicant.

The hardship relative to the front yard setback is related to the fact that front yard setback requirements are based on neighboring properties. It is not a hardship created by the applicant. **(Affirmative finding)**

(d) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, nor be detrimental to the public welfare.

The variance from the requirements of the front yard setback would not alter the essential character of the neighborhood or district in which the subject property is located. The variance would enable the construction of a single family home on a vacant lot located within the waterfront medium density residential zone. **(Affirmative finding)**

(e) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the zoning regulation and from the plan.

The requested 10' front yard setback allows for a reasonable building envelope and minimizes encroachment into the steep slope on the property. **(Affirmative finding)**

(f) The variance, if granted, will not result in the extension of a non-complying situation or allow the initiation of a nonconforming use of land.

The variance from the front yard setback requirement would not result in the extension of a noncomplying situation or allow a nonconforming use of land. The variance would simply enable the construction of a single family home. **(Affirmative finding)**

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 approval of a variance from the front yard setback on the existing vacant lot at 31 North Avenue in the RM-W zone in accordance with Article 12. Approval is subject to the following conditions:

1. This variance approval is for relief from the front yard setback requirement of Table 4.4.5-3, *Residential District Dimensional Standards*.
2. No development is included in this approval. All development is subject to a separate zoning permit and must meet all other dimensional requirements.
3. Per Sec. 12.1.3, *Filing a Request, Public Hearing, and DRB Decision*, this variance approval shall be valid for a period of 2 years.

Seconded: Jonathan Stevens

Vote: 6-0-0, motion carried

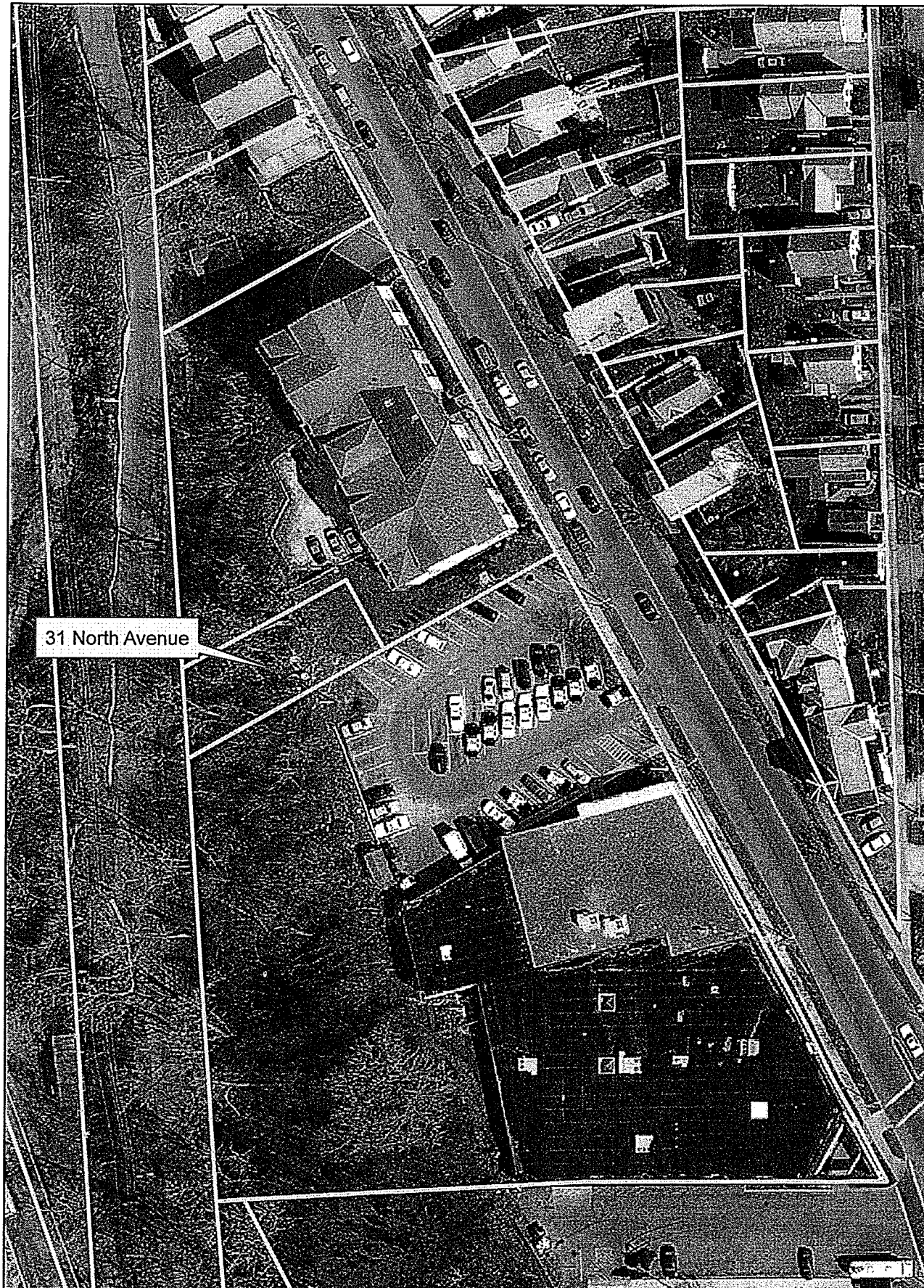
Dated at Burlington, Vermont, this 24th day of October 2014

Respectfully Submitted,


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.

31 North Avenue



Department of Planning and Zoning

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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 4, 2018
RE: 18-1208CA/MA; 75 Briggs 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: ELM Ward: 5S

Owner/Applicant: Onion River Cooperative, Inc. / Charest Alpinism, LLC

Request: Construct new health club/climbing center. Includes a new building and related site improvements.

Applicable Regulations:

Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking)

Background Information:

The applicant is seeking approval to construct a new health club/climbing center and related site improvements at 75 Briggs Street. This parcel is presently vacant with one remaining building left over from the former railroad use of the property. This proposal is a comprehensive redevelopment of the site involving the new 13,450 sf building, retention of the existing 4,000 sf building, and new parking, landscaping, and stormwater management features. The climbing center is categorized as a health club in the Comprehensive Development Ordinance and is a conditional use in the E-LM zone. As the project entails a development footprint of > 40,000 sf, major impact review is also triggered.

This project was reviewed by the Technical Review Committee on February 8, 2018. Sketch plan review with the Conservation Board occurred April 2, 2018, with the Design Advisory Board on April 10, 2018, and with the Development Review Board on May 1, 2018.

The Conservation Board reviewed this application on July 2, 2018 and recommended approval as proposed. The Design Advisory Board reviewed it on July 24, 2018 and recommended approval with the following conditions:

1. Indicate Phase 2 work on the site plan, to be completed at a future date pending the construction of the Champlain Parkway improvements along Briggs Street, to include:
 - a. Additional shade trees planted within the bioswale
 - b. New walkway connecting the Briggs Street sidewalk to the entry door on the east elevation

2. Add visual interest to the north elevation by exploring the following:
 - a. Develop the proposed green wall / trellis structure on the north elevation
 - b. Expand the graphics on the north wall
 - c. Add a roof canopy/awning over the exterior door
3. Indicate location of electrical transformer or mechanical equipment and method of screening.
4. Solar ready construction, including conduit to the roof, is encouraged.

Revised project plans have been submitted to address the recommendation of the DAB.

The Development Review Board reviewed this application August 21, 2018. The public hearing was continued to September 4, 2018 to afford additional time for the applicant and the Department of Public Works to address outstanding traffic concerns. No updated traffic information has yet been provided; however, resolution by the September 4 meeting date is anticipated. In addition to traffic, the applicant wishes to address treatment of rooftop mechanical equipment. Specifically, the applicant seeks approval to leave rooftop mechanical equipment as originally proposed without a screening enclosure. Perspective drawings and related plans have been provided for review. The staff comments below remain unchanged.

Previous zoning actions for this property are noted below.

- 11/21/16, Approval to remove portion of gravel lot and convert to green space
- 10/4/16, Approval to construct new grocery store and subdivide the property in two (creating the present lot)

Recommendation: **Major impact and certificate of appropriateness approval** as per, and subject to, the following findings and conditions.

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

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 utilities. Sufficient water and sewer service are available. A State of Vermont wastewater permit will be required. A capacity letter issued by the Dept. of Public Works has been obtained. **(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 subject property is located within the Enterprise – Light Manufacturing zone. This zone is intended primarily for manufacturing, distribution, processing and the like; however, other

commercial uses are allowed. The proposed health club is one of those allowed uses. It is situated in a location with ready access from other nearby commercial uses and a large residential neighborhood. **(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 is not expected to generate nuisance impacts from noise, odor, dust, and the like that may be more typically associated with industrial uses. The proposed construction is set relatively far from homes in the adjacent neighborhood. **(Affirmative finding)**

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

The applicant has provided a traffic analysis outlining anticipated traffic impacts relative to the new facility. The analysis contains the standard items such as crash history, total trip generation, and intersection level of service. No high crash locations are nearby, and none are expected as a result of this development. The new building is expected to result in a net increase of 37 weekday PM peak hour trip ends over existing conditions with the present facility in operation. By way of comparison, the new City Market next door anticipated 320 weekday PM peak hour trip ends including 260 vehicular trips. The anticipated increase in traffic is modest and is expected to have minimal to moderate impacts on nearby intersection level of service (LOS). The LOS for the Briggs Street/Flynn Avenue intersection is expected to remain unchanged in 2024 whether the project is built or not. The Champlain Parkway/Flynn Avenue intersection; however, is expected to worsen from an LOS E to F under the 2024 “build” scenario. The traffic analysis includes several measures that may be implemented for mitigation of traffic impacts at this intersection. Whether any or all of those measures are implemented is to be determined by the Department of Public Works. Comment from DPW has not yet been provided but is anticipated prior to DRB review of this project. **(No finding yet possible)**

and,

5. *The utilization of renewable energy resources;*

The project plans have been revised to depict rooftop location for a potential solar array. **(Affirmative finding)**

and,

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

Technical Review Committee comments relative to applicable City bylaws have been provided.

(b) Major Impact Review Standards

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

No significant air or noise pollution is anticipated as a result of this development. **(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;

No impacts on the city's educational system are anticipated as a result of this purely commercial development. **(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, those impacts are expected to be relatively modest. Impacts will be mitigated by payment of impact fees following project completion. **(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 proposed development is located within the E-LM zone – an area of the city specifically zoned for a variety of commercial land uses. The project will not adversely impact the city's present or future growth patterns. The development is of a relatively moderate scale and is not expected to have an undue adverse impact on the city's ability to accommodate growth. **(Affirmative finding)**

10. Be in substantial conformance with the city's municipal development plan;

Several provisions of the Municipal Development Plan target the Enterprise zones for new commercial investment and development (Land Use Policies, pg. I-2; Growth Areas, pg. I-22 {The Enterprise District}). Further, this project brings about new investment to a site with significant soil contaminants (Land Use Policies, pg. I-23 {Brownfields}). As required, the new building will comply with present energy efficiency standards of the city and state (Energy Plan, pg. VIII-1).

(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;

The proposed commercial development will have no 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.

Little impact on the city's park and recreation needs is expected as a result of this development. What impact there is will be mitigated by 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 will likely not generate offsite noise or glare substantial enough to require mitigation. Screening of the parking lot along Briggs Street is proposed in an effort to reduce the visual impact associated with the relatively large parking lot. **(Affirmative finding)**

2. Time limits for construction.

The application anticipates a 12-month construction timeline starting this coming winter. The standard 2-year timeframe for zoning permits will apply. The project plans have been revised to depict 2 phases. Phase 1 contains almost all of the project. Phase 2 contains work mostly within the street right-of-way along Briggs Street. The plans note that the phase 2 work will be done in conjunction with the Briggs Streets improvements associated with the Champlain Parkway. Conceptually, this arrangement may be acceptable; however, the zoning permit cannot last indefinitely. The project's work along Briggs Street should be done within 5 years or with the Champlain Parkway work, whichever comes first. If, perchance, an amendment is needed to enable better coordination of the street and site work, one may be sought. **(Affirmative finding as conditioned)**

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

Hours of operation are noted as 10:00 AM – 10:00 PM, Monday – Friday; 10:00 AM – 8:00 PM Saturday, and 10:00 AM – 6:00 PM on Sunday. The application notes that morning hours at the new facility may be expanded. If so, they must be specified.

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

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

Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time. **(Affirmative finding)**

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

See the recommended conditions.

Article 4: Maps & Districts

Sec. 4.4.3, Enterprise Districts:

(a) Purpose

(1) Light Manufacturing (E-LM)

The subject property is located in the E-LM zone which is intended as the primary commercial/industrial center of Burlington. The proposed health club is consistent with the array of commercial uses allowed in this zone. **(Affirmative finding)**

(b) Dimensional Standards & Density

Proposed building area is 13,470 sf. Along with the existing 4,000 sf building to remain, FAR is 0.24 on the 1.68 acre lot. This FAR is well below the 2.0 FAR limit in this zone.

Proposed lot coverage will be 58.9%. This percentage is under the maximum allowable 80% coverage.

The proposed front yard setback is 20' along Briggs Street. The minimum required is 5'. Side yard setbacks are not applicable in the E-LM zone. The minimum required rear yard setback is 10% of the lot depth – in this case about 12.5,' although the rear lot line is somewhat angled. The building is set about 60' from the rear property line.

Maximum building height will be 44' to the midpoint of the sloped shed roof and is under the maximum permissible 45' height. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The proposed climbing center is a “health club” under Appendix A of the CDO and is a conditional use in the E-LM zone. **(Affirmative finding)**

(d) District Specific Regulations

Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.3 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.3 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.3 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.5.3 (b) 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

New outdoor lighting is included in the application and will include illumination of the parking area, walkways, and building entries. Fixture cut sheets and a photometric plan have been provided. Acceptable cutoff LED fixtures are proposed. Pole lamps illuminating the parking area are acceptable at 16' tall. Acceptable illumination levels are depicted for the parking lot and roof deck. While illumination levels are depicted for the building entries and walkways, the summary table does not indicate average, maximum, and minimum illumination levels for these features. This information is needed in order to determine compliance with the applicable lighting standards of Sec. 5.5.2. Building entries are limited to 5.0 footcandle average, and walkways are limited to 0.5 footcandle average with no point to exceed 2.0 footcandles. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control

Presently, there are no stormwater management features onsite. The proposed project design includes four bioretention areas. These areas will collect stormwater runoff from the parking area and building rooftop and will attenuate flows prior to discharge to the city's combined sewer system. The contaminated soils onsite prevent utilizing infiltration, but post-development peak flows will be significantly reduced for the one year design storm. Both the stormwater management plan and the erosion control plan have been reviewed and approved by the city's stormwater program manager. **(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 property does not contain any important natural features as identified in the Open Space Protection Plan or as outlined in Sec. 4.5.4, *Natural Resource Protection Overlay Districts*. In fact, the property is nearly devoid of any green space at all. It is a vacant former railroad property. The proposed construction will have no impact on Burlington's diversity of important natural features. **(Affirmative finding)**

(b) Topographical alterations

The existing property is essentially flat and will remain so. Proposed grading will direct stormwater runoff into newly proposed stormwater management measures. In an effort to retain as much soil onsite as possible (rather than landfill it), a berm will be created at the north end of the property. **(Affirmative finding)**

(c) Protection of important public views

There are no significant public views from or through the subject property. The proposed construction will not adversely impact any identified public view corridor. **(Affirmative finding)**

(d) Protection of important cultural resources

The property has no known archaeological significance. It contains no archaeological site points, nor is it located within an archaeologically sensitive area. **(Affirmative finding)**

(e) Supporting the use of alternative energy

See Sec. 6.3.2 (f).

(f) Brownfield sites

The Vermont DEC Hazardous Site List specifically lists this property as a contaminated site. The applicants are working on a corrective action plan (CAP) with VT DEC to address onsite contaminants. This CAP was addressed with the Conservation Board. Essentially, the contaminated soils will be capped onsite. Soils that cannot be retained onsite will be disposed of in a landfill. **(Affirmative finding)**

(g) Provide for nature's events

See Sec. 5.5.3 for stormwater management.

The main building entry will be sheltered. There is sufficient room onsite for snow storage during the winter months. **(Affirmative finding)**

(h) Building location and orientation

The proposed building will be set fairly close to the street, reflecting similar front yard setbacks at neighboring properties. As required, the new building presents an entryway facing Briggs Street. **(Affirmative finding)**

(i) Vehicular access

The property will be served by two driveways. The southern driveway will seemingly serve to access the existing outbuilding. The northern driveway will act as the primary vehicular access into the site for visitors. Sight triangles are clear for both driveways. **(Affirmative finding)**

(j) Pedestrian access

Pedestrian access to the property will be afforded by way of new onsite walkways. The site plan also notes a future new sidewalk within the Briggs Street right-of-way to be constructed by the city. Confirmation from the Department of Public Works has been sought and is pending. The site plan also depicts a new crosswalk across Briggs Street. DPW review and approval will be required for this feature. All work within the street ROW is to take place as part of phase 2 – built concurrently with the Briggs Street improvements related to construction of the Southern Connector. As required, pedestrian walkways are provided through the parking areas for access into the new building. **(Affirmative finding as conditioned)**

(k) Accessibility for the handicapped

Handicap parking spaces are depicted near the south-facing building entrance. Entries into the building appear to be at-grade. It is the applicant's responsibility to comply with all applicable ADA requirements. **(Affirmative finding)**

(l) Parking and circulation

Parking is set to the side and rear of the new building. Given the lengthwise orientation of the property along Briggs Street, the side parking lot also has frontage along the street. Following DAB review, screening of the parking has been fortified along that section of parking between the two driveways.

Parking spaces and circulation isles appear to be dimensionally compliant. Most parking spaces are 9' X 18', and circulation isles are 24' wide allowing for 10' wide travel lanes and compliant back-up space. The 18' parking space depth is acceptable given that all of the spaces are peripheral. Parking spaces along the rear of the property are a full 20' deep.

Curbing is evident along much of the parking lot's edge. There is no curbing along the western edge where stormwater runoff will sheetflow into the linear bioretention area. As recommended by this criterion, the parking area is divided into smaller components with peripheral landscaping to delineate the boundaries of the parking and circulation areas.

This criterion establishes a target of 30% shading of the parking area with new shade trees. At least 1 shade tree for every 5 parking spaces is required. The new parking lot contains 65 parking spaces and requires 13 shade trees. As proposed, 14 new shade trees will be planted within or around the parking lot (additional trees are proposed, but provide minimal, or no, shade for the parking lot). The shade trees have been reviewed for acceptability by the city arborist. The shading plan demonstrates 45% shading of the parking lot.

Bike racks are depicted on the site plan. They are appropriately located near the building's southern entry. **(Affirmative finding)**

(m) Landscaping, fences, and retaining walls

The project plans include a landscaping plan that encompasses a variety of plantings. As noted above, shade trees will be planted in and around the parking lot. Additional plantings will accent the building and site features. As previously noted, additional screening of the parking between the two driveways has been incorporated into the revised project plans.

Three new trees straddle the front property line along Briggs Street. In consultation with the city arborist, these trees will be planted in concurrence with the Briggs Street improvements associated with the Champlain Parkway. **(Affirmative finding)**

(n) Public plazas and open space

No public plazas or open space are included in this proposal. **(Affirmative finding)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

The site plans depict a trash/recycling/compost area behind the building to be screened with 6' tall slatted wooden fencing. An electrical transformer box is depicted next to the trash/recycling/compost area and is screened. All new utility lines must be buried. **(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 proposed building contains 13,450 sf GFA with a 9,000 sf footprint. The massing of the structure is broken into distinct building components as required by this criterion. Varying roof forms and materials reinforce the perception of separate building components. Its height, as measured to the midpoint of the sloped roof, is within the 45' height limit in the ELM zone. Overall building scale fits within the context of the built environment. The newly constructed City Market next door is ~ 30,000 sf, while the remaining building on the subject site is 4,000 sf. Significantly larger commercial buildings exist to the north, while significantly smaller residential structures are to the east.

Much of the DAB discussion of the new building centered on the north elevation. While it is not the primary façade, it will be readily visible from the street and from the neighboring City Market property. The DAB was concerned with the relatively large expanse of uniform exterior wall. As noted below, the interior function of the space as an indoor climbing center limits the amount of functional glazing that can be installed. With that in mind, the DAB recommended integration of a green wall or trellis, expansion of the proposed graphics, and installation of a canopy over the exterior door. The elevation plans have been revised to incorporate all three elements. **(Affirmative finding)**

2. Roofs and Rooflines

As noted above, the proposed building incorporates multiple roof lines. The primary roof structure is a simple sloped shed roof. Other roof sections are flat or nearly so. These roof forms are common in the ELM zone. Part of the roof area will be activated with programmatic uses. **(Affirmative finding)**

3. Building Openings

The primary building entrance is sheltered and oriented towards Briggs Street. It is also accessible from the parking area to the south. This primary entrance clearly reads as such. The fenestration is consistent with the angular, boxy appearance of the building. The function of the building's interior as a climbing center limits the placement and extent of fenestration. With that said, additional fenestration has been incorporated into the building's design since sketch plan review and is placed proportionately throughout. Further revision has taken place since DAB review. **(Affirmative finding)**

(b) Protection of important architectural resources

This new construction will not affect existing historic buildings in the area. No building demolition is included in this application. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The building is set relatively close to the street and presents a clearly defined sheltered entrance easily accessible from the newly constructed sidewalk. The outdoor patio area and adjacent

walkways further improve the perceived sense of invitation into the building. Ample street level glazing affords visual access into the building by patrons and passersby. **(Affirmative finding)**

(e) Quality of materials

The building will be clad in metal siding. Texture and finish will vary to limit the monotony of a singular siding type. Aluminum frame windows will be installed throughout. Wooden accents will be incorporated into the entry canopy. The proposed materials are of acceptable quality and durability for this new construction. **(Affirmative finding)**

(f) Reduce energy utilization

Inclusion of rooftop solar is being considered but not yet confirmed. Installation is encouraged. The new building must comply with the current energy efficiency requirements of the city and state. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

Exterior signs are depicted on the elevation plans. Sign location and area appear to be acceptable. Exterior signage is handled by way of separate zoning permit in any event. **(Affirmative finding as conditioned)**

(h) Integrate infrastructure into the building design

The latest project plans depict rooftop mechanical equipment. While not visible from Briggs Street, they will be visible from the side and rear and must be screened. Such screening must be incorporated into the project design as it has for other mechanical equipment. **(Affirmative finding as conditioned)**

(i) Make spaces safe and secure

Entryways will be illuminated. Egress and fire safety standards will apply as administered through the offices of the fire marshal and of the building inspector. **(Affirmative finding)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The proposed health club is located in the Shared Use Parking District. The minimum onsite parking requirement is 2 spaces per 1,000 sf. At 17,450 sf, the combined building area of the health club will require 35 spaces. As proposed, 64 parking spaces will be constructed, including ADA spaces and an alternative fuel vehicle parking space. **(Affirmative finding)**

Sec. 8.1.9, Maximum Parking Spaces

This section limits surface parking to 125% of the Neighborhood Parking District minimum parking requirement. The alternative fuel vehicle parking space provided is exempt from this provision. The Neighborhood Parking District requirement is 3 spaces per 1,000 sf for the health club (52 spaces in this case). The maximum limitation is 125% of this minimum (65 spaces in this case). **(Affirmative finding)**

Sec. 8.1.10, Off-Street Loading Requirements

The existing 4,000 sf building will use an existing loading bay. A loading area will be provided to the rear of the new building and is noted on the site and elevation plans. **(Affirmative finding)**

Sec. 8.1.11, Parking Dimensional Requirements

See Sec. 6.2.2 (l).

Sec. 8.1.12, Limitations, Location, Use of Facilities

(a) Offsite parking facilities

(Not applicable)

(b) Downtown street level setback

(Not applicable)

(c) Front yard parking restricted

(Not applicable)

(d) Shared parking in the Neighborhood Parking Districts

(Not applicable)

(e) Single story structures in Shared Use Districts

See Sec. 8.1.8.

(f) Joint use of facilities

As enabled by this section, parking for all of the uses onsite will be provided in a single parking facility. **(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 clients and employees only. **(Affirmative finding)**

(h) Compact car parking

(Not applicable) This limitation applies only to structured parking.

