

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 865-7195

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



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday August 21st, 2018, 5:00 PM

PUBLIC HEARING NOTICE

**The Burlington Development Review Board will hold a meeting on
Tuesday August 21st, 2018 at 5:00pm in Contois Auditorium, City Hall.**

- 1. 18-1190CU; 233 Pearl St (RH, Ward 8E) Aaron and Rebecca Goldberg**
Time extension request for continuance of non-conforming general office use.
- 2. 18-1186CU; 162 North Champlain St (RM, Ward 3C) Sean Melinn and Jessica Hyman**
Demolish existing garage included in Vermont historic register and replace with larger garage.
- 3. 18-1208CA/MA; 75 Briggs St (ELM, Ward 5S) Onion River Cooperative Inc.**
Construct a new health club/climbing center. Includes a new building and site improvements.
- 4. 19-0008CU; 46 Chittenden Dr (RL, Ward 6S) Ute Regan**
Establish short-term rental (bed & breakfast) within existing residence.
- 5. 19-0021CA/MA; 375 North Ave (NAC-CR, Ward 4N) 375 North Avenue LLC**
Revisions to Buildings M, P, Q, & R. Additional story added to each. Other design changes specific to building M including 2 levels of parking. Also, expanded surface parking area. No increase in total number of dwelling units.

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).

Printed on 100% Recycled Paper

Department of Planning and Zoning

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

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



TO: Development Review Board
FROM: Scott Gustin
DATE: August 21, 2018
RE: 18-1190CU; 233 Pearl Street

=====

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

Zone: RH Ward: 8E

Owner/Applicant: Aaron Goldberg/Liam Murphy

Request: Time extension request for continuance of nonconforming use.

Applicable Regulations:

Article 5 (Citywide General Regulations)

Background Information:

The subject property is located within the Residential – High Density zone and contains both general office space and residential space. The general office space is a pre-existing nonconformity. As such, the time it may be vacant is limited to 1 year unless an extension from the DRB is sought and granted. Otherwise, the nonconformity is lost, and only a conforming use may take its place. The applicant is seeking approval for a 1-year extension to fill the vacant general office space.

Previous zoning actions for this property are noted below:

- 10/17/16, Approval to install replacement parallel sign
- 12/26/00, Approval for 25% expansion of nonconforming general office use
- 1/8/97, Approval to install 2 parallel signs
- 12/18/96, Approval to convert 1st floor medical office to general office
- 7/26/93, Approval to replace tar paper roof with soldered copper

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

I. Findings

Article 5: Citywide General Standards

Sec. 5.3.4, Nonconforming Uses

(a) Changes and Modifications

Not applicable.

(b) Discontinuance

This criterion limits discontinuance of a nonconforming use to 1 year (or 2 years in the E-LM zone). This limitation may be extended by the DRB following a public hearing and a demonstration by the applicant that a continuous good-faith effort has been undertaken to reestablish the nonconforming use. In this case, the applicants are seeking a 1-year extension to fill the vacant general office space. The space became vacant August 1, 2017 and has been marketed ever since, first by a realtor and more recently by the owners. The space has not yet been filled.

The applicant applied for an extension June 19, 2018, well before the August 1 deadline. Insofar as the applicant made a timely application for extension and has consistently marketed the general office space for new tenancy, the requested 1-year extension may be granted. **(Affirmative finding)**

II. Conditions of Approval

1. The pre-existing nonconforming general office use of the subject property is extended to August 1, 2019.
2. No changes to the use are included in this approval.

MSK

MURPHY
SULLIVAN
KRONK

RECEIVED
JUN 19 2018

June 13, 2018

DEPARTMENT OF
PLANNING & ZONING

VIA U.S. Mail and E-mail

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

Re: 233 Pearl Street, Non-Conforming Use Extension Request.

Dear Scott:

We represent Aaron and Rebecca Goldberg who own 233 Pearl Street, Burlington, Vermont ("233 Pearl").

233 Pearl is located in the "Residential Medium District (RM)". The current and past uses of 233 Pearl has been as a general office on the basement and first floors and residential use of the second floor. The general office use is a permitted pre-existing non-conforming use pursuant to Zoning Permit CU 2001-030 (attached as Exhibit 1; which includes the original 1996 permit authorizing a change from the prior medical office to a general office use).

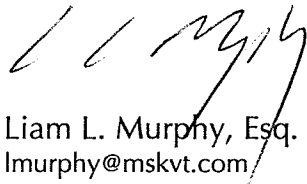
Mr. Goldberg operated his legal office on the first floor since January, 1997 and on both the first and basement floors since 2001. At the end of July, 2017, Mr. Goldberg closed his law practice and the office space has been vacant since August 1, 2017.

Since July, 2017, the Goldbergs have been attempting to lease the office space. He originally listed the property with Donahue Associates on July 15, 2017. Donahue Associates actively marketed the office space at 233 Pearl until April 2018. (See Exhibit 2). Since April 2018, the Goldbergs have been actively listing the office space for rent (See Exhibit 3).

Being mindful of Section 5.3.4(b) of the Burlington Comprehensive Development Ordinance ("CDO") which provides that a nonconforming use shall not be re-established if such use has been discontinued for any reason for a period of one (1) year or longer unless an extension of the one year time limit is granted, we are submitting the enclosed application seeking an extension of the time limit for continuing the non-conforming use for an additional one year until July 31, 2019.

Please do not hesitate to contact me if you have any questions or comments. Thank you.

Very truly yours,



Liam L. Murphy, Esq.
lmurphy@mskvt.com

Enclosures

c.c.: Aaron and Rebecca Goldberg.

RECEIVED
JUN 19 2018
DEPARTMENT OF
PLANNING & ZONING

EXCLUSIVE LISTING AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE.

In consideration of Donahue & Associates, LLC's agreement to list and promote the rent/lease of the real estate described below, **Aaron Goldberg and Rebecca Goldberg**, hereinafter referred to as Owner, gives Donahue & Associates, LLC, hereinafter referred to as Agent, exclusive right to rent/lease said Property commencing on July 15, 2017 and expiring at midnight on October 1, 2017 unless otherwise extended.

Property Description: 233 Pearl Street, Burlington, VT 05401. Multi-level commercial/residential building.

Upon the rental/lease of this property during the term of this Agreement to a lessee obtained by Agent or obtained by anyone else at a lease price accepted and approved by Owner, Owner agrees to pay a professional fee (commission) as set forth below. Owner agrees to have Agent hold any funds deposited to secure the obligations of any lessee brought by Agent. In the event of default by any lessee, said deposit shall be split 50/50 with Owner and Agent.

Owner warrants that he/she/it is the owner of record of the property and/or has the authority to execute this agreement.

Should a lease of the property, at whatever price or value, be made by Owner within six(6) months after the termination of this Agency, to any party or parties with whom Agent negotiated during such term, Owner agrees to pay to Agent the fee for professional services fixed herein.

Owner warrants the accuracy of any information furnished to Agent with respect to the property and agrees to hold Agent harmless from any liability or damages arising from any incorrect information or from any information or fact that Owner fails to divulge to Agent.

Owner agrees to direct all inquiries concerning the property to Agent during the period of this Agency. Owner grants Agent permission to place and maintain a sign upon the property.

It is understood that Agent is a member of the CCREA, VCBOR, Multiple Listing Service of NNEREN, Inc., and it is agreed that Agent may file the listing with said organizations to be referred to its members, and that such members will act in accordance with this agreement, and Agent is also authorized to co-broker this property on said terms with any licensed broker. In the event a sale/rent/lease and/or exchange is made by said co-broker, all of the terms of this agreement shall apply to such transaction.

FEE SCHEDULE

LEASE/RENTAL

The following lease commission rates will be effective for any and all leased space.

Fee Schedule: 6% of the base rent for the first year, 5% of the base rent for the second year, 4% of the base rent for the third year, 3% of the base rent for the fourth year, 2% of the base rent for the fifth year and 1% of the base rent for each year thereafter up to 10 years. Commission rate schedule excludes Net and CAM charges.

If Donahue is the sole broker on transaction, Donahue will agree to reduce the above commission schedule by 1% per year of the above commission schedule.

EXHIBIT

2

RECEIVED

JUN 19 2018

DEPARTMENT OF
PLANNING & ZONING

STD



If Tenant terminates prior to Lease expiration, Donahue & Associates will relist the property and credit the Landlord for lost term. Credit will be applied to the commission paid when a new Tenant is secured.

Donahue & Associates agrees to receive commission payment over the first 6 months of the Lease. Each month that rent is collected the Landlord will pay a portion to Donahue & Associates until the full commission is paid.

All cooperating fees to be paid to cooperating commercial real estate agents from the above stated fee.

Owner and Agent each acknowledge that it has read, understood and agrees to the terms and conditions of this Agreement, and has received a copy hereof.

OWNER: Aaron Goldberg and Rebecca Goldberg

Aaron Goldberg and Rebecca Goldberg 7/14/17

Duly Authorized Agent Date
Mailing Address: 233 Pearl Street, Burlington, VT 05401

96 Summit Street

AGENCY: Donahue & Associates, LLC

Stephen Donahue 7/16/17

BY: Steve Donahue, Associate Date
Mailing Address: 131 Church Street, Suite 200, Burlington, VT 05401

We appreciate your business!!

Donahue & Associates

A Full Service Commercial Real Estate Brokerage
Company

RECEIVED
JUN 19 2018
DEPARTMENT OF
PLANNING & ZONING

EXCLUSIVE LEASE LISTING AGREEMENT - EXTENSION

October 7, 2017

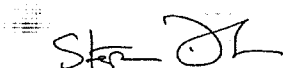
RE: Exclusive Listing Agreement between **Aaron Goldberg and Rebecca Goldberg** and **Donahue & Associates LLC**, Agent, regarding 233 Pearl Street, Burlington, Vermont.

Dear Aaron:

This letter is to extend the term of the above-referenced Exclusive Listing Agreement from October 1, 2017 until April 1, 2018. All other terms of the agreement will remain as written, in the Exclusive Listing Agreement executed by **Aaron Goldberg and Rebecca Goldberg**, and Donahue & Associates on 7/15/17.

Please sign as indicated below.

Best regards,



Stephen Donahue
Donahue & Associates

SEEN AND AGREED TO:

Aaron Goldberg and Rebecca Goldberg

BY: Name

Date

ITS: Authorized Signatory

RECEIVED
JUN 19 2018
DEPARTMENT OF
PLANNING & ZONING



Donahue & Associates
Providing Commercial Real Estate Brokerage Services

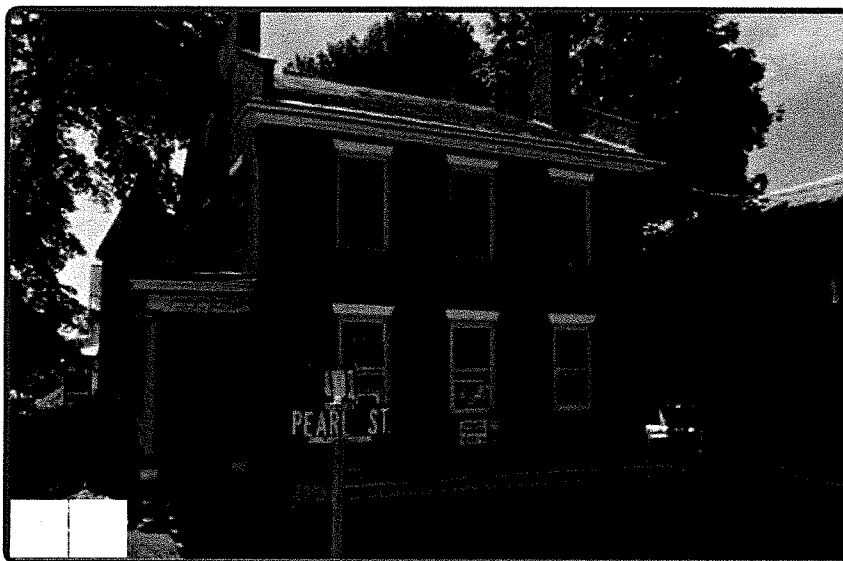
RECEIVED

JUN 19 2018

DEPARTMENT OF
PLANNING & ZONING

[Home](#) [View Our Properties](#) [Brokerage Services](#) [Community Info](#) [About](#) [Contact](#) [Search here...](#)

[Home / Done Deals / 233 Pearl St, Burlington, Vermont 05401](#)



233 Pearl St, Burlington, Vermont 05401

Office - For Lease

Overview: Two level 2,330 +/- square foot office suite in historic brick property that provides private offices and open flex space.

Garden Level: 1,176 SF; Open area with ability to create open meeting and work space. Bathroom at this level as well.

First Floor: 1,154 SF; 3 offices and conference room with private modern bathroom.

Parking: 4 parking spots on site.

Rate: \$3,000 month Gross. Landlord pays taxes, building insurance and maintenance. Tenant pays individually metered gas heat and hot water, electric and water. Former law office paid \$190 monthly for utilities.

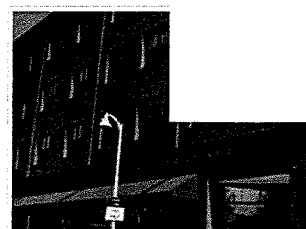
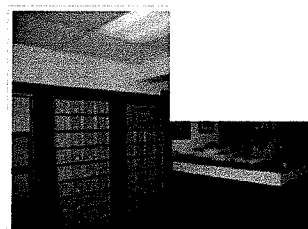
Summary: A wonderful opportunity to locate your business in a visible, historic property with on site parking, walking distance to downtown.

Zoning: Residential High Density

[+ Click to Contact Us About This Property](#)



Related properties:



6/11/2018

233 Pearl St, Burlington, Vermont 05401 | Donahue & Associates

20 Kimball Ave, South
Burlington, VT 05403
Office Building - For Sale

20 Kimball Ave, South
Burlington, VT 05403
Office - For Lease

145 Pine Haven Shores,
Shelburne, VT
Offices - For Lease

46 Main Street, Winooski, VT
04504
Office - For Lease

Donahue & Associates

Phone: 802-862-6880
131 Church Street Suite 200,
Burlington, VT 05401
Fax: 802-862-6882

steve@donahueassociatesvt.com
meg@donahueassociatesvt.com
mike@donahueassociatesvt.com
kendra@donahueassociatesvt.com



Sign Up for Email Updates

NAME *

FIRST

LAST

EMAIL *

I AM INTERESTED IN... *

- ☐ RETAIL & RESTAURANT
☐ INDUSTRIAL
☐ INVESTMENT & LAND
☐ OFFICE

Submit

Like Us On Facebook



Donahue & Associates
131 Church St



Donahue & Associates
on Thursday

Concerts back this
summer at Maple Tree
Place!



Maple Tree Place Summer Concert

RECEIVED

JUN 19 2018

DEPARTMENT OF
PLANNING & ZONING

© 2018 Donahue & Associates. Privacy Policy.
All rights reserved. Website Design by Bytes.co





Aaron Goldberg <[REDACTED]>

VBA Classified Advertisement Form

VBA

LISA Maxfield <noreply+6336c1fb5e3e3099@formstack.com>

Wed, Apr 25, 2018 at 4:4

Reply-To: [REDACTED]

To: agoldbergvt@gmail.com

Thank you for submitting your advertisement for placement on our website. Once the advertisement has been posted, you will be sent a confirmation and link to the advertisement.

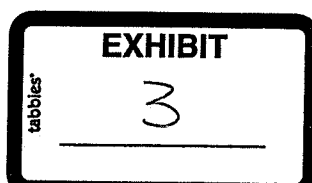
Thank you for advertising with us!

Vermont Bar Association

[REDACTED]

RECEIVED
JUN 19 2018

DEPARTMENT OF
PLANNING & ZONING



Unlock 1Password to save this Login

Never for this site

[log out] [help]

postings drafts searches settings billing

find your postings | **most recent** | [active](#) | [inactive](#) | [all postings](#)

in category: [any](#)

posted during [any month](#)

search your postings

search

showing most recent

new posting in: [vermont, VT, US](#)

(page: 1)

status	manage	posting title	area and category	posted date	exp.	id
Active	display delete edit	Central Burlington 2 floors. Individual Offices. - \$3000	bri office & commercial	20 Apr 2018 17:19 renewed 12 May 2018 19:38	20 days from now	65668
Deleted	display repost undelete	2 Quarry Hill Road - \$1400	bri apts/housing for rent	16 Apr 2018 17:13 repost of 4398227110 renewed 29 Apr 2018 12:53	n/a	65630

page: 1

CRAIGSLIST HIST
April 20, 2018
renewed May 12, 2018
renewed June 4, 2018

RECEIVED

JUN 19 2018

DEPARTMENT
PLANNING & ZONING

Unlock 1Password to save this Login

Never for this site

[logged in as [REDACTED]] [log

Your posting can be seen at vermont.craigslist.org/off/d/central-burlington-2-floors/6566866874.ht

Stating a discriminatory preference in a housing post is illegal, and prohibited on craigslist.

Edit this Posting

You can make changes to the content of your post.

Update Images

Add or remove images attached to this posting

Edit Location

Change how this posting appears on a map.

Delete this Posting

This will remove your posting from active listing.

CL

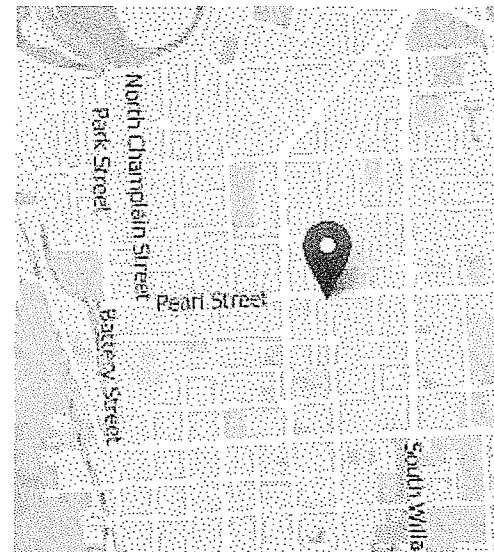
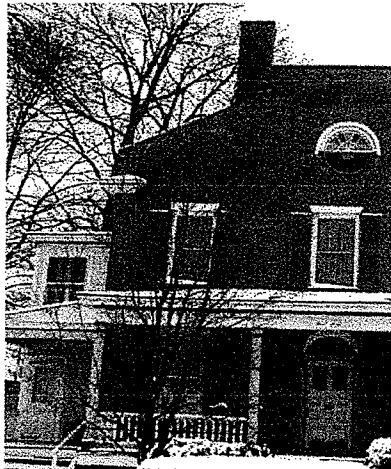
Contact Information:

RECEIVED

JUN 19 2018

DEPARTMENT OF
PLANNING & ZONING

\$3000 / 2330ft² - Central Burlington 2 floors. Individual Offices. (233 Pearl St)



Pearl at U

Unlock 1Password to save this Login

Never for this site

Contact: Aaron Goldberg, 800-878-1920, [REDACTED]

Features: A wonderful opportunity to locate your business in a visible, historic and fully renovated property. Recently used as a law office. Zoning permits "general office use", such as by attorneys, architects, engineers, computer companies, and similar professions or businesses, but unfortunately zoning will not allow use by health care professionals. Individual office rentals with shared common space will be considered, with rents to be determined based upon size, location and parking requirements. First Floor: • Four (4) individual offices and bathroom • Hardwood floors and Conference Room • Oak stairway to lower level

Lower Floor:

- One (1) individual office
- Two (2) large open areas (previously accommodated 4 desks) (wired for 8) which may be separated into smaller areas
- Conference Room and bathroom
- Beautiful pink and purple exposed masonry and exposed beams. 6 windows
- Carpeted

Rent and Utilities:

- \$3000/mo. Gross for entire space (Landlord pays taxes, building insurance, maintenance, etc.).
- Tenant pays individually metered gas heat and hot water, electric and water. Former law office paid \$190 monthly for utilities.
- Individual offices rents determined by size, location and parking requirements.

Brokers Protected

RECEIVED

JUN 19 2018

DEPARTMENT OF
PLANNING & ZONING

Unlock 1Password to save this Login

Never for this site

logged in as [REDACTED] | [To

6/4/18

Your posting can be seen at [vermont.craigslist.org/off/d/central-burlington-2-floors/6566866874.h](http://vermont.craigslist.org/off/d/central-burlington-2-floors/6566866874.html)

Stating a discriminatory preference in a housing post is illegal, and prohibited on craigslist.

Edit this Posting

You can make changes to the content of your post.

Update Images

Add or remove images attached to this posting

Edit Location

Change how this posting appears on a map.

Delete this Posting

This will remove your posting from active listing.

CL

Posted about a month ago on: 2018-04-20 5:19pm

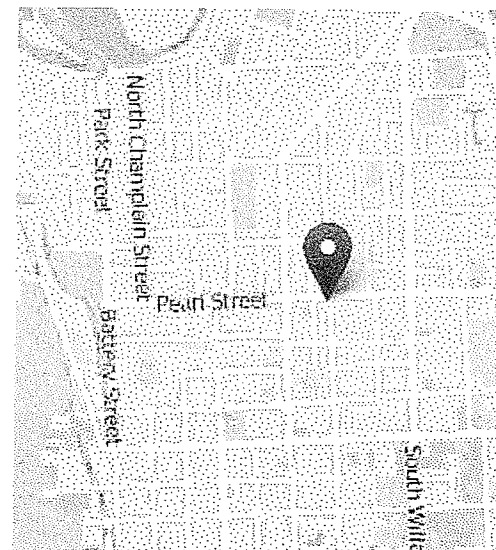
Contact Information:

RECEIVED

JUN 19 2018

DEPARTMENT OF
PLANNING & ZONING

\$3000 / 2330ft² - Central Burlington 2 floors. Individual Offices. (233 Pearl St)



Pearl at U

Unlock 1Password to save this Login

Never for this site

2,330+/- SF on two floors, including 4 on-site parking spaces Possibility of 4 to 6 individual offices.

Contact: Aaron Goldberg. [REDACTED]

Features: A wonderful opportunity to locate your business in a visible, historic and fully renovated property. Recently used as a law office. Zoning permits "general office use", such as by attorneys, architects, engineers, computer companies, and similar professions or businesses, but unfortunately zoning will not allow use by health care professionals. Individual office rentals with shared common space will be considered, with rents to be determined based upon size, location and parking requirements. First Floor: • Four (4) individual offices and bathroom • Hardwood floors and Conference Room • Oak stairway to lower level

Lower Floor:

- One (1) individual office
- Two (2) large open areas (previously accommodated 4 desks) (wired for 8) which may be separated into smaller areas
- Conference Room and bathroom
- Beautiful pink and purple exposed masonry and exposed beams. 6 windows
- Carpeted

Rent and Utilities:

- \$3000/mo. Gross for entire space (Landlord pays taxes, building insurance, maintenance, etc.).
- Tenant pays individually metered gas heat and hot water, electric and water. Former law office paid \$190 monthly for utilities.
- Individual offices rents determined by size, location and parking requirements.

Brokers Protected

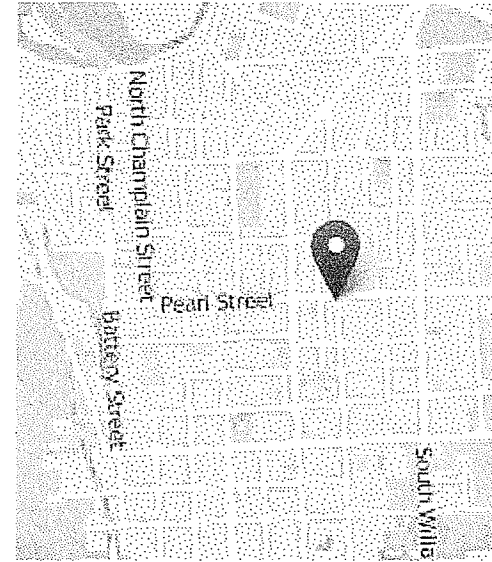
RECEIVED

JUN 19 2018

DEPARTMENT OF
PLANNING & ZONING

Contact Information:

\$3000 / 2330ft² - Central Burlington 2 floors. Individual Offices. (233 Pearl St)



Pearl at

23

Post 6566266877

updated June 4, 2018

RECEIVED

JUN 19 2018

DEPARTMENT OF
PLANNING & ZONING

Unlock 1Password to save this Login

Never for this site

logged in as [REDACTED] | log

6/9/18

Your posting can be seen at vermont.craigslist.org/ [REDACTED] /3588888874.n

Stating a discriminatory preference in a housing post is illegal, and prohibited on craigslist.

Edit this Posting

You can make changes to the content of your post.

Update Images

Add or remove images attached to this posting

Edit Location

Change how this posting appears on a map.

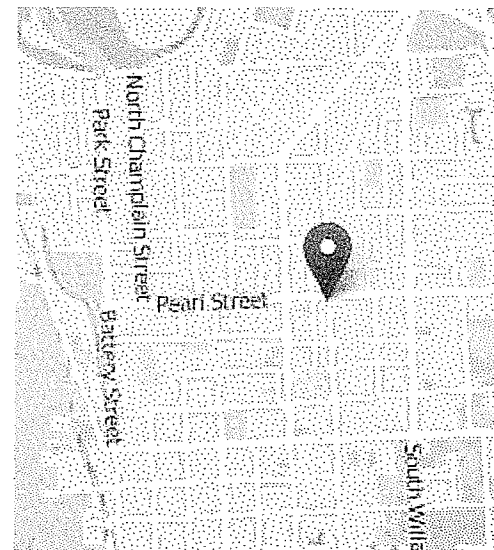
Delete this Posting

This will remove your posting from active listing.

CL

Contact Information:

\$3000 / 2330ft² - Central Burlington 2 floors. Individual Offices (233 Pearl St)



Pearl at U

Unlock 1Password to save this Login

Never for this site

Contact: Aaron Goldberg, [REDACTED] [REDACTED]

Features: A wonderful opportunity to locate your business in a visible, historic and fully renovated property. Recently used as a law office. Zoning permits "general office use", such as by attorneys, architects, engineers, computer companies, and similar professions or businesses, but unfortunately zoning will not allow use by health care professionals. Individual office rentals with shared common space will be considered, with rents to be determined based upon size, location and parking requirements. First Floor: • Four (4) individual offices and bathroom • Hardwood floors and Conference Room • Oak stairway to lower level

Lower Floor:

- One (1) individual office
- Two (2) large open areas (previously accommodated 4 desks) (wired for 8) which may be separated into smaller areas
- Conference Room and bathroom
- Beautiful pink and purple exposed masonry and exposed beams. 6 windows
- Carpeted

Rent and Utilities:

- \$3000/mo. Gross for entire space (Landlord pays taxes, building insurance, maintenance, etc.).
- Tenant pays individually metered gas heat and hot water, electric and water. Former law office paid \$190 monthly for utilities.
- Individual offices rents determined by size, location and parking requirements.

Brokers Protected

RECEIVED

JUN 19 2018

DEPARTMENT OF
PLANNING & ZONING

Department of Planning and Zoning

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

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



TO: Development Review Board
FROM: Scott Gustin
DATE: August 21, 2018
RE: 18-1186CA/CU; 162 North Champlain 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: RM Ward: 3C

Owner/Applicant: Jessica Hyman & Sean Melinn

Request: Demolish existing garage included in Vermont historic register and replace with larger garage.

Applicable Regulations:

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

Background Information:

The home at 162 North Champlain Street was constructed circa 1867 and is included in the Vermont Register of Historic Places. The detached garage, while built significantly later circa 1940, is also included in the listing. This application proposes to demolish the garage and to replace it with a somewhat larger detached garage. Demolition of historic structures requires Conditional Use Review, per Section 5.4.8 (d) of the Comprehensive Development Ordinance.

Previous zoning actions for this property are noted below:

- 6/20/18, Approve to reduce size of front porch and to add new open porch
- 11/5/09, Approval for roof work and to add shed, modify front porch, and replace windows
- 2/9/17, Approval for exterior building renovations and fence work

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

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Section 3.5.6 (a) Conditional Use Review Standards

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

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

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

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

This is a medium density residential district; the loss of a characteristically small “automobile shed” will not result in a loss of residential units or overall character of the zoning district. **(Affirmative finding)**

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

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

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

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

5. *The utilization of renewable energy resources;*

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

6. *Any standards set forth in existing City bylaws and city and state ordinances;*
None identified. **(Affirmative finding)**

(b) Major Impact Review Standards
Not applicable.

(c) Conditions of Approval:

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

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

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

2. Time limits for construction.

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

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

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

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

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

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

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

Not applicable.

Article 4: Maps & Districts

Sec. 4.4.1, Downtown Mixed Use Districts:

(a) Purpose

(3) Residential Medium Density (RM)

The Residential Medium Density (RM) district is intended primarily for medium density residential development in the form of single family detached dwellings and attached multi-family apartments. In this case, the existing single family home use will not change. **(Affirmative finding)**

(b) Dimensional Standards and Density

Residential density remains unchanged at 1 dwelling unit.

Lot coverage is presently 19.5%. As proposed, it will increase slightly to 20.6%. This increased lot coverage remains below the maximum permissible 40%.

The front yard setback will remain unchanged. The side yard setback will also remain unchanged, except that the proposed garage will have a larger footprint. The existing and proposed setback is 2' or 3' from the nearer side property line. This small setback is acceptable, as the average side yard setback based on the neighboring properties (2 on each side) is 0.' As an accessory structure of less than 15' in height, it may observe a 5' minimum rear yard setback. As proposed, the new garage is 72' from the rear property line.

Building height will increase slightly but remains below 15.' **(Affirmative finding)**

(c) Permitted and Conditional Uses

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

(d) District Specific Regulations

4. Accessory Residential Structures and Uses

The proposed garage contains a single bay and has a footprint of 240 sf. The home contains 3 bedrooms and has a ~966 sf footprint. The number of garage bays is limited to the number of bedrooms in the home, and its footprint cannot exceed 75% of the home's footprint. The proposed garage is compliant in both cases. **(Affirmative finding)**

Article 5: Citywide General Regulations

Part 4: Special Use Regulations

Sec. 5.4.8 Historic Buildings and Sites

(d) Demolition of Historic Buildings:

2. Standards for Review of Demolition.

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

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

See criterion B below.

or,

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

The existing structure, at 8' 8" X 16' is very small to serve as a garage. The owners evaluated rehabilitating the structure and have done some structural work to shore up the roof and walls. Work was also done to try correcting its tilt with limited success. Given the building's small size, it may practically only function as a shed. The owners have opted for a larger accessory building that could function as either a garage or storage building. **(Affirmative finding)**

or,

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

(Not applicable)

And all of the following:

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

Demolition of the detached garage will not impact the historic home. The proposed garage will be of a similar, somewhat larger size in the same location behind the home. Configuration as a single-bay detached garage will remain. Photo documentation prior to demolition would provide a minimal amount of mitigation. **(Affirmative finding as conditioned)**

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

See D. above.

and,

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

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

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

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

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

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

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

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

II. Conditions of Approval

- 1.** Photo documentation submitted with the application of the existing building shall be included in the zoning permit file for future information and reference.
- 2.** Sale, relocation, deconstruction for salvage or reuse is encouraged.
- 3.** Standard Permit Conditions 1-15.

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES
Individual Structure Survey Form



COUNTY: Chittenden	SURVEY NUMBER:
TOWN: Burlington	NEGATIVE FILE NUMBER: 95-A-2. 31/95-A-5.1
LOCATION: 162 North Champlain Street	UTM REFERENCES: Zone/Easting/Northing
COMMON NAME:	U.S.G.S. QUAD. MAP:
PROPERTY TYPE: Dwelling	PRESENT FORMAL NAME:
OWNER: Garnett, Stanley & Joan ADDRESS: 162 North Champlain Street	ORIGINAL FORMAL NAME:
ACCESSIBILITY TO PUBLIC: YES ☐ No ☒ Restricted ☐	PRESENT USE: Single Family Dwelling
	ORIGINAL USE: Single Family Dwelling
	ARCHITECT/ENGINEER:
	BUILDER/CONTRACTOR:
	PHYSICAL CONDITION OF STRUCTURE: Excellent ☐ Good ☐ Fair ☒ Poor ☐
	STYLE: Vernacular
	DATE BUILT: c. 1867
GENERAL DESCRIPTION: Structural System 1. Foundation: Stone ☐ Brick ☐ Concrete ☒ Concrete Block ☐ 2. Wall Structure a. Wood Frame: Post & Beam ☐ Balloon ☒ b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐ c. Iron ☐ d. Steel ☐ e. Other: _____ 3. Wall Covering: Clapboard ☒ Board and Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Siding ☐ Brick Veneer ☐ Stone Veneer ☐ Vinyl ☐ Masonite ☐ 4. Roof Structure: a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐ b. Other: _____ 5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other: _____ 6. Engineering Structure: 7. Other: _____ Appendages: Porches ☐ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Sheds ☐ Ells ☐ Wings ☒ Bay Window ☐ Other: _____ Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other: _____ Number of Stories: 1.5 Approximate Dimensions: 22'x40' Number of Bays: 3x2 Entrance Location: Right side hall SIGNIFICANCE: Architectural ☒ Historic ☐ Archeological ☐ Historic Contexts: _____ Level of Significance: _____	

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

(162 North Champlain)

One and a half story gable front vernacular house with two one-story rear wing additions and a one story side wing addition. All additions have shed roofs with modern roofing material while the main structure has a scalloped pattern slate roof. The front most entry addition, adjacent to the still present original front door, appears to be recent and is of a poorer quality of construction than the rest of the home. Windows are 2/2 double hung sash with plain surrounds and nonhistoric shutters. There is a central brick chimney.

RELATED STRUCTURES: (Describe)

A. Garage: c. 1940, detached small one story, approximately 12' x 20' one bay auto garage with double hinged doors first appeared on the 1942 Sanborn Map.

STATEMENT OF SIGNIFICANCE:

Similar to many other vernacular style homes with gable fronts that line the street, the first occupant of this home in 1867 was Francis Dumas, an employee of Kilburn and Gates. And according to the 1938 and 1957 Burlington Directories, the house became a duplex between these dates. It is currently a single family home.

REFERENCES:

Sanborn Insurance Maps, Beers Maps and Burlington Directories

MAP: (Indicate North in Circle):**SURROUNDING ENVIRONMENT:**

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☒
Densely Built Up ☐
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

RECORDED BY: Glynis A. Jordan

ORGANIZATION: City of Burlington

DATE RECORDED: February 22, 1995

Scott Gustin

From: Jessica Hyman <jessicahymanvt@gmail.com>
Sent: Tuesday, August 07, 2018 11:04 AM
To: Scott Gustin
Subject: Garage replacement info
Attachments: 162NorthChamplainStreet-Photos-1.pdf

Hi Scott,

The attached photos show the exterior of the structure, as well as the reinforcement work we did inside and a photo of a stud attached to the 2x4s. (It's hard to take photos inside because it's full of stuff.)

In fall 2017, we reinforced the interior by securing the ceiling joists and adding additional collar ties. We also tried to straighten the structure, but were only able to shift it an inch or so from the 4+ inches that it's skewed. One of the problems is that there is no sill plate. The 2x4 studs are just nailed into two 2x4s that are sandwiched together on end in the cement floor. When we tried to lever the structure straight, the studs started to shift and push away the "structural" siding.

We use the structure as a shed - it's too small to use as a garage. The proposed replacement will be just big enough to use for a vehicle and will have a garage door, but we only intend to use it for storage and bike repair.

My cousin, the contractor, helped us with the repairs last fall. He is sending me his official assessment, which I will forward to you.

Please let me know if you have any more questions or need more info.

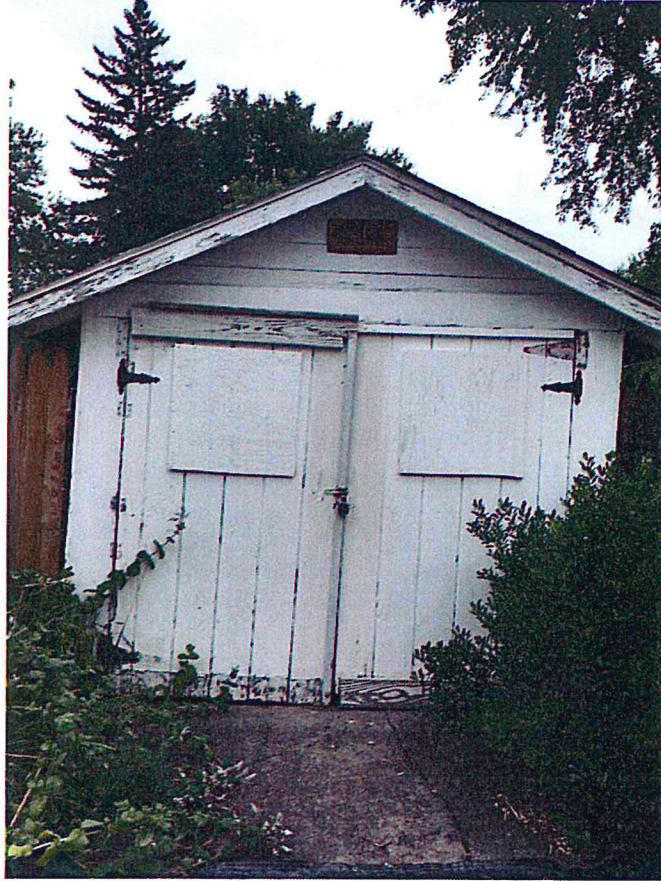
Thanks so much for your work on this.

Jess

--
Jessica Hyman
(802) 598-3139

162 North Champlain Street

Shed from front (attempted to straighten in fall 2017, but was only able to mildly correct tilt)



Shed from South side (temporary roofing added summer 2016 after leaking)



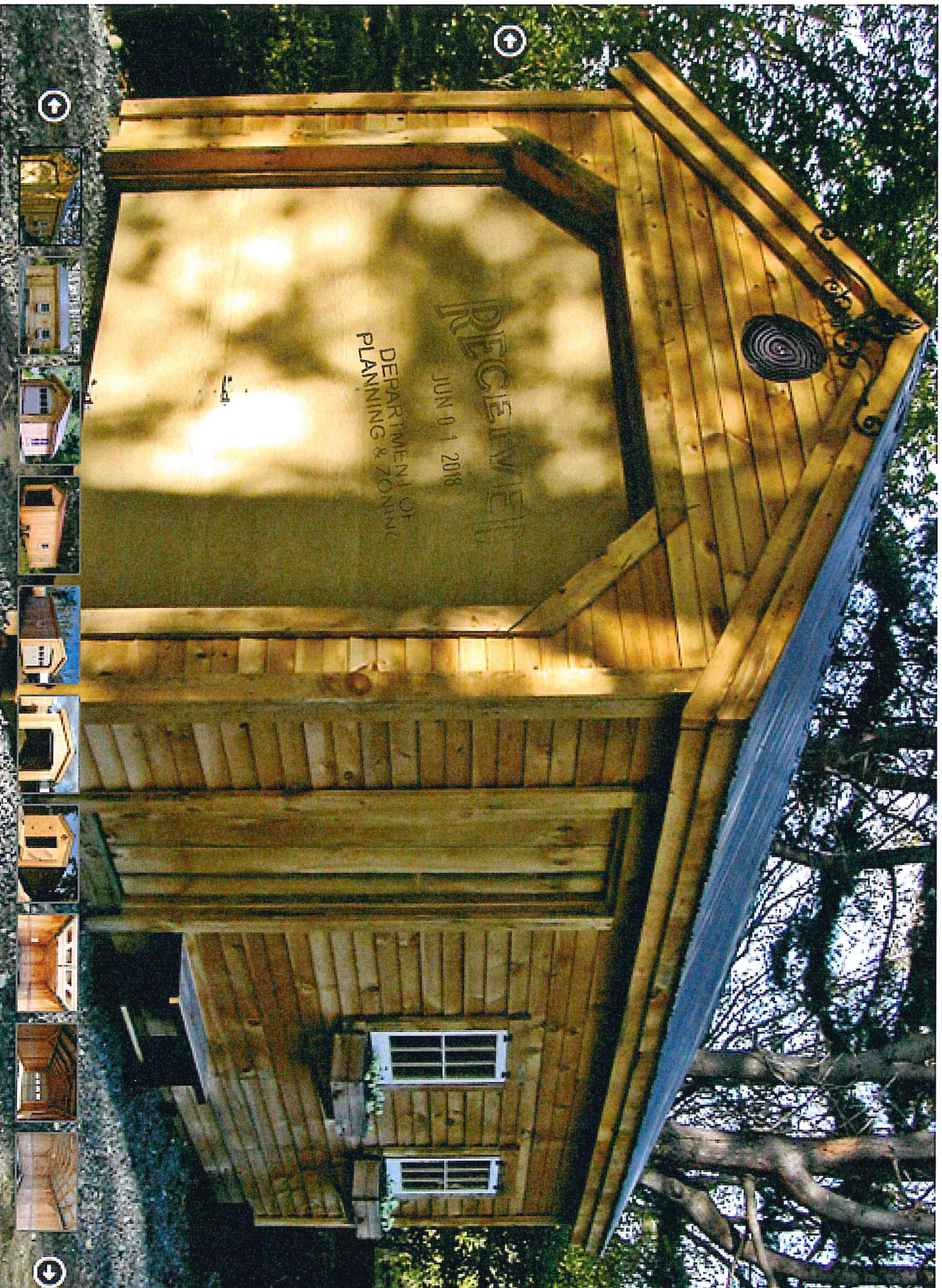
Interior (2x4 studs are deteriorating on the bottom and simply attached to sandwiched 2x4s)



EXIST
Gauge
8'8" x



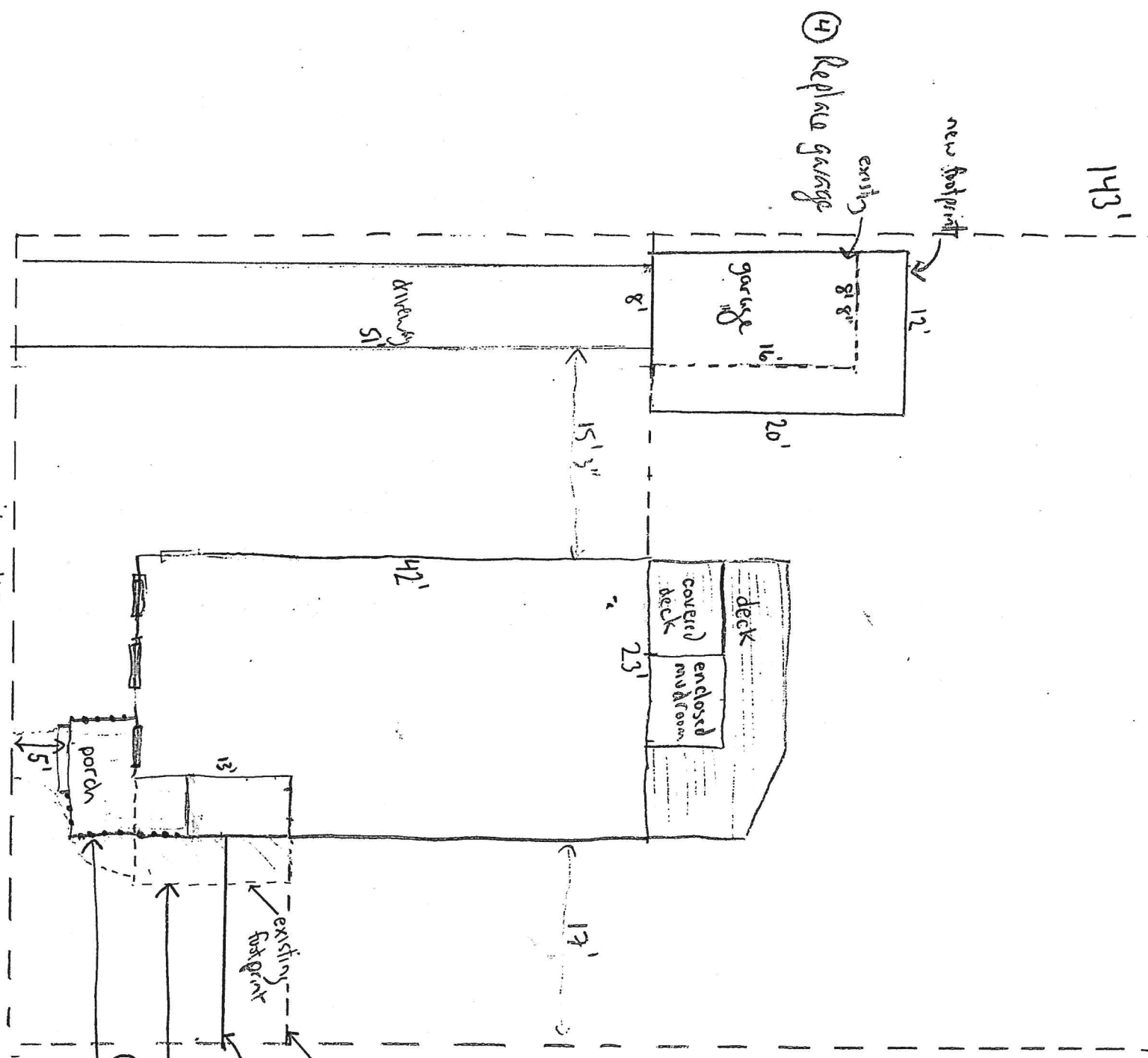
PROPOSED GARAGE 12'x20'



* Kit From Jamaica Cottage Shop



RECEIVED
JUN 01 2018
DEPARTMENT OF
PLANNING & ZONING



Lot size 66' x 143' = 9,438 sq ft

Existing = 1,879 sq ft = 19.9%

House 23' x 28' + 13' x 18' = 877 sq ft

Garage 8'8" x 16' = 24 sq ft

Driveway 8' x 51' = 411 sq ft

Back deck/mudroom 23' x 12' = 276 sq ft

Front porch (enclosed) 8' x 13' = 104 sq ft

Front stoop 3' x 3'6" = 10 sq ft

Front walk 1' x 13' = 13 sq ft

Proposed = 1945 sq ft = 20.6%

Existing coverage = 19.9%

Proposed coverage = 20.6%

TRUx CULLINS.COM • 802.658.2775

Department of Planning and Zoning

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

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



TO: Development Review Board
FROM: Scott Gustin
DATE: August 21, 2018
RE: 19-0008CU; 46 Chittenden Drive

=====

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

Zone: RL Ward: 6S

Owner/Applicant: Ute Regan

Request: Establish 2-room short term rental (bed & breakfast) within the existing residence.

Applicable Regulations:

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

Background Information:

The applicant is seeking approval to establish a 2-bedroom short term rental associated with the existing residence. Short term rentals are presently treated as bed and breakfasts while the city works to codify standards expressly for short term rentals. A bed and breakfast is a conditional use in the RL zone, wherein the subject property is located. It is predicated on owner-occupancy of the property and is limited to 3 bedrooms.

The property is presently approved as a single family home with accessory apartment. The owner lives in the apartment as allowed. This application seeks to convert the primary residence into a 2-bedroom short term rental. Doing so is permissible, as the property will remain owner-occupied, and only 2 bedrooms will be let. This permit will; however, supersede the accessory apartment approval by way of conversion to an owner-occupied short term rental (bed & breakfast). No site or exterior building alterations are included in this application.

Previous zoning actions for this property are noted below:

- 5/28/14, Approval to install stone patio under existing deck
- 9/11/13, Approval to enclose existing front entryway
- 12/14/12, Approval to establish accessory apartment
- 8/14/12, Approval to subdivide lot into 2 parcels

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

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

The property is located within an established residential neighborhood in the low density residential zoning (RL) district. The RL zoning district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. This district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhoods' development history. The proposed bed and breakfast use is small – just 2 bedrooms – and is associated with an owner-occupied residence as required. The MDP does not address bed and breakfasts, but insofar as it will be associated with an owner-occupied residence in the RL zone, it can be found consistent with the intent of the district and municipal development plan. **(Affirmative finding)**

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

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

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

No traffic analysis has been provided or is required for this application. The proposed bed and breakfast is expected to generate modest additional traffic, primarily associated with guest turn-over. **(Affirmative finding)**

and,

5. *The utilization of renewable energy resources;*

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

and,

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

With the change in use to a bed and breakfast, rooms and meals tax will likely be required.
(Affirmative finding as conditioned)

(b) Major Impact Review Standards
Not applicable.

(c) Conditions of Approval:

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

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

The proposed bed and breakfast is not expected to produce offsite noise or glare substantial enough to require mitigation. **(Affirmative finding)**

2. *Time limits for construction.*

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

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

Hours of operation need not apply to the proposed use. As a bed and breakfast, guests will stay overnight.

No construction is associated with this proposal. **(Affirmative finding)**

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

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

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

See the recommended conditions.

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

Total onsite parking required is 4 spaces (2 for the residence and 2 for the bed and breakfast [1 per bedroom]). The property contains two pairs of tandem spaces for a total of 4 spaces. The tandem

arrangement is acceptable for the residence as is; however, it is allowable for the short term rental only if someone (i.e. the owner) is present to move vehicles if need be while the short term rental is in use (per Sec. 8.1.14). Such is the case here. The short term rental will only operate while the owner is present. The property owner has acknowledged this requirement. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. A State of Vermont wastewater permit may be required.
2. The short term rental use (bed and breakfast) is limited to 2 bedrooms and is contingent on continued owner occupancy of the residence.
3. The property owner or other attendant shall be present at all times during operation of the short term rental (bed and breakfast) and be able to move guest vehicles if need be.
4. The applicant is responsible for ensuring compliance with state regulations regarding short-term B&B type rentals, including but not limited to payment of required rooms and meals taxes.
5. Standard Conditions 1-15.

Scott Gustin

From: Ute r <[REDACTED]>
Sent: Friday, August 03, 2018 2:47 PM
To: Scott Gustin
Subject: 46 Chittenden Drive Tandem Parking Short Term Rental/BnB

City of Burlington
Department of Zoning
Mr. Scott Gustin

Hello Scott,
regarding tandem parking, at 46Chittenden Drive for short-term
rental/BnB I agree to be on-premise while the short term rental/BnB is
occupied.

Thank you

Ute Regan

[REDACTED]

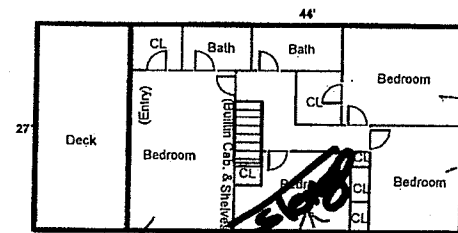
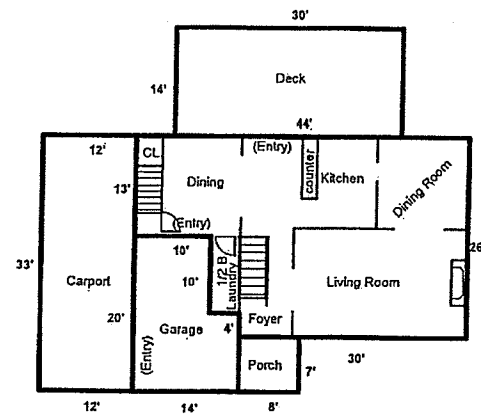
--
UR

SKETCH ADDENDUM

Borrower or Owner **Ute Regan**
Property Address **46 Chittenden Drive**
City **Burlington** County **Chittenden** State **VT** Zip Code **05401**
Lender or Client **Ute Regan**

RECEIVED
JUL 05 2018

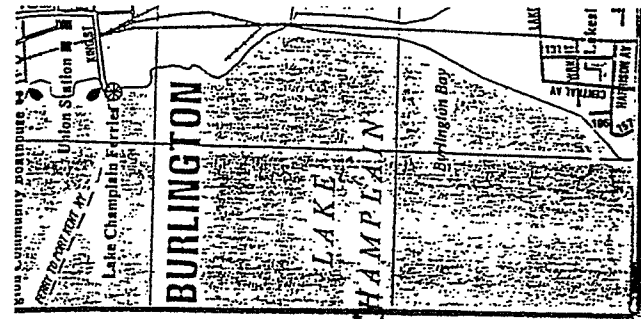
DEPARTMENT OF
PLANNING & ZONING



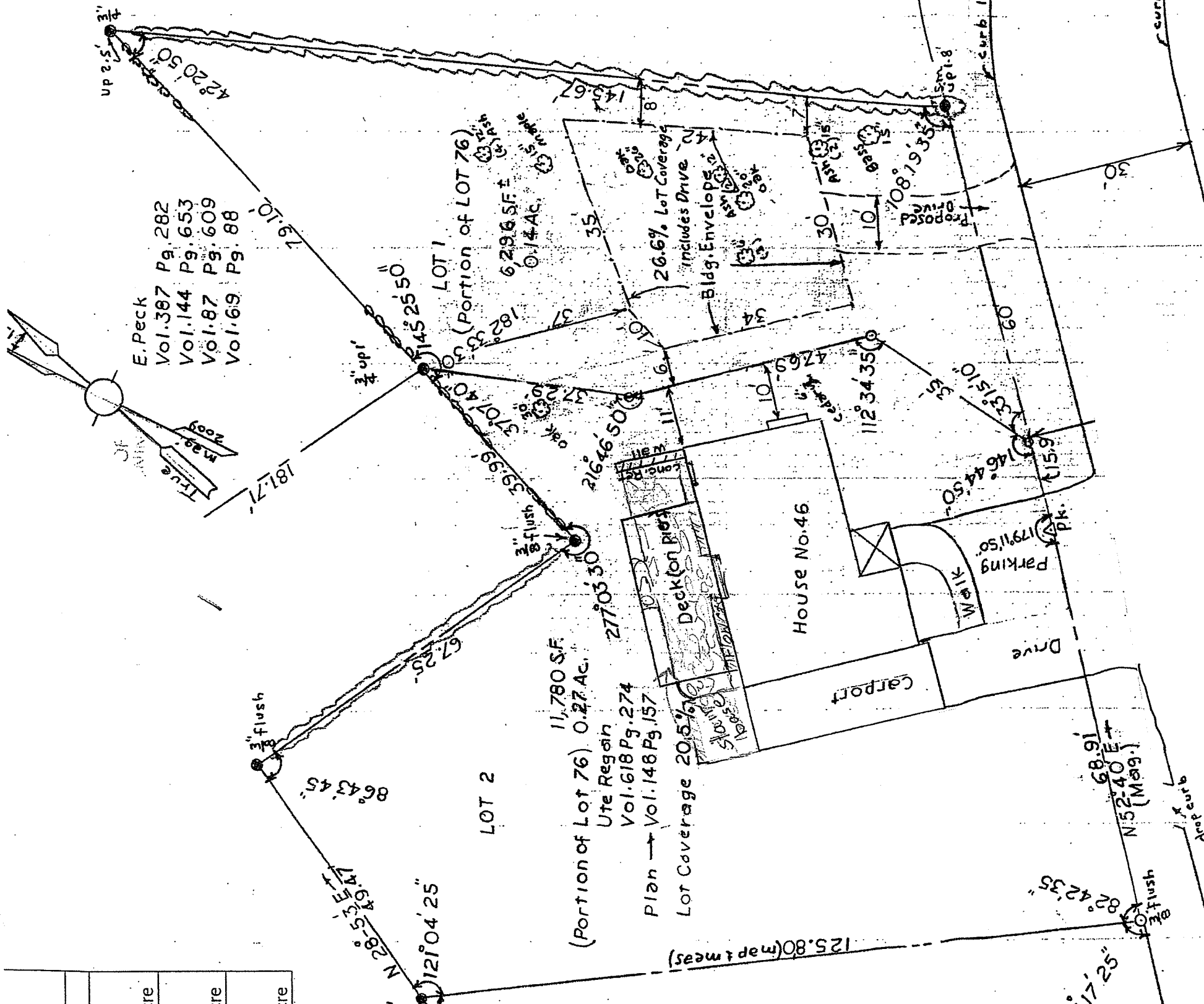
Owner's Bedroom
Storage Room: no bedroom
Bed + Breakfast Bedrooms

DEPARTMENT OF
PLANNING & ZONING

RECEIVED
MAR 18 2010



LOCATION



Lot.
E. Miller Liv
Vol. 903 P.
Vol. 164 P.

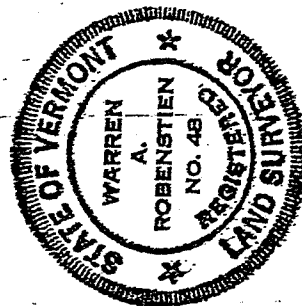
Ute Regan
Vol. 618 Pg
Vol. 513 Pg
Vol. 423 Pg
Vol. 365 Pg
Vol. 317 Pg
Vol. 227 Pg
Vol. 201 Pg
Vol. 196 Pg
Vol. 191 Pg
Vol. 173 Pg
Vol. 160 Pg
Vol. 138 Pg
Vol. 156 Pg

Surveyors Report For
Survey of lot 15 on ret
maps of record (vol. 11
physical evidence &
match deeds & map.
Urban Standard Survey

RECEIVED
JUL 05 2018

DEPARTMENT OF
PLANNING & ZONING

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE
INFORMATION SHOWN ON THIS PLAT IS A FAITHFUL
PORTRAYAL OF CIRCUMSTANCES PERTINENT TO SUBJECT
PROPERTY. A COLLABORATION OF FIELD, PAROL AND
PERTINENT RECORD EVIDENCE WAS USED IN THE ANALYSIS
OF BOUNDARY CONCLUSIONS SHOWN HEREON. THIS PLAT
WAS PREPARED IN ACCORDANCE WITH 27 VSA 1403.



APPROVED BY RESOLUTION OF THE CITY OF BURLINGTON
DEVELOPMENT REVIEW BOARD, VERMONT, ON THE
DAY OF _____ 20____ SUBJECT TO ALL
REQUIREMENTS AND CONDITIONS OF CHAPTER 23 ENTITLED
SUBDIVISION REGULATIONS OF THE BURLINGTON, VERMONT,
CODE OF ORDINANCES, SIGNED THIS _____ DAY OF _____ BY _____

_____, city engineer,
examined by me and found to
be in the regulations governing
the city council, with the following

PLAT OF SURVEY UTE REGAN I
OVERLAKE PARK DEVELOPME
CHITTENDEN DRIVE BURLIN
Rev. 8/4/09 Rev. 11/0/2013 Rev. 4/12/20
DATE: June 30, 2009 SCALE: 1" =
WARREN A. ROBESTNIEN, REG. VI
P.O. BOX 171

Department of Planning and Zoning

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

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



TO: Development Review Board
FROM: Scott Gustin
DATE: August 21, 2018
RE: 19-0105MP; 111 Colchester Ave

=====

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: I Ward: 1E

Owner/Applicant: University of Vermont Medical Center/White & Burke

Request: Amend master sign plan

Applicable Regulations:

Article 6 (Development Review Standards), Article 7 (Signs)

Background Information:

The applicant is seeking approval to amend the existing master sign plan for the University of Vermont Medical Center. The original master sign plan was approved by the Development Review Board on April 25, 2005 and amended May 4, 2010 and again March 21, 2011. The pending amendment amounts to incorporating 4 new hanging parallel signs (noted as VR4 and EID1 in the application) and mounting the parallel sign for the newest building's name (Miller Building) above 14.' Note that the application materials also include a number of other signs that are consistent with the existing master sign plan and do not require DRB review and approval as part of this amendment.

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

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

Not applicable.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Make advertising features complimentary to the site

The 4 new hanging parallel signs are directional in nature (Do Not Enter / Emergency Only / Ambulance Only) and are consistent with the hospital use of the building. They are unobtrusive and serve their intended purpose.

The new “Miller Building” parallel sign consists of individual letters affixed to the building exterior. It is stylistically similar to the “Fletcher Allen” (now UVM Medical Center) sign mounted on the hospital’s east pavilion, also approved above the standard 14’ height limit by way of previous sign plan amendment. **(Affirmative finding)**

Article 7: Signs

Sec. 7.3.4, Flexibility from Existing Standards

The 4 new hanging parallel signs are each ~ 70 sf in size and add up to more than 200 sf together. Three of them (the VR4 signs) also exceed 14’ in height where mounted to the building. This criterion enables some flexibility from the existing sign standards relative to size. Rather than limit the collective area to 200 sf, this criterion states that no individual sign may exceed the size limitations of Sec. 7.2.3 (a) (3). In this case, total sign area exceeds 200 sf; however, all 4 of the signs comply with the 1 sf per 1 linear foot of building frontage standard, and each individual sign is well below 200 sf. Sign mounting height of more than 14’ is enabled by footnote 2 in Table 7.2.1-1. The footnote states that signs above 14’ high are permissible so long as they are not internally illuminated and do not exceed the ceiling height of the first floor. Such is the case here.

