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

Austin Hart, Chair
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A.J. LaRosa
Alexandra Zipparo (Alt.)
Vacant (Alt.)

BURLINGTON DEVELOPMENT REVIEW BOARD
Tuesday August 19, 2014
PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on **Tuesday August 19, 2014 at 5:00 p.m. in Contois Auditorium, Second Floor, City Hall.**

1. **14-1300CA/CU: 85 LAKEVIEW TERRACE (RM, Ward 7) Jovial King**
   Construct 2 story addition to existing single family home; remove existing shed and construct new accessory structure for accessory dwelling unit and storage.

2. **14-0747SD: 1891 NORTH AVENUE (RL, Ward 4) Thomas Mitchell**
   Subdivide two lots into three lots, remove existing single family house, construct two duplexes and one single family house.

3. **15-0052CA/CU: 415 SOUTH UNION ST (RL, Ward 6) Champlain Housing Trust**
   Renovate existing carriage barn at rear to convert to duplex with associated site changes.

4. **15-0129CA/CU: 1398 NORTH AVENUE (RL, Ward 7) Peter Bessery et al.**
   Demolish existing building and construct new two story building with market on ground floor and two residential units on second floor.

5. **15-0135CU: 666 RIVERSIDE AVE (NMU, Ward 2) Wanda Robar/Burlington Housing Authority**
   Utilize existing building and parking lot for BHA maintenance department office and operations.

6. **15-0100CU: 1540 NORTH AVENUE (RL, Ward 7) Stonehouse Properties LLC**
   Change use from daycare to single family house with conditional use home occupation for contractor.

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

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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

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BURLINGTON DEVELOPMENT REVIEW BOARD
Tuesday August 19 2014, 5:00 p.m.
Contois Auditorium, City Hall, 149 Church Street, Burlington, VT
AMENDED AGENDA

I. Agenda

II. Communications

III. Minutes

IV. Consent

1. **15-0094CA: 477 MANHATTAN DRIVE (RM, Ward 2) Kevin Mahar**
   Amend conditions of ZP#03-258 regarding siding and meter and corrected site plan. (Project Manager: Mary O'Neil)
2. **15-0100CU: 1540 NORTH AVENUE (RL, Ward 7) Stonehouse Properties LLC**
   Change use from daycare to single family house with conditional use home occupation for contractor. (Project Manager: Scott Gustin)
3. **14-0747SD: 1891 NORTH AVENUE (RL, Ward 4) Thomas Mitchell**
   Subdivide two lots into three lots, remove existing single family house, construct two duplexes and one single family house. (Project Manager: Scott Gustin)
4. **10-1005CA/MA: 475 LAKE STREET (UR/DW-PT, Ward 3) City of Burlington**
   10-1115CA: 0 LAKE STREET - 043-4-004-000
   11-0570CU: 601 LAKE STREET - 038-2-006-000
   Time extension request for redevelopment of the Moran Plant (5 permits including amendments and associated properties) into public-private uses and associated site works and car parking. Upgrades to bike path, increased green space and park amenities, children's splash area/seasonal refrigerated skating rink and a rebuilt skate park. Includes Community Sailing Center and staging area in urban reserve.
5. **15-0042CA/CU: 80 COLCHESTER AVE (I, Ward 1) Randall Miller & Frank Von Turkovich**
   Change use from office to membership club; replace exterior staircase and install bike rack. (Project Manager: Mary O'Neil)

V. Public Hearing

1. **14-1300CA/CU: 85 LAKEVIEW TERRACE (RM, Ward 7) Jovial King**
   Construct 2 story addition to existing single family home; remove existing shed and construct new accessory structure for accessory dwelling unit and storage. (Project Manager: Mary O'Neil)
2. **15-0135CU: 666 RIVERSIDE AVE (NMU, Ward 2) Wanda Robar/BHA**
   Utilize existing building and parking lot for BHA maintenance department office and operations. (Project Manager: Ken Lerner)
3. **15-0052CA/CU: 415 SOUTH UNION ST (RL, Ward 6) Champlain Housing Trust**
   Renovate existing carriage barn at rear to convert to duplex with associated site changes. (Project Manager: Scott Gustin) Request for deferral to September 2nd
4. **15-0129CA/CU: 1398 NORTH AVENUE (RL, Ward 7) Peter Bessery et al.**
   Demolish existing building and construct new two story building with market on ground floor and two residential units on second floor. (Project Manager: Ken Lerner) Request for deferral to September 2nd

VI. Other Business

1. Annual Organizational Meeting

VII. Adjournment

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

All staff comments, plans and supporting documents will be available on the Planning and Zoning website at: www.burlingtonvt.gov/pz/drb/agendas approximately one week before the hearing.

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 and Development Review Board is considered public and cannot be kept confidential.

This agenda is distributed to: adjacent property owners of projects before the Development Review Board, Neighborhood Planning Assemblies, City Councilors, City Departments and interested parties. You may direct written comments to the Planning and Zoning Department, at the above address. Inquiries may be made by calling 865-7188. Oral comments may be given at the meeting by any persons on any project listed on the Agenda.

RECEIVED
JUL 28 2014
DEPARTMENT OF
PLANNING & ZONING

July 28, 2014

Jonathan Stevens, Vice Chair
Burlington Development Review Board
City Hall
149 Church Street
Burlington, VT 05401

Re: 12 Weston Street Reconsideration

Dear Mr. Stevens and Participating Members of the Development Review Board:

This is a request that the Development Review Board reconsider its decision in the matter of 14-1172NA: 12 Weston Street because new information came to light during the hearing that two bedrooms are being added.

The house is being reconfigured to have seven bedrooms. Previously, as the attached tax assessor's records confirm, 12 Weston was a ten room house with five bedrooms.

The addition of bedrooms should trigger the applicability of our zoning regulations. The ordinance also provides in "Article 8: Parking, Section 8.1.7: Non-Conforming Residential Structure" that "one (1) parking space shall be provided for each additional room."

We request that you conduct a site visit in light of this new information and evidence.

It might also be noted that the definition of accessory apartment in Article 13 is the controlling ordinance language that should determine whether the third floor apartment is one or not.

Separate vs. combined utility bills have no bearing on this definition or its applicability. These were provided in response to the misguided investigation of the uncontested fact that two residential units have been in place since 1977. Ms. Francis' determination that 12 Weston is a duplex, as her testimony clarified, was nothing more than a determination that two residential units were in place, not a legal opinion on the question of duplex versus accessory apartment. Said determination should be weighted accordingly. She confirmed that two units had been in place without any consideration of whether one of those units was or might be, according to the ordinance, actually an accessory apartment.

Respectfully Submitted,

Michael Long, 55 Henry Street
Caryn Long, 55 Henry Street
Alex Friend, 53 Henry Street
Mary Moynihan, 53 Henry Street
Greg Hancock, 69 Henry Street
Kari Hancock, 69 Henry Street
Hamilton Davis, 26 Henry Street
Candace Page, 26 Henry Street
Matt Moore, 82 Henry Street
Susan Moakley, 82 Henry Street
Scott Richards, 96 Henry Street
Kathleen Donohue, 96 Henry Street
Norman Williams, 381 South Union Street
Peg Boyle Single, 58 Case Parkway
Richard Single, 58 Case Parkway
Paul Bierman, 86 Brookes Avenue
Judy Rosenstreich, 30 Henry Street
Sandra Wynne, 137 Mansfield Avenue
Bret Findley, 148-150 Loomis Street
Alexander Johnston, 148-150 Loomis Street
Jesse Robbins, 23 Weston Street

Property Summary

Parcel ID	045-1-240-000	Address	12 WESTON ST	Owner(s)	BURNS CHARLES CHAUNCEY BURNS CYNTHIA D.
SPAN Number	114-035-15783	Land Use	2 Family		
Mailing Address	475 MEADOWSIDE DR, CHARLOTTE, VT 05445				

Current Assessed Values

Total Value	$331,500	Building Value	$207,300	Land Value	$124,200	Yard Items

Current Property Taxes

Total Property Taxes	$8,348.48	HS-131 (https://secure.vermont.gov/hd/index#maincontent)	No	Pct Business	0	Pct Rental

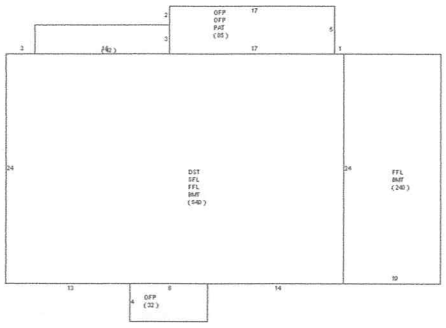
Most Recent Sales Information

Grantor	Sale Date	Sale Price	Book & Page
Gadue, Elizabeth L.	6/6/2014	$500,000	1250-74
GADUE,ELIZABETH L	12/13/2007	$0	1023-96

Property Details

Grade	AVERAGE PLUS	Heat Type	HOT WATER	Heat Fuel	GAS
Acres	0.0689	Gross Area	4,127	Finished Area	2,55
Building Type	COLONIAL	Year Built	1940	Units	2
Rooms	10	Bedrooms	5	Baths (Full/Half)	3 / 1
Zoning	RL	Foundation	CB	Depreciation	20.4

Sketched Areas



(http://gis.ci.burlington.vt.us/AssessorSketchGif/5000/783001.gif)

Card #	Area	Description	Gross Area
1	BMT	BASEMENT	1,080
1	DST	DORMER STORY	840
1	FFL	1ST FLOOR	1,080
1	OFP	OPEN PORCH	202
1	PAT	PATIO	85
1	SFL	2ND FLOOR	840

Image(s)

1 of 2 Images

Next Image

(http://gis.ci.burlington.vt.us/AssessorImages/5000/783001%231.JPG)

Location Map

RECEIVE
JUL 28 2014
DEPARTMENT OF
PLANNING & ZONIN

BRIAN P. HEHIR
ATTORNEY AT LAW
239 SOUTH UNION ST.
P.O. BOX 1052
BURLINGTON, VT 05402-1052

Brian@hehirlaw.com
www.hehirlaw.com

TEL 802-862-2006
FAX 802-862-2301

August 7, 2014

Development Review Board
City of Burlington
149 Church Street
Burlington, VT 05401

RECEIVED
AUG 12 2014
DEPARTMENT OF
PLANNING & ZONING

Re: 12 Weston Street, Appeal of Michael Long.

Dear DRB members:

This is a response by Charles and Cynthia Burns to the Request for Reconsideration filed by the Appellants in this matter.

The Board should uphold its decision in this matter dated July 24, 2014. There is no new evidence as suggested by the Appellants, because the living space of the property is not expanding. Occupancy of a rental unit in Burlington must comply with City of Burlington regulations, and those occupancy regulations have no bearing on this property at this time.

It is worth noting again, that the Burnses waited to purchase this property until the City of Burlington issued its determination that the property is a duplex, and that opinion (by Jeanne Francis dated May 15, 2014) was not appealed.

It would be unfair and unjust to reverse the City of Burlington's opinion after the Burnses relied on it when they purchased the property, particularly in light of the fact that Appellants have been unable to produce any legal or factual arguments supporting their position.

Accordingly, the Board's July 24, 2014 decision should stand.

Thank you for your consideration.

Very truly yours,

Brian P. Hehir, Esq.

cc: Charles and Cynthia Burns

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, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary

TO: Development Review Board
FROM: Scott Gustin
DATE: August 5, 2014
RE: 10-1005CA/MA; 475 Lake Street
10-1115CA; 0 Lake Street
11-0570CU; 601 Lake Street

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

Zone: DT-PT & UR Ward: 3 & 7

Owner/Applicant: City of Burlington

Request: Time extension for redevelopment of the Moran Plant (5 permits including amendments and associated properties) into public-private uses and associated site works and car parking. Upgrades to bike path, increased green space and park amenities, children's splash area/seasonal skating rink, and a rebuilt skate park. Includes Community Sailing Center and staging area in Urban Reserve.

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

Background Information:
The applicant is seeking approval for a 1-year time extension for redevelopment of the Moran Plant and associated site and infrastructure improvements and the Community Sailing Center. The requested time extension also pertains to the related construction staging area in the Urban Reserve. No project changes are included in this extension request.

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

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

This project involves 5 zoning permits: 2 for the original project approval (10-1005CA/MA & 10-1115CA; 475 & 0 Lake Street, respectively), 2 amendments to the original project approval (same permit numbers), and 1 for the temporary construction staging in the Urban Reserve (11-0570CU; 601 Lake Street). The project was originally approved August 17, 2010. The amendments were

approved September 19, 2011. The construction staging permit was approved March 3, 2011. As noted in criterion (f) below, commencement of construction was delayed due to required federal permit requirements and Act 250 related litigation. As a result of the federal permit requirements and Act 250 related litigation, the effective date of the zoning permits was not until September 17, 2012 (the end of Act 250 related litigation). Construction activity commenced on September 13, 2013 with some onsite demolition, stormwater work, and brownfield activities. Since then, the city received a successful bid approved by the City Council June 23, 2014 for construction work to be completed in 2015. Insofar as construction activity commenced within 1 year of the effective date of the zoning permits, and the extension request has been filed within that year, the requested 1 year extension may be approved. Construction must be complete by September 17, 2015. **(Affirmative finding)**

(f) Exceptions to Permit Time Limits
This criterion tolls the start time for zoning permits subject to other state or federal permitting jurisdiction and/or appeals. Specifically, it states: "For projects subject to additional state or federal permitting jurisdiction, the date of decision [i.e. the effective date] shall be deemed to be the latest date of decision of the state or federal permitting authority. For projects under appeal pursuant to the requirements of Article 12, the date of decision shall be deemed to be the date of the decision adjudicating such appeal." This project required a U.S. Army Corps of Engineers permit and was also the subject of litigation relative to Act 250 jurisdiction. The Army Corps permit was issued December 8, 2011 and litigation relative to Act 250 concluded September 17, 2012 (Act 250 jurisdiction was found not to apply). With the conclusion of litigation on September 17, 2012, the 1 year start time for the zoning permits began. **(Affirmative finding)**

II. Conditions of Approval

1. Except as specifically modified in this approval, all conditions of the original zoning permits (10-1005CA/MA, 10-1115CA, & 11-0570CU) and as amended shall remain in effect.
2. Standard permit conditions 1 -15 (including construction completion date no later than September 17, 2015).

COMMUNITY & ECONOMIC DEVELOPMENT OFFICE
149 CHURCH STREET • ROOM 32 • CITY HALL • BURLINGTON, VT 05401
(802) 865-7144 • (802) 865-7024 (FAX)
www.burlingtonvt.gov/cedo

RECEIVED
JUL 30 2014
DEPARTMENT OF
PLANNING & ZONING

Mr. Scott Gustin
Burlington Department of Planning & Zoning
149 Church Street
Burlington, VT 05401

RE: Waterfront Access North/Moran Project – Request for Extension of Permits

July 28, 2014

Scott,

The City of Burlington is requesting a time extension for redevelopment of the Moran Plant (5 permits including amendments and associated properties) into public-private uses and associated site works and the Waterfront Access North project. The projects include upgrades to bike path, car parking, increased green space and park amenities, children's splash area/seasonal skating rink, and a rebuilt skate park along with the Community Sailing Center and staging/stockpile area in Urban Reserve.
We are requesting a 1-year time extension on the following permits:

- 10-1005CA/MA; 475 Lake Street
- 10-1115CA; 0 Lake Street
- 11-0570CU; 601 Lake Street

There are no project changes included in this extension request.

The project was originally approved August 17, 2010. The amendments were approved September 19, 2011. The construction staging permit was approved March 3, 2011.

The reason for this request for a time extension is due to multiple delays in the commencement of construction. The first was a delay in issuing a U.S. Army Corps of Engineers permit due to a backlog of permit requests created by Tropical Storm Irene (permit issued December 8, 2011). Also there was litigation originally related to appeals of the zoning permits in which the City prevailed and then additional litigation related to Act 250 jurisdiction. The Act 250 litigation was concluded on September 17, 2012 with a determination that Act 250 jurisdiction did not apply to the project.

The City began construction activities on September 13, 2013 with some onsite demolition, stormwater work, and brownfield activities. The City recently received a

successful bid approved by the City Council June 23, 2014 for construction work that will be completed in 2015.

Please let me know if you need any additional information. I plan on attending the Development Review Board meeting in case they have any questions as well. Thank you for your consideration of this request.

Sincerely,

Kirsten Merriman Shapiro

Kirsten Merriman Shapiro, CEDO, Special Project Manager

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Burlington Development Review Board

Minutes/Findings of Fact
August 17, 2010

In RE: 10-1005CA/MA & 10-1115CA; 475 & 0 Lake St. (Ward 3, DW-PT) (Tax Lot No. 043-4-007-001 & 043-4-004-000)

Owner/Applicant: City of Burlington

Request: Redevelopment of the Moran Plant into public-private uses and associated site works and car parking. Upgrades to bike path, increased green space and park amenities, children's splash area/seasonal refrigerated skating rink and a rebuilt skate park. Project includes Community Sailing Center.

Members Present:

Michael Long
Jonathan Stevens
Brad Rabinowitz
Bob Schwartz
Kevin Stapleton
Paul Henninge

Evidence Presented:

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

I. FINDINGS

Background Information:

The applicant is requesting approval for the comprehensive redevelopment of the Moran Plant into a mixed use public-private space with associated site work and parking. Site work includes, but is not limited to, bike path upgrades, a children's splash area/seasonal refrigerated skating rink, and a reconstructed skate park. The Community Sailing Center building and site work that includes outdoor boat storage is also part of this application.

Property boundaries have been adjusted to result in a single lot containing the Moran building, the sailing center, and site improvements. The boundary line adjustment was filed under separate application. The project site plans reflect the adjusted property boundaries.

Some minor site work extends into the adjacent city property to the south. As required, a separate zoning permit application has been filed. The work is incorporated into these findings.

The Design Advisory Board reviewed this project on June 8 and again on July 13, 2010. On a 3-1 vote, the DAB recommended forwarding the project to the Development Review Board. The

single major concern of the DAB was the design of the proposed sailing center building. As a largely unarticulated metal box, Board members were concerned that the proposed building reflected only its utilitarian function as a boat warehouse and missed the opportunity to contribute positively to the built environment along this highly visible portion of the downtown waterfront. The DAB felt that the other aspects of the project should not be held up because of the sailing center building and recommended the following condition:

1. Greater thought and articulation for the building design is strongly recommended. Development at this site is an unparalleled opportunity; one that recognizes absolute and unmatched visibility from Lake Champlain, accompanied by direct public access from Lake Street, the bike path, and the Urban Reserve. The Community Sailing Center will be a public building in the most public of places. A plan that acknowledges this unrivaled public access, and responds to that visual exposure in function, beauty and high design, is strongly encouraged. Any building at this site has the potential to be a visual landmark. This development is not just an opportunity; it is an obligation to the public. While anticipated resource and functional use appear to have limited the overall building design, to minimize both the building appearance and the site's potential is shortsighted and a missed opportunity. This structure could and should reflect the importance inherent in mission, location, and community vision, especially for Burlington's waterfront development and future use.

Slightly revised building elevations depicting some additional dimensions and details have been provided; however, the proposed building remains essentially unchanged.

The Conservation Board reviewed the proposal on July 12 and on August 2, 2010. The Board recommended approval subject to the following conditions:

1) Recalculate bike parking to include the parks, restaurant, and parking lot uses.
2) Relocate the short term bike parking for the Moran to the building's main entrance. Doing so may entail relocation of the long term parking elsewhere onsite, which is acceptable.
3) Provide only the minimum number of required vehicle parking spaces.
4) Keep the Conservation Board involved in the wetlands Individual Permit process with the U.S. Army Corps of Engineers and allow for Board comment.
5) Lighting for the Sailing Center shall be directed away from the wetland.
6) Coordinate with the Department of Parks & Recreation on pedestrian access (both formal and informal) into the Urban Reserve.

As the Board recommendation came just 1 day before the DRB hearing, revised plans have not been submitted to address these recommendations. The applicant is amenable to the recommendations, except for #3.

Previous zoning actions for this property are noted below.