Sec. 8.1.13, Parking for Disabled Persons

The site plans depict several handicap parking spaces in close proximity to pathways and the building's main entrance. Associated striping is also shown. ADA compliance is administered via the city's building permit process. **(Affirmative finding)**

Sec. 8.1.14, Stacked and Tandem Parking Restrictions

(Not applicable)

Sec. 8.1.15, Waivers from Parking Requirements / Parking Management Plans

(Not applicable)

Sec. 8.2.5, Bicycle Parking Requirements

Table 8.2.5-1, *Bicycle Parking Standards*, does not include health club as a use. The most recent new health club approved by the Development Review Board used the community center standard as a "best fit." Under that standard, the bike parking requirement for the 17,450 sf health club amounts to 10 short term spaces (3 per 5,000 sf) and 1 long term space (1 per 20,000 sf). As proposed, 10 short term spaces will be provided along with 1 long term space. Locations and

details for the short term bike parking spaces are provided. The long term space will be provided within the employee breakroom. **(Affirmative finding)**

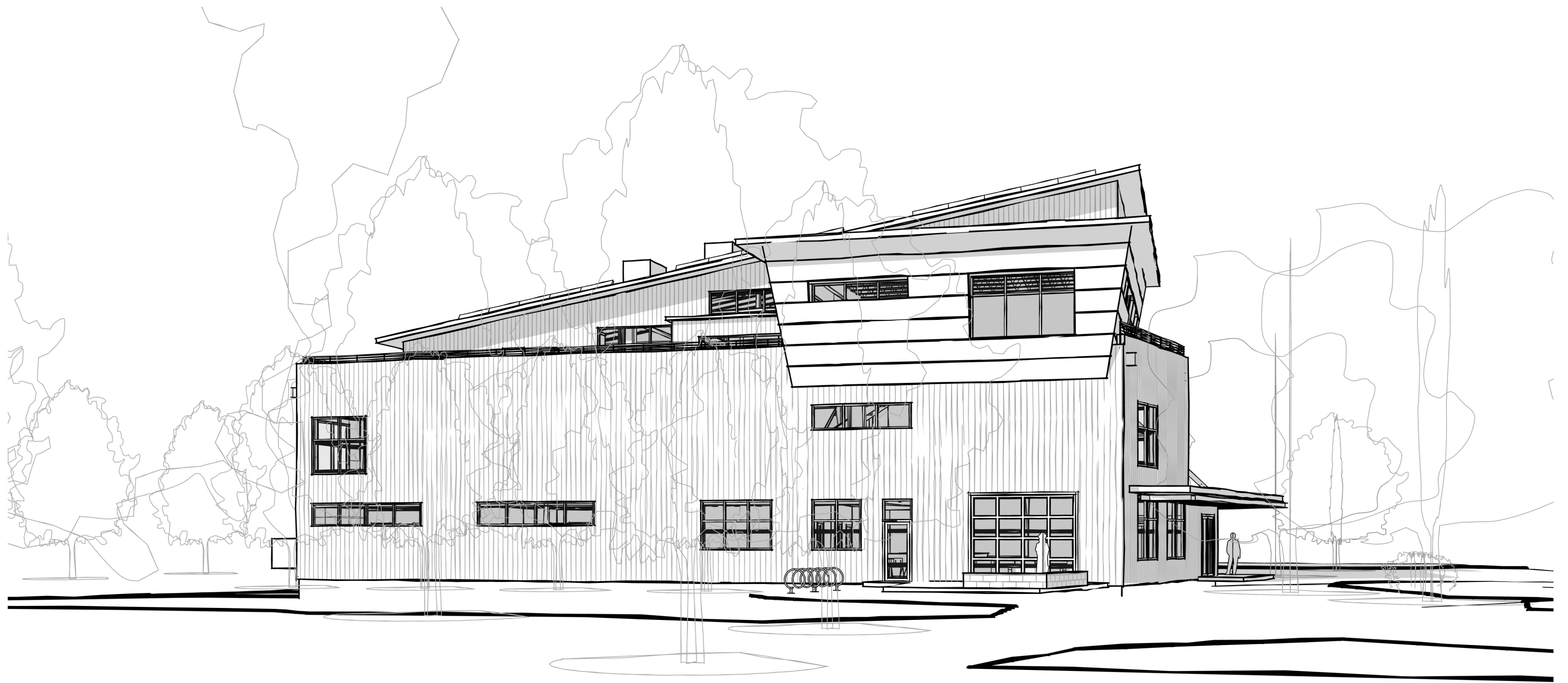
II. Conditions of Approval

Assuming DPW concurs with the findings of the traffic study for this application and identifies no outstanding items, the following conditions of approval are recommended.

1. **Prior to release of the zoning permit**, revised project plans depicting the following shall be submitted, subject to staff review and approval:
 - a. Average, maximum, and minimum illumination levels for the building entries and walkways; and,
 - b. Screening details for the rooftop mechanical equipment.
2. The proposed sidewalk and crosswalk within the public street right-of-way are **subject to review and approval by the Dept. of Public Works**. Responsibility for their construction, and funding thereof, is to be determined by the Department of Public Works. *All other construction within the public street right-of-way is subject to an encumbrance permit issued by the City Council in conjunction with the Dept. of Public Works.*
3. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Planning & Zoning Department the impact fee as calculated by staff based on the net new square footage of the proposed development.
4. This project contains two phases. Phase 1 is to be completed within 2 years of the date of approval. Phase 2 is to be completed within 5 years of the date of approval or in concurrence with the Champlain Parkways improvements to Briggs Street, whichever comes first.
5. Days and hours of operation are limited to 10:00 AM – 10:00 PM, Monday – Friday; 10:00 AM – 8:00 PM Saturday, and 10:00 AM – 6:00 PM on Sunday. Any expansion of these hours of operation will require conditional use review and approval by the DRB.
6. Days and hours of construction are limited to Monday – Friday 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No construction activity on Sunday.
7. A State of Vermont wastewater permit is required.
8. All new utility lines shall be buried.
9. It is the applicant's responsibility to comply with all applicable ADA requirements.
10. Incorporation of solar energy devices is encouraged.
11. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
12. Any outdoor signage will require a separate sign permit.
13. Standard Conditions 1-15.



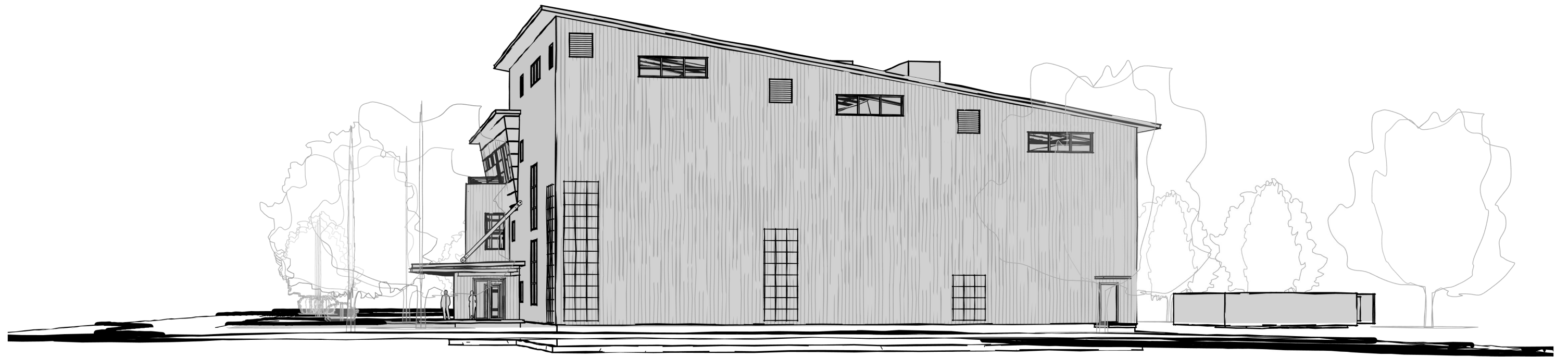




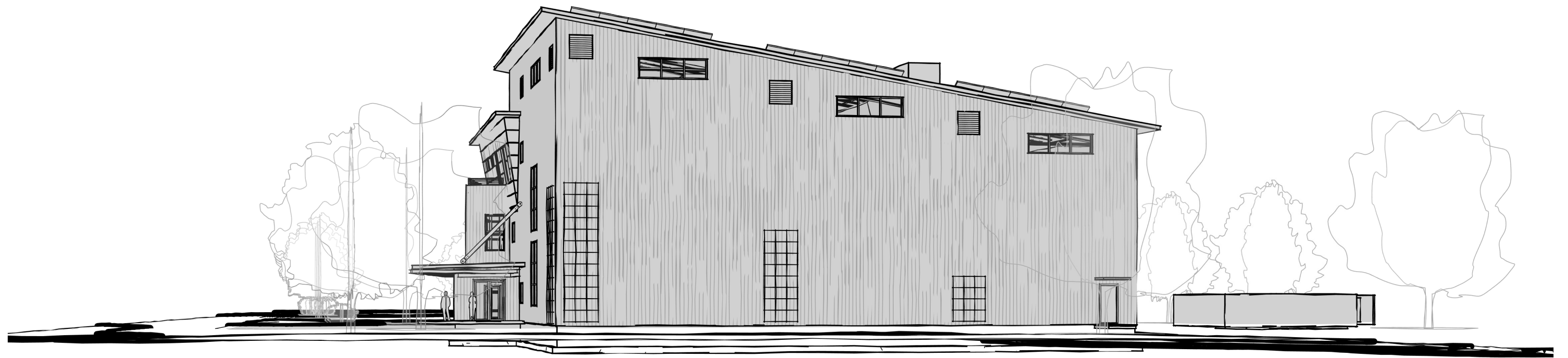




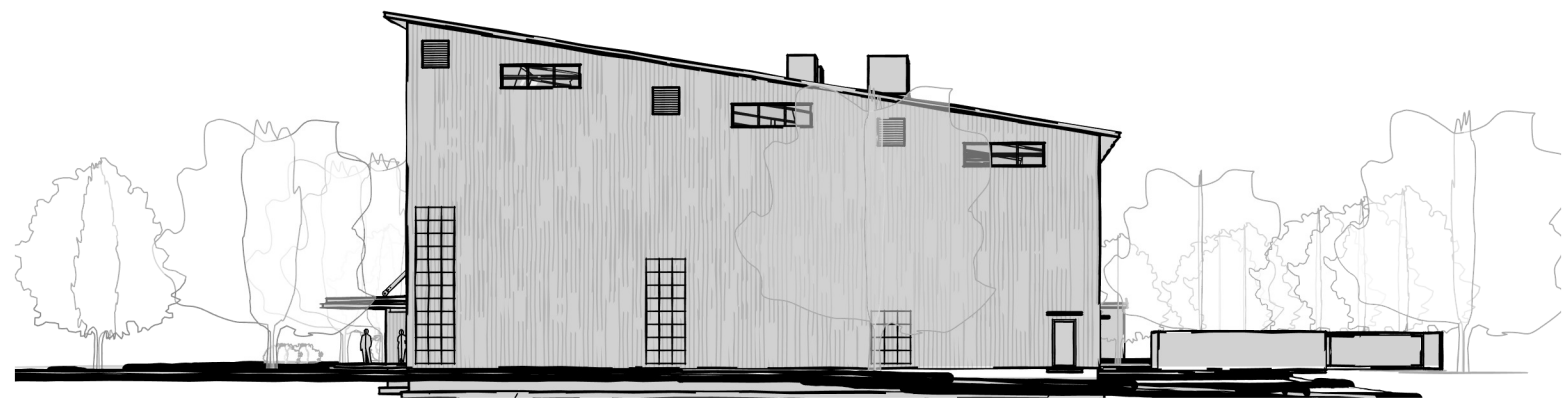


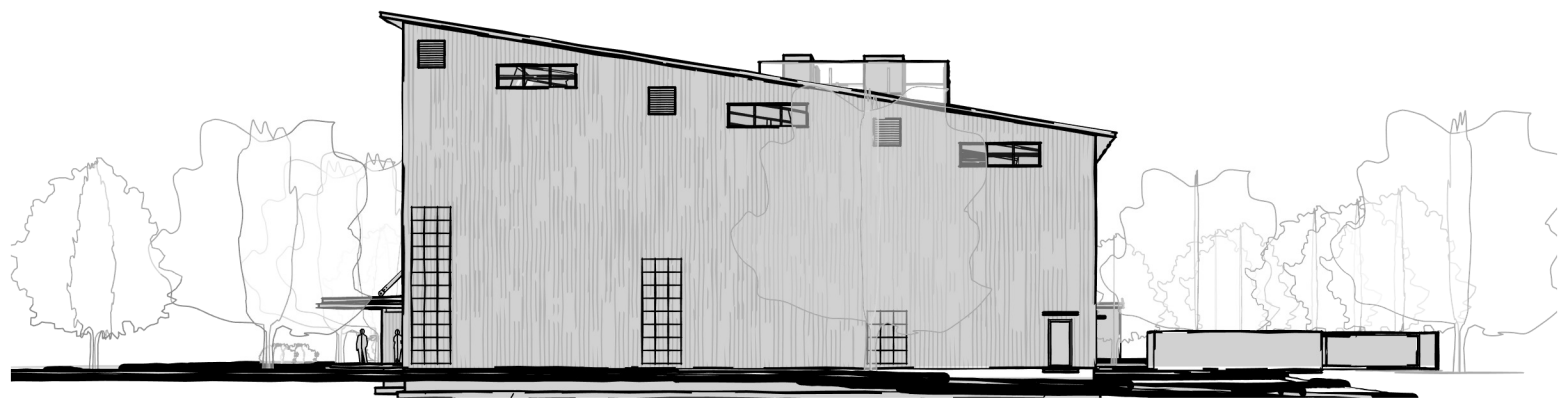


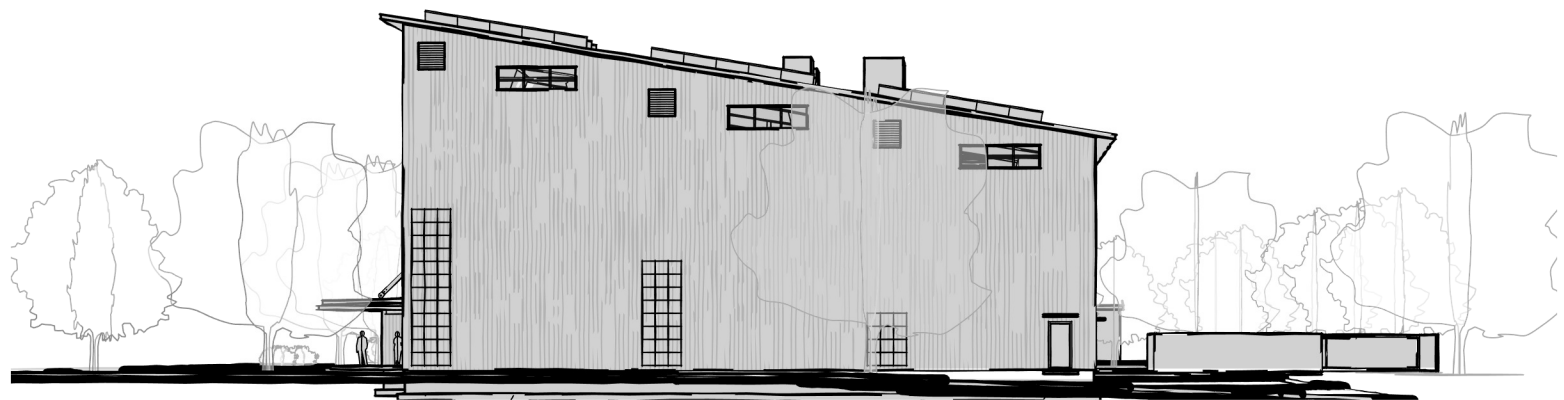


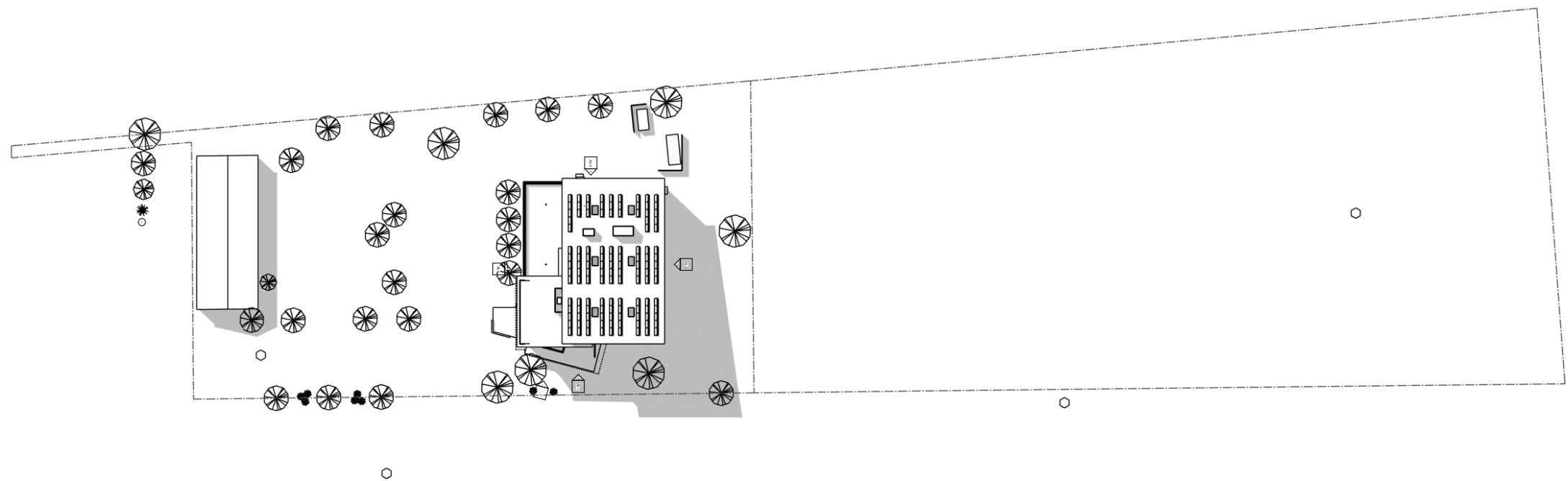


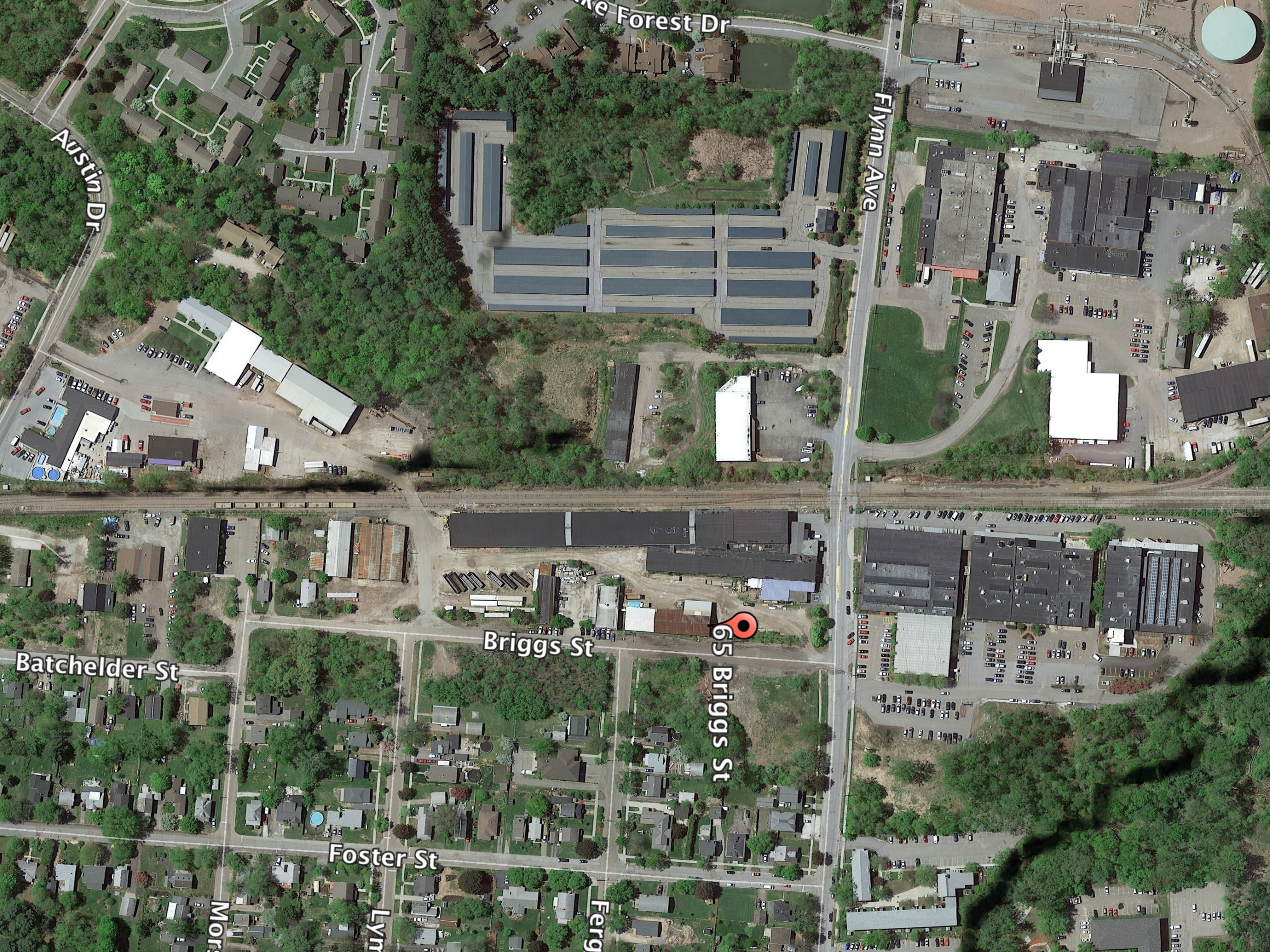












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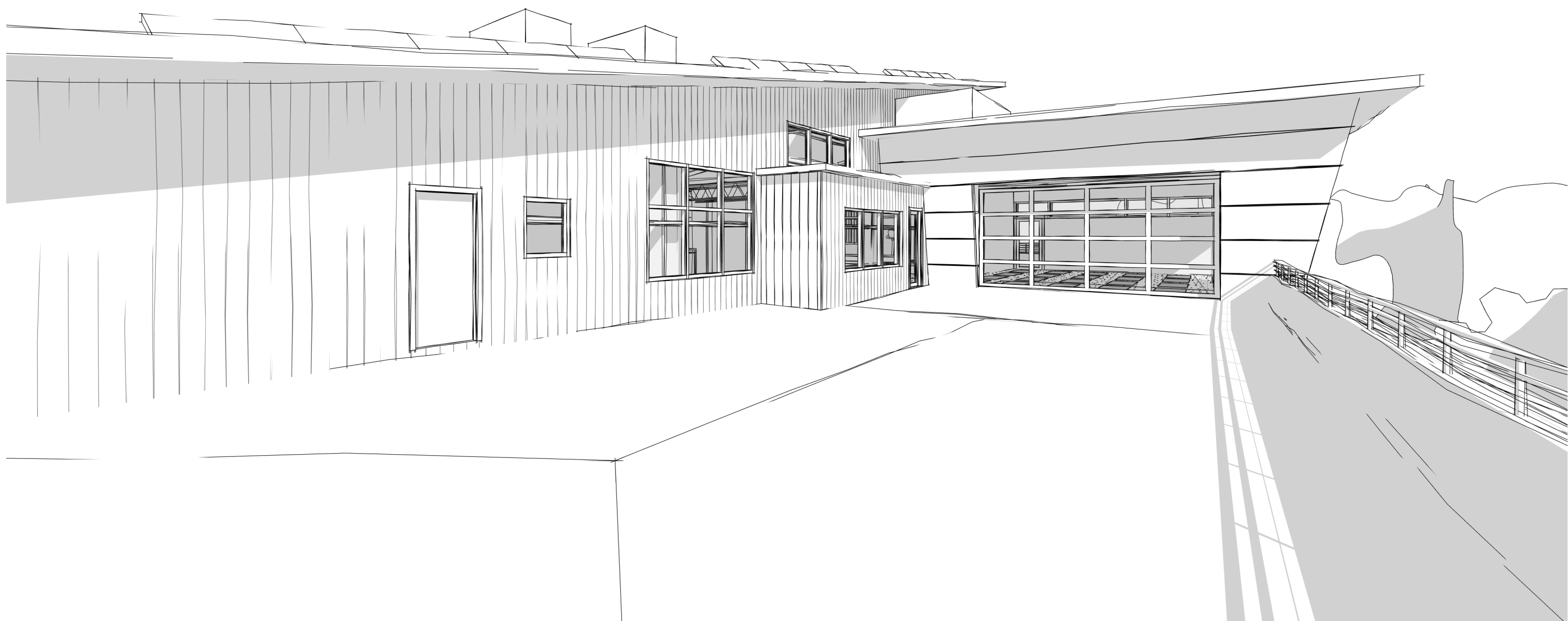
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Petra Cliffs Climbing Center & Mountaineering School
105 Briggs Street
Burlington, VT 05401



June 25, 2018

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

Dear City of Burlington,

On January 29, 2018, Charest Alpinism LLC dba Petra Cliffs signed a Purchase & Sale Agreement with City Market to purchase the 1.67 acre lot at 75 Briggs Street, with plans to develop a modern climbing and community center that is compatible with the City of Burlington, with the South End neighborhoods, and with its neighbor, City Market.

Petra Cliffs Climbing Center & Mountaineering School has been a fixture in the Burlington community since its opening in 2000. Andrea and Steve Charest have managed the business since its beginning and purchased it in April of 2012.

Popularity and demand have caused a growth opportunity for Petra Cliffs, and a move to 75 Briggs St. will serve the market well. A move to this new location enables us to produce a more modern climbing facility, growing from our 6,000 square foot building with 26 foot tall ceilings, to 13,470 square feet GFA with climbing walls up to 51 feet high, and a 1500 sq ft active rooftop. The climbing facility will feature bouldering, top roping and national-level lead climbing areas, a fitness/alpine training center, yoga studio, on-site, drop-in child care and conference space. The facility will keep design elements from the existing location to maintain a warm, friendly, local atmosphere, while elements like a rooftop deck for social events will bring a new dimension for guests.

Part of what makes Petra Cliffs unique is its inclusivity and strong culture. Maintaining these qualities are of the highest importance as we grow. We are a recreation and education center for people of all ages and abilities, without discrimination. Staying in the neighborhood in which we planted our roots is very important to us. Our neighbors have a peaceful relationship with Petra Cliffs, and a move down the street will maintain compatibility in the neighborhood and will preserve- and improve- the character of Briggs Street.

The following pages describe the physical aspects and programming goals for the project.

We appreciate the opportunity to discuss our project with the Development Review Board.