The “Miller Building” sign is to be mounted at 38’ 11.” As noted above, a mounting height of more than 14’ may be permitted in certain circumstances. In this case, the sign is technically below the ceiling height of the 1st floor – in this case the 1st floor is elevated above open air circulation space. Under the provisions of this section, the proposed location could be permitted even if there were enclosed building area below. The sign is not illuminated, and it is visually compatible with the building. **(Affirmative finding)**

II. Conditions of Approval

1. Except as specifically changed in this amendment, the provisions of the master sign plan and as previously amended remain in effect.
2. The individual signs included in this master sign plan amendment are subject to a separate zoning permit prior to installation.

Department of Planning and Zoning

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

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



TO: Development Review Board
FROM: Scott Gustin
DATE: August 21, 2018
RE: 18-0937CU; 94 Caroline Street

=====

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

Zone: RL Ward: 5S

Owner/Applicant: Dori Weigand

Request: Establish short term rentals (bed & breakfasts) in existing duplex.

Applicable Regulations:

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

Background Information:

The applicant is seeking approval to establish short term rental use of the two units in the rear duplex (the front of the property contains the owner's single family home). Short term rentals are presently regulated as bed & breakfasts or hotels, depending on the location and property details.

The subject property contains two detached residential structures – a single family home in front and a duplex in back. The property owner occupies the single family dwelling and rents the two units in the duplex. The two duplex units have become short term rentals (bed & breakfast) without a zoning permit. The Code Enforcement Office issued a notice of zoning violation for the unpermitted use February 6, 2018. The applicant is now seeking approval of the use.

No site or exterior building changes are included in this application. Bed and breakfast is a conditional use in the RL zone wherein the subject property is located. Approval is contingent on owner occupancy of the property. Up to 3 rooms may be let as part of a bed and breakfast in the RL zone. As noted above, the property is owner occupied. The applicant wishes to obtain approval for short term rental of both duplex units. The total room count is 8; however, there are only 2 bedrooms.

A similar application was filed and denied in March 2018. This new application was to be filed with revision to the parking layout and management plan per discussions between the applicant and zoning staff. The applicant has since decided to leave the parking largely as is. The only apparent difference between this application and the one that was denied is the applicant's assertion that an attendant will be available to move cars if need be.

Previous zoning actions for this property are noted below:

- 3/27/18, Denial to establish bed & breakfast (short term rental) in rear duplex units
- 3/17/17, Approval to replace roofs on both residential structures
- 2/9/17, Approval to replace windows in apartment A
- 9/1/11, Approval to replace window with sliding patio doors
- 4/7/94, Approval for façade renovations to the duplex
- 1/13/94, Approval for patio, fence, and stone wall
- 10/27/92, Approval to reconfigure units onsite – 2 in back building and 1 in front building

Recommendation: **Denial** as per, and subject to, the following findings.

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Section 3.5.6 (a) Conditional Use Review Standards

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

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

The property is served by municipal utilities. Sufficient water and sewer service are available. Little change in demand is anticipated as part of this change in use. The applicant is advised to inquire with the Vermont Department of Environmental Conservation as to whether a state wastewater permit is needed for this change in use. **(Affirmative finding if conditioned)**

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

The property is located within an established residential neighborhood in the low density residential zoning (RL) district. The RL zoning district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. This district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhoods' development history. The proposal to use the entire duplex for short term rental exceeds the intensity of a typical bed and breakfast use accessory to a single family home and is inconsistent with the intent of this zone. **(Adverse 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 bed and breakfast is not expected to generate nuisance impacts from noise, odor, dust, and the like that may be more typically associated with industrial uses. **(Affirmative finding)**

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

No traffic analysis has been provided or is required for this application. The proposed bed and breakfast is expected to generate modest additional traffic, primarily associated with guest turnover. **(Affirmative finding)**

and,

5. *The utilization of renewable energy resources;*

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

and,

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

With the change in use to a bed and breakfast, rooms and meals tax will likely be required. **(Affirmative finding if conditioned)**

(b) Major Impact Review Standards
Not applicable.

(c) Conditions of Approval:

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

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

The proposed bed and breakfast is not expected to produce offsite noise or glare substantial enough to require mitigation. **(Affirmative finding)**

2. *Time limits for construction.*

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

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

Hours of operation need not apply to the proposed use. As a bed and breakfast, guests will stay overnight.

No construction is associated with this proposal. **(Affirmative finding)**

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

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

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

Not applicable.

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The three residential units required a total of 6 parking spaces (2 per unit). The “L” shaped driveway is sufficient to contain 4 parking spaces (2 pairs of 2 tandem spaces). Tandem spaces are allowed for single family homes and duplexes.

The conversion of two residential units to two bed and breakfast units changes the total onsite parking requirement to 4 spaces. While the parking requirement for bed and breakfasts in Table 8.1.8-1 is per room (8 rooms in this case), the intent is per bedroom, given the definition and traditional configuration of bed and breakfasts.

The parking arrangement depicted in the site plan includes 5 parking spaces in stacked configuration at differing angles. Alluding to Sec. 8.1.14, *Stacked and Tandem Parking Restrictions*, the application notes that an attendant will be available to move vehicles if necessary. No further details are provided. No changes to the configuration have been made since the prior application denial – only this assertion that an attendant will be present.

The applicant has oft cited the tandem parking arrangement approved for the bed and breakfast at 53 Lakeview Terrace. That approval is included for reference. In that case, there were indeed 2 pairs of tandem spaces. The applicant in that case provided a written statement specifying who would be present to move vehicles if needed. The parking arrangement in that case was also simply tandem rather than stacked as depicted in the subject application. The tandem arrangement entails need to move fewer vehicles when and if necessary.

The driveway in the present application could be modified to enable a tandem parking arrangement or even an arrangement wherein no vehicles need to be moved to enable access to/from the bed and breakfast spaces. The applicant has chosen not to make any changes. All of the vehicles will be stacked at the bottom. The assertion that an attendant will be present is vague and does not indicate who it will be (i.e. the owner, neighbor, etc.). The applicant has had since April 2018 to provide a workable, acceptable parking arrangement. The proposed parking arrangement; however, remains unacceptable. **(Adverse finding)**

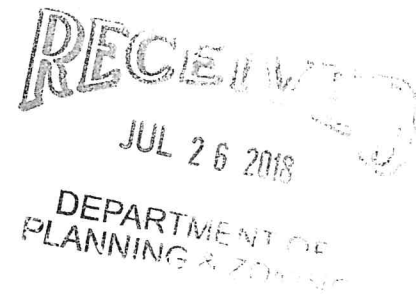
II. Reasons for Denial

1. Per the adverse findings in Sec. 3.5.6 (a) and 8.1.8 above.

**DORI WEIGAND
94 CAROLINE STREET
BURLINGTON, VT 05401**

(802) 735-6895 CELL

doweigs@gmail.com



7/25/2018

Scott Gustin, AICP, CFM

Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
(802) 865-7189

Dear Scott Gustin, AICP, CFM:

I would like the board to approve my request for conditional use for a bed and breakfast for two units behind the single family house, located at 94 Caroline Street. There is a parking requirement of four spaces to accommodate one for each unit, and two spaces for the single family home. The cars will arrange themselves side-by-side for the complementary uses. The two parking spaces required for the single family home may park in tandem. A site plan for parking is included.

It is understood that an attendant will be available when cars are present to move cars if necessary. to accommodate the need for four spaces. In the 26 years that I have owned this property with long term tenants, tandem parking has never been an issue. Long term tenancy is more apt to have additional cars per unit to pay for rent and with family and guest visitation.

The proposed two-bedroom bed and breakfast is requested for lease to no more than two adults and accompanying children. Rental of these rooms to more than the described parties

shall be considered to potentially violate the parking arrangement of only one car per bed and breakfast occupants and two cars for single family.

It is expected that I will return to the Developmental Review Board after a two-year period to allow the neighborhood opportunity to provide testimony as to the impact of the bed and breakfast on the street. I will be happy to provide quest registry for review if requested.

Sincerely,

Dori Weigand

RECEIVED
JUL 26 2018
DEPARTMENT OF
PLANNING & ZONING

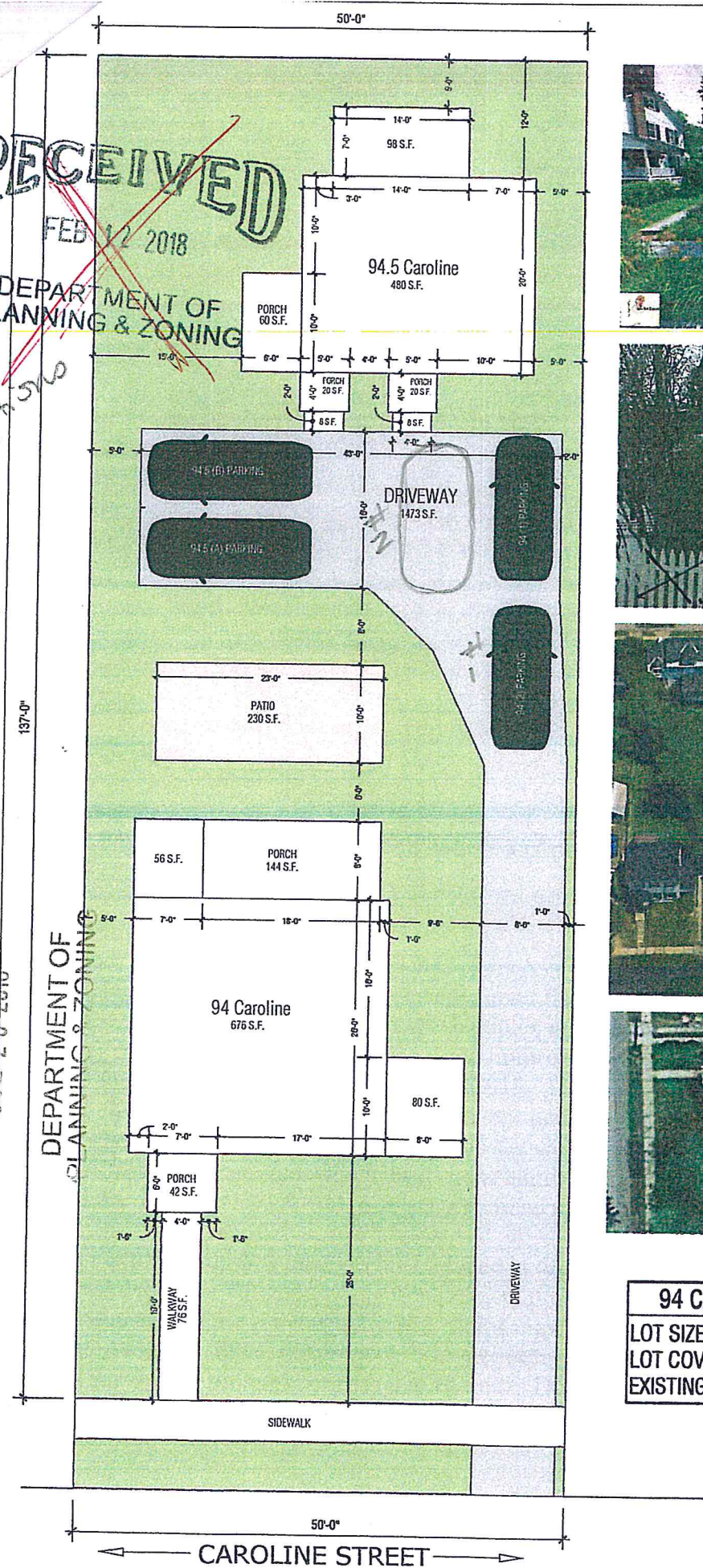
DEPARTMENT OF
PLANNING & ZONING

Both options

RECEIVED

26 2018

DEPARTMENT OF
ANNING & ZONING



A color photograph of a two-story green house with a small porch, surrounded by lush greenery and yellow flowers in the foreground. A white house is visible to the left.



94 CAROLINE LOT COVERAGE	
LOT SIZE:	6850 S.F.
LOT COVERAGE:	3379 S.F.
EXISTING COVERAGE	49.33 %

SITE PLAN

Scale: 1" : 10'



Scott Gustin

From: Scott Gustin
Sent: Thursday, May 10, 2018 2:50 PM
To: ~~edward@gmail.com~~
Subject: 94 Caroline Street

Hello Dori,

I've looked over your new zoning permit application for short term rental/B&B at 94 Caroline Street. The application is presently incomplete. I see only the application form. There is no explanation of how parking will be provided and managed, nor is there a site plan. As we discussed, you need to provide at least a narrative as to how the parking will be managed. As I recall, you had said you'd like to go with stacked parking with an onsite parking manager. Please send along a narrative for the Development Review Board's consideration as to how you plan to manage parking. As to the site plan, you may use the prior site plan as a template; however, it needs to be updated to depict two pairs of tandem spaces. Right now, it does not.

Let me know if you have any questions.

Scott

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

Burlington Development Review Board

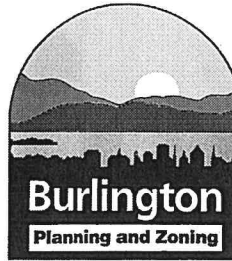
149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/PZ/Boards/Development-Review-Board

Phone: (802) 865-7188

Fax (802) 865-7195

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



Burlington Development Review Board

Findings of Fact

Deliberative Hearing Monday, March 26, 2018

In RE: 18-0697CU; 94 Caroline St. (Ward 5S, RL) (Tax Lot No. 053-4-054-000)

Owner/Applicant: Dori Weigand

Request: Establish short term rental (bed & breakfast) in existing residence. No site or exterior building changes.

Members Present:

Austin Hart
Brad Rabinowitz
Alexandra Zipparo
Geoff Hand
Samantha Tilton

Evidence Presented:

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

I. FINDINGS

Background Information:

The subject property contains two detached residential structures – a single family home in front and a duplex in back. The property owner occupies the single family dwelling and rents the two units in the duplex. At least one of those two duplex units has become a short term rental (bed & breakfast) without a zoning permit. The Code Enforcement Office issued a notice of zoning violation for the unpermitted use February 6, 2018. The applicant is now seeking approval of the use. The Comprehensive Development Ordinance does not yet specifically address short term rentals. They are presently reviewed under the standards for bed and breakfasts per Sec. 5.1.1, *Uses, (e) Uses Not Permitted*, which enables the administrative officer to apply the standards of substantially similar defined uses to as yet undefined uses.

No site or exterior building changes are included in this application. Bed and breakfast is a conditional use in the RL zone wherein the subject property is located. Approval is contingent on owner occupancy of the property. Up to 3 rooms may be let as part of a bed and breakfast in the RL zone. As noted above, the property is owner occupied. The applicant wishes to obtain approval for short term rental of both duplex units. Doing so would exceed the 3-room limitation in this zoning district. Together, the two duplex units contain eight rooms. It may be possible to permit use of just one of the duplex units for short term rental.

Previous zoning actions for this property are noted below:

- 317/17, Approval to replace roofs on both residential structures
- 2/9/17, Approval to replace windows in apartment A
- 9/1/11, Approval to replace window with sliding patio doors
- 4/7/94, Approval for façade renovations to the duplex
- 1/13/94, Approval for patio, fence, and stone wall
- 10/27/92, Approval to reconfigure units onsite – 2 in back building and 1 in front building

Article 2: Administrative Mechanisms

Part 7: Enforcement

Sec. 2.7.8, Withhold Permit

A number of zoning permits have been approved for the subject property. Following issuance of the notice of zoning violation, certificates of occupancy for all of them have been sought. This criterion requires that these older zoning permits be closed out with final certificates of occupancy prior to issuance of a certificate of occupancy for this new zoning permit.

(Affirmative finding as conditioned)

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 property is served by municipal utilities. Sufficient water and sewer service are available. Little change in demand is anticipated as part of this change in use. The applicant is advised to inquire with the Vermont Department of Environmental Conservation as to whether a state wastewater permit is needed for this change in use. **(Affirmative finding as conditioned)**
2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;*

The property is located within an established residential neighborhood in the low density residential zoning (RL) district. The RL zoning district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. This district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhoods' development history. The proposal to use the entire duplex for short term rental exceeds the intensity of a typical bed and breakfast use accessory to a single family home and is inconsistent with the intent of this zone. **(Adverse 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 bed and breakfast is not expected to generate nuisance impacts from noise, odor, dust, and the like that may be more typically associated with industrial uses. **(Affirmative finding)**

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

No traffic analysis has been provided or is required for this application. The proposed bed and breakfast is expected to generate modest additional traffic, primarily associated with guest turn-over. **(Affirmative finding)**

and,

5. *The utilization of renewable energy resources;*

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

and,

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

With the change in use to a bed and breakfast, rooms and meals tax will likely be required. As noted above, bed and breakfasts are limited to 3 rooms within the RL zoning district. The proposal to use the entire duplex clearly exceeds this standard. **(Adverse finding)**

(b) Major Impact Review Standards
Not applicable.

(c) Conditions of Approval:

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

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

The proposed bed and breakfast is not expected to produce offsite noise or glare substantial enough to require mitigation. **(Affirmative finding)**

2. *Time limits for construction.*

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

3. *Hours of operation and/or construction to reduce the impacts on surrounding properties.*
Hours of operation need not apply to the proposed use. As a bed and breakfast, guests will stay overnight.

No construction is associated with this proposal. **(Affirmative finding)**

4. *That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions; and,*
Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time.

5. *Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*
Not applicable.

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The three residential units required a total of 6 parking spaces (2 per unit). The “L” shaped driveway is sufficient to contain 4 parking spaces (2 pairs of 2 tandem spaces). Tandem spaces are allowed for single family homes and duplexes. Note that the parking layout depicted on the site plan is not acceptable – revision to tandem layout is required for the present uses.

The conversion of two residential units to two bed and breakfast units requires up to 8 parking spaces. Note that the parking requirement for bed and breakfast use is 1 space per room. This standard is based on the traditional bed and breakfast configuration – letting some bedrooms in a home for guests. In this case, the applicant is seeking to make two entire units available for a total of 8 rooms but just 2 bedrooms. At best, the total onsite parking requirement may fall to just 4 parking spaces (2 for the single family home and 2 for the 2 bed and breakfast units). That said, the tandem configuration ceases to be acceptable with the change to bed and breakfast use. There is insufficient room in the driveway to provide 2 independently accessible parking spaces for the bed and breakfast units. **(Adverse finding)**

II. MINUTES

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

III. MOTION

Motion: Geoff Hand

I move that the Board deny the application to establish a short term rental (bed & breakfast) in an existing residence at 94 Caroline Street based on the adverse findings in Section I above. The Board has no stance regarding a modified application.

Seconded: Brad Rabinowitz

Vote: 5-0-0, motion carried

Dated at Burlington, Vermont, this 27th day of March, 2018

Respectfully Submitted,



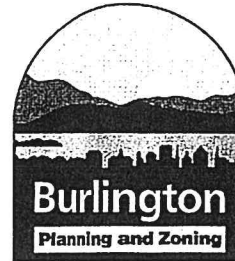
Austin D. Hart, Development Review Board Chair

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.

Department of Planning and Zoning

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

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, Associate Planner
Kathy Parrott, Zoning Clerk
Elsie Tillotson, Department Secretary



Burlington Development Review Board

Minutes/Findings of Fact May 20, 2008

In RE: 08-517CU; 53 Lakeview Tr. (Ward 7, RM) (Tax Lot No. 043-3-013-000)

Owner/Applicant: Margaret Sherman

Request: Conditional use review to expand 2-room bed and breakfast to 3 rooms, including conversion of the existing garage into room #3. No site or exterior building alterations included.

Members Present:

Austin Hart
Eric Miller
Kevin Worden
Glenn Jarrett
Michael Long
Jonathan Stevens
Eleanor Briggs Kenworthy

Evidence Presented:

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

I. FINDINGS

Background Information:

The applicant is seeking approval to convert an existing garage into a 3rd room for the existing 2-room bed and breakfast. Note that the existing 2 rooms are a single suite and rented as a single unit per condition of approval (permit #CU-2004-020). The 3rd room would constitute a 2nd rooming unit and would be used seasonally from November to April; however, this seasonality has no effect on the applicable review criteria. The typical stay in the 3rd room is expected to be about 5 days, somewhat longer than typical for the existing rooms in the house. No site changes are proposed, nor are any exterior building alterations.

Previous zoning actions for this property are listed below:

- 4/28/04, Approval to establish 2-room bed and breakfast in existing single family home

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

(1) The capacity of existing or planned community facilities;

The bed and breakfast is served by existing municipal water and sewer. The additional room will place little additional demand on these services. **(Affirmative finding)**

(2) The character of the area affected;

The subject property is located in a residential neighborhood with impressive lake views. The existing bed and breakfast has been in place for about 4 years now and has generated no known complaints. Several letters of support for the proposal have been submitted from neighbors. As the proposed expansion will not alter the site in any way, impacts on the neighborhood should be minimal. **(Affirmative finding)**

(3) Traffic on roads and highways in the vicinity;

No traffic information has been provided. The 3rd room will generate occasional traffic when in use. The traffic generated would be minimal with no adverse impacts on existing roadway infrastructure. **(Affirmative finding)**

(4) Bylaws then in effect;

The expansion conforms to the applicable zoning criteria. The applicant is responsible for complying with applicable building codes and energy efficiency requirements for the proposed interior fit up of the garage. **(Affirmative finding as conditioned)**

(5) Utilization of renewable energy resources;

No information has been provided with respect to the use of alternative energies. As the expansion will not alter the site or building in any way, it will not unreasonably deter the actual or potential use renewable energies by the subject or neighboring properties. **(Affirmative finding)**

(6) Cumulative impacts of the proposed use;

The additional room will result in negligible cumulative impacts on the neighborhood associated with the existing bed and breakfast. **(Affirmative finding)**

(7) Functional family;

This criterion does not apply to the subject permit request. **(Not applicable)**

(8) Vehicular access points;

A single driveway serves the property. The driveway provides sufficient access and will remain unchanged. **(Affirmative finding)**

(9) Signs;

No signage is included in this proposal. Any signage that may be proposed in the future is subject to a separate zoning permit. **(Affirmative finding as conditioned)**

(10) Mitigation measures;

The proposed bed and breakfast expansion is not expected to produce any perceptible adverse impacts on the neighborhood. Mitigation measures are unnecessary. **(Affirmative finding)**

(11) Time limits for construction;

No exterior construction is proposed. Interior work would be limited as with all conditional use permits (1 year to start, finish by the 2nd). **(Affirmative finding as conditioned)**

(12) Hours of operation and construction;

As noted previously, the 3rd room would be available for guests from November until April. No hours of construction have been noted. In light of the residential neighborhood, construction

should be limited to the typical work week (M-F, 8:00 AM – 5:00 PM). **(Affirmative finding as conditioned)**

(13) Future enlargement or alterations;

Any future enlargement or change of use would be reviewed under the ordinance then in effect. **(Affirmative finding)**

(14) Performance standards;

The proposed expansion does not entail any site or exterior building changes. Therefore, it does not warrant the consideration of performance standards. **(Not applicable)**

(15) Conditions and safeguards;

As conditioned, this project complies with the intent of the zoning ordinance and safeguards against adverse impacts. **(Affirmative finding)**

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(3) Residential Medium Density (RM)

The subject property is located in the RM zone. This zone is primarily intended for medium density residential development in the form of detached single family homes and attached multi-family apartments. A number of conditional uses may be allowed in this zone, depending on their impacts on the character of the area. The existing bed and breakfast relates well to the residential character of the neighborhood. **(Affirmative finding)**

(b) Dimensional Standards & Density

No dimensional standard is affected by the proposed expansion, nor is the density. **(Not applicable)**

(c) Permitted & Conditional Uses

The bed and breakfast is a conditional use in the RM zone. As existing and as proposed, it relates well to the residential character of the neighborhood. **(Affirmative finding)**

(d) District Specific Regulations

None of the criteria under this subsection are affected by the proposed expansion. **(Not applicable)**

Article 8: Parking

While the existing bed and breakfast contains two rooms, they are let as a single unit to guests. Guests are limited to no more than an adult couple with children. This arrangement is per the original permit approval for the bed and breakfast. Given that the rooms are let as a single unit, the required parking for the existing bed and breakfast is 1 space. The proposed additional room would require 1 more space. In total, 4 onsite parking spaces are required (2 for the bed and breakfast, and 2 for the single family home). The driveway contains room for 4 spaces (2 pairs of tandem). This arrangement is acceptable per Sec. 8.1.14, *Stacked and Tandem Parking Restrictions*, which allows stacked parking so long as an attendant is present to move vehicles. The applicant has provided a written statement guaranteeing her availability to move vehicles when the lot is in operation as required under this criterion. **(Affirmative finding as conditioned)**

II. MINUTES

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

III. MOTION

Article 3 (Applications and Reviews), Article 4 (Maps & Districts), and Article 8 (Parking)

Motion: Austin Hart

I move that the Board grant conditional use approval to expand the 2-room bed and breakfast to 3 rooms, including conversion of the existing garage into room #3, no site or exterior building alterations included, located at 53 Lakeview Tr in the RM zone in accordance with Articles 3, 4, and 8. Approval is subject to the following conditions:

1. Except as specifically changed in this approval, all conditions of approval of permit CU-2004-020 shall remain in effect.
2. This approval is for the expansion of an existing bed and breakfast; it in no way grants or implies approval of an additional dwelling unit.
3. No room in the bed and breakfast shall be let to a client or clients for more than 30 days at a time in a continuous 12-month period.
4. This approval includes stacked parking per Sec. 8.1.14 of the Ordinance. An attendant shall always be present and able to move vehicles when the parking lot is in operation.
5. Construction hours shall be limited to Monday – Friday, 8:00 AM – 5:00 PM.
6. No outdoor signs are included in this approval. All outdoor signs are subject to a separate zoning permit application.
7. The Applicant/Property Owner is responsible for obtaining all necessary permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes as required.
8. Standard permit conditions 1-18.

Seconded: Eleanor Briggs Kenworthy

Vote: 7-0-0, motion carried

Dated at Burlington, VT, this 20th day of May, 2008.

Respectfully Submitted,


Austin Hart, Development Review Board Chair

Please note that an interested person may appeal a decision of the Development Review Board to the Vermont Environmental Court. (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 Environmental Court. 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.

Sincerely,

Maggie Sherman
One Of A Kind Bed & Breakfast
Contessa of Comfort
53 Lakeview Terrace
Burlington, VT 05401
1-802-862-5576
1-877-479-2736
www.oneofakindbnb.com
maggie@oneofakindbnb.com

Letter of Guarantee

Maggie Sherman
One Of A Kind Bed and Breakfast
53 Lakeview Terrace
Burlington, VT

March 24, 2008

Burlington Department of Planning and Zoning
Burlington Development Review Board
149 Church Street
Burlington, VT 05401

Attention: Scott Gustin

Dear Scott::

As the sole owner and permanent resident of the owner occupied One Of A Kind Bed and Breakfast, this letter is to confirm and guarantee that I am in residence at all time, when I have paying guests staying at my establishment. Because of this 24/7 availability, I am present and to hold the keys to vehicles parked in my driveway of both my guests and myself and at the ready to move any and all vehicles parked in tandem in my driveway.

Sincerely,

Maggie Sherman



53. Labrador Canada

RECEIVED

JUL 13 2018

UVM Medical Center - Inpatient (RH Miller) Building Project

Emergency Department Permanent Signage

Zoning Permit Amendment Application - Project Narrative

DEPARTMENT OF
PLANNING & ZONING

July 13, 2018

I. Overview

The University of Vermont Medical Center (UVM Medical Center) is currently constructing an approximately 208,000 square foot (sq. ft.) Inpatient Building project, known as the RH Miller Building. It is located above the Emergency Department on the west side of its Medical Center Campus at 111 Colchester Avenue in Burlington. The UVM Medical Center received Development Review Board (DRB) approval and Zoning Permit #14-1321CA on September 9, 2014 for this Project.

The RH Miller Building is being constructed in phases, which involves temporary parking and roadway configuration for the Emergency Department. The UVM Medical Center received a temporary signage permit for directing people to the Emergency Department during construction in 2016. With the Project nearing completion, the UVM Medical Center wants to install permanent signage for the Emergency Department. This City Zoning Permit Administrative Amendment application is for replacing and adding permanent Emergency Department signage along Hospital Drive and on the RH Miller Building.

II. Background

The RH Miller Building is a seven-story building (two lower circulation and mechanical floors, four inpatient bed floors and a mechanical penthouse) with related site work, utility/MEP upgrades and extensions, renovations and interfacing within the existing Ambulatory Care Center (ACC) and McClure Buildings. The Building is constructed above the existing Emergency Department parking lot and will connect with the existing ACC and McClure buildings in several locations. It involves the realignment of Hospital Drive, with circulation and drop off areas beneath and next to the new building for access to the Emergency Department. Access to the RH Miller Building is from the ACC and McClure Buildings only; there is no access from Hospital Drive.

The UVM Medical Center is located in the Institutional (I) Zoning District and the University of Vermont Medical Center Campus (ICC-UVMC) Institutional Core Campus Overlay Zoning District. The UVM Medical Center has a master signage plan that guides the design and placement of directional and informational signs on their medical center campus. They received Zoning Permit #05-481CA - master sign plan approval from the City of Burlington Development Review Board on April 25, 2005.

Prior to the construction of the RH Miller Building, there was existing directional signage along the access road - Hospital Drive for the Emergency Department and for UVM parking lots by the Fleming Museum and Converse Hall. Signage as-built plans from 2011 indicate there were 13 freestanding vehicular directional signs along Hospital Drive leading to the Emergency Department. In addition, there were several signs on the Emergency Department building entrance. Since 2005, the UVM Medical Center has received several sign permits for this area of their medical center campus. See the signage master plan as-built plans from 2011 and 2014 in the attached Signage Plans and Details package. All the freestanding and vehicular directional signs that were located along Hospital Drive and on the Emergency Department were removed prior to beginning construction of the RH Miller Building.

In October 2016, the UVM Medical Center received Zoning Permit #17-0593SN for temporary Emergency Department signage for the RH Miller Building. This permit includes 3 freestanding signs and 4 building mounted temporary signs. With the RH Miller building nearing completion, the temporary Emergency Department building and temporary signs will be removed. The new Emergency Department will open in its permanent location under the RH Miller Building and the final site layout including Hospital Drive, the parking areas and landscaping, will be completed.

III. Proposed Emergency Department Signage

There were 13 signs along Hospital Drive prior to the construction of the RH Miller Building with several signs located on the Emergency Department building. Today, there are 7 existing temporary Emergency Department signs along Hospital Drive and several signs on the temporary Emergency Department building. As discussed above, the temporary Emergency Department building and temporary signs will be removed and 17 new signs that will be installed. All new signs, except the building mounted signs as noted, will have retro-reflective letters and symbols.

This proposed signage is a replacement of the temporary and original Emergency Department signage. There are a few more signs than what originally existed in this area because access to the Emergency Department has changed; it is now located underneath the RH Miller Building. The total estimated cost of the proposed signage is \$189,000.

The proposed Emergency Department Signage consists of 10 freestanding vehicular directional signs, 4 parallel overhead vehicular signs attached to the bottom of the first floor and support columns of the RH Miller Building, and 3 building mounted signs: 2 leading up to and at the Emergency Department entrance and 1 on the north elevation of the RH Miller Building.

- The freestanding vehicular directional signage is located along Mary Fletcher Drive and Hospital Drive directing visitors to the Emergency Department and to abutting buildings and parking areas. The proposed vehicular directional signage is the same size as the

signage that existed along Hospital Drive prior to the construction of the RH Miller Building.

- The parallel overhead vehicular signage is located on the RH Miller Building directing visitors and ambulances to the Emergency Department. This is new signage that did not previously exist for the Emergency Department.
- The building mounted signage is for the identification of the Emergency Department and of the RH Miller Building. There was building mounted signage on the Emergency Department prior to construction of the RH Miller Building as well as temporary building mounted signage on the temporary Emergency Department. The buildings on the UVM Medical Center typically have names on their facades for identification, similar to the building mounted sign proposed for identification of the RH Miller Building.

The following table provides a summary of the proposed signage. The Signage Plans and Details provide more information on locations, materials, types and colors of the proposed signage.

Proposed Directional Signage

Below is more information on the proposed directional signage.

The 9 **VD1 vehicular directional sign** overall height and size of the signs have not changed. These signs are approximately 15 square feet in size and stand at a height of 6'-5 3/8". The background will be aluminum painted in green and white. The "Emergency" sign will be red with internal LED dimmable lighting. The text will be retro-reflective white letters and symbols will be painted as noted on the detail sheets.

The 1 **VD3 vehicular directional sign** is approximately 12 square feet in size and stands at a height of 4'-11 1/8". The background will be aluminum painted red with retro-reflective white letters and emergency symbols, and the sign will have internal LED dimmable lighting.

The 3 **VR4 overhead vehicular signs** and their messaging are for directing people to the Emergency Department drop off and the ambulance only drop off areas. Each sign background will be painted aluminum with retro-reflective lettering and are approximately 70 square feet in size. The "Do Not Enter" and "Ambulance Only" signs will be painted green with white lettering and symbols, with a smaller yellow sign below it with black lettering stating the clearance height of the sign.

The 1 **EID1 overhead vehicular sign** will have the "Emergency Only" painted red with white lettering and symbols, with a yellow sign below it with black lettering stating the clearance height of the sign. These signs will have retro-reflective lettering, will not have internal lighting,

UVM Medical Center - Inpatient (RH Miller) Building Project
Emergency Department Permanent Signage Zoning Permit Amendment Application - Project Narrative
July 13, 2018

Proposed Sign	Quantity	Type	Double Faced Sign?	Illumination**	Materials	Building Mounted?	Size: Total Area*	Size: Height of Sign*	Conform with CDO
VD1 - Vehicular Directional	9	Freestanding	Yes - 1 sign only	Yes - for "Emergency" lettering only, internally lit, LED modules, 5,000-5,500K dimmable	Metal - Aluminum	No	15 sq. ft.	6'-5 3/8" to top of sign	Yes
VD3 - Vehicular Directional	1	Freestanding	No	Yes - internally lit, LED modules, 5,000-5,500K dimmable	Metal - Aluminum	No	12 sq. ft.	4'-11 1/8" to top of sign	Yes
VR4 - Vehicular Regulatory, Overhead	3	Parallel	No	Non-illuminated	Metal - Aluminum	Yes	70 sq. ft.	Varies from 15'-2" to 18' to bottom of sign	Partial
EID1 - Emergency ID	1	Parallel	No	Non-illuminated	Metal - Aluminum	Yes	70 sq. ft.	12'-5" to bottom of sign	Partial
EID2 - Emergency ID	1	Parallel	No	Yes - internally lit, LED modules, 5,000-5,500K	Metal - Aluminum	Yes	128 sq. ft.	12'-8" to bottom of sign	Yes
EID3 - Emergency ID	1	Parallel	No	Non-illuminated	Metal - Aluminum	Yes	11 sq. ft.	9'-2" to bottom of sign	Yes
Miller Building Name Plate	1	Parallel	No	Non-illuminated	Metal	Yes	21 sq. ft.	38'-11" to top of sign	Partial

Note:

* - See Signage Plans and Details for more information.

** - Lettering and symbols will be retro-reflective except as noted above.

July 13, 2018

JUL 13 2018

and will be attached to the underside of the first floor and the support columns of the RH Miller Building. They vary in height from the ground to the bottom of the sign from approximately 9'-9 1/4" at the south end (the "Emergency Only" sign) to 15'-4" at the north end (the "Do Not Enter" sign). The difference in the heights of these signs is reflective of the grades sloping down to the north.

Proposed Building Signage

There are 2 **EID2 and EID3 building mounted signs** on the new Emergency Department building entrance. The EID2 sign, which has red "Emergency" letters attached to the building, will have internal LED lighting. It is mounted on the front of the Emergency Department façade, is approximately 86 square feet in size, and approximately 12' – 8" from the ground to the bottom of the sign. The EID3 sign will have a red background with white letters and is mounted above the main door into the Emergency Department. It is approximately 11 square feet in size and 9' – 2" from the ground to the bottom of the sign.

Proposed Building Name Signage

A **building mounted sign** stating the name of the building: "Miller Building", will be placed on the north elevation of the RH Miller Building. The letters will be green and will be approximately 21 square feet in size. It is located 38'-11" above grade, which is on the first floor of the building.

Conformance with Burlington Comprehensive Development Ordinance

As stated above, the UVM Medical Center has an approved master signage plan. Several of the proposed signs are in conformance with this document and several will need to be approved as part of the master sign plan.

A review of the proposed Emergency Department Permanent Signage and its conformance with *Article 7: Signs* regulations for the Institutional Zoning District and the University of Vermont Medical Center Campus (ICC-UVMMC) Institutional Core Campus Overlay Zoning District was done by White + Burke. The following is a summary of these findings.

Conforming Signs

- The **vehicular directional signs** (9 **VD1** and 1 **VD3**), considered freestanding signs, conform with the sign regulation types and sizes noted in *Article 7* and *Table 7.2.1-1 Sign Regulation Summary*. These signs are below the maximum height of 14' for the Institutional Zoning District. The VD3 sign will be internally illuminated, which will be low voltage LED light temperature, is dimmable, and will not exceed 200 initial lumens per square foot.

- The **building mounted signs (EID2 and EID3)**, considered parallel signs, are located on the front elevation of the Emergency Department located under the RH Miller building. The EID3 sign will be internally illuminated, which will be low voltage LED light temperature, is dimmable, and will not exceed 200 initial lumens per square foot. These signs conform with the sign regulation types and sizes noted in *Article 7* and *Table 7.2.1-1 Sign Regulation Summary*.

Non-Conforming Signs

- The **overhead vehicular signs (3 VR4 and 1 EID1)**, considered parallel signs, are located on the west elevation of the RH Miller building. Each sign is approximately 70 sq. ft. in size. As they are all attached to the western façade of the RH Miller Building, the total area of these signs is 280 sq. ft. While these signs combined are less than 15% of the total area of the western façade of the RH Miller Building, they are not under 200 sq. ft. requirement as stated in *Section 7.2.3(a)3*.

These signs are important directional signs for accessing the Emergency Department and are placed overhead above driveways. They range in height from 15'-2" to 18' from the ground. While these signs will be above 14' height, they meet *Section 7.2.3(a)4* as follows:

- they are located on the bottom of the first floor of the RH Miller Building and the floor to ceiling height of the first floor is more than 14 feet;
 - they will not be located above the floor level of the second story of the building;
 - these signs are designed to be architecturally proportionate to and compatible with the RH Miller building; and
 - these signs are not internally illuminated.
- The **building mounted sign**, considered a parallel sign, is located on the north elevation of the RH Miller building. This sign meets the size requirements for the Institutional Zoning District. This sign is placed at a height of 38' – 11" from the ground. While this sign will be above 14' height, it meets *Section 7.2.3(a)4* as follows:
 - it is located on the first floor of the RH Miller Building and the floor to ceiling height is more than 14 feet;
 - it will not be located above the floor level of the second story of the RH Miller Building;
 - the sign is designed to be architecturally proportionate to compatible with the RH Miller building; and
 - the sign is not internally illuminated.

DRB Request

Because of the unique nature of this building and the purpose of the overhead vehicular signs (3 VR4 and 1 EID1 signs – directional for the Emergency Department) and the building mounted

sign ("Miller Building" sign - identification), we respectfully request Development Review Board (DRB) approval (waiver/variance) of these signs.

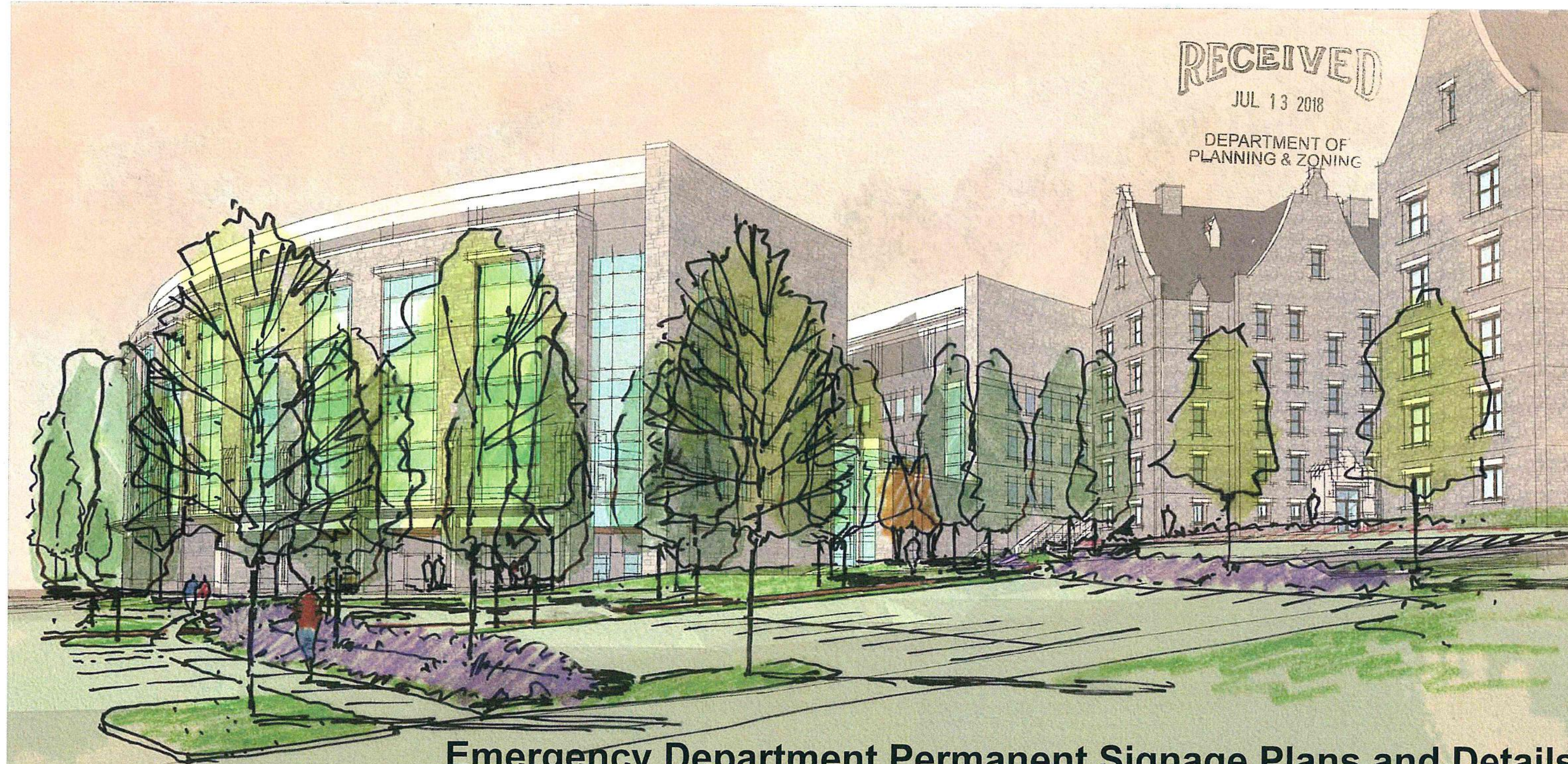
In *Part 3: Sign Plans, Section 7.3.4 – Flexibility from Existing Standards*, the DRB may approve variations to signs that are part of a sign master plan. We respectfully request DRB approval for the proposed Emergency Department permanent signage and that it be incorporated into the UVM Medical Center existing master signage plan approval for their medical center campus located at 111 Colchester Avenue.

RECEIVED
JUL 13 2018

DEPARTMENT OF
PLANNING & ZONING

RECEIVED
JUL 13 2018

DEPARTMENT OF
PLANNING & ZONING



Emergency Department Permanent Signage Plans and Details

Medical Center Campus

University of Vermont Medical Center

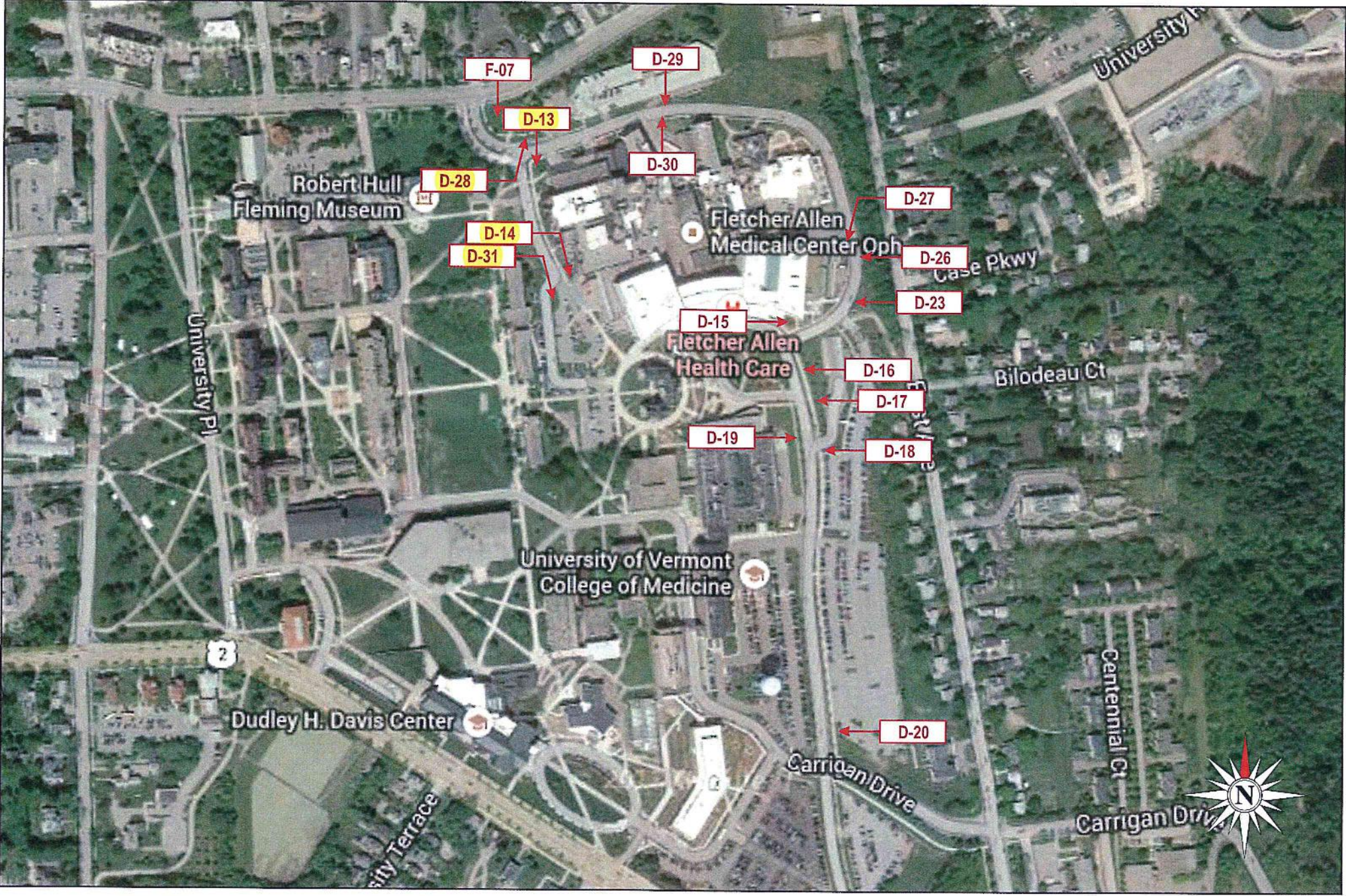
Burlington, Vermont

THE
University of Vermont
MEDICAL CENTER

City of Burlington Administrative Amendment Application

July 3, 2018

UVM Medical Center - Signage Master Plan: Latest Revision from 2014



RECEIVED
JUL 13 2018
DEPARTMENT OF
PLANNING & ZONING

Drawing prepared by:



SITE PLAN

Location: 111 Colchester Ave
Burlington, VA 05401

Proj #: 4265

Loc #: 36

File Path: A:\Active\ACCOUNTS\Fletcher Allen Partners\Project 4265\Locations\36_Burlington VT_Post & Panels

Drawing prepared for:

THE
University of Vermont
HEALTH NETWORK

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
Original	188964	09/23/14	HM	NLR	Sign 46 Added to Sign Package	
Rev 1	190296	10/03/14	HM	NLR	Added temporary banners for F-08, F-09 & F-10	
Rev 2	192035	10/09/14	SD	BV		
Rev 3	192050	10/13/14	HM	KWK		
Rev 4	194774	11/10/14	HM	NLR	Revised to Reflect New Spacing, Alignment, Guidelines	
Rev 5	194726	12/10/14	HM	NLR	See Request for Revision Notes	
Rev 6	200528	12/18/14	HM	NLR	See Request for Revision Notes	
Rev 7						
Rev 8						

TK&A

TSOI/KOBUS & ASSOCIATES
ARCHITECTS

One Brattle Square P.O. Box 9114
Cambridge, MA 02131-1114
Tel: 617 491 3067 Fax: 617 864 0265
www.tka-architects.com

Fletcher
Allen
HEALTH CARE

In alliance with
The University of Vermont

RENAISSANCE PROJECT

Client: Fletcher Allen Health Care
111 Colchester Avenue
Burlington, VT 05401
Tel: 802 847 5959
Fax: 802 847 5251

CM: Macomber Company
One Design Center Place
Suite 400
Burlington, VT 05401
Tel: 802 478 6307
Fax: 802 478 2123

Associate Architect: Barton Malow Company
3777 Franklin Road
Suite 300
Southfield, MI 48034
Tel: 248 351 5775
Fax: 248 351 5795

Structural: Freeman French Freeman
81 Maple Street
P.O. Box 306
Burlington, VT 05402-0306
Tel: 802 866 1544
Fax: 802 866 1912

MCEP: Weidinger Associates
One Broadway, 11th Floor
Cambridge, MA 02142-1100
Tel: 617 374 0000
Fax: 617 374 0010

Landscaping: BUR+A Engineers
1100 Soldiers Field Road
Boston, MA 02131
Tel: 617 254 0916
Fax: 617 254 9175

Civil: S&E Group
55 College Street
Burlington, VT 05401
Tel: 802 863 0991
Fax: 802 865 2440

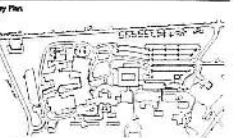
Materials Handling & Vertical Transportation: Dufresne-Henry Inc.
60 Chittenden Street
P.O. Box 545
William, VT 05495
Tel: 802 866 1430
Fax: 802 866 1435

Permitting: Lammert & Assoc., Inc.
1801 Alexander Dell Drive
Suite 600
Baltimore, VA 20891
Tel: 703 476 8400
Fax: 703 476 8541

Survey: David G. White & Associates, Inc.
Rushy Adrians
18 Battery Street, Box 1907
Burlington, VT 05402-1907
Tel: 802 863 1511
Fax: 802 862 3601

As-Built Record Drawings
August 28, 2008

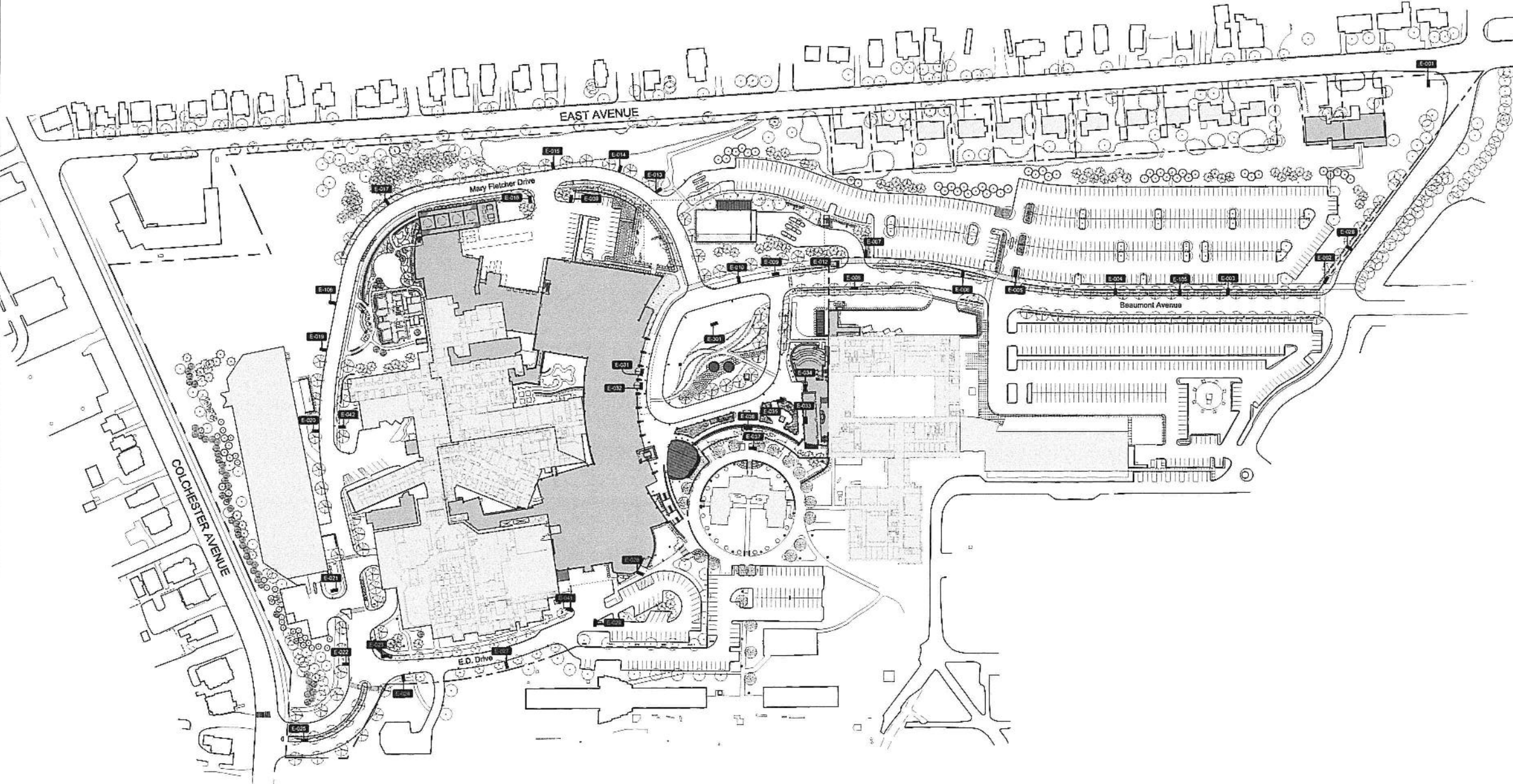
Revisions	No.	Description	Date
	001	80% Progress Set	09/01/01
	002	City/State & County Review Set	04/18/01
	003	City/State & County Review Set	04/22/01
	004	Revised for City Permit	08/06/01
	005	QIP Addendum	08/01/01
	006	City/State & County Review Set	08/15/01
	007	Issued for Permit Amendment	08/15/01
	008	Working Set	12/11/03
	009	Additional DOT Survey	11/13/05



Driving Title

Sign Location Plan

Job Number: 0215-257
Drawing No.: SG.01



Signs along Hospital Drive prior to RH Miller Building Construction

RECEIVED

JUL 13 2018

DEPARTMENT OF
PLANNING & ZONING

Scale: 1" = 80'-0"

TK&A

TSOI/KOBUS & ASSOCIATES
ARCHITECTS

One Brattle Square P.O. Box 9114
Cambridge, MA 02138-1114
Tel: 617 491 3067 Fax: 617 864 0265
www.tka-architects.com

Fletcher
Allen
HEALTH CARE
In alliance with
The University of Vermont

RENAISSANCE PROJECT

Client Fletcher Allen Health Care
111 Colchester Avenue
Burlington, VT 05401
Tel: 802 847 5515
Fax: 802 847 5535

CM Macomber Company
One Design Center Place
Suite 609
Burlington, MA 02210
Tel: 617 478 0207
Fax: 617 478 2122

Barton Mulroy Company
27777 Franklin Road
Suite 800
Southfield, MI 48034
Tel: 248 331 5779
Fax: 248 331 5795

Associate Architect Freeman French Freeman
41 Maple Street
P.O. Box 308
Burlington, VT 05402-0308
Tel: 802 864 6844
Fax: 802 860 1815

Structural Weldlinger Associates
One Broadway, 17th Floor
Cambridge, MA 02142-1100
Tel: 617 374 0000
Fax: 617 374 0016

M/E/P M/A - A Engineers
1320 Golden Field Road
Burlington, MA 02215
Tel: 617 254 0016
Fax: 617 254 9175

Landscape SSE Group
116 Colchester Street
Burlington, VT 05401
Tel: 802 865 0978
Fax: 802 865 2440

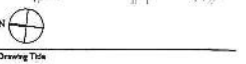
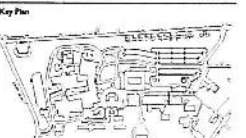
Civil Duffness-Henry Inc.
60 Commerce Street
P.O. Box 346
Burlington, VT 05405
Tel: 802 866 1435
Fax: 802 866 1435

Materials Handling & Vertical Transportation Lammers & Assoc., Inc.
1801 Alexander Hill Drive
Suite 400
Burlington, VT 05401
Tel: 802 478 8400
Fax: 802 478 8341

Permitting David G. White & Associates, Inc.
100 Gateway Street, Suite 1007
Burlington, VT 05402-1007
Tel: 802 862 9225
Fax: 802 862 3601

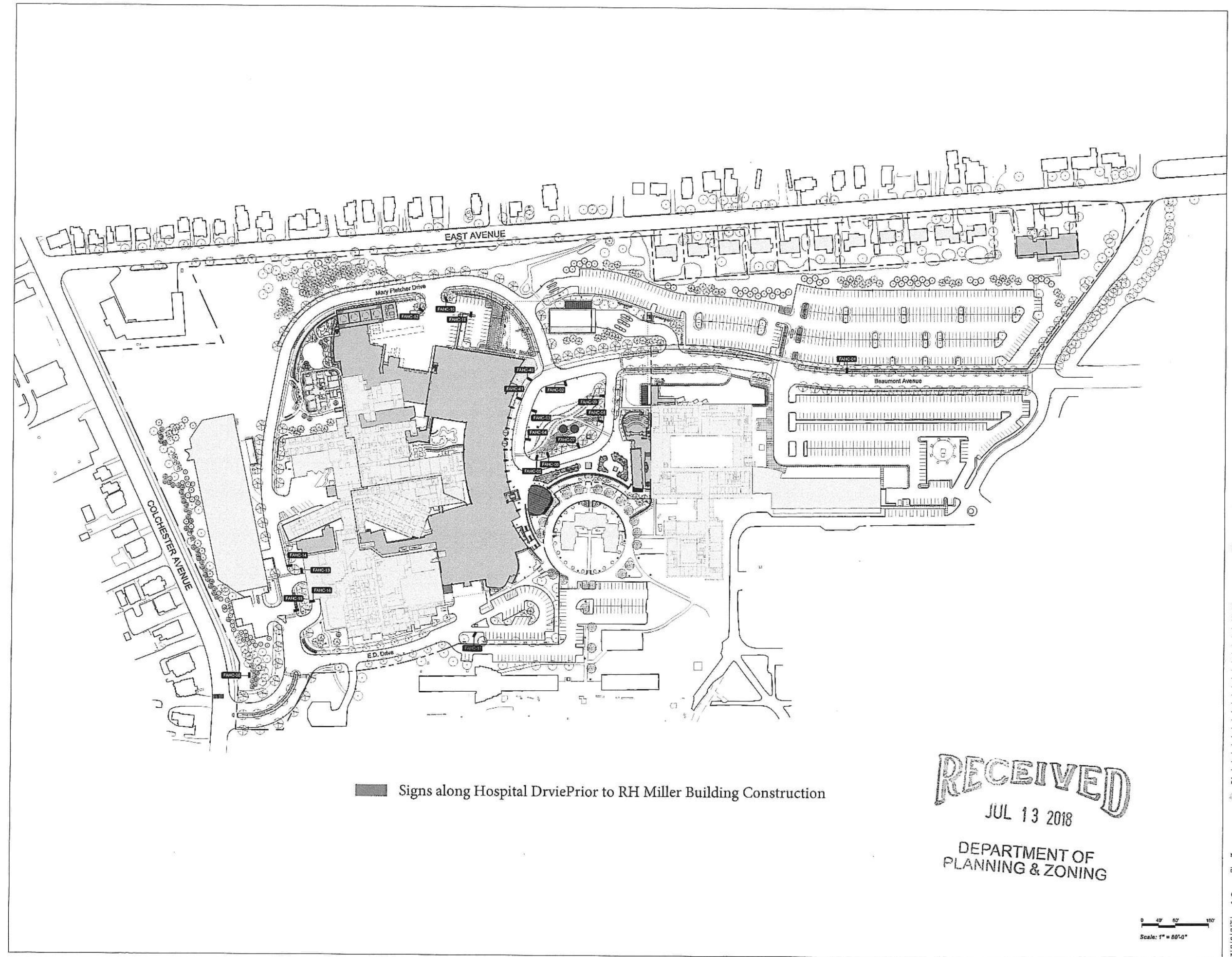
As-Built Record Drawings
August 28, 2008