- 6/25/09, Approval (non-applicability form) for interior clean-up of Moran building
- 5/1/09, Approval to install a seasonal tent for sailing classes
- 5/24/09, Approval of parallel sign for sailing center
- 5/9/08, Approval to relocate sailing center from Moran to DPW Pumping Station
- 7/29/02, Approval of parallel sign for sailing center
- 4/19/01, Approval to install portable restroom and fencing at skate park
- 5/21/00, Approval to install signage at skate park
- 8/26/99, Approval to install fishing pier

- 4/5/99, Approval of skate park
- 1/23/97, Approval to remove nonstructural ladder from Moran
- 7/14/94, Approval to modify access into the sailing center
- 5/27/93, Approval of sailing center
- 8/9/90, Approval to remove "car shaker" structure and replace with fill and grade
- 6/14/90, Approval for Moran site work
- 6/14/90, Approval of temporary International Sculpture Symposium

Article 3: Applications and Reviews
Part 5, Conditional Use & Major Impact Review:
Sec. 3.5.6, Review Criteria
(a) Conditional Use Review Standards
1. The capacity of existing or planned community facilities;
The renovated Moran and the new sailing center building will be served by the municipal water and wastewater systems. Adequate reserve capacity is available; however, written confirmation from the Department of Public Works is required before a state wastewater permit can be issued. **(Affirmative finding as conditioned)**

2. The character of the area affected;
The project site is located at the northern end of the Downtown Waterfront and adjacent to and just south of the Urban Reserve. The area contains the Coast Guard facility, BED and Water Department buildings, a public boat launch, fishing pier, the skate park, and the current sailing center. Waterfront Park is located just to the south of the subject site. The proposed site renovations will effectively serve as additional public parkland while the renovations to the Moran building will bring about several new uses including a museum, indoor recreational facility, restaurant, and café. The sailing center is already present onsite but will be relocated into a new building with outdoor storage area at the northern end of the site. The project is heavily geared towards public access and serves to strengthen this end of the Downtown Waterfront. **(Affirmative finding)**

3. Traffic on roads and highways in the vicinity;
A traffic study has been provided and addresses traffic volumes, intersection impacts, and parking capacity. The completed project is expected to generate 59 AM peak hour vehicle trips and 77 PM peak hour trips during weekdays and 71 Saturday peak hour trips. Level of service (LOS) at the three analyzed intersections (College St/Lake St, Battery St/College St, and Battery St / Main St) changes little between the build versus no-build scenarios. Queue lengths at these intersections are expected to experience minimal impacts with the projected addition of 1 more vehicle 33% of the time. Anticipated traffic impacts are surprisingly minor; however, the engineering division at the Department of Public Works has reviewed the study and concurs with its findings. See Article 8 of these findings for parking. **(Affirmative finding)**

4. Bylaws then in effect;
As per the findings herein and as conditioned, the project is in compliance with all applicable zoning bylaws. **(Affirmative finding)**

5. Utilization of renewable energy resources;
The Moran building will utilize lake water for its climate control needs. Doing so will save considerable energy, particularly for cooling. Beyond the utilization of this renewable resource,

emphasis has been placed on energy efficiency within the building. LEED certification will be sought. No renewable energy resources will be utilized by the sailing center building beyond the use of passive solar lighting. **(Affirmative finding)**

6. Cumulative impacts of the proposed use;
The most significant cumulative impact associated with this proposal is likely vehicular traffic. There is presently one way into the site and one way out of it. The submitted traffic analysis indicates that, while the number of vehicle trips generated by the project will be substantial, impacts on the existing roadway network will be modest. **(Affirmative finding)**

7. Functional family;
Not applicable.

8. Vehicular access points;
Lake Street will be upgraded along the length of the project site and will provide four points of access; two to the Moran and two to the sailing center. Given the anticipated traffic volumes, the four access points are reasonable. **(Affirmative finding)**

9. Signs;
Building elevations depict parallel signage for both the Moran building and the sailing center building. The existing "City of Burlington" parallel sign on the south elevation of Moran will be restored. Conceptually, the signage is acceptable but is subject to a separate zoning permit. **(Affirmative finding as conditioned)**

10. Mitigation measures;
The proposed use will not generate noise or glare sufficient to warrant mitigation. The sailing center and the skate park, two active outdoor uses, are present onsite already. Noise levels are expected to be as typically associated with a city park. Lighting is addressed under Sec. 5.5.2. **(Affirmative finding)**

11. Time limits for construction;
The project will be phased as reflected in the application's delineation of twelve separate components. No time frame has been specified for the individual phases; however, the applicant anticipates construction to take less than 2 years and can fit within the standard 2-year time frame for zoning permits. The proposed phasing is acceptable, but each phase needs to be clearly depicted on the project plans. **(Affirmative finding as conditioned)**

12. Hours of operation and construction;
The proposed hours of operation are 6:00 AM – 2:00 AM, 7 days per week. These hours are the maximum span for hours of operation; not all uses associated with this project will be open for business 20 hours per day. Given the variety of uses proposed and the Downtown Waterfront location, the proposed hours of operation are acceptable. Hours of construction need not be specified in this location and will be restricted by the city's noise ordinance. **(Affirmative finding)**

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

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

15. Conditions and safeguards;
Approval of this project will be conditioned to implement the purposes of the zoning regulations. **(Affirmative finding)**

(b) Major Impact Review Standards
1. Not result in undue water, air, or noise pollution;
Stormwater management will be substantially improved as part of this application. See Sec. 5.5.3 for details. Air and noise pollution will be as expected for typical recreational, restaurant, or museum uses. **(Affirmative finding)**

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;
A comprehensive erosion prevention and sediment control plan has been submitted along with a stormwater management plan. The plans have been reviewed and approved by the Conservation Board. Approval by the Stormwater Administrator per Chapter 26 is pending. **(Affirmative finding as conditioned)**

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) 3 for traffic impacts. The project is not expected to cause unreasonable congestion or unsafe conditions on nearby sidewalks or bikeways. Pedestrian access throughout the site will be upgraded substantially, and the bike path will be reconstructed along the length of the subject site. The interaction between vehicle, pedestrian, and bike routes onsite appears to invite the possibility of congestion, particularly at the northeastern end of the site where Lake Street will end and the bike path continues. Revised plans to mitigate this apparent congestion, particularly at the northeast corner of the site are needed. **(Affirmative finding as conditioned)**

6. Not cause an unreasonable burden on the city's ability to provide educational services;
This mixed use project contains no residential component and will have no adverse impact on the city's ability to provide educational services. **(Affirmative finding)**

7. Not place an unreasonable burden on the city's ability to provide municipal services;
The project is, in part, an expansion and enhancement of city recreational facilities. Demands on municipal services are expected to be relatively moderate and will not be unreasonably burdensome. Impact fees will be paid to help offset what impacts there are on municipal services. **(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 Sec. 6.2.2 (a) & 6.3.2 (b).

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 constitutes redevelopment of a vacant municipal power plant into a mixed use recreational and cultural facility. It will serve to substantially strengthen this portion of the Downtown Waterfront. The project will have no adverse impact on the city's present or future growth patterns. **(Affirmative finding)**

10. Be in substantial conformance with the city's municipal development plan;
The proposed development can be found to be in substantial conformance with the MDP, as per the following:

The proposed development will transform a vacant municipal power plant into a mixed use recreational and cultural facility within the city's Downtown Improvement District (pg. I-10, Downtown Improvement District).

The project includes a comprehensive stormwater management plan that collects and attenuates stormwater runoff prior to offsite discharge. In addition to innovative on-the-ground measures such as constructed gravel wetlands and water quality swales, portions of the Moran roof will be renovated into green roofs (pg. II-5, Urban Ecosystems).

The Moran building is historically significant and will be renovated in such a way as to protect the existing form and features of the building (pg. IV-1, City Policies).

Renovation of the vacant Moran building and establishment of the proposed uses will contribute to Burlington's status as a regional growth center and will bring additional jobs and economic vitality into Burlington's downtown waterfront (pg. VI-3, Regional Growth Center & pg. VI-5, Creating New Jobs).

Redevelopment of the Moran is cited in the Economic Development Action Plan (pg. VI-13, Economic Development Action Plan).

The renovated and new structures included in this proposal will meet or exceed the city's current energy efficiency standards. The renovated Moran is one of the few projects to actually incorporate a renewable resource into its climate control system (pg. VIII-1, City Policies). **(Affirmative finding)**

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;
This project contains no residential component and will have no adverse impact on the present or projected housing needs of the city. **(Affirmative finding)**

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

Much of the proposal constitutes an expansion and upgrade of city parkland and facilities. No undue adverse impacts on city parkland are anticipated as a result of this project. Parks impact fees may be waived for this project based on the value of proposed capital improvements associated with this project.

Although not included in this proposal, existing informal pedestrian paths from the Urban Reserve extend into the development site. As recommended by the Conservation Board, the applicant is encouraged to work with the Parks and Recreation Department on coordinating pedestrian access into the Urban Reserve. **(Affirmative finding as conditioned)**

Article 4: Maps & Districts
Sec. 4.4.1, Downtown Mixed Use Districts:
(a) Purpose
(4) Downtown Waterfront – Public Trust District (DW-PT)
The subject property is located in the Downtown Waterfront – Public Trust District. This zone is intended to enhance and diversify commercial and residential development in the downtown waterfront area with an emphasis on enhanced community access to the lakeshore. This project will enhance community parkland along the waterfront and will incorporate a variety of recreational and cultural uses, both indoors and out. Two of the uses, the sailing center and the maritime museum, directly relate to the property's waterfront location. The project appropriately relates to the intent of this district. **(Affirmative finding)**

(b) Dimensional Standards & Density
A FAR of 2 is allowed in the DW-PT zone. The 8+ acre property allows 723,380 sf building area. A total of 57,488 sf building area (or 0.159 FAR) is proposed and is acceptable.

There is no lot coverage limit in the DW-PT zone. The project will result in 60% lot coverage.

No setbacks apply to this site except for a 50' setback from the lakeshore. The proposed sailing center building complies with this setback requirement.

The overall height of the Moran building will remain unchanged; however, some additions to the building will project above 35'. The proposed sailing center building will be 35' tall to the top of the warehouse component and 37' to the top of the classroom and office space component. The height limit in the DW-PT zone is 35'; however, construction above this limit may be allowed per Sec. 5.2.6 (b) *Exceptions to Height Limits*, 1. This exception allows new construction to exceed the district's height limit on parcels with existing buildings (in this case, the Moran) that exceed the height limit. The new construction cannot exceed the height of the existing structure. Both the additions to the Moran and the new sailing center building remain below the existing height of the Moran building. **(Affirmative finding)**

(c) Permitted & Conditional Uses
See Sec. 4.4.1 (d) 2, *Public Trust Restrictions*, A, *Permitted Uses: North of Main Street.*

(d) District Specific Regulations
1. Use Restrictions
A. Ground Floor Residential Uses Restricted
No residential use is included in this proposal. **(Affirmative finding)**

B. Residential/Nonresidential Mix Required
As noted above, no residential use is included in this proposal. Office use is accessory to the proposed primary uses and accounts for far less than 75% of the total use, the maximum allowable in the DW-PT zone. **(Affirmative finding)**

2. Public Trust Restrictions
A. Permitted Uses: North of Main Street
The proposed uses – indoor and outdoor recreation, museum, restaurant, café, and sailing center – are permitted in this portion of the DW-PT zone. **(Affirmative finding)**

3. Facades and Setbacks on Side and Rear Property Lines
Not applicable.

4. Building Height Setbacks
Not applicable.

5. Lake Champlain Waterfront Setbacks
The Moran building sits within the waterfront setback; however, the degree of encroachment will not change. The proposed sailing center building complies with the 50' waterfront setback. Site improvements such as walkways, patios, benches, etc. associated with the project are permitted encroachments per criterion C of this section. **(Affirmative finding)**

6. Development Bonuses/Additional Allowances
Not applicable.

Article 5: Citywide General Regulations
Sec. 5.2.3, Lot Coverage Requirements
See Sec. 4.4.1 (b) above.

Sec. 5.2.4, Buildable Area Calculation
Not applicable.

Sec. 5.2.5, Setbacks
See Sec. 4.4.1 (b) above.

Sec. 5.2.6, Building Height Limits
See Sec. 4.4.1 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations
See Sec. 4.4.1 (b) above.

Sec. 5.4.8, Historic Buildings and Sites
(a) Applicability:
These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

Information included within a study provided to the city in 2005 offers the following information: "*Analysis was given regarding the feasibility of listing the properties[Moran complex] individually*

or as a district onto the National Register of Historic Places. The finding of this study is that all of the electricity generating buildings on the waterfront are historically significant and would likely qualify for individual listing, although the application will be stronger if they are listed as a district. The finding of the significance stems from the age of the buildings, the importance of their purpose to the community, and the growing rarity of buildings of these configurations."[1] This supports eligibility requirements for the Moran structure as defined by this section of the ordinance.

(b) Standards and Guidelines:

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

The application, while proposing new use, strives to maintain those building details, massing, and materials that are characteristic of the power generating facility. **(Affirmative finding)**

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

Significant effort has been made to retain massing, spatial relationships, and materials associated with the Moran building. If historic tax credits are sought, extensive review and compliance with these criteria will be essential to secure funding. **(Affirmative finding)**

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

Alterations proposed for the Moran building are distinctly identifiable, and distinguishable from the original structure. No conjectural features are proposed. **(Affirmative finding)**

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

Significant effort has been made to assure the retention of important and character defining features of the Moran building in order to allow reasonable interpretation of the structure by the public in its proposed new use. **(Affirmative finding)**

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

See above.

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

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[1] New England Preservation Collaborative, Inc., *Assessment of Historic Electricity Generating Facilities on the Burlington Waterfront*. Essex Junction, 2005, p. 2.

for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.

Project proponents have diligently committed their efforts toward building repair, component replacement, and commemorative acknowledgement of original building details. The original building superstructure will be clearly evident in project implementation, with exposed steel, brick veneer infill, and window replacement. **(Affirmative finding)**

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

Abatement of asbestos and lead paint as well as other hazardous materials has required significant attention, but no actions are proposed that will affect the integrity of the building mass. **(Affirmative finding)**

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

None identified.

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

The plan reflects considerable and attentive analysis of the qualities of the existing vacant electric generating facility and the thoughtful re-use of the structure. There is clear discernment between the original building mass and details and the proposed alterations that will both inform the public of what is old and new and present a pleasing and highly functional new structure. **(Affirmative finding)**

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

Although unlikely, it is possible to imagine the proposed improvements to be reversible. As it now exists, the Moran structure is an empty, looming hulk of a building. **(Affirmative finding)**

Sec. 5.4.9, Brownfield Remediation

While this site is included on the Vermont DEC's Hazardous Site List, no waivers under this section are sought for the development.

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

An outdoor lighting plan has been submitted and includes fixture cutsheets, location, and a photometric analysis. Fixtures will utilize acceptable metal halide bulbs and, possibly, LED. All fixtures are cutoff.

Building entry illumination levels are below the maximum permissible 5.0 footcandles. Parking and circulation area illumination levels are acceptable with maximum illumination levels below 4.0 footcandles and a 20:1 uniformity ratio. New lighting will be installed along Lake Street subject to BED standards. Walkway lighting levels exceed the standards for walkways under this Section; however, they are an integral part of an outdoor recreation facility. As such, walkway lighting levels can be viewed under the standards for Outdoor Recreational Facility Lighting and are acceptable. Point-by-point photometric data is available for the sailing center building and storage yard. As recommended by the Conservation Board, illumination is not projected towards the adjacent wetland to the north. Illumination levels are acceptable as Security Lighting under this criterion. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control
Significant stormwater improvements are proposed. These consist of several onsite measures, including two constructed gravel wetlands, a water quality swale, and green roofs. The measures will serve to collect and attenuate stormwater runoff prior to discharge. Discharge will occur in reduced volumes at reduced rates with cleaner water. The proposed stormwater measures have been reviewed and approved by the Conservation Board. Approval by the Stormwater Administrator per Chapter 26 of the City Code of Ordinances is pending. **(Affirmative finding as conditioned)**

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 site contains no significant natural areas as identified in the Open Space Protection Plan. While the site is along the Lake Champlain waterfront, it (and the rest of the downtown waterfront) is not included in the Riparian and Littoral Conservation Zone.

A wetland has developed within the site of a former fuel storage tank at the northern end of the project site and will be impacted by the proposed sailing center building. As a class 3 wetland, it is not subject to review under the wetlands criteria of the Natural Resource Protection Overlay District; however, an Individual Permit from the U.S. Army Corps of Engineers is required. The Conservation Board has requested that it be involved in that process and be allowed to comment, particularly on proposed mitigation measures.

Several trees will be removed; however, none are specimen trees or otherwise significant. Tree loss will be offset by the 120 new trees included in the landscaping proposal. **(Affirmative finding as conditioned)**

(b) Topographical alterations
The existing site is generally flat and will remain so. An existing elevated parking lot behind the Water Department pump station will be removed and leveled as part of a new, larger parking area.

A portion of the class 3 wetland will be filled as part of the sailing center construction. Stormwater management will also entail some grading, particularly for swales. Topographical alterations are insignificant. **(Affirmative finding)**

(c) Protection of important public views
There are significant public views from the project site across the lake and towards the Adirondacks. There are also significant public views across the site from Battery Park. Existing public views will not be adversely impacted by the renovated Moran or by the new sailing center building. **(Affirmative finding)**

(d) Protection of important cultural resources
The project site is located on fill soils. The site has no archaeological significance. The Moran building is historically significant as noted under Sec. 5.4.8 (above) and 6.3.2 (b) below. **(Affirmative finding)**

(e) Supporting the use of alternative energy
No alternative energies will be incorporated into the site design. Potential remains for incorporation thereof in the future. Alternative energy usage in the buildings is addressed in Sec. 6.3.2 (f). **(Affirmative finding)**

(f) Brownfield sites
The site is included on the Vermont DEC Hazardous Site List. The Existing Conditions Plan outlines areas of contaminated soils onsite, tied largely to the property's former status as a coal-fired power plant. A corrective action plan (CAP) has been established and implemented for the interior of the Moran building. Such a plan has not been executed for the site; however, it is anticipated that the corrective action will amount to capping contaminated soils in place. A state-approved CAP for the site is required. **(Affirmative finding as conditioned)**

(g) Provide for nature's events
See Sec. 5.5.3 for stormwater management. There is sufficient room onsite for snow storage. Meltwater will be handled by the stormwater system. Building entries are sheltered. **(Affirmative finding)**

(h) Building location and orientation
The location of the Moran building will not change. What is effectively a rear entryway facing Lake Street will be completely overhauled as the primary entrance into the structure. The proposed changes result in a clearly articulated main entrance facing the public street. The new sailing center building will also have a front entry facing the public street. This front entry is reasonably well articulated with signage, logo, and overhang. **(Affirmative finding)**

(i) Vehicular access
As noted previously, four points of vehicular access will be provided into the site. Curb cuts and turn radii are designed to accommodate standard passenger vehicles as well as vehicles pulling trailers. Service access for the Moran will be located on the south side of the building with another exhibit loading space on the north elevation. Overhead doors will provide service and boat access into the sailing center building. **(Affirmative finding)**

(j) Pedestrian access

As required, pedestrians will be provided with a direct walkway connection between the public sidewalk and the Moran's main entrance. The parking areas have direct access to walkways providing a pedestrian link to the building. Striping is proposed where the sidewalk crosses the two driveways. The sailing center's front entrance will have direct access to the new public sidewalk extended along Lake Street. **(Affirmative finding)**

(k) Accessibility for the handicapped
Several handicap parking spaces are depicted on the plans. They are located immediately adjacent to walkways linking to the Moran's main entrance. It is the applicant's responsibility to comply with all applicable ADA requirements. **(Affirmative finding as conditioned)**

(l) Parking and circulation
The existing Moran building is set close to the lake and relatively far from the road. As a result, space for parking is available between the building and the road. This parking will serve the sailing center as well. As proposed, all of the new parking will be provided between Lake Street and the Water Department pump station. No off-street parking will be located between the Moran or the sailing center and Lake Street. A row of honey locust trees will be planted between the eastern edge of the parking area and Lake Street. Fencing and/or additional plantings, especially shrubbery, should be installed to enhance screening of the parking area. Offstreet parking is split into several areas separated by landscaping, although the two largest parking areas exceed the 20 space limit recommended by this criterion. The reconstructed Lake Street will contain parallel and angled parking and will be lined with new street trees.

Interior parking spaces and associated site circulation are laid out such that vehicles will not back out onto Lake Street. Angled parking spaces along Lake Street obviously will require backing out. Vehicles backing out at the northern end of Lake Street will likely conflict with the nearby bike path. As noted previously, this potential circulation problem needs to be addressed and corrected. All parking areas appear to be curbed.

As noted previously, 120 new trees are proposed in and around the parking areas and reconstructed Lake Street. As recommended by this criterion, 30% shading of the parking areas will be achieved with the newly planted trees. The interior parking area, containing 71 parking spaces, requires 1 shade tree per every 5 parking spaces. More than the required 14 shade trees are proposed. Proposed caliper size at the time of planting (2.5" – 3.5") is acceptable as is the anticipated mature canopy diameter of 35'. **(Affirmative finding as conditioned)**

(m) Landscaping and fences
A comprehensive landscaping plan has been provided and consists of a variety of trees, shrubs, and flowers. Some elements of the landscaping plan provide screening whereas others are integrated into the stormwater management system. Other elements provide visual interest to the site and help to define distinct spaces within the site. As noted previously, additional screening of the parking areas from the street is needed. The street trees proposed along Lake Street are subject to review and approval by the City Arborist. **(Affirmative finding as conditioned)**

(n) Public plazas and open space
The site is open to the public and essentially will function as a city park. Much of the site receives ample solar exposure and provides access to the lakefront. Plazas and walkways throughout facilitate pedestrian circulation and utilization of the site. A large fountain will serve as a summer

time splash area and a winter time skating rink. Details on hardscaping elements such as benches, sitting walls, and outdoor furniture have been provided and are similar to those used elsewhere in city parks. **(Affirmative finding)**

(o) Outdoor lighting
See Sec. 5.5.2.

(p) Integrate infrastructure into the design
No new ground-mounted mechanical equipment is proposed. The ground floor plan depicts a large mechanical room. A dumpster enclosure located along the northern side of the BED building will serve the Moran. A dumpster enclosure for the sailing center will be located at the northeastern end of the storage yard. While not an ideal location close to the bike path, the dumpster will be enclosed and screened. The orientation of the enclosure is to be modified to face the north elevation of the building. This revision needs to be depicted on the site plans. Any new utility lines must be buried. The existing electrical transformer station will be removed as part of this project. **(Affirmative finding as conditioned)**

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

1. Massing, Height, and Scale
The massing, height, and scale of the existing structure – originally a power plant – will remain largely unchanged. A new entryway enclosure will be added to the east elevation, and two upper story additions will be constructed on existing building decks. A small ground level addition will be constructed at the northwest corner of the building. The steel apparatus on the north elevation will be removed; however, some new steel beams will be installed in its place. The changes to the building mass are relatively modest and do not significantly affect the overall scale of the structure. **(Affirmative finding)**

2. Roofs and Rooflines
The existing building is a multi-level flat roof structure. Proposed additions will also have flat roofs. **(Affirmative finding)**

3. Building Openings
Most of the windows in the existing structure are broken or boarded-up. All windows will be replaced within the existing window openings. The few additions to the structure will have extensive glazing. While window styles differ somewhat, they are sympathetic to the industrial nature of the building. As noted previously, a new primary entrance will be constructed on the building's eastern elevation. The proposed entrance is well articulated and easily identifiable from Lake Street. Because it is enclosed, the entrance will provide shelter from the weather. **(Affirmative finding)**

(b) Protection of important architectural resources
The existing building is not included on any historic register; however, it is eligible for listing. The building is clearly industrial in appearance. The proposed renovations respect the essential form and appearance of the structure. Additions to the structure are clearly not part of the original building but are stylistically sympathetic. See also Sec. 5.4.8. **(Affirmative finding)**

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

(d) Provide an active and inviting street edge
The existing building was constructed as a power plant standing alone at the northern end of the downtown waterfront. It was not constructed as an active, pedestrian oriented facility. The proposed renovations do much to improve the attractiveness and pedestrian-friendliness of the building. Site work draws people into the building and associated amenities. The eastern elevation will be transformed from a rather bleak, faceless façade into the primary entrance. **(Affirmative finding)**

(e) Quality of materials
The existing brick sheathing will remain. Additions to the structure will be clad in a variety of materials such as copper siding, wood, and some fiber cement panels. New windows will be metal framed. These materials are durable and of acceptable quality. **(Affirmative finding)**

(f) Reduce energy utilization
As noted previously, the building has significant solar exposure. Ample sunlight will penetrate the interior of the building. The renovated building will comply with the city's current energy efficiency requirements. **(Affirmative finding)**

(g) Make advertising features complimentary to the site
See Sec. 3.5.6 (9).