Sincerely,

Stephen & Andrea Charest
Owners, Petra Cliffs
andrea@petracliffs.com
steve@petracliffs.com

Goals for Features of the Physical Location at 75 Briggs Street



Exterior

- 13,470 sq ft GFA (9,395 sq ft footprint) building on the North end of the lot
- 66 parking spaces and natural traffic flow pattern to facilitate child/camper drop-off and pick-up
- Stormwater management area
- Welcoming front entrance with bike parking, tables for gathering
- Landscaping, raised bed gardens
- Active Rooftop: deck & conference room, multi-use event space

Interior

- Climate controlled, sprinkler system, accessible
- Renewable energy options (exploring solar with Burlington Electric Dept)
- Natural light from windows and skylights
- Air filtration incorporated into climbing structures
- Lobby with community space, lounge area, waiver station, local art gallery
- Small retail space for climbing goods, Petra Cliffs merchandise, energy bars and drinks
- 19,000 square feet of indoor climbing (measured via linear wall surface): 25% lead, 30% lead/top rope, 30% bouldering, 15% instruction/beginner area; max height 51'
- Climber gear storage areas (cubbies) and seating for rest/observation/film viewing
- Climbing hold storage with large hold washing station, ladder and lift storage
- Training space with Moon Board, hang boards and campus ladders
- Indoor ropes course with adaptive-accessible elements
- Instruction space with rappel access and multi-pitch climbing transitions
- Autobelays
- Onsite drop-off child care for patrons (caregiver must stay on-site)
- Climate-controlled studio space for yoga
- Modern training facility with free weights and exercise machines, crossfit-style gym
- Community conference space/classroom/Mountaineering School trip planning space
- Birthday Party area; upper-level with views of Lake Champlain
- Locker room facilities with bathroom and showers
- Staff office/locker room/break room
- Administrative office
- Mountaineering School gear storage



Petra Cliffs Program Goals

- Continued, Increased & New Community Events
- Continued partnerships with Howard Center, Vermont Adaptive and other community organizations
- Climbing Competitions
- Reel Rock Film Tour
- Talks, Guest Presenters, Films
- Local Artist Gallery
- South End Art Hop
- CRAG-VT Fundraising Events / Everest Challenge Fundraiser
- Over the Edge Sponsorship to benefit the Flynn Center

Indoor Programming

- Youth Climbing
 - Pro Team, Competition Team, Recreational Team
 - Mini Monkeys
 - Itsy Bitsy Spiders
- Birthday Parties
- Adult Programming
 - Private Lessons, Climbing Clinics
 - Free Member Clinics
- Adaptive Programming
 - Dedicated space for adaptive programs
 - Accessible ropes course elements

Summer Camp

- Continue classic SumMAT (Summer Mountain Adventure Training) & School Vacation Camps
- Work with Fresh Air Fund, Howard Center, The North Face Explore Fund Grant and more organizations to offer scholarships for families in need
- Indoor half day camp option
- Partner camps with City Market ("Climbing & Cooking," "Ropes & Roots")
- Partner camps with more local organizations

Membership

- Continue classic SumMAT (Summer Mountain Adventure Training) & School Vacation Camps
- Work with Fresh Air Fund, Howard Center, The North Face Explore Fund Grant and more organizations to offer scholarships for families in need
- Indoor half day camp option
- Partner camps with City Market ("Climbing & Cooking," "Ropes & Roots")
- Partner camps with more local organizations

Mountaineering School

- Increased educational programs with use of classroom space: Navigation, Avalanche Awareness
- Expanded programming and destinations
- Continue managing Smuggs Ice Bash, Vermont's Ice Climbing Festival, increase participation

Petra Cliffs Climbing Center & Mountaineering School
105 Briggs Street, Burlington VT 05401 | www.petracliffs.com | 802-65-PETRA



June 25, 2018

Scott Gustin, AICP, CFM
Department of Planning & Zoning
City Hall
Burlington, Vermont 05401

RE: COA Level II, Major Impact & Conditional Use Application
Petra Cliffs – 75 Briggs Street

Dear Scott:

We are writing on behalf of Andrea & Steve Charest of Petra Cliffs to request review for the proposed development of 75 Briggs Street. This application involves Lot 2 of the City Market South End subdivision. This 1.67 acre parcel is the remaining undeveloped land located to the south of the recently constructed City Market at the corner of Briggs Street and Flynn Avenue.

Petra Cliffs is currently located just south of the proposed site at 105 Briggs Street. This application involves the development of 75 Briggs Street into a new larger, modern climbing and community center. The enclosed narrative, prepared by the applicant, provides a detailed description of the proposed programming and building.

The project is located in the Enterprise – Light Manufacturing (E-LM) zoning district. The project is also located in the shared use parking district and the design review overlay. Per Article 13 (Definitions), the climbing center is classified as a health club use, which is a conditional use in the E-LM zoning district. Daycare (<20 children) will be an accessory use - provided only for patrons of the climbing center and other activities (parents must remain onsite).

A multi level 13,000 square foot facility (9,600 square foot footprint) is proposed for the new climbing center. The proposed building height will comply with the 45 feet maximum, as defined for sloping roofs in Article 5. An existing 4,000 square foot single story metal building is located along the southerly boundary of the project parcel. This existing building will be retained, for use as storage and other activities related to the climbing center.

Prior environmental site assessments have identified soil contamination on the site resulting from the prior industrial and commercial land uses. The applicant has been working with KAS Consulting on environmental remediation and a corrective action plan (CAP). This process is well underway, and the parcel has been accepted into the VT DEC Brownfields Reuse and Environmental Liability Limitation (BRELLA) program.

On March 15 the applicant presented the proposed project to the monthly meeting of the Ward 5 Neighborhood Planning Assembly (NPA). A copy of the meeting agenda and minutes were previously provided via email.

The hours of operation of the existing facility are: Monday - Friday: 10 am - 10 pm / Saturday: 10 am - 8 pm / Sunday: 10 am - 6 pm. Hours of operation may be expanded in the morning to accommodate the additional activities that will be offered in the new facility.

Ten full time equivalent employees are anticipated. A summary of the employees, participants, and daycare children are included with the water and sewer allocation letter from the Department of Public Works.

Construction is anticipated to begin winter 2018/19, with building construction and sitework expected to last about 12 months.

The following information is enclosed for your review:

- Zoning Permit Application
- \$10,340.11 application fee
COA ($\$110 + \$3,232,292 \times \$2/\$1,000$) + CU/MI ($\$210 + \$3,232,292 \times \$1.10/\$1,000$)
- List of abutting landowners
- Project narrative
- Building plan sheets A0, A2.1, A2.2, A2.3, A2.4 & A3 by Studio b Architecture
- Layout & Materials Plan, Planting Plan, Photometric Plan, and Shade Study by Wagner-Hodgson
- Civil plans sheets C1-C8
- Light fixture cut sheets
- Stormwater narrative & attachments
- Erosion Prevention & Sediment Control Plan form
- City sewer & water capacity allocation
- Major Impact Review Standards

Please contact our office with any questions. We look forward to receiving your comments and discussing this application with Boards.

Sincerely,



Andrew Rowe P.E.

c: Andrea & Steve Charest

Petra Cliffs
75 Briggs Street
June 25, 2018

Major Impact Review Standards

1. Not result in undue water, air or noise pollution;
No processing or manufacturing processes are proposed. The proposed stormwater management system will provide improved treatment and detention of runoff, compared to existing conditions. Since nearly all activities will occur inside the building (or on the rooftop), the project will not be a significant source of noise.
2. Have sufficient water available for its needs;
See water allocation letter from the DPW. Only domestic water demands are proposed.
3. Not unreasonably burden the city's present or future water supply or distribution system;
See water allocation letter from the DPW. The project area is currently served by the municipal water system. The project will install a new hydrant on Briggs Street in the same general location as that proposed with the Champlain Parkway's proposed reconstruction of Briggs Street.
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;
The proposed stormwater management system will reduce the peak rate of runoff from the project parcel, reducing the potential for erosion downstream. The project will reduce the impervious cover on the parcel, increasing green space. A variety of erosion prevention and sediment control measures will be implemented during construction (see EPSC Plan). At the completion of construction all areas on the site will be stabilized with pavement, concrete, grass, or mulched landscaped areas.
5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;
The project will connect to the existing sidewalk at City Market, linking the parcel to the existing sidewalk network. Bike racks will be provided, encouraging patrons to use non-motorized means of transportation. The traffic impact assessment provides additional information on the proposed trip generation and effects on existing and proposed adjacent intersections.
6. Not cause an unreasonable burden on the city's ability to provide educational services;
Not applicable – this commercial project will not generate any new students.
7. Not place an unreasonable burden on the city's ability to provide municipal services;
The project is located in the Enterprise-Light Manufacturing zoning district. Municipal services are currently available in the project vicinity. The current Petra Cliffs facility does not place an unreasonable demand upon municipal services. Although the new facility will be larger, the demand for municipal services is not expected to increase substantially.

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;

The project parcel has been used for a variety of commercial and industrial uses, most recently as an intermodal transfer facility. All buildings were removed from the site prior to the recent construction of the City Market on the adjacent lot. The site is mostly impervious surface, with only a few clumps of trees in isolated patches along Briggs Street. There are no natural areas on the site, and the site appears as a vacant, barren lot. The existing building is a single story steel frame building with metal siding, without historic 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 is located in the Enterprise-Light Manufacturing zoning district. The purpose of this district is the manufacturing, processing, or assembling of goods, merchandise, or equipment without potential conflicts from interspersed residential uses. Other accessory commercial uses are allowed to support a wide range of services and employment opportunities. This district is intended to ensure that sufficient land area is appropriately designated within the city to provide an adequate and diversified economic base that will facilitate high-density job creation and retention. This district is primarily intended to provide for industrial uses suitable for location in areas of proximity to residential development. The proposed health club use is a conditional use in this district.

The project is located across Briggs Street from the right of way for the Champlain Parkway. The project will not place an unreasonable demand upon municipal services, or existing and proposed facilities.

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

The project involves redevelopment of a brownfield site for the expansion of an existing successful, compatible use within the enterprise district. This project will allow an existing nearby use to expand their facility and services offered, continuing to serve the residents of Burlington and the region.

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; and/or

The project is located in the Enterprise-Light Manufacturing zoning district. Residential uses are not permitted in this zoning district. The project will not adversely impact the existing neighborhood to the east of Briggs Street and the right of way for the Champlain Parkway.

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

The project is not located adjacent to any park or recreational facilities. The project provides indoor recreational facilities (classified as a health club use) for the residents of Burlington and the region.

Petra Cliffs
75 Briggs Street
June 25, 2018

Conditional Use Review Standards

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

The project is located across Briggs Street from the right of way for the Champlain Parkway. The project will not place an unreasonable demand upon municipal services, or existing and proposed facilities.

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 project is located in the Enterprise-Light Manufacturing zoning district. The purpose of this district is the manufacturing, processing, or assembling of goods, merchandise, or equipment without potential conflicts from interspersed residential uses. Other accessory commercial uses are allowed to support a wide range of services and employment opportunities. This district is intended to ensure that sufficient land area is appropriately designated within the city to provide an adequate and diversified economic base that will facilitate high-density job creation and retention. This district is primarily intended to provide for industrial uses suitable for location in areas of proximity to residential development. The proposed health club use is a conditional use in this district.

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 project is located in the Enterprise-Light Manufacturing zoning district. No manufacturing or processing is proposed. Indoor recreational (classified as a health club use) activities are proposed, which will not create noise, or odors, heat, dust or vibrations. Only noise associated with vehicles entering/ exiting the site will result.

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; and,

See attached traffic impact assessment.

5. The utilization of renewable energy resources; and,

The project will not restrict the use of renewable energy resources in the project area, or on the project parcel. Rooftop solar opportunities are being evaluated by the applicant.

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

The project conforms with the Comprehensive Development Ordinance and the Municipal Development Plan. The project involves redevelopment of a brownfield site, returning a contaminated site to an active economic role in a designated enterprise zone of the City.

Date: 6-21-18 Customer: _____
 Project: Petra Cliffs
 Type: SL1 Qty: _____

selux

Ouray 400



Order Code: U4 - R3 - SB - S1 - 5G70 - 30 - SV - UNV - _____

Pole Order Code:

Series - Height - Finish - Options

U4	Series	U4 Ouray 400							
R3	Optics	R1 Type I Distribution	R2 Type II Distribution	R3 Type III Distribution	R4 Type IV Distribution	R5R Type V (Round) Distribution	R5S Type V (Square) Distribution	PP Plane Projector	
SB	Primary Mounting	S 60mm Slip Fitter	SB Short Pole Bracket	W Wall Mount	AT Adjustable Tilt	AS Adjustable Swivel	SA Single Pole Adaptor	WD Decorative Wall Box	
S1	Secondary Mounting	S1 ¹ Single Short Arm	S2 ¹ Double Short Arm	L1 ¹ Single Long Arm	L2 ¹ Double Long Arm	S ² 60mm Slip Fitter	W ² Wall Mount		¹ For S, AT, and AS primary mounting ² For AT and AS primary mounting ³ For SA, SB, W and WD primary mounting
		WD ² Decorative Wall Box	SB ² Short Pole Bracket	X ³ No Secondary Mounting					
5G700	Light Engine	5G350 350mA	5G530 530mA	5G700 700mA	5G105 1050mA	5G140 1400mA			
30	CCT	30 ⁴ 3000K	40 4000K						⁴ IDA Approved For other CCT, please consult factory.
SV	Finish	WH White	BK Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color		
UNV	Voltage	UNV 120- 277	347 347V	480 480V	120 ⁵ 120V	240 ⁵ 240V	277 ⁵ 277V		⁵ Specify for HL option
	Options	DM Dimming (0-10V)	HS ⁶ House Side Shield (180°)	HL30 ^{7,8} Hi-Lo Switching Low Output 30%	HL50 ^{7,8} Hi-Lo Switching Low Output 50%	CO Comfort Optics	TLR ⁹ Twist Lock Receptacle	TLRP ^{8,9} Twist Lock Receptacle w/Photocell	GL ¹⁰ Glass
		Motion Sensor with optional photocell (0-10V)							⁶ Type I, II, III, and IV only ⁷ DM or HL only. Cannot be combined. ⁸ 120V, 240V, 277V only ⁹ Not available with DM ¹⁰ Glass is included with CO and PP options and does not need to be specified separately.

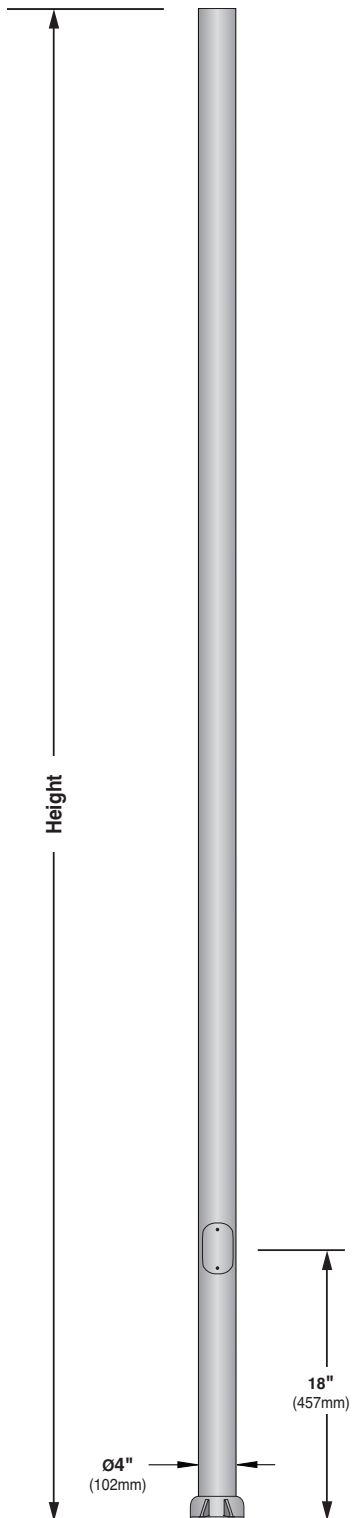
A40 4" Round Straight Aluminum Pole

selux

Project: _____

Type: _____ **Qty:** _____

Ordering Format: **A40** - _____ - _____ - _____
 Series Height Finish Option



Height	Wall Thickness	EPA Information (ft ²)					Finish	Options
		70 mph	80 mph	90 mph	100 mph	110 mph		
12 12 ft.	0.125	8.4	6.0	4.3	3.2	2.6	WH White	BC13 Die Cast Base Cover
14 14 ft.	0.125	6.7	4.6	3.1	2.2	1.7	BK Black	REC GFCI Receptacle with weather-proof cover
16 16 ft.	0.125	5.0	3.2	2.0	1.2	0.9	BZ Bronze	REC2 GFCI Receptacle w/ weather-proof padlockable in-use cover
							SV Silver	T30 Supplied with Ø3" Tenon, 4" high
							SP Specify Premium Color	Motion Sensor w/ Optional Photocell (Meets Title 24 Requirements). See Pole Spec Sheet 3 for Order Code
Other heights available, consult factory. EPA Calculations allow for 1.3 Gust Factor								For PCT refer to fixture spec sheets (where applicable). For other options please consult factory.

Standard Specifications

Pole Shaft - Pole shaft is extruded from seamless 6061 alloy aluminum which is heat treated to a T6 temper.

Anchor Base - Anchor base is cast from 356 alloy aluminum which is heat treated to a T6 temper. The anchor base casting and shaft are joined by a continuous circumferential weld at the outside top and inside bottom of the anchor base.

Access Hole - The opening measures 2 3/8" x 4" (60 x 100mm). Cover is supplied with tamper resistant fasteners. 3/8-16 ground lug is located inside pole, opposite the hand hole.

Anchor Bolts - Pole is supplied with four 3/4 x 17" steel hot dip galvanized anchor bolts each with two nuts, two flat washers and one lock washer.

Base Cover - Standard two-piece base cover is made from

die-cast 356 alloy aluminum which is heat treated to produce a T6 temper, measuring 5 3/16" (131mm) height by 12 1/2" (316mm) diameter.

Exterior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are White (WH), Black (BK), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

All Poles are constructed per AASHTO standards for structural supports for highway signs, luminaires and traffic signals as published in 1994.

A consideration of field conditions such as (but not limited to) wind zone, height, vibration must be given by the designer/specifier for the appropriate application.

Performance of poles is dependent upon proper support/attachment of pole to adequate foundation design. Selux does not design or offer recommendations for foundations. EPA values assume that the bottom of the pole is at grade level.

Call Selux (1-800-SELUXCS) if there are any questions, or for any assistance in determining suitability with appropriate fixtures.

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 TEL (845) 834-1400
 FAX (845) 834-1401
 www.selux.us
 A40-0118-01 (ss-v2.27)

Union Made Affiliated
 with IBEW Local 363

Made in the USA

In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

Date: 6-21-18 Customer: _____
 Project: Petra Cliffs
 Type: SL2 Qty: _____

selux

Ouray 400



Order Code: U4 - R2 - SB - _____ - 5G70 - 30 - SV - UNV - _____

Pole Order Code:

Series - Height - Finish - Options

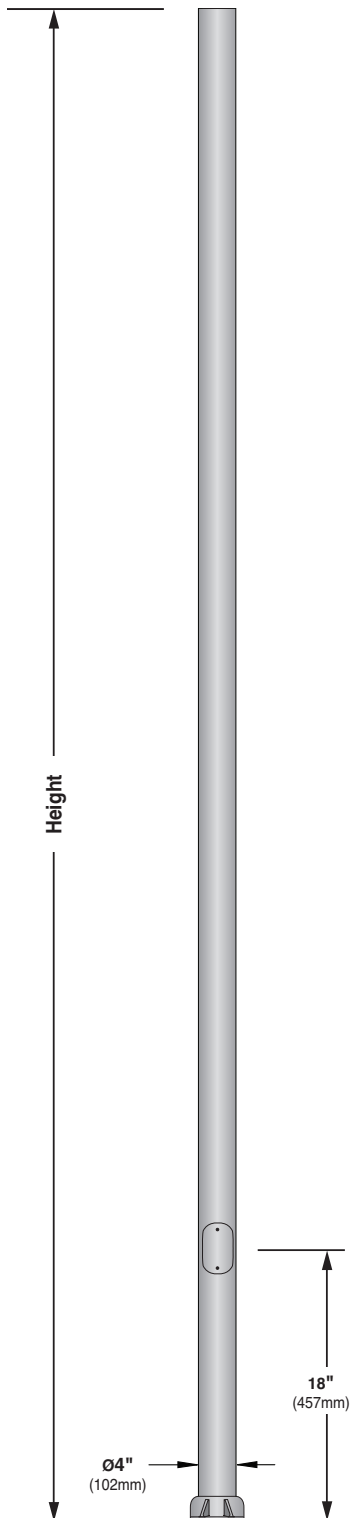
U4	Series	U4 Ouray 400							
R2	Optics	R1 Type I Distribution	R2 Type II Distribution	R3 Type III Distribution	R4 Type IV Distribution	R5R Type V (Round) Distribution	R5S Type V (Square) Distribution	PP Plane Projector	
SB	Primary Mounting	S 60mm Slip Fitter	SB Short Pole Bracket	W Wall Mount	AT Adjustable Tilt	AS Adjustable Swivel	SA Single Pole Adaptor	WD Decorative Wall Box	
	Secondary Mounting	S1 ¹ Single Short Arm	S2 ¹ Double Short Arm	L1 ¹ Single Long Arm	L2 ¹ Double Long Arm	S ² 60mm Slip Fitter	W ² Wall Mount		¹ For S, AT, and AS primary mounting ² For AT and AS primary mounting ³ For SA, SB, W and WD primary mounting
		WD ² Decorative Wall Box	SB ² Short Pole Bracket	X ³ No Secondary Mounting					
5G700	Light Engine	5G350 350mA	5G530 530mA	5G700 700mA	5G105 1050mA	5G140 1400mA			
30	CCT	30 ⁴ 3000K	40 4000K						⁴ IDA Approved For other CCT, please consult factory.
SV	Finish	WH White	BK Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color		
UNV	Voltage	UNV 120- 277	347 347V	480 480V	120 ⁵ 120V	240 ⁵ 240V	277 ⁵ 277V		⁵ Specify for HL option
	Options	DM Dimming (0-10V)	HS ⁶ House Side Shield (180°)	HL30 ^{7,8} Hi-Lo Switching Low Output 30%	HL50 ^{7,8} Hi-Lo Switching Low Output 50%	CO Comfort Optics	TLR ⁹ Twist Lock Receptacle	TLRP ^{8,9} Twist Lock Receptacle w/Photocell	GL ¹⁰ Glass
		Motion Sensor with optional photocell (0-10V)							⁶ Type I, II, III, and IV only ⁷ DM or HL only. Cannot be combined. ⁸ 120V, 240V, 277V only ⁹ Not available with DM ¹⁰ Glass is included with CO and PP options and does not need to be specified separately.

selux

Ordering Format: A40 – – –
Series Height Finish Option

Standard Specifications

Base Cover - Standard two-piece base cover is made from



Date: 6-21-18 Customer: _____
 Project: Petra Cliffs
 Type: SL3 Qty: _____

selux

Ouray 400



Order Code:	U4	-	R5R	-	SB	-	S2	-	5G70	-	30	-	SV	-	UNV	-		
	Pole Order Code:																	
U4	Series	U4																
		Ouray 400																
R5R	Optics	R1 Type I Distribution	R2 Type II Distribution	R3 Type III Distribution	R4 Type IV Distribution	R5R Type V (Round) Distribution	R5S Type V (Square) Distribution	PP Plane Projector										
SB	Primary Mounting	S 60mm Slip Fitter	SB Short Pole Bracket	W Wall Mount	AT Adjustable Tilt	AS Adjustable Swivel	SA Single Pole Adaptor	WD Decorative Wall Box										
S2	Secondary Mounting	S1 ¹ Single Short Arm	S2 ¹ Double Short Arm	L1 ¹ Single Long Arm	L2 ¹ Double Long Arm	S ² 60mm Slip Fitter	W ² Wall Mount	¹ For S, AT, and AS primary mounting ² For AT and AS primary mounting ³ For SA, SB, W and WD primary mounting										
		WD ² Decorative Wall Box	SB ² Short Pole Bracket	X ³ No Secondary Mounting														
5G700	Light Engine	5G350 350mA	5G530 530mA	5G700 700mA	5G105 1050mA	5G140 1400mA												
30	CCT	30 ⁴ 3000K	40 4000K	⁴ IDA Approved For other CCT, please consult factory.														
SV	Finish	WH White	BK Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color											
UNV	Voltage	UNV 120- 277	347 347V	480 480V	120 ⁵ 120V	240 ⁵ 240V	277 ⁵ 277V	⁵ Specify for HL option										
	Options	DM Dimming (0-10V)	HS ⁶ House Side Shield (180°)	HL30 ^{7,8} Hi-Lo Switching Low Output 30%	HL50 ^{7,8} Hi-Lo Switching Low Output 50%	CO Comfort Optics	TLR ⁹ Twist Lock Receptacle	TLRP ^{8,9} Twist Lock Receptacle w/Photocell	GL ¹⁰ Glass	⁶ Type I, II, III, and IV only ⁷ DM or HL only. Cannot be combined. ⁸ 120V, 240V, 277V only ⁹ Not available with DM ¹⁰ Glass is included with CO and PP options and does not need to be specified separately.								
		Motion Sensor with optional photocell (0-10V)																

¹For S, AT, and AS primary mounting
²For AT and AS primary mounting
³For SA, SB, W and WD primary mounting

⁴IDA Approved
 For other CCT, please consult factory.

⁵Specify for HL option

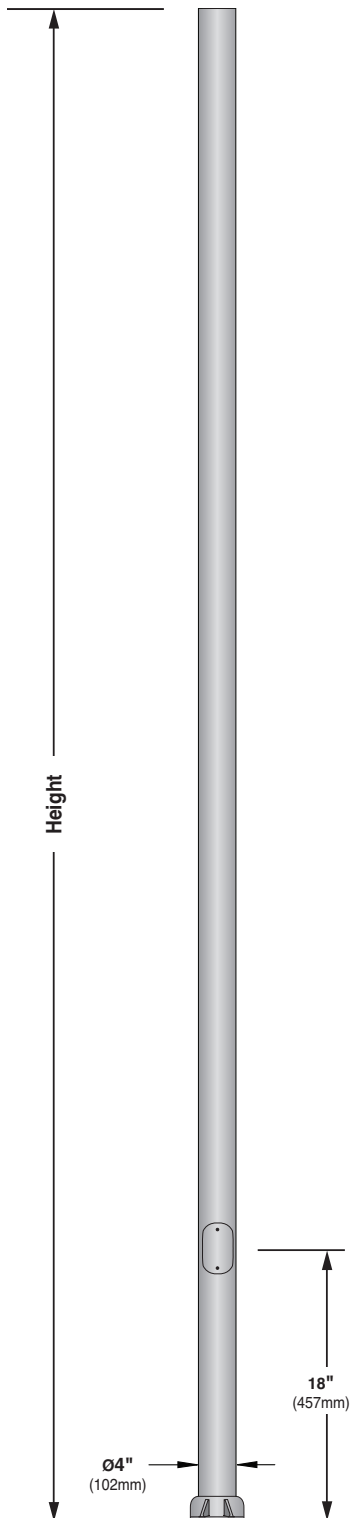
⁶Type I, II, III, and IV only
⁷DM or HL only. Cannot be combined.
⁸120V, 240V, 277V only
⁹Not available with DM
¹⁰Glass is included with CO and PP options and does not need to be specified separately.

selux

Ordering Format: A40 – – –
Series Height Finish Option

Standard Specifications

Standard exterior colors are White (WH), Black (BK), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.