Revisions	No.	Description	Date
	1	BOS Progress Set	03/01/08
	2	City/State & 100% Review Set	04/18/08
	3	City/State 2	04/23/08
	4	Issued for City Permit	05/06/08
	5	City/State 3	06/11/08
	6	City/State 4	06/15/08
	7	Issued for Permit Amendment	06/15/08
	8	Auxiliary Sheet	10/01/08
	9	Additional R/GT Sheet	11/13/09



Sign Location Plan

Job Number 00213-252 Drawing No. SG.02
Drawn by [initials]
Checked by [initials]
Date 06/22/09
Plot scale 1" = 80'

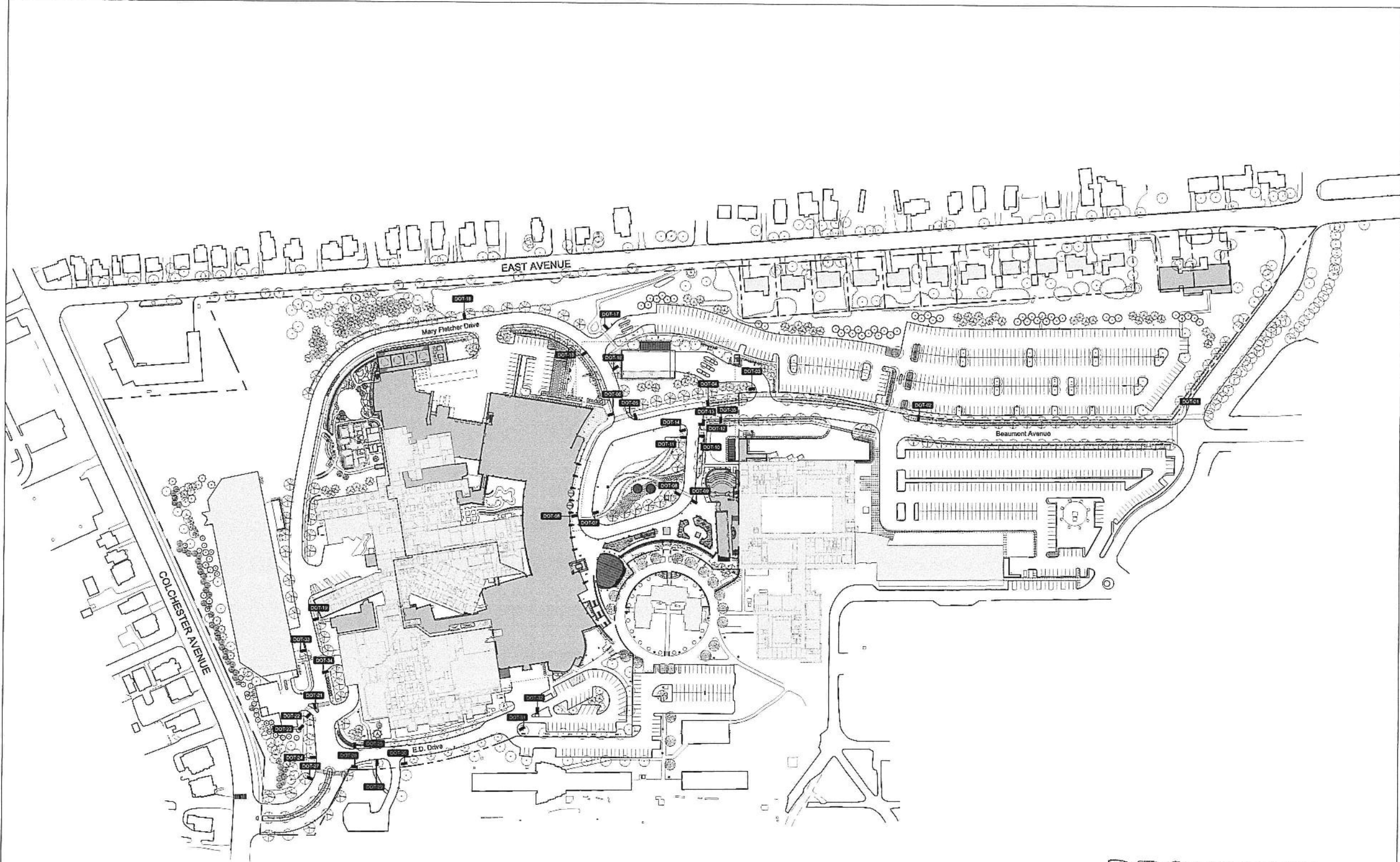


Signs along Hospital Drive Prior to RH Miller Building Construction

RECEIVED
JUL 13 2018

DEPARTMENT OF
PLANNING & ZONING

Scale: 1" = 80'-0"



■ Signs along Hospital Drive prior to RH Miller Building Construction

RECEIVED
JUL 13 2018

DEPARTMENT OF
PLANNING & ZONING

0 40' 80' 160'
Scale: 1" = 80'-0"

TK&A

TSOI/KOBUS & ASSOCIATES
ARCHITECTS

One Brattle Square P.O. Box 9114
Cambridge, MA 02138-1114
Tel: 617 491 3067 Fax: 617 864 0265
www.tka-architects.com

Fletcher
Allen
HEALTH CARE

In alliance with
The University of Vermont

RENAISSANCE PROJECT

Client Fletcher Allen Health Care
111 Colchester Avenue
Burlington, VT 05401
Tel: 802 847 5555
Fax: 802 847 5522

CM Macomber Company
One Design Center Place
Suite 600
Burlington, MA 02210
Tel: 802 478 6207
Fax: 802 478 2123

Blanton Malow Company
2777 Franklin Road
Suite 600
Southold, NY 11961
Tel: 607 548 5779
Fax: 607 548 5779

Associate
Architect
Freeman French Freeman
41 Maple Street
P.O. Box 106
Burlington, VT 05402-0106
Tel: 802 864 6344
Fax: 802 860 1815

Structural
Weidinger Associates
One Broadway, 11th Floor
Cambridge, MA 02142-4100
Tel: 617 734 0000
Fax: 617 734 0010

M/E/P
R&A Engineers
1100 Soldiers Field Road
Burlington, MA 05405
Tel: 802 864 0216
Fax: 802 864 0215

Landscape
SE Group
156 College Street
Burlington, VT 05401
Tel: 802 861 0098
Fax: 802 865 2460

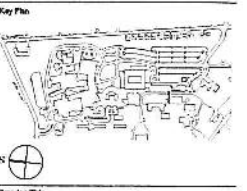
Civil
Dufresne-Henry Inc.
60 Cummings Street
P.O. Box 546
Williamstown, VT 05495
Tel: 802 866 1430
Fax: 802 866 1435

Materials
Handling &
Vertical
Transportation
Lawrence & Assoc., Inc.
1801 Alexander Bell Drive
Suite 400
Reston, VA 20191
Tel: 703 476 8400
Fax: 703 476 8241

Permitting
David G. White &
Associates, Inc.
Randy Anderson
188 Battery Street, Box 1007
Burlington, VT 05402-1007
Tel: 802 863-0113
Fax: 802 863 3501

As-Built Record Drawings
August 28, 2008

Revisions	No.	Description	Date
	1	80% Progress Set	03/01/01
	2	CD/MS & 100% Review Set	04/01/01
	3	CD/MS & 100% Review Set	04/23/01
	4	Issued for City Permit	08/05/01
	5	CD/MS Addendum	08/21/01
	6	CD/MS Addendum	08/21/01
	7	Issued for Permit Amendment	04/15/04
	8	DOT Survey	10/11/04
	9	Additional DOT Survey	11/13/09



Sign Location Plan

Job Number 20213-227
Drawn by CA
Checked by JH
Date 01/22/21
Plot scale 1" = 80'

SG.03

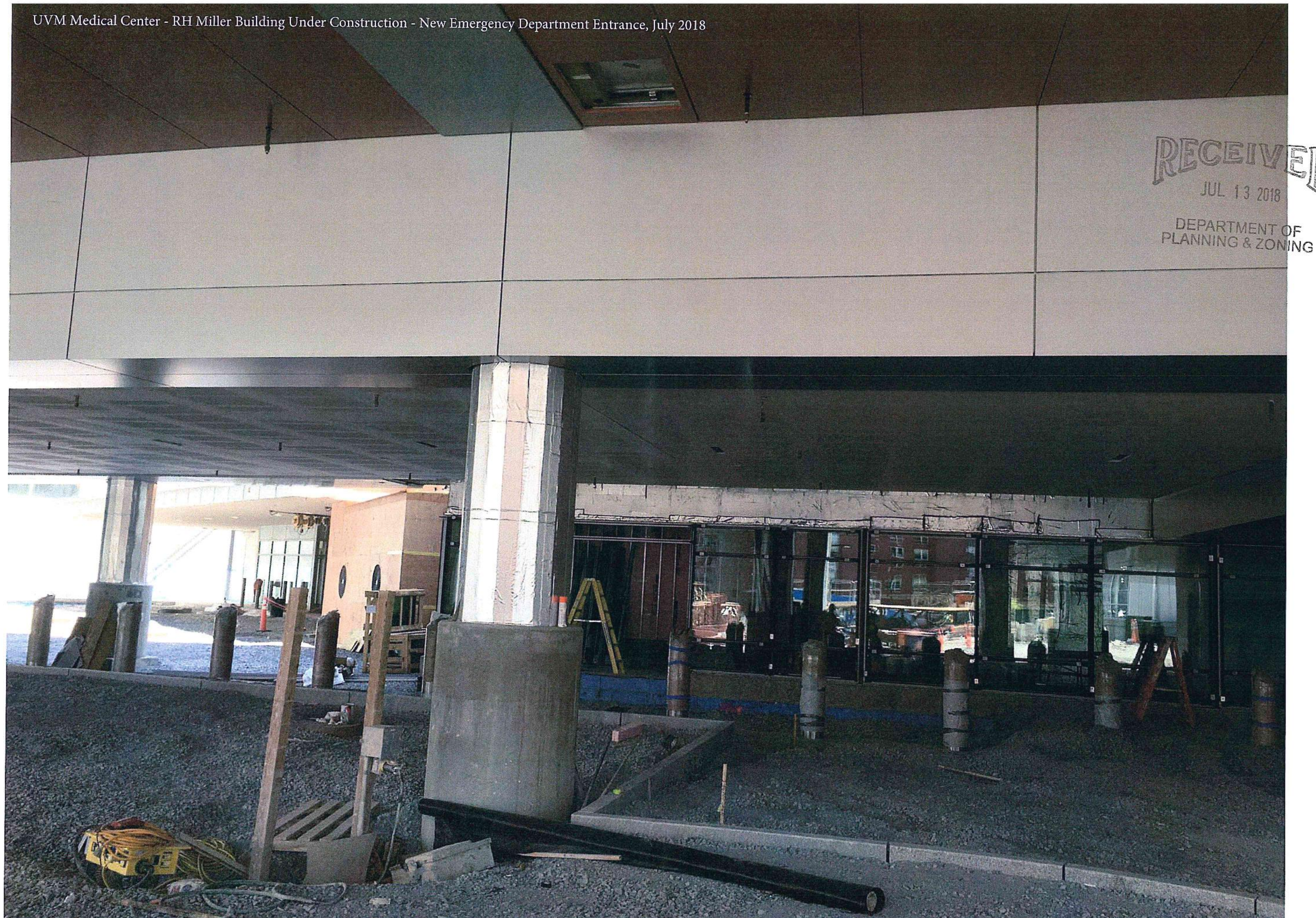
UVM Medical Center - RH Miller Building Under Construction, Hospital Drive Temporary Location, July 2018



UVM Medical Center - RH Miller Building Under Construction with Temporary Emergency Department, July 2018

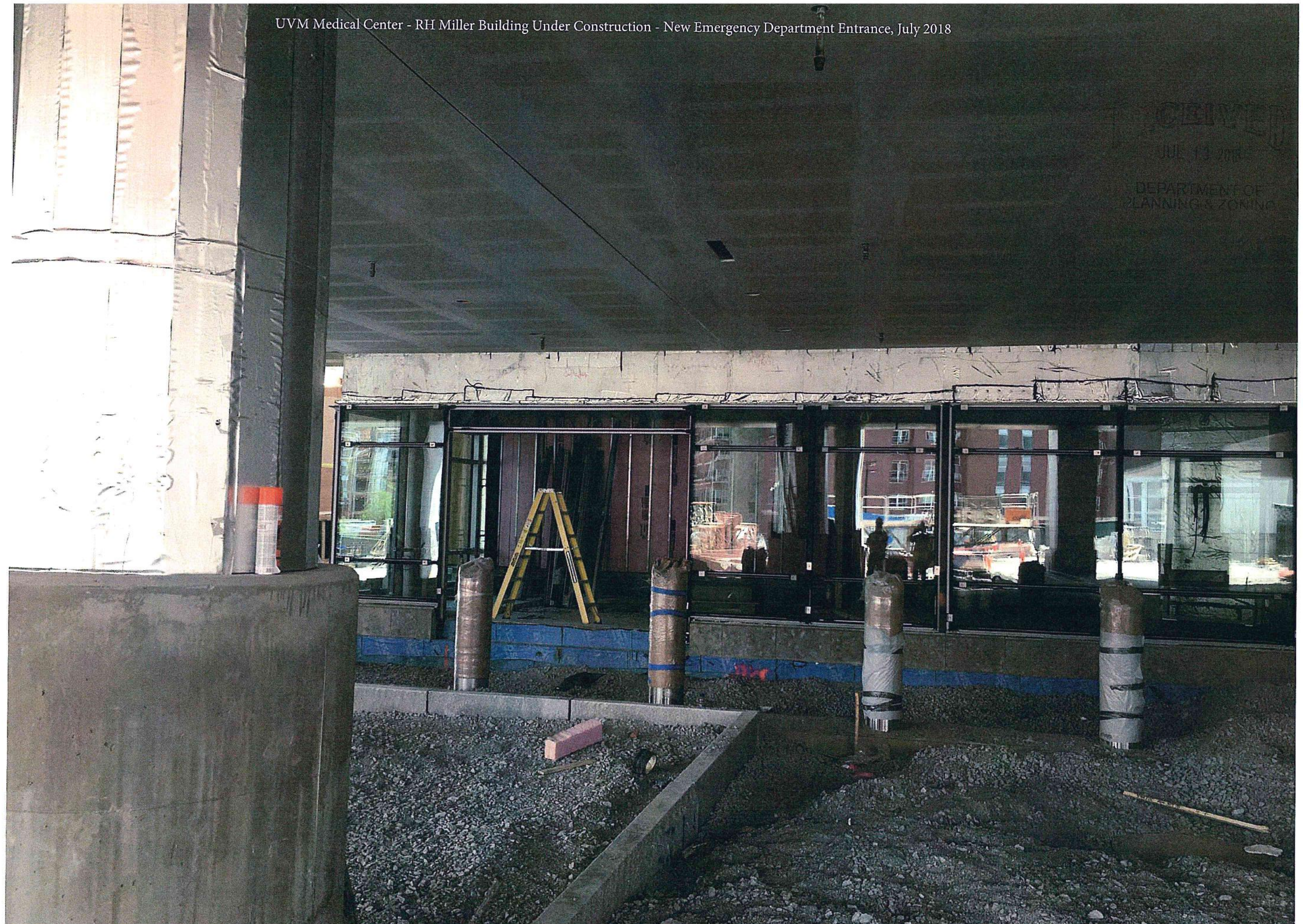


UVM Medical Center - RH Miller Building Under Construction - New Emergency Department Entrance, July 2018

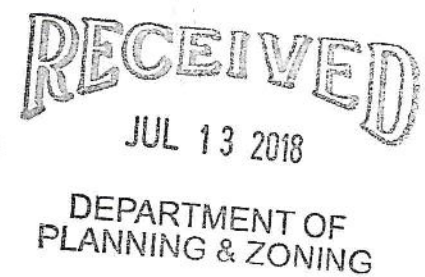


RECEIVED
JUL 13 2018
DEPARTMENT OF
PLANNING & ZONING

UVM Medical Center - RH Miller Building Under Construction - New Emergency Department Entrance, July 2018



WEST
PAVILION



Message Schedule

Message Schedule
17UVM276001 University of Vermont
Medical Center – Exterior (ED)

Phase: CD

06/15/2018

Message Schedule

Sign ID	Message	Description	Drawing No.	Notes	Qty.
Phase 1 - Exterior (ED)					16
New					16
VD1-L1-0001	Side A [UA] Exit to Colchester Ave [RA] Hospital Parking [S3: parking symbol] Drop-off/Pick-up Exit to [S5: I-89 symbol]	Vehicular Directional (lg)			1
VD1-L1-0003	Side A [UA] EMERGENCY [S2: emergency symbol] [RA] Fleming Museum [S3: parking symbol] [UA] Residence Halls	Vehicular Directional (lg)			1
VD1-L1-0005	Side A [RA] EMERGENCY [S2: emergency symbol] [RA] Fleming Museum Residence Halls [UA] Hospital Parking [S3: parking symbol] Drop-off/Pick-up	Vehicular Directional (lg)			1
VD1-L1-0015	Side A [UA] EMERGENCY [S2: emergency symbol] [UA] Residence Halls	Vehicular Directional (lg)			1
VD1-L1-0017	Side A [UA] Hospital Parking [S3: parking symbol] Exit to [S5: I-89 symbol] Exit to Colchester Ave	Vehicular Directional (lg)			1
VD1-L1-0019	Side A [UA] EMERGENCY [S2: emergency symbol] [RA] Residence Halls [S3: parking symbol]	Vehicular Directional (lg)			1
VR4-L1-0021	Side A [S4: do not enter symbol] Do Not Enter [S4: do not enter symbol] 15' - 0" CLEARANCE	Overhead Vehicular Regulatory		Sign fabricator to confirm clearance height with UVMCMC prior to production.	1
VR4-L1-0023	Side A [S4: do not enter symbol] AMBULANCE ONLY [S4: do not enter symbol] 13' - 6" CLEARANCE	Overhead Vehicular Regulatory		Sign fabricator to confirm clearance height with UVMCMC prior to production.	1

Sign ID	Message	Description	Drawing No.	Notes	Qty.
VD1-L1-0027	Side A [UA] EMERGENCY [S2: emergency symbol] [LA] Ambulances Only [RA] Emergency Parking [S3: parking symbol] [UA] Emergency Drop-off	Vehicular Directional (lg)			1
VD1-L1-0031	Side A Emergency parking only. All others will be towed.	Vehicular Directional (lg)			1
VR4-L1-0033	Side A [S4: do not enter symbol] Do Not Enter [S4: do not enter symbol] 12' - 6" CLEARANCE	Overhead Vehicular Regulatory		Sign fabricator to confirm clearance height with UVMCMC prior to production.	1
VD1-L1-0035	Side A [LA] Hospital Parking [S3: parking symbol] Exit to [S5: I-89 symbol] Exit to Colchester Ave Side B [UA] Emergency Parking [S3: parking symbol]	Vehicular Directional (lg)			1
EID3-L1-0039	Side A EMERGENCY	Dimensional Emergency ID (md)			1
EID2-L1-0041	Side A [S2: emergency symbol] EMERGENCY [S2: emergency symbol]	Dimensional Emergency ID (lg)			1
EID1-L1-0043	Side A [S2: emergency symbol] EMERGENCY ONLY [S2: emergency symbol] 9' - 6" CLEARANCE	Overhead Emergency ID		Sign fabricator to confirm clearance height with UVMCMC prior to production.	1
VD3-L1-0045	Side A [S2: emergency symbol] [LA] Emergency Drop-off	Vehicular Directional (sm)			1

GRAND-TOTAL 16

RECEIVED
JUL 13 2018

DEPARTMENT OF
PLANNING & ZONING

This drawing represents design intent only. Fabricator will be responsible for:
- verifying all dimensions and conditions in the field prior to preparation of shop drawings
- notifying appropriate parties of any potential issues that will affect the design intent.
- obtaining any necessary engineering seals.
- verifying compliance with ADA and local sign codes.

Client/Project
University of Vermont Medical Center
Exterior – Emergency Department Signage

Project No.
17UVM276001

Date
07.11.18

Revisions
04.06.18, 04.13.18,
05.14.18, 05.23.18

Scale
As Noted

Notes

Page Number
3.3

Basic Standards

Graphic Standards

Color Schedule

Paints

- Matthews paint products are specified for exterior signage and display hardware and related elements.
- Gloss finish of paint specified is to be 60 degrees or 29.8 on a 60 degree glossimeter. Refer to performance requirements of exact specifications.
- All acrylic polyurethane finishes require the final specified clear coat finish.

Matthews Paint Company

800.323.6593
www.matthewspaint.com

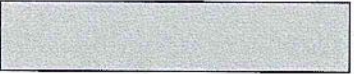
3M Commercial Graphics Division

800.328.3908
www.3M.com/us/graphicarts

Avery Graphics

800.443.9380
www.averygraphics.com

Colors and Materials

Paint Matches	Number	Color	Specification – color to match	Fabrication Process
	P1	White	Matthews Paint Color Code: N202	Matthews acrylic polyurethane paint, satin finish, topcoat with 290228sp super satin clear coat
	P2	UVM Green	Match Pantone Matching System: PMS 3425C	Matthews acrylic polyurethane paint, satin finish, topcoat with 290228sp super satin clear coat
	P3	UVM Gray	Match Pantone Matching System: Cool Gray 10C	Matthews acrylic polyurethane paint, satin finish, topcoat with 290228sp super satin clear coat
	P4	Emergency Red	Match Pantone Matching System: PMS 485C	Matthews acrylic polyurethane paint, satin finish, topcoat with 290228sp super satin clear coat
	P5	Yellow	Matthews Paint Color Code: MP68459	Matthews acrylic polyurethane paint, satin finish, topcoat with 290228sp super satin clear coat
	P6	Light Blue	Matthews Paint Color Code: MP09133	Matthews acrylic polyurethane paint, satin finish, topcoat with 290228sp super satin clear coat
	P7	Black	Matthews Paint Color Code: Process Black	Matthews acrylic polyurethane paint, satin finish, topcoat with 290228sp super satin clear coat
Materials	Number	Color	Specification – color to match	Fabrication Process
	M1	Aluminum	Horizontally brushed, #4 finish	Horizontally brushed finish, fabricated channel letters (unpainted), extruded forms, topcoat with 290228sp super satin clear coat
	M2	White Acrylic	Acrylite LED (diffused sign grade acrylic): Satin Ice White or equivalent	Router-cut/ mechanically-cut, with bead-blasted edges free of mechanical cut markings, topcoat with 290228sp super satin clear coat
	M3	White Retro-reflective	3M Film 3630, high prismatic, retro-reflective vinyl	Mechanically/digitally cut, surface applied vinyl with printed colors/graphics, topcoat with 290228sp super satin clear coat
	M4	Red Acrylic	Acrylite LED (diffused sign grade acrylic): Red 3RK31 (SG)	Router-cut/ mechanically-cut, with bead-blasted edges free of mechanical cut markings, topcoat with 290228sp super satin clear coat
	M5	Translucent UVM Green Vinyl (printed to match PMS 3425C)	Arlon: Calor 5500 Diffuser Film; Arlon DFP 4500G white/clear film with M Clear Series 3200 Overlamine (double-hit)	Mechanically/digitally cut, surface applied, translucent vinyl film digitally printed to match PMS 3425C, topcoat with 290228sp super satin clear coat
	M6	Translucent Emergency Red Vinyl (printed to match PMS 485C)	Arlon: Calor 5500 Diffuser Film; Arlon DFP 4500G white/clear film with M Clear Series 3200 Overlamine (double-hit)	Mechanically/digitally cut, surface applied, translucent vinyl film digitally printed to match PMS 485C, topcoat with 290228sp super satin clear coat
	M7	Black Vinyl	3M Black	Mechanically/digitally cut, surface applied vinyl, topcoat with 290228sp super satin clear coat
	M8	Translucent Light Blue Vinyl (printed to match MP09133)	Arlon: Calor 5500 Diffuser Film; Arlon DFP 4500G white/clear film with M Clear Series 3200 Overlamine (double-hit)	Mechanically/digitally cut, surface applied, translucent vinyl film digitally printed to match MP09133, topcoat with 290228sp super satin clear coat

Sign System Overview

RECEIVED
JUL 13 2018

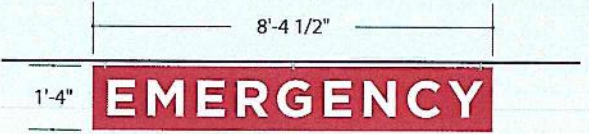
THE
University of Vermont
MEDICAL CENTER

Construction Document

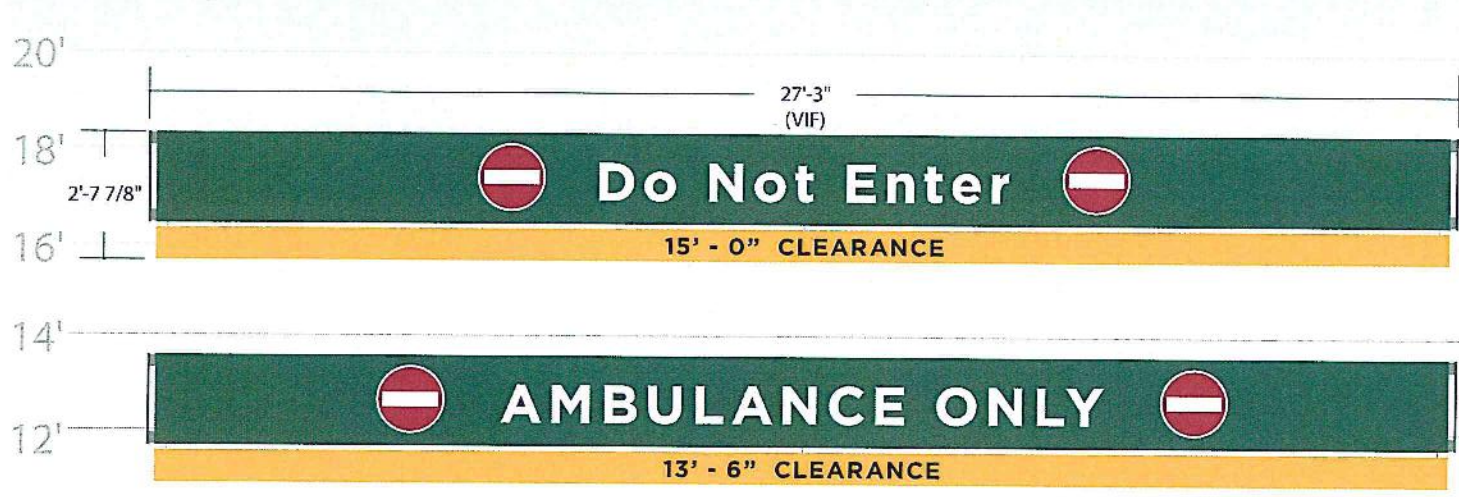
DEPARTMENT OF
PLANNING & ZONING



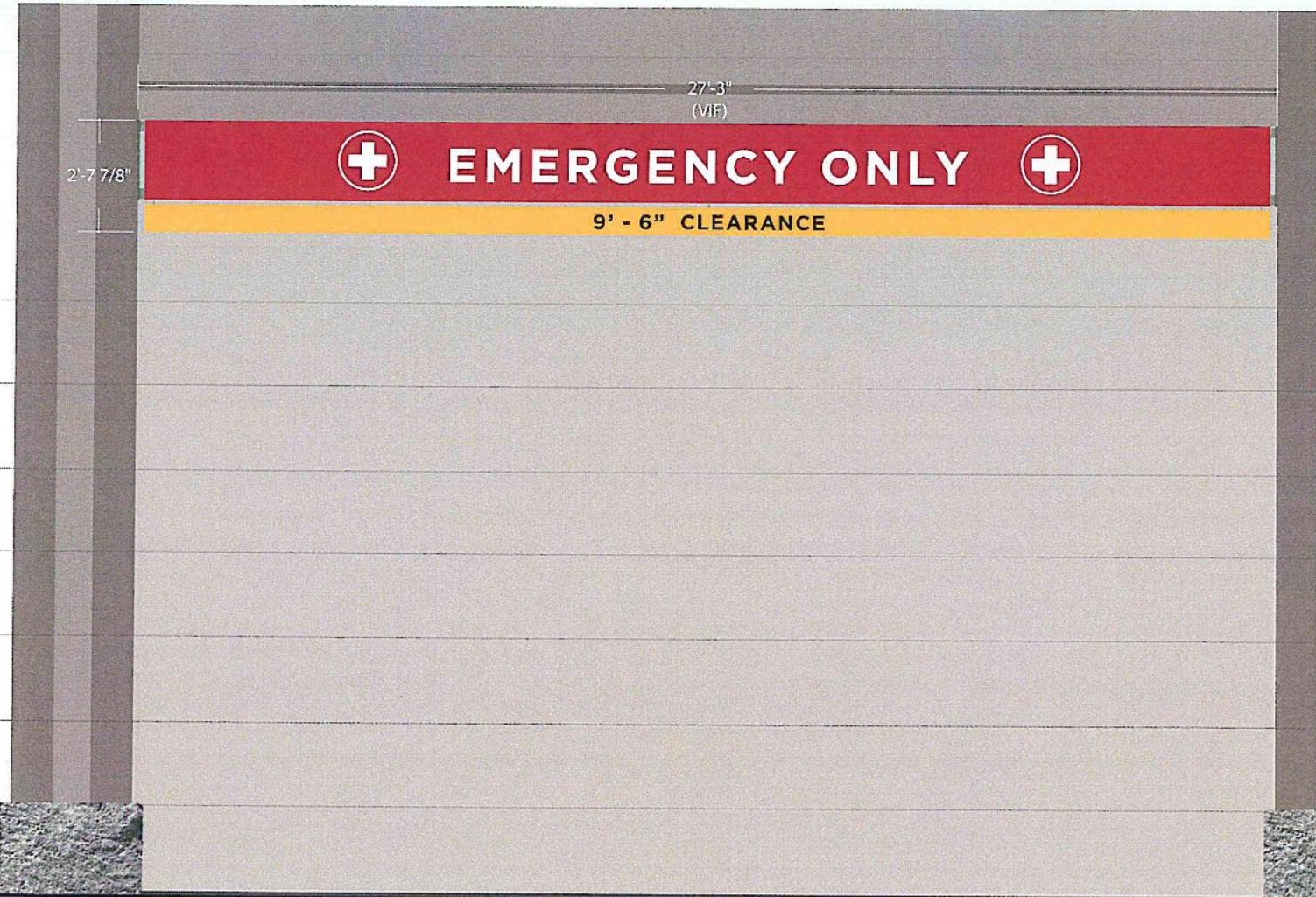
3 EID2 - Dimensional Emergency ID (lrg)
scale: 1/4"=1'-0"



4 EID3 - Dimensional Emergency ID (med)
scale: 1/4"=1'-0"



1 VR4 - Overhead Vehicular Regulatory
scale: 1/4"=1'-0"



2 EID1 - Overhead Emergency ID
scale: 1/4"=1'-0"

This drawing represents design intent only. Fabricator will be responsible for:
- verifying all dimensions and conditions in the field prior to preparation of shop drawings
- notifying appropriate parties of any potential issues that will affect the design intent.
- obtaining any necessary engineering seals.

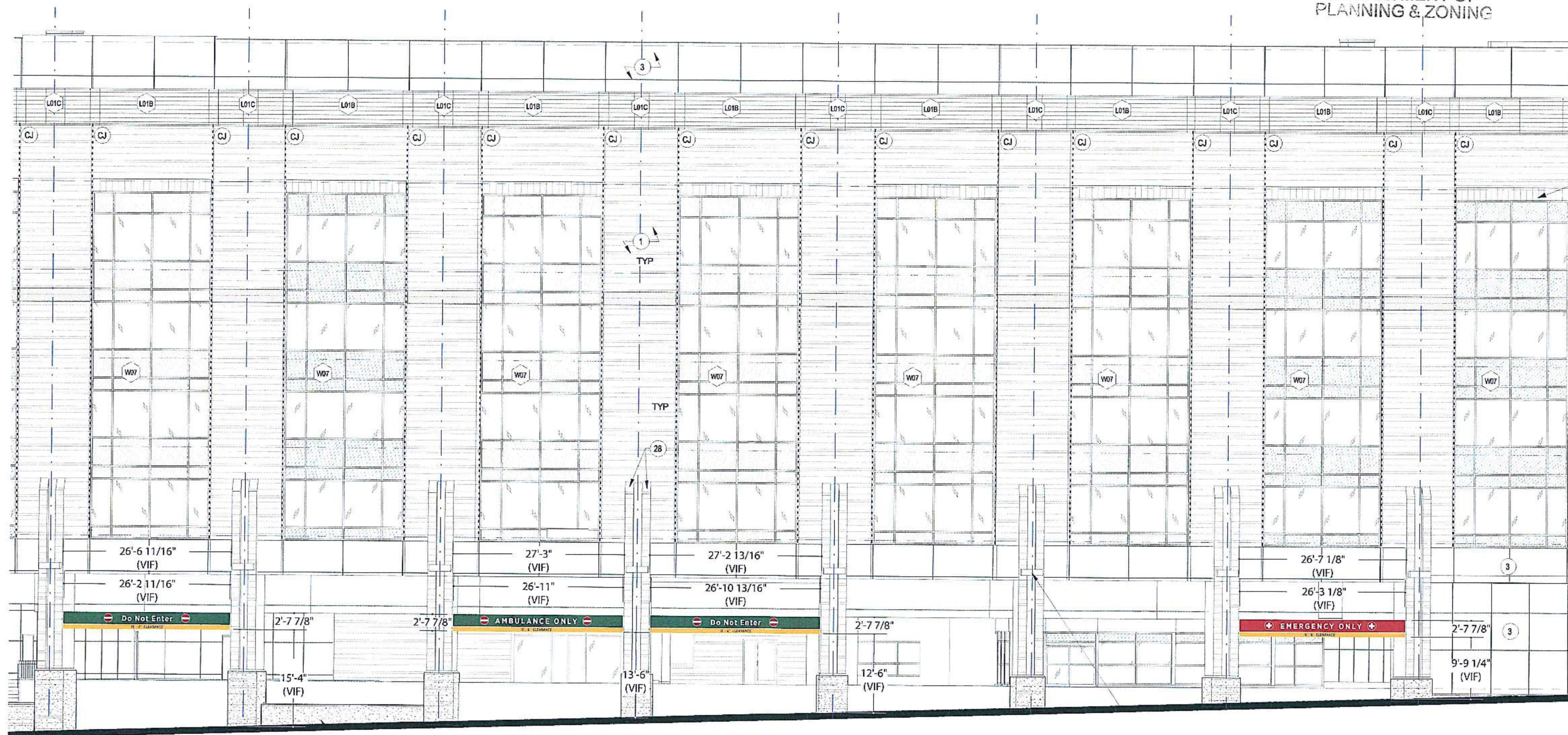
Client/Project	Project No.	Date	Revisions	Scale	Notes	Page Number
University of Vermont Medical Center Exterior - Emergency Department Signage	17UVM276001	07.11.18	04.06.18, 04.13.18, 05.14.18, 05.23.18	As Noted		2.3

VR4 and EID1 – Overhead Vehicular Signage (West Elevation)

RECEIVED
JUL 13 2018

Construction Document

DEPARTMENT OF
PLANNING & ZONING



1 VR4 – Vehicular Regulatory (Overhead)
scale: 1/16"=1'-0"

2 VR4 – Vehicular Regulatory (Overhead)
scale: 1/16"=1'-0"

3 VR4 – Vehicular Regulatory (Overhead)
scale: 1/16"=1'-0"

4 EID1 – Emergency ID (Overhead)
scale: 1/16"=1'-0"

Page Number	Notes	Client/Project	Project No.	Date	Revisions	Scale
2.8		University of Vermont Medical Center Exterior – Emergency Department Signage	17UVM276001	07.11.18	04.06.18, 04.13.18, 05.14.18, 05.23.18	As Noted

This drawing represents design intent only. Fabricator will be responsible for:
- verifying all dimensions and conditions in the field prior to preparation of shop drawings
- notifying appropriate parties of any potential issues that will affect the design intent.
- obtaining any necessary engineering seals.

THE
University of Vermont
MEDICAL CENTER

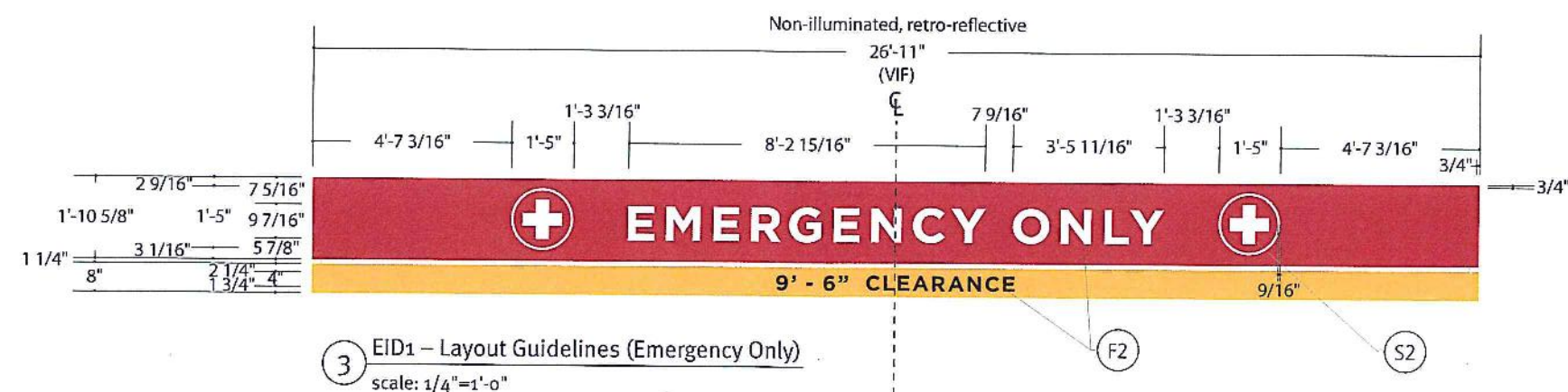
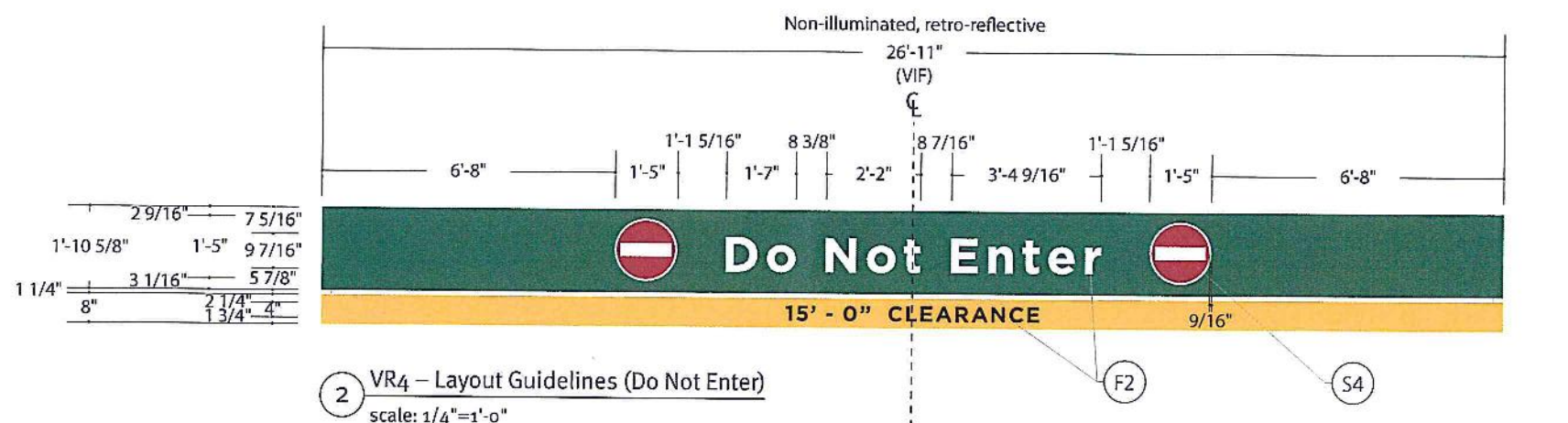
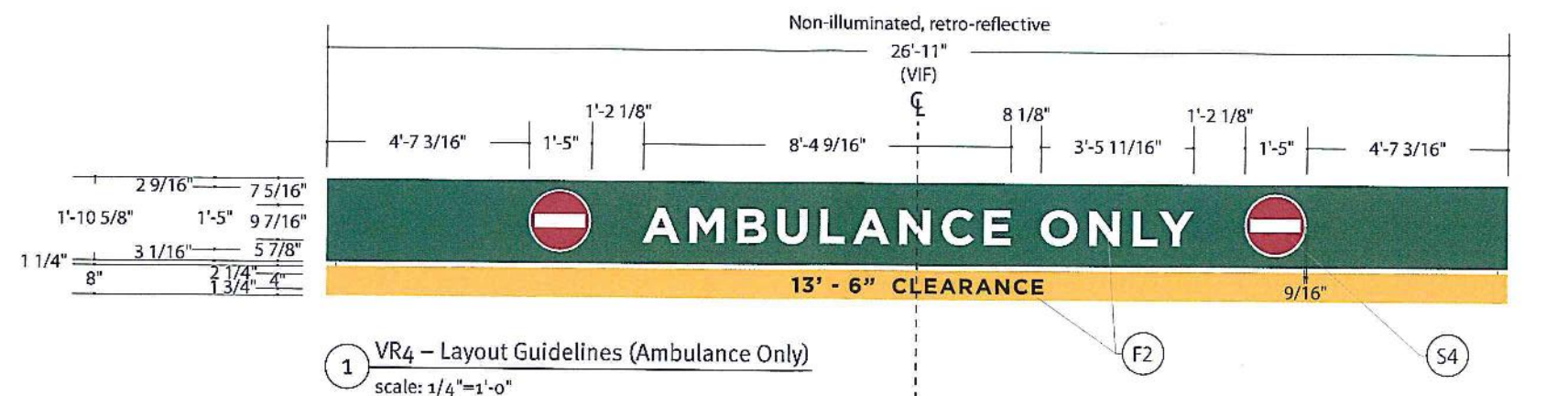
RECEIVED
JUL 13 2018

Page Number
2.9

VR4 and EID1 Layout Guidelines

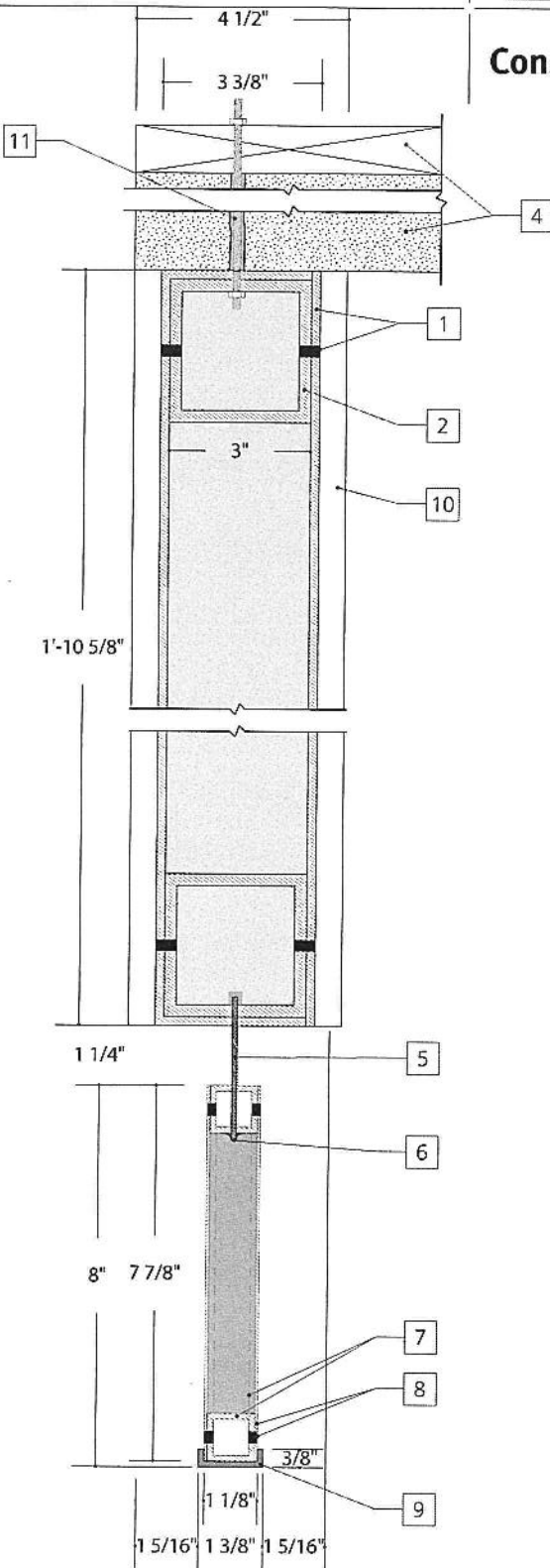
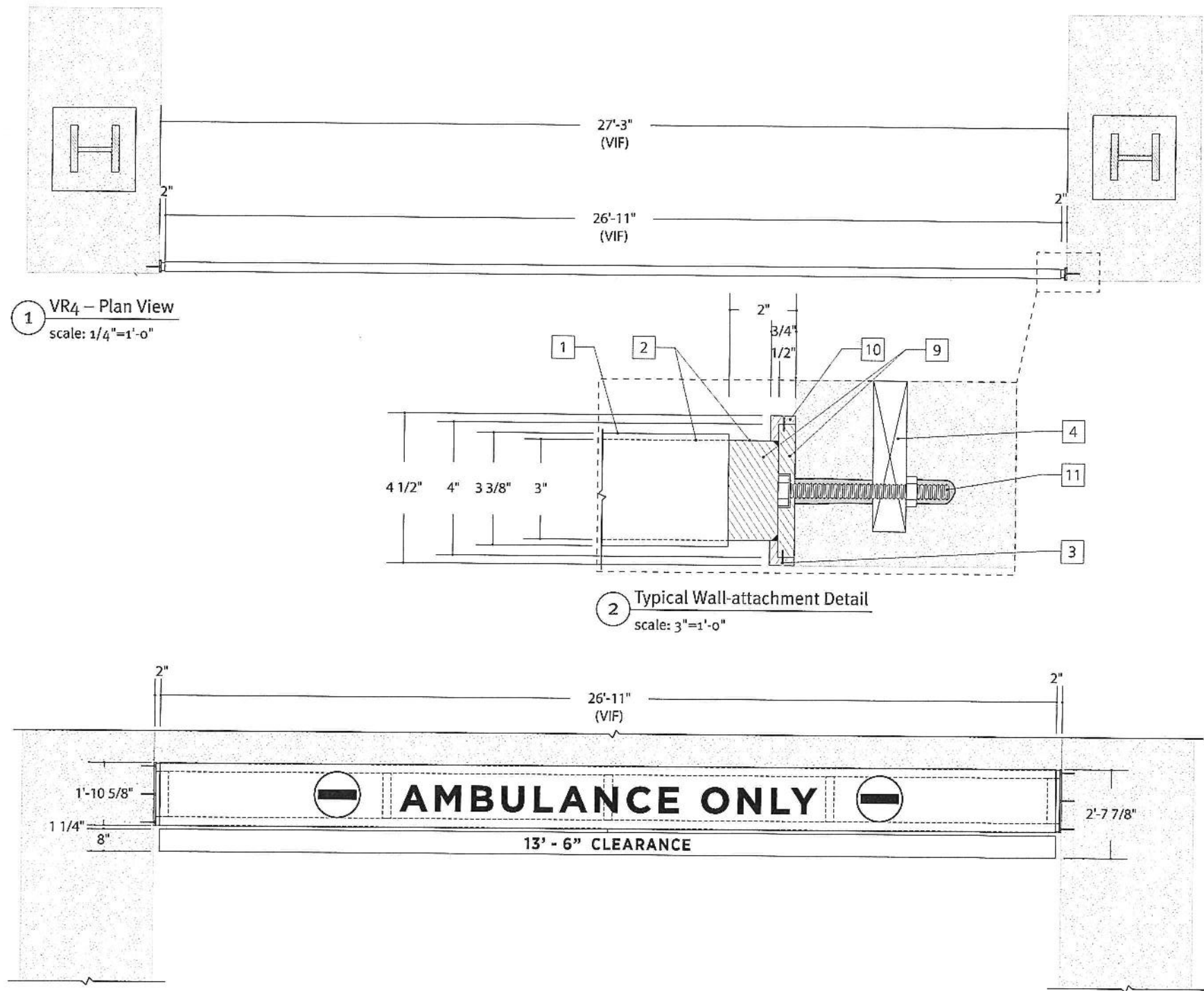
RECEIVED
JUL 13 2018

DEPARTMENT OF
PLANNING & ZONING



VR4 and EID1 – Typical Details

Construction Document



- 1 Fabricated 3/16" thick painted aluminum plug welded to aluminum tube structure down all welds to be smooth and seamless
- 2 Extruded 3"x 3"x 1/4" wall, aluminum tube
- 3 Countersunk tamper-proof mechanical finish to match painted panel
- 4 Fabricator to verify all existing conditions, shop drawings and provide the design survey data to confirm design intent (verify if additional blocking is required the wall/ceiling substrate for mounting)
- 5 Stainless steel braided cable with solder fastened to the aluminum tube
- 6 Stainless steel cable is soldered to the aluminum tube frame
- 7 1"x 1" aluminum tube frame with miter weld together and grind down welds to be smooth and seamless
- 8 1/8" thick black rubber coping strip is attached to the bottom of the sign with manufacturer adhesive
- 9 Aluminum tube is welded to 1/2" thick aluminum plate, and the aluminum plate is attached to column wall with appropriate wall anchor down all welds to be smooth and seamless
- 10 1/4" escutcheon cover
- 11 Threaded stud is inserted into a pre-drill with silicone adhesive

RECEIVED
JUL 13 2018

DEPARTMENT OF
PLANNING & ZONING

This drawing represents design intent only. Fabricator will be responsible for:
- verifying all dimensions and conditions in the field prior to preparation of shop drawings
- notifying appropriate parties of any potential issues that will affect the design intent.
- obtaining any necessary engineering seals.

Client/Project
University of Vermont Medical Center
Exterior – Emergency Department Signage

Project No.
17UVM276001

Date
07.11.18

Revisions
04.06.18, 04.13.18,
05.14.18, 05.23.18

Scale
As Noted

Notes

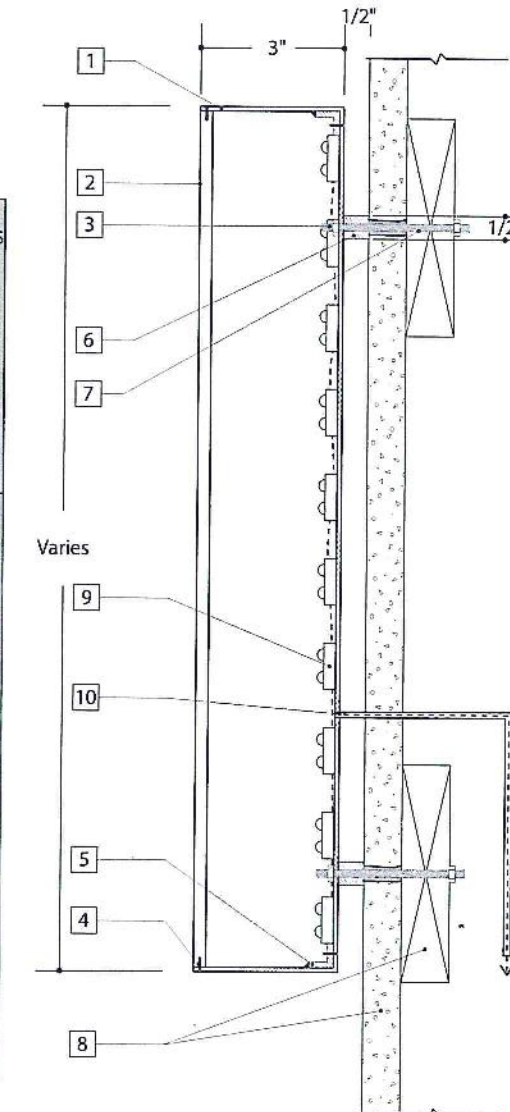
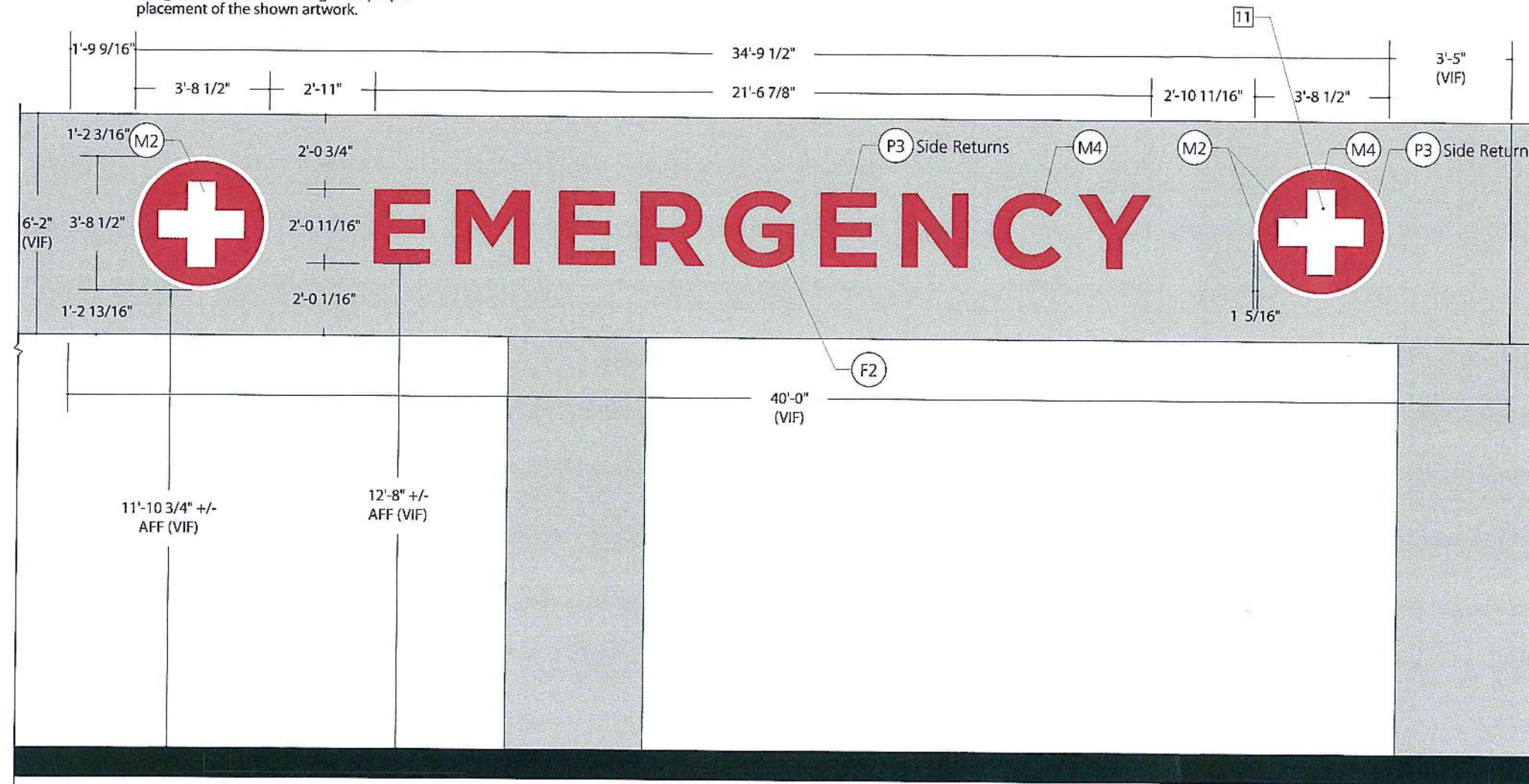
Page Number
2.1

EID2 – Dimensional Emergency ID (large)

RECEIVED
JUL 13 2018

DEPARTMENT OF
PLANNING & ZONING

Note:
Verify height of canopy wall and inform
designers of the correct height for proper
placement of the shown artwork.