(h) Integrate infrastructure into the building design
No rooftop mechanical equipment is proposed. Only a rooftop hatch and an elevator vent are depicted on the top roof deck. **(Affirmative finding)**

(i) Make spaces safe and secure
Revamped building entrances are clearly visible and will be acceptably ventilated. The building appears to be readily accessible by emergency vehicles as demonstrated on access and circulation plans. Written approval of the Fire Marshal regarding the building's accessibility by emergency service vehicles is required. **(Affirmative finding as conditioned)**

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

1. Massing, Height and Scale:
A minimalist aesthetic appears to be fundamental inspiration for the sailing center, which remains an unadorned box with little or no articulation on three facades despite input by the Design Advisory Board. The applicant has expressed the subordinate design as an intentional effort to play off the larger Moran building. As visually articulated, the structure in scale and presentation remains the minor key in the overall development. While the DAB took specific issue with the building design of the sailing center, the Development Review Board acknowledges the building's utilitarian intent and its consistency with the industrial history of the downtown waterfront. Design emphasis has been placed on the classroom/office section of the building whereas the warehouse component of the building is clearly secondary in appearance. **(Affirmative finding)**

2. Roofs and Rooflines
A flat roof with skylights is proposed. Flat roofs are common at this end of the downtown waterfront. A couple of small vents for restroom facilities are also depicted. **(Affirmative finding)**

3. Building Openings
Vehicle and pedestrian doors are proposed for the east elevation (off Lake Street and the bike path), with another vehicle opening and ground level entrance on the west. There will be a doorway from the third floor onto an observation deck on the south façade, as well as an opening on the upper level of the "lifeguard tower" on the west. Depiction is needed. **(Affirmative finding as conditioned)**

(b) Protection of Important Architectural Resources:
None identified onsite relative to the CSC. **(Not applicable.)**

(c) Protection of Important Public Views:
The development of this site will enhance the public's opportunity to enjoy the spectacular views and vista from the waterfront. **(Affirmative finding)**

(d) Provide an active and inviting street edge:
The proposed structure is largely plain and simple; the design reflects its utilitarian storage function. The exception is the southern classroom and office component. Insofar as this component is visible from the public street and an entrance therein directly faces the street, the structure's street edge can be deemed acceptable. **(Affirmative finding)**

(e) Quality of materials:
The proposed siding is vertical corrugated steel with a 35-year Kynar exterior finish. Spandrels on the porch area will be steel with aluminum and PVC trim. Fiber cement is proposed for canopy and tower trim, observation deck spandrel panels, and fascia. While not exceptionally durable or high quality, the proposed materials are acceptable for new construction. **(Affirmative finding)**

(f) Reduce energy utilization:
The proposed building must comply with the city's current energy efficiency requirements. The proposed skylights will reduce the need for artificial lighting within the warehouse. **(Affirmative finding as conditioned)**

(g) Make advertising features complementary to the site:
A simplified logo graphic is presented for the lakeside and easterly facade. Without lettering, it is not considered a sign. Revised elevations illustrate minor building identification signage on the eastern entry. Any signage (with specific lettering) will require a separate sign permit. **(Affirmative finding as conditioned)**

(h) Integrate infrastructure into the building design:
No ground mounted mechanical equipment is proposed. Utility meters must be depicted and screened. As noted previously, a dumpster will be provided and will be screened. **(Affirmative finding as conditioned)**

(i) Make spaces secure and safe:
All development will be required to meet building and life safety code, as articulated by the Building Inspector and the Fire Marshal. The sailing center building appears to be readily accessible by emergency vehicles; however, written approval of the Fire Marshal regarding the building's accessibility by emergency service vehicles is required. **(Affirmative finding as conditioned)**

Article 8: Parking
Sec. 8.1.8, Minimum Off-Street Parking Requirements
The subject property is located in the Downtown parking district. The total parking requirement for the mixed use project is 69 spaces. Total parking proposed for the project, not including new onstreet spaces along Lake Street, is 74 spaces. As recommended by the Conservation Board, the number of parking spaces must be reduced to 69. An additional 35 parking spaces serve exiting nearby uses (BED, Water Department, and Fishing Pier). **(Affirmative finding as conditioned)**

Sec. 8.1.10, Off-Street Loading Requirements
As noted previously, loading areas have been designated for both the Moran and the sailing center. **(Affirmative finding)**

Sec. 8.1.11, Parking Dimensional Requirements
All parking spaces and circulation isles are of adequate dimensions. **(Affirmative finding)**

Sec. 8.1.12, Limitations, Location, Use of Facilities
(a) Off-Site Parking Facilities
Not applicable.

(b) Downtown Street Level Setback
As noted previously, due to the locations of the Moran and Lake Street, parking will be placed between Moran and the street. As proposed, the parking will be set back somewhat from the front property line and the street. **(Affirmative finding)**

(c) Front Yard Parking Restricted
Not applicable.

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

(e) Single Story Structures in Shared Use Districts
Not applicable.

(f) Joint Use of Facilities
The proposed parking will serve all uses onsite as well as nearby uses. **(Affirmative finding)**

(g) Availability of Facilities
The parking to be constructed as part of this development will be for the exclusive use of employees and visitors. It will not be used for the storage or display of vehicles or materials. **(Affirmative finding)**

(h) Compact Car Parking
Not applicable.

Sec. 8.1.13, Parking for Disabled Persons
A number of handicap parking spaces are proposed and comply with the minimum dimensional requirements and location next to access isles of 5' width. These spaces shall be marked and signed as required for handicap spaces. **(Affirmative finding as conditioned)**

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
Both short term and long term bicycle parking is required. The proposal includes 12 long term spaces and 30 short term spaces. The Conservation Board found that the proposed bicycle spaces are inadequate and do not account for the complete variety of uses onsite. In addition to the already-accounted-for uses, bike parking needs to account for parks, restaurant, and parking lot uses onsite. The Board also found that insufficient short term bike parking would be provided by the Moran's main entry. Additional short term bike parking is needed here. Relocation of the long term bike parking elsewhere onsite is acceptable if needed in order to provide additional short term bike parking by the main Moran entrance. The proposed bike parking needs to be recalculated and depicted on revised plans. Confirmation that the recalculated bicycle parking complies with Public Works' "Bicycle Parking Guidelines" is also needed. **(Affirmative finding as conditioned)**

II. MINUTES

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

III. MOTION

Motion: Brad Rabinowitz
I move that the Board grant Certificate of Appropriateness and Major Impact approval for redevelopment of the Moran Plant into public-private uses and associated site works and car parking, including upgrades to the bike path, increased green space and park amenities, children's splash area/seasonal refrigerated skating rink, a rebuilt skate park, and new sailing center facility, located at 475 Lake Street in the DW-PT zone in accordance with Articles 3, 4, 5, 6, and 8. The Board adopts the findings set forth above. Approval is subject to the following conditions:

1. **Prior to release of the zoning permit**, revised plans and/or additional materials shall be submitted, subject to staff review and approval. Revisions and/or additional materials shall include:
    a) Confirmation of adequate wastewater capacity from the Department of Public Works;

b) Recalculated bike parking requirements to account for all onsite uses, depiction on the site plans, and confirmation of compliance with Public Works' "Bicycle Parking Guidelines;"
c) Placement of additional short term bike parking by the Moran's main entry, associated relocation of long term bike parking is acceptable if needed to accommodate the additional short term bike parking;
d) Depiction of just 69 vehicle parking spaces for the new uses (retention of 35 for the existing uses is acceptable);
e) Additional screening of the onsite parking area as viewed from Lake Street, including vegetation and/or fencing;
f) The reoriented sailing center dumpster enclosure;
g) Written approval of the Fire Marshal regarding the Moran's and sailing center's accessibility by emergency service vehicles; and,
h) Depiction of the sailing center's doorway from the third floor onto the observation deck on the south façade, as well as the opening on the upper level of the "lifeguard tower" on the west.

2. **Prior to release of the zoning permit**, site circulation (particularly between the bike path, pedestrians, and vehicular circulation isles/drives) shall be revised in coordination with the City's Bicycle & Pedestrian Planner. Emphasis shall be placed on resolving the conflict between vehicles backing out of onstreet parking spaces at the northern end of Lake Street and the close proximity of the bike path. The current circulation proposal does not appear to address the actual needs of the pedestrians and cyclists using the area. Revised circulation shall be subject to Development Review Board review and approval.
3. This approval incorporates the 12 construction phases articulated in the applicant's July 21, 2010 memorandum to Planning & Zoning and shall allow separate zoning permits and/or certificates of occupancy to be issued to allow for incremental (i.e. phase-by-phase) occupancy of the project. **Prior to release of the zoning permit**, plans explicitly outlining each phase shall be submitted, subject to staff review and approval.
4. **EPSC Pre-release Condition:** Prior to release of the zoning permit, the applicant shall obtain written approval of the Erosion Prevention and Sediment Control Plan from the Stormwater Administrator. At all times after the initiation of land disturbance, this project must comply with the Chapter 26: Erosion Prevention and Sediment Control conditions of approval (to be obtained prior to the release of the zoning permit). Verification of compliance with these conditions must be obtained from the DPW Stormwater Program prior to the issuance of a Final CO.
5. **Stormwater Management Plan Pre-release condition:** Prior to the release of the zoning permit, the applicant shall obtain the written approval of the Stormwater Management Plan from the Stormwater Administrator. This project and property must comply with the Chapter 26: Stormwater Management Plan conditions of approval (to be obtained prior to the release of the zoning permit), including any on-going requirements for post-construction operation and maintenance. Verification of compliance with the conditions must be obtained from the DPW Stormwater Program prior to the issuance of a Final CO.
6. **Prior to construction**, the applicant shall develop an Erosion Prevention Sediment Control plan (EPSC), subject to staff review and approval in consultation with the Department of Public Works. The EPSC shall seek to:
   a) Prevent erosion and the transport of sediment off lot, onto the public streets and sidewalks, into the municipal stormwater system, and/or waters of the State;

b) Prevent parking of any construction or construction related vehicles on City owned green space. Damage to green space shall be immediately addressed;
c) Take any and all steps necessary to abate erosion and to clean up all resulting sediment deposited, discharged or found to exist off lot, on City streets and sidewalks, and/or in the City stormwater system;
d) Maintain project erosion prevention and sediment control devices/measures and perform requisite cleanup of resulting sedimentation. This may include, but is not limited to, daily sweeping of streets and sidewalks and cleaning City stormwater catch basins;
e) Specify appropriate seed and fertilizer applications that are ecologically sound and site specific;
f) Specify an appropriate mulch when and where needed and adequate anchoring measures to prevent blow away;
g) Specify an effective grass re-vegetation program. Turf replacement is recommended in areas where re-vegetation of grass proves difficult with seeding and mulch. To reestablish all existing and proposed green space and where practical consider porous (pervious) pavers;
h) Engage the contractor to be proactive in planning and executing construction phase activities with the goal of preventing erosion and controlling sediment;
i) Identify the parties to the EPSC plan and clearly define their respective roles and responsibilities including, but not limited to, the contractor, the onsite coordinator, those responsible for project adherence to the EPSC, and those participating in inspections and acceptance of final site stabilization; and,
j) Define the overall strategy for the EPSC plan by:
   a. Limiting actual disturbance area and time of disturbance;
   b. Employing proper site stabilization (addressing soil preparation for final seeding and landscaping, seed, pesticide/herbicide use, and mulch);
   c. Specifying stone and/or grass swale lining where appropriate;
   d. Specifying where necessary to employ erosion control blankets or mats;
   e. Specifying locations for silt fence and construction barrier fence; and,
   f. Specifying catch basin inlet protection during construction clean up and maintenance and after construction system operation and maintenance.

7. **Prior to and during construction**, erosion control measures shall be installed and maintained in accordance with EPSC plan established with this permit approval. At a minimum, the project EPSC plan shall:
   (a) identify the contractor who is responsible for installing, implementing, and maintaining the EPSC plan and measures;
   (b) identify the onsite contractor who is responsible for the day-to-day monitoring, oversight, and inspections required by the EPSC plan;
   (c) assure that any amendments to the project EPSC plan are filed with the Department of Public Works and the Development Review Board;
   (d) provide that the erosion control measures remain n place until vegetation has become established on all disturbed surfaces and clearly identify under what conditions final site stabilization has occurred; and,
   (e) provide a process whereby the Department of Public Works and/or the Department of Planning & Zoning participate in the final site stabilization program.
8. **Prior to issuance of a certificate of occupancy**, the project engineer must certify in writing that, among other things, the project EPSC plan as approved by the Department of

Public Works has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.

9. At least 7 **days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Treasurer's Office the impact fee as calculated by staff based on the net new and/or converted square footage of the proposed development.
10. The applicant shall meet with the Conservation Board to address the wetlands Individual Permit process with the U.S. Army Corps of Engineers and shall allow for Board comment prior to issuance of the Individual Permit.
11. The applicant shall coordinate with the Department of Parks & Recreation on pedestrian access (both formal and informal) into the Urban Reserve.
12. A State of Vermont wastewater permit is required.
13. A State of Vermont approved Corrective Action Plan for the site is required.
14. All new utility lines shall be buried.
15. All outdoor signage is subject to a separate zoning permit.
16. The proposed structure shall comply with Burlington's current energy efficiency standards and with Burlington's current ingress and egress requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
17. It is the applicant's responsibility to comply with all applicable ADA requirements. Handicap parking spaces shall be marked and signed as required.
18. This property is subject to all applicable nuisance regulations and performance standards in the Burlington Code of Ordinances.
19. Standard permit conditions 1 -18.

Seconded: Jonathan Stevens

Vote: 6-0-0, motion carried

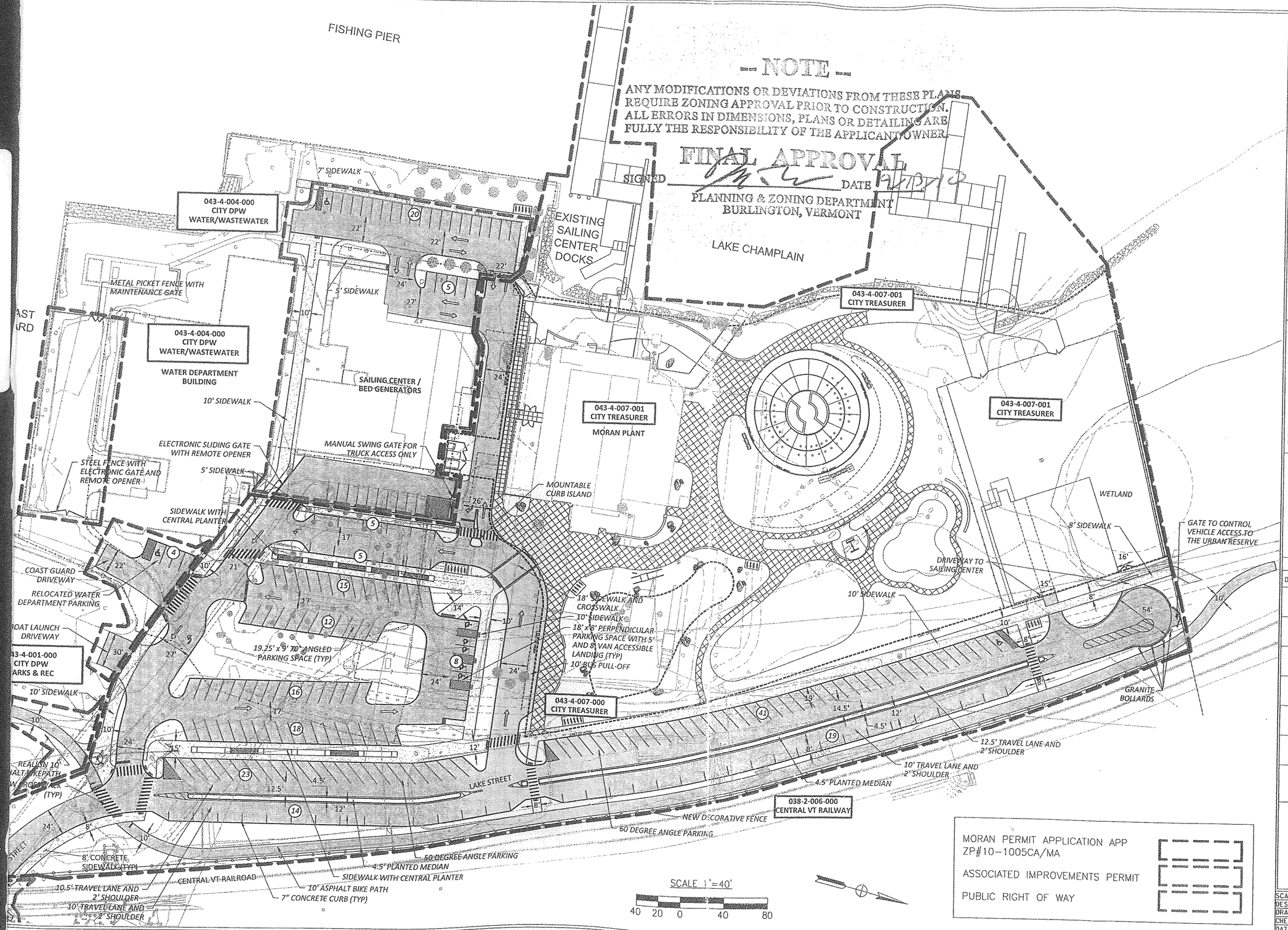
Dated at Burlington, Vermont, this 17th day of August, 2010.

Respectfully Submitted,

Michael Long, Acting 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.

MORAN VENTURE
Full plan set



MORAN PERMIT APPLICATION APP
ZP#10-1005CA/MA

ASSOCIATED IMPROVEMENTS PERMIT

PUBLIC RIGHT OF WAY

Waterfront

WATERFRONT ACCESS / LAKE STREET EXTENSION
STP5000 (17) C-5
BURLINGTON, VERMONT

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SE GROUP - LANDSCAPE ARCHITECT
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Ph: (802) 862-0098

REVISIONS

DATE	DESCRIPTION	BY

ZONING APPLICATION SITE PLAN

SCALE:	1"=40'	SHEET
DESIGNED BY:	JDA	
DRAWN BY:	CDM	
CHECKED BY:	JDS	
DATE:	09/02/10	
PROJ. NO.:	STP5000 (17) C5	

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Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Associate Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary

Burlington Development Review Board

Minutes/Findings of Fact
September 19, 2011

In RE: 10-1005CA/MA & 10-1115CA; 475 & 0 Lake St. (Ward 3, DW-PT) (Tax Lot No. 043-4-007-001 & 043-4-004-000)

Owner/Applicant: City of Burlington

Request: Site amendments to previous approval for the redevelopment of the Moran Plant into public-private uses and associated site works, road work, and car parking.

Members Present:
Michael Long
Jonathan Stevens
Brad Rabinowitz
Bob Schwartz
Kevin Stapleton

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

I. FINDINGS

Background Information:
The applicant is requesting approval for site amendments to the previous approval for the redevelopment of the Moran Plant into public-private uses and associated site works, road work, and car parking. The scope and character of the project remain essentially unchanged. The requested amendments pertain largely to parking and landscaping modifications. As two properties are involved, the requested amendment entails two permits. They are addressed together in these findings.

Previous zoning actions for this property are noted below.

- 4/29/11, Approval to relocate boat storage yard fence
- 8/17/10, Approval for comprehensive site redevelopment and installation of sailing center, skate park, and associated recreational facilities
- 8/2/10, Approval of lot line adjustment
- 6/25/09, Approval (non-applicability form) for interior clean-up of Moran building
- 5/1/09, Approval to install a seasonal tent for sailing classes
- 5/24/09, Approval of parallel sign for sailing center
- 5/9/08, Approval to relocate sailing center from Moran to DPW Pumping Station
- 7/29/02, Approval of parallel sign for sailing center

- 4/19/01, Approval to install portable restroom and fencing at skate park
- 5/21/00, Approval to install signage at skate park
- 8/26/99, Approval to install fishing pier
- 4/5/99, Approval of skate park
- 1/23/97, Approval to remove nonstructural ladder from Moran
- 7/14/94, Approval to modify access into the sailing center
- 5/27/93, Approval of sailing center
- 8/9/90, Approval to remove "car shaker" structure and replace with fill and grade
- 6/14/90, Approval for Moran site work
- 6/14/90, Approval of temporary International Sculpture Symposium

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 site contains no significant natural areas as identified in the Open Space Protection Plan. A class 3 wetland onsite will be impacted by the proposed sailing center building; however, impacts are not affected by the proposed site amendments. **(Affirmative finding)**

(b) Topographical alterations
The existing site is generally flat and will remain so. The proposed site amendments entail some changes to stormwater drainage, particularly the constructed gravel wetland in the center island of the Moran parking lot. Rather than being long and linear, the constructed wetland will now be short and rectangular. The change is the result of a shallow water main nearby. In general, grading changes are insignificant. **(Affirmative finding)**

(c) Protection of important public views
There are significant public views from the project site across the lake and towards the Adirondacks. There are also significant public views across the site from Battery Park. The proposed site changes do not impact these important public views. **(Affirmative finding)**

(d) Protection of important cultural resources
The project site is located on fill soils. The site has no archaeological significance. The proposed site changes have no impact on any cultural resources. **(Affirmative finding)**

(e) Supporting the use of alternative energy
No alternative energies were incorporated into the original site design. None are included in the amendments. Potential remains for future implementation. **(Affirmative finding)**

(f) Brownfield sites
The site is included on the Vermont DEC Hazardous Site List; however, the proposed site changes have no bearing on the associated Corrective Action Plans (CAP) for the property. **(Affirmative finding)**

(g) Provide for nature's events

As noted previously, the proposed site changes include modification to the proposed gravel wetland in the center island of the Moran parking lot. The revised design is subject to review and approval by the Stormwater Administrator per Chapter 26 of the City Code of Ordinances. **(Affirmative finding as conditioned)**

(h) Building location and orientation
The proposed site changes do not affect the location or orientation of buildings. **(Affirmative finding)**

(i) Vehicular access
The proposed site changes have virtually no impact on vehicular access. One small change entails the replacement of a gate with removable bollards north of the Water Department/BED parking row. **(Affirmative finding)**

(j) Pedestrian access
As with vehicular access, pedestrian access remains almost entirely unchanged; however, the originally proposed crosswalk across the railroad has been deleted. The sidewalk along Lake Street will continue to lead up to the tracks and will continue towards Moran on the other side; however, the applicants have been unable to obtain permission from the railroad to actually construct a cross walk across the tracks. As with similar crossings, the rubber pad between the tracks will remain and will provide a smooth surface for pedestrians to walk across. **(Affirmative finding)**

(k) Accessibility for the handicapped
Handicap accessibility remains essentially unchanged. **(Affirmative finding)**

(l) Parking and circulation
The proposed site revisions entail a number of changes to parking layout and location. A strip of parking spaces along the eastern side of Lake Street has been deleted. Parking spaces have been re-angled along the western side of Lake Street. Four parking spaces will be added to the Moran parking lot, and four existing parking spaces at the southern end of the fishing pier parking lot will be retained. All of these modifications result in a net loss of just 4 parking spaces. Onsite parking remains acceptable per the standards of Article 8, *Parking*. As the modifications entail the addition of 4 parking spaces to the Moran parking lot, the applicants are requesting the deletion of condition 1 (d) from the original approval that required a limit of just 69 spaces in this parking lot. Given the overall reduction in surface parking associated with this amendment, the increase of 4 spaces in Moran's parking lot is acceptable. **(Affirmative finding)**

(m) Landscaping and fences
Landscaping changes are limited mostly to tree plantings. Along with the reconfiguration of the constructed gravel wetland in the center island of the Moran parking lot, 6 trees will be deleted due to the shallow water main underneath. Two trees will be added near the Coast Guard driveway. The number of new street trees along Lake Street will be reduced. The modified street tree plan for Lake Street is subject to review and approval by the City Arborist. Some fencing changes are proposed and entail the deletion of a fence and gate in the rear Water Department parking lot. **(Affirmative finding as conditioned)**

(n) Public plazas and open space

Public plazas and open space onsite will remain largely unchanged. Note that the skate park area will increase to 19,700 sf. **(Affirmative finding)**

(o) Outdoor lighting
See Sec. 5.5.2.