Date: 6-21-18 Customer: _____
 Project: Petra Cliffs
 Type: SL4 Qty: _____

selux

Ouray 400



Order Code: U4 - R5S - SB - S1 - 5G70 - 30 - SV - UNV - _____

Pole Order Code:

Series - Height - Finish - Options

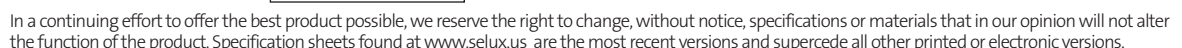
U4	Series	U4 Ouray 400							
R5S	Optics	R1 Type I Distribution	R2 Type II Distribution	R3 Type III Distribution	R4 Type IV Distribution	R5R Type V (Round) Distribution	R5S Type V (Square) Distribution	PP Plane Projector	
SB	Primary Mounting	S 60mm Slip Fitter	SB Short Pole Bracket	W Wall Mount	AT Adjustable Tilt	AS Adjustable Swivel	SA Single Pole Adaptor	WD Decorative Wall Box	
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		WD ² Decorative Wall Box	SB ² Short Pole Bracket	X ³ No Secondary Mounting					
5G700	Light Engine	5G350 350mA	5G530 530mA	5G700 700mA	5G105 1050mA	5G140 1400mA			
30	CCT	30 ⁴ 3000K	40 4000K						⁴ IDA Approved For other CCT, please consult factory.
SV	Finish	WH White	BK Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color		
UNV	Voltage	UNV 120- 277	347 347V	480 480V	120 ⁵ 120V	240 ⁵ 240V	277 ⁵ 277V		⁵ Specify for HL option
	Options	DM Dimming (0-10V)	HS ⁶ House Side Shield (180°)	HL30 ^{7,8} Hi-Lo Switching Low Output 30%	HL50 ^{7,8} Hi-Lo Switching Low Output 50%	CO Comfort Optics	TLR ⁹ Twist Lock Receptacle	TLRP ^{8,9} Twist Lock Receptacle w/Photocell	GL ¹⁰ Glass
		Motion Sensor with optional photocell (0-10V)							
									⁶ Type I, II, III, and IV only ⁷ DM or HL only. Cannot be combined. ⁸ 120V, 240V, 277V only ⁹ Not available with DM ¹⁰ Glass is included with CO and PP options and does not need to be specified separately.

selux

Ordering Format: A40 – – –
Series Height Finish Option

Standard Specifications

Call Selux (1-800-SELUXCS) if there are any questions, or for any assistance in determining suitability with appropriate fixtures.



Date: 6-21-18 Customer: _____
 Project: Petra Cliffs
 Type: _____ Qty: _____

selux

M125

LED Recessed



Order Code:	L125R1	1B20	30	MI	SH	04	SV	UNV	DIM	OPTIO	
L125R1	Series	L125R1 L125 Recessed Flanged	L125R2 Recessed Flanged with Flush Endcaps	L125 For Concrete Pour Only							
1B20	Light Engine	1B45 ^{1,2} 1116lm/11.9W per foot	1B40 ¹ 1009lm/10.6W per foot	1B35 ¹ 888lm/9.3W per foot	1B30 ¹ 758lm/7.8W per foot	1B25 ¹ 680lm/6.9W per foot	1B20 ¹ 513lm/5.1W per foot	¹ Values calculated from a 4' fixture @4000K using LI Shielding and DIM driver. For additional information please see page 2.			
		2B45 ^{1,2} 2025lm/23.5W per foot	2B40 ¹ 1830lm/20.9W per foot	2B35 ¹ 1610lm/18.3W per foot	2B30 ¹ 1376lm/15.3W per foot	2B25 ¹ 1233lm/13.5W per foot	2B20 ¹ 930lm/10.1W per foot	² Not available with DC2, DC3, or DCE drivers for 4' fixtures.			
30	CCT	27 2700K	30 3000K	35 3500K	40 4000K						
MI	Shielding	LI Clear Glass with LED Optimized Inlay	MI Clear Lens with Micro- prismatic Inlay	PC ³ Prismatic Lens	SD ³ Satine Lens	³ IK10 Rated					
SH	Mounting	SH Suspension Bracket	TS 1" Studs (factory installed)	RC Rotating Crossbar	PM Perimeter Mount	MTB Metal Box Concrete Pour (for use with L125 housing only)					
04	Nominal Fixture Length	02 2 ft.	03 3 ft.	04 4 ft.	XX ⁴ Runs are available in 2', 3' or 4' nominal increments. Round up to the nearest foot and replace the "xx" with the # (i.e. 16=16' nominal)	⁴ See page 2 for details					
SV	Finish	WH White	BK Black	BL Semi-Matte Black	SV Silver	SP Specify Premium Color	Custom colors are available, Please consult factory				
UNV	Voltage	UNV 120 thru 277 50/60hz capable	347 ⁵ 347 Volt	480 ⁵ 480 Volt	⁵ Available only with 1B35 and 2B35 light engines, using DIM, DIL, and DC3 drivers.						
DIM	Driver	DIM 0-10V (Linear)	DIL 0-10V (Logarithmic)	DED eldoLED ECOdrive DALI (Logarithmic)	DC2 ⁷ Lutron 2-Wire	DC3 ⁷ Lutron 3-Wire	DCE ⁷ Lutron Eco-System	DC5 Lutron 5-Series	SR ⁶ Philips Xitanium SR (DALI)	⁶ For use with external sensors, by others ⁷ Not available with 4'1B45 or 2B45 light engines.	
OPTION	Fixture Options	MT ⁸ Media Trunking	FS Single Fusing	NC ⁹ Nipple Connector	TR Tamper Resistant	SS Separate Switching (consult factory)	NF Natatorium Finish (consult factory)	⁸ SH and TS mountings only ⁹ Not required when MT is used			
		EFB ⁹ End Feed Both Ends (for conduit daisy chain)	EFC End Feed Left (for conduit)	EFR End Feed Right (for conduit)							
	Emergency Options	EC ¹⁰ Emergency Circuit Wiring	EMR Remote Micro Inverter (consult factory)	¹⁰ See page 8 for full details and restrictions							

DESCRIPTION

The WLZ Series features an architecturally relevant low-profile LED design in lumen packages ranging from 1500 lumens to over 12,000 lumens. Its high efficiency light engine is designed for optimal light control and distribution with zero uplight. This family of product is offered in several size housings to complement any building exterior and accommodates mounting heights up to 35'.

SPECIFICATIONS

Construction

- Sleek die-cast aluminum housing with stainless steel hardware and powder coat black, bronze, silver or white finish
- UV-stabilized polycarbonate optical lens
- Integral heatsink for maximized heat dissipation
- Back box houses drivers away from LEDs and includes three ½" hubs (WLZ1 and WLZ2 - two 1/2" hubs)

Optics/ LEDs

- Zero uplight design to minimize light pollution
- 15 to 100 Watt models replace up to 400 Watt HID for up to 70% energy savings
- Efficacies up to 123 LPW at 5000K to maximize utility rebates
- Type III and Type IV distributions for optimal light distribution (WLZ1-Type III only)
- Available in 3000K, 4000K and 5000K CCT
- L70 of 50,000 hours at 40°C
- CRI of ≥ 70

Electrical

- Class 2 power supply, 120-277VAC, 50/60Hz
- 347/480VAC Dedicated driver option for WLZ4, WLZ7 and WLZ10
- 0-10V Dimming driver (120-277VAC only)
- Power supply rated Class A EMI rating

Installation

- Housing hinges to back box and is secured with set screws
- Back box is complete with three ½" hubs and internal bubble level for easy installation (WLZ1 and WLZ2 - two 1/2" hubs)
- Mounts to a standard 3-1/2" or 4" square electrical J-box
- Suitable for downlight installation only

Options

- Factory installed dual driver options for WLZ4 and WLZ10 (WLZ7 is standard with 2 drivers)
- Factory installed 120/277VAC button type photocontrol option (PC)
- Factory installed 10kVA surge protection options (SP or SPH)

Accessories (Field Installed)

- 120/277VAC button type universal photocontrol options accessory (PCU)

Testing & Compliance

- cULus Listed for Wet Location
- DesignLights Consortium® (DLC) Qualified (verify QPL for specific models)
- Operating temperatures: -40°C to 40°C (-40°F to 104°F)

Warranty

- Five year warranty (terms and conditions apply)

Note: Environment and application will affect actual performance. Typical values and 25°C used for testing. Specifications subject to change without notice.

Ordering Information (Example: WLZ2-3-4K-BR)

Series/Configuration	Distribution	Input Voltage	CCT	Finish	Options
WLZ1 = 15W, Extra-Small	3 = Type III	BLANK = 120-277VAC	3K = 3000K	BL = Black	DD ⁴ = Dual driver
WLZ2 = 25W, Small	4 ² = Type IV	HVS ³ = 347/480VAC	4K = 4000K	BR = Bronze	PC = 120/277VAC Button photocontrol
WLZ4 = 40W, Medium			5K = 5000K	SV = Silver	SP = 120/277VAC Surge protection
WLZ7 ¹ = 70W, Large				WH = White	SPH = 347/480VAC Surge protection
WLZ10 = 100W, Extra-Large					

Notes

¹ Standard with two drivers

² Not available for WLZ1 configuration

³ Available for WLZ4, WLZ7 and WLZ10 only. Compatible with SPH option only.

⁴ Dual driver option available for WLZ4 and WLZ10 only. Not compatible with photocontrol option, consult factory.

⁵ Order as a separate line item. Shipped in separate box for final installation in the field.



Specs At A Glance*

Model	WLZ1	WLZ2	WLZ4	WLZ7	WLZ10
Wattage (nominal)	15W	25W	40W	70W	100W
Lumens (lm)	1745	3198	5021	8729	12,393
Efficacy (LPW)	115	118	123	120	116
Equivalency (HID)	50W	100W	150W	250W	400W
Distribution	Type III, IV (WLZ1 Type III only)				
CCT	3000K, 4000K, 5000K				
CRI	≥70				
Input Voltage	120 - 277VAC, 50/60Hz, 347/480V option				
Operating Temp	-40°C to 40°C (-40°F to 104°F)				
Certifications	UL Listed for Wet Locations, DLC				
Warranty	5 Years				
Weight	2.6 lbs	3.3 lbs	6.0 lbs	9.9 lbs	12.1 lbs

* Nominal Wattage, Tested at 5000K CCT, Type III distribution. Values at 120/277VAC. See performance table for more detailed lumen information.

Accessories⁵ (Field Installed)

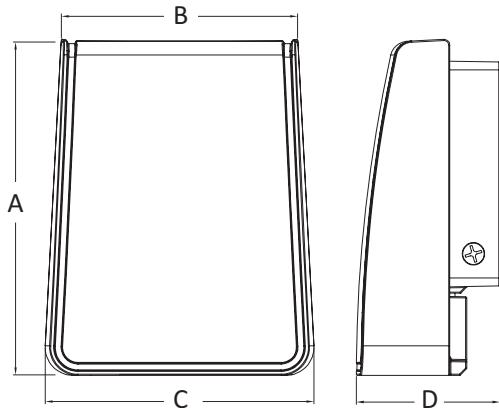
PCU = 120/277VAC Button photocontrol accessory

Performance Data

Model	Wattage (W)	CCT	Distribution	Lumen Output (lm)	Efficacy (LPW)
WLZ1-3-3K-XX	15	3000K	Type III	1531	101
WLZ1-3-4K-XX	15	4000K	Type III	1534	101
WLZ1-3-5K-XX	15	5000K	Type III	1745	115
WLZ2-3-3K-XX	25	3000K	Type III	2795	103
WLZ2-3-4K-XX	25	4000K	Type III	2997	111
WLZ2-3-5K-XX	25	5000K	Type III	3198	118
WLZ2-4-3K-XX	25	3000K	Type IV	2609	98
WLZ2-4-4K-XX	25	4000K	Type IV	2797	105
WLZ2-4-5K-XX	25	5000K	Type IV	2985	112
WLZ4-3-3K-XX	40	3000K	Type III	4389	107
WLZ4-3-4K-XX	40	4000K	Type III	4705	115
WLZ4-3-5K-XX	40	5000K	Type III	5021	123
WLZ4-4-3K-XX	40	3000K	Type IV	4021	98
WLZ4-4-4K-XX	40	4000K	Type IV	4310	105
WLZ4-4-5K-XX	40	5000K	Type IV	4599	112
WLZ7-3-3K-XX	70	3000K	Type III	7657	105
WLZ7-3-4K-XX	70	4000K	Type III	8193	113
WLZ7-3-5K-XX	70	5000K	Type III	8729	120
WLZ7-4-3K-XX	70	3000K	Type IV	6837	94
WLZ7-4-4K-XX	70	4000K	Type IV	7316	101
WLZ7-4-5K-XX	70	5000K	Type IV	7794	107
WLZ10-3-3K-XX	100	3000K	Type III	10,871	102
WLZ10-3-4K-XX	100	4000K	Type III	11,632	109
WLZ10-3-5K-XX	100	5000K	Type III	12,393	116
WLZ10-4-3K-XX	100	3000K	Type IV	9706	91
WLZ10-4-4K-XX	100	4000K	Type IV	10,385	98
WLZ10-4-5K-XX	100	5000K	Type IV	11,065	104

* Nominal Wattage. Values at 120/277VAC

Dimensions



Model	A (Inches)	B (Inches)	C (Inches)	D (Inches)
WLZ1	6.7	5.0	5.6	3.2
WLZ2	8.0	5.7	6.0	3.2
WLZ4	10.2	6.8	7.8	5.0
WLZ7	11.6	8.3	9.4	5.0
WLZ10	11.6	10.3	11.5	5.0

Sample Photometrics

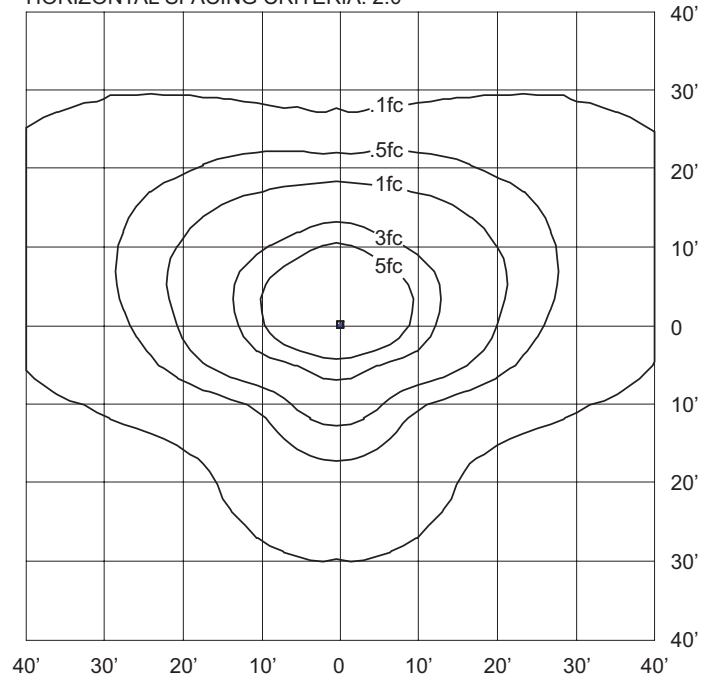
WLZ4-3-VS-5K

IES: TYPE III VERY SHORT

MOUNTING HEIGHT: 10'

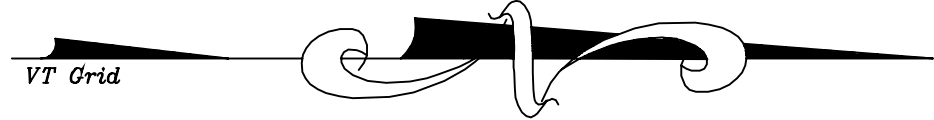
TILT: ZERO

HORIZONTAL SPACING CRITERIA: 2.0

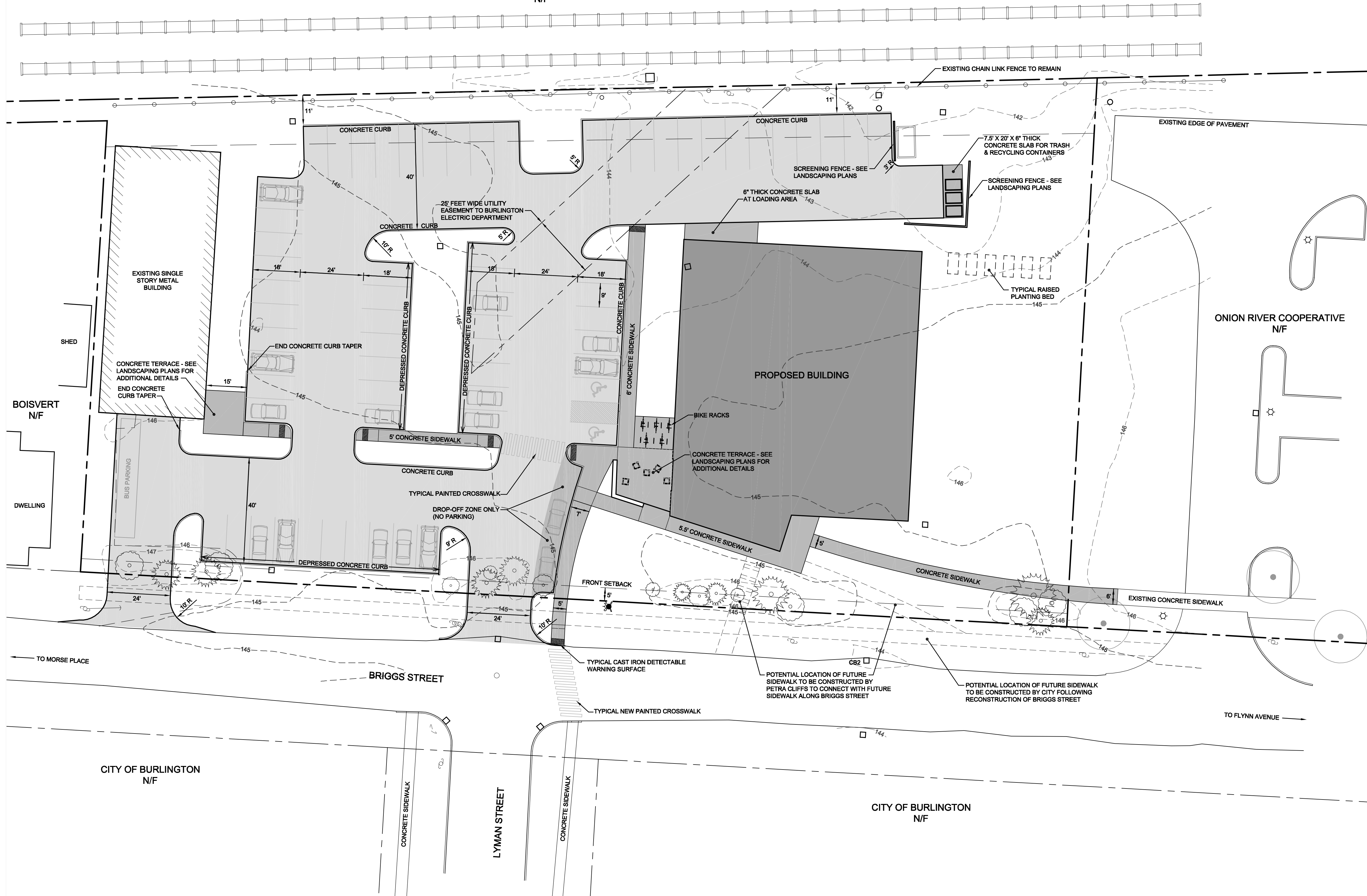


Specifications are subject to change without notice.
Installation must be performed in accordance with
Barron Lighting Group installation instructions.

10810369 Rev-7 04/18



STATE OF VERMONT LANDOWNER
VERMONT RAILWAY LESSEE
N/F



LOCATION MAP
N.T.S.

LEGEND

- EXISTING PROJECT BOUNDARY
- ABUTTING PROPERTY LINE
- BUILDING SETBACK
- EXISTING WATER LINE
- EXISTING STORM & CATCHBASIN
- EXISTING COMBINED SEWER & MANHOLE
- EXISTING UTILITY POLE AND OVERHEAD WIRE
- EXISTING TREES

PROJECT STATISTICS:

ZONING DISTRICT: ENTERPRISE-LIGHT MANUFACTURING (E-LM)

ZONING OVERLAY: DESIGN REVIEW OVERLAY DISTRICT

SHARED USE PARKING DISTRICT

DIMENSIONAL STANDARDS:
MAXIMUM INTENSITY = 2.0 FLOOR AREA RATIO
MAXIMUM BUILDING HEIGHT = 45 FEET
MAXIMUM LOT COVERAGE = 80%

MINIMUM BUILDING SETBACKS

FRONT = 5 FEET
SIDE = 0 FEET (NON-RESIDENTIAL DISTRICT ABUTTING)
REAR = VARIES (10% OF LOT DEPTH)

PER SECTION 5.2.5(b)(4)

PARKING AREAS AND DRIVEWAYS MAY PROJECT INTO
REQUIRED SIDE AND REAR YARD SETBACKS PROVIDED
THEY ARE NO LESS THAN 5 FEET FROM THE SIDE OR
REAR PROPERTY LINE.

OFF-STREET PARKING STANDARDS:

MINIMUM OFF-STREET PARKING REQUIREMENTS:

HEALTH CLUB USE:
3 SPACES / 1000 SF GFA (NEIGHBORHOOD DISTRICT)
2 SPACES / 1000 SF GFA (SHARED USE DISTRICTS)

THE MAXIMUM NUMBER OF PARKING SPACES IN ALL PARKING DISTRICTS
SHALL NOT BE MORE THAN 125% OF THE MINIMUM NUMBER OF SPACES
REQUIRED FOR THE NEIGHBORHOOD PARKING DISTRICT FOR AN GIVEN USE

MAXIMUM PARKING ALLOWED = 64 SPACES
(3 SPACES/1000 SF GFA X 13,000 SF + 4,000 SF) X 125%

PROPOSED PARKING = 64 SPACES

BICYCLE PARKING STANDARDS:

SHORT TERM BICYCLE SPACES REQUIRED = 6% OF OCCUPANCY

LONG TERM BICYCLE SPACES REQUIRED = 1 SPACE
(1 SPACE PER 10 EMPLOYEES)

LOT COVERAGE		REVISED 07-19-20	
BUILDING	TOTAL		
EXISTING	4,046 SF 5.5%	68,491 SF 93.4%	
PROPOSED	13,650 SF 18.6%	43,233 SF 58.9%	
TOTAL LOT AREA = 73,348 SF (1.68 ACRE)			

SHEET INDEX

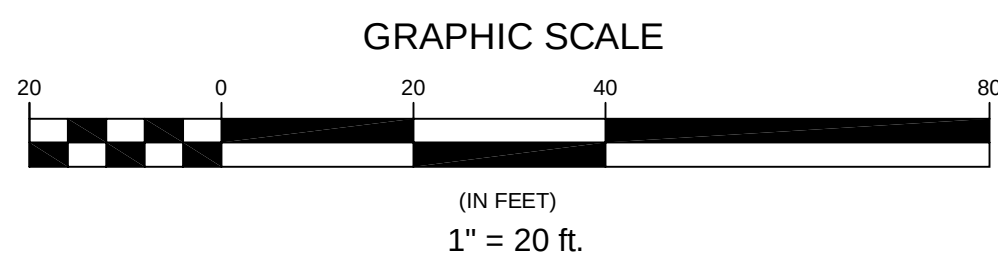
- SHEET C1 SITE PLAN
- SHEET C2 UTILITY & GRADING PLAN
- SHEET C3 EROSION PREVENTION & SEDIMENT CONTROL PLAN
- SHEET C4 EXISTING CONDITIONS & DEMOLITION PLAN
- SHEET C5 SITEWORK & WATER DETAILS & SPECIFICATIONS
- SHEET C6 WATER DETAILS & SPECIFICATIONS
- SHEET C7 STORM, SEWER, & EPSC DETAILS & SPECIFICATIONS
- SHEET C8 STORMWATER DETAILS & SPECIFICATIONS

APPLICANT

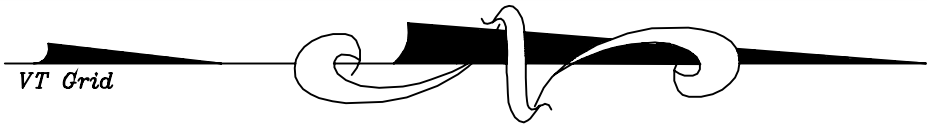
PETRA CLIFFS
CHAREST ALPINISM, LLC
105 BRIGGS STREET
BURLINGTON, VT 05401

LANDOWNER

ONION RIVER COOPERATIVE, INC.
82 SOUTH WINOOSKI AVENUE
BURLINGTON, VT 05401



07-13-18	ADD TRANSFORMER, ELIM PARKING SPACE	ABR
Date	Revision	By
These plans shall only be used for the purpose shown below:		
☐ Sketch/Concept	☐ Act 250 Review	
☐ Preliminary	☐ Construction	
☒ Final Local Review	☐ Record Drawing	
PETRA CLIFFS		Project No. 17023
75 BRIGGS STREET BURLINGTON, VT 05401		Survey L&D
SITE PLAN		Design ABR
		Drawn L&D
		Checked DJG
		Date 06-21-18
		Scale AS NOTED
		Sheet num C1
Lamoureux & Dickinson Consulting Engineers, Inc. 14 Morse Drive, Essex, VT 05452 802-878-4450 www.LDengineering.com		



STATE OF VERMONT LANDOWNER
VERMONT RAILWAY LESSEE
N/F



THE CONTRACTOR SHALL
NOTIFY DIG SAFE@ 811
PRIOR TO ANY EXCAVATION.