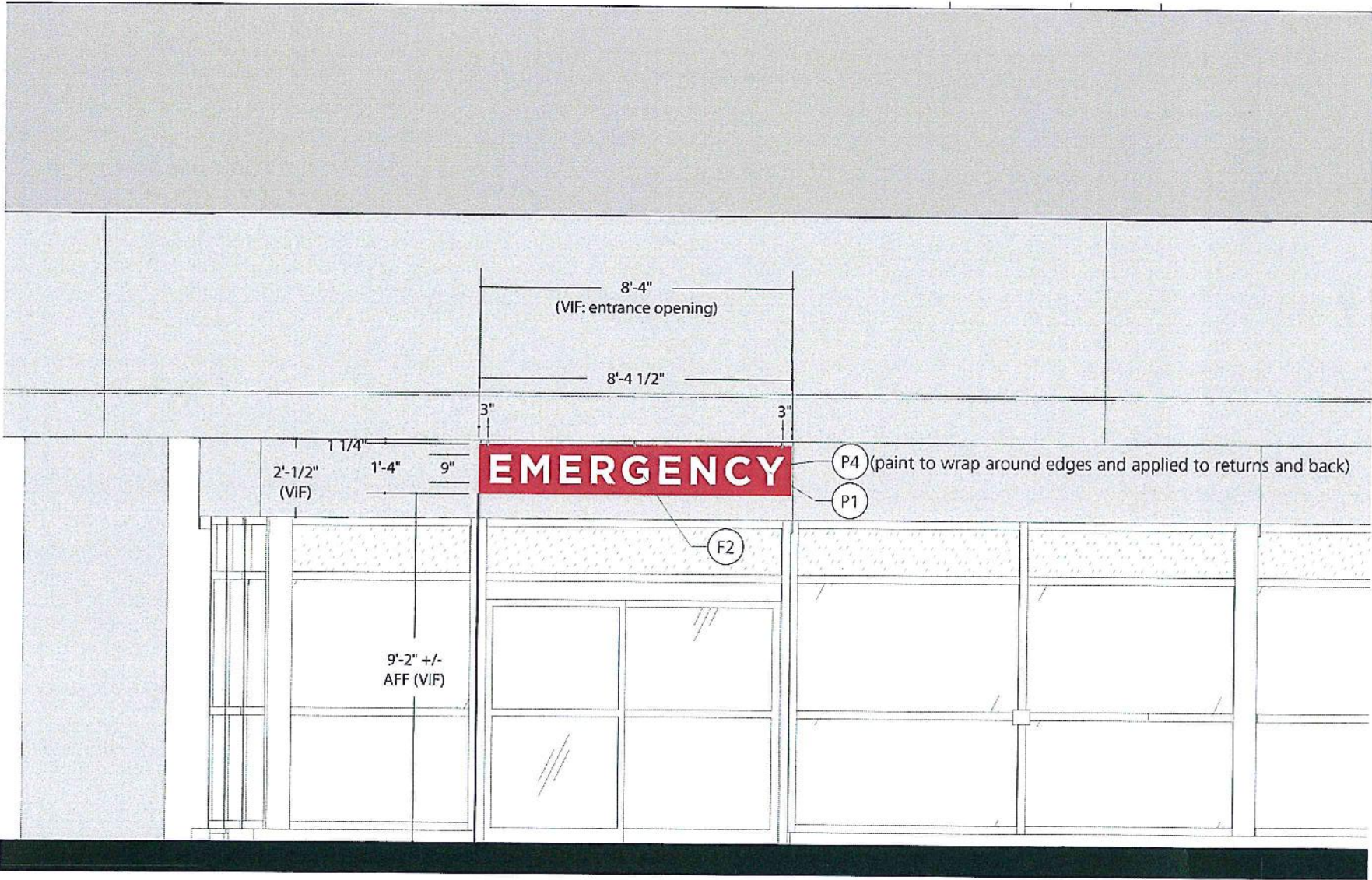
- 1 Fabricated .080 aluminum channel artwork, painted and top coat with super-satin clearcoat
- 2 1/4" thick router-cut (translucent) acrylic with diffuser film applied to the back side
- 3 Threaded stud is secured to aluminum backer w/ nuts
- 4 Tamper-proof, countersunk fasteners
- 5 Internal aluminum angle framing stitch-welded aluminum channel
- 6 1/2" thick aluminum spacer
- 7 Drill hole and insert threaded stud with appropriate secure anchor, (patch & repair any blemishes from installation to be seamless)
- 8 Fabricator to verify all existing conditions prior to shop drawings and provide the designer with the survey data to confirm design intent (verify if additional blocking is required behind the wall/ceiling substrate for mounting the sign)
- 9 White L.E.D. modules (5000K-5500K)
- 10 Low voltage wire (277 V) connects to a dimming module to allow light intensity adjustments, connect to a remote transformer hidden in an accessible area, fabricator to verify existing conditions and provide details for secure connection
- 11 Router-cut out white "ER" symbol from red acrylic and fuse acrylics to be a single sheet with manufacturer approved adhesives

1 EID2 – Dimensional Emergency ID (lrg)
scale: 1/4"=1'-0"

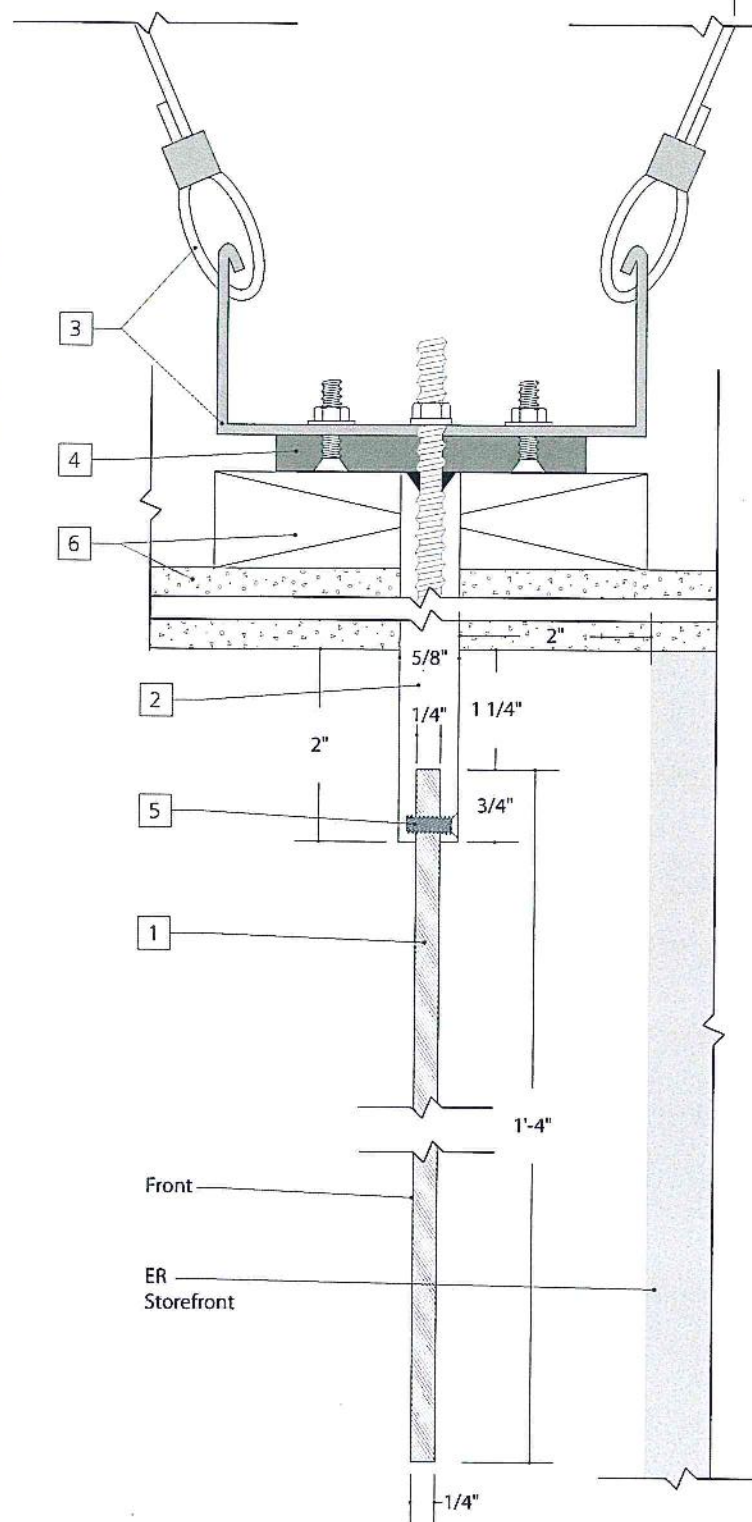
2 Fabricated Aluminum Channel Artwork – Typical Side Section Detail (Internally Illuminated, Face-)
scale: 3/8"=1'-0"

EID 3 – Dimensional Emergency ID (medium)

Construction Document



1 EID3 – Dimensional Emergency ID (med)
scale: 1/4"=1'-0"



- 1 1/4" thick aluminum plate painted to match specified colors
- 5/8" diameter aluminum circular rod (painted match P3, Smelted Steel Metallic) with routed for message panel attachment, tap threaded into rod for ceiling attachments
- 1 5/8" Unistrut is attached to structure above ceiling with 1/8" cable and crimps
- 3/8" aluminum plate fastened through ceiling Unistrut with countersunk mechanical fasteners and nuts with washers
- Countersunk mechanical fasteners painted to match aluminum rod
- Fabricator to verify all existing conditions prior to shop drawings and provide the designer with survey data to confirm design intent (verify if additional blocking is required above the ceiling substrate for mounting the sign)

RECEIVED
JUL 13 2018
DEPARTMENT OF
PLANNING & ZONING

2 Ceiling Mounted Aluminum Blade – Typical Side Section Detail
scale: 6"=1'-0"

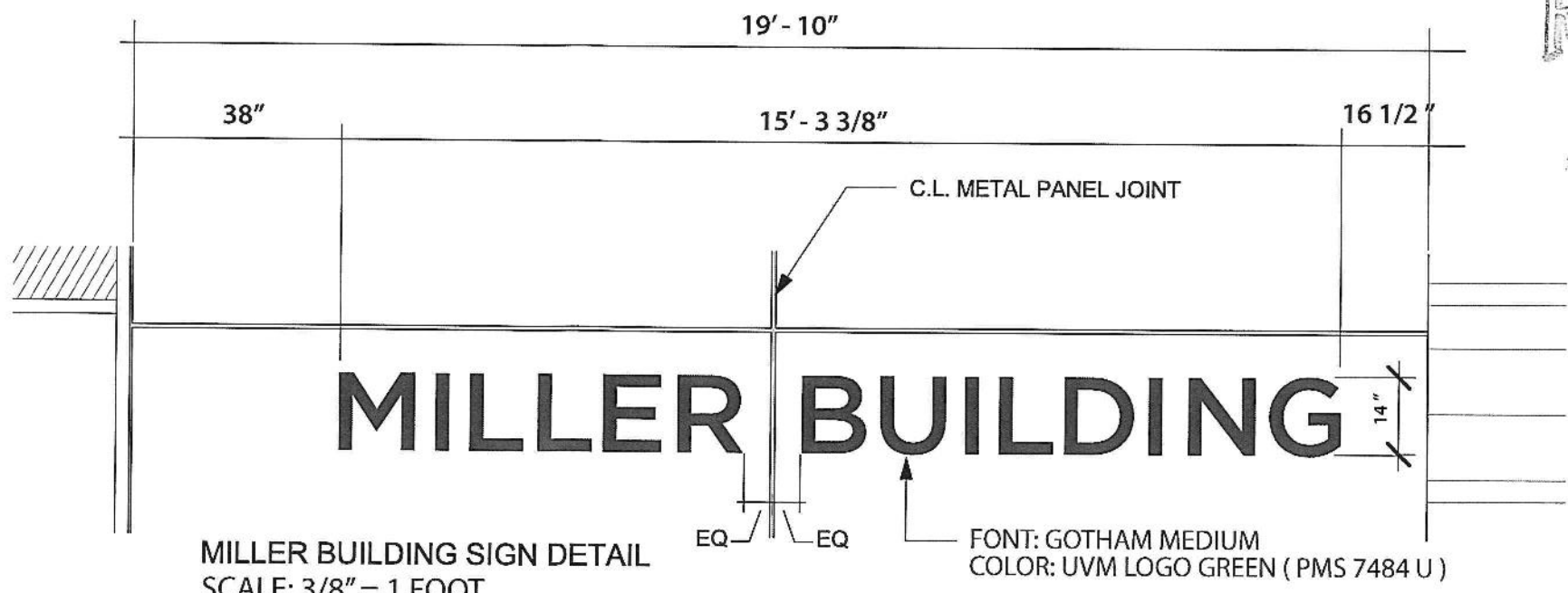
This drawing represents design intent only. Fabricator will be responsible for:
- verifying all dimensions and conditions in the field prior to preparation of shop drawings
- notifying appropriate parties of any potential issues that will affect the design intent.
- obtaining any necessary engineering seals.

Client/Project	Project No.	Date	Revisions	Scale	Notes	Page Number
University of Vermont Medical Center Exterior – Emergency Department Signage	17UVM276001	07.11.18	04.06.18, 04.13.18, 05.14.18, 05.23.18	As Noted		2.1

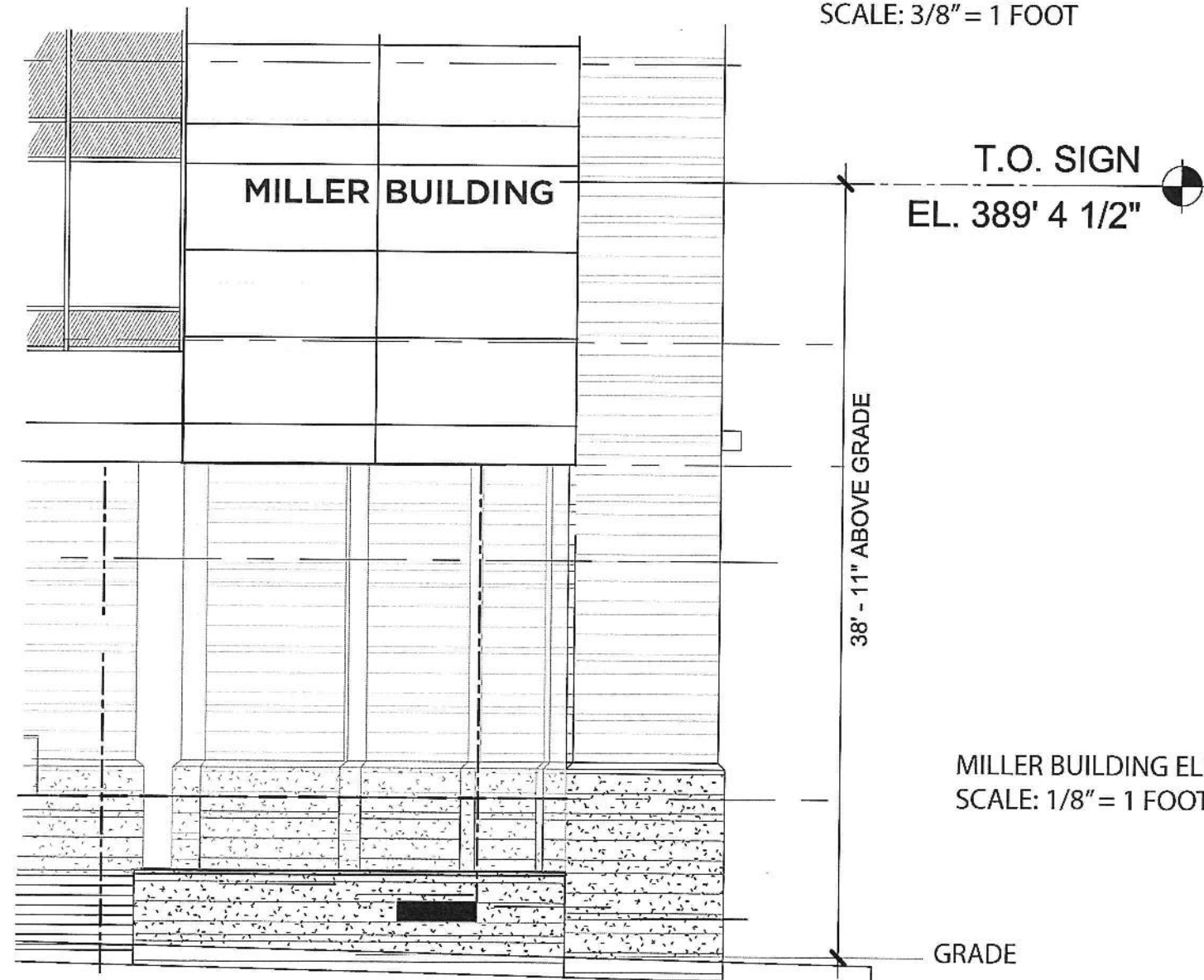
notes
RECEIVED
 JUL 13 2018

DEPARTMENT OF #
 PLANNING & ZONING
 NETWORK

MILLER BUILDING
 QTY = ONE



MILLER BUILDING SIGN DETAIL
 SCALE: 3/8" = 1 FOOT



MILLER BUILDING ELEVATION SECTION
 SCALE: 1/8" = 1 FOOT

APPROVED _____
 DATE _____

client
 UVM HEALTH
 NETWORK

scale
 AS NOTED

file name
 MILLER BUILDING

date
 06/04/18

drawing
 GMD

SPARKY PO
 DESIGN GROUP

WOOD & WOOD
 DESIGN • SIGN SYSTEMS
 DISPLAY SYSTEMS
 CUSTOM MILLWORK



98 CARROLL ROAD
 WAITSFIELD, VT 05671
 802-496-3000
 802-496-7916
 info@woodandwood.com

RECEIVED
JUL 13 2018

DEPARTMENT OF
PLANNING & ZONING

15' - 3 3/8"

14" MILLER BUILDING 2 1/2"

FONT: GOTHAM MEDIUM

1/2" CUTOUT STAINLESS STEEL LETTERS PAINTED SATIN GREEN TO MATCH UVM LOGO (PMS 7484 U)
MOUNTED TO BUILDING FACE WITH PINS AND GLUE

BUILDING SURFACE CONSISTS OF METAL SHEATHING WITH PLYWOOD SUBSTRATE

APPROVED _____
DATE _____

notes

UVM HEADQUARTERS
NETWORK
MILLER BUILDING
QTY = ONE

client
UVM HEADQUARTERS
NETWORK

scale
3/4" = 1 FOOT

file name
MILLER BUILDING
CUTOUT COPY

date
06/04/18

drawing
GMD

SPARKY POSEY
DESIGN GROUP

WOOD & WOOD
DESIGN • SIGN SYSTEMS
DISPLAY SYSTEMS
CUSTOM MILLWORK



98 CARROLL ROAD
WAITSFIELD, VT 05671
802-496-3000
802-496-7916 FAX

info@woodandwoods.com

RECEIVED
JUL 13 2018

DEPARTMENT OF
PLANNING & ZONING



Perspective View of the RH Miller Building with the Building Mounted Sign

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

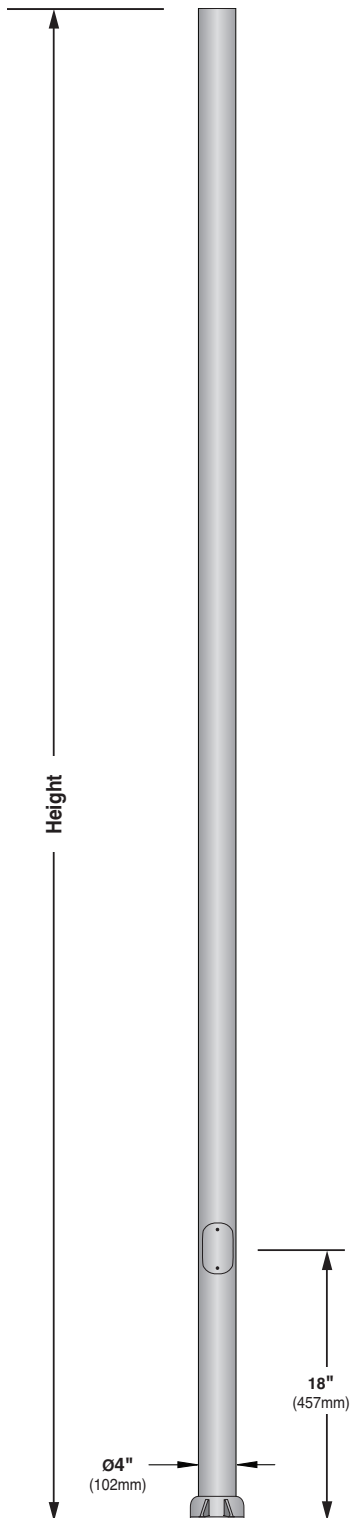
U4	Series	U4 Ouray 400							
R3	Optics	R1 Type I Distribution	R2 Type II Distribution	R3 Type III Distribution	R4 Type IV Distribution	R5R Type V (Round) Distribution	R5S Type V (Square) Distribution	PP Plane Projector	
SB	Primary Mounting	S 60mm Slip Fitter	SB Short Pole Bracket	W Wall Mount	AT Adjustable 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.

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: SL2 Qty: _____

selux

Ouray 400



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

Pole Order Code:

Series - Height - Finish - Options

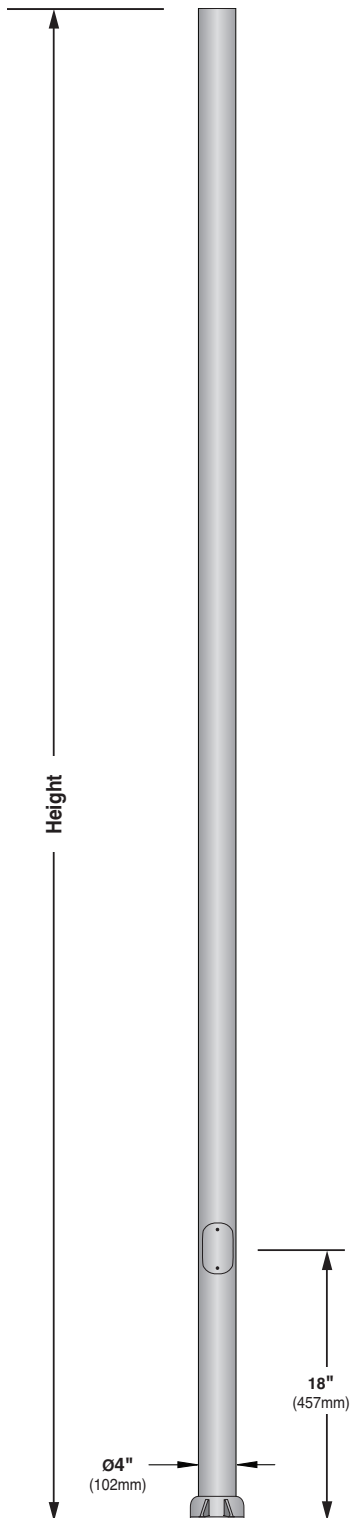
U4	Series	U4 Ouray 400							
R2	Optics	R1 Type I Distribution	R2 Type II Distribution	R3 Type III Distribution	R4 Type IV Distribution	R5R Type V (Round) Distribution	R5S Type V (Square) Distribution	PP Plane Projector	
SB	Primary Mounting	S 60mm Slip Fitter	SB Short Pole Bracket	W Wall Mount	AT Adjustable 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.

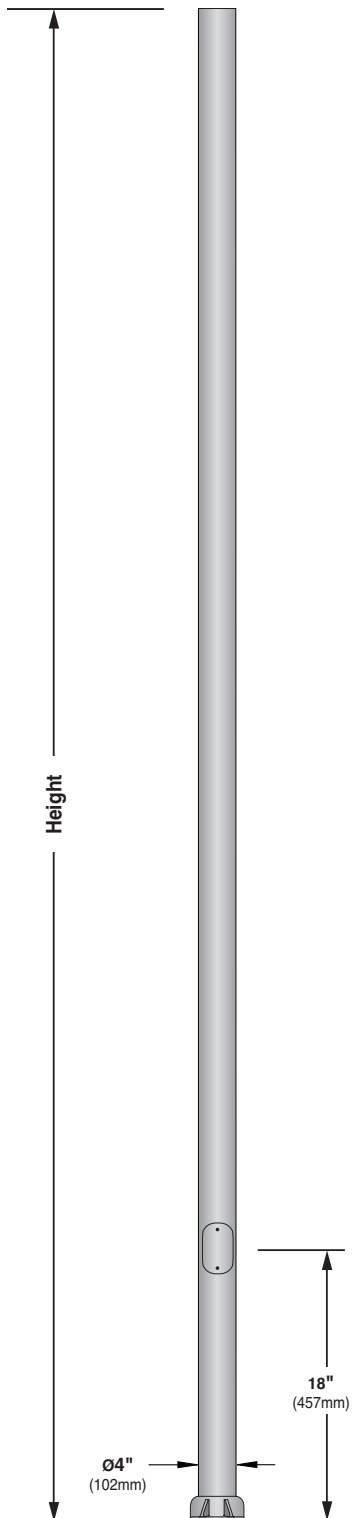
A40 4" Round Straight Aluminum Pole

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.

Selux Corp. © 2018
 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: SL4 Qty: _____

selux

Ouray 400



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

Pole Order Code:

Series - Height - Finish - Options

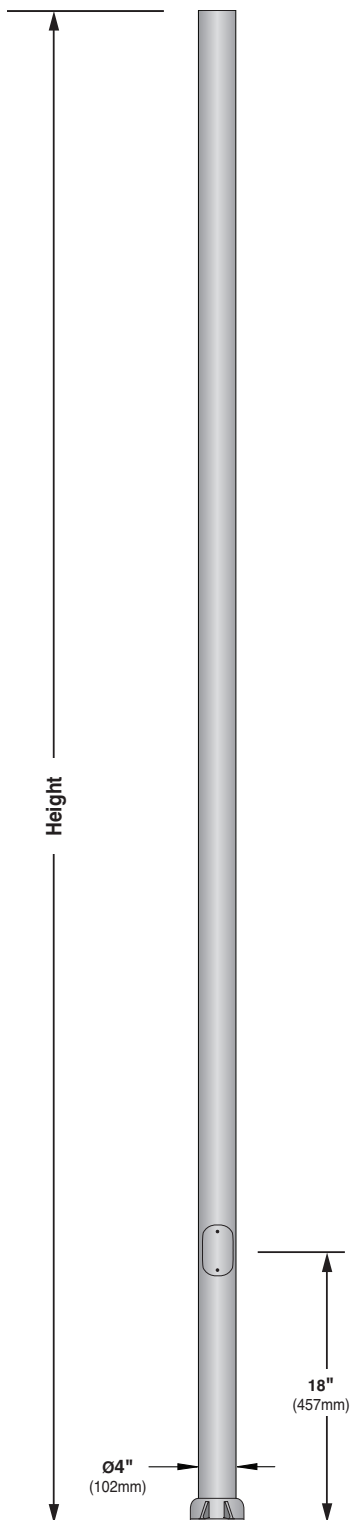
U4	Series	U4 Ouray 400							
R5S	Optics	R1 Type I Distribution	R2 Type II Distribution	R3 Type III Distribution	R4 Type IV Distribution	R5R Type V (Round) Distribution	R5S Type V (Square) Distribution	PP Plane Projector	
SB	Primary Mounting	S 60mm Slip Fitter	SB Short Pole Bracket	W Wall Mount	AT Adjustable Tilt	AS Adjustable Swivel	SA Single Pole Adaptor	WD Decorative Wall Box	
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.

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: _____ 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		PC³ Prismatic Lens		SD³ 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.		XX⁴ 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		347⁵ 347 Volt		480⁵ 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)		DC2⁷ Lutron 2-Wire		DC3⁷ Lutron 3-Wire		DCE⁷ Lutron Eco-System		DC5 Lutron 5-Series		SR⁶ 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		MT⁸ Media Trunking		FS Single Fusing		NC⁹ 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	
			EFB⁹ End Feed Both Ends (for conduit daisy chain)		EFC End Feed Left (for conduit)		EFR End Feed Right (for conduit)													
	Emergency Options		EC¹⁰ 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)

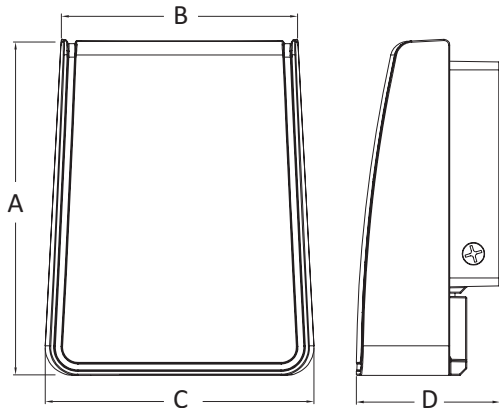
PCU = 120/277VAC Button photocontrol accessory

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

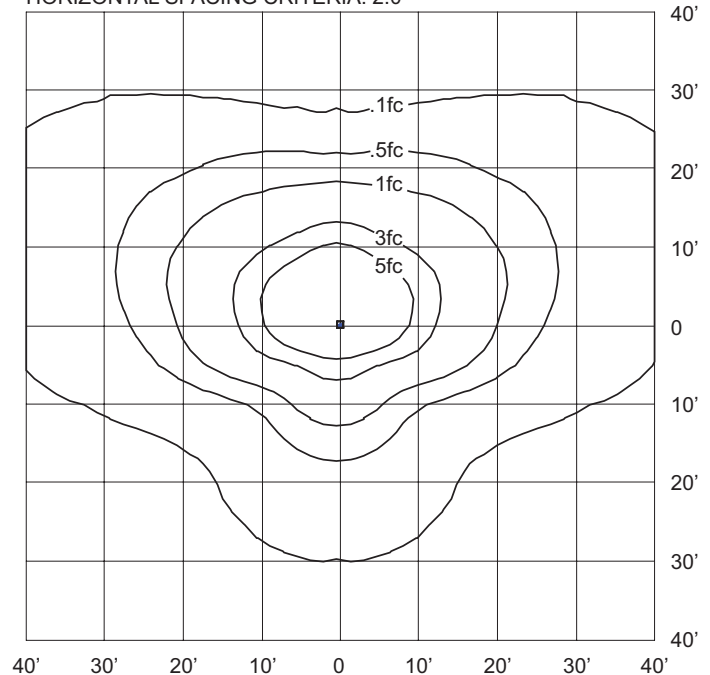
WLZ4-3-VS-5K

IES: TYPE III VERY SHORT

MOUNTING HEIGHT: 10'

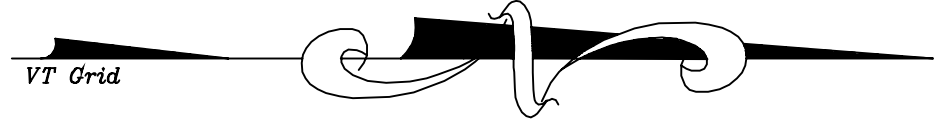
TILT: ZERO

HORIZONTAL SPACING CRITERIA: 2.0

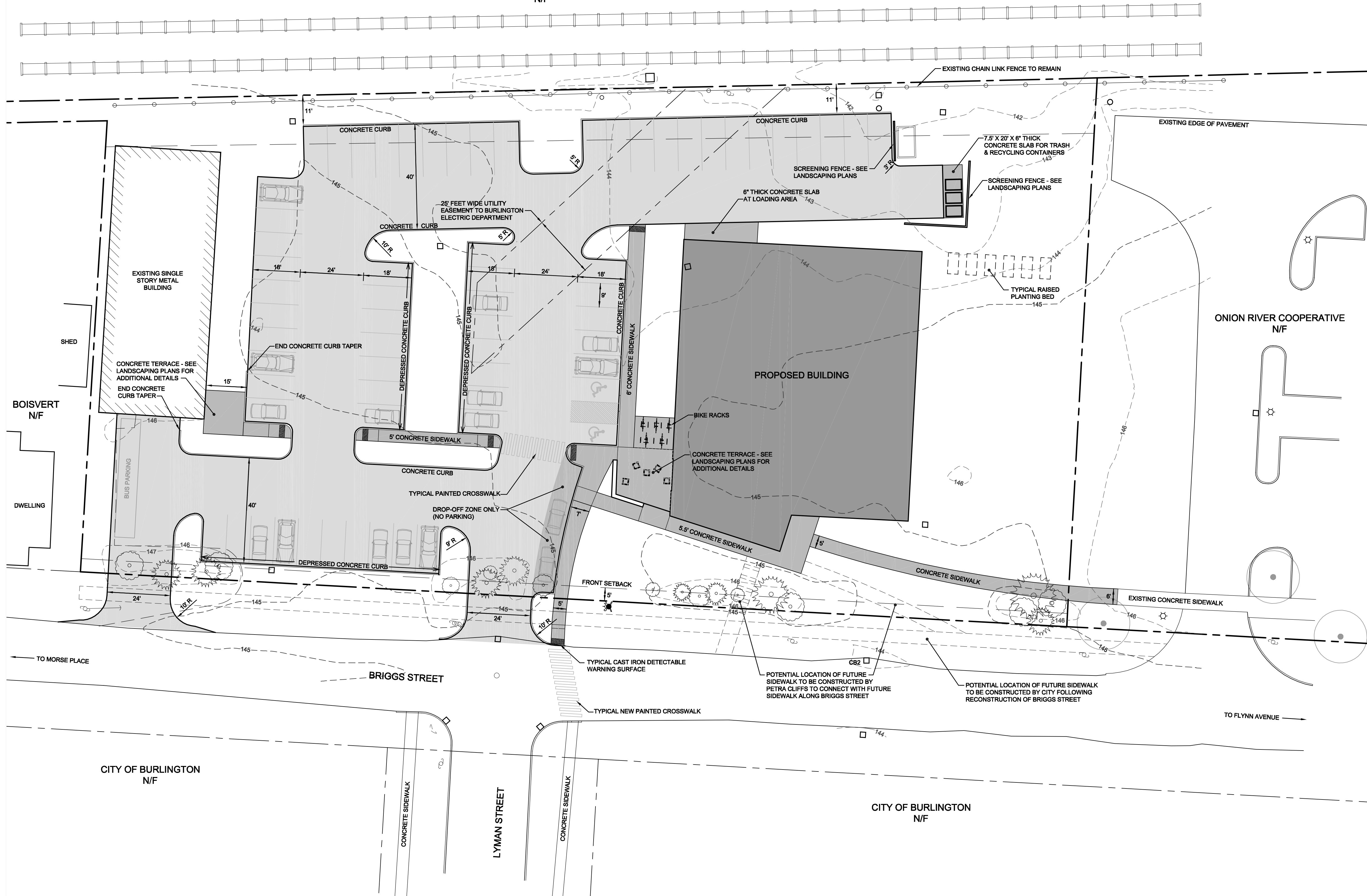


Specifications are subject to change without notice.
Installation must be performed in accordance with
Barron Lighting Group installation instructions.

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

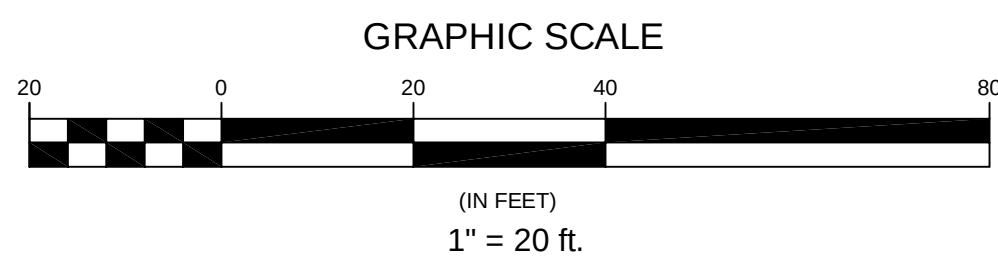
- SHEET C1 SITE PLAN
- SHEET C2 UTILITY & GRADING PLAN
- SHEET C3 EROSION PREVENTION & SEDIMENT CONTROL PLAN
- SHEET C4 EXISTING CONDITIONS & DEMOLITION PLAN
- SHEET C5 SITEWORK & WATER DETAILS & SPECIFICATIONS
- SHEET C6 WATER DETAILS & SPECIFICATIONS
- SHEET C7 STORM, SEWER, & EPSC DETAILS & SPECIFICATIONS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

APPLICANT

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

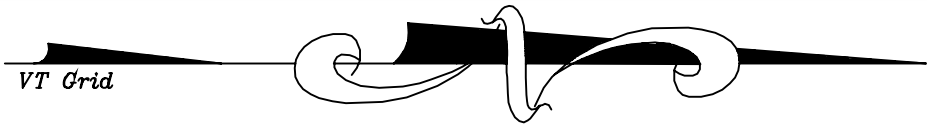
LANDOWNER

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

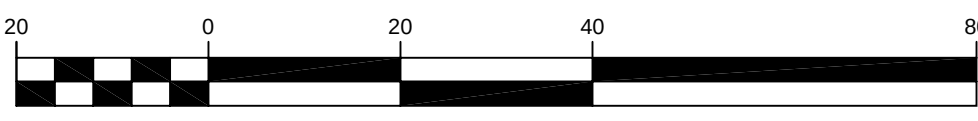
NEW STMH8
RIM = 145.50
15" IN = 138.95 (N)
15" IN = 139.10 (S)
18" OUT = 138.30

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

PETRA CLIFFS		Project No. 17023
75 BRIGGS STREET BURLINGTON, VT 05401		Survey L&D
UTILITY & GRADING PLAN		Design ABR
		Drawn L&D
		Checked DJG
		Date 06-21-18
		Scale AS NOTED
		Sheet num 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

- 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.
- THE MAXIMUM AREA OF SOIL DISTURBANCE AT ANY ONE TIME ON THE ENTIRE PROJECT PARCEL SHALL BE 1.0 ACRE.
- 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.
- CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE.
- WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
- 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.
- UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
 - NO MORE THAN 200 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
 - EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- ALL SEDIMENT REMOVED FROM SEDIMENT CONTROL PRACTICES AS A PART OF MAINTENANCE SHALL BE DISPOSED OF IN AN AREA THAT IS:
 - LESS THAN 5% IN SLOPE.
 - AT LEAST 100 FT. FROM ANY DOWNSLOPE WATER BODY OR CONVEYANCE TO A WATER BODY (INCLUDING STORM DRAIN INLET OR DITCH).
 - VEGETATED.PERMANENT STABILIZATION OF SEDIMENT SHALL BE IMMEDIATELY IMPLEMENTED FOLLOWING DISPOSAL.
- FOR ANY AREA TO BE STABILIZED FOR WINTER BY VEGETATIVE COVER, SEEDING MUST BE COMPLETED NO LATER THAN SEPTEMBER 15.
- 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.
- 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.
- 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.
- 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).
- 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

- 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:

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

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

THE FOLLOWING EXCEPTIONS APPLY:

- 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.
 - 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).
- 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.
 - 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.
 - BASED UPON THE WINTER ACTIVITIES PROPOSED, THE ON-SITE PLAN COORDINATOR SHALL DEVELOP A SNOW MANAGEMENT PLAN THAT SHALL INCLUDE AT A MINIMUM:
 - ADEQUATE SIZE FOR SNOW STORAGE AREAS.
 - SNOW STORAGE AREAS LOCATED DOWN GRADIENT OF AREAS OF PLANNED DISTURBANCE.
 - CONTROL OF SNOWMELT RUNOFF.
 - PROHIBITING STORAGE OF SNOW IN STORMWATER TREATMENT STRUCTURES.
 - A MINIMUM 25 FOOT BUFFER BETWEEN PERIMETER CONTROLS (SUCH AS SILT FENCE) TO ALLOW FOR SNOW CLEARING AND MAINTENANCE.
 - SILT FENCE SHALL BE REINFORCED OR REPLACED WITH PERIMETER DIKES, SWALES, OR OTHER PRACTICES RESISTANT TO THE FORCES OF SNOW LOADS.
 - THE ON-SITE PLAN COORDINATOR INSPECTIONS SHALL INCLUDE MAINTENANCE OF DRAINAGE STRUCTURES TO INSURE THAT THEY ARE OPEN AND FREE OF SNOW AND ICE DAMS.
 - 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

- THE ON-SITE COORDINATOR IS _____ TO BE DETERMINED.

- 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.

- 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.

- DURING EACH INSPECTION, THE ON-SITE 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.

- 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.

- 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.

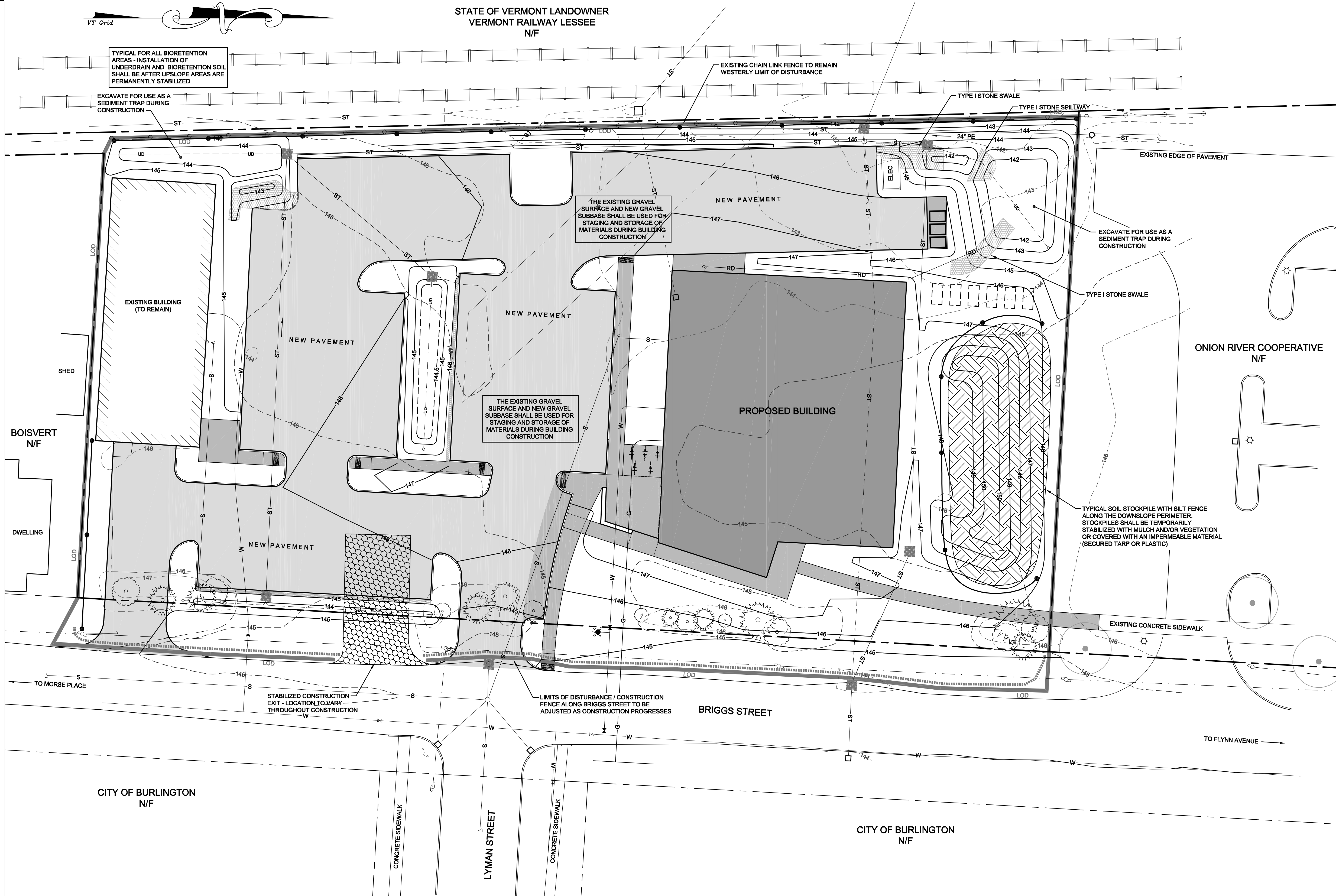
PUBLIC NOTICE AND DPW COORDINATION

- 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.

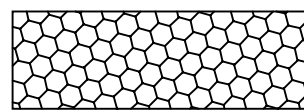
- THE LANDOWNER OR SITE CONTRACTOR SHALL CONTACT THE CITY STORMWATER ADMINISTRATOR AT 540-1748 OR GJOHNSON@BURLINGTONVT.GOV AT LEAST 24 HOURS PRIOR TO ANY EARTH DISTURBANCE, AND SHALL PROVIDE THE NAME AND CONTACT INFORMATION FOR THE ON-SITE PLAN COORDINATOR.

- THE ON-SITE 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.

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



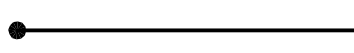
LEGEND



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	Revision	ABR
Date		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			

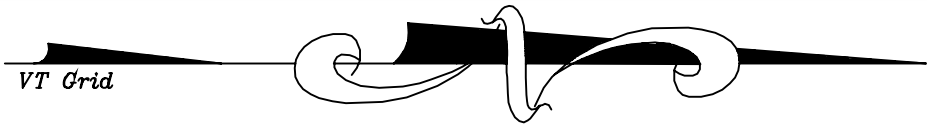
Lamoureux & Dickinson

Consulting Engineers, Inc.

14 Morse Drive, Essex, VT 05452

802-878-4450

www.LDEngineering.com



STATE OF VERMONT LANDOWNER
VERMONT RAILWAY LESSEE
N/F



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

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF THE EXISTING SURFACES, STRUCTURES, AND UTILITIES WITH THE OWNER, UTILITY COMPANIES, AND THE CITY OF BURLINGTON.
2. THE RELOCATION AND/OR TERMINATION OF EXISTING UTILITIES SHALL BE COMPLETED IN COORDINATION WITH THE UTILITY COMPANY AND OWNER, WITH WORK IN ACCORDANCE WITH THE UTILITY COMPANY'S SPECIFICATIONS FOR CONSTRUCTION.
3. EXISTING FOUNDATIONS AND STRUCTURES, NOT SHOWN ON THIS PLAN, MAY EXIST BELOW GRADE ON THE SITE. IF ENCOUNTERED, THEY SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND STRUCTURAL ENGINEER. AT A MINIMUM, EXISTING FOUNDATIONS AND STRUCTURES SHALL BE REMOVED TO A DEPTH OF AT LEAST 2 FEET BELOW THE BOTTOM OF THE SUBGRADE OR ANY TRENCH BEDDING.
3. WHERE REQUIRED, EXISTING UTILITY SERVICE AND ACCESS SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND PROVISION OF TEMPORARY UTILITY SERVICES AND ACCESS AS REQUIRED. PAYMENT FOR THIS WORK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
4. EXISTING STRUCTURES, PAVEMENT, SURFACES, AND UTILITIES SHALL BE REMOVED WHERE INDICATED ON THE PLANS, AND AS NECESSARY TO CONSTRUCT AND COMPLETE THE IMPROVEMENTS SHOWN ON THE PLANS. THE EXCAVATION, REMOVAL, AND DISPOSAL OF MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, RULES, REGULATIONS, AND PROTOCOLS. THE WORK SHALL INCLUDE THE EXCAVATION, DISPOSAL, BORROW, AND PLACEMENT OF SUITABLE MATERIAL IN CONFORMANCE WITH THE LINES, GRADES, AND TYPICALS SHOWN ON THE PLANS.

UTILITY CONSTRUCTION NOTES:

1. THE LOCATIONS AND PIPE MATERIAL OF THE WATER AND SEWER SERVICES AND MAINS ARE BASED UPON RECORD INFORMATION PROVIDED BY THE PUBLIC WORKS DEPARTMENT AND FIELD OBSERVATIONS. THE ACTUAL LOCATION OF THE EXISTING MAINS AND SERVICES MAY VARY FROM THAT SHOWN ON THIS PLAN.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PERFORM EXPLORATORY TEST PITS TO VERIFY THE HORIZONTAL LOCATION AND AND ELEVATION OF THE WATER AND SEWER SERVICES TO THE EXISTING BUILDING. TIES FOR, AND THE ELEVATION OF, EACH SERVICE SHALL BE REPORTED TO THE ENGINEER.
3. ALL UTILITY WORK SHALL BE PERFORMED IN A MANNER THAT MINIMIZES INTERRUPTIONS IN SERVICE TO OTHER ADJACENT USERS.
4. WHERE TEMPORARY INTERRUPTIONS IN UTILITY SERVICES ARE REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS AND SHALL PROVIDE WRITTEN NOTICE TO AFFECTED USERS IN ACCORDANCE WITH THE DEPARTMENT REQUIREMENTS.

CITY RIGHT OF WAY REQUIREMENTS:

1. AUTHORIZATION FROM THE DEPARTMENT OF PUBLIC WORKS SHALL BE OBTAINED PRIOR TO PERFORMING ANY WORK WITHIN THE CITY'S RIGHT OF WAY.
2. THE SITE CONTRACTOR SHALL IMPLEMENT TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS AND THE MUTCD. WORK SHALL CONFORM WITH THE VTRANS STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE 'STANDARDS' OF THE VTRANS CONSTRUCTION STANDARDS.
3. ALL WORK AND DISTURBANCE WITHIN THE CITY RIGHT OF WAY SHALL BE LIMITED TO THAT SPECIFIC AREA APPROVED. WORK SHALL NOT EXTEND BEYOND THE APPROVED LIMITS OF DISTURBANCE.
4. NO VEHICLE PARKING OR STORAGE OF MATERIALS SHALL BE ALLOWED WITHIN THE CITY RIGHT OF WAY, INCLUDING GREEN STRIPS, EXCEPT WHERE APPROVED BY THE CITY.

CORRECTIVE ACTION PLAN

SEE THE CORRECTIVE ACTION PLAN BY KAS CONSULTING FOR SOIL MANAGEMENT REQUIREMENTS PRIOR TO, AND THROUGHOUT CONSTRUCTION.

COMBINED SEWER DATA

EXIST. MH MY3.42
RIM = 144.66
12" CLAY OUT = 136.6

STORM DATA

EXIST. CB 1
RIM = 144.32
10" PVC OUT = 141.23

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

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

EXIST. CB 4
RIM = 140.43
24" IN = 134.67 (N)
15" CMP IN = 129.7 (S)
15" IN = 138.0 (E)
OUT = 129.9

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

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

GRAPHIC SCALE



1" = 20 ft.

PETRA CLIFFS

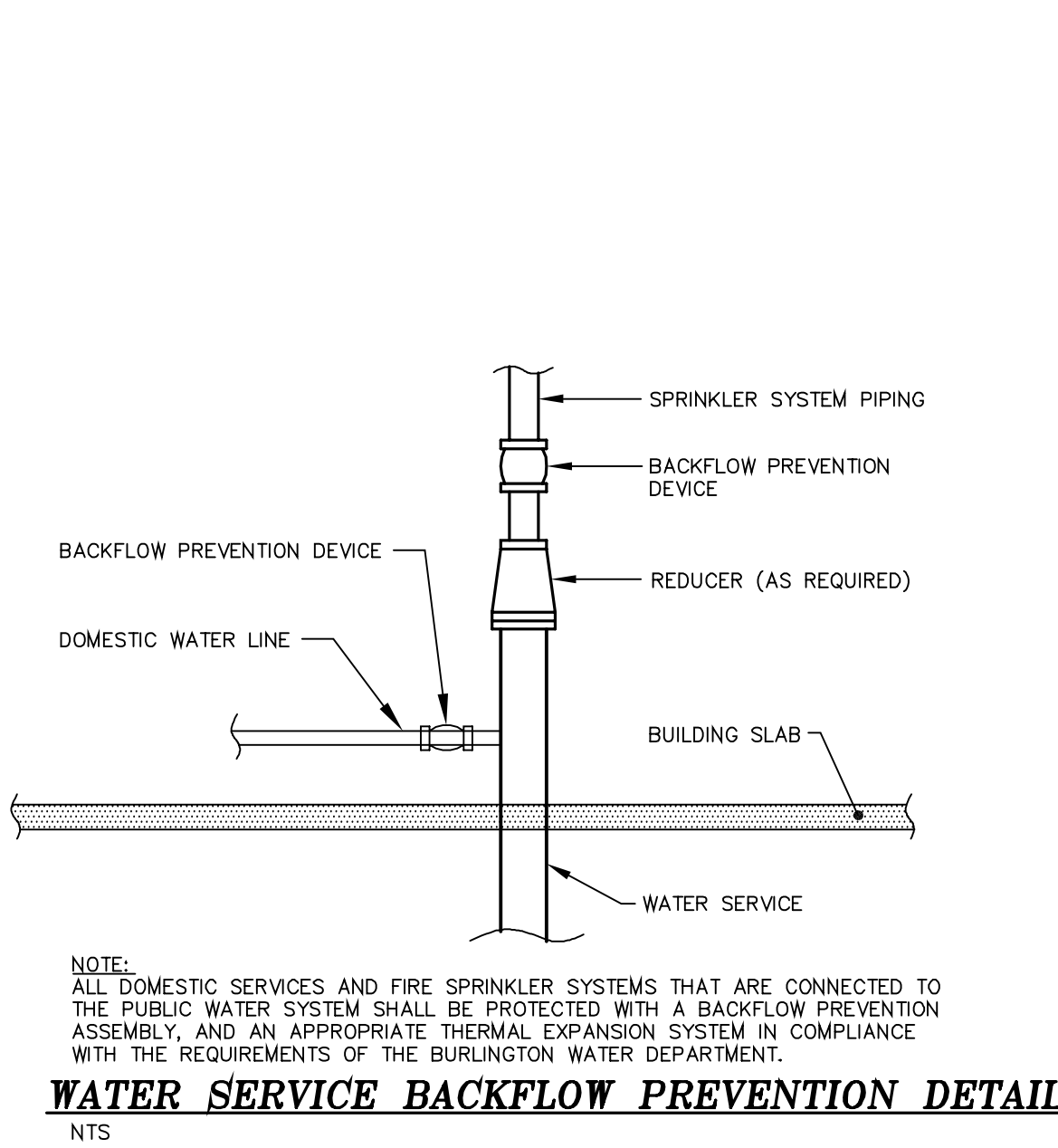
75 BRIGGS STREET BURLINGTON, VT 05401

EXISTING CONDITIONS
& DEMOLITION PLAN

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

Project No.
17023
Survey
L&D
Design
ABR
Drawn
L&D
Checked
DJG
Date
06-21-18
Scale
AS NOTED
Sheet num

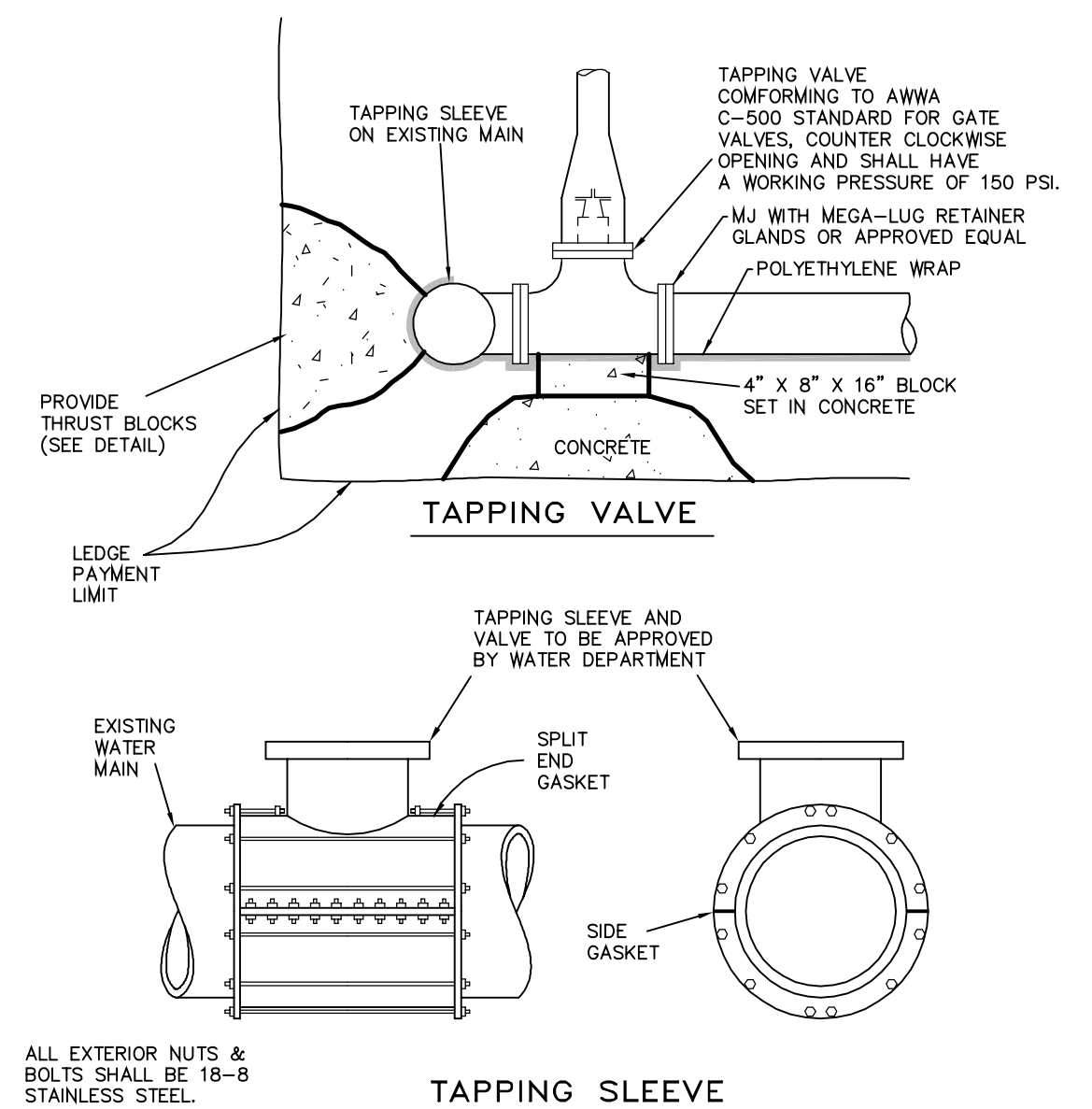
C4



WATER SERVICE BACKFLOW PREVENTION DETAIL

NTS

SEE SHEET D6 AND THE CITY OF BURLINGTON
WATER DEPARTMENT STANDARDS FOR
ADDITIONAL DETIALS AND SPECIFICATIONS

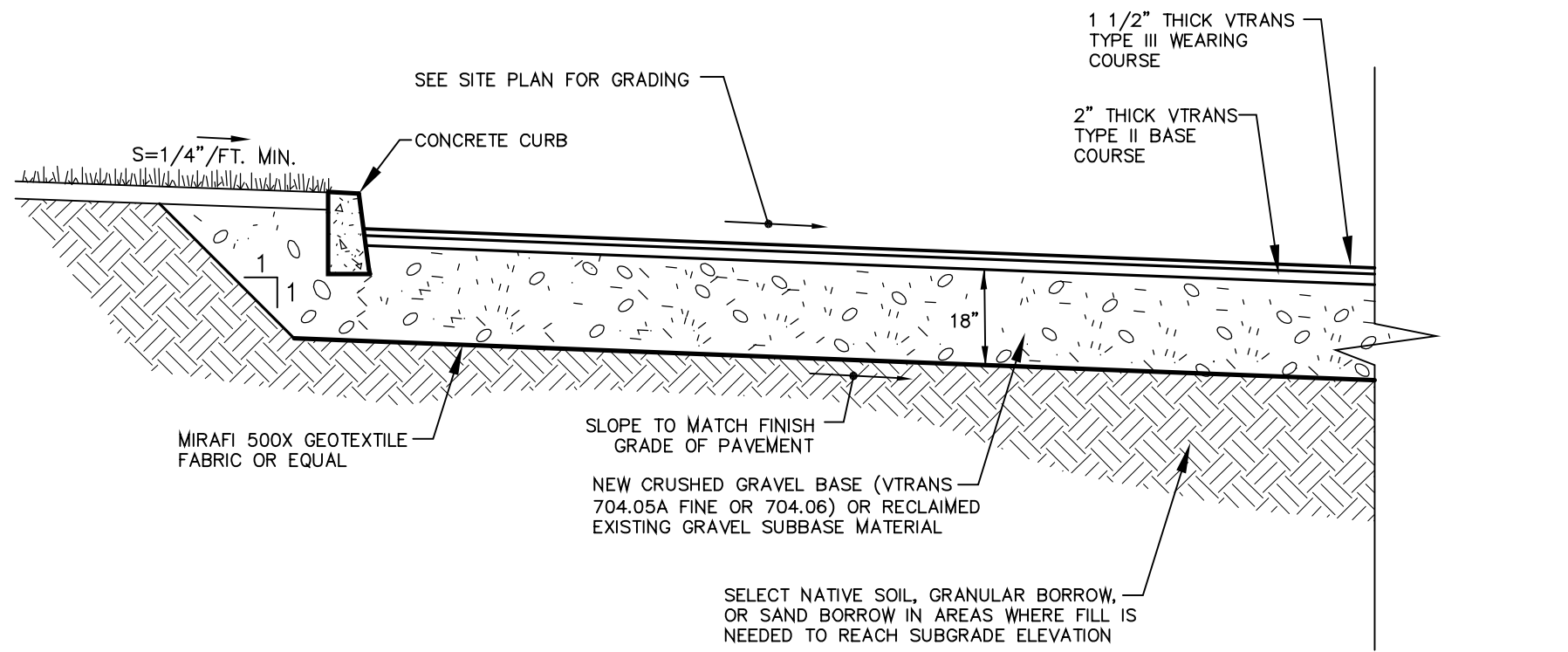


NOTES:

1. SLEEVES SHALL HAVE WORKING PRESSURE OF 150 PSI.
2. ALL EXTERIOR EXPOSED SURFACES SHALL BE FUSION BOUNDED, EPOXY-COATED TO A MIN. 10 MIL. THICKNESS.
3. ALL NUTS AND BOLTS SHALL BE 18-8 STAINLESS STEEL.
4. UPON FINAL TIGHTENING AND TESTING ALL BOLTS SHALL BE BRUSH COATED WITH BITUMASTIC COLD APPLIED MATERIAL TO ALL EXPOSED NUTS & BOLTS.