(p) Integrate infrastructure into the design
There are no significant changes to mechanical equipment, utilities, dumpsters, or similar features. **(Affirmative finding)**

Part 3, Architectural Design Standards
Sec. 6.3.2, Review Standards
Not applicable.

II. MINUTES

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

III. MOTION

Motion: Brad Rabinowitz
I move that the Board grant approval for site amendments to the previous approval for the redevelopment of the Moran Plant into public-private uses and associated site works, road work, and car parking, located at 475 & 0 Lake Street in the DW-PT zone in accordance with Article 6. Approval is subject to the following conditions:

1. Except as specifically modified in this amendment, all conditions of the August 17, 2010 approval for zoning permits 10-005CA/MA and 10-1115CA remain in effect.
2. **Prior to release of the zoning permit**:
    a. The amended stormwater management system shall be reviewed and approved by the Stormwater Administrator.
    b. The amended Lake Street tree planting plan shall be reviewed and approved by the City Arborist.
    c. A revised site plan shall be submitted that depicts the sidewalk at the northern turn-around of Lake Street placed outside of the roadway circle as per the site circulation plan approved by the DRB on September 13, 2010.
3. Standard permit conditions 1-18.

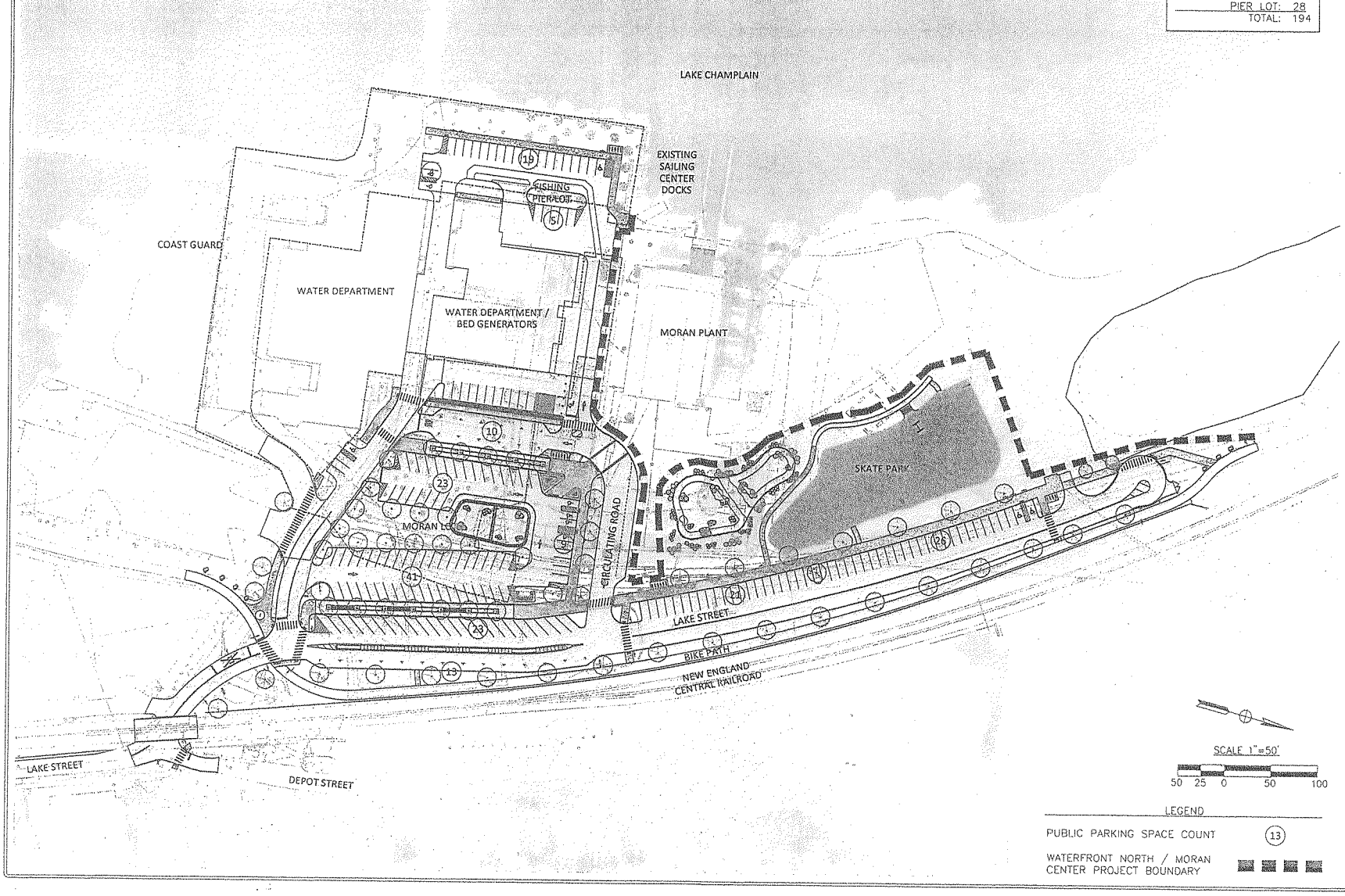
Seconded: Jonathan Stevens

Vote: 5-0-0, motion carried

Please note that an interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division. (Zoning Ordinance Article 17, Section 17.1.7, Appeals of Development Review Board Decisions: An interested person

may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division. The appeal shall be taken in such a manner as the supreme court may by rule provide for appeals from state agencies governed by Sections 801 through 816 of Title 3). The Court rules may require that such an appeal be commenced within Thirty (30) days of the Board's decision.

Received by: KM Shapiro
Date: 9/12/11



WATERFRONT ACCESS / LAKE STREET EXTENSION
STP5000(17) C-5 / EH10(019)
TDG OTFHG(-10-0-00010
BURLINGTON, VERMONT

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KNIGHT CONSULTING ENGINEERS - STRUCTURAL
51 Knight Ln - Williston, VT 05495
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REVISIONS

DATE	DESCRIPTION	BY

WFN / MORAN REVISED ZONING APPLICATION

SCALE:	1"=40'
DESIGNED BY:	CDM
DRAWN BY:	CDM
CHECKED BY:	JDS
DATE:	08/09/11
PROJ. NO.:	STP5000(17)C5

SHEET 1

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Mary O'Neil, AICP, Associate Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary

Burlington Development Review Board

Minutes/Findings of Fact
March 2, 2011

In RE: 11-0570CA/CU; 0 Lake St. (Ward 3, UR) (Tax Lot No. 038-2-006-000)

Owner/Applicant: City of Burlington / CEDO

Request: Use area for temporary construction staging during Waterfront North and Moran construction, including temporary interim skating facility.

Members Present:
Austin Hart
Jonathan Stevens
Kevin Stapleton
Paul Henninge

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

I. FINDINGS

Background Information:
The applicant is seeking approval to use two portions of the urban reserve for staging and soil storage areas for the construction of the Waterfront North and associated Moran redevelopment projects. Temporary chain link fencing to enclose the staging and stockpile areas and a temporary skating rink are also included in the proposal. The duration of the requested activity is 2 years.

The Conservation Board reviewed and approved this project February 7, 2011, with the following conditions:

1. Recreational access to the Urban Reserve should be continuous.
2. Dust control measures should be used during construction.
3. Parking areas associated with construction activity should be clarified and delineated.

Condition 1 pertains to keeping the bike path open and to retaining access to the network of informal trails in the Urban Reserve. This condition will be addressed in construction documents and may also include onsite signage.

Condition 2 is aimed at controlling dust as it may impact users of the bike path and other public users of the Urban Reserve. Dust control measures will be incorporated into construction documents.

Condition 3 is aimed primarily at keeping parked vehicles off of the bike path. It should be reflected in a revised site plan that clearly depicts where contractors and associated workers should park during project construction.

Previous zoning permit actions for this site.

- 1/1910, 2-year approval for winter snow storage for the Dept. of Public Works

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

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

The temporary staging and stockpile areas will have limited impact on existing community facilities and will facilitate the construction of new community facilities. As recommended by the Conservation Board, measures are needed to ensure that the bike path (and other informal trails) remains open to continuous public use and free from unreasonable dust and contractor vehicle parking. Care must also be taken to keep dirt from construction vehicles off of the bike path. To ensure the safety of users, a specific plan is needed that details how construction vehicles and activities will be separated from the temporary skating rink and from the bike path. **(Affirmative finding as conditioned)**

(2) The character of the area affected;

The sites are bordered primarily by vacant former industrial land in the Urban Reserve. The lake lies to the west. The proposed use is temporary and will have no long term impact on the character of the area. **(Affirmative finding)**

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

Traffic associated with the proposed use will be limited to construction and contractor vehicles. Use of this site close to construction activity will limit the amount of construction traffic on Lake Street. Traffic impacts will be temporary and associated exclusively with the construction of the Waterfront North and Moran redevelopment projects. **(Affirmative finding as conditioned)**

(4) Bylaws then in effect;

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

(5) Utilization of renewable energy resources;

(Not applicable)

(6) Cumulative impacts of the proposed use;

The proposed use is temporary in nature and will generate no substantial cumulative impacts. **(Affirmative finding)**

(7) Functional family;

(Not applicable)

(8) Vehicular access points;

The two sites are accessed by existing driveways from Lake Street extension. These driveways are sufficient for the temporary use. **(Affirmative finding)**

(9) Signs;

Some directional signage may be installed; however, doing so has not yet been confirmed. Any new signage will be subject to a separate sign permit. **(Affirmative finding as conditioned)**

(10) Mitigation measures;
The proposed use will result in three primary impacts: construction vehicle traffic, dust, and noise. The applicant must submit a plan for separating construction traffic and activity from the skating rink and the bike path. Dust control measures must be implemented during construction activity. Dirt must be kept off of the bike path as well. Noise impacts will be subject to the city's noise ordinance. No activity is proposed beyond the daylight hours. **(Affirmative finding as conditioned)**

(11) Time limits for construction;
The proposed use is temporary and cannot exceed 2 years without an additional zoning permit. **(Affirmative finding as conditioned)**

(12) Hours of operation and construction;
Hours of operation will be tied directly to the hours of construction of the Waterfront North and Moran redevelopment projects. Approval of those projects tied hours of construction to the city's noise ordinance. **(Affirmative finding as conditioned)**

(13) Future enlargement or alterations;
Any future enlargement or alterations will require additional permit review in accordance with the regulations in effect at that time. **(Affirmative finding)**

(14) Performance standards;
See Sec. 5.5.3 for erosion control measures to be implemented around the soil stockpiles.

(15) Conditions and safeguards;
As conditioned, the proposed use complies with the applicable requirements of the Comprehensive Development Ordinance. **(Affirmative finding)**

Article 4: Maps & Districts
Sec. 4.4.7, Urban Reserve District:
(a) Purpose
The proposed use is temporary in nature and, as such, avoids making any permanent changes within the Urban Reserve. It is identified as one of several uses that may be allowed in the urban reserve. **(Affirmative finding)**

(b) Dimensional Standards & Density
The proposed use does not include any residential density, FAR, or additional lot coverage. **(Affirmative finding)**

(c) Permitted & Conditional Uses
The temporary staging of off-site construction projects on adjacent properties with no other suitable access is allowed as a conditional use. The temporary skate rink as proposed can be viewed as part of the construction staging area given the need to relocate the existing skate park temporarily to allow improvements to the bike path and satisfaction of funding grant conditions. No new impervious surface will be created. **(Affirmative finding)**

(d) District Specific Regulations
1. Any and all improvements in this district shall be consistent with any and all development and use restrictions and easements as may otherwise by applicable to the property.
The Urban Reserve has been used for construction staging in the past (i.e. for the breakwater). Using it again for temporary staging appears to be consistent with restrictions and easements affecting the property. Written confirmation from the City Attorney's office is needed. **(Affirmative finding as conditioned)**

2. Any authorization granted by the DRB shall include a prescribed duration for the activity after which such authority and all related permits shall expire. The DRB may consider an extension of this time period if such a request has been made prior to expiration. No permit should remain in effect for more than 2 years without reapplication and review pursuant to this section.
This zoning permit approval is valid for 2 years. If the use is to continue beyond that time frame, an additional permit will be needed. **(Affirmative finding as conditioned)**

3. As a condition of any approval by the DRB for projects involving temporary construction staging or seasonal snow storage, the site shall be restored to its prior condition once the temporary activity has been completed for which the DRB may require a bond or other necessary surety in a form satisfactory to the city attorney.
Following completion of the use, the site must be cleaned of any trash, debris, or leftover soils (from the stockpiles). The fence shall be removed. No financial surety is required. **(Affirmative finding as conditioned)**

Article 5: Citywide General Regulations
Sec. 5.2.3, Lot Coverage Requirements
(Not applicable)

Sec. 5.2.4, Buildable Area Calculation
(Not applicable)

Sec. 5.2.5, Setbacks
(Not applicable)

Sec. 5.2.6, Building Height Limits
(Not applicable)

Sec. 5.2.7, Density and Intensity of Development Calculations
(Not applicable)

Sec. 5.5.1, Nuisance Regulations
Nothing in the proposal appears to constitute a nuisance under this criterion. The city's noise ordinance will govern noise impacts. **(Affirmative finding as conditioned)**

Sec. 5.5.2, Outdoor Lighting
(Not applicable)

Sec. 5.5.3, Stormwater and Erosion Control
No new impervious area is included. The soil stockpiles are located relatively far from the lakeshore; however, preventative erosion control measures will be needed in order to ensure that sediment does not reach the lake. Such erosion control measures shall be provided and will be subject to review and approval by the Stormwater Administrator. The potentially contaminated soils to be stored are part of a site that is currently being managed pursuant to a corrective action plan approved by the Vermont Department of Environmental Conservation. The applicant shall comply with the requirements of the corrective action plan, as it may be revised with the approval of the DEC. **(Affirmative finding as conditioned)**

II. MINUTES

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

III. MOTION

Motion: Austin Hart
I move that the Board grant Conditional Use and Certificate of Appropriateness approval for temporary construction staging during Waterfront North and Moran construction, located at 0 Lake Street in the UR zone in accordance with Articles 3, 4, and 5. Approval is subject to the following conditions:

1. **Prior to release of the zoning permit**, written verification from the City Attorney that there are no legal restrictions precluding the proposed use shall be provided, subject to staff review and approval.
2. **Prior to release of the zoning permit**, a revised site plan clearly depicting contractor vehicle parking areas shall be submitted, subject to staff review and approval.
3. **Prior to release of the zoning permit,** a specific plan showing how construction vehicles and construction activities will be separated from the temporary skating rink and from the bike path shall be submitted, subject to staff review and approval.
4. **Prior to release of the zoning permit**, an erosion control plan shall submitted, subject to review and approval by the Stormwater Administrator.
5. Following completion of the use, all fencing, debris, trash and leftover soils shall be removed from the site, and the site shall be returned to its original condition.
6. Measures to control dust and to keep dirt from construction vehicles off of the bike path shall be implemented during construction. **Such measures shall be subject to review and approval by the Department of Public Works**.
7. Continuous public access to the bike path and informal trails within the Urban Reserve shall be provided for the duration of construction activity.
8. All outdoor signage is subject to a separate zoning permit.
9. Noise associated with this use shall be subject to the city's Noise Ordinance.
10. The applicant shall comply with the corrective action plan for the site as approved by the Vermont Department of Environmental Conservation.
11. **This permit approval is valid for 2 years only**. Continued use of the site for construction staging and soil stockpiling beyond 2 years will require a new zoning permit per Sec. 4.4.7 (d), *District Specific Regulations*, of the Comprehensive Development Ordinance.
12. Standard conditions 1-18.

Seconded: Jonathan Stevens

Vote: 4-0-0, motion carried

Dated at Burlington, Vermont, this 2nd day of March, 2011.

Respectfully Submitted,

Austin D. Hart

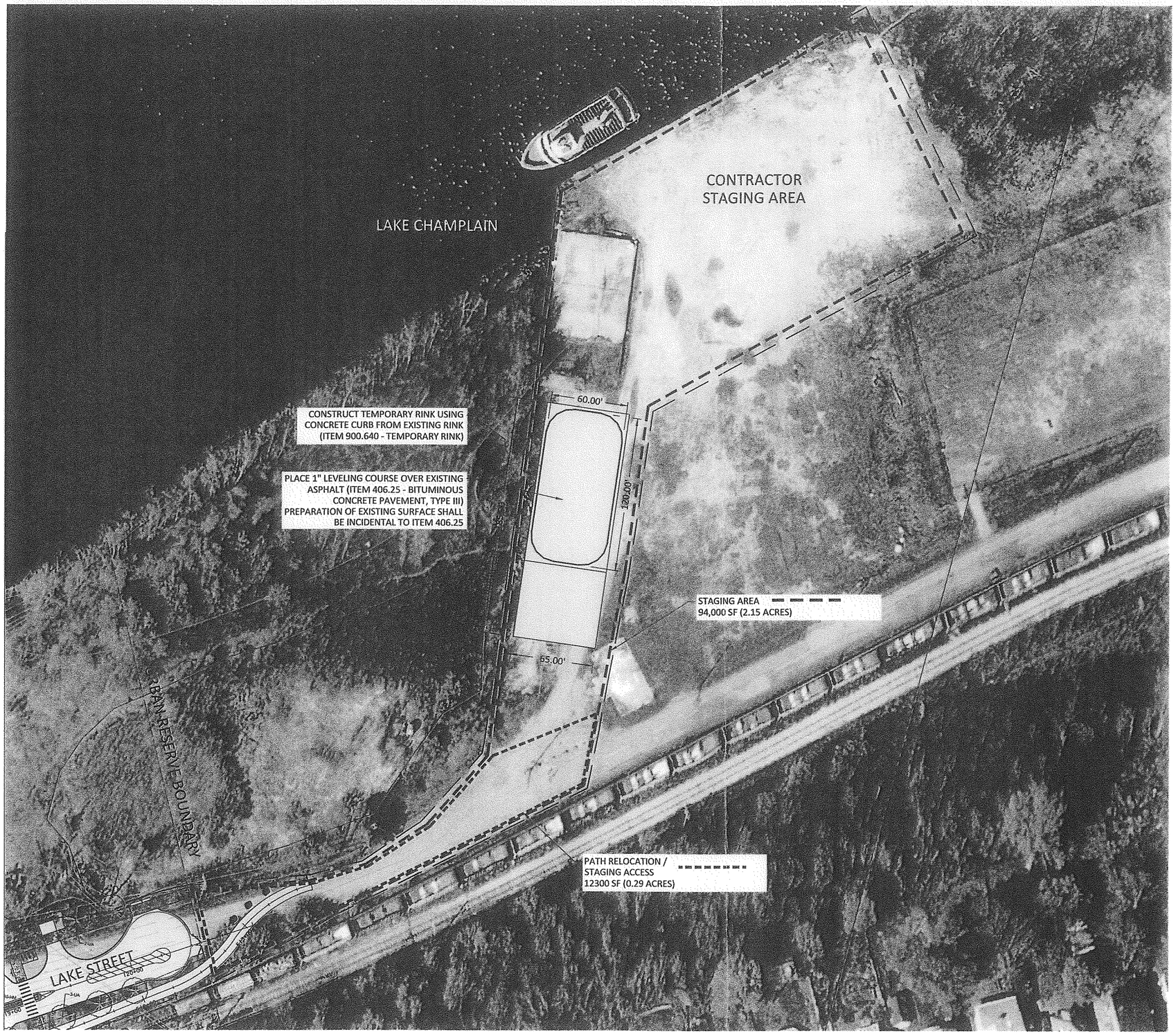
Austin Hart, Development Review Board Chair

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.

Recvd 3/3/11 by

KMShapiro

MATCHLINE - SEE SHEET C10.2 / C10.4



SCALE 1"=40'

40 20 0 40 80

LEGEND

- SIGN
- DETECTABLE WARNING SURFACE
- NEW ASPHALT SURFACE
- NEW CONCRETE
- BENCH
- BIKE RACK
- SWING GATE
- CATCH BASIN
- NEW STREET LIGHTING
- PARKING PAYMENT UNIT
- FENCE
- CONSTRUCTION LIMITS
- RIGHT-OF-WAY
- SECTION 6F IMPROVEMENTS — 6f —
- STAGING BOUNDARY

Waterfront

WATERFRONT ACCESS
LAKE STREET EXTENSI
STP5000 (17) C-5
BURLINGTON, VERMONT

CITY OF BURLINGTON
Community & Economic Development O
Burlington City Hall
149 Church Street
Burlington, VT 05401
Ph: (802) 865-7144

Department of Public Works
PO Box 649
Burlington, VT 05402
Ph: (802) 863-9094

VT AGENCY OF TRANSPORTA
Local Transportation Facilities
National Life Building, Drawer 33
Montpelier, VT 05633

FEDERAL HIGHWAY ADMINISTRAT
P. O. Box 568
Montpelier, VT 05601-0568

DESIGN TEAM

RESOURCE SYSTEMS GROUP - PI
55 Railroad Row
White River Junction, VT 05
Ph: (802) 295-4999

ENGINEERING VENTURES - SITE/C
208 Flynn Avenue, Suite 2A
Burlington, VT 05401
Ph: (802) 863-6225

SE GROUP - LANDSCAPE ARCHIT
131 Church Street
Burlington, VT 05401
Ph: (802) 862-0098

REVISIONS

DATE	DESCRIPTION

LAYOUT SHEET 6

SCALE:	1" = 40'
DESIGNED BY:	CDM
DRAWN BY:	CDM
CHECKED BY:	JDS
DATE:	1/20/1
PROJ. NO.: STP5000 (17) C5	

SH
C1

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
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary

MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Senior Planner
Date: August 5, 2014
RE: ZP 15-0042CA/CU; 80 Colchester Avenue

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

File: ZP 15-0042CA/CU
Location: 80 Colchester Avenue
Zone: I **Ward**: 1
Date application accepted: July 8, 2014
Applicant/ Owner: Terry Findeisen/Edward von Turkovich, Francis von Turkovich, Randall Miller
Request: Change of use from institutional/office use to Membership Club (Hillel Foundation for Jewish Campus Life at UVM.)