LEGEND

	EXISTING PROJECT BOUNDARY
	ABUTTING PROPERTY LINE
	BUILDING SETBACK
	EXISTING WATER LINE
	EXISTING STORM & CATCHBASIN
	EXISTING COMBINED SEWER & MANHOLE
	EXISTING UTILITY POLE AND OVERHEAD WIRE
	PROPOSED FINISH GRADE CONTOUR
	PROPOSED WATER LINE, GATE VALVE & HYDRANT
	PROPOSED STORM PIPE AND CATCHBASIN
	PROPOSED SEWER PIPE AND CLEANOUT
	PROPOSED UNDERDRAIN AND CLEANOUT
	PROPOSED ELECTRIC CONDUIT(S)
	PROPOSED POLE MOUNTED LIGHT
	EXISTING TREES

NOTES:

- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND THE LOCATION AND ELEVATION OF ALL ENTRANCES AND UTILITY SERVICES WITH THE ARCHITECTURAL & MECHANICAL PLANS.
- SEE ARCHITECTURAL PLANS FOR BUILDING CONSTRUCTION DETAILS, INCLUDING WALKWAY AND PAVEMENT FROST HEAVE PREVENTION MEASURES AT BUILDING ENTRANCES.
- SEE OTHER SHEETS OF THESE PLANS FOR ADDITIONAL SITE IMPROVEMENTS, DETAILS AND SPECIFICATIONS. SEE PLANS BY OTHERS FOR RAILING, STEPS, RETAINING WALL, LIGHTING, AND CONCRETE PATIOWALK DETAILS.
- ALL WORK WITHIN THE CITY RIGHT OF WAY AND WORK ON THE EXISTING WATER AND SEWER SERVICES SHALL BE COORDINATED WITH THE CITY PUBLIC WORKS DEPARTMENT.
- AT THE END OF ALL NEW SIDEWALKS AND RAMPS, CAST IRON DETECTABLE WARNING PLATES SHALL BE INSTALLED THE FULL WIDTH OF THE SIDEWALK.
- SEE LIGHTING PLAN (BY OTHERS) FOR LIGHT FIXTURE AND POLE DESIGN DETAILS. SEE ELECTRICAL DESIGN PLAN (BY OTHERS) FOR ELECTRICAL DISTRIBUTION AND CONDUIT REQUIREMENTS FOR NEW LIGHTING.
- PIPE SLOPES ARE IN FEET PER FEET UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES:

- UNLESS OTHERWISE NOTED, A MINIMUM 5 FT BY 5 FT LANDING AREA SHALL BE PROVIDED AT EACH BUILDING ENTRY WITH A MAXIMUM SLOPE OF 1:50.
- A MINIMUM 5 FT BY 5 FT LANDING AREA SHALL BE PROVIDED AT EACH TURN AND AT THE BOTTOM OF EACH SIDEWALK RAMP. THE CROSS SLOPE OF THE LANDING AREA SHALL HAVE A MAXIMUM SLOPE OF 1:50.
- THE PREFERRED MAXIMUM SLOPE OF ALL NEW WALKS IS 5% (1:20). THE MAXIMUM CROSS SLOPE OF NEW WALKS SHALL BE 1:50. THE MAXIMUM SLOPE OF ANY NEW WALK OR RAMP SHALL BE 1:12 (8%). EXCEPT FOR CURB RAMPS, WHERE RAMPS EXCEED 5% WITH A RISE GREATER THAN 6", A COMPLIANT HANDRAIL IS REQUIRED ALONG THE RAMP.
- ALL TRANSITIONS BETWEEN EXISTING PAVEMENT OR CONCRETE AND NEW WALKS SHALL BE SMOOTH. IN NO CASE SHALL THERE BE A TRANSITION WITH A VERTICAL EDGE GREATER THAN 1/4".
- ALL GRASS AND LANDSCAPED AREAS ADJACENT TO THE NEW WALKS AND BUILDINGS SHALL BE GRADED TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING OR WALK. LOW AREAS SHALL BE FILLED WITH TOPSOIL, SEEDED AND MULCHED AS REQUIRED.
- SEE OTHER SHEETS OF THESE PLANS FOR ADDITIONAL SITE IMPROVEMENTS, DETAILS AND SPECIFICATIONS.

COMBINED SEWER DATA

EXIST. MH MY3.42
RIM = 144.66
NEW 6" IN = 136.9
12" CLAY OUT = 136.6

STORM DATA

EXIST. CB 1
RIM = 144.32
10" PVC OUT = 141.23
RESET EXIST. FRAME & GRATE

EXIST. CB 2
RIM = 143.76
15" OUT = 141.4

EXIST. STMH 3
RIM = 143.87
24" OUT = 135.87

EXIST. CB 4
EXIST RIM = 140.43
NEW RIM = 143.00
24" IN = 134.67 (N)
15" CMP IN = 129.7 (S)
TO BE REMOVED
15" IN = 138.0 (E)
TO BE REMOVED
NEW 18" IN = 138.0
OUT = 129.9

EXIST. CB 5
RIM = 143.16
8" OUT = 141.6
STRUCTURE TO BE REMOVED

NEW CB6
RIM = 146.30
15" IN = 141.13
15" OUT = 141.08

NEW CB7
RIM = 143.25
6" UD IN = 139.17
15" IN = 140.30
15" OUT = 139.10

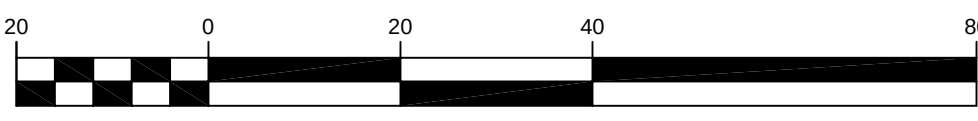
NEW STMH8
RIM = 145.50
15" IN = 138.95 (N)
15" IN = 139.10 (S)
18" OUT = 138.30

NEW CB9
RIM = 144.5
6" UD IN = 141.17
12" OUT = 141.10

NEW CB10
RIM = 145.5
6" UD IN = 141.67
12" OUT = 141.60

NEW CB11
RIM = 144.75
6" UD IN = 141.17
12" IN = 140.25
12" IN = 140.25
15" OUT = 140.20

GRAPHIC SCALE



(IN FEET)
1" = 20 ft.

07-13-18	ADD ELEC TRANSFORMER, ELIM PARKING SPACE, ADJUST CB7	ABR
07-12-18	ADD 6" GATE VALVE ON WATER SERVICE	ABR

Date	Revision	By

These plans shall only be used for the purpose shown below:

☐ Sketch/Concept	☐ Act 250 Review
☐ Preliminary	☐ Construction
☒ Final Local Review	☐ Record Drawing

Project No. 17023
Survey L&D
Design ABR
Drawn L&D
Checked DJG
Date 06-21-18

Scale AS NOTED
Sheet number C2

Lamoureux & Dickinson
Consulting Engineers, Inc.
14 Morse Drive, Essex, VT 05452
802-878-4450
www.LDengineering.com

STANDARD EPSC PLAN REQUIREMENTS

THIS SECTION CONTAINS THE MINIMUM REQUIRED ELEMENTS FOR THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN. THESE ELEMENTS ARE IN ADDITION TO THE SITE SPECIFIC EROSION PREVENTION AND SEDIMENT CONTROL PRACTICES SHOWN ON THE PLANS

EROSION PREVENTION

1. THROUGHOUT CONSTRUCTION, THE AREA OF SOIL DISTURBANCE SHALL BE LIMITED TO THOSE AREA(S) THAT CAN BE ACTIVELY WORKED AND MANAGED WITH THE FORCES AVAILABLE. AREAS THAT ARE NOT ACTIVELY BEING WORKED FOR A PERIOD OF 5 DAYS OR MORE, SHALL BE TEMPORARILY STABILIZED.

2. THE MAXIMUM AREA OF SOIL DISTURBANCE AT ANY ONE TIME ON THE ENTIRE PROJECT PARCEL SHALL BE 1.0 ACRE.

3. SEDIMENT BASINS, SEDIMENT TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS, AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.

4. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE.

5. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

6. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND THE RECEIVING CHANNEL.

7. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
A. NO MORE THAN 200 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

8. ALL SEDIMENT REMOVED FROM SEDIMENT CONTROL PRACTICES AS A PART OF MAINTENANCE SHALL BE DISPOSED OF IN AN AREA THAT IS:
A. LESS THAN 5% IN SLOPE.
B. AT LEAST 100 FT. FROM ANY DOWNSLOPE WATER BODY OR CONVEYANCE TO A WATER BODY (INCLUDING STORM DRAIN INLET OR DITCH).
C. VEGETATED.
PERMANENT STABILIZATION OF SEDIMENT SHALL BE IMMEDIATELY IMPLEMENTED FOLLOWING DISPOSAL.

9. FOR ANY AREA TO BE STABILIZED FOR WINTER BY VEGETATIVE COVER, SEEDING MUST BE COMPLETED NO LATER THAN SEPTEMBER 15.

10. ANY AREA TO BE STABILIZED FOR WINTER THAT DOES NOT HAVE ESTABLISHED VEGETATION BY OCTOBER 15 MUST BE STABILIZED BY ANCHORED MULCH AT THE WINTER APPLICATION RATE OF 4 TONS PER ACRE, OR OTHER APPROVED STABILIZATION MEASURES (E.G. ROLLED EROSION CONTROL PRODUCT). DORMANT SEEDING (E.G. WITH WINTER TIE) IS RECOMMENDED.

11. DISTURBED AREAS BORDERING AND DRAINING TO THE STREET MUST HAVE AN APPROPRIATE SEDIMENT BARRIER SPANNING THE EDGE OF THE DISTURBANCE TO PREVENT WASHING OF SEDIMENT ONTO SIDEWALKS OR STREETS AND GUTTERS.

12. HAY MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2 TONS PER ACRE. HAY MULCH APPLICATION DURING WINTER CONSTRUCTION SHALL BE AT A RATE OF 4 TONS PER ACRE. WHERE SUBJECT TO BLOWING, MULCH SHALL SECURED IN PLACE BY TRACKING WITH EQUIPMENT (WITH TRACK RUNNING PARALLEL TO SLOPE), A TACKIFIER, NETTING, OR COVERED/REPLACED WITH PROPERLY ANCHORED EROSION MATTING.

13. PLACEMENT OF SEED AND MULCH SHALL OCCUR WITHIN 48 HOURS OF PLACEMENT OF TOPSOIL AND COMPLETION OF FINAL GRADING (NOT WITHSTANDING STABILIZATION REQUIREMENTS ELSEWHERE IN THIS PLAN).

14. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED.

STABILIZATION

15. ALL AREAS OF DISTURBANCE MUST HAVE TEMPORARY OR PERMANENT STABILIZATION WITHIN 14 CALENDAR DAYS. AFTER THIS TIME, ANY DISTURBANCE IN THE AREA MUST BE STABILIZED AT THE END OF EACH WORK DAY.

THE FOLLOWING EXCEPTIONS APPLY:
A. STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS AND THERE IS NO PRECIPITATION FORECAST FOR THE NEXT 24 HOURS.
B. STABILIZATION IS NOT REQUIRED IF THE WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (I.E. NO OUTLET) WITH A DEPTH OF 2 FEET OR GREATER (E.G. BUILDING FOUNDATION EXCAVATION, UTILITY TRENCHES).

16. MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. EXCEPT AS NOTED BELOW, ALL SITES SHALL BE SEEDED AND STABILIZED WITH EROSION CONTROL MATERIALS, SUCH AS MULCH OR ROLLED EROSION CONTROL PRODUCTS, INCLUDING AREAS WHERE CONSTRUCTION HAS BEEN SUSPENDED OR SECTIONS COMPLETED.

A. ON THE CUT SIDE OF STREETS/DRIVES, DITCHES SHALL BE STABILIZED IMMEDIATELY WITH ROCK RIP-RAP OR OTHER NON-ERODIBLE LINERS (E.G. RECP), OR WHERE APPROPRIATE, VEGETATIVE MEASURES SUCH AS SOD.

B. FOR ACTIVE CONSTRUCTION AREAS SUCH AS BORROW OR STOCKPILE AREAS, STREET IMPROVEMENTS AND AREAS WITHIN 50 FT. OF A BUILDING UNDER CONSTRUCTION, A DOWNSLOPE PERIMETER SEDIMENT CONTROL SYSTEM CONSISTING, FOR EXAMPLE, OF SILT FENCE, SHALL BE INSTALLED AND MAINTAINED TO CONTAIN SOIL. EXPOSED DISTURBED AREAS ADJACENT TO A CONVEYANCE THAT PROVIDES RAPID OFFSITE DISCHARGE OF SEDIMENT, SUCH AS A CUT SLOPE AT AN ENTRANCE, SHALL BE COVERED WITH PLASTIC OR GEOTEXTILE TO PREVENT SOIL LOSS UNTIL IT CAN BE STABILIZED. STABILIZED CONSTRUCTION ENTRANCES WILL BE MAINTAINED TO CONTROL VEHICLE TRACKING MATERIAL OFF SITE.

C. TEMPORARY SEDIMENT TRAPPING DEVICES SHALL NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTRIBUTING DRAINAGE AREAS. SIMILARLY, STABILIZATION SHALL BE ESTABLISHED PRIOR TO CONVERTING SEDIMENT TRAPS/BASINS INTO PERMANENT (POST-CONSTRUCTION) STORMWATER MANAGEMENT PRACTICES.

D. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

E. ALL SLOPES STEEPER THAN 3:1 (H:V), OR 33.3%, AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS SHALL, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES (RECP). AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM SHALL NOT BE DISTURBED.

WINTER CONSTRUCTION REQUIREMENTS

THE FOLLOWING REQUIREMENTS APPLY DURING THE WINTER CONSTRUCTION PERIOD, WHICH IS FROM OCTOBER 15 TO APRIL 15.

17. ALL AREAS OF DISTURBANCE MUST HAVE TEMPORARY OR PERMANENT STABILIZATION AT THE END OF EACH WORK DAY.

THE FOLLOWING EXCEPTIONS APPLY:
A. STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS AND THERE IS NO PRECIPITATION FORECAST FOR THE NEXT 24 HOURS.
B. STABILIZATION IS NOT REQUIRED IF THE WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (I.E. NO OUTLET) WITH A DEPTH OF 2 FEET OR GREATER (E.G. BUILDING FOUNDATION EXCAVATION, UTILITY TRENCHES).

18. STABILIZED ACCESS POINTS SHALL BE ENLARGED TO PROVIDE FOR SNOW STOCKPILING WHILE STILL MAINTAINING EFFECTIVE SEDIMENT CONTROL. PACKED SNOW AND ICE MAY NEED TO BE REMOVED AND ADDITIONAL STONE PLACED TO MAINTAIN THE LOOSE STONE SURFACE AT STABILIZED CONSTRUCTION EXITS.

19. THE LIMITS OF DISTURBANCE MAY NEED TO BE REPLACED OR DRAWN IN TO REFLECT THE BOUNDARY OF WINTER WORK. THE LIMITS OF DISTURBANCE SHALL BE DRAWN IN TO EXCLUDE ALL AREAS TEMPORARILY STABILIZED FOR THE WINTER, AND AREAS WHERE DISTURBANCE DURING THE WINTER IS NOT PLANNED.

20. BASED UPON THE WINTER ACTIVITIES PROPOSED, THE ON-SITE PLAN COORDINATOR SHALL DEVELOP A SNOW MANAGEMENT PLAN THAT SHALL INCLUDE AT A MINIMUM:

A. ADEQUATE SIZE FOR SNOW STORAGE AREAS
B. SNOW STORAGE AREAS LOCATED DOWN GRADIENT OF AREAS OF PLANNED DISTURBANCE
C. CONTROL OF SNOWMELT RUNOFF
D. PROHIBITING STORAGE OF SNOW IN STORMWATER TREATMENT STRUCTURES.
E. A MINIMUM 25 FOOT BUFFER BETWEEN PERIMETER CONTROLS (SUCH AS SILT FENCE) TO ALLOW FOR SNOW CLEARING AND MAINTENANCE.

21. SILT FENCE SHALL BE REINFORCED OR REPLACED WITH PERIMETER DIKES, SWALES, OR OTHER PRACTICES RESISTANT TO THE FORCES OF SNOW LOADS.

22. THE ONSITE PLAN COORDINATOR INSPECTIONS SHALL INCLUDE MAINTENANCE OF DRAINAGE STRUCTURES TO INSURE THAT THEY ARE OPEN AND FREE OF SNOW AND ICE DAMS.

23. SILT FENCE AND OTHER PRACTICES REQUIRING EARTH DISTURBANCE SHALL BE INSTALLED AHEAD OF GROUND FREEZING. IF PRACTICES MUST BE INSTALLED OR MAINTAINED AFTER GROUND FREEZING, NO FROZEN MATERIAL SHALL BE USED IN THE CONSTRUCTION OF BERMS OR DIKES, OR INSTALLATION OF SILT FENCE.

INSPECTION & MONITORING

24. THE ONSITE COORDINATOR IS _____ TO BE DETERMINED _____

25. THE PERIMETER OF THE SITE AND ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT THE END OF EACH WORKDAY. IF SEDIMENT HAS TRAVELLED BEYOND THE SITE BOUNDARY, IT SHALL BE SWEEPED UP OR OTHERWISE REMOVED AND DEPOSITED ONSITE IN AN UPGRADIENT AREA AT THE END OF EACH WORK DAY.

THE ON-SITE COORDINATOR SHALL INSPECT, AND DOCUMENT IN WRITING, THE STATUS OF CONSTRUCTION ON THE PROJECT SITE AND EROSION AND SEDIMENT CONTROL STRUCTURES AND MEASURES AT THE END OF EACH WORK DAY. INSPECTIONS SHALL ALSO BE CONDUCTED PRIOR TO PREDICTED STORM EVENTS, AND AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER ANY STORM EVENT WHICH GENERATES A DISCHARGE OF STORMWATER FROM THE CONSTRUCTION SITE.

26. THE OWNER, THE SITE CONTRACTOR / PRINCIPAL OPERATOR, AND THEIR REPRESENTATIVES SHALL ABIDE BY THE BEST MANAGEMENT PRACTICES PRESENTED ON THESE PLANS, REQUIRED BY THE PERMIT CONDITIONS, AND PRESENTED IN THE VT DEC LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL.

27. DURING EACH INSPECTION, THE ONSITE COORDINATOR SHALL VISUALLY MONITOR AND RECORD THE TURBIDITY OF ALL STORMWATER RUNOFF FROM THE CONSTRUCTION SITE IN ACCORDANCE WITH THE SAMPLING & TESTING REQUIREMENTS AND PROTOCOL OF THE VERMONT GENERAL PERMIT.

28. INSPECTION FREQUENCY MAY BE REDUCED TO NOT LESS THAN ONE PER WEEK IF THE ENTIRE SITE IS TEMPORARILY STABILIZED AND ALL CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED. INSPECTIONS SHALL RESUME PRIOR TO RESUMING CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE REQUIREMENTS LISTED ABOVE.

29. IN ADVANCE OF A PREDICTED RAINFALL OR SNOWMELT EVENT, ALL MANAGEMENT PRACTICES APPROPRIATE TO CURRENT AREAS OF DISTURBANCE MUST BE CHECKED AND REPAIRED AS NECESSARY TO ENSURE PROPER OPERATING CONDITION. IF NECESSARY TO PREVENT SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE, THIS WILL INCLUDE THE TEMPORARY STABILIZATION OF ALL DISTURBED SOILS ON THE SITE IN ADVANCE OF THE ANTICIPATED RUNOFF PERIOD.

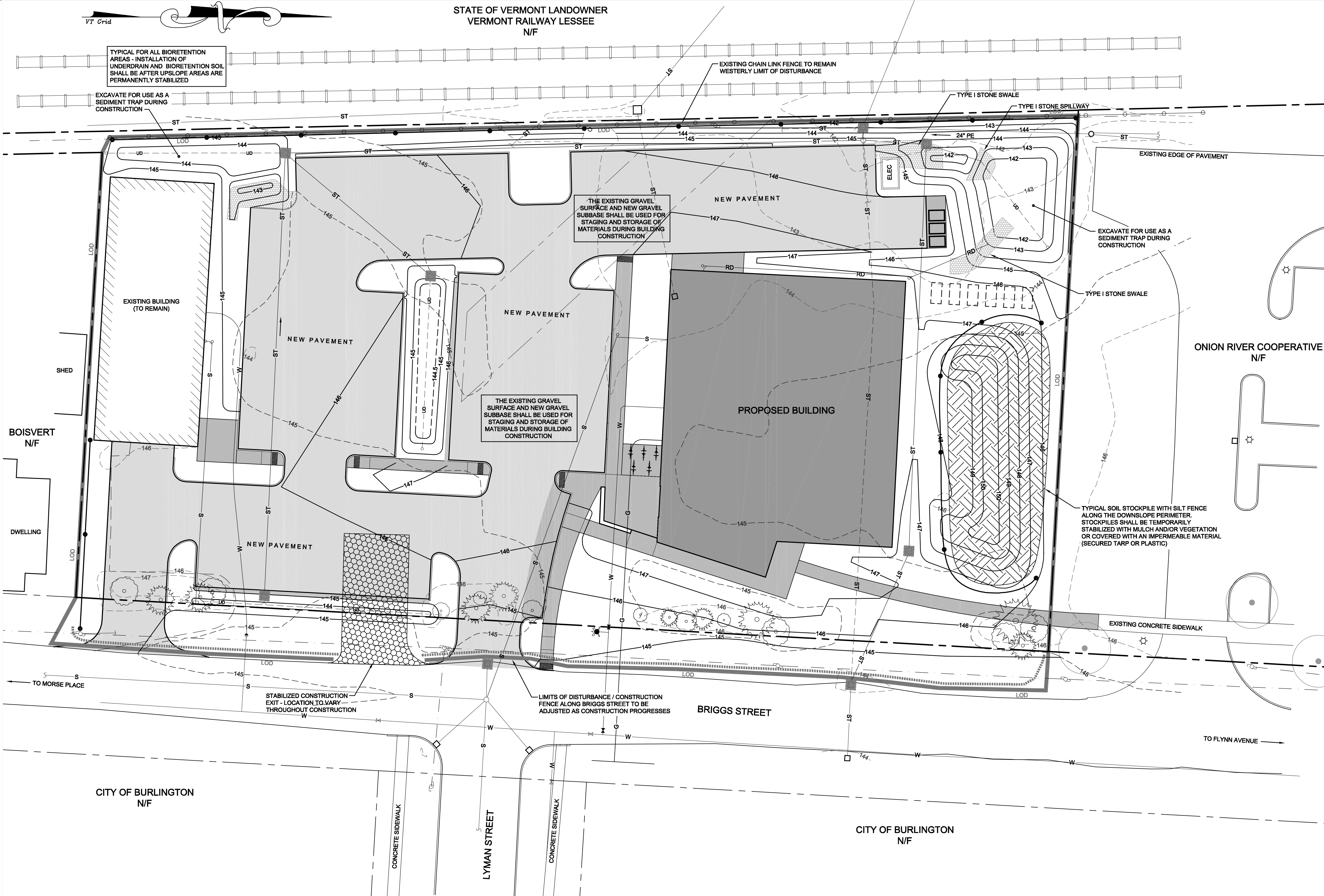
PUBLIC NOTICE AND DPW COORDINATION

30. A COPY OF THE CITY EPSC PLAN APPROVAL, THE STATE DISCHARGE PERMIT AND THE AUTHORIZATION TO DISCHARGE, A BRIEF DESCRIPTION OF THE PROJECT, AND THE LOCATION WHERE THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN IS AVAILABLE SHALL BE POSTED AT A LOCATION ON THE PROJECT SITE THAT IS VISIBLE TO THE PUBLIC.

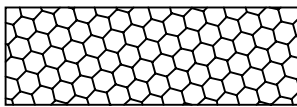
31. THE LANDOWNER OR SITE CONTRACTOR SHALL CONTACT THE CITY STORMWATER ADMINISTRATOR AT 540-1748 OR GJOHNSON@BURLINGTONVT.GOV AT LEAST 24 HOURS PRIOR TO ANY EARTH DISTURBANCE, AND SHALL PROVIDE THE NAME AND CONTACT INFORMATION FOR THE ONSITE PLAN COORDINATOR.

32. THE ONSITE PLAN COORDINATOR SHALL NOTIFY THE CITY STORMWATER ADMINISTRATOR PRIOR TO OCTOBER 15 IF THE SITE WILL NOT BE STABILIZED BY NOVEMBER 1 OR ADDITIONAL WORK IS PROPOSED DURING THE WINTER CONSTRUCTION PERIOD.

33. THE LANDOWNER OR ONSITE PLAN COORDINATOR SHALL CONTACT THE CITY STORMWATER ADMINISTRATOR TO SCHEDULE A STABILIZATION INSPECTION WHEN SITE WORK IS FINISHED AND STABILIZATION MEASURES HAVE BEEN INSTALLED.



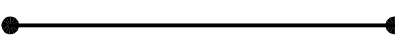
LEGEND



STABILIZED CONSTRUCTION EXIT



CONSTRUCTION FENCE / LIMIT OF DISTURBANCE



TEMPORARY SILT FENCE



EROSION LOG (MIN 9'Ø)



INLET PROTECTION

GRAPHIC SCALE



(IN FEET)

1" = 20 ft.