TAPPING VALVE and SLEEVE DETAIL

NTS

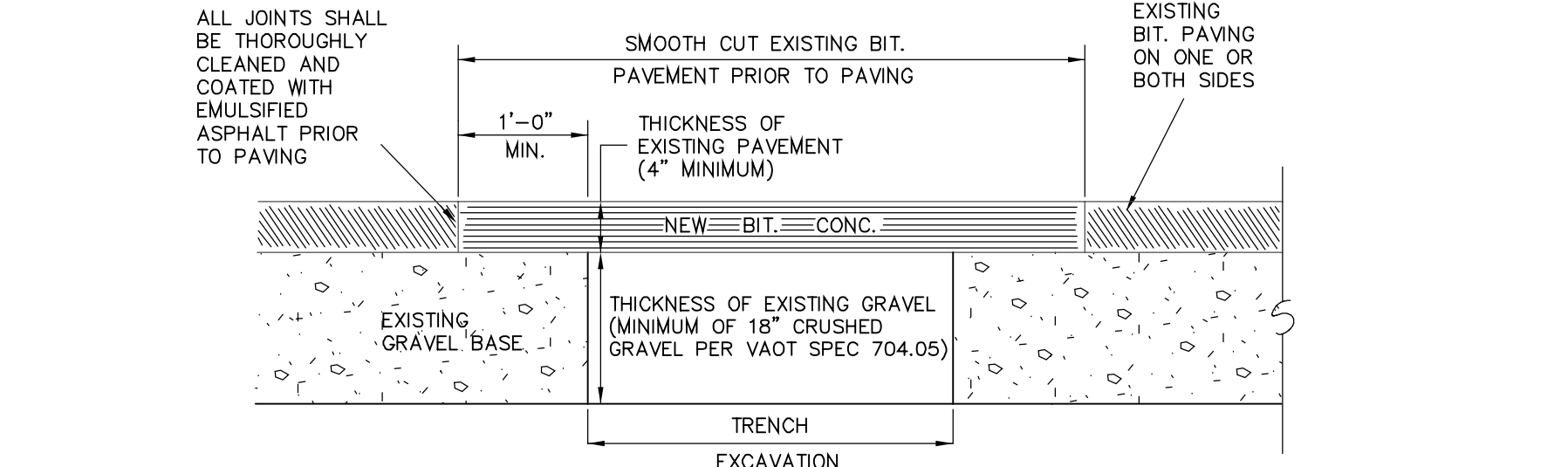


NOTES:

1. AREAS OF EXISTING PAVEMENT AND GRAVEL SUBBASE MAY BE RECLAIMED AND STOCKPILED FOR RE-USE. EXISTING PAVEMENT SHALL BE RECLAIMED SUCH THAT THE BITUMINOUS CONCRETE IS PULVERIZED TO A MAXIMUM PARTICLE SIZE OF 3 INCHES AND MIXED WITH THE UNDERLYING GRAVEL SUBBASE. PRIOR TO PAVING, THE RECLAIMED MATERIAL SHALL BE FINE GRADED WITH A MINIMUM OF 2\"/>

TYPICAL NEW DRIVE & PARKING CROSS SECTION

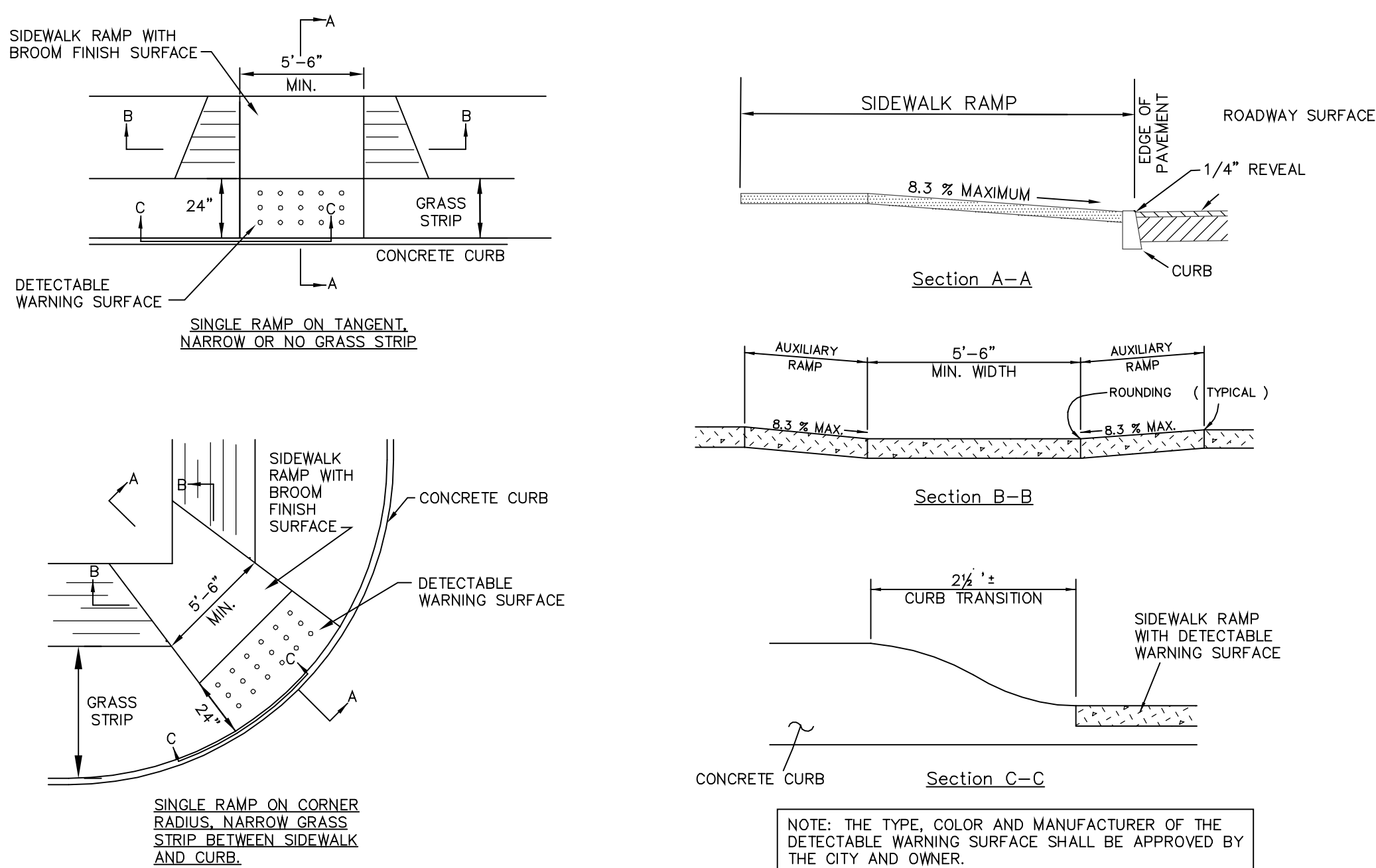
NTS



- 1) SET UP AND MAINTAIN SIGNS AND OTHER SAFETY CONTROL DEVICES.
- 2) RESHAPE HOLE AND PATCH AREA BY CUTTING WITH A CONCRETE SAW INTO SQUARE OR RECTANGULAR SHAPE AND CUT SIDE FACES VERTICALLY. RESHAPE DOWNWARD TO SOLID MATERIAL AND AROUND HOLE TO SOUND PAVEMENT.
- 3) BACKFILL TRENCH IN 6\"/>

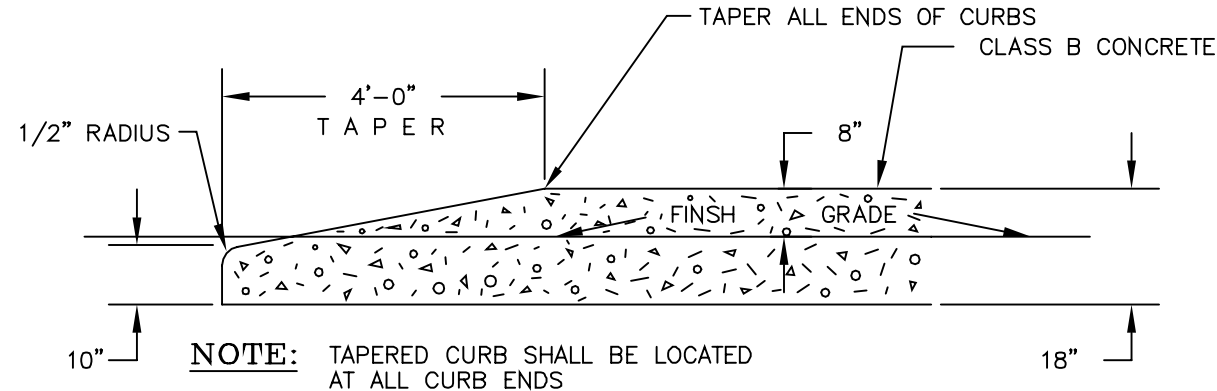
REPLACEMENT of EXISTING BITUMINOUS PAVEMENT

N.T.S.



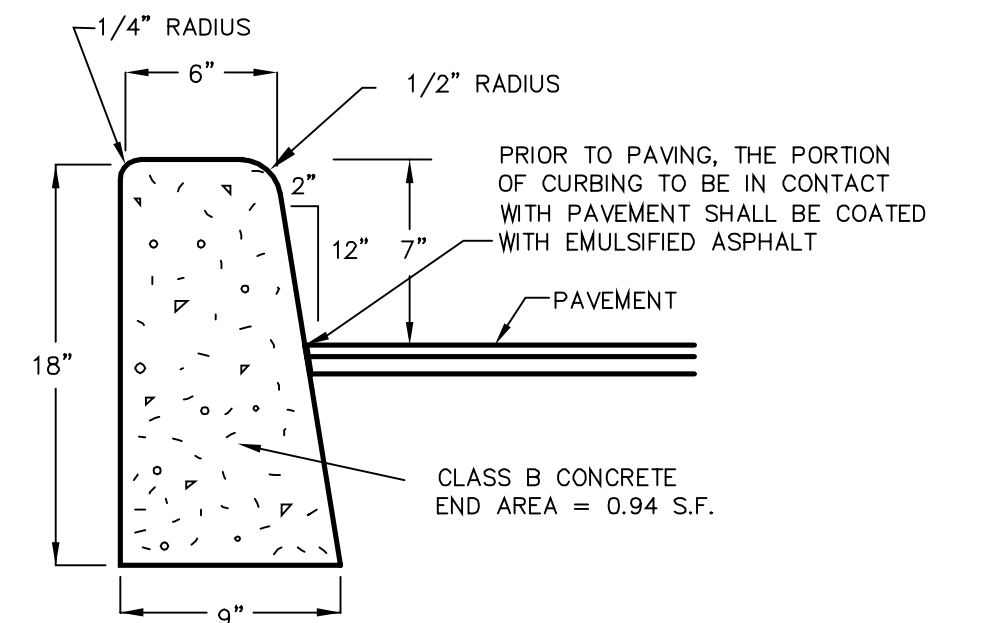
SIDEWALK RAMPS

NTS



TYPICAL TAPERED CURB

N.T.S.

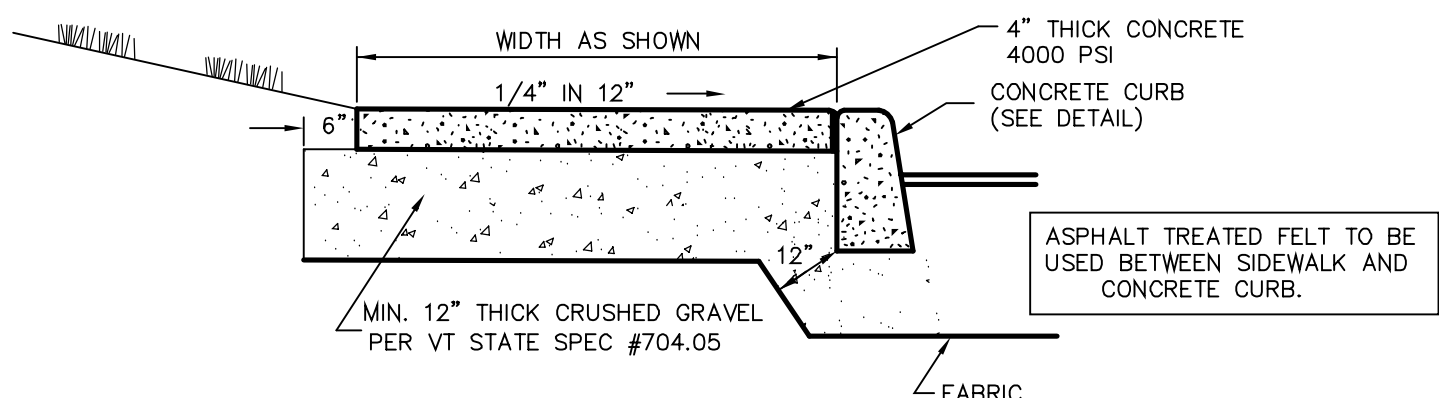


NOTES:

- 1) CURBING SHALL BE CONSTRUCTED IN 10' SECTIONS WITH 1/8\"/>
- 2) CURBING EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 20' AND SHALL BE CONSTRUCTED OF MATERIAL CONFORMING TO AASHTO DESIGNATION M-153 (1/2\"/>
- 3) ALL CONCRETE SHALL BE AIR ENTRAINED NOT LESS THAN 5% AND NOT MORE THAN 7%

CONCRETE CURB

N.T.S.

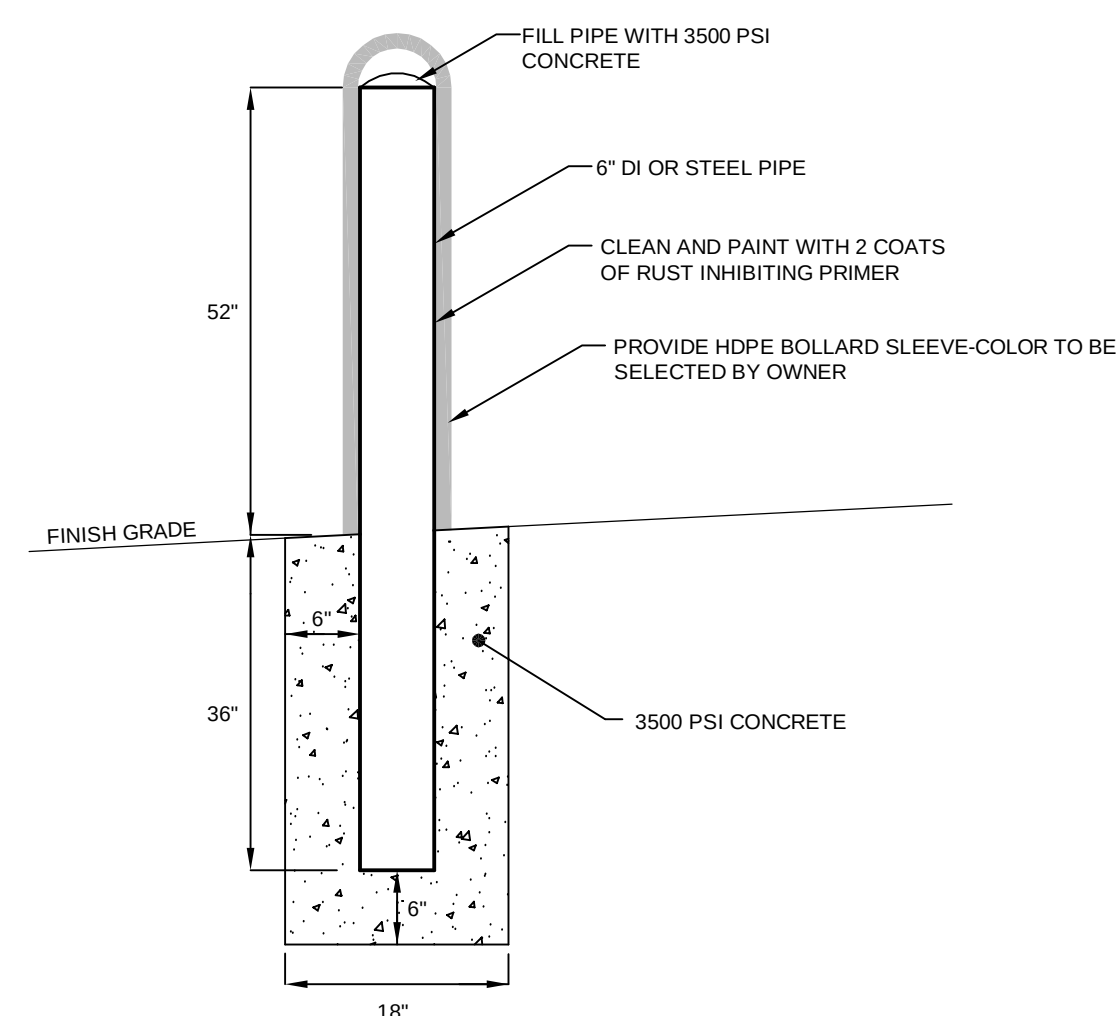


NOTES:

1. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4,000 PSI AT 28 DAYS, AIR ENTRAINED WITH AN ADMIXTURE PRODUCING AN AIR CONTENT OF BETWEEN 5% AND 7% BY VOLUME.
2. HALF INCH (1/2\") TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT INTERVALS NOT EXCEEDING TWENTY FEET (20'). SIDEWALKS SHALL BE SCORED TO A DEPTH OF ONE INCH (1\") EVERY FIVE (5) FEET. CURB AND SIDEWALK SECTIONS SHALL BE SEPARATED BY ASPHALT TREATED FELT.
3. AFTER THE INITIAL CURING PERIOD IS OVER (APPROXIMATELY 28 DAYS), ALL EXPOSED SURFACES SHALL RECEIVE TWO COATS OF ANTI-SPLALLING COMPOUND.
4. SEE ARCHITECTUAL PLANS AND DETAILS AT BUILDING ENTRANCE LOCATIONS FOR ADDITIONAL SIDEWALK FOUNDATION AND SUPPORT DETAILS.

CONCRETE SIDEWALK DETAIL

N.T.S.



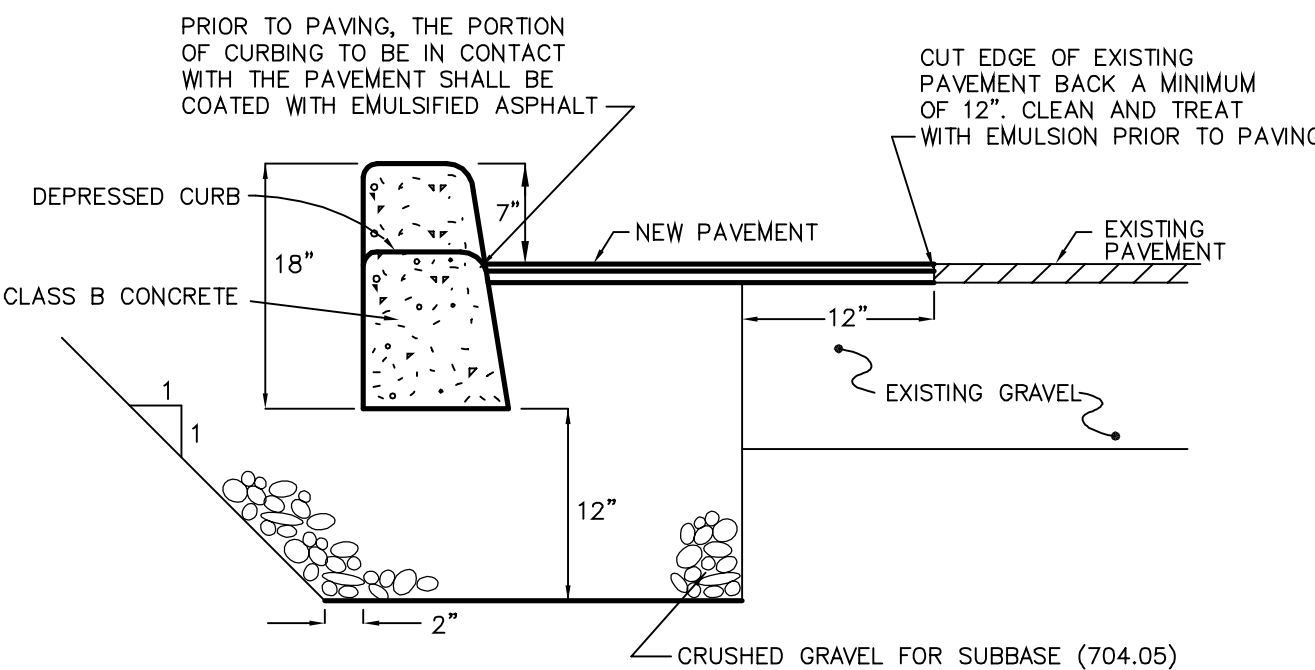
THE ABOVE DETAIL SHALL BE USED FOR BOLLARDS AT THE LOADING AREA ENTRY

TYPICAL BOLLARD

NTS

GENERAL CONSTRUCTION SPECIFICATIONS

1. ALL WORK AND MATERIALS SHALL BE APPROVED BY THE OWNER OR ENGINEER AND IN ACCORDANCE WITH THE LATEST VERMONT AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE CITY OF BURLINGTON PUBLIC WORKS REQUIREMENTS, AND THESE PLANS.
2. THE CONTRACTOR SHALL CONTACT ALL UTILITIES BEFORE EXCAVATION TO VERIFY THE LOCATION OF ANY UNDERGROUND LINES. THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIGSAFE PRIOR TO ANY EXCAVATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, PAVEMENT AND STRUCTURES NECESSARY TO CONSTRUCT THIS PROJECT UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL REMOVE ALL EXCESS OR UNSTABLE MATERIAL, DEBRIS AND TRASH FROM THE SITE UPON COMPLETION OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OR HER OWN EXPENSE FOR ENSURING THAT THE DUST CREATED AS A RESULT OF CONSTRUCTION DOES NOT CREATE A NUISANCE OR A SAFETY HAZARD. WHERE AND WHEN DEEMED NECESSARY BY THE ENGINEER, THE CONTRACTOR SHALL BE REQUIRED TO WET SECTIONS OF THE CONSTRUCTION AREA WITH WATER, APPLY CALCIUM CHLORIDE OR SWEEP ASPHALT ROADS WITH A POWER BROOM AS DUST CONTROL.
5. ANY SURFACES, LINES, OR STRUCTURES WHICH HAVE BEEN DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THE CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
6. THE WORK SHOWN ON THESE PLANS SHALL BE INSPECTED BY LAMOUREUX & DICKINSON CONSULTING ENGINEERS, INC., ESSEX JUNCTION, VERMONT, TO ENSURE COMPLIANCE WITH THE PLANS AND REQUIREMENTS. LAMOUREUX & DICKINSON WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS THAT MAY ARISE FROM THE FAILURE OF THE CONTRACTOR TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THAT THE PLANS CONVEY, AND FROM FAILURE TO HAVE BEEN NOTIFIED TO INSPECT THE WORKS AND TESTS IN PROGRESS.
7. FOR ANY WORK WITHIN A HIGHWAY OR STREET RIGHT-OF-WAY, A MINIMUM OF ONE-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. CONTINUOUS TWO-WAY TRAFFIC WILL BE REQUIRED AT NIGHT, DURING PEAK-HOURS, AND WHENEVER POSSIBLE DURING ACTUAL CONSTRUCTION ACTIVITIES. UNIFORMED TRAFFIC CONTROL OFFICERS SHALL DIRECT TRAFFIC DURING PEAK HOURS WHEN THERE IS ONE-WAY TRAFFIC OR WHEN DEEMED NECESSARY BY THE CITY.
8. TEMPORARY CONSTRUCTION SIGNS AND TRAFFIC CONTROL SIGNS SHALL BE ERRECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, VTRANS E-STANDARDS AND CITY REQUIREMENTS.
9. TO ASSURE COMPLIANCE WITH THE PLAN(S), THE CONTRACTOR SHALL NOTIFY THE ENGINEER 24 HOURS IN ADVANCE OF STARTING ANY WORK, CUTTING THE PAVEMENT, BEGINNING THE INSTALLATION OF ANY UTILITIES, TESTING THE UTILITIES, BRINGING IN ANY NEW GRAVEL FOR THE NEW BASE, PAVING, AND FINAL INSPECTION. PRIOR TO BEGINNING CONSTRUCTION ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
10. AT COMPLETION OF GRADING, SLOPES, DITCHES, AND ALL DISTURBED AREAS SHALL BE SMOOTH AND FREE OF POCKETS WITH SUFFICIENT SLOPE TO ENSURE DRAINAGE.
11. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM BEST AVAILABLE SOURCES AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. CONTRACTOR SHALL VERIFY EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN HEREON. CONTRACTOR SHALL VERIFY NEW TAP LOCATIONS AND SHALL CONNECT ALL UTILITIES TO NEAREST SOURCE THROUGH COORDINATION WITH THE UTILITY COMPANY AND OWNER.
12. SEE OTHER DETAIL SHEETS OF THESE PLANS FOR ADDITIONAL DETAILS, REQUIREMENTS AND SPECIFICATIONS.



NOTES:

1. THE NEW PAVEMENT DEPTH SHALL MATCH THE EXISTING PAVEMENT DEPTH AT A MINIMUM, 4\"/>

CONCRETE CURB AND PAVEMENT REPLACEMENT

NTS

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
		Design ABR
SITWORK & WATER DETAILS & SPECIFICATIONS		Drawn L&D
		Checked DJG
		Date 06-21-18
		Scale AS NOTED
		Sheet number
Lamoureux & Dickinson Consulting Engineers, Inc. 14 Morse Drive, Essex, VT 05452 802-878-4450 www.LDengineering.com		C5

before construction of any utilities or improvements, the Contractor shall notify the Department of Public Works (DPW), IN WRITING, of intent to proceed.

1. All water mains, fittings, appurtenances and other materials, and construction shall conform to all applicable AWWA, State and City codes, standards and regulations. In the case of conflict between these construction specifications and any other applicable regulations, the decision of the Vermont Department of Health or VTDEC Water Supply shall be binding.

2. All water mains, fittings, appurtenances shall be installed in a workmanlike manner. Installation shall be under the general inspection of the Public Works Department. If the Contractor is to install any water line, the Contractor, they shall notify the Public Works Department at least two (2) days in advance of his intention to proceed.

3. Connection to an existing water main shall be done under the supervision of, and with the approval of, the Public Works Department. The Contractor shall be responsible for securing all necessary permits and permission to make the connection and to coordinate all parties involved in the process. The Public Works Department shall be notified AT LEAST twenty-four (24) hours in advance of the intended connection time.

4. An inspector, employed by the Public Works Department, shall be notified at least 24 hours in advance of all water line installations. This inspector shall be on the premises for all water line installations.

5. As-Builts prepared by the Contractor are required by the Public Works Department at the time of the completion of the water system. All water mains shall have horizontal and vertical distances as detailed on this drawing.

6. All public and private water mains 1) 4" or greater shall be C-900 pipe per note 21 below) 2) less than 4" in diameter shall be ULTRA-HIGH WEIGHT, 35 MILYTHYLENE TUBING DESIGNED FOR A WORKING PRESSURE OF 200 PSI (AWWA C-900, 100' minimum length) 3) 4" and larger shall be ductile iron, (AWWA C-110), cement-lined. For water lines less than 4 inches in diameter, fittings (other than valves) shall MEET MANUFACTURER'S RECOMMENDATIONS AND MEET VERMONT ACT 193 REQUIREMENTS FOR LEAD CONTENT.

7. All buried valves shall conform to AWWA C-502 or C-509, and be resilient wedge gate valves, 12" or less in diameter. If either resilient wedge or butterfly valves are larger sizes, All gate valves shall open right (clockwise) and shall have adjustable iron valve boxes extending to the finished grade (see Typical Details).

8. All water lines, before being put into service, shall be disinfected in accordance with the latest edition of AWWA C-502, 3-way post type breakaway, Kennedy K81-1 with two (2) 2-1/2" hose nozzles and one (1) 1/2" steamer nozzle. Nozzle threads shall be Roxbury double-start hydrants shall be provided with a 6.5" bury (riser). In all cases, it is the Contractor's responsibility to check with the Public Works Department to determine the location of all hydrants. All hydrants shall be installed. All hydrants shall be set back a minimum of three (3) feet from paved surfaces. In addition, wherever a traffic hazard appears to exist (in the opinion of the Public Works Department), the hydrant shall be protected by a concrete curb and post.

9. Curb boxes shall be Buffalo type with telescoping top and bolt-on caps, and. All water lines and appurtenances shall be pressure and leak-tested, before being placed into service, in accordance to AWWA Standard C-600. The test pressure shall be 200 psi (+/- 5psi), measured at or near the high end of the line. The test shall be conducted and the test shall be run for two (2) hours. The Public Works Department shall be given at least twenty-four (24) hours notice before the test is to be conducted, and DPW personnel shall witness the test. Allowable leakage shall be computed by the following formula: $Q = 150 \times \sqrt{P} \times D$ where Q = leakage in gallons per hour, S = allowed leakage per hour, S length of test in feet, D = inches of nominal pipe diameter, P = average test pressure (psi gauge). The person(s) conducting the test(s) shall, IN WRITING, certify the results to the Public Works Department.

10. All water lines, before being put into service, shall be disinfected in accordance with the latest edition of AWWA C-651, or as directed by the Public Works Department. Contractor shall install 1" diameter tap in water line. The person(s) responsible for disinfection shall be notified by the Public Works Department. The Vermont Department of Health that this disinfection procedure was followed and the required minimum results were obtained. Contractor shall be responsible for all sampling and analysis costs. TAP USED FOR CHLORINATION SHALL BE Labeled AS A "UGED PRIOR TO BACKFILL"

11. Water mains, hydrants and curb stops shall be inside city right-of-way.

12. No valves, hydrants, curb stops, etc. shall be operated without prior approval by the Public Works Department.

13. All taps larger than 1" require the use of bronze saddles. SADDLES ARE REQUIRED FOR ALL TAPS.

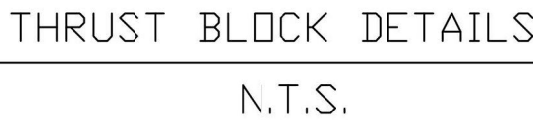
14. All brass unions and adapters shall be low-lead by Cambridge.

15. All corporations and curb stops shall be Cambridge with nitrile gaskets.

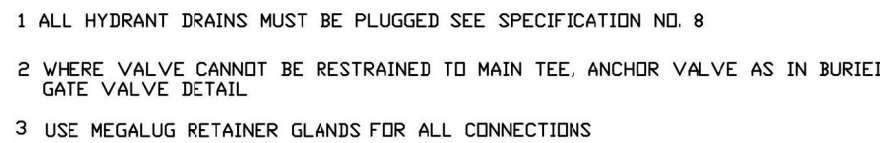
16. Water mains 4" and larger shall be AWWA C900 PVC pipe with a pressure class of 305 psi (R14). Mains 2" or less shall conform to AWWA C901 and be AWWA C901 pipe. All pipe shall be installed with a minimum of 12" of bedding. (INCLUDING SERVICES) will require a 12 AWG high strength copper clad steel tracer wire with blue insulation fastened directly to the top of pipe with wire tie wraps or electrical tape. This tracer wire shall be a continuous run (no splices) between valves with ends for attaching a locating signal at each valve. All valves shall be located within 500' of each other. If less than 500' no valve boxes are located within 500' of each other, a magnetized tracer box is required. Waterproof splices shall be allowed in valve boxes as per the detail on this sheet. Tracer wire, tracer boxes and wire nuts shall be installed in accordance with the specifications and approved materials. In addition, detectable metallic underground tapping labels for water tracer wire below shall be manufactured by Trumbull Industries or approved equal and buried approx. 2' below finished grade.



- * SUITABLE MATERIAL SHALL CONTAIN NO STONES GREATER THAN 4" IN DIAMETER, NO FROZEN LUMBS, AND ONLY A MINOR AMOUNTS OF CLAY OR ORGANIC MATERIAL. ALL MATERIAL TO BE PLACED IN MAXIMUM OF 12" LIFTS AND COMPACTED BEFORE PLACING NEXT LIFT.
- * TYPE I MATERIAL SHALL BE EITHER GRAVEL OR EXCAVATED MATERIAL CONTAINING NO STONES GREATER THAN 1 1/2" IN DIAMETER, NO FROZEN MATERIAL, NO CLAY, AND NO ORGANIC MATERIAL.
- * TYPE II MATERIAL SHALL BE CLEAN, HARD, CRUSHED OR NATURAL STONE WITH A GRADATION BY AND 100% PASSING A 1 1/2" SQUARE OPENING, NOT MORE THAN 25% PASSING A 3/4" SQUARE OPENING, AND NOT MORE THAN 5% PASSING A 1/2" SQUARE OPENING.
- * TYPE III MATERIAL SHALL BE CLEAN, HARD, CRUSHED STONE FREE FROM COATINGS AND THOROUGHLY WASHED WITH A GRADATION BY WEIGHT OF 100% PASSING A 1" SQUARE OPENING AND 0 TO 5% PASSING A 1/4" SQUARE OPENING.



WATER PRESSURE = 300 PSI NOTE: REDUCER BEARING AREA = 45 IN² I.E.G. BEND, LARGER PIPE



REV. NO.	DATE	DESCRIPTION	DRAWN	CHECKED



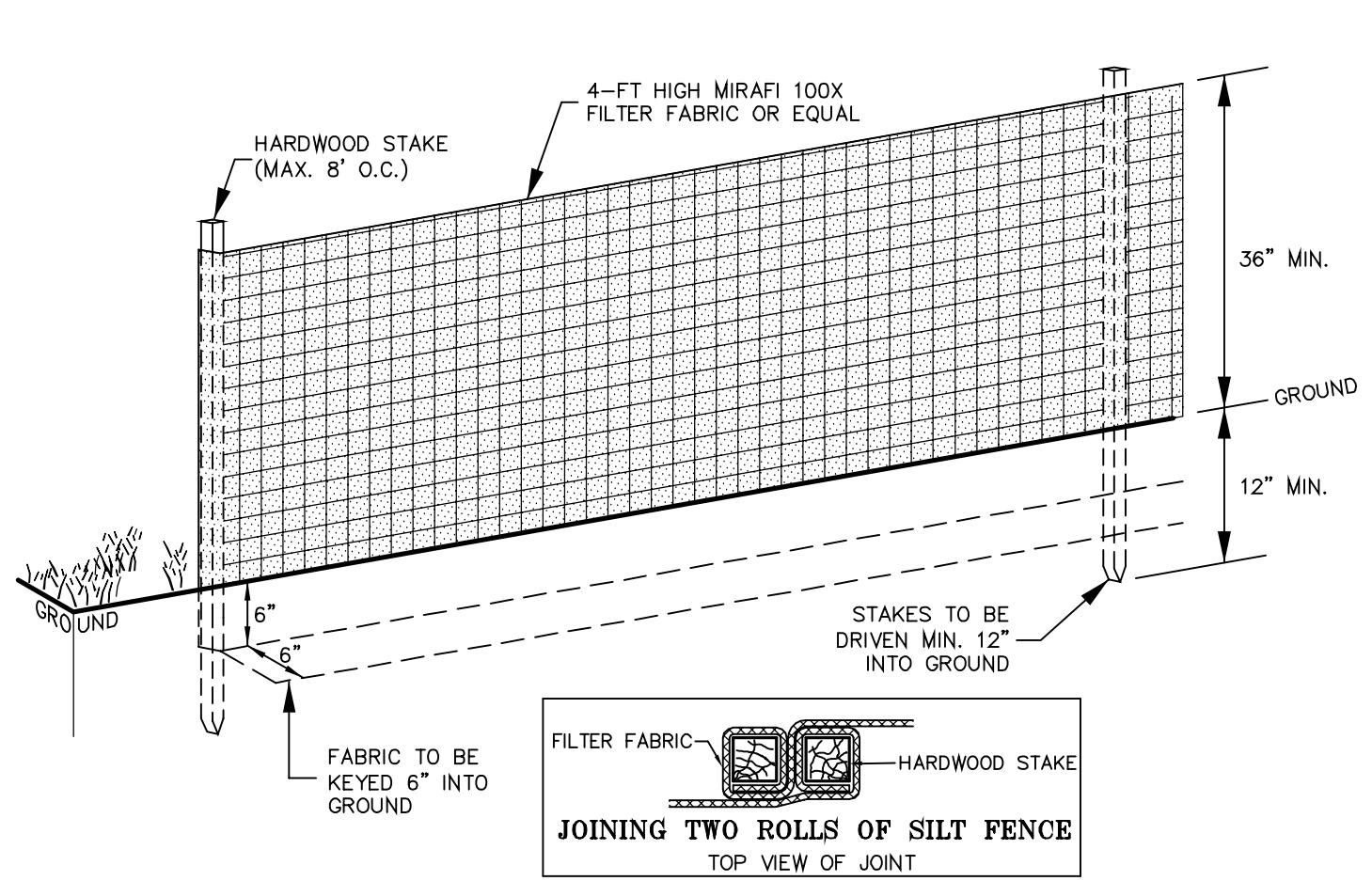
DESIGNED: MSL	DRAWING NO.
DRAWN: MSL	

SR	C6
SCALE:	

3/20/17 | SHEET

SANITARY & STORM SPECIFICATIONS

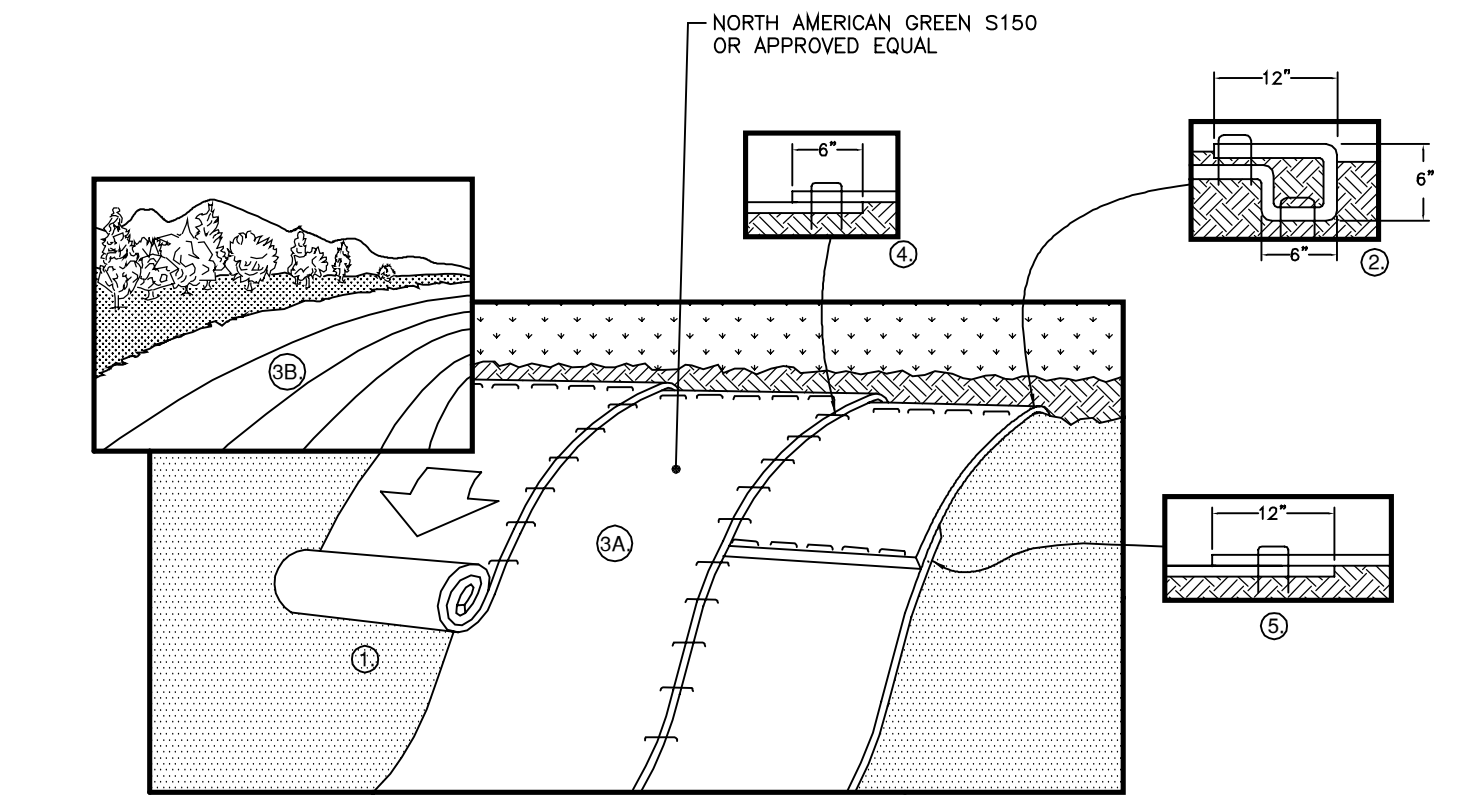
1. THE HORIZONTAL AND VERTICAL SEPARATION FOR SEWER AND WATER LINES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITION OF THE "TEN STATE STANDARDS - RECOMMENDED STANDARDS FOR WATER WORKS".
2. SANITARY AND STORM SEWER PIPES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE PLANS. PVC PIPE SHALL BE SDR35 CONFORMING TO ASTM D-3034, ASTM D-3212, AND ASTM F-477. CORRUGATED POLYETHYLENE PIPE SHALL CONFORM TO AASHTO M294-90, TYPE S. PERFORATED UNDERDRAIN PIPE SHALL BE PVC SDR35 CONFORMING TO AASHTO M278-87 OR CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INTERIOR WALL CONFORMING TO AASHTO M252-90.
3. ALL GRAVITY SANITARY SEWER PIPE SHALL BE PVC SDR 35 CONFORMING TO ASTM D-3034, ASTM D-3212, AND ASTM F-477. FORCEMAIN SEWER PIPE SHALL BE PVC SDR26.
4. ALL TRENCH FILL SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED TO 95% OF MAXIMUM DENSITY OF OPTIMUM MOISTURE AS DETERMINED BY ASTM D968 STANDARD PROCTOR.
5. ALL NEW GRAVITY SANITARY SEWER MAINS SHALL BE LEAK TESTED BY A LOW PRESSURE AIR TEST AND DEFLECTION TESTED. THE LOW PRESSURE AIR TEST WILL BE USED TO SIMULATE INFILTRATION OR EXFILTRATION INTO OR OUT OF ALL GRAVITY SANITARY SEWERS. ALL TESTING WILL BE CONDUCTED UNDER THE SUPERVISION OF THE ENGINEER. AIR TESTING SHALL BE PERFORMED IN ACCORDANCE WITH ASTM C828-80. THE MINIMUM ALLOWED TIME FOR A PRESSURE DROP FROM 3.5 PSI TO 2.5 PSI SHALL BE 1.2 MINUTES PER 100 FEET OF 8" SEWER. ALL TESTS SHALL BE A MINIMUM OF 3 MINUTES. AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS, THE DEFLECTION TEST SHALL BE PERFORMED. NO PIPE SHALL EXCEED A DEFLECTION OF FIVE PERCENT (5%). IF THE DEFLECTION TEST IN RUN USING A RIGID BALL OR MANDEL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES. ALL MANHOLE AND PIPELINE MATERIALS, METHODS AND TESTING SHALL BE IN ACCORDANCE WITH TOWN STANDARDS, STATE STANDARDS AND WITH THESE PLANS. ALL TESTS SHALL BE PERFORMED IN THE PRESENCE OF THE ENGINEER.
6. ALL SANITARY SEWER MANHOLES SHALL BE TESTED PRIOR TO CONSTRUCTION OF THE INVERT BY THE VACUUM TEST METHOD. THE MINIMUM ALLOWED TIME FOR A VACUUM DROP FROM 10" OF MERCURY TO 9" OF MERCURY SHALL BE 2 MINUTES.
7. ANY SURFACES, LINES, OR STRUCTURES WHICH HAVE BEEN DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. THE CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF THE INDIVIDUAL SERVICES WITH THE OWNER AT THE TIME OF CONSTRUCTION.
9. ALL MANHOLES AND PIPELINE MATERIALS, METHODS, AND TESTING SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY APPLICABLE CITY OR STATE STANDARDS.



- NOTES:
- 1) USE ONLY MANUAL METHODS OF INSTALLATION AND CLEANING WITHIN WETLAND AND BUFFER ZONE.
- 2) PRIOR TO BEGINNING OF CONSTRUCTION OR EARTHMOVING, THE CONTRACTOR SHALL INSTALL A CONTINUOUS SILT FENCE AT THE LIMIT OF DISTURBANCE SHOWN ON THE SITE PLAN.
- 3) FROZEN MATERIAL SHALL NOT BE USED TO KEY IN THE BOTTOM OF THE SILT FENCE. IF NECESSARY, GRANULAR BORROW SHALL BE USED BY THE CONTRACTOR TO KEY IN THE SILT FENCE RATHER THAN FROZEN NATIVE MATERIAL.
- 4) THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF TOPSOIL STOCKPILES AND AT OTHER LOCATIONS AS NEEDED.

TEMPORARY SILT FENCE

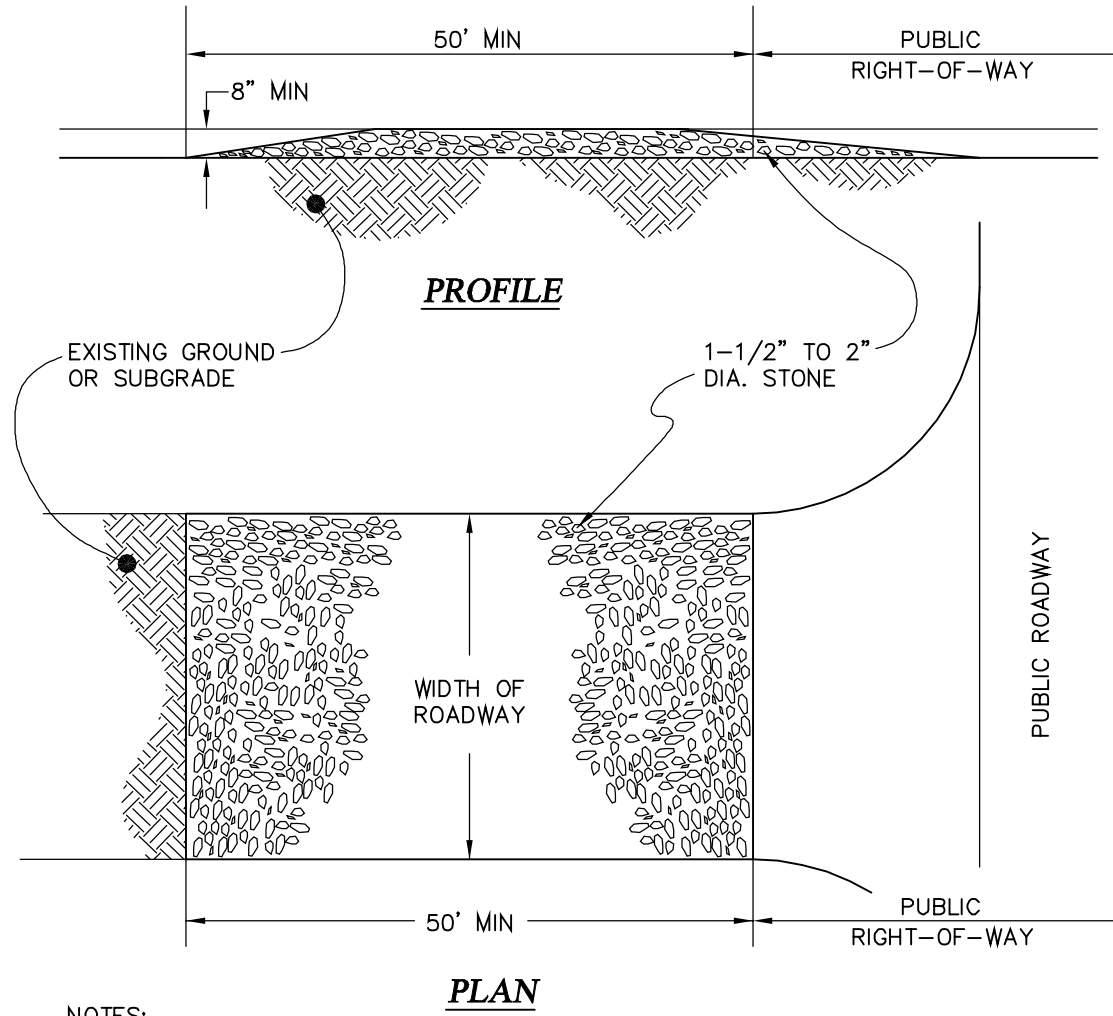
NTS



1. EROSION MATTING WILL BE USED ON SLOPES STEEPER THAN 3H:1V OR AS SHOWN ON THE PLANS.
2. PREPARE SOIL BEFORE INSTALLING MATTING, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. SOIL SURFACE SHALL BE GRADED SMOOTH WITHOUT ROOTS, STONES OR OTHER PROTRUSIONS THAT WILL PREVENT THE MATTING FROM BEING APPLIED IN FULL CONTACT WITH THE SOIL SURFACE.
3. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE MATTING IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF MATTING EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE MATTING WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF MATTING BACK OVER SEED AND COMPACTED SOIL. SECURE MATTING OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" PART ACROSS THE WIDTH OF THE MATTING.
4. ROLL THE MATTING (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. INSURE THAT THE APPROPRIATE SIDE OF THE MATTING IS AGAINST THE SOIL SURFACE. ALL MATTING MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE MANUFACTURER'S STAPLE PATTERN GUIDE FOR THE PARTICULAR PRODUCT AND APPLICATION. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE MATTING.
5. THE EDGES OF PARALLEL MATTING MUST BE STAPLED WITH APPROXIMATELY 6" OVERLAP DEPENDING ON MATTING TYPE.
6. CONSECUTIVE MATTING SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE - WITH THE UPPER MATTING PLACED OVER THE TOP OF THE LOWER MATTING) WITH AN APPROXIMATE 12" OVERLAP, STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE MATTING WIDTH.

EROSION MATTING FOR SLOPES

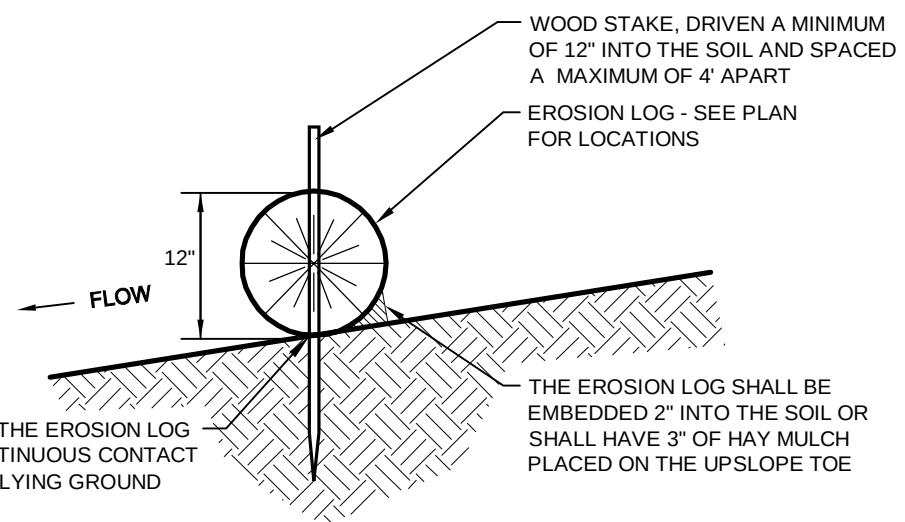
NTS



- NOTES:
1. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT TRACKED, SPILLED, OR WASHED ONTO PAVED STREETS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
2. THE USE OF CALCIUM CHLORIDE OR WATER MAY BE NECESSARY TO CONTROL DUST DURING CONSTRUCTION.
3. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION EXIT AND PUBLIC RIGHT-OF-WAY.

STABILIZED CONSTRUCTION EXIT

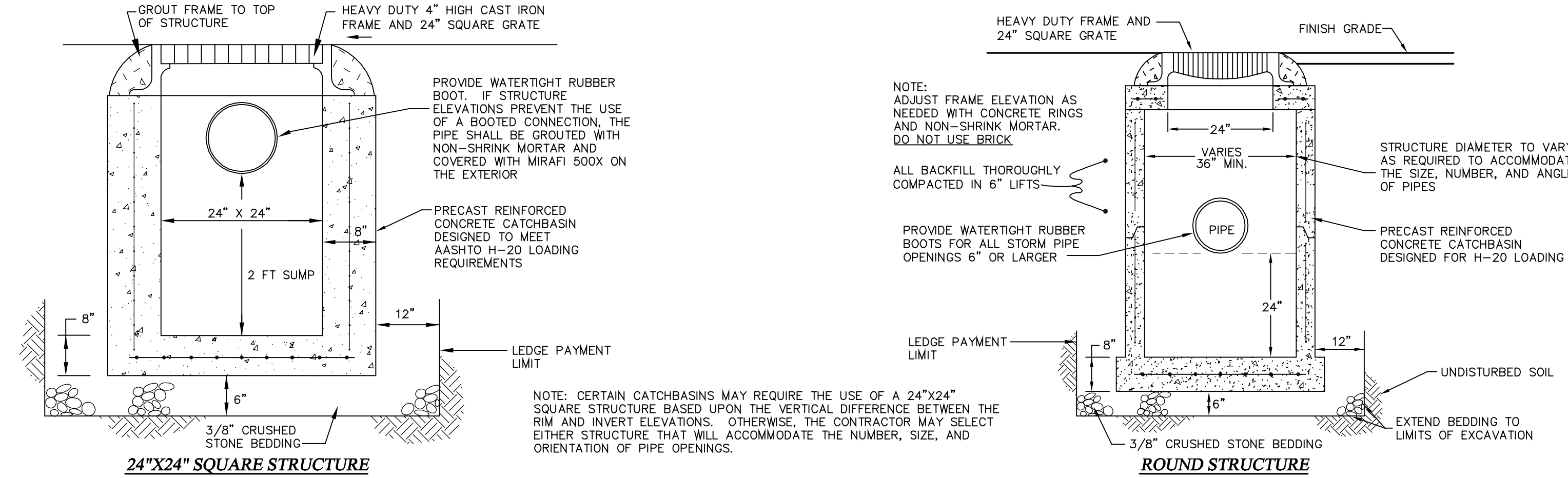
NTS



- NOTES:
1. TIGHTLY ABUT THE ENDS OF THE EROSION LOGS - NO GAPS.
2. INSTALL EROSION LOGS PARALLEL TO CONTOURS AS SHOWN ON THE PLANS.