Background:

- **Zoning Permit CU 2004-016**; Administrative offices for The Research Center, UVM Department of Psychiatry; Center for Children, Youth and Families. Approved January 2004.
- **Zoning Permit 01-389;** externally illuminated freestanding sign for existing medical office. April 2001. Permit relinquished October 2001.
- **Zoning Permit 00**-515; refurbish existing side porch to allow ramping of deck for h/c accessibility to the existing medical office. No increase in coverage or change in use. May, 2000.
- **Zoning Permit 99-277;** Removal of slate roofing; replacing with asphalt shingles for existing medical office. December 1998.
- **Zoning Permit 92-123 / CU92-011**; Construction of ten additional parking spaces for a total of 16 for the existing medical office and residential unit. Existing curb cut to be eliminated, with joint use of adjacent property's curb cut (medical office, 94 Colchester Avenue.) September 1991.

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

- **Zoning Permit**; Request for Conditional Use permit to construct a private parking lot. Property owner notifies zoning office that he has not been informed of the request. Withdrawn by applicant July 1990.
- **Zoning request**; seeking a special expception to erect a 16' x16' addition to the northeast corner of existing doctors' office. Approved July 1968.

Overview: The application is to change the use from administrative offices for a UVM affiliate (The Research Center) to Hillel Foundation for Jewish Campus Life. As this is an organization intended to support and serve the Jewish student population, membership club may be seen as the closest use identified in Appendix A of the CDO use table. A membership club is a conditional use in the Institutional Zone.
The applicant includes a minor modification to rear entry steps, and installation of bike rack.

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

I. Findings

Article 3: Applications, Permits and Project Reviews

Section 3.3.2, Impact Fees
As "Offices and other" would be the same category in calculating Impact Fees, no fees will be assessed for the Change-of-Use from offices to a Membership Club. **Not applicable.**

Part 5: Conditional Use
Section 3.5.6 Review Criteria

(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 the following general standards:

1. *The capacity of existing or planned community facilities;*

The proposed use as an organizational presence for Hillel on the UVM will have no adverse impact on existing or planned community facilities. **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 proposed new use will support student activities centered in the Institutional Zone; particularly those intended for the student population and in close proximity to the University of Vermont. **Affirmative finding.**

3. *Traffic on roads and highways in the vicinity evaluated in terms of increased demand for parking, travel during peak commuter hours, safety, contributing to congestion, as opposed to complementing the flow of traffic and/or parking needs; if not in a commercial district, the impact of customer traffic and deliveries must be evaluated;*

As Hillel is a student-centered membership, most who use this facility will be on-campus residents who will be able to walk, bike, or commute alternatively to the site; much as they would to attend

classes or other campus activities. No increase in traffic is anticipated; and more likely a net decrease in traffic from previous uses (office, medical practice.) **Affirmative finding.**

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

4. *The utilization of renewable energy resources;*

Nothing within the application will prohibit the use of alternative or renewable energy resources. New construction will be required to meet all current energy efficiency standards. **Affirmative finding**.

and,

In addition to the General Standards specified above, the DRB;

5. *shall consider the cumulative impact of the proposed use. For purposes of residential construction, if an area is zoned for housing and a lot can accommodate the density, the cumulative impact of housing shall be considered negligible;*

As a student-centered activity proposed within the Institutional District, the effect of a faith based membership club is unlikely to present any cumulative adverse impact. **Affirmative finding.**

6. *in considering a request relating to a greater number of unrelated individuals residing in a dwelling unit within the RL, RL-W, RM and RM-W districts than is allowed as a permitted use, in addition to the criteria set forth in Subsection (a) hereof, no conditional use permit may be granted unless all facilities within the dwelling unit, including bathroom and kitchen facilities are accessible to the occupants without passing through any bedroom. Additionally, each room proposed to be occupied as a bedroom must contain at least one hundred twenty (120) square feet. There must also be a parking area located on the premises at a location other than the front yard containing a minimum of one hundred eighty (180) square feet for each proposed adult of the dwelling unit in excess of the number of occupants allowed as a permitted use. All other green space standards must be observed.*

Residential use is not proposed. Not applicable.

7. *may control the location and number of vehicular access points to the property, including the erection of parking barriers.*

The existing parking lot and plan was previously approved under Zoning Permit 92-123 / CU92-011. No change is proposed. **Affirmative finding.**

8. *may limit the number, location and size of signs.*

Any signage will require a separate permit. The University of Vermont has a Master Sign Plan, under which presumably new signs would be reviewed. **Affirmative finding as conditioned.**

9. *may require suitable mitigation measures, including landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.*

Noise, glare, or other auditory or visual nuisances are not anticipated. The parking/landscaping is pre-existing. As proposed, a proposed membership club for Jewish students at UVM should not change the character of the surrounding area. **Affirmative finding.**

10. may specify a time limit for construction, alteration or enlargement of a structure to house a conditional use.

Interior alterations are proposed, which will require building and trades permits. No enlargement of the structure is proposed; however an exterior staircase will be replaced. The zoning permit will require commencement of the work within one year and completion within two years. **Affirmative finding as conditioned.**

11. may specify hours of operation and/or construction to reduce the impact on surrounding properties.

Exterior construction shall be limited to standard hours of 7:30 am – 6:00 pm Monday-Friday, with Saturday morning hours of construction limited to interior work. **Affirmative finding as conditioned.**

12. may require that any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions.

This is a statutory requirement for any conditional use. **Affirmative finding as conditioned.**

13. may consider performance standards, should the proposed use merit such review.

This is at the discretion of the board.

14. may attach such additional reasonable conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.

As proposed, no safeguards appear required; however this too is at the discretion of the DRB.

Article 4: Zoning Maps and District

Section 4.4.4 Institutional District

(a) Purpose

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

An organization that supports faith-based activities for students aligns with the purposes of the Institutional District. Hillel offers Jewish students resources, services and support in their mission to encourage young adults to celebrate Jewish learning and living. **Affirmative finding.**

Table 4.4.4-1 Dimensional Standards and Density

Coverage in the Institutional District is 40%. The minor exterior alteration includes reconfiguration and replacement of rear entry steps. Although the new exit stairs are minimally larger than existing, they are aligned largely over existing pavement. A small amount of green space will be substituted north of the new stairs for that which is covered.

There is no net new coverage presented with this plan. **Affirmative finding.**

Section 4.4.4 (c) Permitted and Conditional Uses

Appendix A: Use Table

Club, Membership is a Conditional Use in the Institutional Zone. See Section 3.5.6. (a), above.

Article 8: Parking
Minimum off-street parking for Membership Club, per Table 8.1.8-1 is 2.5 parking spaces per 1000 square feet of gross floor area. For 1911 finished sq. ft., 5 parking spaces would be required. (2.5/1000 = x/1911. 1000x = 4777.5. x = 4.7.) The existing office use required 1/300 (1911 = 300x, x = 6.37) or 6 parking spaces. The existing, shared parking lot provides 14 parking spaces. As the required parking is less than what was required by the previous use, the parking may be considered compliant. **Affirmative finding.**

Part 2: Bicycle Parking
Table 8.2.5-1 Bicycle Parking Requirements
Whether interpreted as Colleges or Universities, or Community Services, the bicycle parking requirement is the same:
Long Term Spaces: 1 per 20,000 sq. ft.
Short Term Spaces: 3 per 5,000 sq. ft.
With gross floor area of 1911 sq. feet, NO long term bike parking is required and only **1 short term bike parking space**.

Section 8.2.5 Bicycle Parking Requirements indicated that the minimum number of bicycle parking spaces provided at each site shall be two. The proposed bike rack will generously satisfy the required bike parking for the requested use. The location of the rack has not been identified on a site plan, and will need to be. **Affirmative finding as conditioned.**

Article 13: Definitions
Club, Membership
An organization and associated properties, buildings or facilities owned or operated for the exclusive use and benefit of members and their guests for social, intellectural, educational, or recreation purposes, but not primarily for profit or to tender a service that is customarily carried on as a business. Specifically excluded are fraternities and sororities.

II. Conditions of Approval

1. Any signage will require a separate permit.
2. Exterior construction shall be limited Monday-Friday 7:30 am – 6:00 pm. Saturday morning hours of construction shall be limited to interior work only.
3. **Prior to release of the zoning permit**, the location of the proposed bike rack shall be identified on a site plan for review and approval by staff.
4. Standard Permit Conditions 1-15.

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

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terry findeisen . architect

July 7, 2014

To: Planning and Zoning, Burlington, Vermont

Re: Hillel Foundation for Jewish Campus Life at UVM
New Location: 80 Colchester Ave, Burlington, Vermont

About Hillel (excerpt from their website)

Hillel welcomes students of all backgrounds and fosters an enduring commitment to Jewish life, learning and Israel. As the largest Jewish student organization in the world, Hillel builds connections with emerging adults at more than 550 colleges and universities, and inspires them to direct their own path. During their formative college years, students are challenged to explore, experience, and create vibrant Jewish lives.
For nearly a century, Hillel's network of dedicated student leaders, professionals and volunteers have encouraged generations of young adults to celebrate Jewish learning and living, pursue social justice (tikkun olam and tzedek) and connect to their peers and the global Jewish people. By participating in life-changing trips and campus initiatives, students learn to make a meaningful impact on the future of the Jewish people and the world while they grow intellectually, socially, and spiritually. At the heart of the Hillel network is the Charles and Lynn Schusterman International Center in Washington, DC, supporting local Hillels to ensure that we achieve our mission "to enrich the lives of Jewish students so they may enrich the Jewish people and the world."

Our Mission: Enriching the lives of Jewish students so that they may enrich the Jewish people and the world.

Our Vision: We envision a world where every student is inspired to make an enduring commitment to Jewish life, learning and Israel.

Each Hillel is unique and caters to the local community it serves. There are Hillels on large college campuses, and in the middle of metropolitan cities; those with large staffs; those run by student groups with a faculty advisor; and many more models...

We offer local Hillels resources and services to support them in their work on campus. Our Joseph Meyerhoff Center for Jewish Experience provides students and professionals with Jewish educational resources and learning curricula. We also offer support in the areas of human resources, fundraising, strategic planning, leadership development, communications, fiscal administration, and student engagement.

architecture . interior design

47 maple st . suite 330 . burlington . vermont . 05401 . terry.findeisen@gmail.com . 802.379.0515

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UVM Hillel Frequently Asked Questions for Students and Parents

UVM Hillel Frequently Asked Questions Sheet 2013-2014

How many Jewish students attend UVM?
There are approximately 1800-2000 Jewish Undergraduates and 400 Jewish Graduate/Medical students at UVM. That means that around 17%-20% of the undergraduates at UVM are Jewish!

What is Hillel like at UVM?
UVM Hillel is here for each Jewish student on campus. Every Jewish student is welcome no matter what their background, Jewish education or experience. A wide variety of events, experiences, trips, internships and opportunities are offered through UVM Hillel. However, even if we never see a student at a Hillel bagel brunch, Shabbat service/dinner, movie night, making an edible Sukkah near the library or traveling to Israel on Birthright, we advocate for each of them throughout the year. UVM Hillel's main goal is to support students in creating meaningful and relevant Jewish experiences on campus and developing Jewish identity and leadership skills. UVM Hillel offers a diverse menu of innovative Jewish cultural, religious, social and social justice events, and immersion trips that are designed to be highly accessible and interesting to a broad range of UVM community members. UVM Hillel also strives to educate and enrich the entire campus on Judaism and Jewish cultural values.

How do Jewish students connect at UVM? Why should students get involved?
A great way to connect with other Jews and make new friends on campus is to attend one of the many events and opportunities UVM Hillel offers throughout the year. To find out about events and what's going on in the UVM Jewish community, you can friend UVM Hillel on Facebook or can be added to our list-serve by e-mailing Sharon@uvmhillel.org. In addition, there are weekly groups to get involved with that are run through or affiliated with UVM Hillel, such as the Kosher Katz a Jewish A Capella group, Vermont Students for Israel (VSI), Jewish craft bagel brunches, Jews in Greek Life (JIGL) and much more. There are also amazing travel opportunities in Israel and in the USA! The UVM Hillel Student Leadership Board is always open to new members and everyone is welcome! Please contact student President Lauren Schlanger at Lauren.Schlanger@uvm.edu to join. The UVM Hillel community is friendly, open and a great way to meet new people, so get in on the good times!

Do you have any special programs or opportunities for Jewish First-Years at UVM?
Yes! Along with all of our other exciting general events, UVM Hillel offers great programs specifically for Jewish First-Years and friends. These special programs and events are held throughout the first semester and enable new students to connect with their Jewish peers and have a great time! Please contact sharon@uvmhillel.org for more info.

Where is UVM Hillel located on campus?
The UVM Hillel offices are part of the Center for Cultural Pluralism (CCP) in the Allen House building at 461 Main Street. However, Hillel programming occurs all over campus in living complexes, the Davis Student Center (DC) and other university buildings. There is also a UVM Hillel student club desk in SGA office in the DC.

I have a great idea/opportunity/group I want to start at UVM Hillel, who should I tell?
Wonderful! Please write to the UVM Hillel staff at matt@uvmhillel.org or 802-497-2687.

Is there a Friday night Shabbat celebration and dinner every week?
Yes! UVM Hillel strives to provide a high quality, welcoming Shabbat experience and dinner each week. The only exceptions to this policy are Friday evenings before and at the end of school breaks. Right now between 40-70 students attend the UVM Hillel Shabbat celebrations on a weekly basis and we only anticipate the numbers to keep growing! Shabbat programming is led by students, guest Rabbincal leaders or feature other creative and inclusive experiences. We are also always open to new ideas and new leaders! Please let us know at sharon@uvmhillel.org if you would like to be on the Shabbat planning committee or want to become a service leader.

Where can students celebrate the Jewish holidays?
With few exceptions, Hillel provides holiday programming on campus and/or promotes community options for all major Jewish holidays during the school year (Rosh HaShana, Yom Kippur, Sukkot, Chanukah, Passover, etc.).

Are there High Holiday services and meals on campus? Do local temples also welcome students?
Yes! UVM Hillel holds services* and meals** for both Rosh Hashanah and Yom Kippur ON CAMPUS. Please go

to www.uvmhillel.org for more info on exact times and locations of the events this fall. All services are led by Rabbinical leadership. Area synagogues (Reform, Conservative, Orthodox-Lubavitch) welcome UVM students for the High Holidays free of charge. However, students who would like to attend services at area synagogues need to contact UVM Hillel for a FREE ticket before they attend. Find out more about the local synagogues at www.uvmhillel.org. **PLEASE NOTE**: *Tickets are **NOT REQUIRED** for any of the UVM Hillel services. However, students and visitors are ****REQUIRED** to have tickets for both Erev Rosh Hashanah dinner and the Yom Kippur Break-the-Fast meal if they wish to attend the dinners. Tickets can be purchased at www.uvmhillel.org.

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UVM Hillel also hosts an annual Rosh Hashanah apple picking trip to the orchard, watch out for more info!

Are students excused from class on Jewish Holidays? Yes. However, classes will still be in session so it is up to each student to respectfully inform their professor of their need to be absent with appropriate notice.Please see the University Policy for Religious Holidays under "Academic Policies" at www.uvm.edu for more info.

Are there Kosher food options at UVM?
Yes. A Kosher dinning area is planned to open at the Simpson Dinning Hall this year.There are also plans to have packaged kosher food available in various locations on campus. Students who keep kosher often also choose to eat vegetarian on campus. The university is happy to work with students to accommodate their food needs. Please contact dinning services at 802.656.4664.

What are the Kosher food guidelines of UVM Hillel?
UVM Hillel strives to create a positive Jewish food culture that best serves the wide range of Jewish students at UVM and takes into consideration a variety of food-norms and concerns. Due to limitations in funding and the lack of a dedicated Hillel Kosher kitchen, UVM Hillel is currently unable to provide strictly Kosher food.* However, we have decided on Kosher food guidelines that inform our food choices and preparation for Hillel sponsored events. We also feel that it is important to make the concepts of keeping Kosher accessible to students and strive to make sure everyone feels heard and educated around this aspect of Jewish life. Please be aware that these are only guidelines and are expected to change, especially with the introduction of a Kosher dinning hall on campus.

Milk and Meat Separation: Dairy products and meat products are not served at the same meal.
Kosher Meat: UVM Hillel serves certified Kosher meat at Hillel events with few exceptions.
Packaged Foods: UVM Hillel buys Kosher certified products whenever possible.
Food Preparation: Food currently cannot be prepared in a Kosher kitchen or with Kosher cookware.
Dishes and Cutlery: Disposable dishes and cutlery are used for most meals.

* Strictly Kosher food is food that is packaged and/or slaughtered in a certified Kosher manner, prepared in a Kosher kitchen and served on Kosher dishes. More info at www.jewfaq.org/kashrut.

Are there immersion trip opportunities through UVM Hillel during the 2013-2014 school year? YES!

1. Winter '13-'14.**Taglit-Birthright Israel Trip**. Dates are TBA and will most likely fall during winter vacation. Registration for the trip will open in September 2013. This amazing opportunity is a 10 day FREE trip to Israel for Jewish young adults ages 18-26 who have never been to Israel on a peer-group trip.
2. March 2-9th. **UVM Hillel's Alternative Spring Break in VT**. UVM students will have the incredible chance to learn about Food Justice in Vermont and explore Vermont during this week of amazing community work.Projects will include working at a food bank, meeting local restaurant owners who focus on local and organic options, as well as a Shabbaton in a rural Vermont city.
3. **UVM service learning class and Alternative Summer Breaktrip to Arad, Israel**.This immersion trip combines art, environmental learning and social justice work for a life-changing experience in Israel! Registration will occur in the fall for the spring class and summer trip. **For more information about the UVM Hillel immersion trip opportunities, please contact** matt@uvmhillel.org.

Matt Vogel, Executive Director (matt@uvmhillel.org or 802-497-2687)

Sharon Silverman, Director of Jewish Student Leadership (Sharon@uvmhillel.org or 802-656-1153)

Rafi Schraer, Engagement Coordinator (rafi@uvmhillel.org or 619-569-0358)

UVM Hillel – 461 Main St. Burlington, VT 05405

www.uvmhillel.org

UVM Hillel FAQ Sheet – Parent Extras!
How is UVM Hillel funded?
UVM Hillel is funded by parents, the local community and alumni. We have no Jewish Federation in Vermont and therefore no federation funding. We receive Student Government Association Funding for some activities, but as the number of students attending events and the number of events has grown, maintaining a great program requires more funds. To fully serve the approximately 2000 Jewish students on campus, we need your support. Every gift matters! You can donate through the mail or online at www.uvmhillel.org

What is the benefit of joining the UVM Jewish Parents Association?

Joining the UVM Jewish Parents Association helps us to create a vibrant and viable Hillel on the UVM campus. The gift deliveries included in the circles of membership also enable us to connect with your student face to face throughout the year. Parent Association membership gifts are vital to our programs. We look forward to having you as our partner in this endeavor.

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Are there any parents on the UVM Hillel Community Board?
Yes! Our Community Board consists of dedicated alumni, community members and of course, great UVM parents! If you are interested in learning more about this wonderful opportunity to directly influence and support the progress of UVM Hillel, please contact Matt Vogel at matt@uvmhillel or 802-497-2687 for more information.

Can parents get involved and/or help out with UVM Hillel in a more general way?
Yes! There are many opportunities and projects that come up throughout the year for which UVM Hillel looks to parents to help make possible. One of these projects is a twice-annual online fundraising auction. There are many components to bring together in order to make these auctions beneficial for UVM Hillel and parents are always a huge factor in making them both a success! If you are interested in learning more these opportunities to help out with UVM Hillel, please contact Matt Vogel at matt@uvmhillel or 802-497-2687.

UVM Hillel Mailing Address:

461 Main Street
Burlington, VT 05405

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	REQ'D.	66 COL. AVE.	72 COL. AVE.	80 COL. AVE.	94 COL. AVE.	27 FLETCH. PL.
LOT AREA	N/A	0.28 AC	0.28 AC	1.05 AC	0.22 AC	0.84 AC
FRONT SETBACK	VARIES	6'	8'	25'	20'	4'
SIDE SETBACK	VARIES	0'	0'	17'	6'	10'
REAR SETBACK	VARIES	169'	123'	389'	161'	150'
LOT COVERAGE	40%	88.5%	85.1%	21.8%	76.4%	4.9%

NOTES:

1. SETBACKS ARE BASED ON AN AVERAGE LOT WIDTH, DEPTH AND NEIGHBORING FRONTAGE PER THE BURLINGTON REGULATIONS. THE SETBACKS AS SHOWN HAVE NOT BEEN CONFIRMED BY BURLINGTON PLANNING & ZONING.
2. THERE ARE SLIGHT DIFFERENCES IN ACREAGE TOTALS BETWEEN BURLINGTON PARCEL MAPPING AND THE GRAND LIST. FOR THIS PLAN THE PARCEL MAPPING WAS USED FOR CALCULATION PURPOSES.
3. ALL LOT COVERAGES ARE BASED UPON THE ORTHOPHOTO AND NO FIELD WORK WAS PERFORMED.