07-13-18	REVISE PARKING & CB7	ABR
Date	Revision	By
These plans shall only be used for the purpose shown below:		
☐ Sketch/Concept	☐ Act 250 Review	
☐ Preliminary	☐ Construction	
☒ Final Final Review	☐ Record Drawing	
Project No. 17023		Survey L&D
Design ABR		Drawn L&D
Checked DJG		Date 06-21-18
Scale AS NOTED		Sheet number
C3		

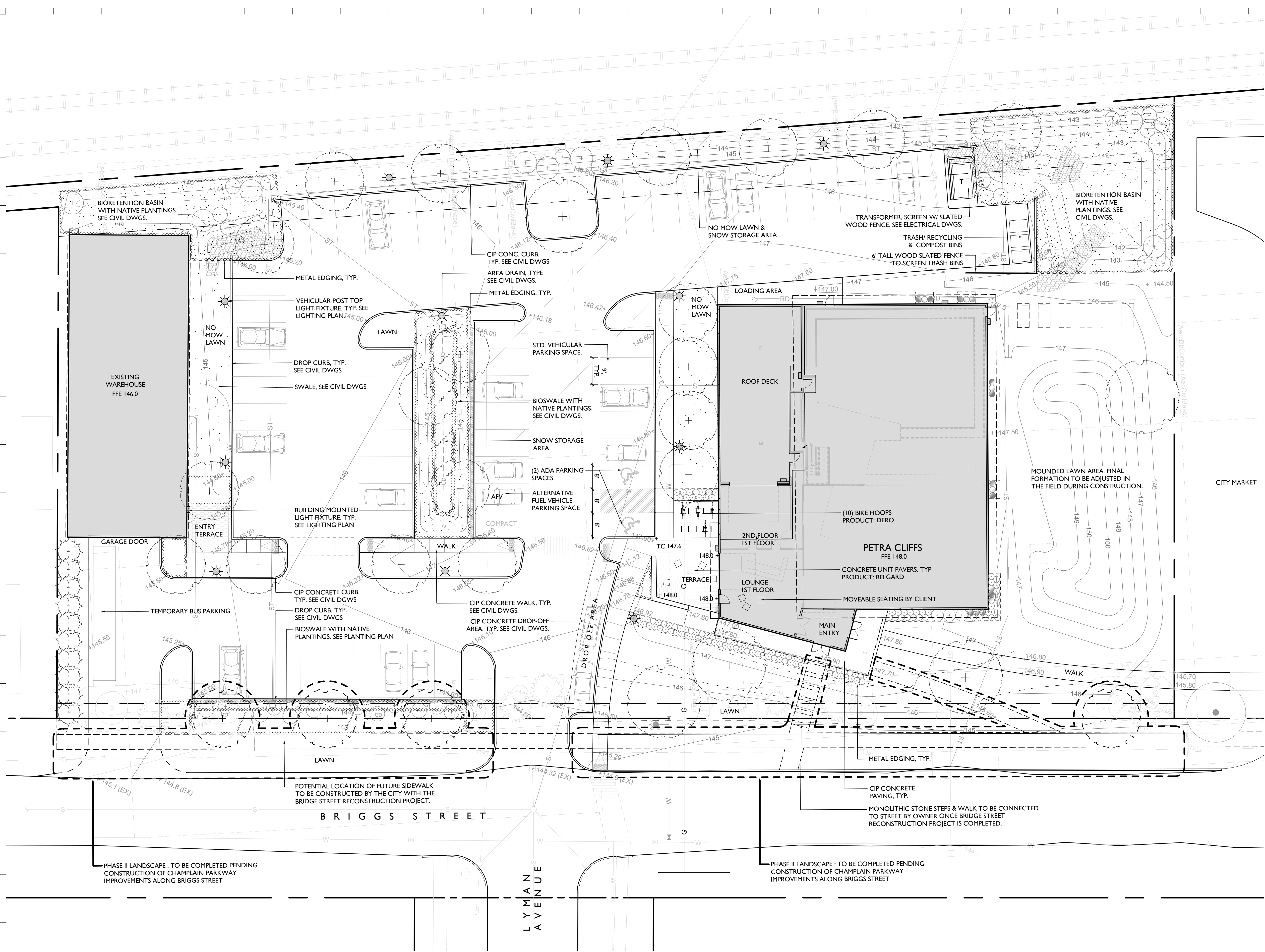
Lamoureux & Dickinson

Consulting Engineers, Inc.

14 Morse Drive, Essex, VT 05452

802-878-4450

www.LDEngineering.com



GENERAL NOTES

- Contractor is responsible for all damage due to his operations inside and outside the contract limit line.
- Contractor is responsible for checking spot elevations and verifying proposed grades by providing grade stakes. Grades must be approved by Landscape Architect prior to proceeding.
- Contractor shall blend new work smoothly with existing grades at contract limit line and/or limit of construction line.
- Contractor to verify that subgrades are 6 inches below finished grade prior to spreading top soil for seeded areas.
- All walks shall have 2% cross pitch, and all step treads and wall caps shall have 1% cross pitch unless otherwise noted.
- Light fixture locations may be field adjusted with prior Landscape Architect approval.
- Walkway layout to be approved by Landscape Architect prior to construction.
- Site furniture and wall locations to be verified by Landscape Architect prior to installation.
- General Contractor is responsible for all erosion control measures during construction.
- It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
- Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
- Base survey prepared by Lamoureux & Dickinson

LOT COVERAGE

SITE AREA - 73,395 SF (1.68 AC.)
PERVIOUS AREA - 25,313 SF = 34.5%
IMPERVIOUS AREA - 48,082 SF = 65.5%
(80% ALLOWED)

PARKING CALCULATIONS

ASSUMPTIONS
SHARED USE DISTRICT
USE - HEALTH CLUB
MIN. PRKG - 2/1000 SF
MAX. PRKG. - 3/1000 SF x 1.25

EX. BLDG. - 4,046SF
(4X3X1.25) = 15 SPACES
PROP. BLDG. - 13,000SF
(13X3X1.25) = 49 SPACES

TOTAL MAX. PRKG. SPACES = 64

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PERMITTING ONLY

NO.	DESCRIPTION	DATE
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PETRA CLIFFS

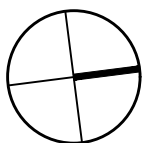
75 BRIGGS STREET,
BURLINGTON, VERMONT

LAYOUT AND
MATERIALS PLAN

JOB NO. 807
SCALE: 1/16"=1'-0"
DRAWN BY: AH
DATE: 08.06.2018

L100

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NO.	DESCRIPTION	DATE
1	PLANTING PLAN REVISION	07.02.2018

PETRA CLIFFS

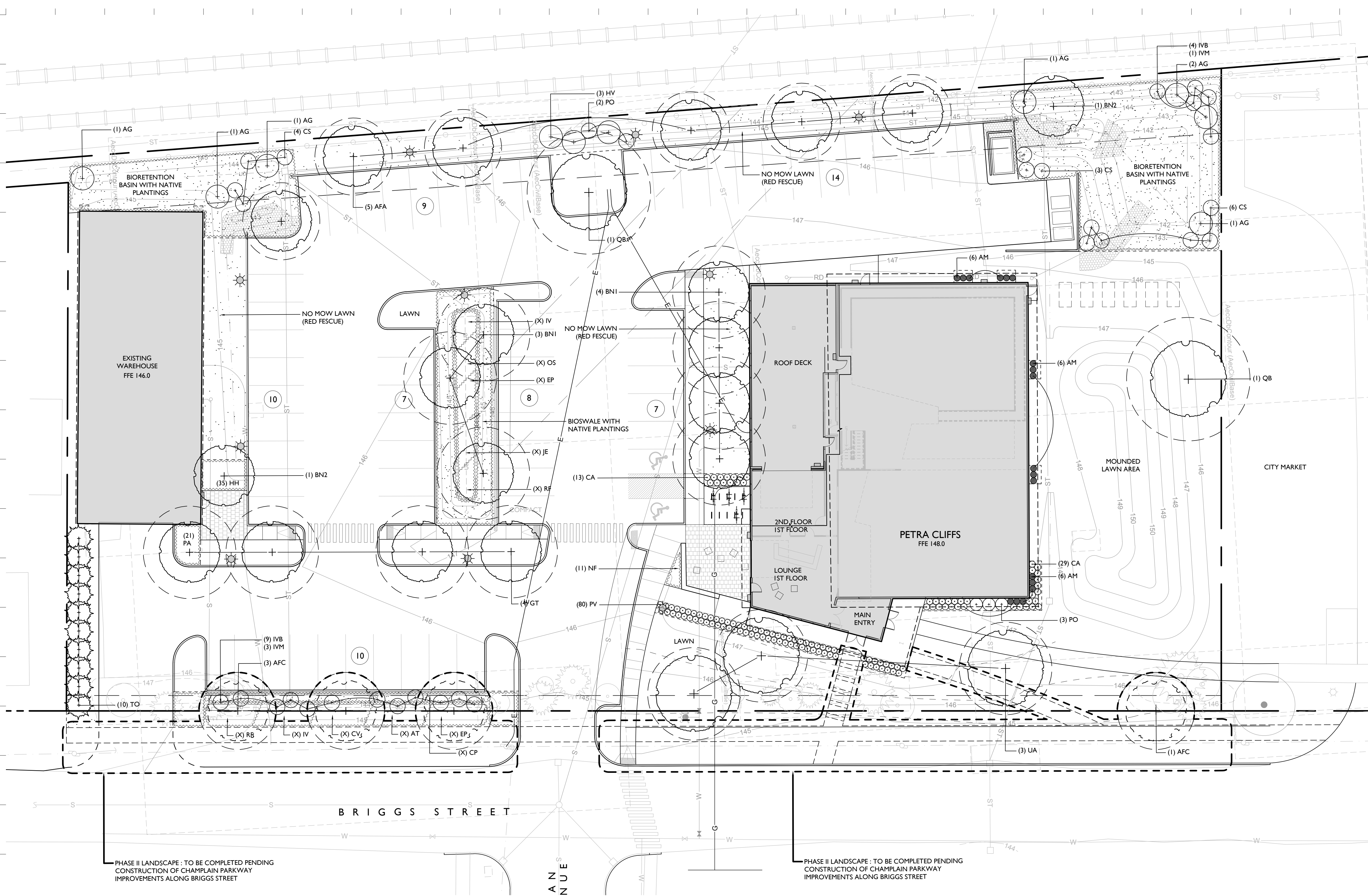
75 BRIGGS STREET,
BURLINGTON, VERMONT

PLANTING PLAN

JOB NO. 807
SCALE: 1/16"=1'-0"
DRAWN BY: AH
DATE: 08.06.2018

L200

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PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS & EVERGREEN TREES					
AFA	5	Acer freemanii 'Autumn Blaze'	FREEMAN MAPLE	2.5"-3" Cal.	SEE PLAN
AFC	3	Acer freemanii 'Celebration'	CELEBRATION MAPLE	2.5"-3" Cal.	SEE PLAN
BN1	7	Betula Nigra 'Heritage'	HERITAGE RIVER BIRCH	2"-2.5" Cal.	SEE PLAN
BN2	2	Betula Nigra 'Heritage' (Multi-stem)	HERITAGE RIVER BIRCH	10'-12' Ht.	SEE PLAN
GT	4	Gleditsia tricanthus 'Shademaster'	HONEY LOCUST	2.5"-3" Cal.	SEE PLAN
QB	2	Quercus bicolor	SWAMP WHITE OAK	2.5"-3" Cal.	SEE PLAN
TO	10	Thuja occidentalis 'Pyramidalis'	EASTERN ARBORVITAE	8'-10' Ht.	SEE PLAN
UA	3	Ulmus americana 'Princeton'	AMERICAN ELM	2.5"-3" Cal.	SEE PLAN

SHRUBS

AG	7	Amelanchier grandiflora 'Autumn Brilliance'	SERVICEBERRY (Multi-stem)	#3	SEE PLAN
CS	13	Cornus stolonifera 'Pucker Up!'	DWARF RED-TWIG DOGWOOD	#3	3' O.C.
HV	3	Hamamelis vernalis	VERNAL WITCHHAZEL	#3	3' O.C.
IVB	13	Ilex verticillata 'Berry Poppins'	DWARF WINTERBERRY (female)	#3	3' O.C.
IVM	4	Ilex verticillata 'Mr. Poppins'	DWARF WINTERBERRY (male)	#3	3' O.C.
PO	5	Physocarpus opulifolius 'Ruby Spice'	NINEBARK	#3	4' O.C.

ORNAMENTAL GRASSES PERENNIALS & VINES

AM	18	Aristolochia macrophylla	DUTCHMEN'S PIPE	#1	24" O.C.
CA	42	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	#1	24" O.C.
HH	35	Hemerocallis 'Hyperion'	DAYLILY	#1	18" O.C.
NF	11	Nepeta faassenii Blue Wonder'	CATMINT	#1	18" O.C.
PA	21	Perovskia atriplicifolia	RUSSIAN SAGE	#1	18" O.C.
PV	80	Panicum variegatum 'Shenandoah'	SWITCHGRASS	#1	24" O.C.

* NO MOW SEED MIX - RED FESCUE - 14,895 SF

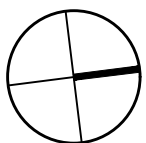
BIORETENTION BASINS & BIOSWALES

AT	X	Asclepias tuberosa	BUTTERFLY WEED	PLUGS	12" O.C.
CP	X	Carex pennsylvanica	PENNSYLVANIA SEDGE	PLUGS	12" O.C.
CV	X	Carex vulpinoidea	FOX SEDGE	PLUGS	12" O.C.
EP	X	Eupatorium dubium 'Phantom'	DWARF JOE PYE WEED	PLUGS	12" O.C.
OS	X	Onoclea sensibilis	SENSITIVE FERN	PLUGS	12" O.C.
IV	X	Iris versicolor	NORTHERN BLUE FLAG	PLUGS	12" O.C.
JE	X	Juncus effusus	SOFT RUSH	PLUGS	12" O.C.
RF	X	Rudbeckia fulgida sullivantii 'Goldstrum'	BLACK-EYED SUSAN	PLUGS	12" O.C.

* WET MEADOW SEED MIX - TO BE DETERMINED - 5,650 SF

PLANTING NOTES

- All plant material in the plant schedule shall be nursery grown in accordance with ANSI in accordance with Z.60.1 Standards for measurement of nursery stock.
- All plants shall be guaranteed by the Contractor for a period of one year from date of receipt of Provisional Acceptance of the completed installation by the Owner.
- Replacement plantings will be required prior to Final Acceptance for any plants which are missing, not true to specifications, have died or are unhealthy or uncharacteristic of the species (due to excessive pruning, dieback or other reasons).
- All plant materials shall be selected and tagged at the nursery by Landscape Architect.
- The Landscape Architect's approval is required for any plant material substitutions.
- The Contractor is responsible for immediately notifying the Landscape Architect if any plant quantity discrepancies exist between the planting plan and the plant list.
- All shrubs and trees will be sprayed with the anti-desiccant "Wilt-Pruf" (or approved equal) prior to the first Winter (no later than November 30).
- The Landscape Contractor shall have the General Contractor locate all underground utilities in areas to be landscaped prior to commencing any excavation. Adjustments to tree locations will be allowed where utility conflicts are clearly a problem and with prior site approval by Landscape Architect.
- All plant bed, shrub and tree location shall be staked in the field by Contractor for Landscape Architects approval prior to installation.
- Adjustments to plant beds shall be approved by Landscape Architect.
- General Contractor is responsible for all erosion control measures during construction.
- All disturbed areas are to be topsoiled and seeded or sodded, as indicated in the planting plan.
- Mulch shall consist of double-shredded hardwood mulch or approved equal and Contractor is responsible for providing samples of mulch to Landscape Architect. Mulch plant materials as shown on plan and details.
- It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
- Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
- During construction, and until the end of warranty period, existing trees that are showing signs of stress as determined by the Landscape Architect are to be deep root fertilized, two injections per caliper inch per tree at 18" - 24" depth with Peter's 20/20/20 fertilizer or Landscape Architect approved equal.
- Contractor is responsible for verifying and confirming all plant counts as supplied by the Landscape Architect with field conditions as constructed. Any discrepancies shall be reported to Landscape Architect for approval and direction.
- Tree transplanting shall be performed by a suitable hydraulic tree spade, sized as necessary to perform the work.
- Prior to commencement of any construction, all existing trees to remain shall receive tree protection fence at outer edge of dripline whenever possible.



SCALE OF FEET

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PERMITTING ONLY

NO.	DESCRIPTION	DATE
1	REVISED PHOTOMETRIC PLAN	07.10.2018

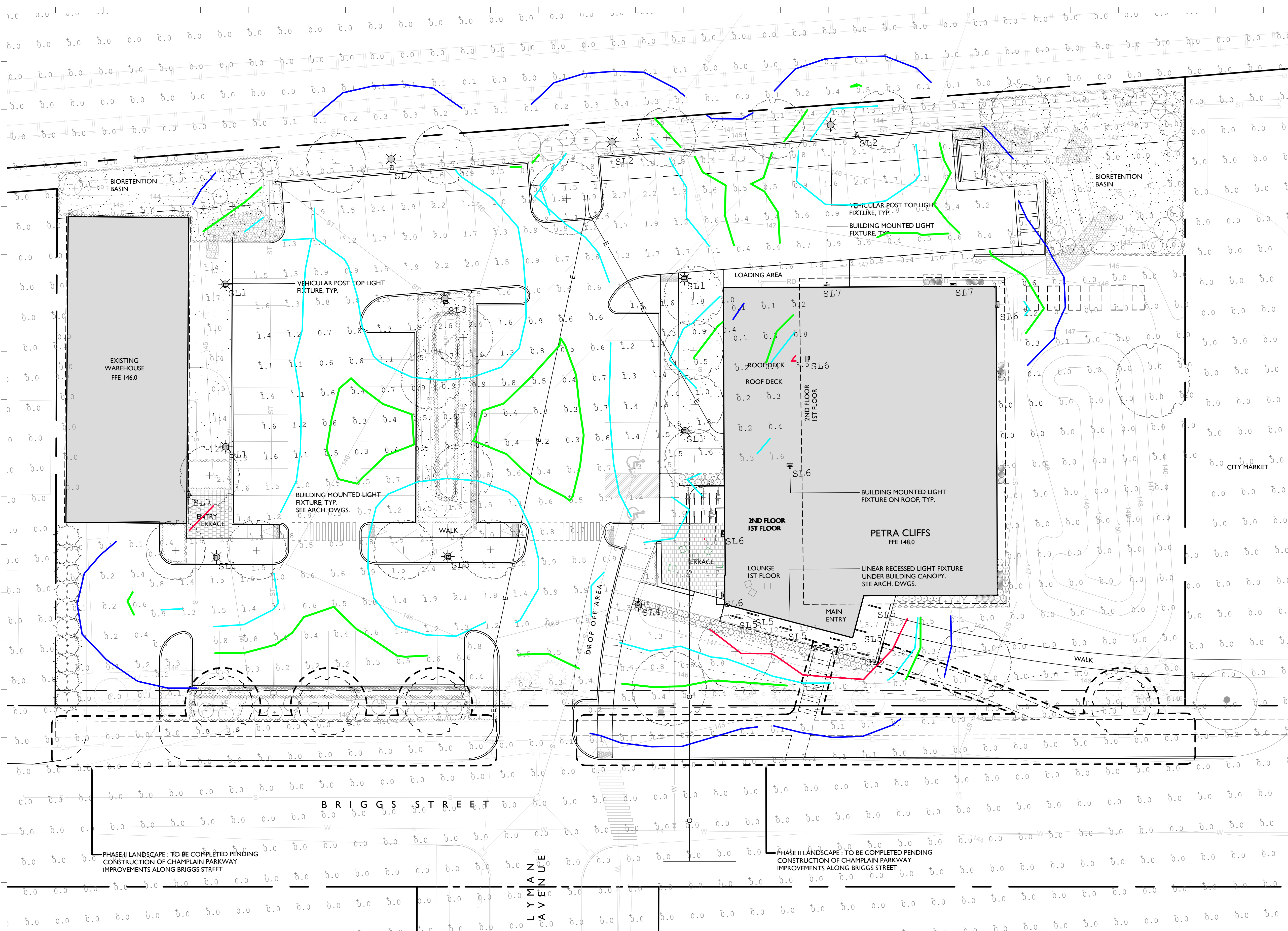
PETRA CLIFFS
75 BRIGGS STREET,
BURLINGTON, VERMONT

PHOTOMETRIC PLAN

JOB NO. 807
SCALE: 1/16"=1'-0"
DRAWN BY: AH
DATE: 08.20.2018

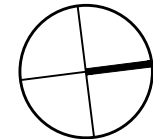
L400

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Calculation Summary						
Label	Grid Height (ft)	Avg	Max	Min	Avg/Min	Max/Min
AREA BEYOND PROPERTY BOUNDARY	0	0.00	0.5	0.0	N.A.	N.A.
PARKING AREA	0	1.04	2.9	0.2	5.20	14.50
PROPERTY LESS PARKING AREA	0	0.75	15.8	0.0	N.A.	N.A.
ROOF PATIO	0	0.58	3.5	0.1	5.80	35.00

Luminaire Schedule						
Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	BUG Rating
5	SL1	SINGLE	3622	38.75	0.850	B1-U1-G1
3	SL2	SINGLE	3645	38.75	0.850	B1-U1-G1
2	SL3	BACK-BACK	3678	38.75	0.850	B2-U1-G1
1	SL4	SINGLE	3678	38.75	0.850	B2-U1-G1
8	SL5	SINGLE	2052	20.51	0.850	B1-U0-G0
3	SL7	SINGLE	1813	26	0.850	B1-U2-G1
5	SL6	SINGLE	1225	20	0.850	B1-U1-G1
Description						
SELUX U4-R3-X-5G700-30-XX-UNV, TYPE 3, MOUNTED @ 16' AFG						
SELUX U4-R2-X-5G700-30-XX-UNV, TYPE 2, MOUNTED @ 16' AFG						
SELUX U4-R5R-X-5G700-30-XX-UNV, TWIN TYPE 5R, MOUNTED @ 16' AFG						
SELUX U4-R5S-X-5G700-30-XX-UNV, TYPE 5S, MOUNTED @ 16' AFG						
SELUX L125-1B20-40-MI-X-04-XX-UNV, MOUNTED IN CANOPY						
FC LIGHTING FCC1020, 3K, WFL OPTIC, 1800 LUMENS, MOUNTED @ 7' AFG						
FC LIGHTING FCW1020, 3K, WFL OPTIC, 1200 LUMENS, MOUNTED @ 7' AFG						



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PERMITTING ONLY

NO.	DESCRIPTION	DATE
1	SHADE STUDY REVISION	07.02.2018
2	SHADE STUDY REVISION	07.20.2018

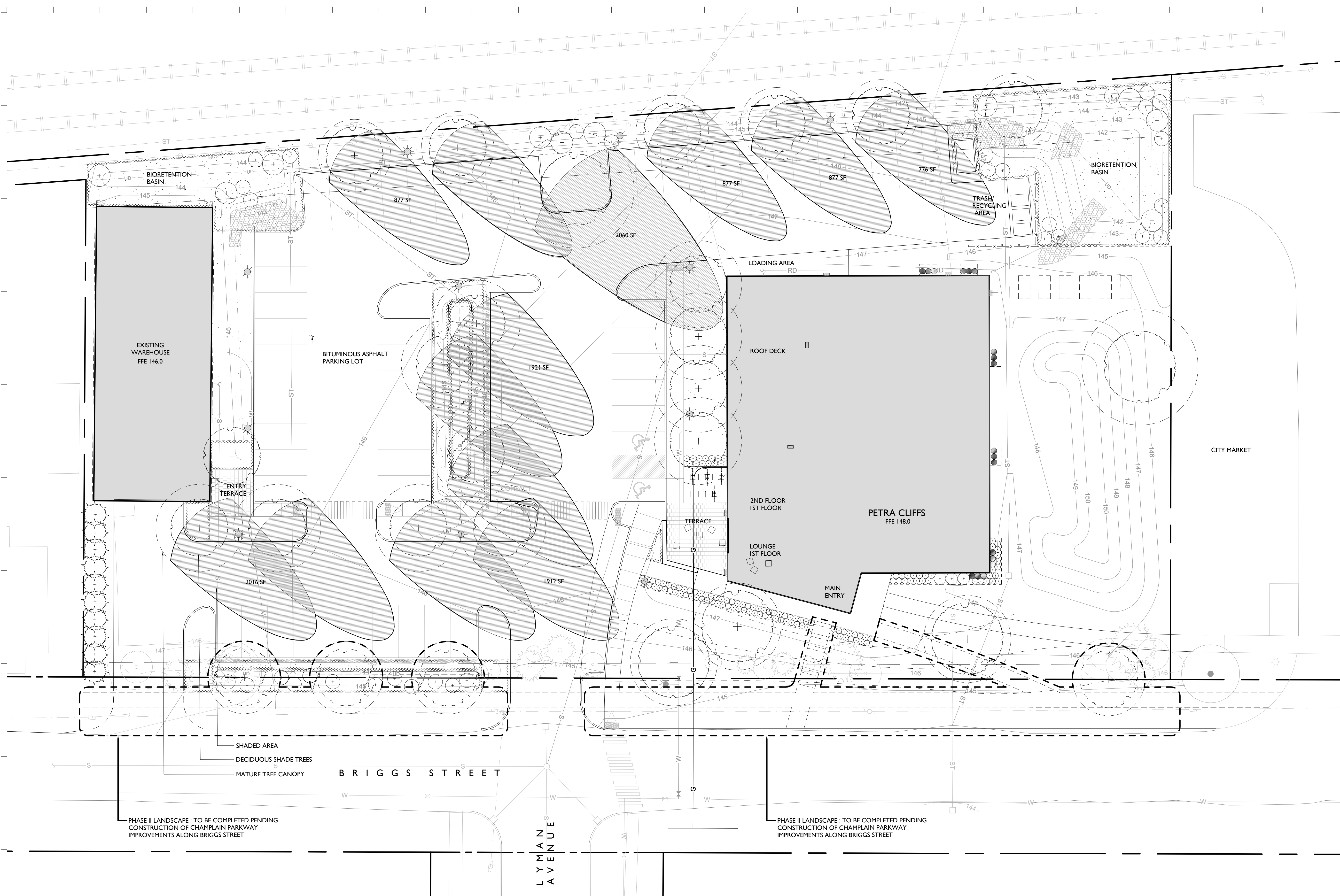
PETRA CLIFFS
ADDRESS

SHADE STUDY
3PM FALL EQUINOX

JOB NO. 807
SCALE: 1"=16'
DRAWN BY: AH
DATE: 08.20.2018

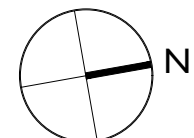
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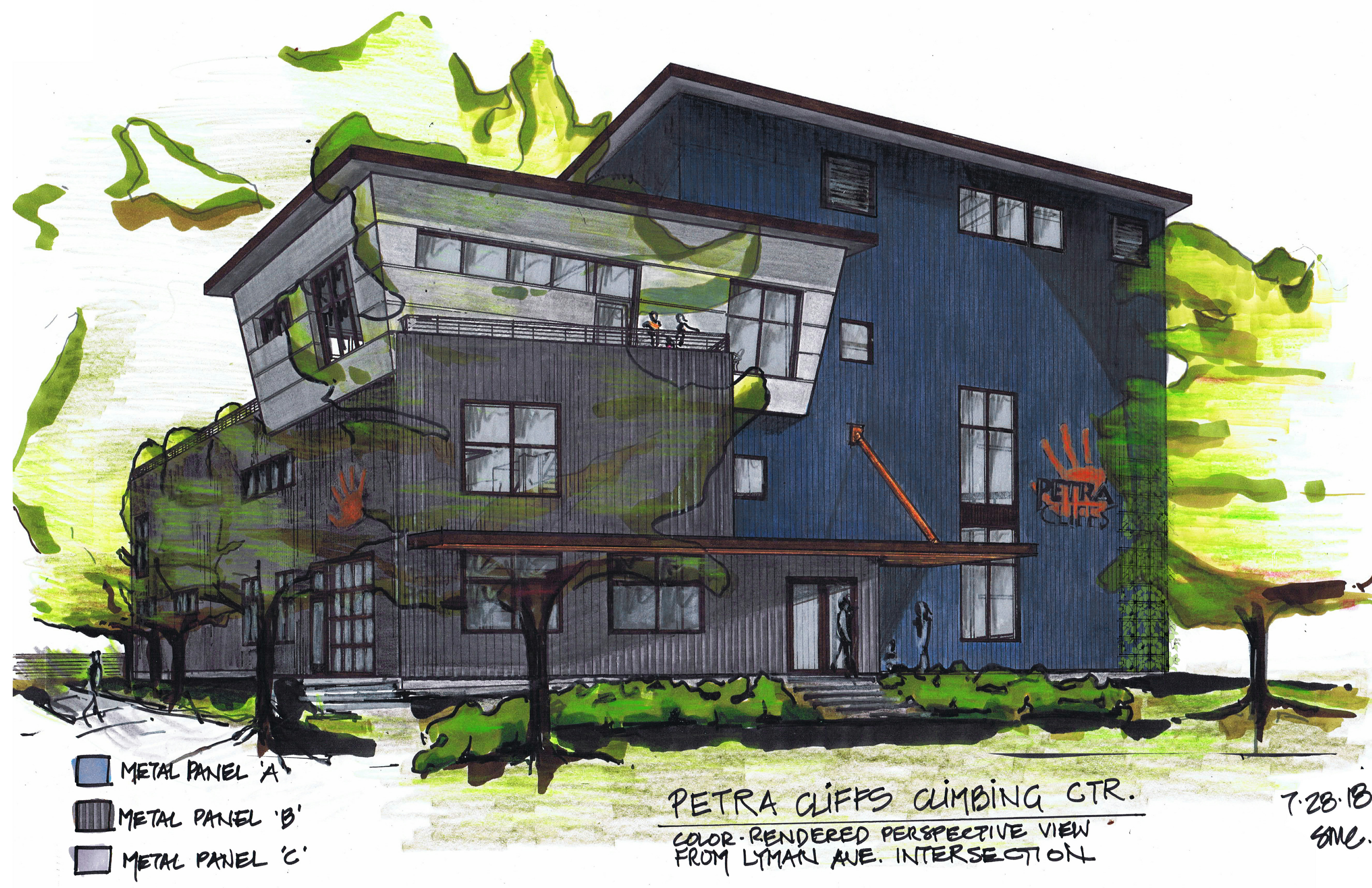