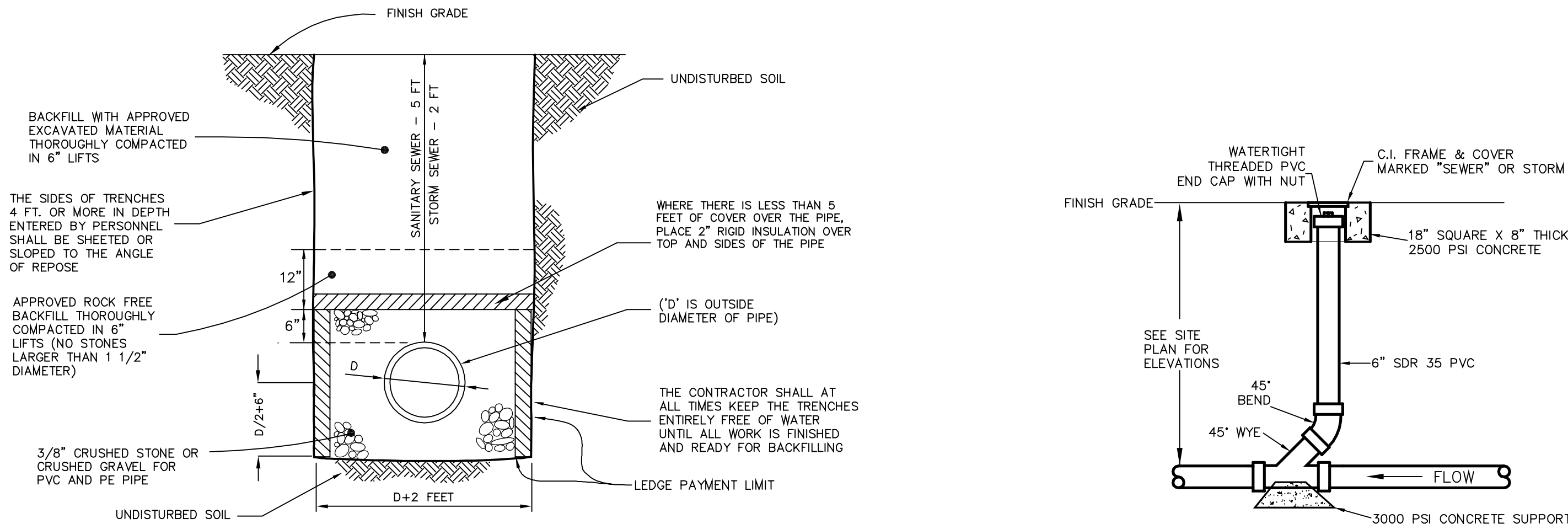
EROSION LOG SECTION

NTS



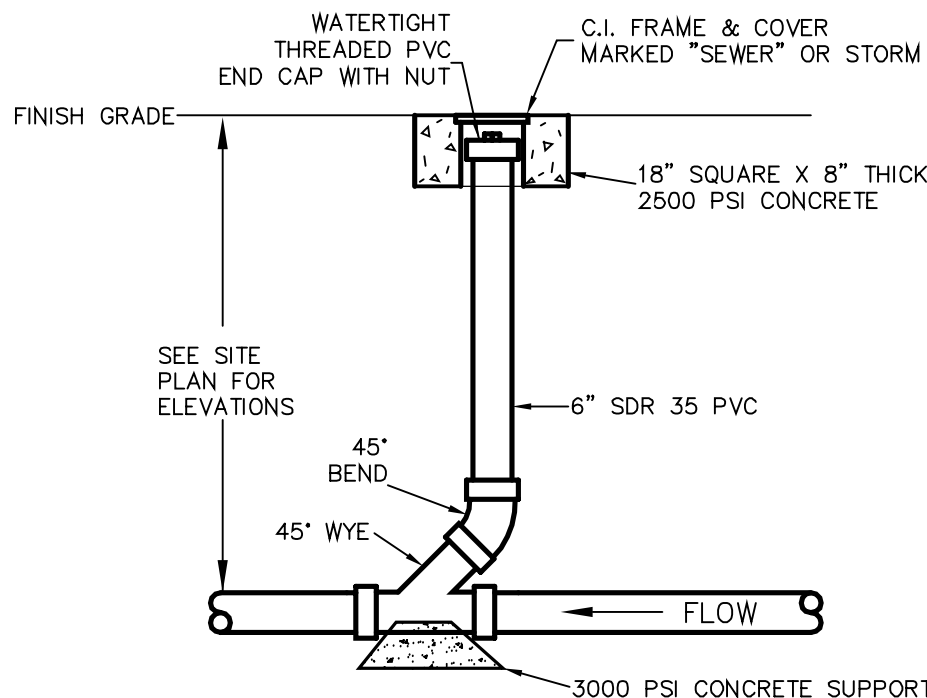
TYPICAL PRECAST CONCRETE CATCHBASIN

NTS



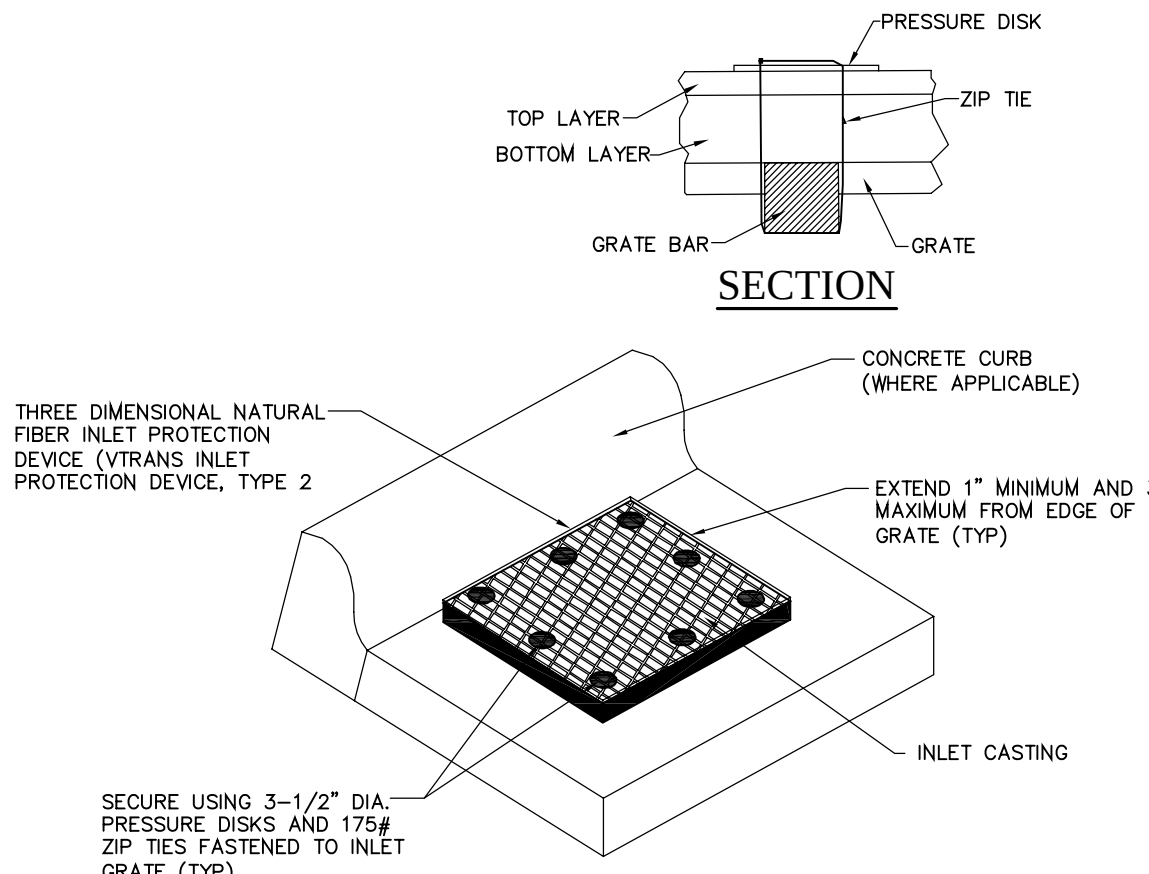
TYPICAL SANITARY SEWER & STORM TRENCH

NTS



TYPICAL CLEANOUT

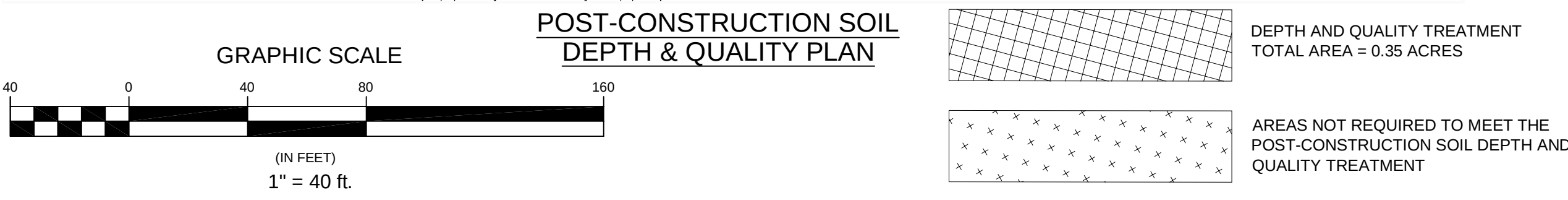
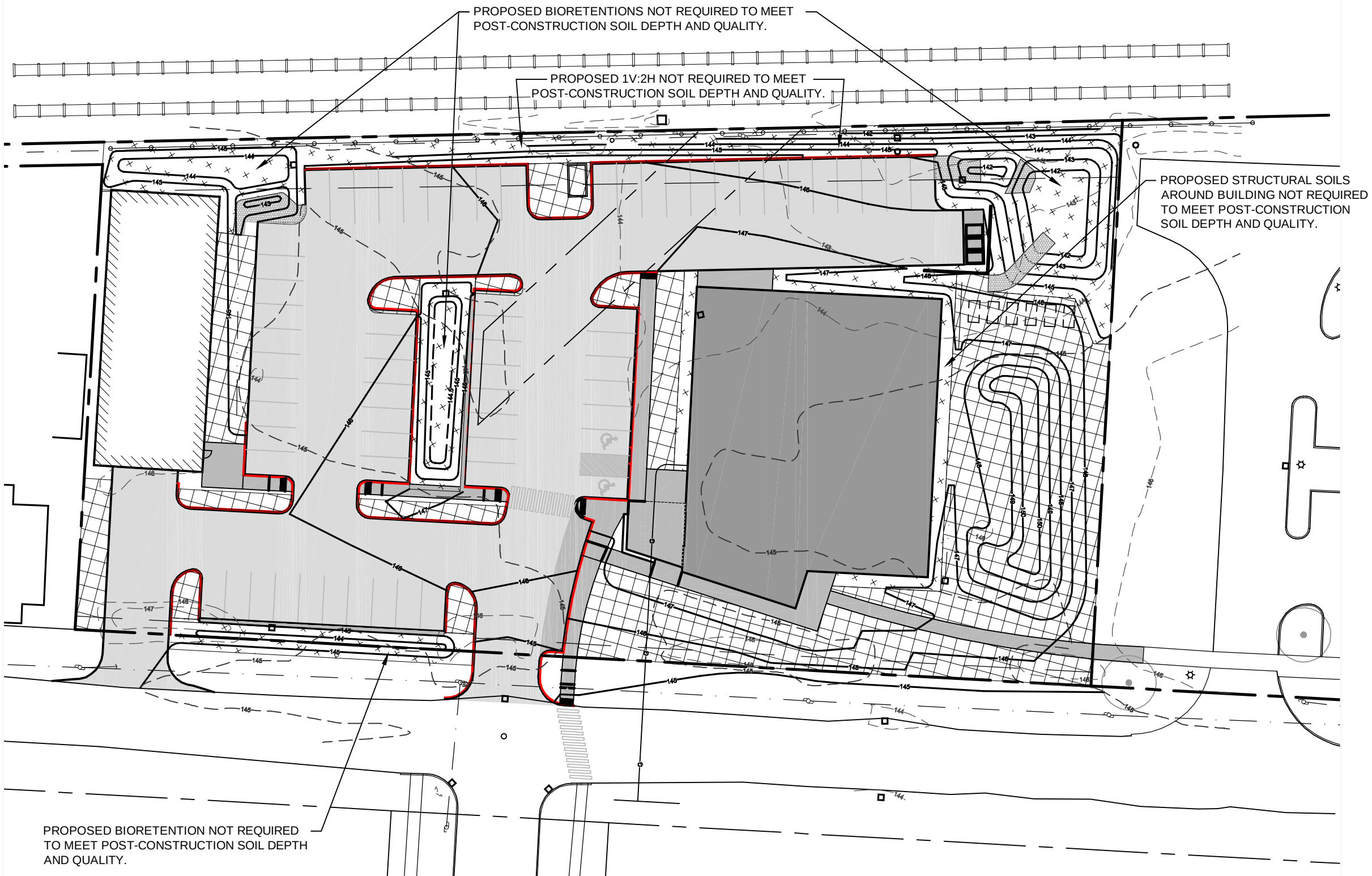
NTS



FLAT TYPE INLET PROTECTION

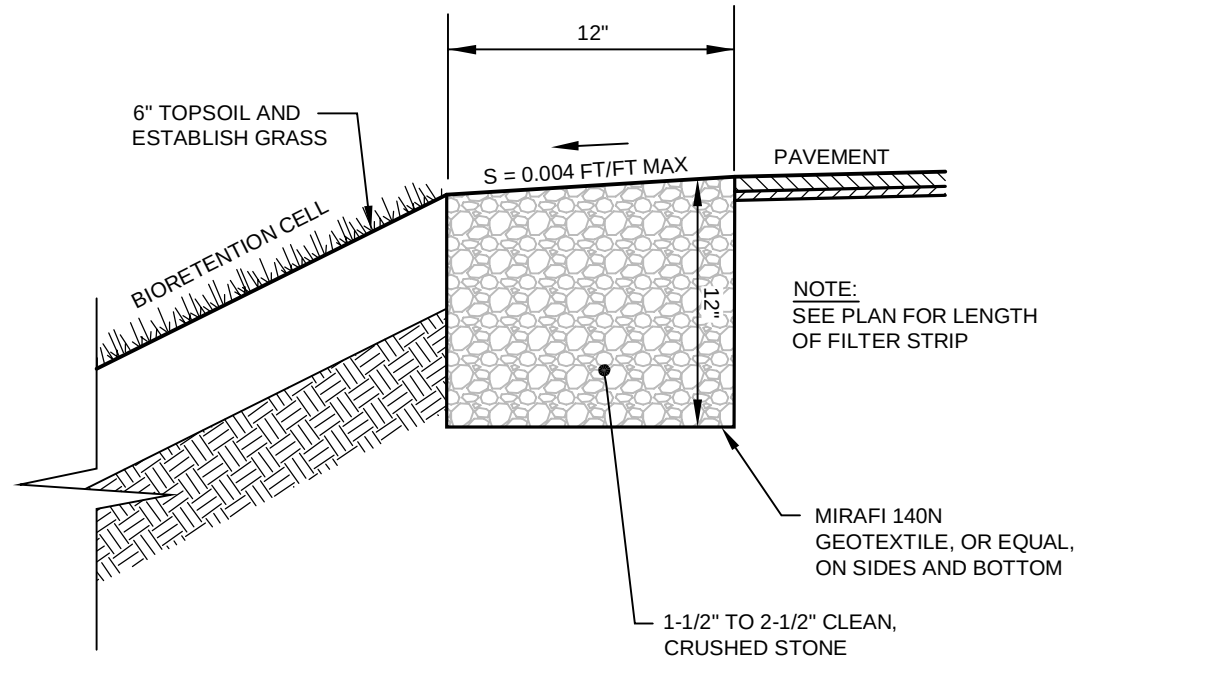
NTS

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
STORMWATER & EPSC DETAILS		Design ABR
		Drawn L&D
		Checked DJG
		Date 06-21-18
		Scale AS NOTED
		Sheet number
		C7

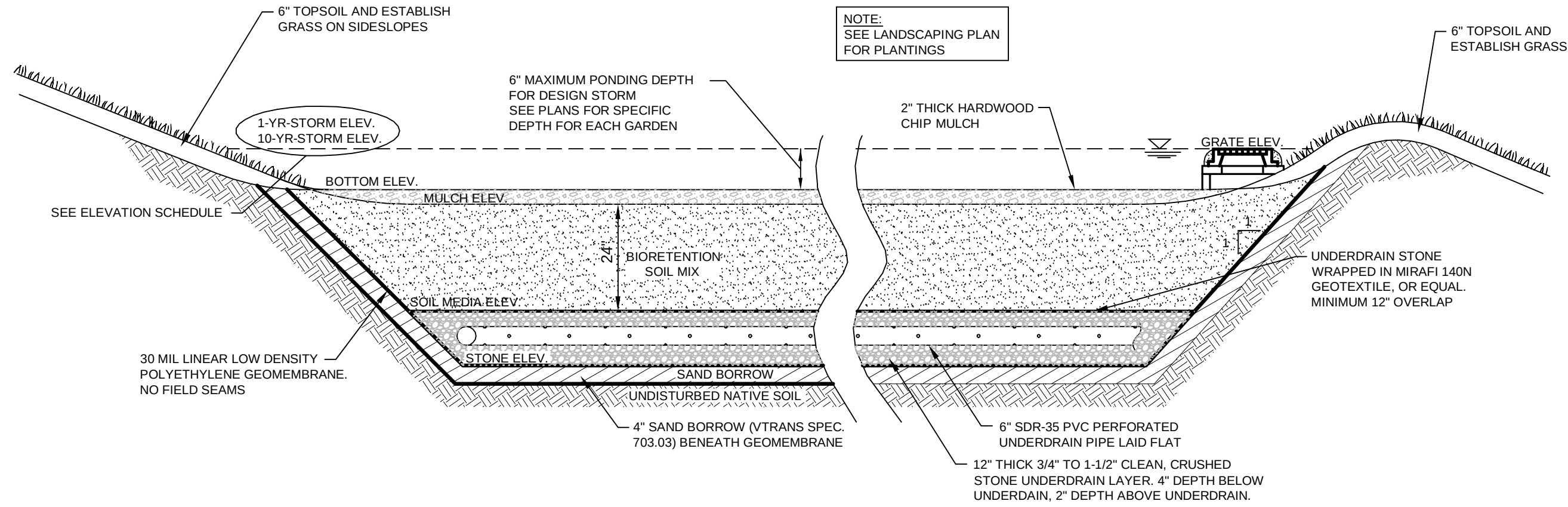


POST-CONSTRUCTION SOIL DEPTH & QUALITY TREATMENT NOTES

- POST-CONSTRUCTION SOIL DEPTH AND QUALITY TREATMENT SHALL CONFORM TO SECTION 3 OF THE "2017 VERMONT STORMWATER MANAGEMENT MANUAL RULE AND DESIGN GUIDANCE". AT A MINIMUM, ALL AREAS IDENTIFIED ON THIS PLAN ARE SUBJECT TO THESE RULES AND THE OUTLINED TREATMENT AS INDICATED BELOW. ANY ADDITIONAL AREAS THAT ARE DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING THE COMPACTION OF SOIL DUE TO THE TRACKING OF HEAVY EQUIPMENT, ARE ALSO SUBJECT TO THE STANDARDS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 4% DRY WEIGHT ORGANIC MATTER, AND SHALL BE PLACED A MINIMUM OF 4" OF DEPTH AS INDICATED ON THE PLANS.
- THE COMPOST USED TO MEET ORGANIC REQUIREMENTS SHALL CONSIST OF THE FOLLOWING:
 - A CARBON TO NITROGEN RATIO BELOW 25:1.
 - COMPOST SHALL MEET THE DEFINITION OF "COMPOST" IN THE AGENCY'S SOLID WASTE MANAGEMENT RULES OR THE CONTAINMENT STANDARDS IN THE VERMONT SOLID WASTE MANAGEMENT RULES §6-1104(g)(6-7), §6-1105(e)(8-9), AND §6-1106(e)(7-9).
 - A MAXIMUM OF 35% OF THE TOTAL SOIL VOLUME MAY CONTAIN EXCEPTIONAL QUALITY BIOSOLIDS AMENDMENTS, AND SHALL BE WELL MIXED.
- THE SOIL QUALITY REQUIREMENTS SHALL BE MET BY USING THE FOLLOWING METHOD:
 - IMPORT TOPSOIL MIX, OR OTHER MATERIALS FOR MIXING, INCLUDING COMPOST, OF SUFFICIENT ORGANIC CONTENT AND DPETH.
 - SCARIFY OR TILL SUBGRADE TO A DEPTH OF 4 INCHES. EXCEPT FOR WITHIN THE DRIP LINE OF EXISTING TREES, THE ENTIRE SURFACE SHALL BE DISTURBED BY SCARIFICATION.
 - PLACE 4 INCHES OF IMPORTED TOPSOIL MIX ON SURFACE. THE IMPORTED TOPSOIL MIX SHALL CONTAIN 4% ORGANIC MATTER. SOILS USED IN THE MIX SHALL BE SAND OR SANDY LOAM AS DEFINED BY THE USDA.
 - RAKE BEDS TO SMOOTH AND REMOVE SURFACE ROCKS LARGER THAN 2 INCHES IN DIAMETER; AND WATER OR ROLL TO COMPACT SOIL IN TURF AREAS TO 85% OF MAXIMUM DRY DENSITY.
- SOIL DEPTH SHALL BE ESTABLISHED AT THE END OF CONSTRUCTION AND ALL AREAS IDENTIFIED SHALL BE PROTECTED FROM COMPACTION.
- TEST HOLES SHALL BE PERFORMED BY THE CONTRACTOR BY USING A SHOVEL DRIVEN SOLELY BY THE CONTRACTORS WEIGHT. THE TEST HOLES SHALL BE 8" IN DEPTH AND USED BY THE CONTRACTOR FOR SELF VERIFICATION THAT ALL REQUIREMENTS OF THE POST-CONSTRUCTION SOIL DEPTH AND QUALITY PLAN HAVE BEEN MET.
- TEST HOLES SHALL BE PERFORMED IN LOCATIONS NOTED ON THIS PLAN OR AS SELECTED BY THE CONTRACTOR. TEST HOLES SHALL BE SPACED AT A MINIMUM OF 50' APART. THE CONTRACTOR SHALL PROVIDE NINE (9) TEST HOLES PER ACRE OF IDENTIFIED AREA SUBJECT TO THE POST-CONSTRUCTION SOIL DEPTH AND QUALITY TREATMENT.
- A DENSE AND VIGOROUS VEGETATIVE COVER SHALL BE ESTABLISHED OVER ALL TURF AREAS. SEE LANDSCAPING PLAN FOR ADDITIONAL NOTES, PLANTING SCHEDULE AND SEEDING SPECIFICATIONS.



PRE-TREATMENT FILTER STRIP
NTS



BIORETENTION SECTION
NTS

BIORETENTION - EROSION PREVENTION AND SEDIMENT CONTROL SEQUENCING

- INSTALL SILT FENCE AND/OR OTHER APPROPRIATE TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM ENTERING THE BIORETENTION DURING CONSTRUCTION.
- RUNOFF SHALL NOT BE DIRECTED INTO THE BIORETENTION FACILITY UNTIL:
 - ALL UPGRADIENT CONTRIBUTING AREAS HAVE BEEN PERMANENTLY STABILIZED.
 - THE BIORETENTION FACILITY IS COMPLETE AND ALL AREAS SUBJECT TO RUNOFF HAVE BEEN PERMANENTLY STABILIZED.
- REMOVE TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL DEVICES AFTER THE BIORETENTION IS PLACED ONLINE AND IS RECEIVING RUNOFF.
- IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BIORETENTION, THE SEDIMENT AND ALL CONTAMINATED MATERIAL (SUCH AS MULCH OR SOIL MIX) SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

BIORETENTION - GENERAL CONSTRUCTION SPECIFICATIONS

- THE BIORETENTION SHALL BE EXCAVATED TO THE DIMENSIONS, SIDE SLOPES, AND ELEVATIONS SHOWN ON THE DRAWINGS. THE METHOD OF EXCAVATION SHALL MINIMIZE THE COMPACTION OF THE SUBGRADE SOIL WITHIN THE FOOTPRINT OF THE BIORETENTION AREA.
- THE BIORETENTION SOIL MIXTURE SHALL BE PLACED AND GRADED USING LOW GROUND CONTACT PRESSURE EQUIPMENT. TO THE EXTENT POSSIBLE, WORK SHALL BE PERFORMED BY EQUIPMENT OPERATING ON THE ADJACENT SLOPES.
- ALL WORK RELATED TO PLACEMENT OF MULCH AND PLANT INSTALLATION SHALL BE ACCOMPLISHED WITH METHODS AND EQUIPMENT THAT DO NOT RESULT IN FURTHER COMPACTION OF THE BIORETENTION SOIL MIX.

BIORETENTION - MATERIAL SPECIFICATIONS:

HARDWOOD CHIP MULCH
MULCH SHALL CONSIST OF RAW WOOD MATERIAL FROM ONLY HARDWOOD TIMBER AND SHALL BE A PRODUCT OF A MECHANICAL CHIPPER, HAMMERMILL, OR TUB GRINDER. MULCH CONSISTING OF SOFTWOOD TIMBER, MANUFACTURED BOARDS, AND/OR CHEMICALLY TREATED WOOD IS UNACCEPTABLE. THE MATERIAL SHALL BE UNIFORM IN COLOR AND SUBSTANTIALLY FREE OF MOLD, DIRT, SAWDUST, WEEDS, SEED AND FOREIGN MATERIAL. THE MATERIAL SHALL BE AGED A MINIMUM OF 12 MONTHS, BUT SHALL NOT BE IN AN ADVANCED STATE OF DECOMPOSITION.

THE MULCH MATERIAL, WHEN DRIED, SHALL ALL PASS A FOUR (4) INCH SCREEN AND NOT MORE THAN 20 PERCENT BY MASS SHALL PASS A ONE TENTH (0.1) INCH SCREEN. GRASS CLIPPINGS ARE UNSUITABLE FOR MULCH.

BIORETENTION SOIL MIX
THE BIORETENTION SOIL SHALL CONSIST OF USDA SAND TO LOAMY SAND CLASSIFICATION, OR A WELL BLENDED, HOMOGENOUS MIXTURE OF THE FOLLOWING COMPONENTS:

SAND	85-88%
SILT	9-12%
CLAY	0-2%
*ORGANICS	3-5%

*ORGANICS SHOULD CONSIST OF COMPOST THAT MEETS THE DEFINITION OF "COMPOST" IN THE AGENCY'S SOLID WASTE MANAGEMENT RULES OR THE CONTAINMENT STANDARDS IN THE VERMONT SOLID WASTE MANAGEMENT RULES §6-1104(g)(6-7), §6-1105(e)(8-9), AND §6-1106(e)(7-9).

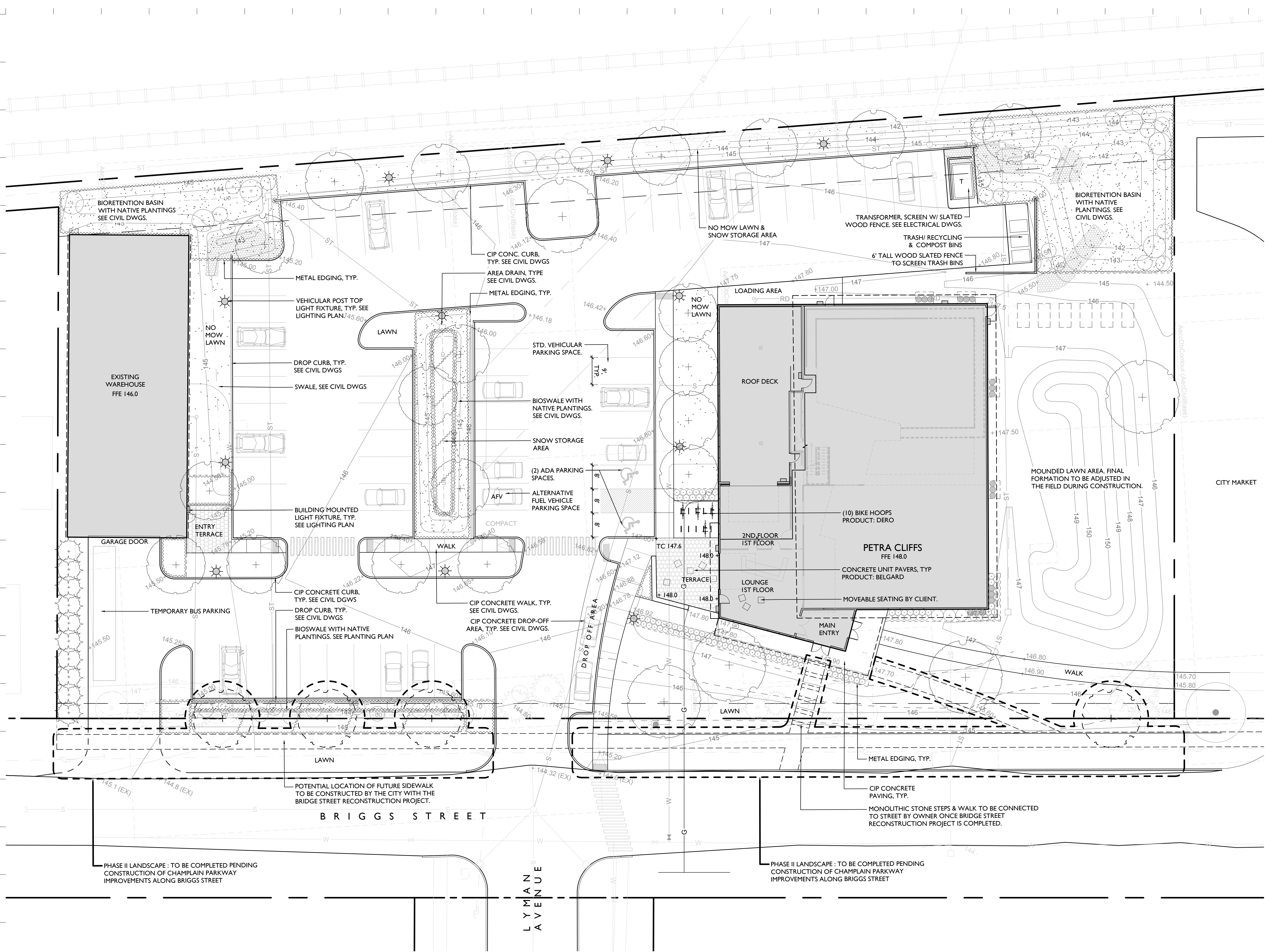
THE BIORETENTION SOIL MIX SHALL BE FREE OF STONES, STUMPS, OR ROOTS LARGER THAN TWO (2) INCHES IN ANY DIMENSION. THE SOIL MIX SHALL BE FREE OF NOXIOUS WEEDS

EACH BIORETENTION SOIL MIX MATERIAL COMPONENT SHALL HAVE THE FOLLOWING PROPERTIES:

TOPSOIL: SANDY LOAM OR LOAMY SAND TEXTURE PER USDA TEXTURAL TRIANGLE, HAVING LESS THAN 5% CLAY CONTENT.

COMPOST: SHALL BE FREE OF WEED SEEDS AND COMPLY WITH EPA REQUIREMENTS FOR COMPOST. THE COMPOST SHALL HAVE A LOOSE AND GRANULAR TEXTURE. THE COMPOST SHALL POSSESS NO OBJECTIONABLE ODORS AND SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED.

BIORETENTION MONITORING AND MANAGEMENT				
WHAT TO LOOK FOR	PROBLEMS	YES/NO	POSSIBLE CAUSES	ACTIONS
AESTHETICS	ARE WEEDS PRESENT?	YES	YOUNG PLANTS HAVE NOT YET COVERED THE GROUND.	REMOVE WEEDS. IRRIGATE IF NECESSARY TO INCREASE VIGOR OF DESIRED SPECIES. REPLACE ANY PLANTS THAT ARE MISSING BECAUSE OF MORTALITY. APPLY A THIN LAYER OF WOOD CHIP MULCH OVER ANY BARE SOIL.
		NO	THERE ARE NEARBY SOURCES OF WEED SEEDS.	REMOVE SEED SOURCES.
	IS THE PLANTING ATTRACTIVE?	YES		CHECK AGAIN NEXT TIME.
		NO	THE MIX OF SPECIES HAS DEVIATED FROM ORIGINAL DESIGN.	CONTACT DESIGNER TO DEVELOP ENHANCEMENT PLAN. INSTALL RECOMMENDED PLANTINGS.
LOSS OF SPECIES DIVERSITY	HAS LITTER PRESENT?	YES		REMOVE LITTER. INVESTIGATE POSSIBLE SOURCES AND REMOVE, OR IMPROVE LITTER COLLECTION PRACTICES.
		NO		CHECK AGAIN NEXT TIME.
	HAS MORTALITY CAUSED THE DISAPPEARANCE OF SPECIES?	YES	THE ADAPTATIONS OF THE PLANT SPECIES DO NOT MATCH THE HYDROLOGY.	CONTACT DESIGNER TO ASSESS HYDROLOGY AND SUITABILITY OF SPECIES. INSTALL RECOMMENDED SPECIES TO FILL GAPS.
		NO		CHECK AGAIN NEXT TIME.
HEALTH OF PLANTS	DO PLANTS EXHIBIT LOW VIGOR?	YES	THE SOIL HAS INADEQUATE NUTRIENTS.	COLLECT AND SUBMIT SOIL SAMPLES FOR ANALYSIS. CORRECT NUTRIENT DEFICIENCIES OR IMBALANCES. BECAUSE RAIN GARDEN PLANTS DO NOT HAVE HIGH NUTRIENT REQUIREMENTS, BE CONSERVATIVE WITH FERTILIZER APPLICATION.
		NO	SOIL pH IS OUT OF THE ACCEPTABLE RANGE.	COLLECT AND SUBMIT SOIL SAMPLES FOR ANALYSIS. CORRECT pH LEVEL USING SULFUR OR GROUND LIMESTONE, AS PRESCRIBED.
	PLANTS ARE NOT ADAPTED TO THE HYDROLOGY OF THE RAIN GARDEN.	YES		CONTACT DESIGNER TO ASSESS HYDROLOGY AND MAKE RECOMMENDATIONS FOR MORE SUITABLE SPECIES. INSTALL RECOMMENDED SPECIES.
		NO	SUBSTANCES TOXIC TO PLANTS HAVE ENTERED THE RAIN GARDEN.	CONTACT DESIGNER TO ASSESS PLANT AND SOIL SYMPTOMS AND DEVELOP STRATEGY FOR ADDRESSING TOXINS.
	ARE PLANTS OVERLY VIGOROUS OR FALLING OVER?	YES	THE SOIL HAS EXCESSIVE NUTRIENTS.	FERTILIZER SHOULD NEVER BE APPLIED TO A RAIN GARDEN UNLESS THE NEED IS DEMONSTRATED. CHECK THE CONTRIBUTING WATERSHED FOR SOURCES OF EXCESS NUTRIENTS AND REMOVE IF POSSIBLE. ASSESS SPECIES SUITABILITY IN LIGHT OF HIGH NUTRIENT LEVELS.
		NO		CHECK AGAIN NEXT TIME.
	ARE ONE OR MORE SPECIES ENCRORACHING ON OTHERS?	YES	CONDITIONS ARE IDEAL FOR THE OVERLY VIGOROUS SPECIES.	IN EARLY SUMMER, CUT STEMS OF THE OVERLY VIGOROUS PLANTS TO THE GROUND WHERE THEY ENCRORACH ON NEARBY SPECIES. CONTINUED ISSUES MAY REQUIRE THAT THE EXCESS PLANT CROWNS BE DUG OUT.
		NO	SPECIES THAT ARE BEING CROWDED OUT ARE NOT WELL SUITED TO THE SOIL OR HYDROLOGY.	CONTACT THE DESIGNER TO ASSESS THE SUITABILITY OF THE LOW-VIGOR SPECIES AND MAKE RECOMMENDATIONS.
BIORETENTION FUNCTION	IS STANDING WATER ABSORBED WITHIN 48 HOURS AFTER A RAIN EVENT?	YES		CHECK AGAIN NEXT TIME.
		NO	OUTLET DRAIN IS BLOCKED.	CLEAR OR UNLOC DRAIN.
		NO	SOIL IS NOT PERMEABLE ENOUGH.	CONTACT DESIGNER TO ASSESS INFILTRATION RATE AND DEVELOP STRATEGY TO IMPROVE IT.
	IS BIORETENTION RARELY INUNDATED OR INUNDATED FOR ONLY SHORT PERIODS OF TIME?	YES	EXCESSIVE WATER IS BEING DIRECTED INTO RAIN GARDEN.	CONTACT DESIGNER TO INVESTIGATE WATER FLOW AND DEVELOP PLAN TO MODIFY INLET IF NECESSARY.
		YES	INLET IS BLOCKED.	CLEAN DEBRIS FROM INLET.
		YES	ADEQUATE WATER IS NOT FLOWING TOWARDS INLET.	MODIFY THE INLET OR FLOW PATHS OVER CONTRIBUTING IMPERVIOUS SURFACES.
	IS EROSION, SEDIMENTATION, OR BARE SOIL PRESENT?	YES	OUTLET STRUCTURE IS LEAKING BELOW THE RIM.	REPAIR THE OUTLET STRUCTURE.
		NO		CHECK AGAIN NEXT TIME.
		YES	GAPS BETWEEN PLANTS ARE NOT STABILIZED BY ROOTS.	CONTACT DESIGNER TO EVALUATE WHETHER MORE OR ALTERNATIVE SPECIES ARE NECESSARY TO STABILIZE SOIL. INSTALL ADDITIONAL PLANTINGS.
	DOES BIORETENTION VEGETATION ATTRACT BIRDS AND POLLINATORS?	YES	OTHER INFLOW(S) OF WATER BESIDES THE PLANNED ONE EXPOSES SOIL TO EROSION.	BLOCK THE EXTRA INFLOW OR ARMOR THE ROUTE OF INFLOW WITH STONES TO KEEP SOIL IN PLACE.
		YES	SEDIMENT IS BEING CARRIED WITH RUN-OFF INTO THE RAIN GARDEN.	STABILIZE OR REMOVE SEDIMENT SOURCE. DETERMINE THE CAUSE AND PREVENT IT FROM HAPPENING. REPLACE ANY MISSING PLANTS AS SOON AS POSSIBLE. MULCH WITH A THIN LAYER OF WOOD CHIPS.
		NO		CHECK AGAIN NEXT TIME.
ACCUMULATION OF PLANT DEBRIS	IS THERE A SUBSTANTIAL AMOUNT OF DEAD STEMS PRESENT?	YES	NOT ENOUGH OF THE RIGHT KINDS OF PLANTS ARE PRESENT.	CONTACT DESIGNER TO INVENTORY SPECIES AND MAKE RECOMMENDATION FOR SUPPLEMENTING WITH ONES THAT ARE MORE BENEFICIAL. INSTALL NEW PLANTS.
		YES	FLOWERS ARE NOT BLOOMING AT THE PROPER TIME TO BENEFIT DESIRED SPECIES.	ADD MORE FUNCTIONAL SPECIES.
		YES	THE END OF THE GROWING SEASON RESULTS IN DEAD HERBACEOUS STEMS.	LEAVE STEMS STANDING OVER THE WINTER TO PROVIDE SEEDS AND COVER FOR BIRDS. PROTECTION FOR SOIL. CUT DEAD STEMS TO 6 - 12" ABOVE THE SOIL IN LATE APRIL. REMOVE STEMS FROM RAIN GARDEN.
		YES	SHRUB STEMS LOSE VIGOR WITH AGE.	AFTER SHRUBS HAVE REACHED MATURITY, REJUVENATE BY PERIODICALLY PRUNING AWAY LESS VIGOROUS STEMS, CLEARLY CUTTING AT GROUND LEVEL. RETAIN ADEQUATE TOP GROWTH TO SUPPORT ROOTS.
		NO		CHECK AGAIN NEXT TIME.



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

DRAFT COPY FOR
PERMITTING ONLY

NO.	DESCRIPTION	DATE
-----	-------------	------

PETRA CLIFFS

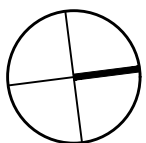
75 BRIGGS STREET,
BURLINGTON, VERMONT

LAYOUT AND
MATERIALS PLAN

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

L100

© WHLA ALL RIGHTS RESERVED 2017



DRAFT COPY FOR
PERMITTING ONLY

NO.	DESCRIPTION	DATE
1	PLANTING PLAN REVISION	07.02.2018

PETRA CLIFFS

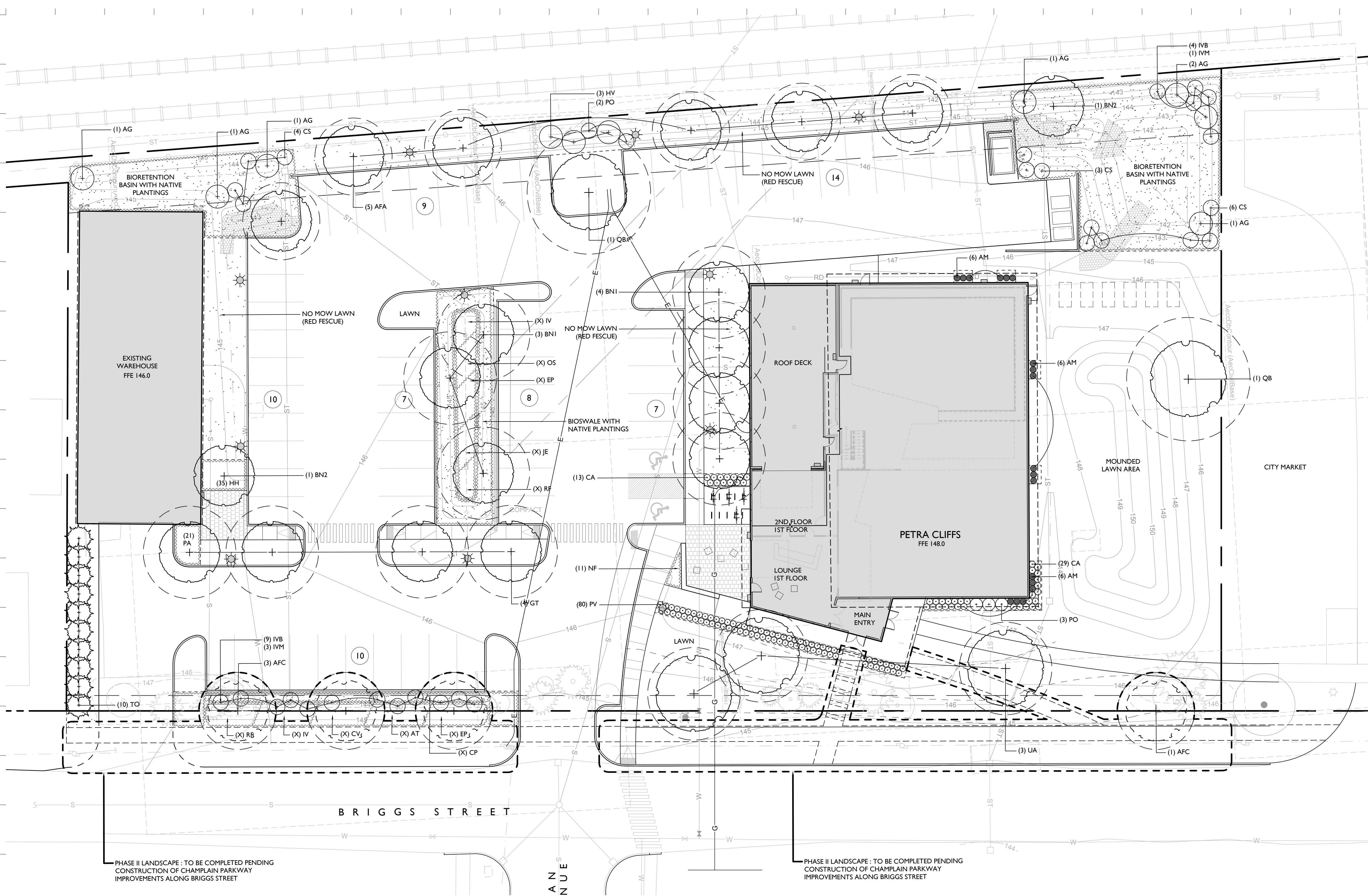
75 BRIGGS STREET,
BURLINGTON, VERMONT

PLANTING PLAN

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

L200

© WHLA ALL RIGHTS RESERVED 2017



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

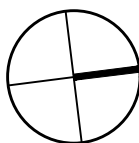
AT	X	Asclepias tuberosa	BUTTERFLY WEED	PLUGS	12" O.C.
CP	X	Carex pennsylvanica	PENNSYLVANIA SEDGE	PLUGS	12" O.C.
CV	X	Carex vulpinoidea	FOX SEDGE	PLUGS	12" O.C.
EP	X	Eupatorium dubium 'Phantom'	DWARF JOE PYE WEED	PLUGS	12" O.C.
OS	X	Onoclea sensibilis	SENSITIVE FERN	PLUGS	12" O.C.
IV	X	Iris versicolor	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.





NO.	DESCRIPTION	DATE
I	REVISED PHOTOMETRIC PLAN	07.10.2018

PHOTOMETRIC PLAN

L400



DRAFT COPY FOR
PERMITTING ONLY

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

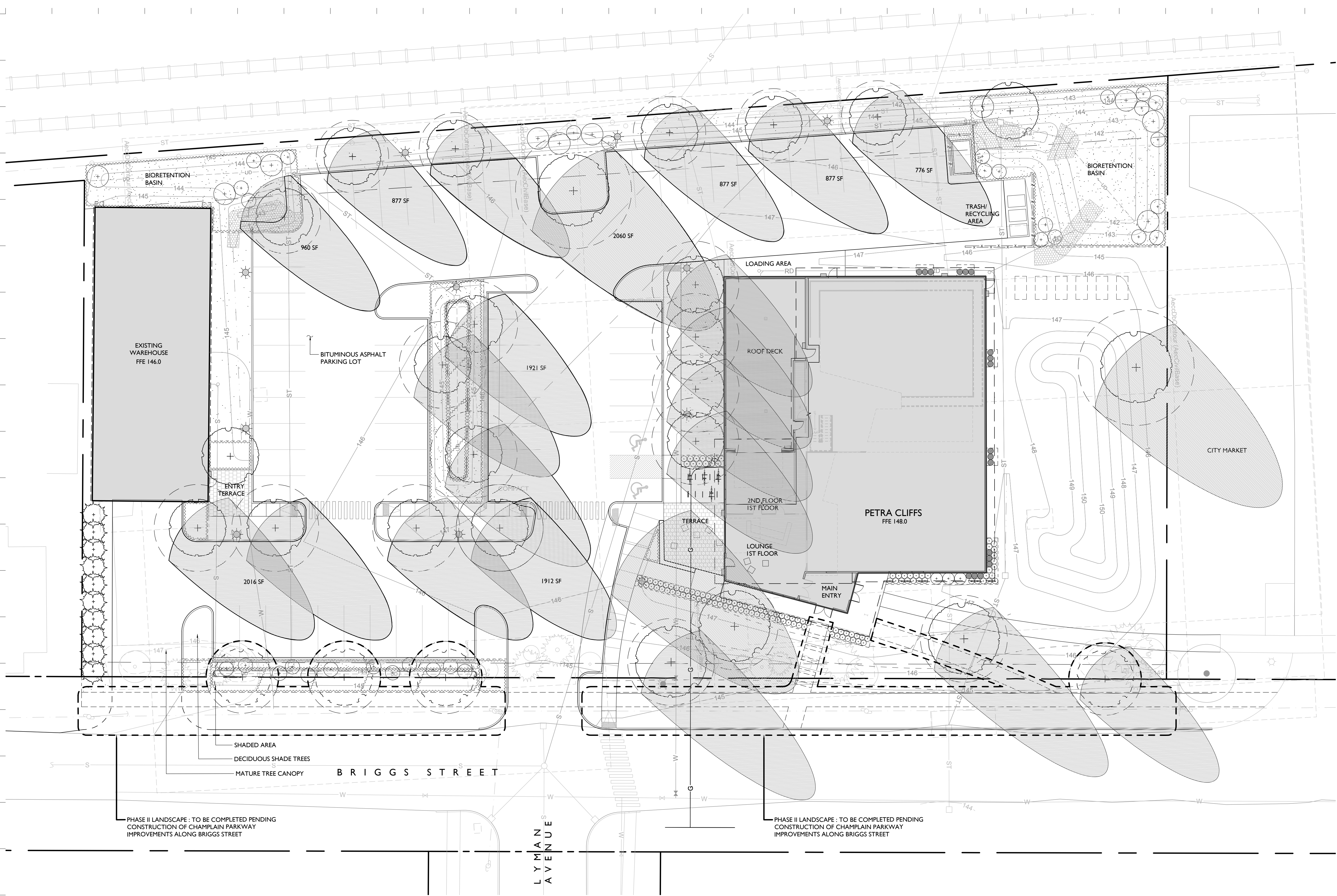
PETRA CLIFFS
ADDRESS

SHADE STUDY
3PM FALL EQUINOX

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

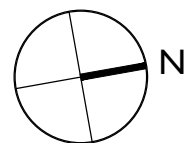
L500

© WHILA ALL RIGHTS RESERVED 2017

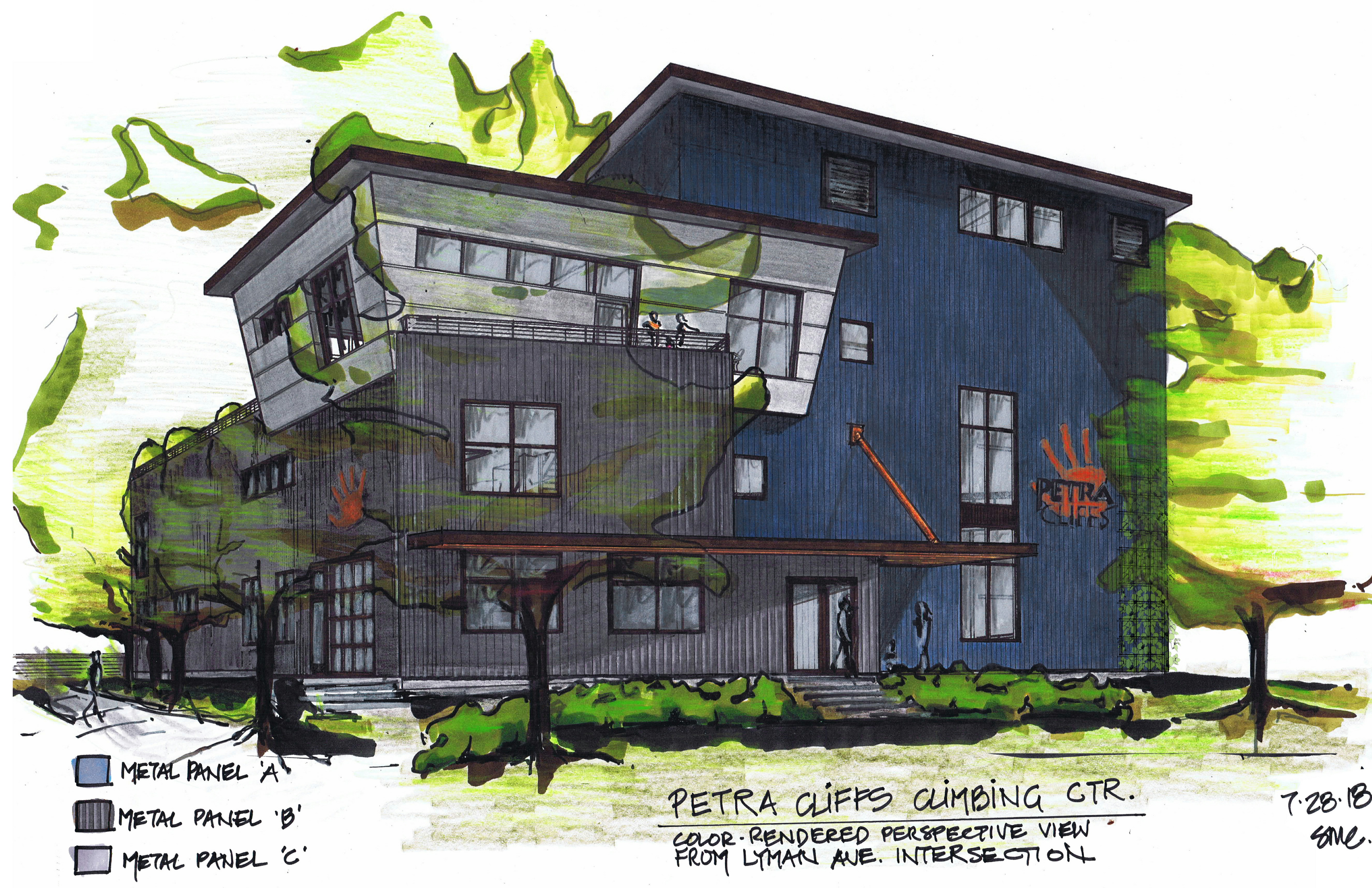


PARKING LOT AREA - 27,150 SF

SHADED AREA WITHIN PARKING
LOT FROM MATURE TREE CANOPY -
12,276 SF (45%)



SCALE OF FEET



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

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

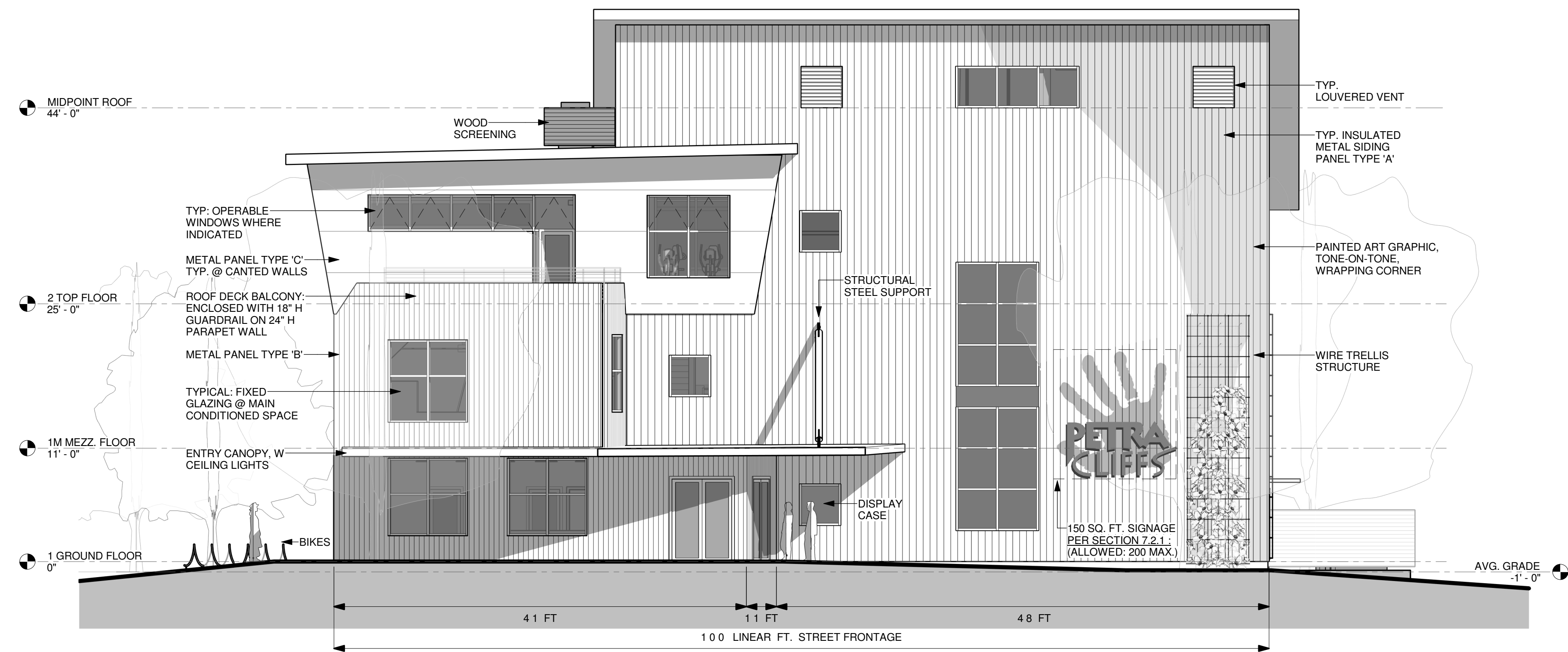
7.28.18
SME.

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



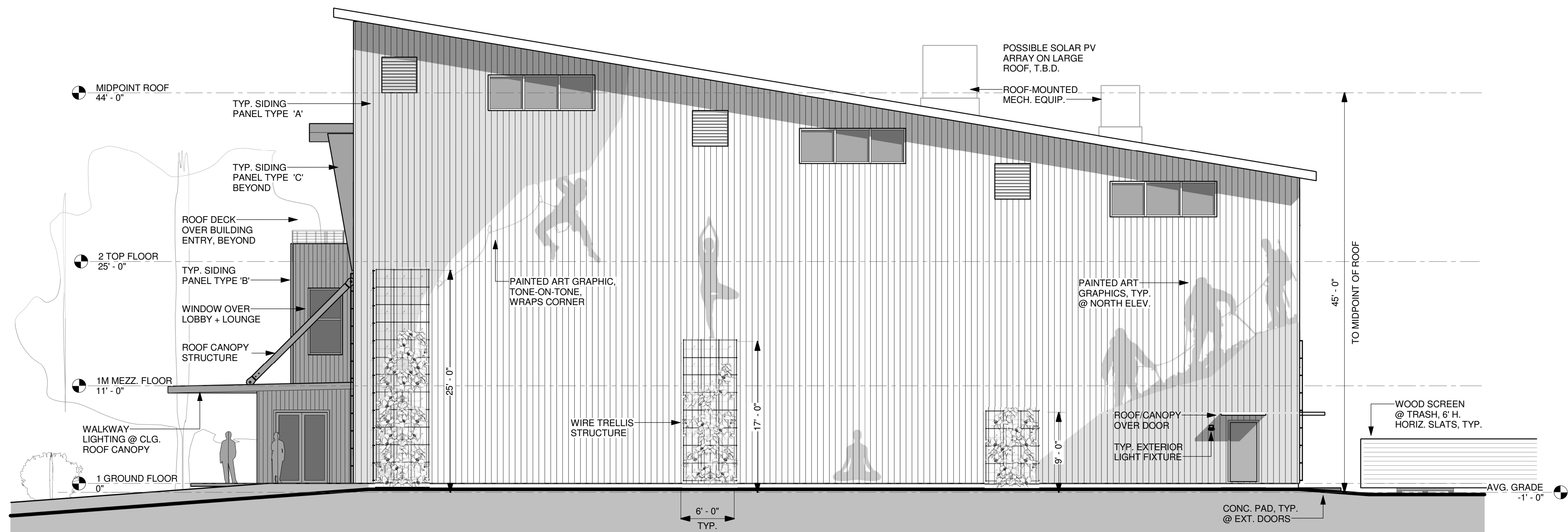
1 BRIGGS STREET ELEVATION
1/8" = 1'-0"

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



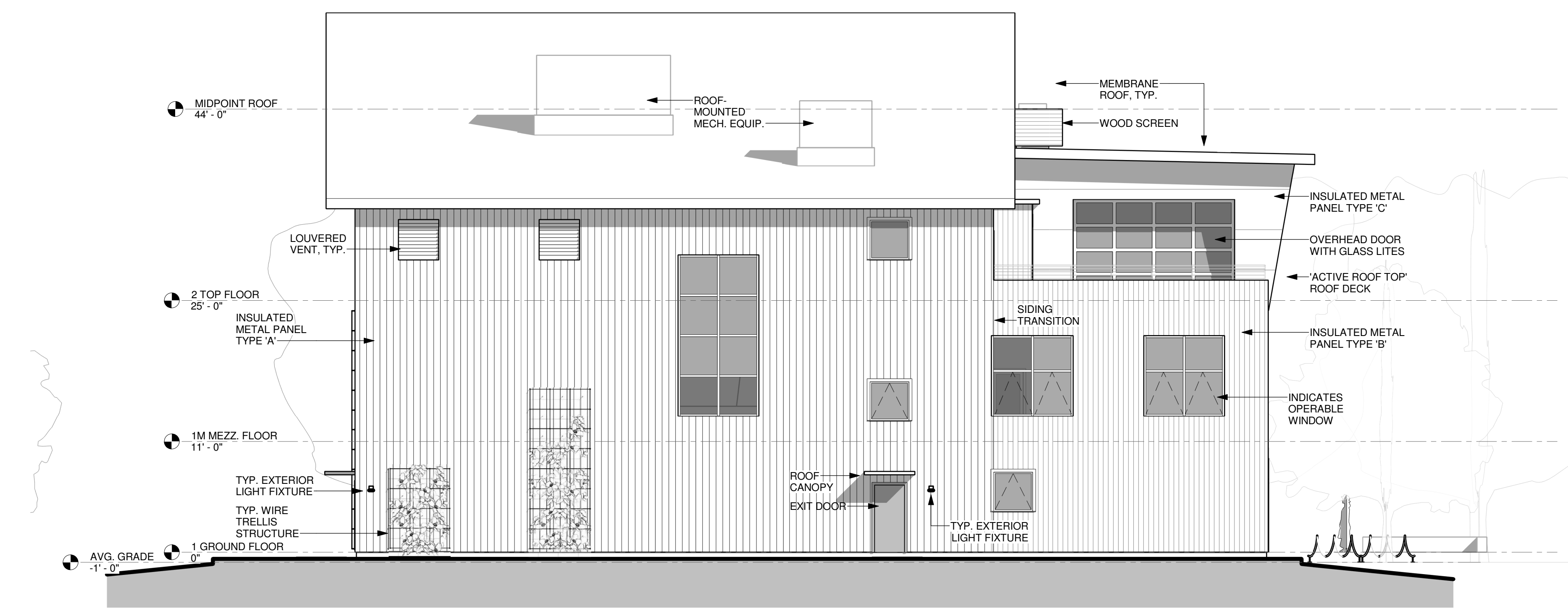
1 NORTH FACING ELEVATION
1/8" = 1'-0"

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



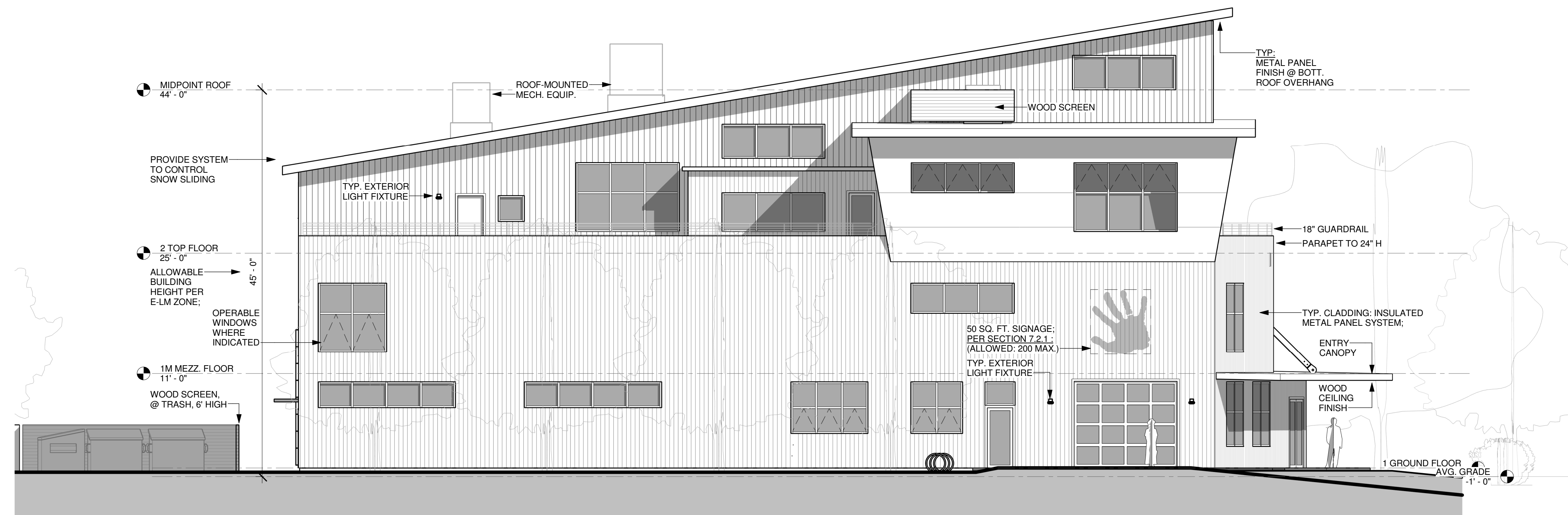
① WEST FACING ELEVATION
1/8" = 1'-0"

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)
(802) 865-7142 (TTY)

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



TO: Development Review Board
FROM: Scott Gustin
DATE: August 21, 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.

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.