SITE ENGINEER:

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

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DRAWN
MJW
CHECKED
MJW
APPROVED
SAV

OWNER:

80 COLCHESTER AVE, LLC
80 COLCHESTER AVE.
BURLINGTON
VERMONT

PROJECT:

PROPOSED MIXED USE DEVELOPMENT
80 COLCHESTER AVE.
BURLINGTON
VERMONT

THIS DOCUMENT IS FOR REFERENCE SPECIFICALLY TO THE 80 COLCHESTER AVE PROJECT ONLY

LOCATION MAP

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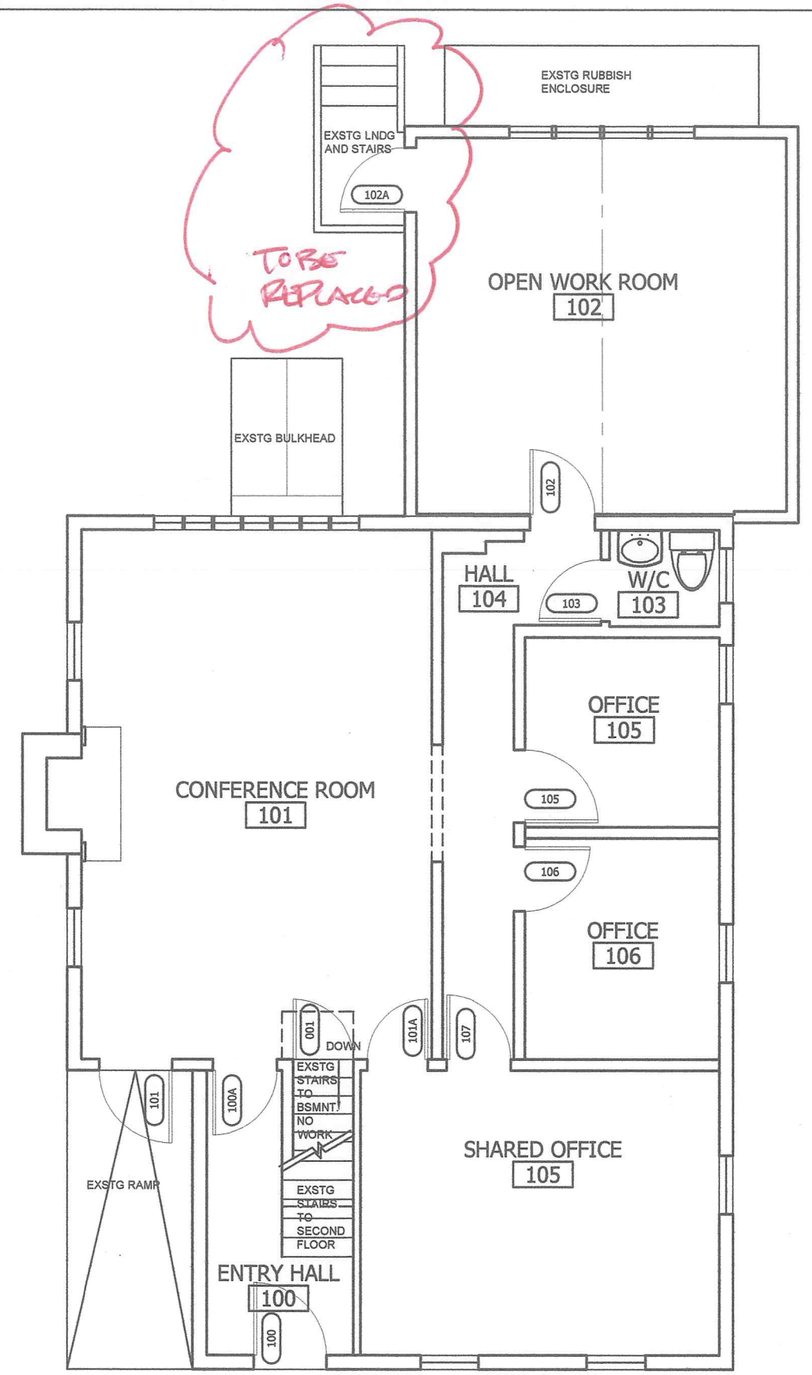
EXISTING CONDITIONS PLAN

DATE
MAR., 2012
SCALE
1" = 30'
FILE NO.
11209

DRAWING NUMBER
C2



1 EXSTG FIRST FLOOR PLAN

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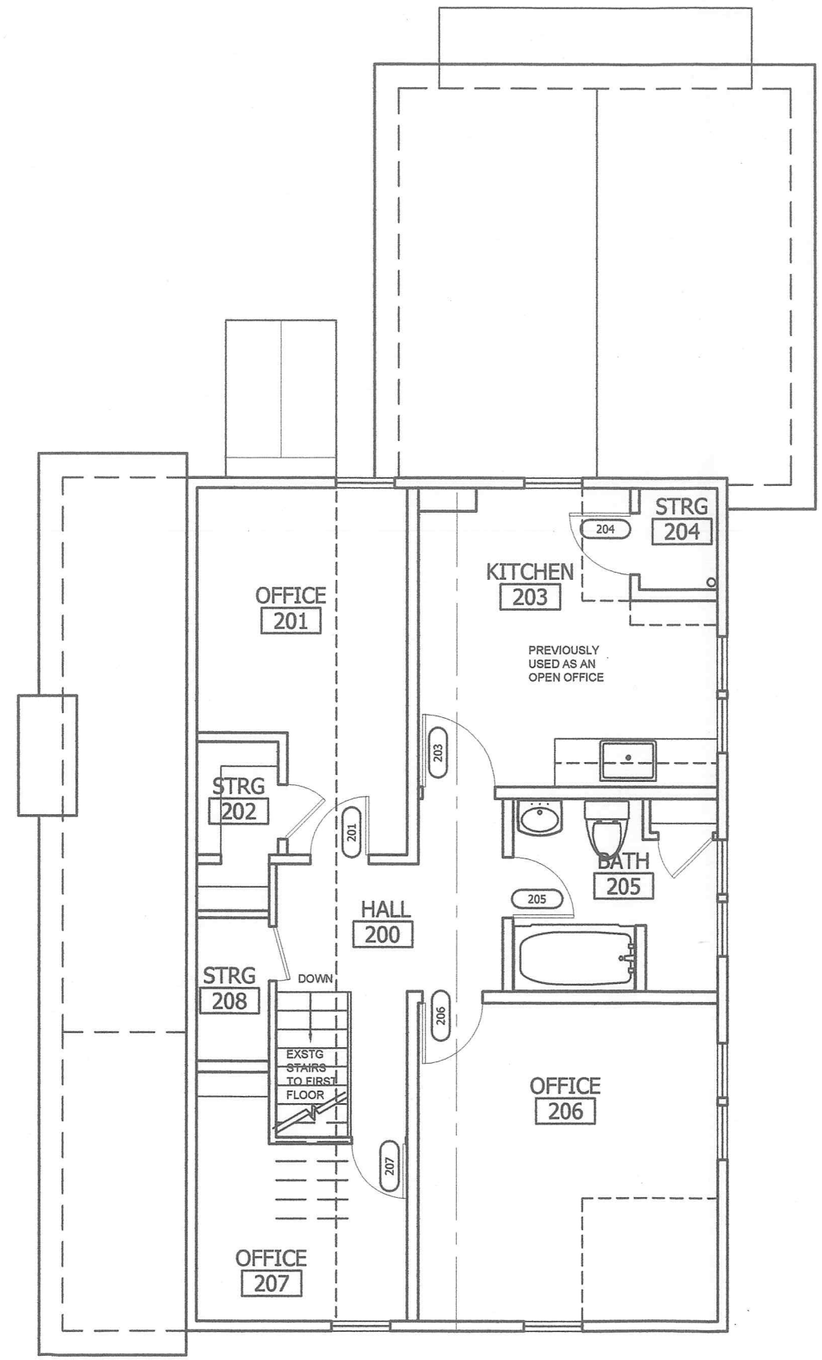

2 EXSTG SECOND FLOOR PLAN

NO WORK ON SECOND FLOOR.
SHOWN FOR REFERENCE

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

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CITY OF BURLINGTON
PLANNING AND ZONING APPLICATION

NOT FOR CONSTRUCTION

terry findeisen . architect
47 maple street . suite 330 . burlington . vermont . 05401
802 . 579 . 0015 terry.findeisen@gmail.com

Hillel at University of Vermont . Tenant Fit-up

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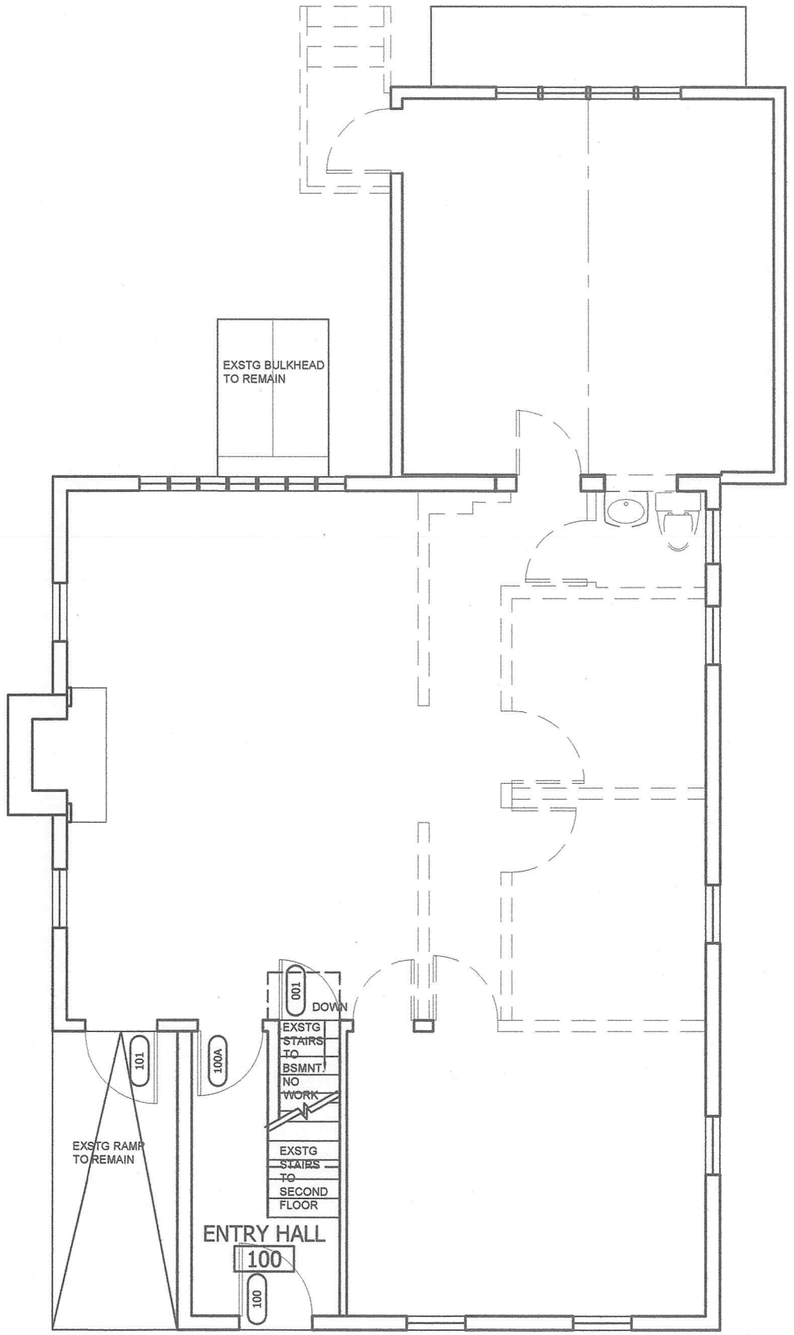

1 FIRST DEMO FLOOR PLAN

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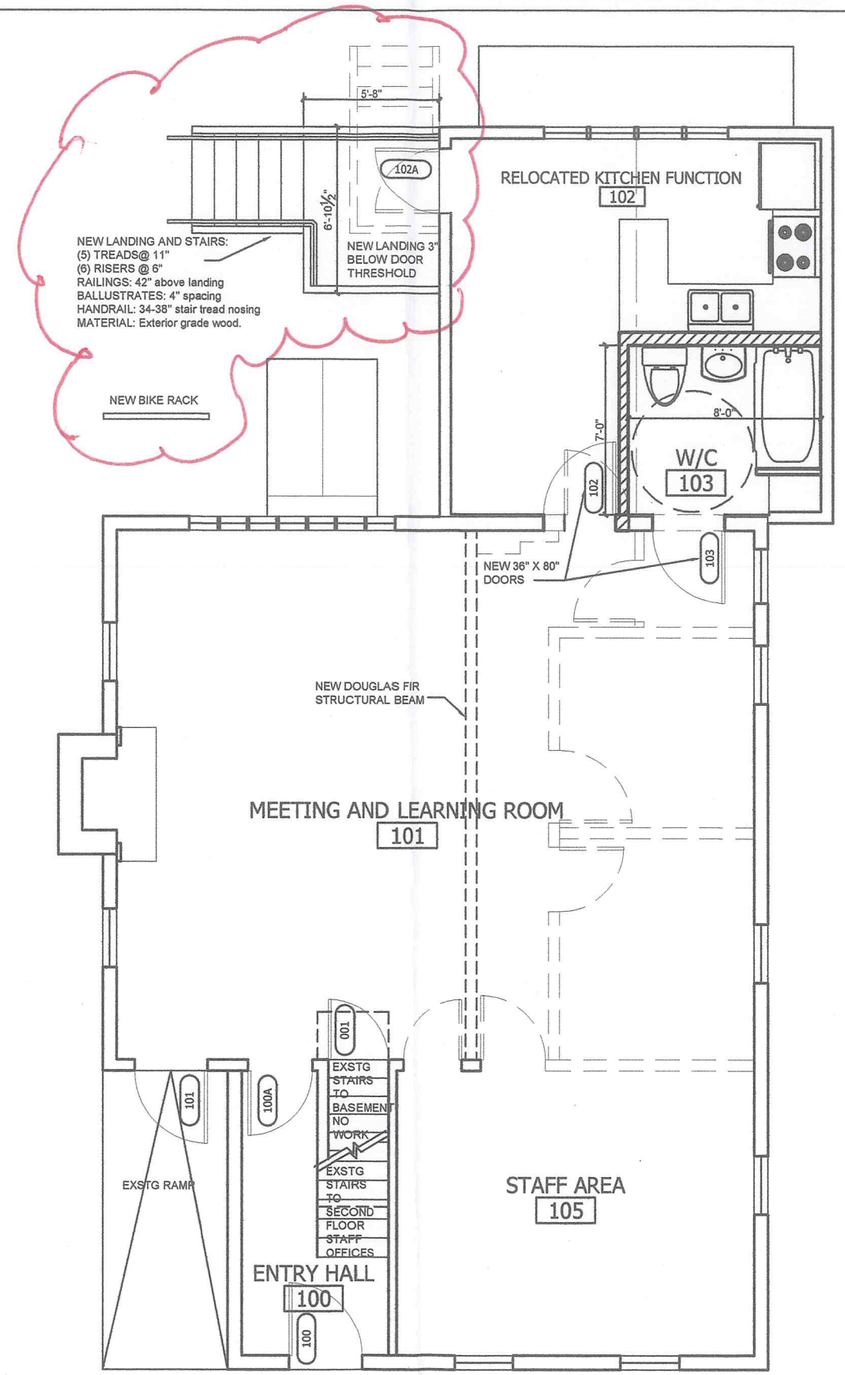

2 PROPOSED FIRST FLOOR PLAN

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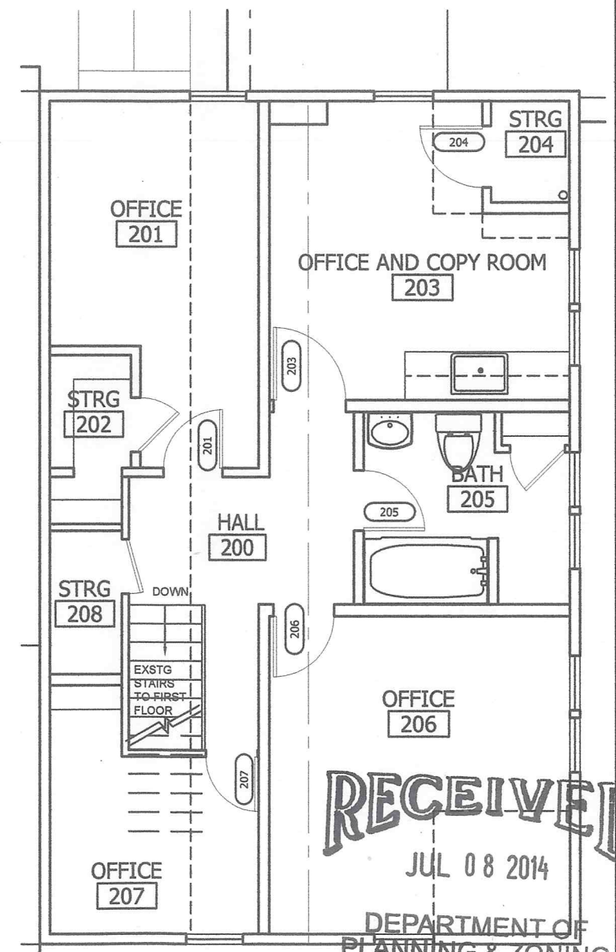

3 PROPOSED SECOND FLOOR PLAN

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PLANNING AND ZONING APPLICATION

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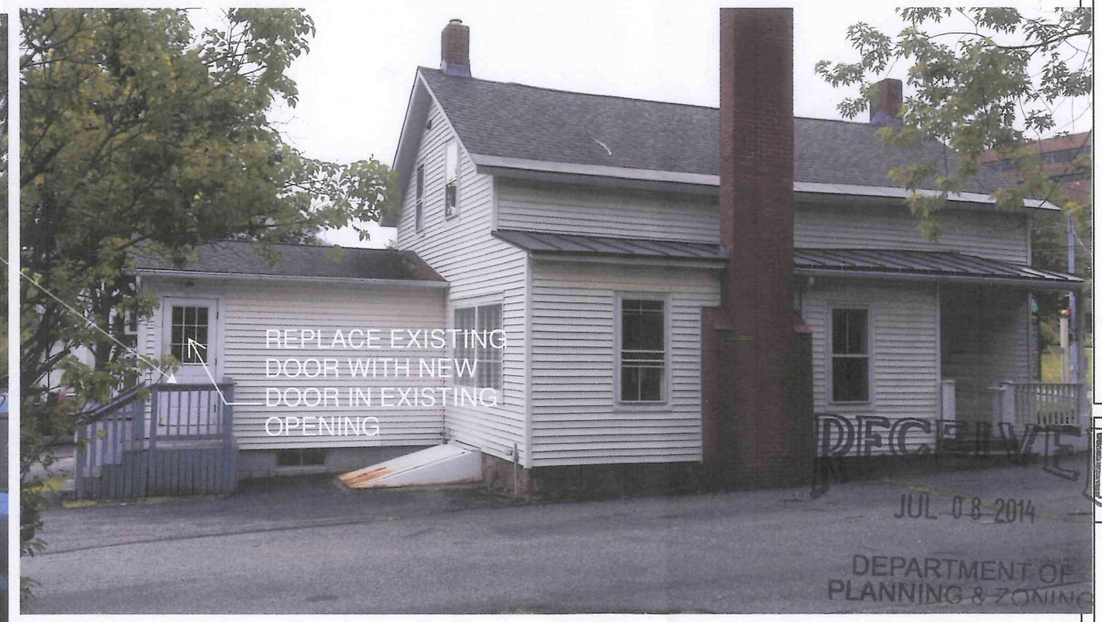
80 Colchester Ave: South Elevation

East Elevation

North Elevation



West Elevation

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NEW STAIRS WEST ELEVATION

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Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary

Burlington
Planning and Zoning

MEMORANDUM

To: Development Review Board
From: Ken Lerner
Date: August 19, 2014
RE: 15-0135CU; 666 Riverside Avenue

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

Zone: NMU **Ward**: 2
Date application accepted: July 23, 2014
Applicant/ Owner: Burlington Housing Authority/Wanda Robar
Request: Conditional use to change the existing taxi operation into an auto/vehicular repair facility.

Background:

- 10-25-85; Zoning Permit #85-497/COA 85-152 approved to use an existing building for a taxi operation.
- 4-15-90; ZP 91-75 approved for underground gas tank.
- 1-25-94; ZP 94-283/COA099-061A for Installation of a second floor window on the front elevation of the existing taxi business.
- 2-15-94; ZP 94-292 for sign.
- 1-24-99; ZP 99-604 to construct second story addition.
- 7-10-00; ZP 01-008 for an awning.
- 6-18-02; ZP 02-618 to reconfigure parking areas and installation of landscaped planters on north and west sides of property and flagpole.
- 6-12-03; ZP 03-565 for a sign.
- 3-17-14; ZP 14-0801CA dumpster enclosure.

Overview: The existing taxi operation will no longer be using the premises. The Burlington Housing Authority is requesting to use the facility for their maintenance department to store and maintain their nine vehicles. The existing exterior parking will continue to be used for parking but for employee vehicles rather than taxis. The second floor office/dispatch will continue to be used as an office and to dispatch maintenance staff to various locations.
There is no proposed construction or modifications to the building or site.