PARKING LOT AREA - 27,150 SF

SHADED AREA WITHIN PARKING
LOT FROM MATURE TREE CANOPY -
13,316 SF (41.7%)



16 0 16 32
SCALE OF FEET



- METAL PANEL 'A'
- METAL PANEL 'B'
- METAL PANEL 'C'

PETRA CLIFFS CLIMBING CTR.
COLOR-RENDERED PERSPECTIVE VIEW
FROM LYMAN AVE. INTERSECTION

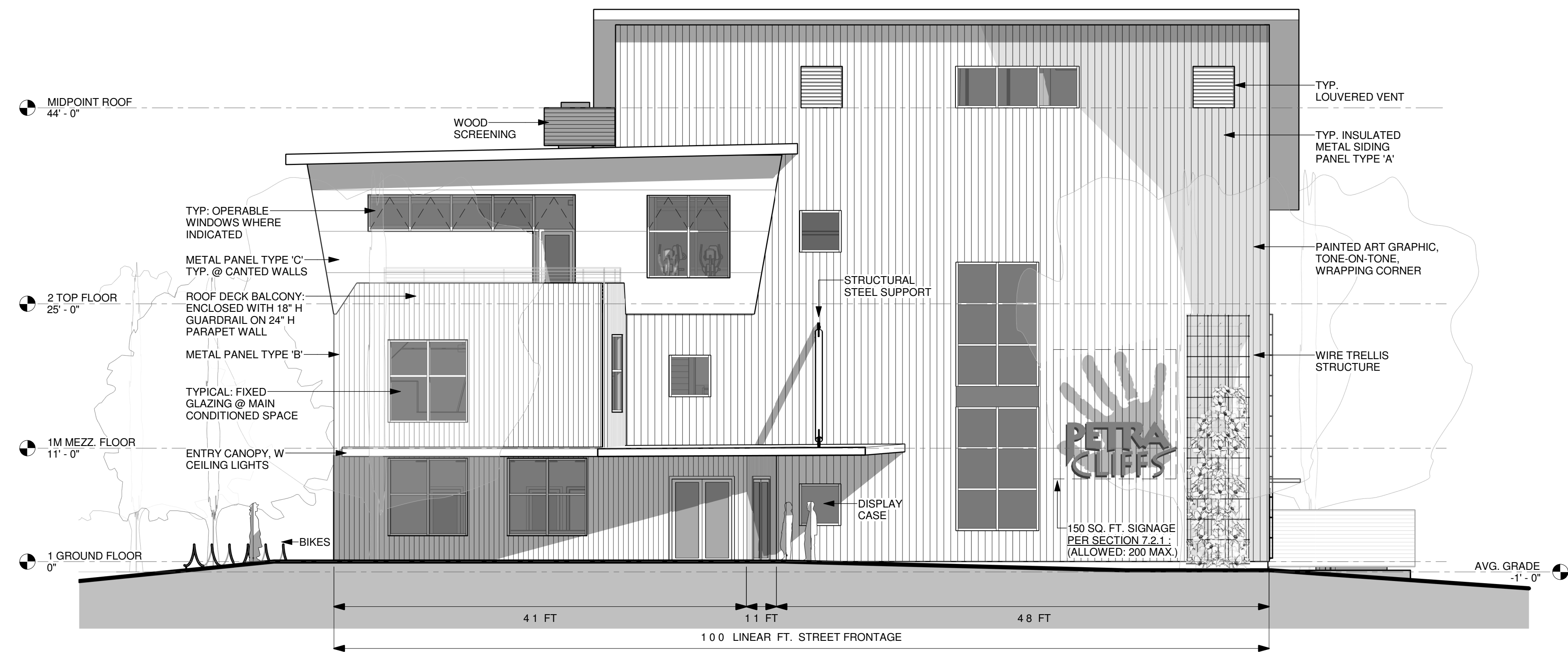
7.28.18
SME.

PETRA CLIFFS CLIMBING CENTER
75 BRIGGS STREET
BURLINGTON, VERMONT

CLIENT:
CHAREST ALPINISM LLC
DESIGN PHASE:
PERMIT
DRAWINGS

PERMIT
DRAWINGS
SCALE: 1/2" = 1'-0"

A2.0



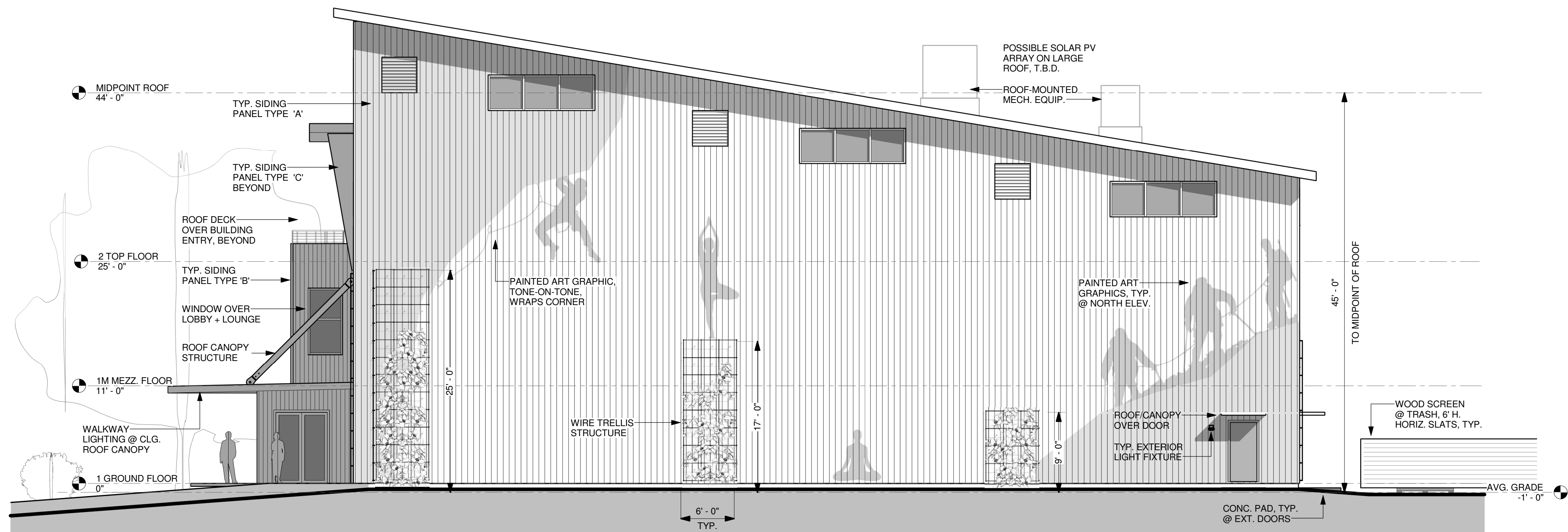
1 BRIGGS STREET ELEVATION
1/8" = 1'-0"

PETRA C CLIFFS CLIMBING CENTER
75 BRIGGS STREET
BURLINGTON, VERMONT

CLIENT:
CHAREST ALPINISM LLC
DESIGN PHASE:
PERMIT
DRAWINGS

EAST
BUILDING
ELEVATION
SCALE: 1/8" = 1'-0"

A2.1



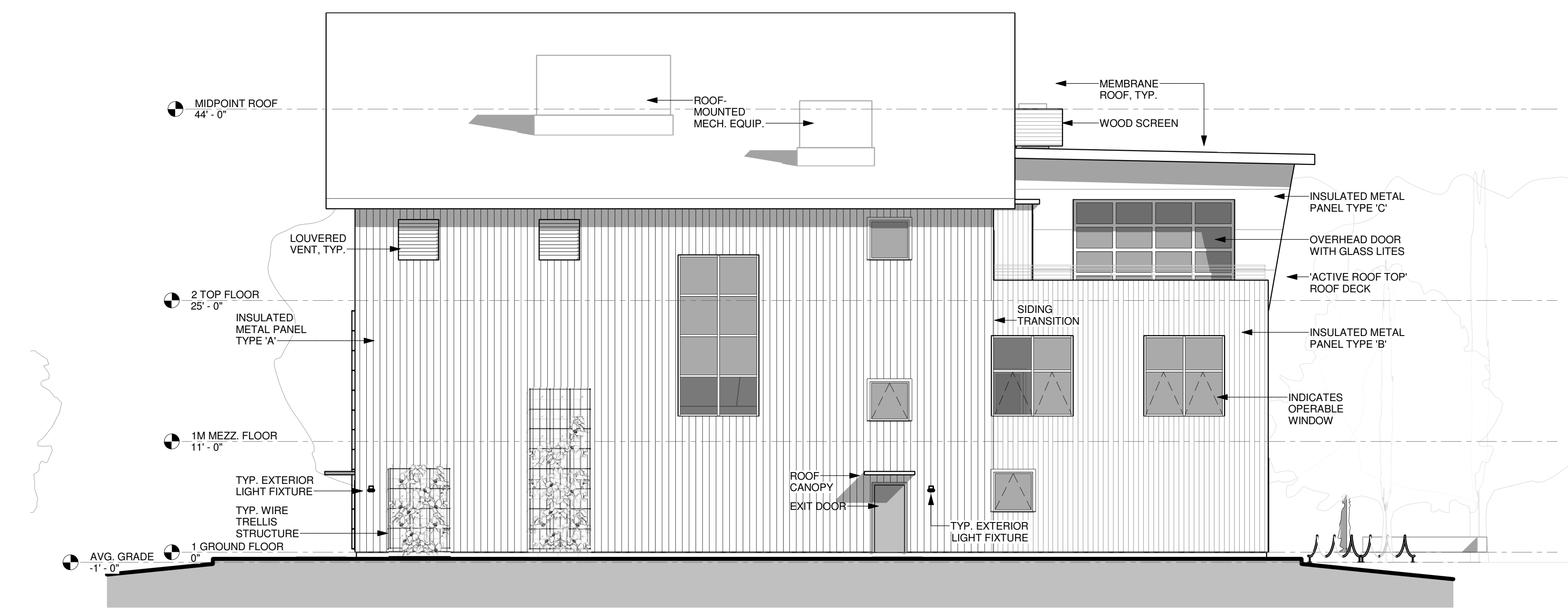
1 NORTH FACING ELEVATION
1/8" = 1'-0"

PETRA C CLIFFS CLIMBING CENTER
75 BRIGGS STREET
BURLINGTON, VERMONT

CLIENT:
CHAREST ALPINISM LLC
DESIGN PHASE:
PERMIT
DRAWINGS

NORTH
BUILDING
ELEVATION
SCALE: 1/8" = 1'-0"

A2.2



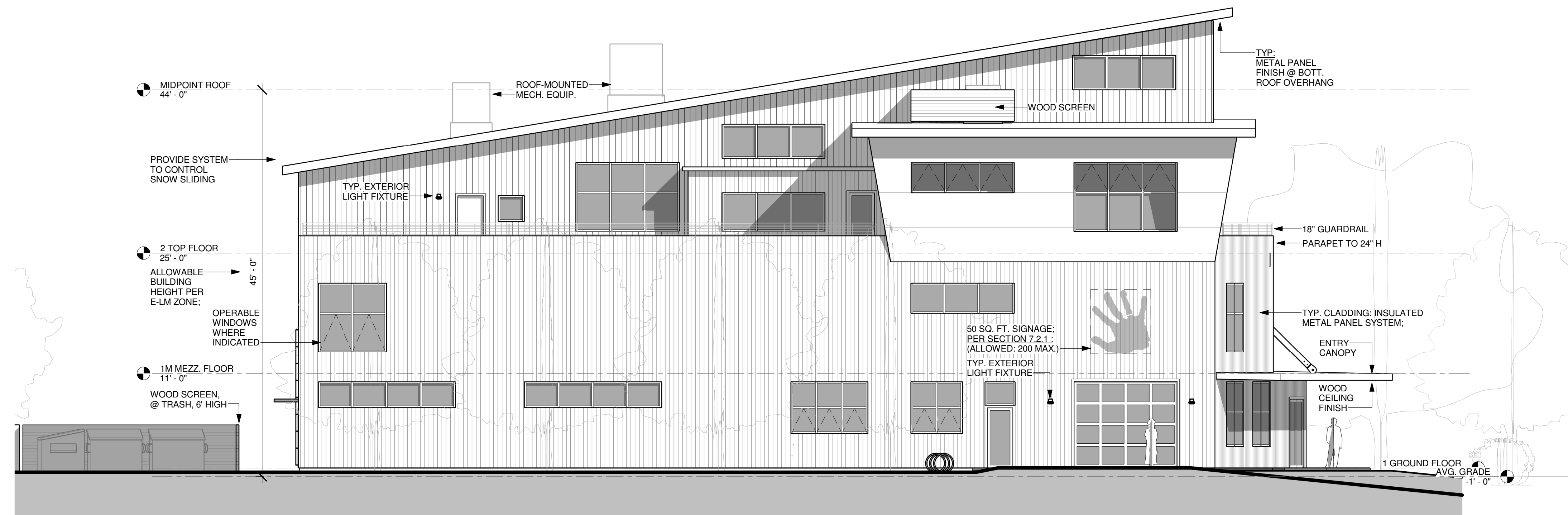
① WEST FACING ELEVATION
1/8" = 1'-0"

PETRA C CLIFFS CLIMBING CENTER
75 BRIGGS STREET
BURLINGTON, VERMONT

CLIENT:
CHAREST ALPINISM LLC
DESIGN PHASE:
**PERMIT
DRAWINGS**

WEST
BUILDING
ELEVATION
SCALE: 1/8" = 1'-0"

A2.3



① SOUTH FACING ELEVATION
1/8" = 1'-0"

PETRA C CLIFFS CLIMBING CENTER
75 BRIGGS STREET
BURLINGTON, VERMONT

CLIENT:
CHAREST ALPINISM LLC
DESIGN PHASE:
**PERMIT
DRAWINGS**

**SOUTH
BUILDING
ELEVATION**
SCALE: 1/8" = 1'-0"

A2.4

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 4, 2018
RE: 18-0840AP; 62 Venus Avenue

The parties continue to work towards settling this matter, and resolution is anticipated prior to the September 4, 2018 Development Review Board meeting.

Department of Planning and Zoning

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Layne Darfler, Planning Technician
Shaleigh Draper, Planning & Zoning Clerk



TO: Development Review Board
FROM: Ryan Morrison
DATE: September 4, 2018
RE: 19-0045SD; 392 North Avenue

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

Zone: RL Ward: 7N

Owner/Representative: Paul LaFayette / Duncan Wisniewski Architecture

Request: Combined preliminary & final plat review of a 2-lot subdivision; with future residential development proposed.

Applicable Regulations:

Article 4 (Zoning Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards), Article 10 (Subdivision Review)

Background Information:

The applicant is seeking combined preliminary and final plat approval to subdivide an existing lot into two lots. The 44,051 sq ft property contains a duplex and 2 accessory structures. The proposed subdivision will result with the existing duplex situating on its own lot (Lot 1), and the accessory structures (garage & shed) situating on the other lot (Lot 2). The applicant proposes constructing a primary residential structure on Lot 2 in the near future under a separate zoning permit application.

The proposal has been forwarded to the City Engineer's office, to the Burlington Fire Marshal, to the Director of the Parks & Recreation Department, to Burlington Electric, and to the Burlington School District as required. As of the preparation of this report, no comments have been received. Should comments be received prior to DRB action, they will be considered as necessary.

Previous zoning actions for this property are noted below.

- **Zoning Permit 91-136;** add sunroom to existing one-story room at rear over paved parking area for existing residential duplex. Approved October 5, 1990.
- **Zoning Permit 12-0790CA;** remove greenhouse structure, retain underlying deck – no change to footprint or coverage proposed. Approved March 12, 2012.

- **Zoning Permit 18-1071CA**; remove carport attached to barn. Approved June 4, 2018.

Recommendation: **Consent Approval** as per, and subject to, the findings and conditions below:

I. Findings

Article 4: Zoning Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(1) Residential Low Density (RL)

The RL district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. The district is typically characterized by a compact and cohesive residential development pattern of the respective neighborhood's development history.

The property is located in the RL zone. The subdivision will result in the existing duplex situating on Lot 1, and a future residence (single or 2-family) situating on Lot 2. Both lots will exceed 10,000 sf in size (Lot 1: 23,963 sf and Lot 2: 20,087sf), and are large enough for single or two-family residences. **Affirmative finding**

(b) Dimensional Standards & Density

The minimum lot size in the RL zone is 6,000 sf for a single family use, and 10,000 sf for a duplex use. Both lots will exceed 20,000 sf.

Minimum lot frontage is 60 ft. Proposed Lot 1 will have 73.5 ft of frontage, and Lot 2 will have 60 ft of frontage.

Building setbacks of the RL zone require: a front yard setback to be the average of 2 adjacent lots on both sides, +/- 5 feet; a side yard setback of 10% of lot width; and a rear yard setback of 25% of lot depth. The existing duplex on what will become Lot 1 has a greater front yard setback than the four adjacent residences. The building envelope for a future residential structure on Lot 2 demonstrates that it will comply with the front yard setback requirement as well. As depicted, all existing structures, including the building envelope on Lot 2, will conform to the required side and rear yard setback requirements.

After the subdivision, lot coverage on Lot 1 will be 18%. The application takes into consideration the future residential structure on Lot 2, and comes to a lot coverage total of 18%. However, because the structure will not exist at the time of plat recordation, the actual lot coverage will be less than 18%. The true lot coverage for Lot 2 should be noted on a revised plat plan. Maximum coverage is 35% plus 10% for unenclosed amenity features. Both lots will be well below the maximum lot coverage allowance.

Building height is not applicable to this proposal, however the future residential structure will be limited to a height of 35 ft.

The resultant lots (Lot 1: 0.55 acres; Lot 2: 0.46 acres) are sufficiently large enough for single family or 2-family density (7.0 units/acre) in RL zone. **Affirmative finding as conditioned**

(c) Permitted & Conditional Uses

No new construction is included in this proposal. Single family dwellings are permitted uses in the RL zone, while duplexes are conditional uses. **Affirmative finding**

(d) District Specific Regulations

1. Setbacks

A. Encroachment for Residential Driveways

Not applicable.

B. Encroachment into the Waterfront Setback

Not applicable.

2. Height

A. Exceptions in the Waterfront RM District

Not applicable.

3. Lot Coverage

A. Exceptions for Accessory Residential Features

Not applicable.

4. Accessory Residential Structures and Uses

An accessory structure and/or use as provided under Sec. 5.1.1 and 5.1.2 customarily incidental and subordinate to a principal residential use, including but not limited to private garages, carriage houses, barns, storage sheds...

The proposal will create a lot with no primary structure(s) and two accessory structures (Lot 2). The remaining accessory structures cannot be a primary use in this residential zone. As a result, a zoning permit for a new residence on Lot 2 shall be obtained prior to recording the subdivision plat in land records. Commencement of construction within 1 year from the date of subdivision recording will be required. Otherwise, this subdivision approval will be rendered void.

Affirmative finding as conditioned

5. Residential Density

Not applicable.

6. Uses

Not applicable.

7. Residential Development Bonuses

Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.2, Required Frontage of Access

The existing lot has 133.5 ft of frontage on North Avenue. After the subdivision, both lots will continue to have frontage on North Avenue. The existing lot has two driveways (one paved and one gravel). The applicant proposes to utilize the paved driveway as a shared driveway between the two lots. This driveway spans what will become the new property line. **Affirmative finding**

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable. The existing lot is 44,051 sq. ft. (less than 2 acres).

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 (b) above. Additionally, Sec. 5.2.5 (b) 6 exempts common or shared driveways along property lines from setback requirements. **Affirmative finding**

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.5 (b) above.

Sec. 5.5.1, Nuisance Regulations

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

Sec. 5.5.2, Outdoor Lighting

Not applicable.

Sec. 5.5.3, Stormwater and Erosion Control

Not applicable.

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Sec. 6.1.2, Review Standards

(a) Protection of important natural features

The subdivision itself will have no impact on important natural features. **Affirmative finding**

(b) Block size and arrangement

Not applicable.

(c) Arrangement of Lots

The proposed subdivision will split the existing lot lengthwise into two lots. Both lots will front on North Avenue. Lot sizes along this stretch of North Avenue vary widely, with many in the 13,000 sf lot size range. **Affirmative finding**

Interior lot lines extending from a street should be perpendicular or radial to the street right-of-way line to the greatest extent possible.

The new property line dividing Lot 1 from Lot 2 has a very slight jog in order to accommodate the 6 ft side yard setback for the existing garage. While this configuration is not entirely perpendicular to the street ROW, this jog in the lot line is a minimal deviation from an otherwise

perpendicular line. Instead of relocating the garage to accommodate the side yard setback, allowing this slight jog is acceptable. **Affirmative finding**

(d) Connectivity of streets within the city street grid

Not applicable.

(e) Connectivity of sidewalks, trails, and natural systems

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2 (i), Vehicular Access

Curb cuts shall be arranged and limited in number to reduce congestion and improve traffic safety.

The existing property has two curb cuts along North Avenue. The subdivision proposal does not include any additional curb cuts. The applicant intends to utilize one of the existing driveways as a shared driveway between the two new lots. This shared driveway will span the new property line separating the lots. **Affirmative finding**

Article 10: Subdivision Review

Sec. 10.1.7, Combined Preliminary and Final Plat

For subdivisions that will create fewer than five (5) lots or dwelling units, and are not otherwise subject to consideration under Major Impact Review pursuant to the provisions of Article 3, Part 5 or Planned Unit Development pursuant to the provisions of Article 11, the applicant may request, and the DRB may authorize the hearings on preliminary and final subdivision plats to be combined into a single public hearing.

In such cases, the submission requirements for final subdivision plats pursuant to Sec. 10.1.9 shall be met at the time of application, and decisions by the DRB shall be based on the project's conformance with the review criteria for both preliminary (Sec. 10.1.8(d)) and final plats (Sec. 10.1.9(d)).

The proposed subdivision is for two lots and thus qualifies to be considered in a combined hearing. **Affirmative finding**

Sec. 10.1.9, Final Plat Review

(a) Final Plat and Construction Detail Submission Requirements

6. Final Plat Specifications

This criterion requires that the final plat plan be drawn at a scale of 1" = 40', and be on sheets sized 24" x 36" with one inch margins on three sides and a two inch margin on the side to be bound. The plan is already scaled at 1" = 40'. The final plat plan will need to meet the margin size requirements. **Affirmative finding as conditioned**

(d) Review Criteria

1. The requirements of the underlying zoning district(s) and all applicable overlay district(s) as set forth in Article 4

See Article 4 of these findings.

3. *The requirements of Article 5 with regard to Special Uses and Performance Standards as applicable*

See Article 5 of these findings.

4. *The land division and site development principles and design standards in Article 6.*

See Article 6 of these findings.