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 865-7195

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



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday August 21st, 2018, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT AGENDA

I. Agenda

II. Communications

III. Minutes

IV. Consent

- 1. 18-1190CU; 233 Pearl St (RH, Ward 8E) Aaron and Rebecca Goldberg**
Time extension request for continuance of non-conforming general office use.
(Project Manager: Scott Gustin)
- 2. 18-1186CU; 162 North Champlain St (RM, Ward 3C) Sean Melinn and Jessica Hyman**
Demolish existing garage included in Vermont historic register and replace with larger garage. (Project Manager: Scott Gustin)
- 3. 19-0008CU; 46 Chittenden Dr (RL, Ward 6S) Ute Regan**
Establish short-term rental (bed & breakfast) within existing residence. (Project Manager: Scott Gustin)
- 4. 19-0105MP; 111 Colchester Ave (I, Ward 1E) Fletcher Allen Health Care, Inc.**
Amendment to master sign plan for UVM Medical Center. (Project Manager: Scott Gustin)
- 5. 18-0714CA/CU; 36 Convent Square (RM, Ward 3C) Champlain Housing Trust**
Demolish and rebuild single family home. The home was recently de-listed from the Vermont historic register by the Vt. Advisory Council on Historic Preservation.
(Project Manager: Ryan Morrison)

V. Public Hearing

- 1. 18-1208CA/MA; 75 Briggs St (ELM, Ward 5S) Onion River Cooperative Inc.**
Construct a new health club/climbing center. Includes a new building and site improvements. (Project Manager: Scott Gustin)
- 2. 18-0937CU; 94 Caroline St (RL, Ward 5S) Dori Weigand**
Establish short-term rental (bed and breakfast) in existing residence. No site or exterior building changes. (Project Manager: Scott Gustin)
- 3. ~~19-0021CA/MA; 375 North Ave (NAC-CR, Ward 4N) 375 North Avenue LLC~~**
~~Revisions to Buildings M, P, Q, & R. Additional story added to each. Other design changes specific to building M including 2 levels of parking. Also, expanded surface parking area. No increase in total number of dwelling units. (Project Manager: Mary O'Neil)~~
This project has been deferred to the September 18th, 2018 Meeting

VI. Adjournment

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

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

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/PZ/>
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

David E. White, AICP, Director
Meagan Tuttle, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Interim Administrative Officer
Mary O'Neil, AICP, Senior Planner
Ryan Morrison, Associate Planner
Layne Darfler, Zoning Technician



MEMORANDUM

TO: Development Review Board
FROM: Ryan Morrison, Associate Planner
DATE: August 21, 2018
RE: 18-0714CA; 36 Convent Square

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 Ward: 3C

Applicant/Owner: Lee Buffinton / Champlain Housing Trust

Request: Demolish existing single family residence and rebuild new single family home.



Applicable Regulations:

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

Background Information:

The applicant is seeking approval to demolish an existing 2 bedroom single family residence and replace it with a new 3 bedroom single family residence. The existing structure was built circa 1885, on a 6,384 sf lot in the RM zoning district. The structure consists of 2 sections: the main

front portion which is 2 stories with a full basement; and the rear portion which is one story on-grade.

The structure was listed on an Urban District Building Inventory in 2007, and as a result was subject to historic preservation standards of Sec. 5.4.8 CDO. However, the applicants submitted a request to the State of Vermont Advisory Council on Historic Preservation to de-list the structure from the historic register due to loss of integrity. On July 26, 2018, the Advisory Council on Historic Preservation voted unanimously to de-list the structure from the historic register. As a result, the structure is no longer considered historic, and the conditional use standards of Article 3 and the historic preservation standards of Sec. 5.4.8 CDO no longer apply to the proposal. The proposal is a Level II Certificate of Appropriateness review and is subject to DRB review and approval.

The Design Advisory Board reviewed this project April 24, 2018. The Board voted 5-1 to recommend approval of the project with the following conditions:

1. That a front walkway leading to the street not be required, in an effort minimize disturbance to the lawn. A pad at the base of the front porch steps that also connects with the driveway is recommended;
2. That required underground utilities be waived and that the existing above ground utilities continue to be used for the replacement home;
3. That interior conduit be installed for potential rooftop solar panels;
4. That a landscaping plan, and lighting spec sheets, be submitted to staff;
5. That all meters be located on the front wall, to the north of the front porch, and be adequately screened; and
6. That pressure treated wood, aside from non-visible structural support, not be used for the front porch/decking.

The applicants noted at the DAB meeting that they will prepare a landscape plan, provide spec sheets on the exterior light fixtures, locate trash/recycling totes behind a fence at the end of the driveway, and that pressure treated wood will only be used for structural support of the front porch/decking and will not be visible.

There are no previous zoning actions associated with this property.

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

I. Findings

Article 4: Zoning Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(3) Residential Medium Density (RM)

The subject property is located in the RM zone. This zone is intended primarily for medium density residential development in the form of single family detached dwellings and attached multi-family apartments. This proposal entails replacing an existing single family residence with a single family residence. The use will remain consistent with the intent of this zone.

Affirmative finding

(b) Dimensional Standards & Density

Residential density will remain at 1 dwelling unit. This density is acceptable on the 6,384 sf lot (20 units/acre). The lot has 32 ft of frontage along Convent Square, just wider than the minimum 30 ft requirement. The existing lot coverage is 19.4%, and the proposal will reduce lot coverage to 18.2%, well below the 40% maximum allowance for the zone. The narrow lot (32' wide) requires 3.2 ft side yard setbacks, or the average side yard setback of 2 adjacent lots on both sides. The replacement home is proposed to maintain the same side yard (north) setback as existing – 2 ft. The setback from the south side yard property line will be 9.95', with the driveway between. The structure will be setback 6.11 ft from the front yard property line, which is a greater setback than the adjacent setbacks of neighboring homes, which are setback approximately 4 ft. The structure will be setback more than 120 ft from the rear property line, which far exceeds the rear setback requirement of 25% of the 190' lot depth (a 47.5' setback). The height of the home, to the peak of the gable roof, will be 28' 8 11/16", well below the 35' maximum allowance. **Affirmative finding**

(c) Permitted & Conditional Uses

The replacement single family home is a permitted use in the RM zone. **Affirmative finding**

(d) District Specific Regulations

1. Setbacks

No setback encroachments are sought. **Not applicable**

2. Height

No height bonuses are being sought. **Not applicable**

3. Lot Coverage

No lot coverage bonuses are being sought. **Not applicable**

4. Accessory Residential Structures and Uses

No accessory structures are being sought. **Not applicable**

5. Residential Density

A. Additional Unit to multi-family

Not applicable

B. Additions to Existing Residential Structures

No additions are proposed. **Not applicable**

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.

The residential occupancy provisions of the ordinance will apply to the replacement home.

Affirmative finding as conditioned

6. Uses

No neighborhood commercial use is included in this proposal. **Not applicable**

7. Residential Development Bonuses

No development bonuses are being sought. **Not applicable**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (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 result in creating a nuisance under this criterion. **Affirmative finding**

Sec. 5.5.2, Outdoor Lighting

Proposed outdoor lighting is limited to just two fixtures; one at the front door and one at the back door. Typical outdoor light fixtures for single family residences are exempt from the requirements and guidelines of Sec. 5.2.2 – Outdoor Lighting. Spec sheets still need to be submitted to Planning and Zoning for review approval. **Affirmative finding as conditioned**

Sec. 5.5.3, Stormwater and Erosion Control

As more than 400 sf of earth disturbance is proposed, a “small project erosion control” will need to be submitted to the Stormwater Program Manager for review. Approval by the Stormwater Program Manager is required prior to construction. **Affirmative finding as conditioned**

Sec. 5.5.4 Tree Removal

The applicant has indicated no plans to remove trees as part of the project. **Not applicable**

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

There are no important natural features on the subject property. Existing green space amounts to a lawn area. **Affirmative finding**

(b) Topographical alterations

The property drops in elevation in the rear toward the Intervale wetlands. The building site at the front of the property is essentially flat and will remain so. No significant topographical alterations are proposed. **Affirmative finding**

(c) Protection of important public views

The subject property is not affected by any identified public view corridor. **Affirmative finding**

(d) Protection of important cultural resources

The existing structure, built ca. 1885, was recently de-listed from the historic register by the Advisory Council on Historic Preservation, and is no longer considered historically important. **Affirmative finding**

(e) Supporting the use of alternative energy

No part of this application would prevent the use of wind, solar, water, or other alternative energy device. **Affirmative finding**

(f) Brownfield sites

The subject property is not an identified brownfield. **Not applicable**

(g) Provide for nature's events

The front doorway will be sheltered by a porch roof. The site plan shows there to be ample room for snow storage beyond the end of the driveway. Because more than 400 sf of land will be disturbed, the applicant will be required to submit an Erosion Prevention and Sedimentation Control Plan to the Stormwater Program Manager for review and approval. **Affirmative finding as conditioned**

(h) Building location and orientation

Buildings within the neighborhood exhibit a consistent rhythm and pattern along both sides of the street. The placement of the proposed home is consistent with the existing built environment. Its front entry is prominent and readily identifiable from the street. **Affirmative finding**

(i) Vehicular access

The existing curb cut will remain unchanged. The 50 ft deep driveway is deep enough to provide 2 parking spaces (2 required per dwelling). **Affirmative finding**

(j) Pedestrian access

This criterion requires that a pedestrian walkway directly link the primary building to the public sidewalk, which the site plan doesn't indicate. However, this side of Convent Square doesn't have a sidewalk. The site plan submitted shows a front porch with steps, but without a linking walkway to the street curb. The DAB recommends not requiring a walkway connecting the front porch to the street, in an effort to minimize disturbance to the small front lawn. Rather, the DAB recommended moving the front porch steps to the southern portion of the porch and add a landing that will act as a walkway between the steps and the driveway. The applicant has agreed to do this. **Affirmative finding**

(k) Accessibility for the handicapped

None is required for single family homes; however encouraged. **Not applicable**

(l) Parking and circulation

The property has a 50' x 10' driveway that is more than adequate to provide for 2 tandem parking spaces. **Affirmative finding**

(m) Landscaping and fences

There is an existing, mature tree in the front yard which the applicants hope to keep, as well as a 3 small shrub plants along the building's front wall. The front yard is small, but the applicants have proposed landscaping on the plans. Landscaping will consist of 1 arborvitae tree and 5 shrubs. The arborvitae tree is proposed to act as a screen for the utility meters. **Affirmative finding**

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal. **Not applicable**

(o) Outdoor lighting

New outdoor lighting fixtures will illuminate the front and rear building entries. Locations are noted on the elevation drawings. Typical outdoor light fixtures for single family residences are exempt from the requirements and guidelines of Sec. 5.5.2 – Outdoor Lighting. Spec sheets will need to be submitted to Planning and Zoning staff for review and approval. **Affirmative finding as conditioned**

(p) Integrate infrastructure into the design

The existing home, and the homes along Convent Square all have above ground utility lines. This subsection requires utility lines to be buried. However, on similar projects, the Development Review Board has allowed for replacement homes that already have above ground utility lines to continue to use them, especially when the rest of the surrounding neighborhood has above ground utilities. Additionally, the power poles are on the opposite side of Convent Square, which would require digging across the street to bring underground power to the new home. The DAB recommended approval of maintaining the existing above ground utility lines.

The applicants note that due to the close proximity of the homes in the neighborhood, utility meters on the replacement home will need to locate on the front wall. As long as adequate screening is provided, locating the meters on the front wall should be acceptable. Adequate

screening in this sense would be coniferous shrubs. **Affirmative finding should the DRB allow the existing above ground utility lines to continue to be used.**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The massing, height, and scale of the proposed building is similar to the existing structure and is consistent with the pattern of development within the neighborhood. **Affirmative finding**

2. Roofs and Rooflines

A gable roof, similar to the existing roof, is proposed. Gable roofs are very common in the neighborhood. **Affirmative finding**

3. Building Openings

The front entrance is clearly articulated and is sheltered by a front porch. Fenestration is appropriately scaled. Double hung windows (Harvey Classics – vinyl) are proposed and are acceptable in this new structure. **Affirmative finding**

(b) Protection of important architectural resources

The existing single family residence is more than 50 years old, but was recently de-listed from the historic register and is no longer historically significant. **Affirmative finding**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The front entry to the replacement home is clearly articulated with an open porch. Front porches are common in the neighborhood. Like the property itself, the structure is fairly narrow, with the gable end facing the street. What little building mass there is facing the street is broken up with the porch and windows. There are no large blank walls or expanses of roof on this façade.

Affirmative finding

(e) Quality of materials

The proposed home will be clad in ‘James Hardie’ fiber cement siding, with 4” exposure. All trim will be either PVC or vinyl. 25-yr asphalt shingles will be installed on the roof. The double hung windows will be vinyl. These materials are acceptable on new construction. Pressure treated wood, with the exception of non-visible supports, will not be used for the front deck.

Affirmative finding

(f) Reduce energy utilization

The proposed building must comply with the city’s current energy efficiency standards.

Affirmative finding as conditioned

(g) Make advertising features complimentary to the site

No advertising is included in this proposal. Not applicable.

(h) Integrate infrastructure into the building design

Utility meters will locate on the northern end of the front wall, and will be screened by a arborvitae tree, as recommended by the Design Advisory Board. **Affirmative finding**

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated. **Affirmative finding**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The parking requirement for a single family residential use in the Neighborhood Parking District is 2 spaces. The driveway is 50' x 10', and long enough to adequately handle 2 tandem parking spaces. **Affirmative finding**

Article 9: Inclusionary and Replacement Housing

Part 2: Housing Preservation and Replacement/Demolition and Conversion

The applicant proposes replacing the single family residence with a single family residence. There is no net loss of housing. **Affirmative finding**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, the following items shall be submitted to Planning and Zoning staff for review and approval:
 - a. A letter of adequate capacity from DPW for water and sewer services.
 - b. Outdoor lighting spec sheets demonstrating compliance with Sec. 5.5.2 (b).
2. **Prior to release of the zoning permit**, the "small project erosion control" plan shall be approved by the Stormwater Program Manager.
3. Aside from non-visible structural support, pressure treated wood shall not be used for the front porch/decking.
4. The occupancy of the single family residence is limited to members of a family as defined in Article 13. No more than four unrelated adults may occupy the dwelling.
5. The existing above ground utilities may continue to be used for the replacement home.
6. Construction hours shall be limited to Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No construction activity on Sunday.
7. A state wastewater permit may be required, and will be the responsibility of the applicant to secure if needed.
8. Any encroachments into the public street right-of-way (permanent or temporary and including underground structure such as footings) will require an encumbrance permit via the Department of Public Works.
9. The applicant shall secure any associated trades permits for the interior work.
10. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes as required.

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. Vermont Residential Building Energy Standards apply to this project. Compliance with the standards is the Owner's responsibility. Prior to requesting a Certificate of Occupancy, a copy of a completed Vermont Residential Building Energy Standards Certificate shall be submitted with a Certificate of Occupancy (final or temporary) request, and filed in the Land Records located at the Clerk/Treasurers office in City Hall (149 Church Street). For more information, see http://publicservice.vermont.gov/topics/energy_efficiency.
13. Standard Permit Conditions 1-15 shall apply.

36 Convent Square, Burlington

RECEIVED
MAR 21 2003

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

- A. A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation; Both reports were submitted to the City with the Zoning Permit Application.
- B. A statement addressing compliance with each applicable review standard for demolition; See below.
- C. Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:
See attached memo from Rob Leuchs, Director of Home Ownership at CHT with supporting documentation from Nancy Goodrich.
 - (i) the estimated market value of the property on which the structure lies, both before and after demolition or removal; and,
 - (ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;
- D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites; See Site Plan and Elevations submitted with Zoning Permit Application, and attached Statement of Effect.
- E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan. See documents submitted with Zoning Permit Application.

2. Standards for Review of Demolition.

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

- A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure; See Structural Report submitted with Zoning Permit Application.
- B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot

be practicably moved to another site within the district; See attached memo from Rob Leuchs, Director of Home Ownership at CHT

- C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.** Constructing a new, sturdy, energy efficient, 3 bedroom, 1 ½ bath home for a low to moderate income family provides a greater benefit to the community than a structurally unsound 2 bedroom, 1 bath home that is not considered a historic resource due to its numerous alterations.

And all of the following:

- D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;** The compatible structure proposed for redevelopment of the site will have a gable end facing the street with a 12/12 roof pitch, a covered front porch, and a symmetrical facade in keeping with the original house and nearby homes that mitigates any impact to adjacent properties. In addition, the north side of the new structure will have a fire-rated wall with no window penetrations, thereby decreasing the fire risk in this tight, urban neighborhood.
- E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;** See Historic Preservation consultant Liz Pritchett's comments regarding the property's lack of historic and architectural significance that documents the simple molded cornice as "one of few remaining historic elements".
- F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).**
- (i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;** The compatible structure proposed for the site will have a gable end facing the street with a 12/12 roof pitch, a covered front porch, and a symmetrical facade in keeping with the original house and nearby homes, thereby maintaining the architectural character of the neighborhood.
 - (ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project;** The plan is to demolish the existing home later this spring and begin construction of the new home soon thereafter, in the summer of 2018.
 - (iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.** The demolition and start of construction will happen in quick sequence of less than 6 months.

36 Convent Square

RECEIVED
FEB 20 2013

Market Value

Market Value

The home has 2 BR and 1 bath and its assessed value is \$75,000. CHT believes that its current value, based on comparables in the area, is \$180,000. If CHT were to do the rehab mentioned in the scope of work, with an estimated cost of over \$197,000, we estimate the market value might increase to \$210,000 - \$220,000.

Moving the Home

Due to the size of the home, the size of the lot, and the frontage in front of each home along the street, it is not feasible to move the home to another part of the property.

When CHT was considering options for 36 Convent Square, we were approached by a landowner that considered donating a home to CHT that would fit on the 36 Convent site. This was a 2 story home similar in size to the subject home and located in Burlington less than a mile away. We spoke to Messier House Moving about an estimated cost for moving this similar home. There were two possibilities for moving the home. The first was to move it as it is now which would require several crews to work through the night to take down and re-install the utility lines in the Old North End. They estimated about \$250,000 for the total cost of moving the home. The second was to move the first floor and second floor separately to be able to go underneath the utility lines and then reassemble the home and reconnect the plumbing and electrical lines. This too was estimated at \$250,000.

We assume that the cost of moving the home at 36 Convent would be similar if the home would be moved to a new location in Burlington. These costs do not included the estimated \$100,000 for a lot to move the home to nor do to. The cost of moving the home would be much higher than the market value of the property.

Robert Leuchs

Director of Homeownership Programs

*NCGK, LLC
PO Box 4127
Burlington, VT 05406*

March 6, 2018

Robert Leuchs
Champlain Housing Trust
88 King St.
Burlington, VT 05401

Dear Rob,

I've attached a preliminary cost estimate for renovations at 36 Convent Square based on our previous site visits and discussions. The following existing conditions have influenced the higher than normal rehab costs for this house:

1. Presence of vermiculite in the attic which has likely infiltrated the walls.
2. The riser heights for the stairs to the 2nd floor vary from 7.5" to 9.5" which combined with the extremely low ceiling height necessitates a total rebuild of the stairs.
3. The 2nd floor ceiling height is currently 6'-4". I've assumed it would be raised and a dormer would be installed on the South façade to create adequate head room in the hallway.
4. Rigid insulation would need to be added on top of the roof deck prior to roofing to meet energy code.

The first floor ceiling height is 6'-10" and there is a substantial slope in the floors and ceiling that won't be able to be corrected.

Given the total cost of the renovations and the shortcomings of the end product, I would recommend demolishing and replacing with a newly built, efficient home.

Please let me know if you have any questions or need further information.

Sincerely,

Nancy Goodrich

36 Convent Square
Burlington, VT
Scope of Work
Nov. 21, 2013

RECEIVED
NOV 20 2013

FOR THE CITY OF
BURLINGTON

Division 1: General Conditions

Division 2: Demolition and Sitework

Remove Chimney	\$ 500
Remove Roofing - 20 square	\$ 1,500
Vermiculite and other hazardous material remediation	\$ 5,600
Removal of Roof Sheathing in areas where rafters will be sistered	\$ 1,500
Remove damaged and leaning exterior walls	\$ 12,000
Remove floor structure of back mudroom - temporarily support walls/roof as necessary	\$ 2,000
Remove back door	\$ 200
Clean basement of misc. debris and old heating equipment	\$ 1,000
Open up kitchen ceiling to investigate water issues	\$ 500
Dumpster expenses - not including hazardous materials	\$ 2,000

Division 3: Concrete

Pour 4" concrete slab at mudroom	\$ 1,500
----------------------------------	----------

Division 4: Masonry

Repointing of Foundation	\$ 2,000
--------------------------	----------

Division 5: Metals

Misc. hardware and fasteners	\$ 1,000
------------------------------	----------

Division 6: Wood and Plastics

Sister half of the roof rafters as necessary to make structurally sound and level roof deck -	\$ 5,000
Resheath roof where necessary -	\$ 4,000
Replace leaning exterior walls	\$ 30,000
Build up roof deck edges as necessary for foam board insulation to be installed over roof deck	\$ 2,500
Install new roof trim	\$ 2,500
Install 2nd layer of sheathing over XPS insulation	\$ 5,000
Make structural repairs in basement as necessary	\$ 3,000
Rebuild stairs to the 2nd floor and create more headroom at 1st floor ceiling	\$ 7,500
Build Dormer south side, raise 2nd floor ceiling joists	\$ 8,000
Carpentry as necessary where windows are to be altered	\$ 3,500

Division 7: Thermal/ Moisture

Spray foam the 1st floor box sill	\$ 1,500
Insulation at new dormer	\$ 500
Dense pack rafter bays from roof deck	\$ 2,000
Install 2 layers of 1-1/2" XPS rigid foam insulation board,	\$ 2,500
Install 2" of XPS rigid foam insulation under slab to be poured in back mudroom/laundry	\$ 500
New roofing ~ 20 squares	\$ 11,000
Install gutters	\$ 1,800

Division 8: Doors and Windows

Replace rear entry door unit	\$ 700
Install new bedroom windows to meet egress code. Some rough openings may need to be altered	\$ 5,400

Division 9: Finishes

New drywall in kitchen, 2nd floor ceilings and slopes, dormer and stairwell	\$ 5,000
Repair existing drywall and as necessary	\$ 2,000
Interior Painting	\$ 6,000
Exterior Painting	\$ 8,000
New Siding where walls replaced	\$ 8,000
Flooring	\$ 6,500

Division 15: Electrical

Install new smoke/CO detectors as required by code	\$ 2,500
Upgrade other components of electrical as necessary	\$ 2,000
Install new bath fan/lights in both baths	\$ 800

Division 16: Mechanical

Install new tub and surround at first floor bath	\$ 2,000
Install new hot water heater	\$ 1,000

subtotal	\$ 172,000
15% contingency	\$ 25,800.00
total	\$ 197,800

Application for Demolition:

36 Convent Square

Statement of Effect-

The compatible single-family home proposed for redevelopment of the site at 36 Convent Square will have the following elements to maintain the architectural and historical qualities of the existing structure and the surrounding neighborhood:

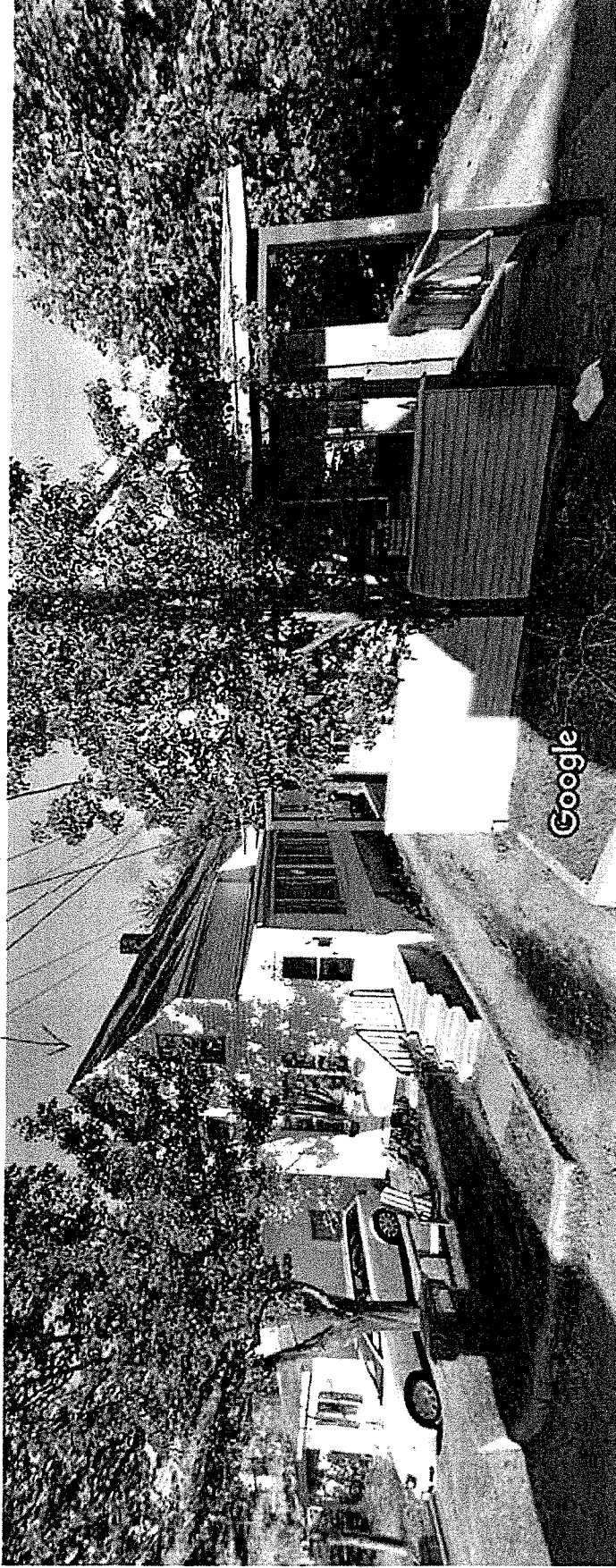
- a 2-story structure with a modest footprint of 720 square feet
- a narrow gable end facing the street
- a 12/12 roof pitch
- a symmetrical facade with clean, simple lines
- a covered front porch in keeping with the original home's former front porch
- a fire-rated wall with no window penetrations on the north side close to the neighbor's property line, thereby decreasing the fire risk in this tight, urban neighborhood
- a narrow gravel driveway accommodating 2 to 3 cars tandem-style for off street parking
- a deep back yard typical of the immediate area

By respecting the historic character, style, and scale of the neighborhood the new home will fit in seamlessly with its eclectic surroundings while providing a much needed new, affordable, energy efficient, 3-bedroom, 1 ½ bath home for a deserving family.

See supporting documentation: elevations, photos of site and surrounding structures, and historic review by Liz Pritchett.

Google Maps 40 Convent Square

36 Convent Sq.



Burlington, Vermont

Google, Inc.

Street View - Oct 2014

Image capture: Oct 2014 © 2018 Google

RECEIVED
MAR 20 200
DEPARTMENT OF
PLANNING & ZONING

36 Convent Square - Google Maps

Google Maps 36 Convent Square

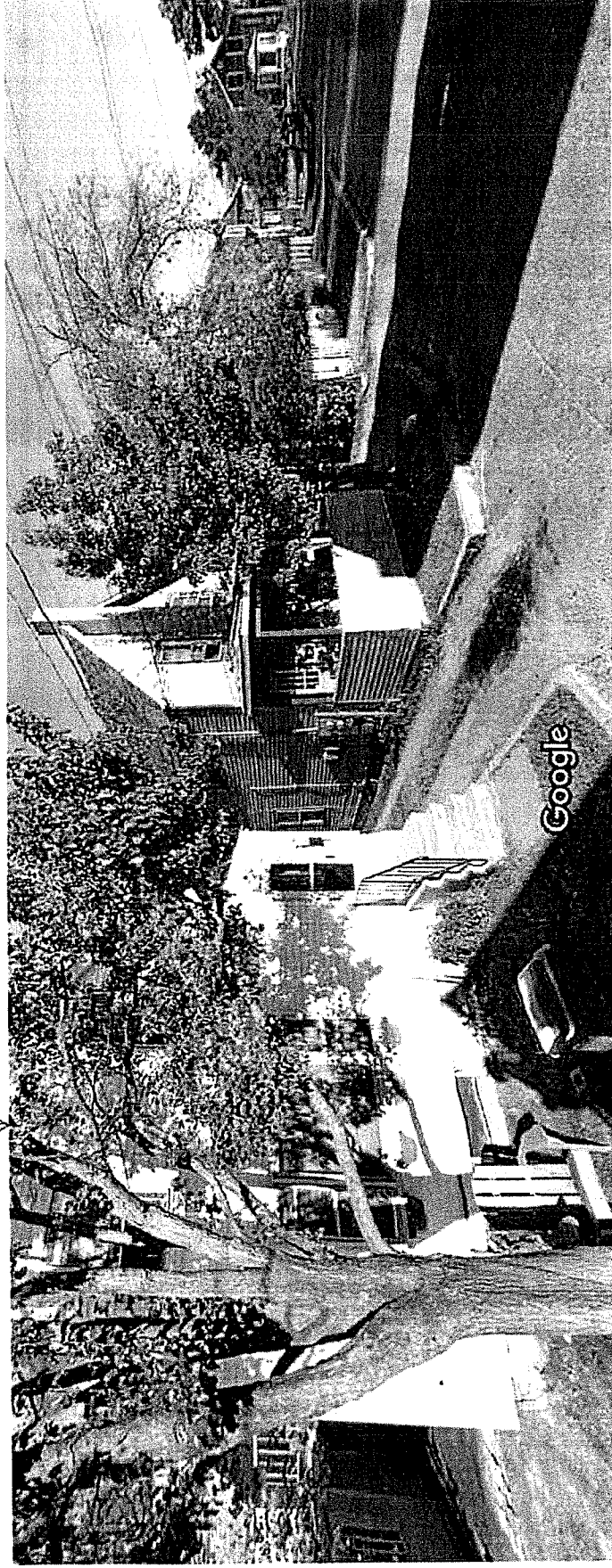


Image capture: Oct 2014 © 2018 Google

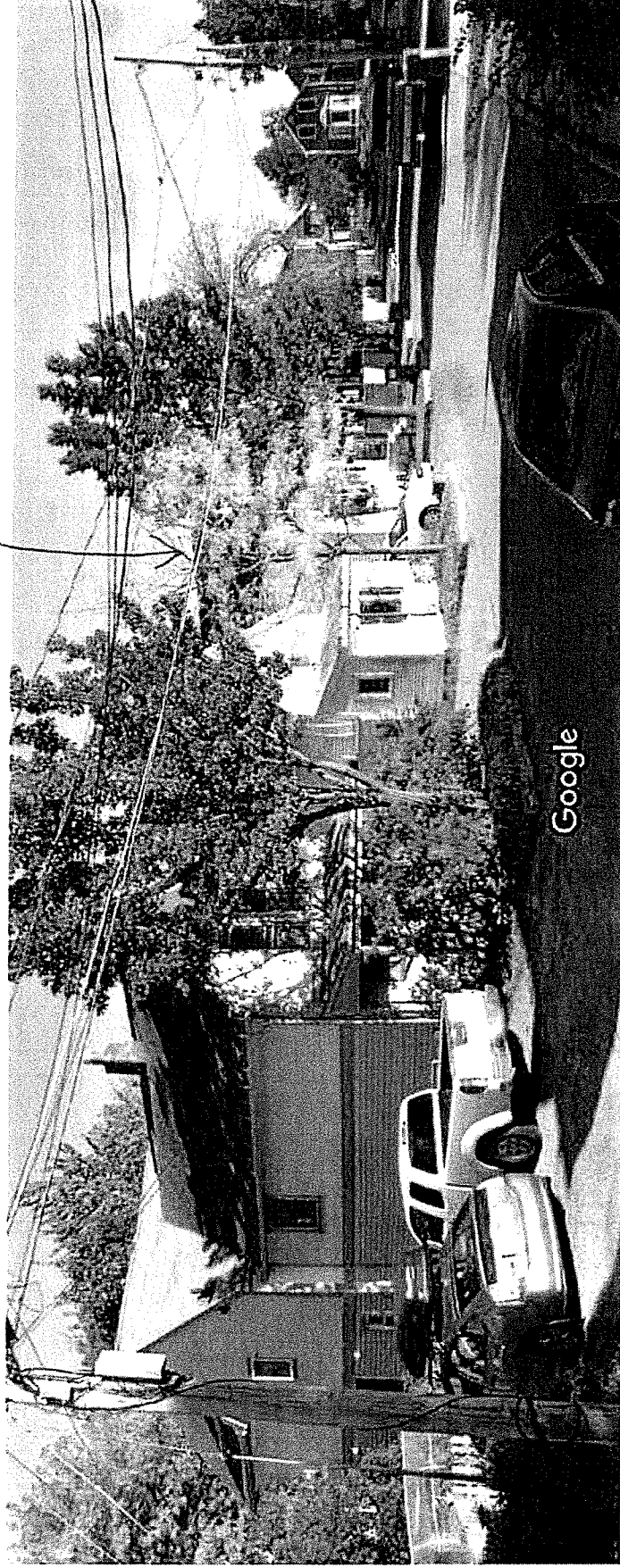
Burlington, Vermont

Google, Inc.

Street View - Oct 2014

Google Maps 20 Convent Square

36 Convent Square

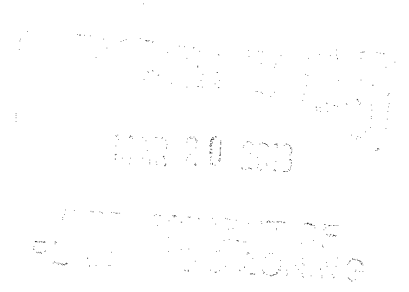


Burlington, Vermont

Google, Inc.

Street View - Oct 2014

Image capture: Oct 2014 © 2018 Google



36 Convent Square - Google Maps

Google Maps 36 Convent Square House to north
↓

36 ↗

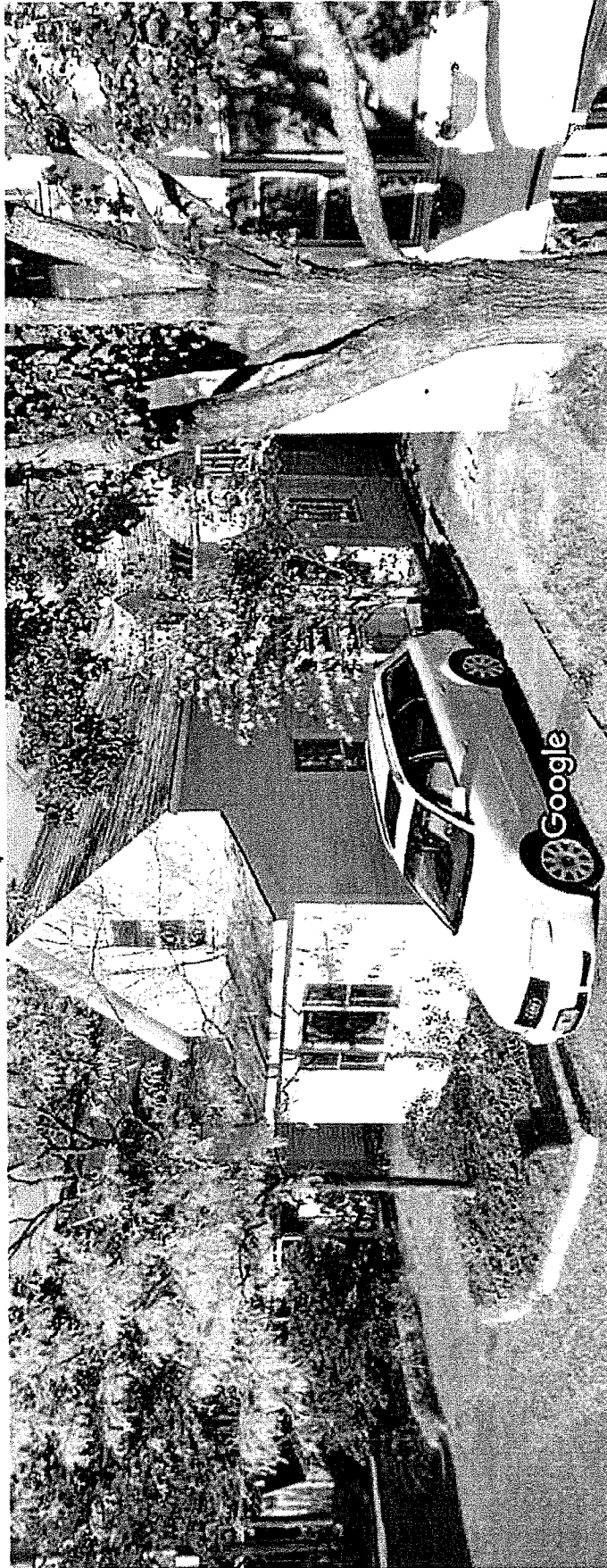


Image capture: Oct 2014 © 2018 Google

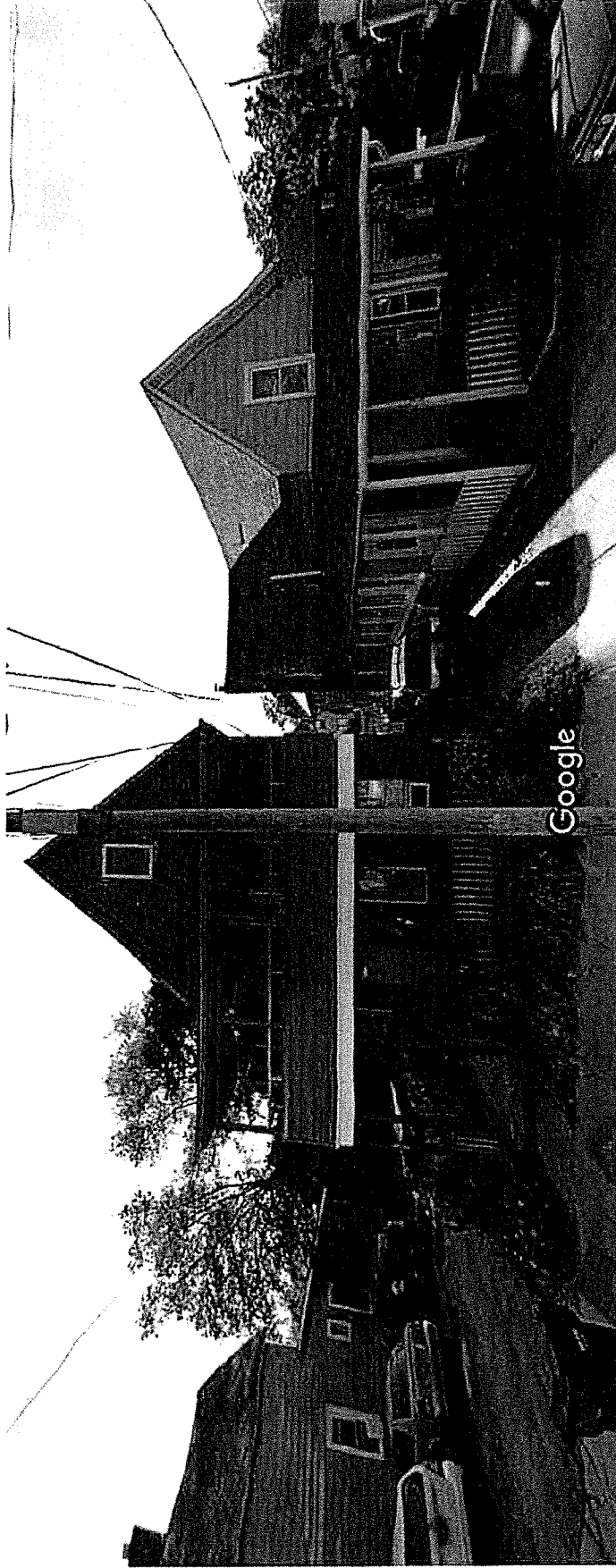
Burlington, Vermont

Google, Inc.

Street View - Oct 2014

Google Maps 40 Convent Square

Homes across the street from 36 Convent Sq.



Burlington, Vermont

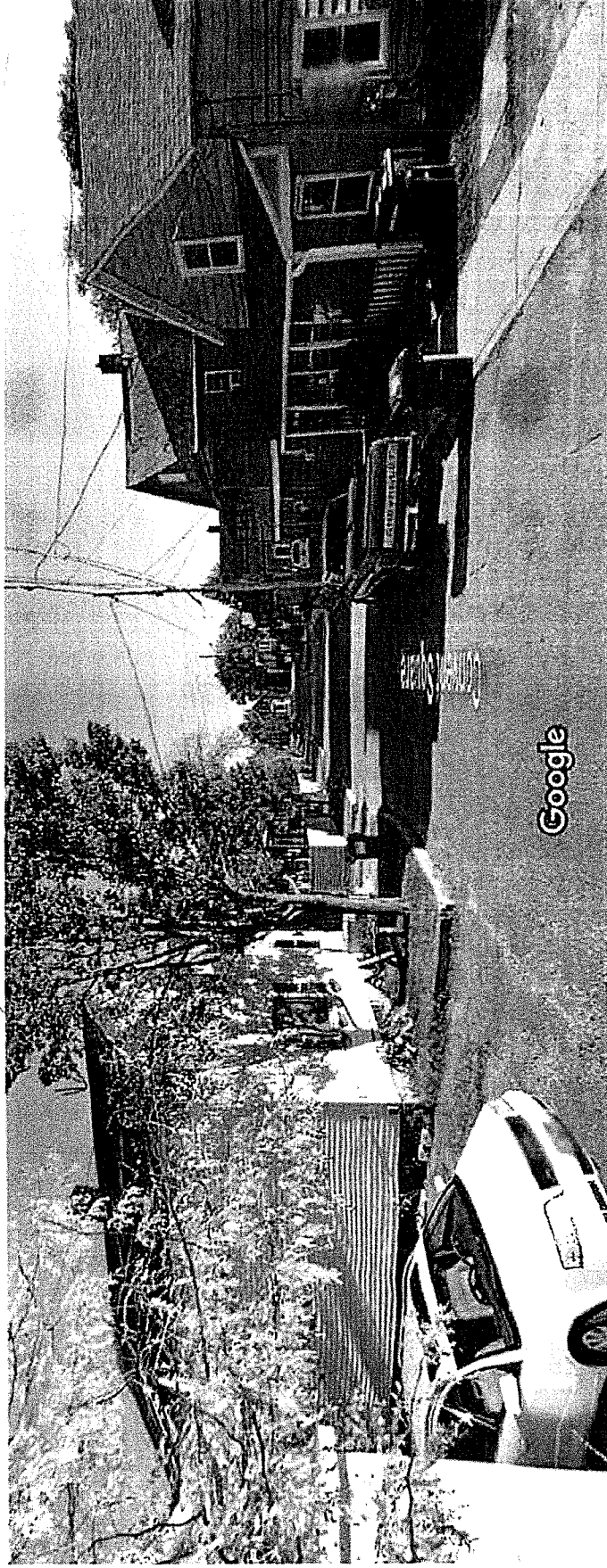
Google, Inc.

Street View - Oct 2014

Image capture: Oct 2014 © 2018 Google

RECEIVED
MAR 20 2014
BURLINGTON, VT
PLANNING DEPT.

Google Maps 34 Convent Square 36 Convent Sq - Streetscape



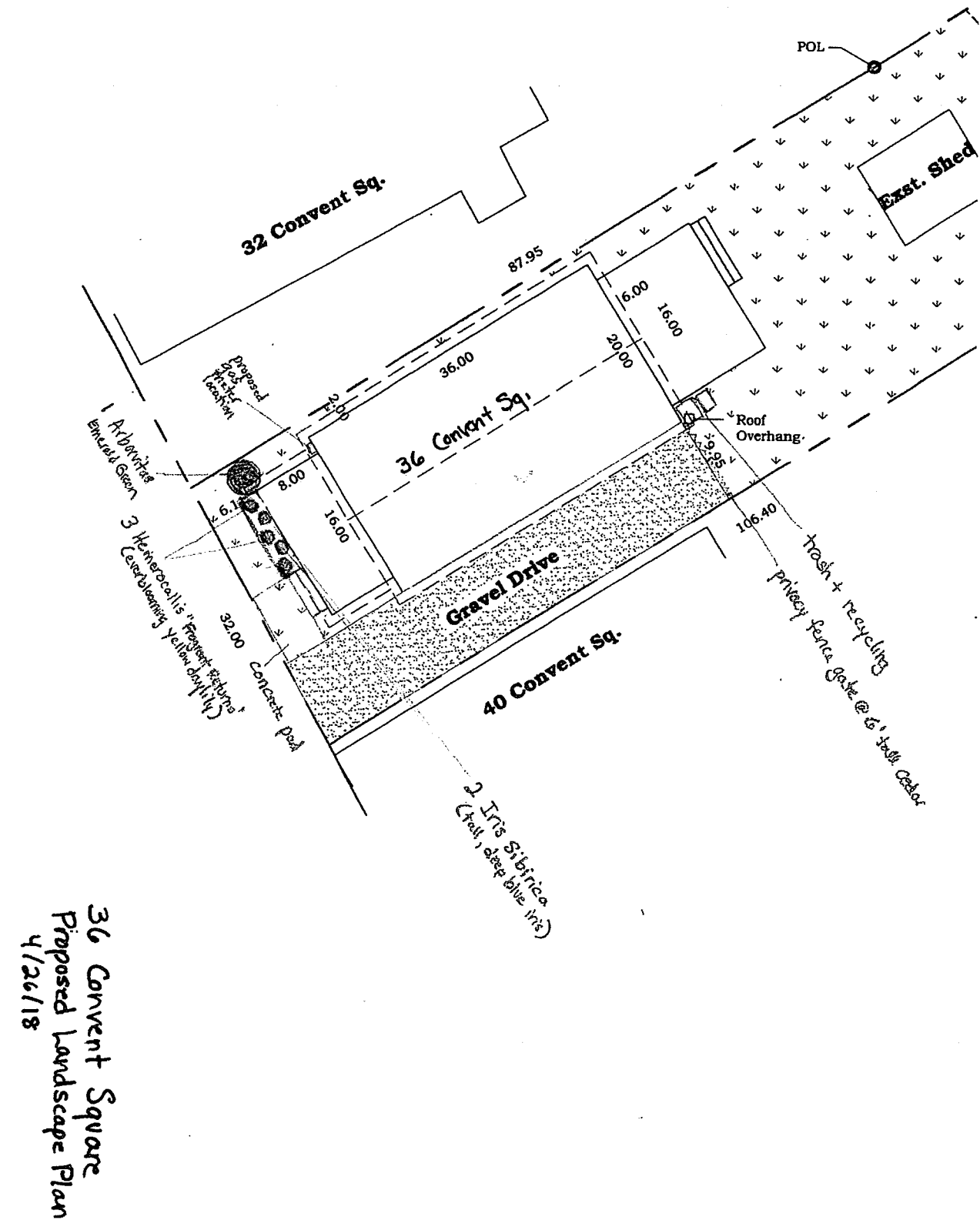
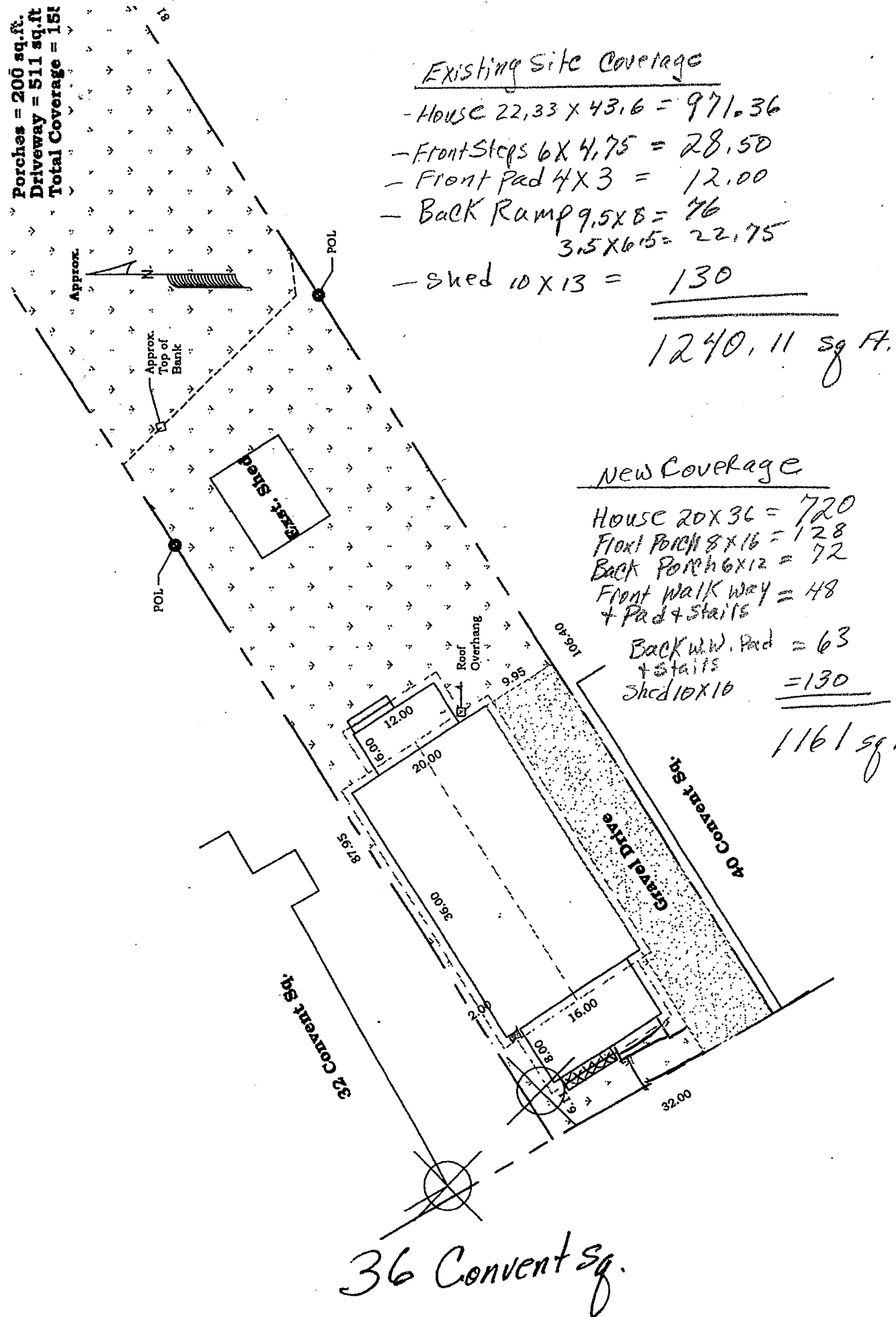
Burlington, Vermont

Google, Inc.

Street View - Oct 2014

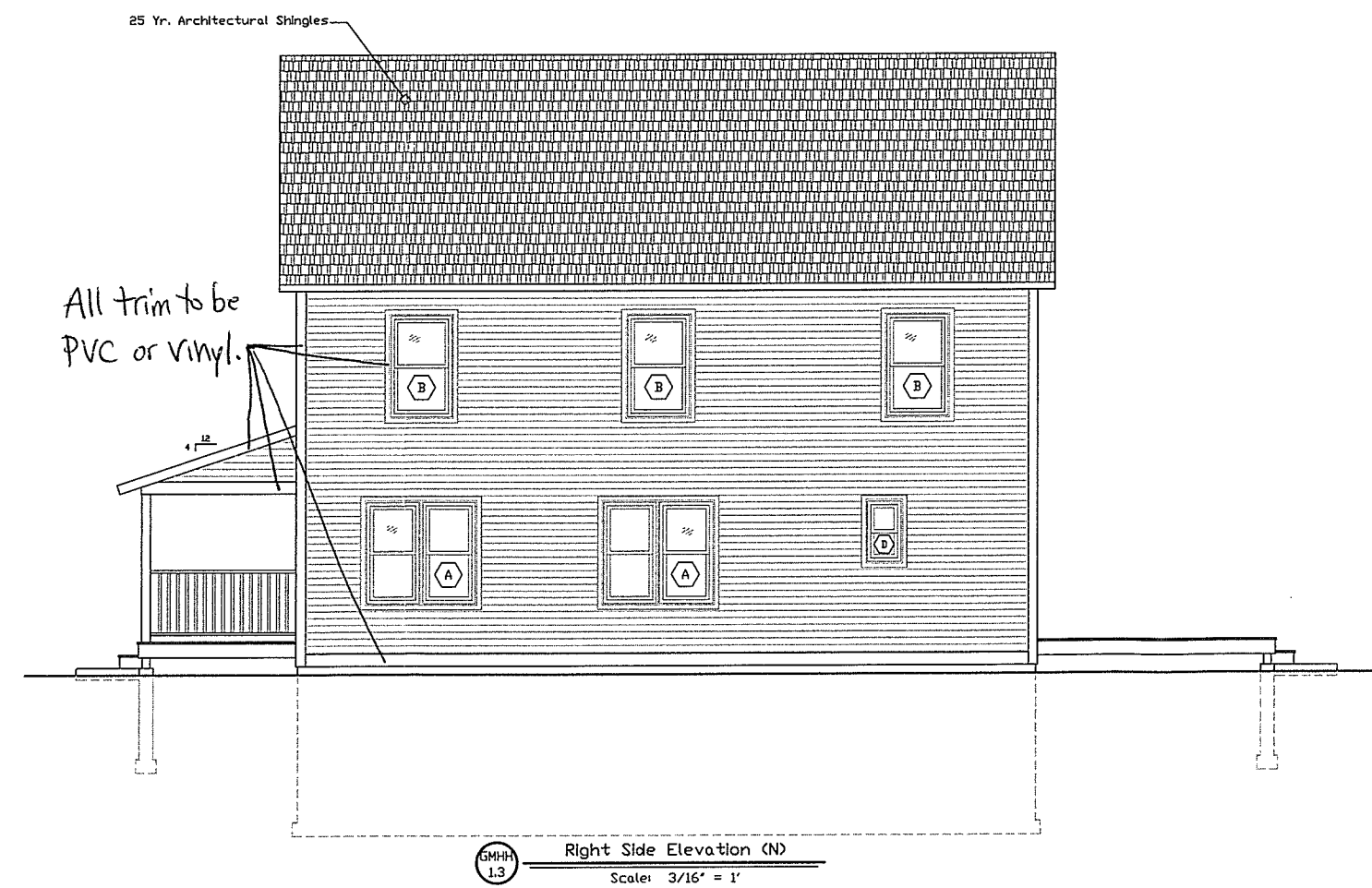
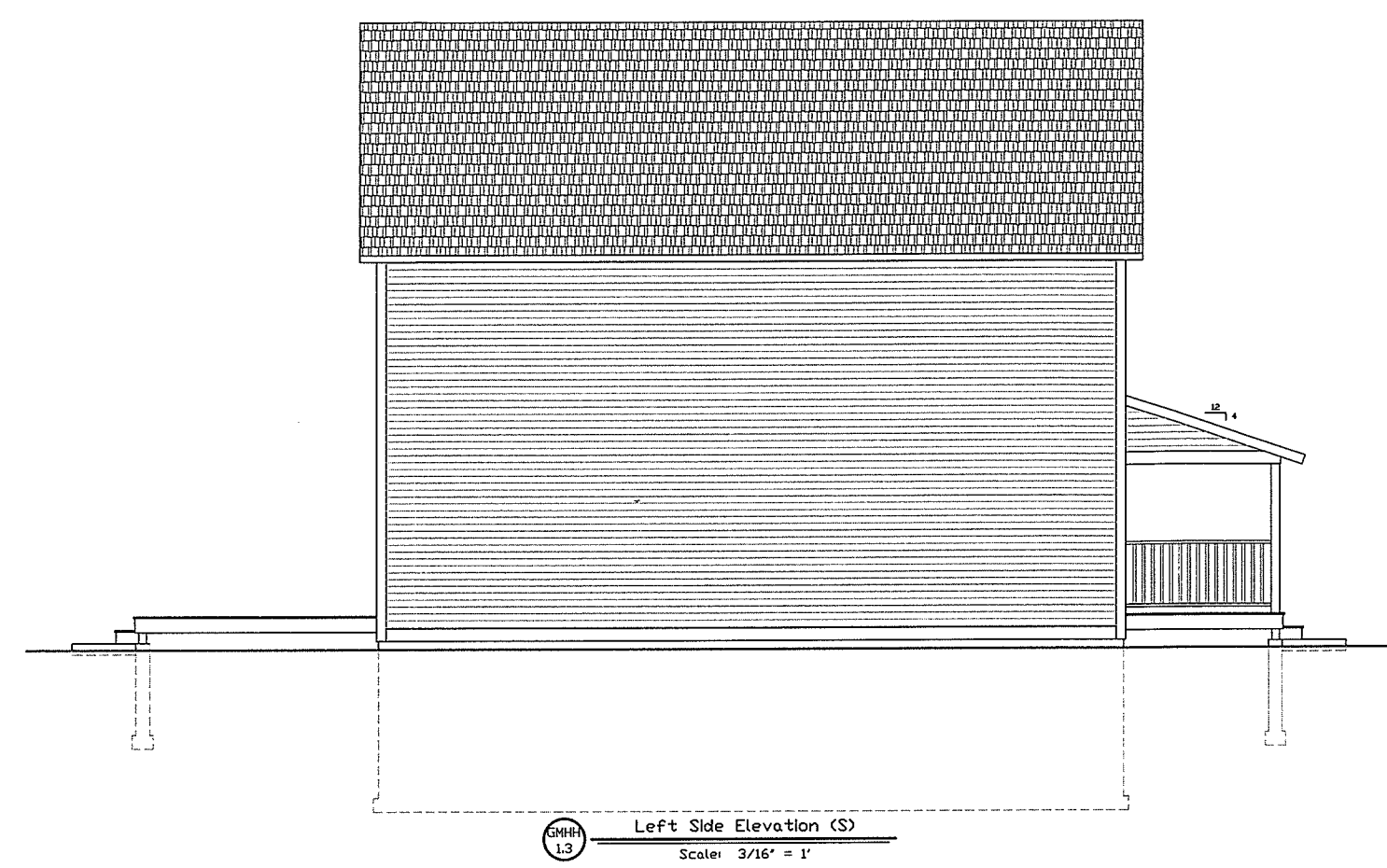
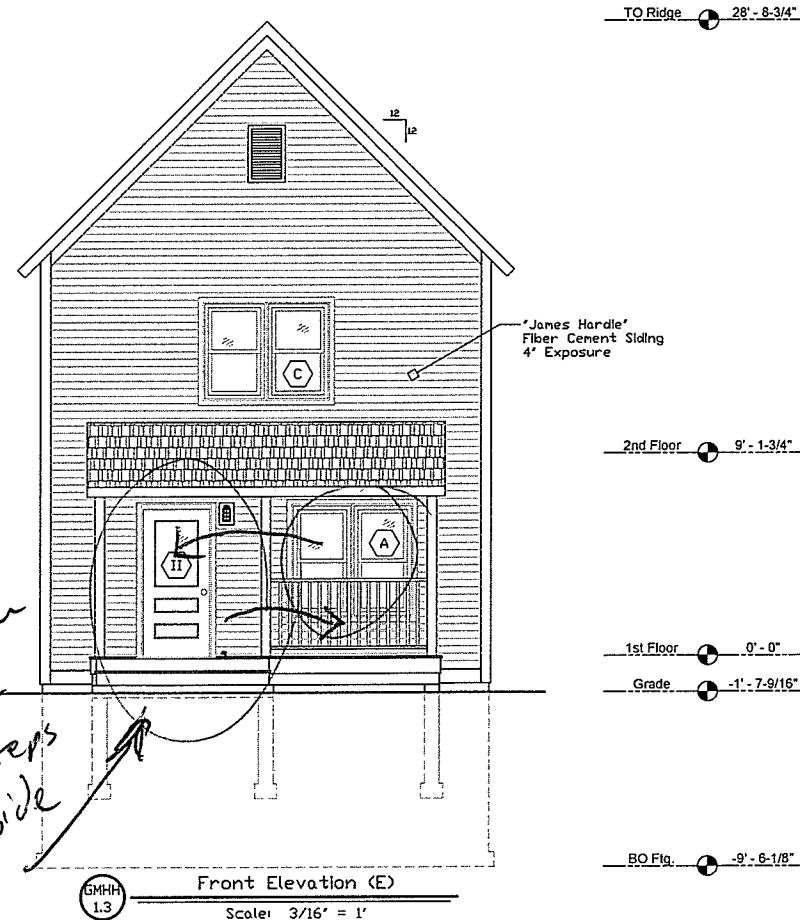
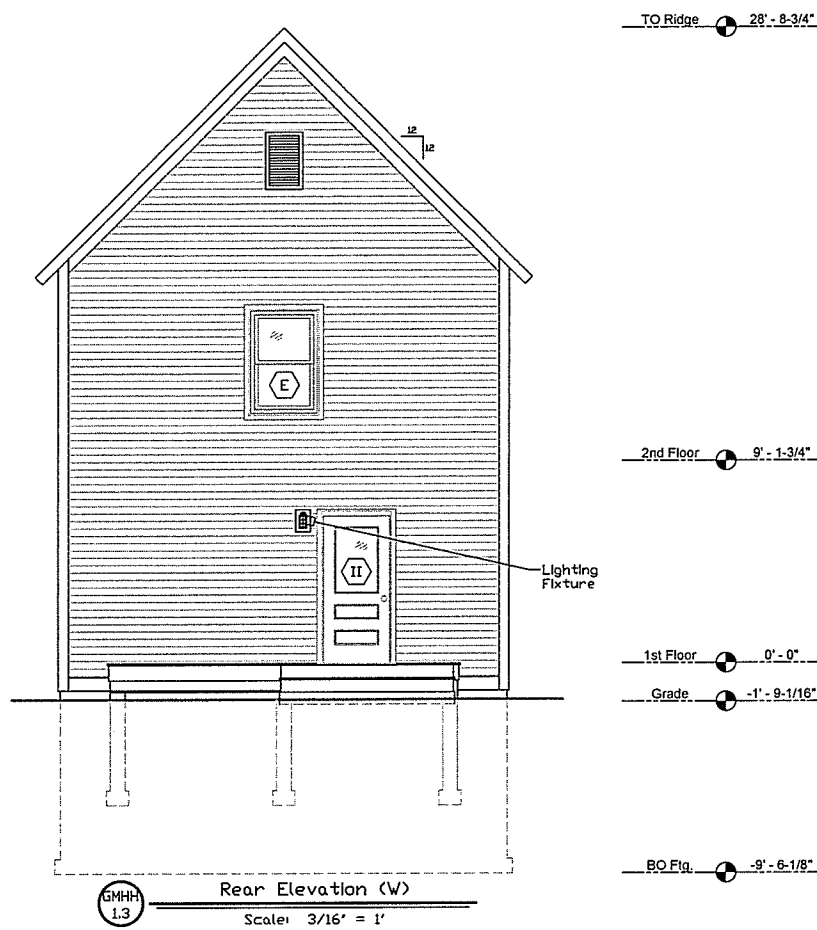
Image capture: Oct 2014 © 2018 Google