Recommendation: **CONSENT Approval**, per the following findings and conditions:

I. Findings

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

Appendix A – Use Table

USES	*NMU*
Automobile/Vehicle Repair	*CU[9, 12, 14]*

9. Automobile sales not permitted other than as a separate principal use subject to obtaining a separate zoning permit.

12. No fuel pumps shall be allowed other than as a separate principal use subject to obtaining a separate zoning permit.

14. Such uses not to exceed ten thousand (10,000) square feet per establishment.

No auto sales are proposed nor are any new fuel pumps. An underground fuel tank was approved on 4-15-90; ZP 91-75. The current building is 8,925 sq. ft. in size according to the City Assessor's records, below the 10,000 sq. ft. maximum as per footnote 14. **Affirmative Finding**

Article 3: Applications, Permits and Project Reviews

Part 5: Conditional Use and Major Impact Review

Section 3.5.6 (a) Conditional Use Review Standards

1. *The capacity of existing or planned community facilities*;

There are no modifications to the building or site proposed with this change in use. The site will be used as is only with a different type of vehicular operation. Thus there will no impact on existing community facilities. **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*;

This is a Neighborhood Mixed Use (NMU) district is intended to preserve and enhance existing commercial areas. This site contained a pre-existing taxi operation than ran 24/7. The proposed use with the storage of non-taxi related vehicles is not a significant change but different in nature and will operate with fewer vehicles and on a more limited basis, that is Monday thru Friday, 7 am to 5 PM, with other times only in case of a weather event or on an emergency basis. **Affirmative finding.**

3. *Traffic on roads and highways in the vicinity evaluated in terms of increased demand for parking, travel during peak commuter hours, safety, contributing to congestion, as opposed to complementing the flow of traffic and/or parking needs; if not in a commercial district, the impact of customer traffic and deliveries must be evaluated*;

The proposed use is not expected to generate significant traffic, particularly compared to the taxi use. Thus a decrease in the amount of traffic is expected. **Affirmative Finding.**

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

Other than the requirement for conditional use approval, as addressed herein, there are no other standards or factors applicable to the change in use. **Affirmative finding.**

5. *The utilization of renewable energy resources;*

No part of this application will prohibit the use of water, wind, solar, geothermal, or other alternative or renewable energy sources at this existing facility. **Affirmative finding.**

and,

In addition to the General Standards specified above, the DRB;

6. *shall consider the cumulative impact of the proposed use. For purposes of residential construction, if an area is zoned for housing and a lot can accommodate the density, the cumulative impact of housing shall be considered negligible*;

No housing is proposed in this mixed use district. Indirectly as the applicant is a housing provider, the facility will support their housing operations. **Affirmative finding.**

7. *in considering a request relating to a greater number of unrelated individuals residing in a dwelling unit within the RL, RL-W, RM and RM-W districts than is allowed as a permitted use, in addition to the criteria set forth in Subsection (a) hereof, no conditional use permit may be granted unless all facilities within the dwelling unit, including bathroom and kitchen facilities are accessible to the occupants without passing through any bedroom. Additionally, each room proposed to be occupied as a bedroom must contain at least one hundred twenty (120) square feet. There must also be a parking area located on the premises at a location other than the front yard containing a minimum of one hundred eighty (180) square feet for each proposed adult of the dwelling unit in excess of the number of occupants allowed as a permitted use. All other green space standards must be observed.*

Non-residential proposal that is not located within a residential zoning district. **Not applicable.**

8. *may control the location and number of vehicular access points to the property, including the erection of parking barriers.*

Existing curb cuts will be utilized to access the site and parking area. **Affirmative finding.**

9. *may limit the number, location and size of signs.*

No signs are included within the submission material. Any new signs will require zoning permits. **Affirmative finding as conditioned.**

10. *may require suitable mitigation measures, including landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.*

There is an approved site plan that contains landscape buffering and curbing. It is expected that the new owner will maintain and hopefully improve upon that plan in the future. **Affirmative finding as conditioned**.

11. *may specify a time limit for construction, alteration or enlargement of a structure to house a conditional use.*

No construction of the existing structure is proposed. **Not applicable.**

12. *may specify hours of operation and/or construction to reduce the impact on surrounding properties.*

The hours of operation are Monday thru Friday, 7 am to 5 PM, with other times only in case of a weather event or on an emergency basis. **Affirmative finding.**

13. *may require that any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions.*

Any future enlargement or alterations will require additional permit review in accordance with the regulations in effect at that time. **Affirmative finding as conditioned.**

14. *may consider performance standards, should the proposed use merit such review.*

As the change in use will have a reduced impact on the neighborhood than the previous use, no additional mitigation measures are necessary. **Affirmative finding.**

15. *may attach such additional reasonable conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*

As noted there will be a decrease of impacts on the area from the previous use that result from this proposal. **Affirmative finding.**

Article 8: Parking

Table 8.1.8-1 Minimum Off-Street Parking Requirements	
	Shared Use Districts
Automobile Repair/Service	*2 plus 1/bay*
Operations Center - Taxi (per three (3) employees)	*1*

There are five garage doors to access interior vehicular storage and work areas. These are not typical bays but include open work areas and tandem vehicle parking allows for 20 vehicles to be stored or worked on. In addition, there are 20 exterior parking spaces. This is sufficient to meet the requirements of Table 8.1.8-1 as 40 vehicles can be accommodated onsite. **Affirmative finding.**

ARTICLE 13: DEFINITIONS
Sec. 13.1.2 Definitions.
Automobile/Vehicle Repair/Service: *An establishment for the general repair, servicing, rebuilding, or reconditioning of automobiles, recreational vehicles, or trailers.*
Operation Center - Taxi/Bus: *A facility for the housing of motor-driven buses or taxis, which may include maintenance of those vehicles.*

The proposed use clearly is not a taxi operation but most closely fits the definition of an *Automobile/Vehicle Repair* facility. **Affirmative finding.**

II. Conditions of Approval

1. Any future enlargement or alterations will require additional permit review in accordance with the regulations in effect at that time.
2. Any new signs will require zoning permits.
3. Standard Permit Conditions 1-15.

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

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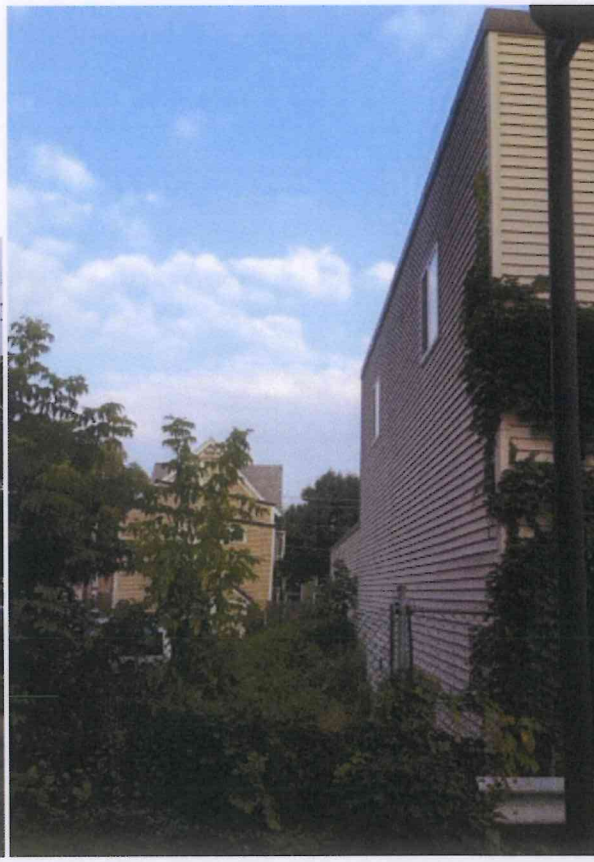
666 Riverside Avenue

Proposed BHA Maintenance Facility

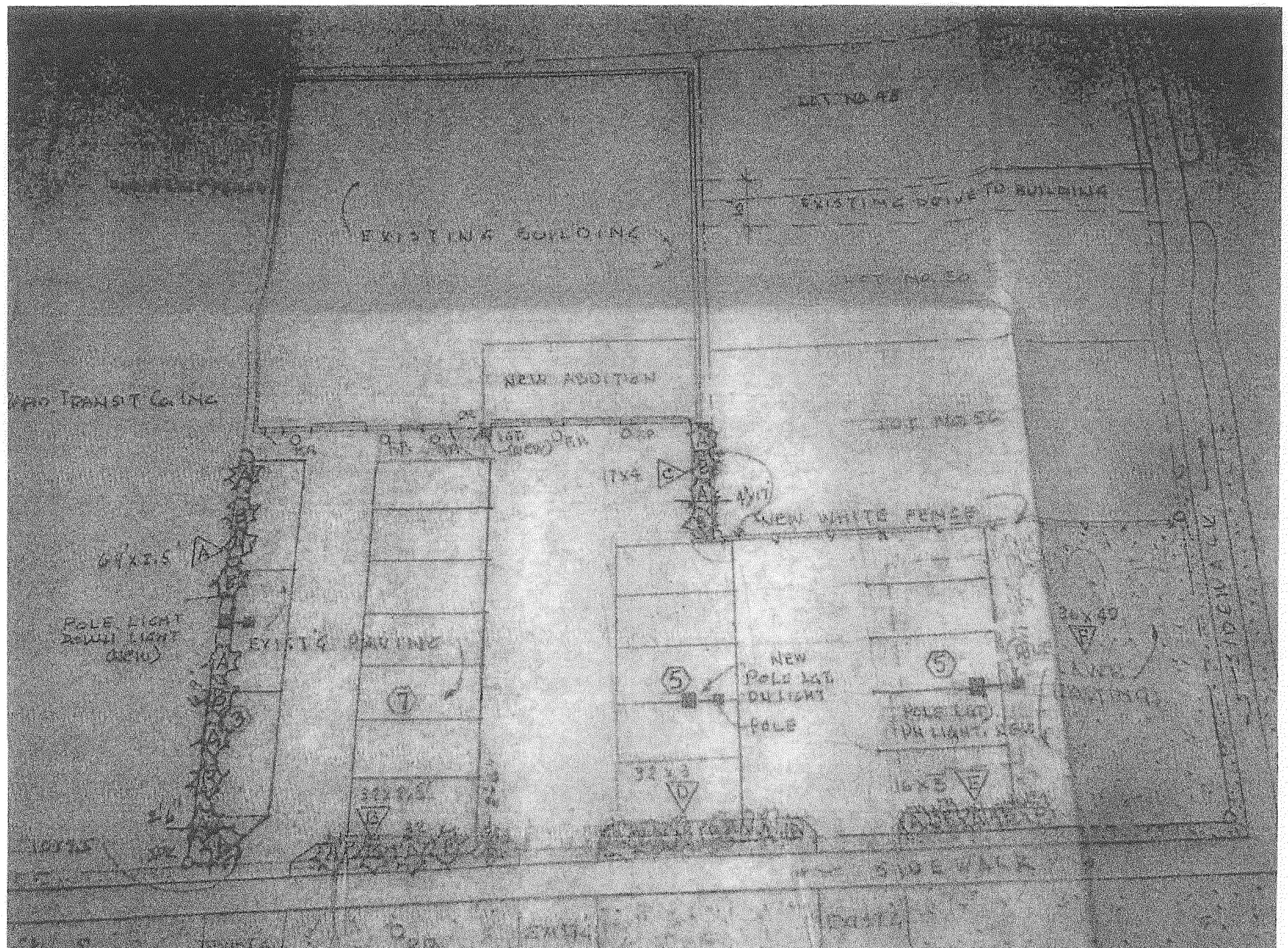
Front view of 666 Riverside Avenue parcel



Rear side of existing building

View looking west at 666 Parcel

View looking east at 666 parcel


EXISTING BUILDING
NEW ADDITION
NEW WHITE FENCE
EXISTING PARKING
POLE LIGHT
NEW
POLE LIGHT
POLE
SIDEWALK

Building 666 Riverside

Existing Green Around Building 603 sqft

Lot Number 56

Fence 80

4

75

Fence

— NOTE —

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

FINAL APPROVAL

SIGNED _____ DATE 6-18-12

PLANNING & ZONING DEPARTMENT

BURLINGTON, VERMONT

CURBING TO INSTALLED AROUND PLANTING AREAS

Flag Pole

33

49

Proposed Green Space 1171 sqft

CURBING TO BE INSTALLED AROUND PLANTING AREA

Proposed Sign

50

5' Radius 1' Tag

37

3

5

6

1

Sidewalk

1

1

20

12

Tree Belt

62

20

12

54

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Riverside Ave.

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DEPARTMENT OF
PLANNING & ZONING

Introduction

The Burlington Housing Authority (BHA) has entered into a Purchase and Sale Contract for 666 Riverside Avenue, which is currently permitted for use as a "taxi stand" under Zoning Permit #85-497 originally issued in 1985, auto repair and vehicle storage and office use.

Its current use is as a 24-hour operation. The first floor is used for vehicle repairs and inspections, both for company vehicles and the general public, and for vehicle storage. The second floor is used for administrative offices and company operations. The parking lot is used for additional vehicles and employee parking. Employee and company vehicles come and go from the site on a twenty-four hour basis.

BHA's proposed use of the 666 Riverside Avenue parcel is for its Maintenance Department. Functional use of the property will be essentially the same as current use: first floor storage and maintenance of vehicles, second floor offices for administration and operations, and parking lot for employee vehicles. BHA does not propose any modifications to the building or to the current site plan, at this time. The intensity of use, both in terms of the number of vehicles and trips per day and hours of operation will be substantially less than the current use.

The BHA Maintenance Department currently has three administrative staff and six maintenance employees. The maintenance fleet currently consists of nine vehicles, the largest being a dump body pickup truck.

BHA's Maintenance department presently operates between the hours of 7:00am and 5:00 pm, Monday through Friday. During weather events, such as snow storms, or in case of off-hour emergencies operations may occur outside of normal working hours. Any after-hours activity is conducted on an on-call basis that is coordinated by an offsite answering service.

Parking

It is our understanding that the current use has approval for the storage of 20 vehicles inside the building as well as 20 exterior parking spaces. The interior storage of BHA's nine-vehicle maintenance fleet is a primary objective of BHA's acquisition of this parcel. As mentioned above, the BHA maintenance fleet consists of nine vehicles, and it is expected not to exceed fifteen vehicles in the foreseeable future. The exterior parking lot on this parcel was used by the previous owner for employee parking as well as for parking of taxis, vans and tow trucks. BHA's proposed use of the exterior parking spaces is for daytime employee parking, which will also be on a smaller scale than current usage.

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Conditional Use Checklist Supplement

Description of proposed use and/or development:

The property is an approximately .37 acre parcel of land on the south side of Riverside Avenue. Almost all the property is paved parking or building. The existing building is two stories with a slab foundation and was constructed in 1960, with the first floor consisting of 5,925 square feet in gross area and the second floor consisting of 3,000 square feet of gross area. The proposed use is for relocation of BHA's Maintenance Department, with administrative and management activities taking place in the second story office space and general vehicle maintenance and storage taking place on the first story.

Days and hours of operation:

BHA's Maintenance department presently operates between the hours of 7:00am and 5:00 pm and consists of three management and administrative positions and six maintenance employees. Any after-hours activity is conducted on an on-call basis that is coordinated by an offsite answering service.

Number of Employees:

There are nine employees on the BHA maintenance staff that are associated with the proposed conditional use of this property; three management and administrative employees and six maintenance employees.

Traffic Generation and Parking Analysis:

The proposed conditional use is not expected to generate significant traffic. In fact, it will dramatically decrease the traffic, compared to its current use as a 'taxi stand'. Given that BHA's maintenance fleet is significantly smaller in size than the transit fleet deployed by the previous owner, a decrease in traffic volume from this property can be expected. Additionally, once BHA maintenance technicians have been dispatched from the facility each morning they typically remain out in the field until the end of the day. Thus, a decrease in vehicle trips to and from the property each day can be expected. At the end of each workday, the maintenance fleet vehicles returning to the property will then be parked inside. The exterior parking spaces will be utilized by BHA maintenance employees for use during daytime hours of operation.

Floor Plans:

Floor plans are included with the submitted set of plans.

Phasing Schedule:

There is no phasing schedule associated with the proposed conditional use of this property.

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Condition Use Review Criteria:

1. The proposed development will not result in an undue adverse effect on known existing or planned community facilities.

2. The proposed conditional use will not result in an undue adverse effect on the character of the area. BHA's use of the property will represent a decrease in neighborhood impact because, when compared to the previous owner/business: (1) hours of operation will be substantially reduced, (2) extensive on-site repair and maintenance of vehicles will no longer be undertaken, and (3) the number of vehicles parked in the front parking lot and visible to the surrounding neighborhood will be reduced.

3. The proposed development will not result in an undue adverse effect on parking, travel during peak commuter hours, safety, or congestion. The nine members of the BHA maintenance staff will utilize the twenty exterior parking spaces for parking during daytime hours of operation and the nine-vehicle maintenance fleet will be stored in the existing structure at night. Both these uses represent a drastic decline from the previous owner in demand for onsite parking and vehicle trips to and from the property during daytime hours. Additionally, as compared to the 24-hour operation of the previous owner, nighttime vehicle trips to and from the property will be virtually non-existent.

4. The proposed development project will not result in an undue adverse effect on any standards or factors set forth in existing City bylaws and city and state ordinances.

5. The proposed development project will not result in an undue adverse effect on the utilization of renewable energy resources. The proposed conditional use of the existing property and structure is of appropriate scale for the area.

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Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary

TO: Development Review Board
FROM: Scott Gustin
DATE: August 19, 2014
RE: 15-0100CU/HO; 1540 North Avenue

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

Zone: RL Ward: 7

Owner/Representative: Stonehouse Properties, LLC / Linda Letourneau

Request: Change use from daycare to single family home with home occupation contractor's office

Applicable Regulations: Article 3 (Applications and Reviews), Article 4 (Zoning Maps & Districts), Article 5 (Citywide General Regulations), and Article 8 (Parking)

Background Information:
The applicant is seeking approval to convert an existing daycare back to a single family home with an associated home occupation. No site or exterior building construction is included in this application. No customers would come to the premises.

Previous zoning actions for this property are noted below.

- 3/9/06, Approval to install replacement freestanding sign for small daycare
- 3/19/99, Approval to install freestanding sign for small daycare
- 10/27/97, Approval for parallel sign for small daycare
- 1/6/97, Approval to establish small daycare center in place of existing single family home
- 6/5/95, Approval for home occupation tarpaulin business in single family home

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:
(1) The capacity of existing or planned community facilities;
The proposed conversion from a small daycare (with up to 20 children) to a single family home with a home occupation will likely entail reduced impacts on community facilities currently serving the residence. **(Affirmative finding)**

(2) The character of the area affected;
The neighborhood is relatively heterogeneous for the New North End. It includes a mix of single family homes, duplexes, and some small scale commercial properties. The large multi-family development, Franklin Square, is behind the subject property. The Residential Low Density zoning district, wherein the subject property is located, is intended primarily for single family homes and duplexes. Insofar as this proposal will convert a daycare facility back to a single family home, it is consistent with the intent of the RL zone. Home occupations are allowed in this zone, subject to the restrictions of Section 5.4.6 of the CDO as noted in these findings. The proposed home occupation will take place entirely indoors and entails no customer or delivery vehicle traffic. As such, it will be largely invisible from the outside and will not adversely impact the character of the area. **(Affirmative finding)**

(3) Traffic on roads and highways in the vicinity;
No customers will come to the premises, nor will any delivery vehicles. In addition to the small office space, the applicant will have supplies stored in the garage delivered by himself. Although no traffic analysis has been provided (or is needed for a project of this scale), traffic impacts associated with the proposed use will likely be substantially less than those associated with the daycare facility. **(Affirmative finding)**

(4) Bylaws then in effect;
As conditioned, the application is consistent with applicable bylaws. **(Affirmative finding)**

(5) Utilization of renewable energy resources;
Not applicable.

(6) Cumulative impacts of the proposed use;
The proposed home occupation is not expected to generate any significant impacts, cumulative or otherwise. **(Affirmative finding)**

(7) Functional family;
Not applicable.

(8) Vehicular access points;
The subject property is served by a private driveway. The home occupation does not require any modification to it. **(Affirmative finding)**

(9) Signs;
No exterior signs are proposed for the home occupation. **(Affirmative finding)**

(10) Mitigation measures;
The proposed home occupation does not result in impacts warranting mitigation measures. **(Affirmative finding)**

(11) Time limits for construction;
No construction schedule is needed for this proposal. **(Affirmative finding)**

(12) Hours of operation and construction;

Insofar as no customers come to the premises, and onsite work associated with the home occupation is limited to office work, days and hours of operation have not been specified and do not need to be. **(Affirmative finding)**

(13) Future enlargement or alterations;
Any future enlargement or alterations of the home occupation will require additional permit review per the regulations in effect at that time.

(14) Performance standards;
Not applicable.

(15) Conditions and safeguards;
See proposed conditions of approval.

Article 4: Maps & Districts
Sec. 4.4.5, Residential Districts:
(a) Purpose
(1) Residential Low Density (RL)
The subject property is located in the RL zone. This zone is intended primarily for single family homes and duplexes. The primary use will change to that of a single family home. **(Affirmative finding)**

(b) Dimensional Standards & Density
Not applicable.

(c) Permitted & Conditional Uses
The single family home a permitted use in the RL zone. The proposed home occupation may be conditionally permitted. **(Affirmative finding)**

(d) District Specific Regulations
Not applicable.

Article 5: Citywide General Regulations
Part 4: Special Use Regulations
Sec. 5.4.6, Home Occupations
1. A home occupation shall be conducted solely by resident occupants plus no more than one additional full-time equivalent employee in RL and WRL districts and no more than two (2) full-time equivalent employees in other districts. The home occupation shall be conducted entirely within an existing dwelling unit and/or one enclosed accessory structure.

The home occupation will be conducted by one resident occupant and one outside employee. The contractor's office home occupation will take place entirely within the residence. Supplies will be kept within the detached garage. **(Affirmative finding)**

2. No more than thirty-five percent (35%) of the floor area of said residence, including accessory structures, up to a maximum of seven hundred fifty (750) square feet, whichever is less, shall be used for such purpose.

The home and garage total 2,234 sf. The proposed home occupation space will total 440 sf. This area is 19.7% of the 2,234 sf home and garage total and is acceptable. **(Affirmative finding)**

3. No home occupation shall require alterations, construction or equipment that would change the fire rating of the structure or the fire district in which the structure is located.

The home occupation does not result in a change to the fire rating of the structure. **(Affirmative finding)**

4. There shall be no outside storage of any kind related to the home occupation.

No outside storage is proposed. **(Affirmative finding)**

5. There shall be no exterior evidence of the conduct of a home occupation except for: Occasional garage/lawn/yard type sales (up to twice a year not to exceed two (2) days each); and One non-illuminated attached parallel sign that shall not exceed two (2) square feet. No other signs shall be permitted.

No garage/lawn/yard type sales are included in this proposal. No outdoor sign is proposed. **(Affirmative finding)**

6. No home occupation may increase vehicular traffic flow or parking by more than one additional vehicle at a time for customers or deliveries. All parking shall be located off-street and shall maintain the required front yard setback per Article 5.

No customers will come to the premises, nor will there be any delivery vehicles. **(Affirmative finding)**

7. No home occupation shall create sounds, noise, dust, vibration, smell, smoke, heat, humidity, glare, radiation, electrical interference, fire hazard or any other hazard, nuisance or unsightliness which is discernible from any adjacent dwelling unit.

The home occupation as proposed will not generate any nuisance or unsightliness discernible from the exterior. **(Affirmative finding)**

8. The home occupation shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part.

The proposed home occupation is clearly incidental to the newly proposed primary residential use of the property. Onsite work is limited to office work. Storage space within the detached garage will contain supplies. There will be no evidence of the home occupation as perceived from outside. **(Affirmative finding)**

9. Delivery of products and materials related to the home occupation by vehicles other than automobiles shall occur no more than once per day.