Sec. 10.1.11, Recording of Final Plats

(a) Certifications and Endorsement

Prior to recording the mylar plat plan, all of the required endorsement blocks must be depicted on the plan itself and signed by the appropriate individuals. **Affirmative finding as conditioned**

II. Conditions of Approval

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 filing the mylar** in the city land records, the subdivision plat shall be revised to reflect the following:
 - a. Sheet size of 24" x 36" with one-inch margins on three sides and a two-inch margin on the side to be bound.
 - b. Obtain signatures for all certifications and endorsements required under Sec. 10.1.11 (a) of the Comprehensive Development Ordinance. These signature blocks shall be included on the final plat plan.
 - c. The 'House' footprint depicted on Lot 2 shall be removed and replaced with a general building envelope for the lot.
 - d. The true lot coverage percentage of Lot 2 (removing the future residential structure from the equation).
3. **Prior to recording the subdivision**, a zoning permit application for a residential building on Lot 2 shall be obtained. Construction of the residential structure on Lot 2 shall commence within 1 year from the date of subdivision recording. Otherwise, this subdivision approval shall be void.
4. No new construction is included in this subdivision approval.
5. Standard permit conditions 1-15.

N 14° 33' W (Mag.)

64.5'

90°

EXG GRAVEL DRIVEWAY

EXISTING BUILDING

EXG PAVED DRIVEWAY

EXISTING BUILDING

EXISTING SHED

EXISTING STOCKADE FENCE

264'

133.5'

90°

84°

74° 54' 30"

105° 05' 30"

48°

Vol. 701 pg. 499
Lot 18 Portion of Lot 17

Paul P. Lafayette Property
Vol. 1045 pg. 99 Parcels 1, 2 & 3
Vol. 6 pg. 196 (map)

P. Amour Lot 14
Vol. 845 pg. 3

1 EXISTING SITE PLAN
Scale: 1" = 240' ft.

1	23,963
GE: 4,420	
: 18	

2
20,087
GE: 3,664
: 18

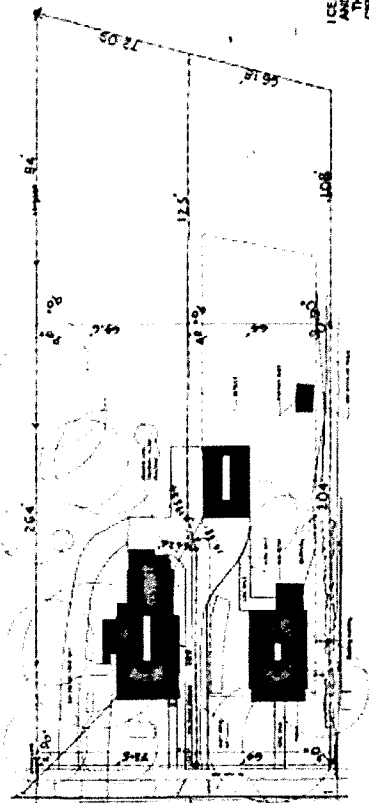
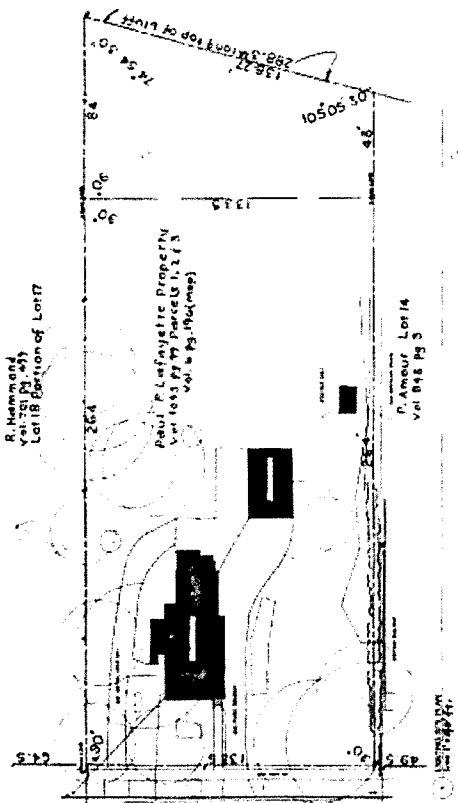
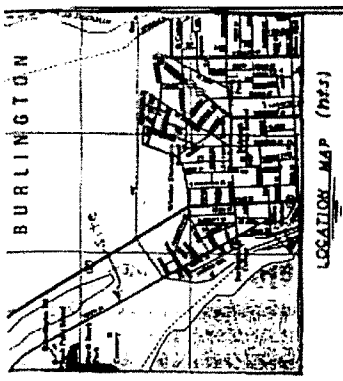
[illegible]

2 PROPOSED SITE PLAN
Scale: 1" = 200' ±

I CERTIFY TO THE BEST OF
AND BELIEF THE INFORMATION
THIS PLAT IS A FAITHFUL
CIRCUMSTANCES PERTINENT
PROPERTY. A COLLABORATION
PAROL AND PERTINENT RESEARCH
WAS USED IN THE ANALYSIS

RECEIVED
JUL 19 2018

**DEPARTMENT OF
PLANNING & ZONING**



Survey Report, Title Abstract
 1. Urban survey with Nikon EDM from theodolite
 for Magnetic Reading.
 2. See Vol. 15, Pg. 158 for original lot configuration.
 3. See Vol. 14, Pg. 130 for original lot configuration.
Title Abstract
 Vol. 1045 Pg. 20
 Vol. 101 Pg. 206
 Vol. 101 Pg. 44
 Vol. 105 Pg. 621

I CERTIFY TO THE BEST OF MY KNOWLEDGE
 AND BELIEF THE INFORMATION SHOWN
 ON THIS PLAN IS A FAITHFUL PORTRAIT OF
 THE ACTUAL CONDITIONS OF THE
 PROPERTY AND THE SURROUNDING
 PARCELS AND ADJACENT INTERESTS
 AND THAT THE SAME HAVE BEEN
 CONSIDERED IN THE ANALYSIS OF THE
 CONCLUSIONS SHOWN HEREON. THIS PLAN
 WAS PREPARED IN ACCORDANCE WITH
 27 VSA 1401.

PLAN OF SURVEY
PAUL R. LAFAYETTE PROPERTY
NO. 392 NORTH AVE. BURLINGTON, VT.
 DATE: July 12, 2018
 SCALE: 1" = 40'
 DRAWN BY: W.A.R.
 APPROVED BY: WARREN A. ROBERTSON, REG. VT. & NH. L.S.



LEGEND
 Shaded area: Road (Rt. 1) •
 Solid line: Road (Rt. 1) •
 Dashed line: Road (Rt. 1) •
 City or Town Clerk's Office
 Received For The Record
 Date: _____ AD
 AT _____ o'clock min _____ m
 In map cabinet slide _____

392 North Ave

Scott Gustin

From: Susan Coddaira <[REDACTED]>
Sent: Monday, August 27, 2018 10:26 AM
To: Scott Gustin
Cc: Steve Charest; Andrea Charest; Andy Rowe
Subject: 75 Briggs St./Petra Cliffs

Scott,

1. Here is a link to the corrected L-sheets (shading study & photometric info) for the record:
<https://www.dropbox.com/sh/39sc12xeyxp11ee/AAC0SDHH9bwFUXVriJNOsIEya?dl=0>

2. Regarding the rooftop mechanical screening we spoke about during our last phone call, I will plan to pre our case to DRB when we meet next time on Sept 4th. In the meantime, please review the visuals & let me know what you think.

Dropbox Link to ground perspective visuals:

<https://www.dropbox.com/s/flhz7q5lhln3krm/0824%20mech%20views%20for%20DRB%209-4-18.pdf?c>

To summarize, I believe we have followed the intent of the code as written, although I see that it can be interpreted in different ways. If we are required to screen rooftop mechanicals behind a fence, it will indeed far more attention than if left un-screened and painted light gray to 'disappear' against the sky. This is due to sloping roof form as well as required clearances around the mech equipment, which are significant.

Points:

- A.) A screened enclosure would be several times the area of the freestanding equipment and therefore more obvious due to increased size & closer proximity to roof edges.
- B.) A screened enclosure would require additional construction on the rooftop with many more penetrations through the membrane roof. With a very challenging budget, we feel the extra cost for fence/screening construction would be better spent on energy-efficiency measures, since we feel the roof form, building massing & landscaping is designed to visually screen or eliminate the equipment from public view.
- C.) One of the requirements of our proposed zoning permit is that the building be 'solar ready' for the future solar PV which we are working to do. However the rooftop screening requirement inhibits the effort because it creates increased shade where we plan to install the future solar pv array.
- D.) The future solar PV array will ultimately provide some additional screening for the rooftop mech equipment, that is more appropriate in scale and less obvious than a screening fence.
- E.) The visuals were created to demonstrate A-D above. As you look at the PDF, you will see each view replicated 3 times: 1. no screening; 2. fence screening; 3. with future solar PV. The final (furthest) perspective viewpoint is taken from the City Market building location. The reciprocal view (photo) of City Market rooftop screening from our site.

Please let me know if there is anything else I should address on this topic for 9/4.

Thx!

– Susan Coddaira, *Reg. Architect*

studio b architecture
114 meadow lane
dorset, vt 05251

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

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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 4th, 2018, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT DRAFT MINUTES

Board Members Present: B. Rabinowitz, A. Hart, S. Harris, G. Hand, A. Zipparo, S. Tilton.

Board Members Absent: A. LaRosa, J. Drummond, Z. Hightower

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

I. Agenda

S. Gustin: the applicants for 62 Venus Ave have requested deferral to 9-18-18.

II. Communications

Memo from public works about traffic impacts re: 75 Briggs Street submitted at 4:35 this afternoon. Accepted.

III. Minutes

Minutes to be discussed at the next deliberation

IV. Consent

1. 15-0339VR; 31 North Ave (RM-W, Ward 3C) Wendy E. Hakken

Request for Time Extension. Variance from front yard setback. Property fronts Depot Street. (Project Manager: Scott Gustin)

B. Rabinowitz: Request for third time extension

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.Hart: I move that we approve the application and adopt staff findings and conditions.

A. Zipparo: Seconds the motion.

6-0-0.

2. 19-0045SD; 392 North Ave (RL, Ward 7N) Paul P. Lafayette

Subdivide existing lot into two lots. (Project Manager: Ryan Morrison)

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

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).
Printed on 100% Recycled Paper

G. Hand: I move that we approve the application and adopt staff findings and conditions.

A. Hart: Seconds the motion.
6-0-0.

V. Public Hearing

- 1. 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: progress has been made. An agreement needs to be signed. Technically, they are requesting deferral. It is expected it will be resolved.

G. Hand: Motion to defer to September 18th, 2018

S. Tilton: Seconds the motion
6-0-0.

- 2. 18-1208CA/MA; 75 Briggs St (ELM, Ward 5S) Onion River Cooperative Inc.**
Continued Review: Construct a new health club/climbing center. Includes a new building and site improvements. (Project Manager: Scott Gustin)

G. Hand and A. Zipparo recused; S. Tilton discloses she is a member of the co-op.
B. Rabinowitz finds no reason for S. Tilton to recuse.

B. Rabinowitz: asks Scott Gustin who would be responsible for reviewing intersection. DPW?

S. Gustin: that is the short answer.

S. Codaire: asks about cost.

B. Rabinowitz: the city could come up with that for you.

S. Charest: Escrow, like City Market did as a solution. Funds don't sit. We would like to take advantage of that.

B. Rabinowitz: standard.

S. Gustin: some type of surety. For construction of public infrastructure, it needs approval by the City Attorney and public works.

Engineer states that big traffic projections came in for the Champlain Parkway. It was hard to pull out specific impacts on this intersection.

A. Hart: public works comments doesn't say anything about the level of service. I don't know quite what to think of that. Could the traffic engineer comment on that? Reliability? Can you help us?

Engineer – Typically, when things get to F+ things start to break down. It's not like it is way over capacity. One subtlety is that all assumptions are built in, when the Champlain Parkway was done – has assumptions built in. The F is somewhat of a mental construct. This is low hanging fruit. The F most likely would not reappear if the model re-done.

A. Hart: I don't remember us ever approving something with a level F.

B. Rabinowitz: build and no build scenarios. They are also saying this is outside Petra Cliff's control. Public Works will have to institute.

S. Gustin: This intersection has issues far beyond this applicant. Pandora's Box is a good analogy. When the intersection is built, the city will have the ability to revise and make changes.

B. Rabinowitz: another issue – screening rooftop units and solar?

S. Codaire: The building was designed to screen the units from view. I will try to resolve the issue tonight. There are large mechanical units. They are designed to be screened from Briggs Street and a pretty good radius around. I brought a series of perspectives to make a case for the benefit of the project. [Views projected on the

screen.] Any required screening will be an add-on expense. Our proposal has a long range vision for a solar installation that will act as a partial screen. If we are required to add screening, there will be a larger profile visible. If painted a light gray color, it would fade away more than with a fence around it. Ductwork goes down directly through the roof. Optimal in that location.

A. Hart: how far is the equipment set back from the north edge of the roof?

S. Codaire: let me think – probably 20'. Two thirty foot bays. A couple of solar PV layouts on the edge.

No one from the public here to participate.

A. Hart: going back to the traffic, public works is asking for financial surety. Are you comfortable with that?

S. Charest: We don't really have a choice. If we have to, we will live with it. City Market warned us it may be a condition. I haven't fully digested it.

B. Rabinowitz: closes the public hearing 5:31pm.

VI. Certificate of Appropriateness

1. 18-0975CA/18-0976LL; 308 Main St (RH, Ward 8E) Green Castle LLC (Bruce Baker and Gregory Doremus) AND 18-0977LL; 323-325 College St (RH, Ward 8E) Green Castle LLC and Alpha Properties LLC (Peter C. Potts, Carol B. Potts, Elizabeth Demas IRA, Mary Lee IRA)

Residential addition to add four (4) new dwelling units for a total of 8. Site plans changes simultaneous to lot line adjustment with 323-325 College Street to accommodate parking and circulation.

(Project Manager: Mary O'Neil)

A. Hart recused

Bruce Baker, Greg Doremus, Jess Casick, and Joel Page appeared.

B. Baker: overviewed the project. Includes lot line adjustments in addition to the proposed construction at 308 Main Street. The proposed addition has gone through numerous iterations. Recommendations of the DAB are reflected in the present project design.

J. Page: Overviewed the context of the project within the neighborhood. The addition is located at the back of the building. The addition is separated from the original building with a hyphen. The addition is not readily visible to passersby. The original building is clad in brick, slate, and metal accent panels. No changes to the existing building are proposed except for the connector hyphen. The new addition will be clad in modern materials for durability and energy efficiency. The materials and colors are intended to compliment the existing building as a backdrop.

B. Rabinowitz: Noted that the colors in the packet materials are different from what are on display tonight.

J. Page: Revisions have been made in response to the staff comments.

B. Rabinowitz: The meters are presently on the east side. Where will the additional meters be located?

B. Baker: They will be located in the new hyphen.

B. Rabinowitz: What about electric meters?

B. Baker: They will be located in the back.

G. Hand: The new ramp will go up the east side.

J. Page: The accessible parking will be below the building with a sloped walkway to the building and a lift. We will provide 1 accessible apartment.

B. Rabinowitz: The new lift will send people walking from one end to the other into the driveway.

J. Page: Yes, but the driveway is not busy.

G. Hand: Can you exit onto Main street?

J. Page: Yes.

G. Hand: Have you given thought to traffic problems entering and exiting the site?

B. Baker: We'd be happy with a condition restricting access to and from the site.

Most of our tenants are students and leave their car in place most of the time.

G. Hand: Have you thought about vehicles cutting through the property with the proposed configuration?

B. Baker: The cut-through would be slow and inconvenient. The design is intentional.

B. Rabinowitz: Is there any outside area for tenants?

B. Baker: There is lots of grass in front and to the west of the existing building. With parking in the rear, there are not many other options.

B. Rabinowitz: There are really no perspectives to demonstrate the proposed building massing.

J. Page: We just finished putting them together.

The three new perspective drawings were displayed for the DRB.

B. Baker: Noted that he prefers the colors contained in the DRB packet.

B. Rabinowitz: to Mary O'Neil – Provide some background as to DAB discussion of proposed colors.

M.O'Neil: The massing of the addition has remained the same. The skin has changed several times. The applicant team has tried hard to find a solution compatible with the historic building.

B. Baker: The DAB saw several iterations.

B. Rabinowitz: The colors tonight seem a bit washed out.

J. Page: Color of new materials should be harmonious with those of the existing historic building. We are aiming for that here.

G. Hand: I like the colors shown tonight.

S. Harris: What is the traffic pattern between the two lots? How will the two lots share?

J. Page: demonstrated the circulation pattern from Main Street to College Street.

B. Rabinowitz: Staff comments pointed out one parking space in front of the building that is problematic.

B. Baker: The standards as to parking locations vary somewhat.

G. Hand: Can we go back to the ramp? It is concerning that people end up in the driveway while walking across the site. Is there a way to incorporate the accessible unit in the rear addition?

J. Page: We considered that. The grading and siting of the addition preclude inclusion of the accessible unit in the rear addition.

S.Tilton: It looks like the lift will not be covered.

J. Page: It will be.

B. Rabinowitz: Are any HVAC units proposed?

J. Page: There's an existing condenser. If possible, we will keep it for service.

B. Rabinowitz: 14 new bedrooms. How many exist?

B. Baker: 14.

B. Rabinowitz: Does stormwater management go through DPW?

B. Baker: Yes. We are catching more stormwater for improved management.

B. Rabinowitz: There's a parking management plan for 323 College Street. Is it affected by this proposal?

B. Baker: No.

B. Rabinowitz: I think it's a nice look project. A masterful job of working with what you've got, but its tight.

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B. Rabinowitz: What about bike parking?

B. Baker: Racks will be located outside. Bike parking will be provided within every apartment, too.

A. Zipparo: Where is the bike parking addressed?

B. Rabinowitz: Article 8.

M. O'Neil: The bike parking standards may have been omitted.

G. Doremus: We have properties with plenty of bike parking that's not being used. We will be provide more but want it to be used.

M. O'Neil: touched on the bike parking standards in the CDO.

Close public hearing at 6:26 PM.

VII. Adjournment

The meeting adjourned at 6:27 PM.

Bradford L. Rabinowitz, Chair of Development Review Board

Date

Layne Darfler, Planning Technician

Date

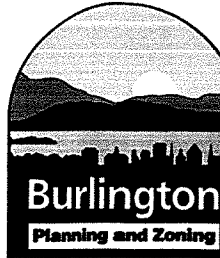
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Burlington Development Review Board

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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 4th, 2018, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT MINUTES

Board Members Present: B. Rabinowitz, A. Hart, S. Harris, G. Hand, A. Zipparo, S. Tilton.
Board Members Absent: A. LaRosa, J. Drummond, Z. Hightower

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

I. Agenda

S. Gustin: the applicants for 62 Venus Ave have requested deferral to 9-18-18.

II. Communications

Memo from public works about traffic impacts re: 75 Briggs Street submitted at 4:35 this afternoon. Accepted.

III. Minutes

Minutes to be discussed at the next deliberation

IV. Consent

1. 15-0339VR; 31 North Ave (RM-W, Ward 3C) Wendy E. Hakken

Request for Time Extension. Variance from front yard setback. Property fronts Depot Street. (Project Manager: Scott Gustin)

B. Rabinowitz: Request for third time extension

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. Hart: I move that we approve the application and adopt staff findings and conditions.

A. Zipparo: Seconds the motion.

6-0-0.

2. 19-0045SD; 392 North Ave (RL, Ward 7N) Paul P. Lafayette

Subdivide existing lot into two lots. (Project Manager: Ryan Morrison)

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. Hart: Seconds the motion.

6-0-0.

V. Public Hearing

1. 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: progress has been made. An agreement needs to be signed. Technically, they are requesting deferral. It is expected it will be resolved.

G. Hand: Motion to defer to September 18th, 2018

S. Tilton: Seconds the motion

6-0-0.

2. 18-1208CA/MA; 75 Briggs St (ELM, Ward 5S) Onion River Cooperative Inc.

Continued Review: Construct a new health club/climbing center. Includes a new building and site improvements. (Project Manager: Scott Gustin)

G. Hand and A. Zipparo recused; S. Tilton discloses she is a member of the co-op.

B. Rabinowitz finds no reason for S. Tilton to recuse.

B. Rabinowitz: asks Scott Gustin who would be responsible for reviewing intersection. DPW?

S. Gustin: that is the short answer.

S. Codaire: asks about cost.

B. Rabinowitz: the city could come up with that for you.

S. Charest: Escrow, like City Market did as a solution. Funds don't sit. We would like to take advantage of that.

B. Rabinowitz: standard.

S. Gustin: some type of surety. For construction of public infrastructure, it needs approval by the City Attorney and public works.

Engineer states that big traffic projections came in for the Champlain Parkway. It was hard to pull out specific impacts on this intersection.

A. Hart: public works comments doesn't say anything about the level of service. I don't know quite what to think of that. Could the traffic engineer comment on that? Reliability? Can you help us?

Engineer – Typically, when things get to F+ things start to break down. It's not like it is way over capacity. One subtlety is that all assumptions are built in, when the Champlain Parkway was done – has assumptions built in. The F is somewhat of a mental construct. This is low hanging fruit. The F most likely would not reappear if the model re-done.

A. Hart: I don't remember us ever approving something with a level F.

B. Rabinowitz: build and no build scenarios. They are also saying this is outside Petra-Cliff's control. Public Works will have to institute.

S. Gustin: This intersection has issues far beyond this applicant. Pandora's Box is a good analogy. When the intersection is built, the city will have the ability to revise and make changes.

B. Rabinowitz: another issue – screening rooftop units and solar?

screen.] Any required screening will be an add-on expense. Our proposal has a long range vision for a solar installation that will act as a partial screen. If we are required to add screening, there will be a larger profile visible. If painted a light gray color, it would fade away more than with a fence around it. Ductwork goes down directly through the roof. Optimal in that location.

A. Hart: how far is the equipment set back from the north edge of the roof?

S. Codaire: let me think – probably 20'. Two thirty foot bays. A couple of solar PV layouts on the edge.

No one from the public here to participate.

A. Hart: going back to the traffic, public works is asking for financial surety. Are you comfortable with that?

S. Charest: We don't really have a choice. If we have to, we will live with it. City Market warned us it may be a condition. I haven't fully digested it.

B. Rabinowitz: closes the public hearing 5:31pm.

VI. Certificate of Appropriateness

- 1. 18-0975CA/18-0976LL; 308 Main St (RH, Ward 8E) Green Castle LLC (Bruce Baker and Gregory Doremus) AND 18-0977LL; 323-325 College St (RH, Ward 8E) Green Castle LLC and Alpha Properties LLC (Peter C. Potts, Carol B. Potts, Elizabeth Demas IRA, Mary Lee IRA)**

Residential addition to add four (4) new dwelling units for a total of 8. Site plans changes simultaneous to lot line adjustment with 323-325 College Street to accommodate parking and circulation.

(Project Manager: Mary O'Neil)

A. Hart recused

Bruce Baker, Greg Doremus, Jess Casick, and Joel Page appeared.

B. Baker: overviewed the project. Includes lot line adjustments in addition to the proposed construction at 308 Main Street. The proposed addition has gone through numerous iterations. Recommendations of the DAB are reflected in the present project design.

J. Page: Overviewed the context of the project within the neighborhood. The addition is located at the back of the building. The addition is separated from the original building with a hyphen. The addition is not readily visible to passersby. The original building is clad in brick, slate, and metal accent panels. No changes to the existing building are proposed except for the connector hyphen. The new addition will be clad in modern materials for durability and energy efficiency. The materials and colors are intended to compliment the existing building as a backdrop.

B. Rabinowitz: Noted that the colors in the packet materials are different from what are on display tonight.

J. Page: Revisions have been made in response to the staff comments.

B. Rabinowitz: The meters are presently on the east side. Where will the additional meters be located?

B. Baker: They will be located in the new hyphen.

B. Rabinowitz: What about electric meters?

B. Baker: They will be located in the back.

G. Hand: The new ramp will go up the east side.

J. Page: The accessible parking will be below the building with a sloped walkway to the building and a lift. We will provide 1 accessible apartment.

J. Page: Yes.

G. Hand: Have you given thought to traffic problems entering and exiting the site?

B. Baker: We'd be happy with a condition restricting access to and from the site. Most of our tenants are students and leave their car in place most of the time.

G. Hand: Have you thought about vehicles cutting through the property with the proposed configuration?

B. Baker: The cut-through would be slow and inconvenient. The design is intentional.

B. Rabinowitz: Is there any outside area for tenants?

B. Baker: There is lots of grass in front and to the west of the existing building. With parking in the rear, there are not many other options.

B. Rabinowitz: There are really no perspectives to demonstrate the proposed building massing.

J. Page: We just finished putting them together.

The three new perspective drawings were displayed for the DRB.

B. Baker: Noted that he prefers the colors contained in the DRB packet.

B. Rabinowitz: to Mary O'Neil – Provide some background as to DAB discussion of proposed colors.

M.O'Neil: The massing of the addition has remained the same. The skin has changed several times. The applicant team has tried hard to find a solution compatible with the historic building.

B. Baker: The DAB saw several iterations.

B. Rabinowitz: The colors tonight seem a bit washed out.

J. Page: Color of new materials should be harmonious with those of the existing historic building. We are aiming for that here.

G. Hand: I like the colors shown tonight.

S. Harris: What is the traffic pattern between the two lots? How will the two lots share?

J. Page: demonstrated the circulation pattern from Main Street to College Street.

B. Rabinowitz: Staff comments pointed out one parking space in front of the building that is problematic.

B. Baker: The standards as to parking locations vary somewhat.

G. Hand: Can we go back to the ramp? It is concerning that people end up in the driveway while walking across the site. Is there a way to incorporate the accessible unit in the rear addition?

J. Page: We considered that. The grading and siting of the addition preclude inclusion of the accessible unit in the rear addition.

S.Tilton: It looks like the lift will not be covered.

J. Page: It will be.

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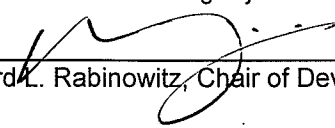
B. Rabinowitz: Article 8.

M. O'Neil: touched on the bike parking standards in the CDO.

Close public hearing at 6:26 PM.

VII. Adjournment

The meeting adjourned at 6:27 PM.



Bradford L. Rabinowitz, Chair of Development Review Board

16/2/18

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