Porches = 200 sq.ft.
 Driveway = 511 sq.ft.
 Total Coverage = 151



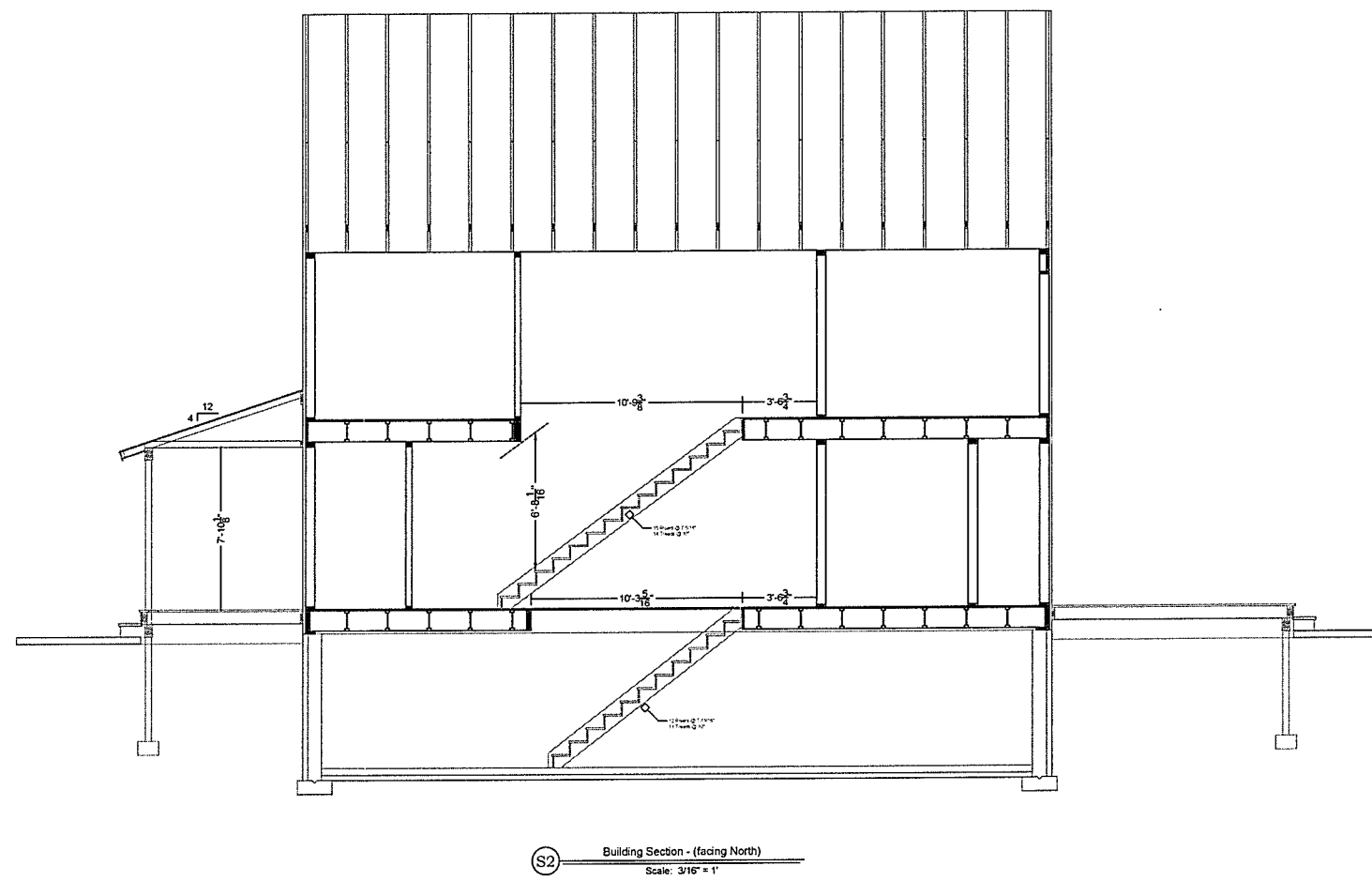
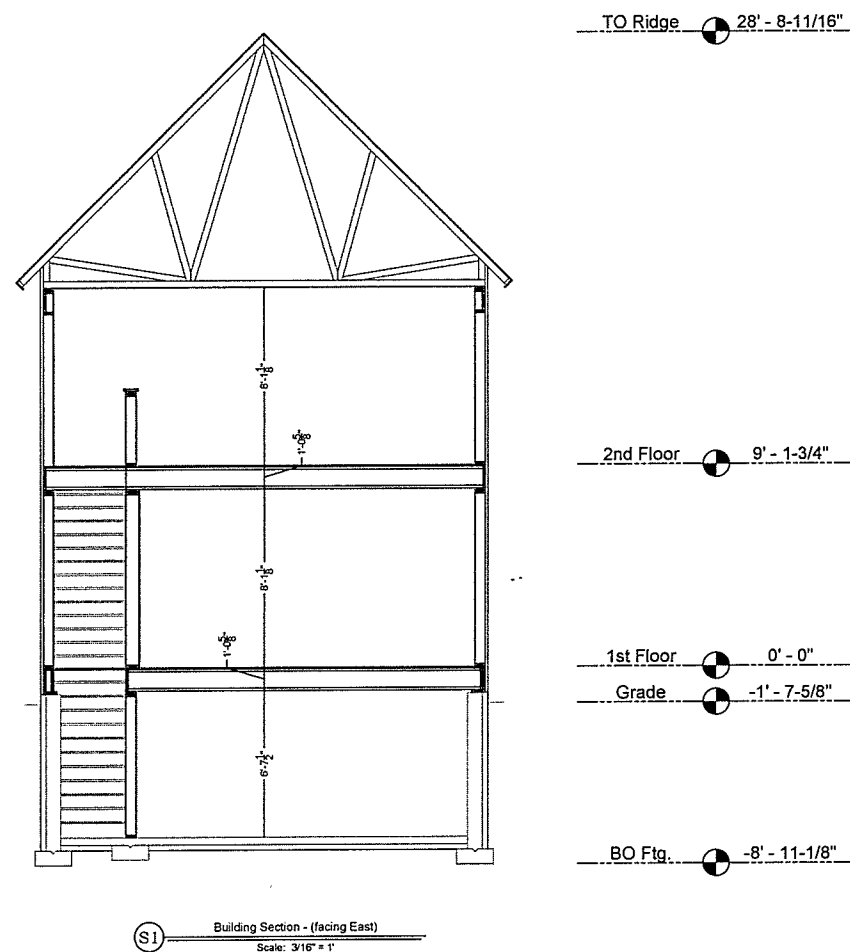
36 Convent Square
 Proposed Landscape Plan
 4/26/18

LMB



Reverse the entrance door and porch steps to other side & facade

All trim to be PVC or vinyl.



Green Mountain
Habitat for
Humanity

Green Mountain Habitat for Humanity
36 Convent Square
Burlington, VT

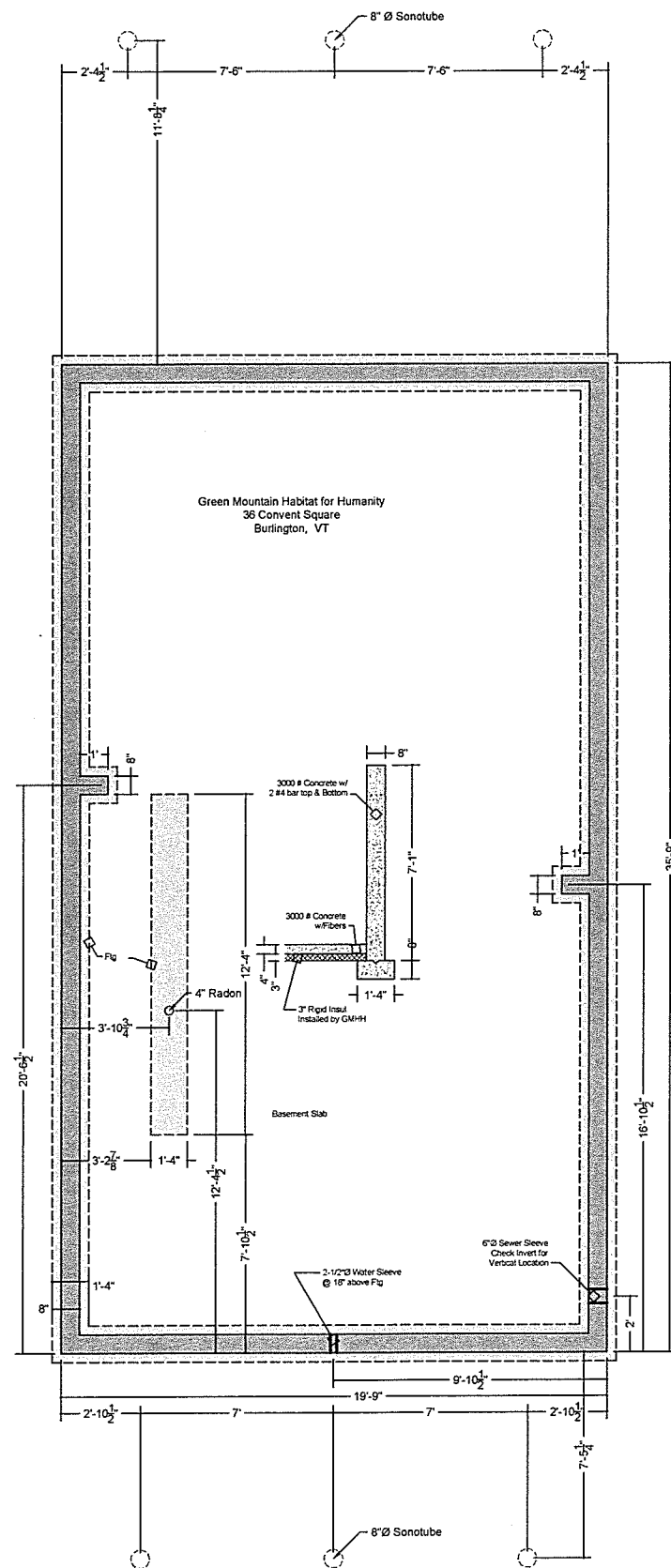
RECEIVED
FEB 26 2018
DEPARTMENT OF
PLANNING & ZONING

Issue Date: Sept., 2017
Rev: Jan., 2018
Rev: Feb., 2018
Rev:

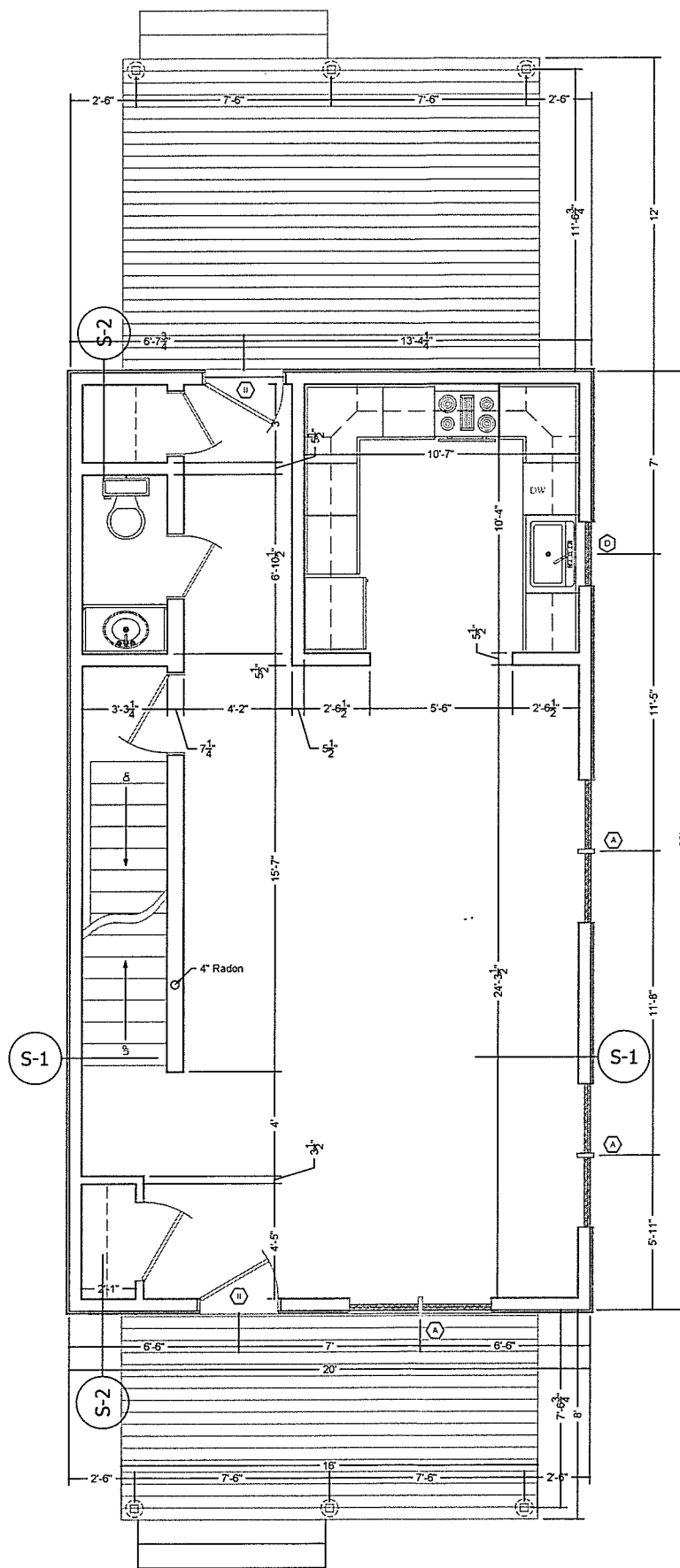
Section
Views

Drawn by: GMHH
Drawing #: 4 of 5

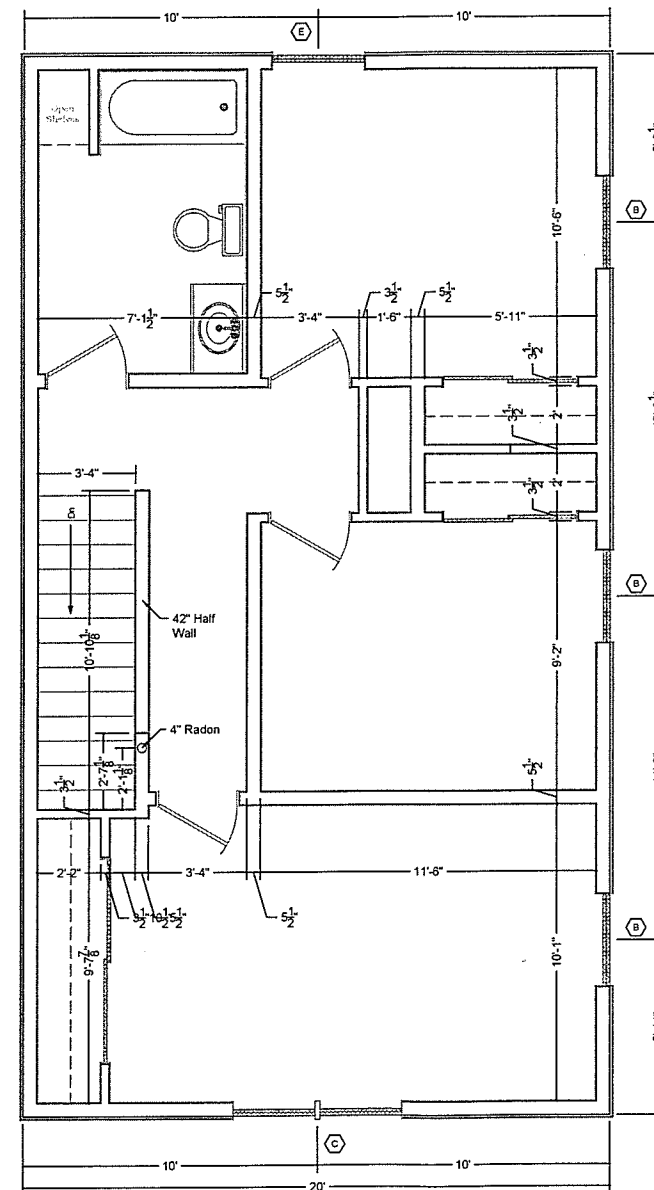
GMHH-4.0



Basement



1st Floor



2nd Floor

Window & Ext. Door Schedule					
Rm.	Qt.	Symb	Manufacturer	Number	Rough Opening WxH
LR	3	A	Harvey-Classic	28410-2	66-1/4" x 61-1/2"
MBR, BR-2, BR-3	3	B	Harvey-Classic	31410	38" x 61-1/2"
MBR	1	C	Harvey-Classic	2942-2	69-1/4" x 53-1/2"
Kit	1	D	Harvey-Classic	24210	30" x 37-1/2"
BR-3	1	E	Harvey-Classic	3046	38" x 57-1/2"
Var.	2	II	Therma-Tru	Smooth Star-S104	38 1/2" x 82 1/2"

Green Mountain
Habitat for
Humanity

Green Mountain Habitat for Humanity
36 Convent Square
Burlington, VT

RECEIVED
FEB 26 2018
DEPARTMENT OF
PLANNING & ZONING

Issue Date: Dec., 2017
Rev: Jan., 2018
Rev: Feb., 2018
Rev:

Plan
Views

Drawn by: GMHH
Drawing #: 3 of 5

GMHH-2.0



State of Vermont
Advisory Council on Historic Preservation
1 National Life Drive, Floor 6
Montpelier, VT 05620-0501

DRAFT

Subject to Council Approval

Vermont Advisory Council on Historic Preservation
July 26, 2018
Montpelier Conference Room, National Life Davis Building,
Montpelier, Vermont

Council Participants: Edward Clark, Citizen Member/Vice Chair
Britta Tonn, Architectural Historian
David Donath, Historian (arrived 9:20)
Joseph Luneau, Citizen Member
Paul Wyncoop, Citizen Member

Absent: Blaine Cliver, Historical Architect
John Vetter, Archaeologist

Historic Preservation

Staff Participants: Laura V. Trieschmann, State Historic Preservation Officer
Elizabeth Peebles, Historic Preservation Specialist

Guests: Scott Noren, Tenney Field
Lynton "Curley" Worden, Tenney Field
Chris Groeger, Tenney Field
Martha Howard, Thetford Academy Historic Site Marker
Steve Niederhauser, Thetford Academy Historic Site Marker
Mary O'Neil, City of Burlington
Scott Gustin, City of Burlington
Suzanne Jamele, Historic Preservation Consultant
Paul Bellefeuille, Northeastern Speedway
Pete Racine, Northeastern Speedway
Andrea Wright, VTrans
Judith Ehrlich, VTrans

Vice Chair Edward Clark brought the meeting to order at 9:10 a.m.

I. Welcome

II. Changes to the Agenda

There were no changes to the agenda.

III. Public Comment

Mr. Clark opened the meeting to public comment. There were no public comments.



IV. Review / Approve May 24, 2018 Meeting Minutes

Mr. Luneau made a motion to approve the May 24, 2018, minutes with no edits, and Ms. Tonn seconded. Motion carried 4-0.

V. VTrans: FHWA State Transportation Innovation Council Grant for a Cultural Resources GIS System for Transportation Projects

Andrea Wright and Judith Ehrlich of VTrans presented the project to undertake a strategic initiative study cultural resource GIS systems. The \$20,000 project will be funded by federal highway grant. At this planning project at this stage, the project will identify GIS systems that are available and utilized in other states upon the recommendation of the National Park Service GIS director. The VTrans GIS system will utilize existing information for State Register listings, National Register listings, project review, historic maps, and VTrans project review that can be map layers to allow VTrans access to all layers in one place. Louis Berger has been contracted to do the project. Meeting on August 1 to include National Park Service GIS director, ACCD IT staff, VDHP staff, VTrans staff, and contractor. Final report will recommend what is positive and applicable for VTrans, with phased approach to implement. VTrans has working group with RPCs that can aid in this project.

VTrans: Historic Bridges Multiple Property Documentation Form and Transportation Theme

Ms. Ehrlich reminded council members that the draft RFP for these two documents had been presented to them in September 2017. The project sought to update existing documents from 1980s done by VDHP. ACHP proposed recommendations for other transportation modes, which VTrans incorporated into the project scope. The projects were completed by Louis Berger and reviewed by Devin Colman. Council members were pleased with the level of documentation. Edits were requested to be provided to Ms. Trieschmann, who will forward them to VTrans. The Multiple Property Documentation Form will go to National Park Service once an individual nomination is prepared and approved by the ACHP. That nomination is expected in September for a girder bridge in Sheldon. Discussion followed of an edit in Section E/page 8 and why the period of study extended to 1978. Ms. Ehrlich stated the longevity of the document enables its continued use by VTrans, VDHP, and scholars. The period of study is not a reflection of a period of significance and resources must be over 50 years old and reflect the areas of significance outlined in the document's registration requirements.

Mr. Donath made a motion to accept the Multiple Property Documentation Form, and Mr. Wyncoop seconded. Motion carried 5-0.

Ms. Tonn made a motion to accept the Transportation Theme, and Mr. Luneau seconded. Motion carried 5-0

**VI. State Register of Historic Places – Delisting
3241 West Enosburg Road, Enosburg**

Ms. Trieschmann, supported by Ms. Peebles, presented the request by the property owners to evaluate the historic integrity of the farmstead for a pending Act 250 permit. VDHP reported that a site visit had been conducted and integrity was found to be lacking; staff recommended delisting due to loss of integrity. A discussion of the practice of delisting followed, with staff explaining that older designations are being re-evaluated and more delisting requests should be expected. There was a discussion of relisting based on restoration. Staff stated this would require a case-by-case evaluation depending on the changes made to an historic property and the restoration.

Mr. Wyncoop made a motion to delist 3241 West Enosburg Road, and Ms. Tonn seconded. Motion carried 5-0.



VII. Roadside Historic Markers
Thetford Academy, Thetford

Ms. Trieschmann presented the marker application for Thetford Academy at the original academy site. ACHP applauded applicant on the effort and recognized the significance of the academy to the educational context of Vermont. Steve Niederhauser and Martha Howard provided council members of a history of the academy and how the project has evolved in coordination with staff and historians of Thetford Academy. VDHP proposed edits to the proposed text, which Mr. Niederhauser would like to review.

Mr. Luneau made motion to accept the Thetford Academy marker, working with Mr. Niederhauser and Ms. Howard on the final text, and Mr. Wyncoop seconded. Motion carried 5-0.

Break at 10:00 am-10:23am

VIII. State Historic Preservation Officer (SHPO) Report

Ms. Trieschmann reported that VDHP had been working with the assigned staff of the National Historic Landmark program on monitoring site visits for listed properties in Vermont, and possible new designations, including Old Stone House Museum, Fairbanks Museum, Bennington Monument, and Strafford Town House. The Justin S. Morrill State Historic Site was being monitored July 27. Staffing changes at VDHP were announced, with Jenni Lavoie moving to work more with the Department's Community Planning and Revitalization Division. Ms. Lavoie will continue to keep the ACHP organized despite the change. Ms. Trieschmann reported that the funding for grants and programs through the Capital Construction Budget are now all approved, with the requested additional funding for historic sites major maintenance and roadside historic site markers increased.

VI. Continued:
State Register of Historic Places – Delisting
36 Convent Square, Burlington

Ms. Trieschmann presented the City of Burlington's request to review the historic integrity of 36 Convent Square. VDHP reported that a site visit had been conducted and integrity was found to be lacking at time of designation; staff recommended delisting due to loss of integrity. Discussion followed of the proposed plans for the property, which are beyond the purview of VDHP and ACHP. Council members inquired if the size and scale of the new building would fit with the existing buildings. Mary O'Neil from the City of Burlington advised that this project has not yet been presented to the Design Review Board. Mr. Donath inquired if this property was in the vicinity of known War of 1812 burials. Ms. O'Neil advised that human remains have not been found this far north in the city.

Mr. Donath made a motion to delist 36 Convent Square; Joe Luneau seconded. Motion carried 5-0.

IX. State Register of Historic Places – Determination of Eligibility
109 North Avenue, Burlington

Ms. Trieschmann presented the City of Burlington's request to review the historic integrity and significance of 109 North Avenue. VDHP reported that a site visit had been conducted and sufficient integrity existed to support the property's significance. Staff recommended the property was eligible for listing in the State Register of Historic Places as a typical tenement housing near the railroad. Council members questioned if the city would be surveying this area; VDHP has not yet undertaken a survey in this area of the city but is ready to partner with the city to record and evaluate properties in this immediate vicinity.



Mr. Wyncoop made a motion that the property is eligible for listing in the State Register of Historic Places; Ms. Tonn seconded. The ACHP noted this was only a determination of eligibility and not an official listing; they recommended it as a contributing resource to a historic district. Motion carried 0.

State Register of Historic Places – Determination of Eligibility
616 South Willard Street, Burlington

Ms. Trieschmann presented the City of Burlington's request to review the historic integrity and significance of 616 South Willard Street. VDHP reported that a site visit had been conducted and sufficient integrity existed to support the property's significance. Staff recommended the property was eligible for listing in the State Register of Historic Places as a notable example of late-20th-century gas station design within a residential neighborhood. Ms. O'Neil commented that the determination of eligible will allow the owner additional flexibility in the protection of the property because it is zoned residential.

Ms. Tonn made a motion that the property is eligible for the State Register and Mr. Donath seconded. The ACHP noted this was only a determination of eligibility and not an official listing. Motion carried 5-0.

X. State Register of Historic Places – Listings
Tenney Field, Brattleboro

Ms. Trieschmann presented the request from Team Tenney, a nonprofit organization, to review historic integrity and significance of Tenney Field. VDHP reported that a site visit had been conducted and sufficient integrity existed to support the property's significance. Staff recommended the property was eligible for listing in the State Register of Historic Places as one of three ball fields in Vermont designed just for baseball. Council members inquired about alterations to the grandstands such as the infilling of the dugouts. Scott Noren, of Team Tenney and a Brattleboro baseball coach, advised that the dugouts were located in a dangerous place with rogue balls entering and unmarked steps down into the dugouts; therefore, the original dugouts were enclosed, and new dugouts added. Curley Worden and Chris Groeger offered additional history, descriptions, and challenges of the property. Council members inquired if the grandstand would be painted and rehabilitated. Team Tenney indicated that they have volunteered time, materials, and labor, but the Brattleboro Union High School's finance committee—which owns the property—voted down the proposal. The structural integrity of the grandstands needs to be evaluated and staff was asked to coordinate Team Tenney and the Preservation Trust of Vermont.

Mr. Wyncoop made a motion to designate Tenney Field to the State Register of Historic Places and Mr. Donath seconded. Motion carried 5-0.

Northeastern Speedway, Waterford

Ms. Trieschmann presented the request from owners of the Northeast Speedway to review its historic integrity and significance. VDHP reported that a site visit had been conducted and sufficient integrity existed to support the property's significance. Staff recommended the property was eligible for listing in the State Register of Historic Places as the site of the first organized auto race track in Vermont. Paul Bellefeuille, owner of the property who has been restoring the track and associated resources, and former driver Pete Racine, were on hand to answer questions about the property and history.

Mr. Donath made a motion to designate the Northeastern Speedway to the State Register of Historic Places; Ms. Tonn seconded. Motion carried 5-0.

**City Neighborhoods
Burlington and Winooski, Vermont**

**Historic Preservation preliminary comments from Liz Pritchett
December 7, 2009**

36 Convent Square, Burlington, VT, c. 1890

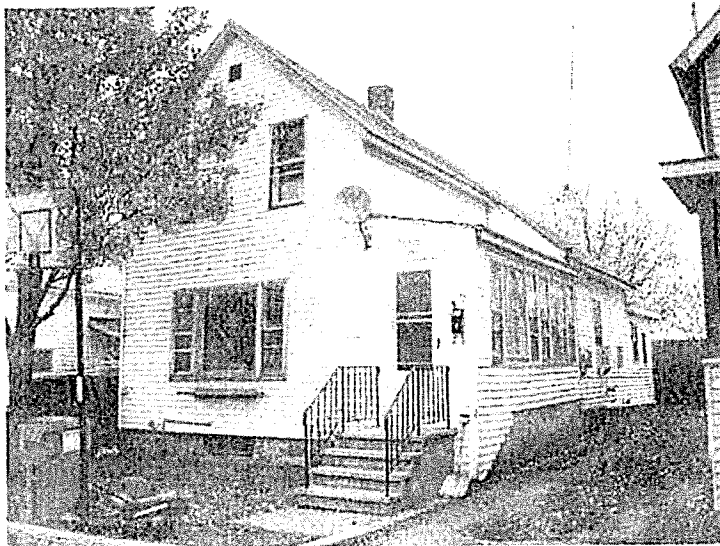
Historic and Architectural Significance:

The house at 36 Convent Square is not eligible for the National Register due to alterations.

This one and one-half story, gable front, wood frame dwelling has undergone numerous alterations. Modern changes with replacement materials include vinyl siding, one-over-one wood windows, the three-part Chicago type window on the front elevation, and a rebuilt brick chimney. The redstone foundation appears original. For many years a porch spanned the front elevation and wrapped around to the south side; currently only the south side portion of the porch remains, although it has been enclosed and no longer reflects its historic appearance. The interior does not retain features or finishes of historic significance.

Recommendations for Preservation:

N/A. The building is not considered a historic resource due to its alterations.



View of front elevation looking easterly.



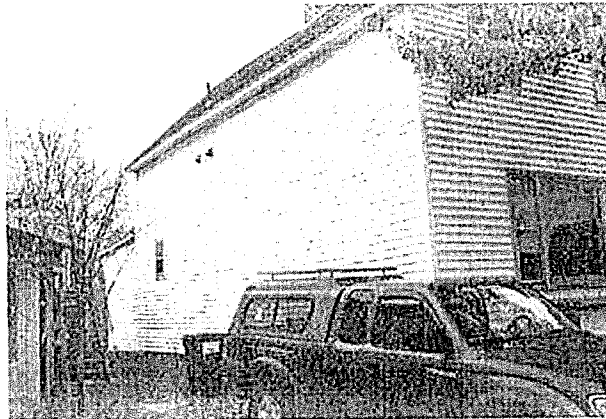
The molded cornice is one of few remaining historic elements.

**City Neighborhoods
Burlington and Winooski, Vermont**

**Historic Preservation preliminary comments from Liz Pritchett
December 7, 2009**



Rear elevation, showing non-historic rear addition.

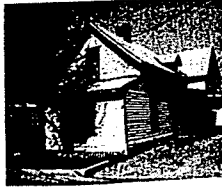


The north elevation has only 1 window, most likely others were removed or covered over.



Typical interior view showing modern finishes.

Listed 9/20/07

URBAN DISTRICT BUILDING INVENTORY		
SURVEY NUMBER:	PAGE	of
<u>30 Convent Square</u> , c. 1890		
1 ½ story, tri-gable house with addition to the rear. Decorative wood fanlight in front gable peak. Main entrance to the house has been moved from gable front to the rear. Shed roof porch extends across front façade. Vinyl siding and wood trim.		
<u>32 Convent Square</u> , c. 1890		
1 ½-story, tri-gable house with wood clapboard siding. Small shed roof addition on front façade. Main entrance has been moved to south façade. Decorative shingles in gable peaks.		
<u>35 Convent Square</u> , c. 1890		
1 ½-story, tri-gable ell house with attached 2-story gable roof ell at the rear. Shed roof porch across front (east) façade of main block. Rear ell addition also has shed roof porch across east façade.		
<u>36 Convent Square</u> , c. 1885		
1 ¾-story, gable roof house with gable roof wing. Enclosed porch on south façade contains main entrance. Picture window has been installed on front façade.		
<u>39 Convent Square</u> , c. 1900		
A tall, 2 ½-story gable roof house with patterned slate roof shingles and gable roof dormers on both roof slopes. A 2-story open porch extends across front façade. Some 2/2 sash windows remain. Clad in aluminum siding.		
<u>45 Convent Square</u> , c. 1890		
1 ¾-story, gable roofed house with wraparound hipped roof porch. A one-story shed roof addition on rear façade. Fenestrated with 2/2 sash windows. Clad in aluminum siding.		

JIH Structural Engineering, Inc.

10 Athens Dr., Essex Jct., VT 05452

phone # (802) 878 - 3504

Draft

Preliminary Structural Report

36 Convent Square

Burlington, Vermont

RECEIVED
FEB 26 2018
DEPARTMENT OF
PLANNING & ZONING

January 29th, 2010

The following is a preliminary structural evaluation of the 36 Convent Square building based on my observation of the structures on December 21st, 2009. The purpose of the investigation was to determine the structural condition of the building, to identify any visible structural problems and to make recommendations for repairs.

The main front part of the building is a two story wood framed structure with a full basement.

The back part is a one story addition on grade. The basement walls are stone walls. The second floor framing was not fully accessible but based on one area where the framing could be partially observed reasonable assumptions about the second floor framing could be made. The first floor framing can be observed at the basement. There have been alternations to the

RECEIVED
FEB 26 2018

original floor framing system over the years.

DEPARTMENT OF
PLANNING & ZONING

Basement and Foundations

The basement is divided into two separate spaces by a partial stone wall and 6x7 beam. The basement walls appear to be more than stone walls that were reinforced with concrete walls cast against them with CMU blocks on top of the original walls. Parts of the original walls were completely rebuilt.

First Floor Structure:

The first floor framing was visible from the basement. At the front part of the building (under the living room) the floor joists consists of 2"x 7" joists spaced at approximately 18". The joists clear spanning between the basement walls. Floor joists in the middle part of the building (the kitchen and dining room area) consists of 2"x 6" joists sistered with 1½" x 7¼" and are spaced at approximately 20". Here the joists are supported by central beam. The main central beam is 6" x 7" and bears on steel columns that seem to be added at later time. The columns are spaced 5 to 6 feet apart and most of them rest on concrete footings. Some of the existing joists were cut off, rotted or otherwise compromised and would have to be sistered or replaced, but thanks to the repairs that were done to the walls and the main beam, the first floor framing is adequate for the residential loading. The basement walls were reinforced so only some minor repointing and filling the void where plumbing enters the building will be needed but no major structural repairs are necessary.

Second Floor Structure:

Second floor structure was not accessible at all in the front part of the building, however I was able to see and measure the floor joists in the bathroom (middle part of the building) and they are 1½"x 9" at 16" o.c. They appear to bear on the bathroom wall (which is not supported by any beam in the basement) but there was no header over the door opening in the wall. Existing floors are out of level and uneven. I would suggest to assume that floor joists will need sistering or replacement and load bearing wall will need new headers. Also supports would be needed under the baring wall in the basement. The second floor in the front part is inadequate and would require to be completely rebuild.

Roof structure

The roof structure consists of 2" x 4" rafters spaced at about 18" inches on center. The rafters are supported on exterior walls. There is no ridge beam. The roof has a visible sag in the middle. The rafters themselves are adequate but all the connections to the walls and at the top would need to be fixed.

Exterior walls

It is hard to tell how the walls are constructed. The walls appear to bulge and are overhanging the foundations. The overhang varies so it seems that there is no sound connection between the walls and foundations. The exterior walls at the second floor seem to be spreading from the thrust imposed on them from the rafters.

Summary and Recommendations

The back part of the building is inadequate and needs to be rebuild.

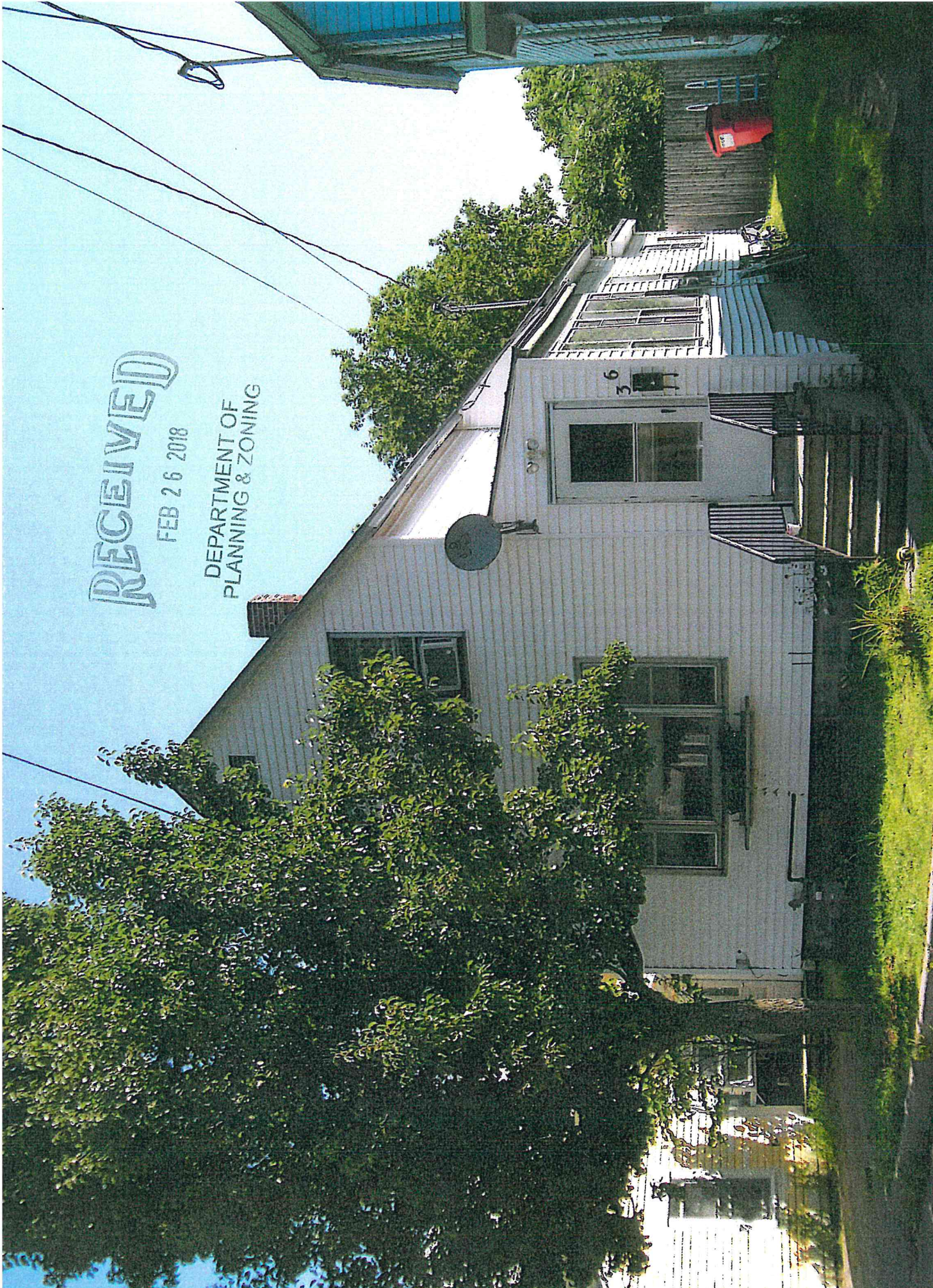
I would also recommend rebuilding the whole building, as the second floor will need a lot of work and it is hard to tell if the exterior walls are sound. Should the decision be made to keep the structure the exterior wall structure will need to be determined as well as how the wall is connected to the foundations and what are the details at the eaves before any recommendations about the repairs could be made.

RECEIVED
FEB 26 2018
DEPARTMENT OF
PLANNING & ZONING

RECEIVED

FEB 26 2018

DEPARTMENT OF
PLANNING & ZONING





RECEIVED

FEB 26 2018

DEPARTMENT OF
PLANNING & ZONING

RECEIVED

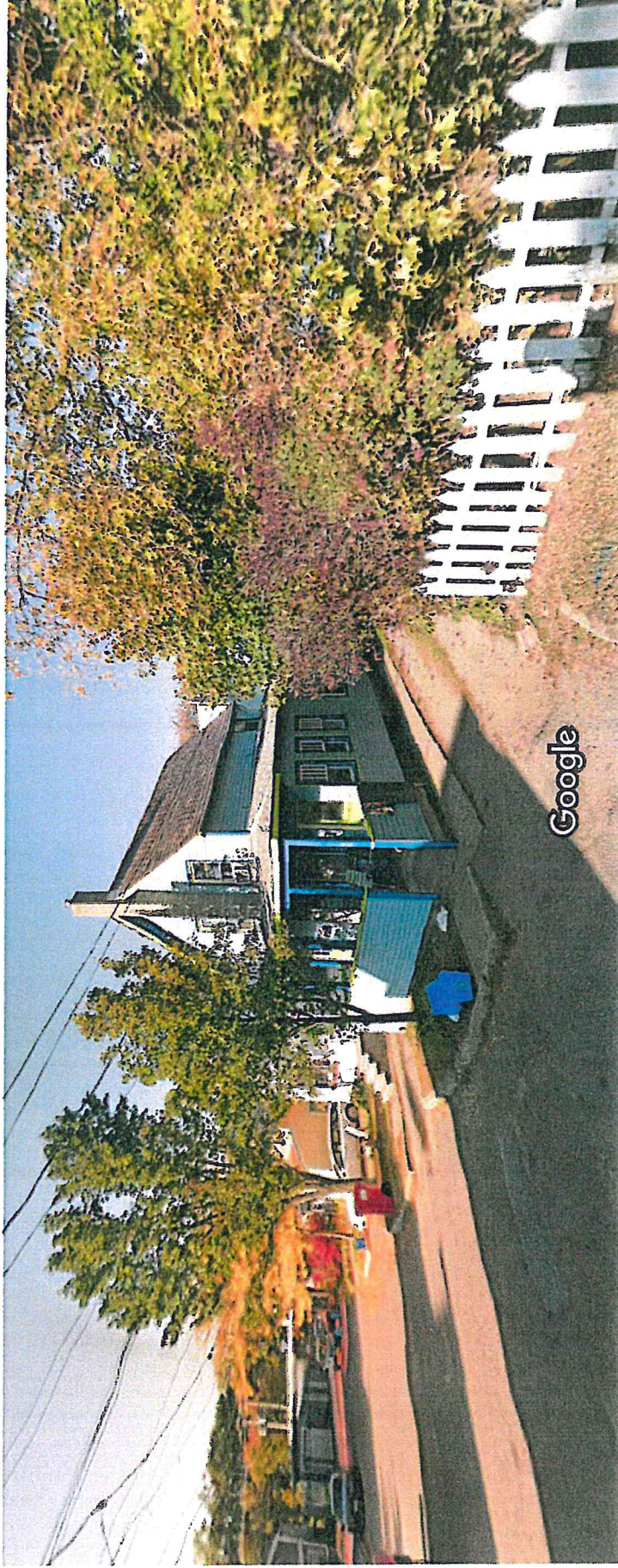
FEB 26 2018

DEPARTMENT OF
PLANNING & ZONING



Abutting property to the south of 36 Convent Sq,
↓

Google Maps 40 Convent Square



RECEIVED
FEB 26 2018

Burlington, Vermont

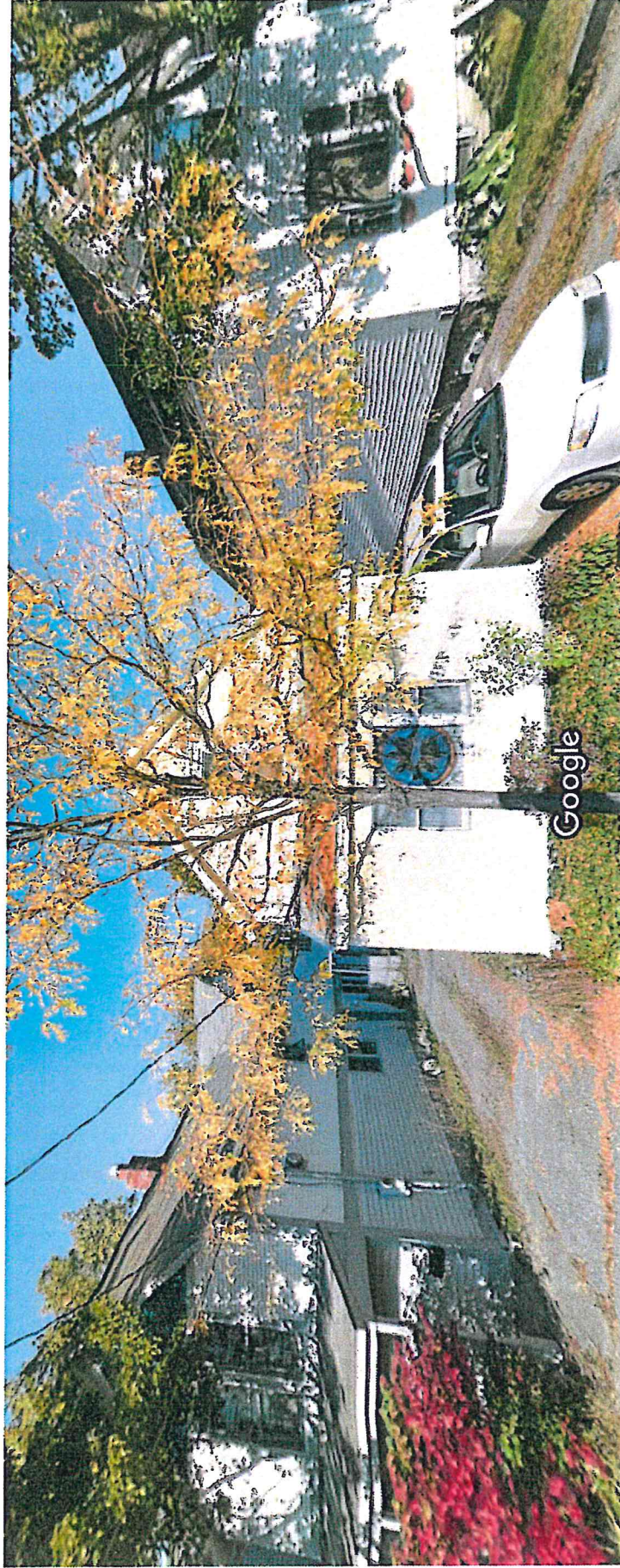
Google, Inc.

Street View - Oct 2014

DEPARTMENT OF
PLANNING & ZONING

Abutting property to the north of 36 Convent Square
↓

Google Maps 34 Convent Square



RECEIVED

FEB 26 2018

DEPARTMENT OF
PLANNING & ZONING

Burlington, Vermont

Google, Inc.

Street View - Oct 2014

Image capture: Oct 2014 © 2018 Google

Ryan Morrison

From: Aaron Stein ·
Sent: Wednesday, April 25, 2018 11:59 PM
To: Ryan Morrison
Subject: 36 Convent Square

Hi Ryan, thank you for meeting with me today.

To be clear I live at 32 Convent Square; the house abutting the north side of the 36 Convent Square, there is 34.

As per our conversation I would like to add the following questions & comments to the review process.

1.) 36 Convent Sq is one of the few houses on the street to have its historic stone foundation fully visible, a stone one at that on the street elevation. Most foundations of the neighboring houses are below grade creating a situation that leaves the wood sills sitting at grade; and/or have concrete poured along & covering the existing foundation to stabilize them.

The proposed drawings do not clearly address a finish floor elevation and the foundation height relationship to the existing and/or proposed grades.

My request is to ensure the new construction honors the historic feature of the existing structure by having at least 15" of visible foundation on the street side. And it would be great if the visible foundation on the street side were stone veneered; is it possible to request the applicant reuse the existing stone from the demolished house on the street elevation?

2.) The drawings show a wide stairway exiting the front door on the west side onto the green space. Also there is no consideration for water & snow falling off the porch roof onto the stairs. Why not have the stairs set on the south end of the porch? They would be under cover, not under a drip line, and serve access to the driveway in a functional way.

3.) Is the tree in the front of the house being removed? The rhythm of the street trees will be interrupted if they are removed or not replaced.

4.) What species street tree is proposed? What size?

5.) How do they plan to demolish the existing structure?

6.) Has the applicant submitted a demolition plan that addresses the hazardous materials that are identified in the building assessment?

7.) It is unclear in the drawings if where the mechanical exhaust vents are located, including a dryer vent. My request is that they are not located on the north elevation. I have the same request for the electrical meter & meter.

8.) What is the proposed construction schedule? (Probably not a Zoning concern!)

These are my comments to date. Thank you for the opportunity to submit them.

Sincerely, Aaron Stein

Sent from my iPhone

Burlington Development Review Board

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

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



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday August 21st, 2018, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT Minutes

Board Members Present: B. Rabinowitz, A. LaRosa, A. Hart, S. Harris, G. Hand, A. Zipparo, Z. Hightower (Alt.)

Board Members Absent: S. Tilton, J. Drummond (Alt.)

Staff Present: Scott Gustin, Ryan Morrison, Layne Darfler

I. Agenda

B.Rabinowitz: 19-0021CA/MA; 375 North Ave (NAC-CR, Ward 4N) 375 North Avenue LLC has been deferred to the September 18th, 2018 Meeting

II. Communications

Supplemental communications provided for 162 North Champlain St and 75 Briggs St; both accepted into the record

III. Minutes

Minutes from August 7th, 2018 will be discussed at the next deliberative

IV. Consent

- 1. 18-1190CU; 233 Pearl St (RH, Ward 8E) Aaron and Rebecca Goldberg**
Time extension request for continuance of non-conforming general office use.
(Project Manager: Scott Gustin)

B. Rabinowitz: Has the applicant received and reviewed the staff comments?
Yes

B. Rabinowitz: Any questions or concerns?
None

B. Rabinowitz: Any public present wish to speak about this project?
None

B. Rabinowitz: Do any members of the Board object to this item remaining as consent?
None

None

A. Hart: Motion to approve and adopt staff findings and recommendations

G. Hand: Seconds the motion

5-0-0

- 2. 18-1186CU; 162 North Champlain St (RM, Ward 3C) Sean Melinn and Jessica Hyman**

Demolish existing garage included in Vermont historic register and replace with larger garage. (Project Manager: Scott Gustin)

A. Zipparo Recused

B. Rabinowitz: staff comments

B. Rabinowitz: Has the applicant received and reviewed the staff comments?

Yes

B. Rabinowitz: Any questions or concerns?

None

B. Rabinowitz: Any public present wish to speak about this project?

None

B. Rabinowitz: Do any members of the Board object to this item remaining as consent?

None

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

S. Harris: Seconds the motion

5-0-0

3. 19-0008CU; 46 Chittenden Dr (RL, Ward 6S) Ute Regan

Establish short-term rental (bed & breakfast) within existing residence. (Project Manager: Scott Gustin)

A. Hart recused

B. Rabinowitz: Has the applicant received and reviewed the staff comments?

Yes

B. Rabinowitz: Any questions or concerns?

None

B. Rabinowitz: Any public present wish to speak about this project?

None

B. Rabinowitz: Do any members of the Board object to this item remaining as consent?

Yes

B. Rabinowitz: concerns regarding doing a two bedroom Bed and Breakfast; the requirement is 4 parking spaces and the way the parking is addressed is by having an on-site attendant while a guest is there. That means anytime guests are there you also have to be there 24 hours a day.

U. Regan: House has accessory apartment, which I live in. Will be renting out part of the house for 4 people to use 2 bedrooms. Other room will be for storage.

B. Rabinowitz: so there will be 2 parking spaces for the single family use and 2 parking spaces for the Bed and Breakfast

S. Gustin: yes, precedent provided. Guests are there when owner is there guests are not there when owner is not there. The remedy of having an attendant present dates back to the 2008 Ordinance.

B. Rabinowitz: Closed the public hearing

4. 19-0105MP; 111 Colchester Ave (I, Ward 1E) UVM Medical Center

Amendment to master sign plan for UVM Medical Center. (Project Manager: Scott Gustin)

A. Hart Recused

B. Rabinowitz: Has the applicant received and reviewed the staff comments?

Yes

B. Rabinowitz: Any questions or concerns?

None

B. Rabinowitz: Any public present wish to speak about this project?

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

A. Zipparo: Seconds the motion

5-0-0

- 5. 18-0714CA/CU; 36 Convent Square (RM, Ward 3C) Champlain Housing Trust**
Demolish and rebuild single family home. The home was recently de-listed from the Vermont historic register by the Vt. Advisory Council on Historic Preservation.
(Project Manager: Ryan Morrison)

G. Hand Recused

B. Rabinowitz: Has the applicant received and reviewed the staff comments?

Yes

B. Rabinowitz: Any questions or concerns?

None

B. Rabinowitz: Any public present wish to speak about this project?

None

B. Rabinowitz: Do any members of the Board object to this item remaining as consent?

None

A. Hart: Motion to approve and adopt staff findings and recommendations

A. Zipparo: Seconds the motion

5-0-0

V. Public Hearing

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

S. Gustin: Department of Public Works is requesting continuance pertaining to the discussion of traffic.

S. Charest: provided brief overview of project which proposes moving business to 75 Briggs St to allow for expansion and growth of both business and programs they can provide.

S. Coddair: provided overview of updates and revisions to the plans. Plans fronting Briggs St will be phased to correspond with the Briggs St updates and Champlain Parkway development.

G. Hand: What is the estimated height of the earth mound?

S. Coddair: Estimated 3.5 to 4 feet high, grassed mound. Intent is to utilize that space for festivals and program activates. Discussed façade details, design elements, and vegetation elements. Due to the predicted Champlain Parkway installing infrastructure did not seem reasonable. Brought more planting into bio swale area; putting in the infrastructure and tearing it out in a few short years seems unreasonable, also brought in some shrubbery for meantime improvements; city market put in a sidewalk so we are proposing a secondary sidewalk to create a connection and more green space. Their sidewalk is not installed yet either but set aside a surety.

A. Hart: You are required to have 35 parking space but you're installing 64, why is that?

S. Coddair: Parking is tight in that neighborhood, wanted to be more neighborly. Event parking spaces; Brigg St is proposed to become much more narrow if the Champlain Parkway comes through. Also want to be open to summer camp drop off

go in, if someone is walking we want to make sure there is some way to access what is there now through sidewalks. Where is bike parking?

S. Coddaira: Discussed primary commuter routes; producing space for 10 bikes, but we could add more.

S. Charest: Due to location the neighborhood is very car or bicycle dependent, we may add indoor bike parking for winter months. Currently do not see the need to add more parking but can if needed.

S. Bushor: One study that came from the Burlington Urban Design Study was to watch where people walk and then create the path, that could be a good option here for sidewalk installations. Question has to do with the contaminated soils mound, how high is that going to be and how reliable is the cap?

E. Sandblom: the soil cap is going to be a required minimum of 18 inches per state regulations. Provided brief overview of cap specifications.

B. Rabinowitz: Continue public hearing to September 4th 2018 DRB meeting.

2. 18-0937CU; 94 Caroline St (RL, Ward 5S) Dori Weigand

Establish short-term rental (bed and breakfast) in existing residence. No site or exterior building changes. (Project Manager: Scott Gustin)

B. Rabinowitz: Issue was parking arraignment and you have provided a revised site plan. Scott is there anything regarding lot coverage?

S. Gustin: lot coverage is already over, but legitimately; the configuration as exists is on file as approved at 49% but she cannot add more.

D. Weigand: the original site plan is what I wanted but was recommended by Scott Gustin that if I used 3 together I could then take out the patio and make that green space which would equal what I have now; I could do a 4/4 just like 53 Lakeview Terrace; there is a lot to do to make it work

B. Rabinowitz: So the plan you have supplied us removes the patio?
Confirmed

D. Weigand: yes, I will decrease the lot coverage by removing the patio.

G. Hand: Scott, does this new plan mean the tandem parking is gone or still considered.

S. Gustin: in its present configuration the drive has sufficient depth to have a tandem pair for the sf at the bottom; discussed options

E. Clayton: previously the applicant was requesting 2 units to be short term rental, but was told if she could provide parking it would be fine with one. But now she is back with 2 units. If two units get approved I would like a privacy fence be installed.

G. Hand: Only change being proposed is to change to a short term which we recognize as BnB's.

S. Gustin: She presently has claim to a grandfathered duplex and if this gets approved that duplex goes away and she gets a single family home with BnB.

D. Weigand: No problem installing a fence; if I did go through with the BnB or short term I do intend to go back to long term within the next year

A. LaRosa: What is the definition of short term rental?

S. Gustin: 30 days is the cut off.

A. LaRosa: can't be 2 uses; once you make this change you may lose the ability to ever have it be a duplex again

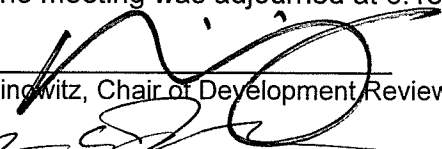
S. Gustin: future uses are irrelevant as it is up to the application, but if you change the use you can't go back to a non-conforming use

G. Hand: we can't give you legal advice but you may want to consult with someone.

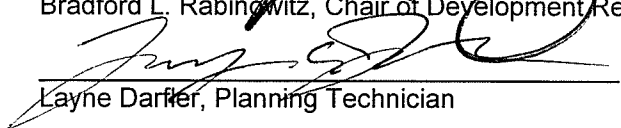
D. Weigand: from the get go I said I was going to go short term, when I originally did

VI. Adjournment

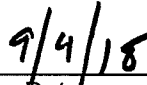
The meeting was adjourned at 6:13 PM



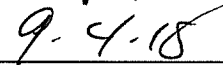
Bradford L. Rabingwitz, Chair of Development Review Board



Layne Darter, Planning Technician



Date



Date

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

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