No commercial delivery vehicles will serve the home occupation. **(Affirmative finding)**

10. With the exception of one delivery per day, as specified in subparagraph (9), no more than one commercial vehicle shall be allowed on the premises at any one time; and

One commercial vehicle, a box truck, is associated with the home occupation. The applicant also owns a personal vehicle. Both will be kept onsite. **(Affirmative finding)**

11. There shall be no sale of goods except for goods fabricated on the premises as part of an approved home occupation.

No sale of goods will take place onsite. The proposed contractor's office will be to support offsite work. **(Affirmative finding)**

Article 8: Parking
The single family home requires 2 parking spaces. The home occupation requires one space for the box truck. The previous daycare facility used 7 parking spaces onsite (up to 9 including 2 tandem). Existing parking is more than adequate. The applicant is encouraged to remove some of this parking to increase green space onsite more consistent with the character of the RL zone. **(Affirmative finding)**

II. Conditions of Approval

1. The applicant/Property Owner is encouraged to remove some of the parking area behind the home to increase green space more consistent with the character of the RL zone. Such removal will require an administrative zoning permit.
2. 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.
3. Any changes to the home occupation as proposed shall require an amendment to the home occupation permit approval.
4. The applicant is responsible for complying with all representations disclosed on the Home Occupation Questionnaire.
5. Standard permit conditions 1-15.

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$180

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

Reused 7/28

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 1540 North Avenue Burlington, VT

PROPERTY OWNER*: Stonehouse Properties LLC *If condominium unit, written approval from the Association is also required	**APPLICANT:** Redstone- Linda Letourneau
POSTAL ADDRESS: 86 Lake Street	POSTAL ADDRESS: 210 College Street
CITY, ST, ZIP: Burlington VT 05401	CITY, ST, ZIP: Burlington VT 05401
DAY PHONE: 8653450	DAY PHONE: 3432107
EMAIL: dgfoca@aol.com	EMAIL: lletourneau@redstonevt.com
SIGNATURE: X I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.	**SIGNATURE:**

Description of Proposed Project: change of use from daycare to residential rental with at home contractor's office

Existing Use of Property: ☐ Single Family ☐ Multi Family: #___ Units ☒ Other: daycare

Proposed Use of Property: ☒ Single Family ☐ Multi Family: #___ Units ☒ Other: res rental with contractors office

Will 400 sq ft or more of land be disturbed, exposed and/or developed? Yes ☐ No ☒
(If yes, you will need to provide the 'Erosion Prevention and Sediment Control Plan' questionnaire with a site plan)

For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes ☐ No ☒
(If yes, you will need to provide the 'Stormwater Management Plan' questionnaire with a site plan)

Are you proposing any work within or above the public right of way? Yes ☐ No ☒
(If yes, you will need to receive prior approval from the Department of Public Works)

Estimated Construction Cost (value)*: $ 0
(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

- Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit).
- A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire.
- Please ask for assistance if you have any questions about filling out this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only: Zone: RL Eligible for Design Review? _____ Age of House 1922 Lot Size 17190

Type: SN___ AW___ FC___ BA___ COA 1___ COA 2___ COA 3___ CU___ MA___ VR___ HO___ SP___ DT___ MP___

Check No. _____ Amount Paid _____ Zoning Permit # _____

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Revised 7/28

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149 Church Street, City Hall
Burlington, VT 05401-8415
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Fax: (802) 865-7195
www.burlingtonvt.gov/pz

Home Occupation Application Questionnaire

Use this checklist for all applications for a home occupation - See Sec. 5.4.6 of the Zoning Ordinance. This questionnaire is provided to summarize details and is required to accompany a zoning permit application form and required fee (for either administrative approval or conditional use review).

Please note:

1. The specific requirements for home occupations can be found in Section 5.4.6 of the Comprehensive Development Ordinance which is available in its entirety on our website at www.ci.burlington.vt.us/planning
2. A 'Business Personal Property Registration Form' may be required to be submitted to the Assessors Office This form is available at www.ci.burlington.vt.us/assessor/businesses

Name of Business Proposed: Boucher Plumbing

Type of Business Proposed: Contractor home office & storage in garages

Provide a detailed description of the proposed Home Occupation such as: activities involved, materials and equipment used; quantities of materials and equipment stored on-site; methods of operation; hours of operation.
This may be done on a separate piece of paper and attached.

Please respond to the following:

1. How many persons will be involved or employed in the conduct of the proposed Home Occupation:
Residents of premises: 1 Others 1 Total Number 2

2. What type of product will be produced, serviced, or repaired in the conduct of your Home Occupation? (For example: repair of clocks or watches, making jewelry, etc.). Explain:
None. Paperwork office and garage storage
160 SF + 280 SF

3. Describe any alterations to the home or premises that might be required to facilitate your Home Occupation:
none

4. Describe what rooms will be used in the conduct of the Home Occupation and how these rooms will be used. (For example: garage will be used to store supplies; or den will contain desk and file cabinets, etc.). Indicate the gross floor area(s) that will be used in the conduct of the Home Occupation. Indicate the total gross floor areas of your house and include any accessory structure(s) to be used for the Home Occupation, (Ex. Garage).
at entry - side room - Desk, file cabinet, phone fax etc
Approx. 160 SF
total house 980 SF + 280 SF garage + 1260 SF to int 35% = 4[illegible] SF → see Assess in fo
attached floor plan

5. Describe the mechanical and/or electrical equipment that will be necessary to conduct your business activity:
nothing different than the house. Electric Service

6. Describe how, where and in what amounts the material, supplies and/or equipment related to your Home Occupation will be displayed or stored:
garage Storage - contractor parts + Supplies

PLEASE TURN OVER

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Revised 7/28

7. Will people come to your home to obtain any product or utilize any service connected with the proposed Home Occupation activity? Yes _____ No X
If yes, please explain in detail:

8. Are any signs necessary or proposed relative to the Home Occupation?
Yes _____ No X
If yes, you are required to file for a Sign Permit. An application form can be obtained at the Planning and Zoning Department or on our website.

9. If trucks or other equipment will be used in your Home Occupation, where will they be parked or stored?
Yes sometime a box truck
pick up is personal

10. Will the Home Occupation involve the use of commercial vehicles for delivery of materials to or from the premises? Yes_____No No
If yes, please explain:

11. How may parking spaces will be provided for the home occupation? 3-(three) See attached sketch
Where will they be located? Indicate parking spaces on a site plan of this property as part of your application submission.

12. Is your proposed Home Occupation in conformance with the conditions, covenants and restrictions pertaining to your property? Yes X No___
We suggest checking your deed for conditions, covenants and restrictions.

I have read and understand 'Sec 5.4.6 Home Occupations' under the City of Burlington Comprehensive Development Ordinance and believe that to the best of my knowledge my proposed Home Occupation would not violate any portion of said Ordinance:

Applicant's Signature: [signature]

Date: 7/15/2014

Property Owner's Signature: [signature]

Date: _____

EXTERIOR INFORMATION

Type:	307 - DAYCARE
Sty Ht:	1.75 - 1.75
(Liv) Units:	1 — Total: 1
Foundation:	C - CONCRETE
Frame:	W - Wood
Prime Wall:	ST - STONE
Sec Wall:	%
Roof Struct:	GB - GABLE
Roof Cover:	AS - ASPHALT SH
Color:	
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3/4Bth		Rating:	
1/2 Bath:		Rating:	
A 1/2Bth:		Rating:	
Oth Fix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

TINY TOTS PRESCHOOL.

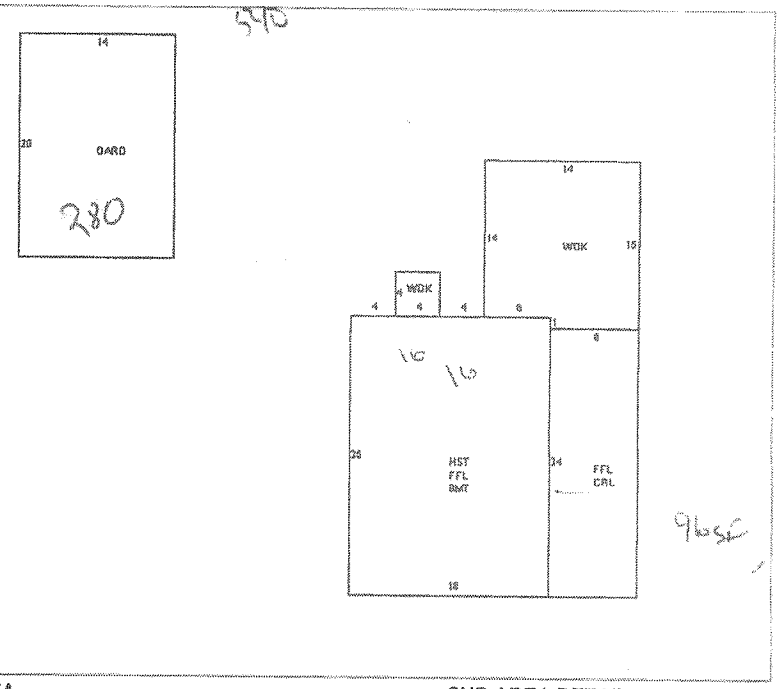
RESIDENTIAL GRID

1st Res Grid — Desc: Line 1 — # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals — RMs: 0 — BRs: 0 — Baths: 1 — HB

SKETCH



GENERAL INFORMATION

Grade:	A - AVERAGE		
Year Blt:	1922	Eff Yr Blt:	1970
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1			
Totals			
1			

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wall:	PL - PLASTER
Sec Int Wall:	%
Partition:	
Prim Floors:	HW - HARDWOOD
Sec Floors:	SW - SOFTWO 50%
Bsmnt Flr:	C - CONCRETE BMT
Bsmnt Gar:	
Electric:	T - TYPICAL
Insulation:	T - TYPICAL
Int vs Ext:	
Heat Fuel:	G - GAS
Heat Type:	HA - HOT AIR
# Heat Sys:	1
% Heated:	100 — % AC:
Solar HW:	NO — Central Vac: NO
% Com Wall	% Sprinkled

DEPRECIATION

Phys Cond:	GD - Good	17. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		17.4 %

CALC SUMMARY

Basic $ / SQ:	92.60
Size Adj.:	1.00000000
Const Adj.:	1.04448640
Adj $ / SQ:	96.719
Other Features:	7000
Grade Factor:	1.00
Neighborhood Inf:	1.20000005
LUC Factor:	1.00
Adj Total:	139550
Depreciation:	24282
Depreciated Total:	115268

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
63.6	045-2-048-000		6/17/2004	700,000
59.5	044-3-092-000		10/29/2004	80,000
55.5	049-1-116-001		3/29/2004	365,000
54.1	044-3-281-000		10/7/2004	240,000

WtAv$/SQ: — AvRate: 58.17 — Ind.Val 149400.0000

Juris. Factor:		Val/Su Fin:	117.65
Special Features:	0	Val/Su Net:	54.34
Final Total:	115300	Val/Su SzAd	117.71

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	642	96.720	62,094
BMT	BASEMENT	450	19.340	8,705
HST	HALF STORY	338	77.380	26,114
GARD	GARAGE DET	280	33.850	9,479
WDK	WOOD DECK	220	13.180	2,900
CRL	CRAWL SPACE	192	.000	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Cu	# Ten

Net Sketched Area:	2,122			Total:	109,292
Size Adj	979.5	Gross Area	2234	FinArea	980

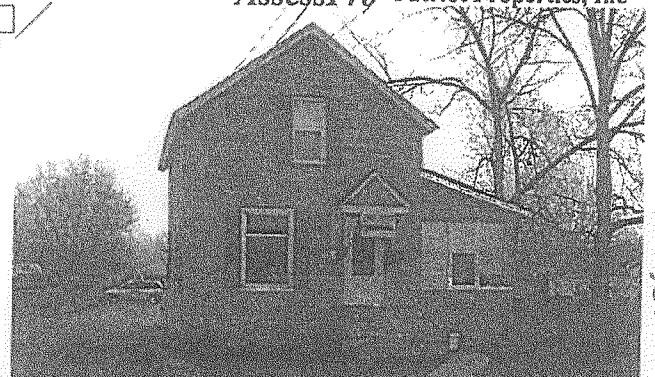
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
HD	SHED/FR	D	Y	1	54	C	AV	1922	12.13	T	70	C		1.2	200			200
HD	SHED/FR	D	Y	1	30	C	AV	1985	14.00	T	28	C		1.2	400			400

PARCEL ID 024-2-036-000

IMAGE

AssessPro Patriot Properties, Inc



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JUL 29 2014

Closed 7

Google earth

feet 200
meters 60

1540 Proximity

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(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, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary

TO: Development Review Board
FROM: Scott Gustin
DATE: August 19, 2014
RE: 14-0747SD; 1891 North Avenue

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

Zone: RL Ward: 4

Owner/Applicant: Tom & Jill Mitchell

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

Applicable Regulations:
Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking), and Article 10 (Subdivision)

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

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

1. Clarity of tree retention versus removal. What trees will be removed and what trees, if any, will remain? Are any of the existing trees "specimen trees?"
2. Front walkways that connect each new home to the public sidewalk or street network.
3. A more robust landscaping plan that defines spaces within the development and screens parking areas and utilities.
4. Outdoor lighting fixture locations, cut sheets, and illumination levels.
5. Window materials and cut sheets.
6. Utility meter locations and screening. Locations and screening of mechanical equipment, if any is proposed.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Article 4: Maps & Districts
Sec. 4.4.5, Residential Districts:
(a) Purpose
(1) Residential Low Density (RL)
The subject property is located in the RL zone, which is intended primarily for single family homes and duplexes. The proposed development consists exactly of that – two duplexes and a single family home. **(Affirmative finding as conditioned)**

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

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

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

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

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

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

2. Height
No height exceptions are sought.

3. Lot Coverage
No lot coverage exceptions are sought.

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

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

6. Uses
Not applicable.

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

Article 5: Citywide General Regulations
Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation
Not applicable.

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

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

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

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

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

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

The Conservation Board reviewed the proposed stormwater management plan and erosion prevention and sediment control plan on March 10, 2014 and recommended approval of them subject to the standard stormwater and erosion control conditions. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards:
Part 1, Land Division Design Standards
Sec. 6.1.2, Review Standards
(a) Protection of important natural features
The property contains no significant natural areas as defined in the Open Space Protection Plan or as depicted in any of the Natural Resource Protection Overlay District maps. A number of trees are present. The applicant has revised the site plan to better indicate which existing trees will be retained versus removed and which trees are to be newly planted. None of the trees qualify as

specimen trees (i.e. 30" + caliper and/or more than 100 years old as determined by a certified arborist). **(Affirmative finding)**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(o) Outdoor lighting
See Sec. 5.5.2.

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

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

1. *Massing, Height, and Scale*
The subject property is sited between single family homes along Dewey Drive and the very large Northgate Apartments complex. The homes along Dewey Drive are relatively small as compared to the Northgate Apartments; however, the apartment buildings are sectionalized in components roughly approximate to the scale of the Dewey Drive homes. The new homes included in this proposal retain this consistent scale. The two duplexes (which are mirror images of each other) read as individual dwelling units connected by way of a shared garage. This arrangement lessens perceived building bulk and provides a degree of separation of the living quarters. The proposed single family home is smaller than the duplexes and is comprised of several distinct components. Its massing and scale are consistent with neighboring single family homes. All three of the proposed buildings are well under the 35' height limit. The single family home is just a single story. The two duplexes are two stories. The proposed building heights are consistent with nearby homes. **(Affirmative finding)**

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

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

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

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

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

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

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

(g) Make advertising features complimentary to the site
Not applicable.

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

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

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

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

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

II. Conditions of Approval

1. Within 180 days of the date of final approval, the subdivision plat mylar, with all applicable endorsement signatures, shall be filed with the City Clerk per Sec. 10.1.11 of the Comprehensive Development Ordinance. Failure to do so shall render void the final plat approval.
2. **Prior to release of the zoning permit**, revised plans shall be submitted subject to staff review and approval. Revised plans shall include:
    a. Outdoor lighting fixture locations on building elevation drawings;
    b. Lumens information for each proposed outdoor lighting fixture;
    c. Access easement for lot 2 across lot 3;
    d. Screening for utility vaults; and,
    e. Locations and screening for utility meters.
3. This approval incorporates the July 17, 2014 approval by the Stormwater Administrator of the Erosion Prevention & Sediment Control Plan.
4. Days and hours of construction shall be limited to Monday – Saturday, 7:00 AM – 6:00 PM.
5. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Treasurer's Office the impact fee as calculated by staff based on the net new square footage of the proposed development.
6. Each new residence included in this approval is subject to the functional family provisions of the Comprehensive Development Ordinance.
7. A State of Vermont wastewater permit is required. Written confirmation from the Department of Public Works as to adequate municipal sewer capacity is also required.
8. The proposed construction shall comply with Burlington's current energy efficiency standards and with Burlington's current egress requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
9. Standard permit conditions 1 -15.

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FEB 12 2014
DEPARTMENT OF
PLANNING & ZONING

TOM MITCHELL
1891 NORTH AVENUE
RESIDENTIAL SUBDIVISION

CITY OF BURLINGTON

LIST OF DRAWINGS

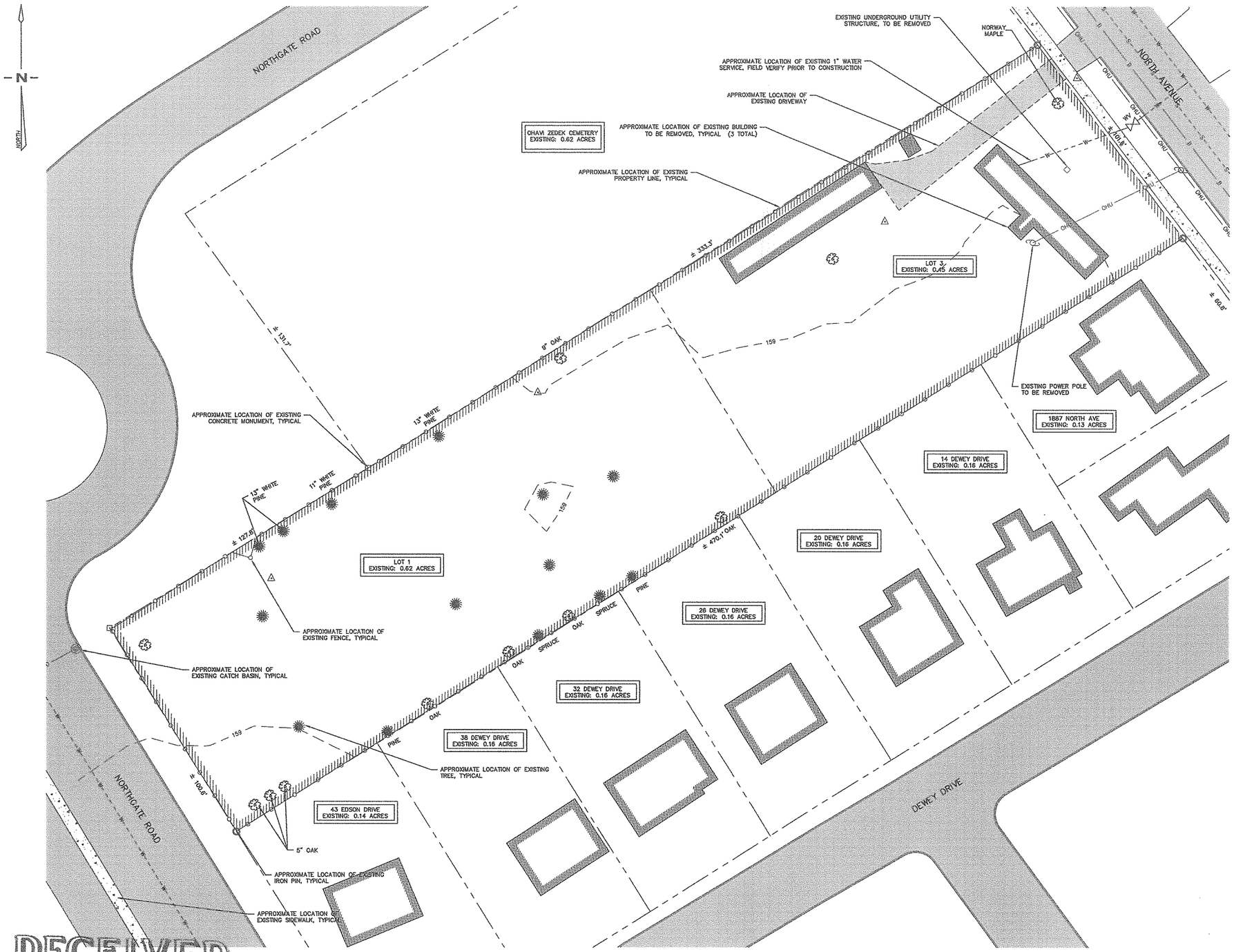
C-1 .....EXISTING CONDITIONS
C-2 .....SITE PLAN
C-3 .....GRADING & UTILITY PLAN
C-4 .....DETAILS
C-5 .....DETAILS
C-6 .....SPECIFICATIONS
C-7 .....SPECIFICATIONS

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

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

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

PERMIT SET



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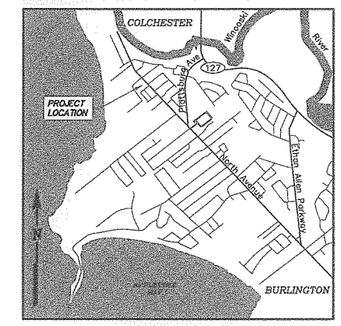
EXISTING CONDITIONS

(1 / C-1)

SCALE 1" = 20'

Graphic Scale: 20 0 20 40 60 80 feet



LOCATION MAP

N.T.S.

DESIGN SUMMARY:

1. PROJECT DESCRIPTION:

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

2. PROJECT CONTACTS:

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

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

GENERAL NOTES:

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

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

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

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

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

6. PROPOSED BUILDING LOCATIONS SHOWN ARE THEORETICAL ONLY.

REFERENCE MAPS:

1. MAP TITLED "TOPOGRAPHIC SURVEY, MITCHELL PROPERTY", PREPARED BY VERMONT LAND SURVEYORS, INC., DATED NOVEMBER 5, 2012, VLS JOB #201215. VERTICAL DATUM IS BASED UPON A CLASS II VERTICAL CONTROL POINT (PID AB9591). NAVD 1988 DATUM.

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

3. ADDITIONAL FEATURES FROM VERMONT DEPARTMENT OF TAXES, VERMONT MAPPING PROGRAM, ORTHOPHOTO #B090224, YEAR TAKEN 2004

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

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

LEGEND

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

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

REVISION DATE & DESCRIPTION
08/24/14 - ADDED TREES AND UTILITY CLOSET

Champlain Consulting ENGINEERS
85 PRIM ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05446
(802) 863-8060 - 864-1878 FAX

STATE OF VERMONT MARTIN E. COURCELLE NO. 8745 CIVIL LICENSED PROFESSIONAL ENGINEER

TOM MITCHELL
RESIDENTIAL SUBDIVISION
1891 NORTH AVENUE
EXISTING CONDITIONS

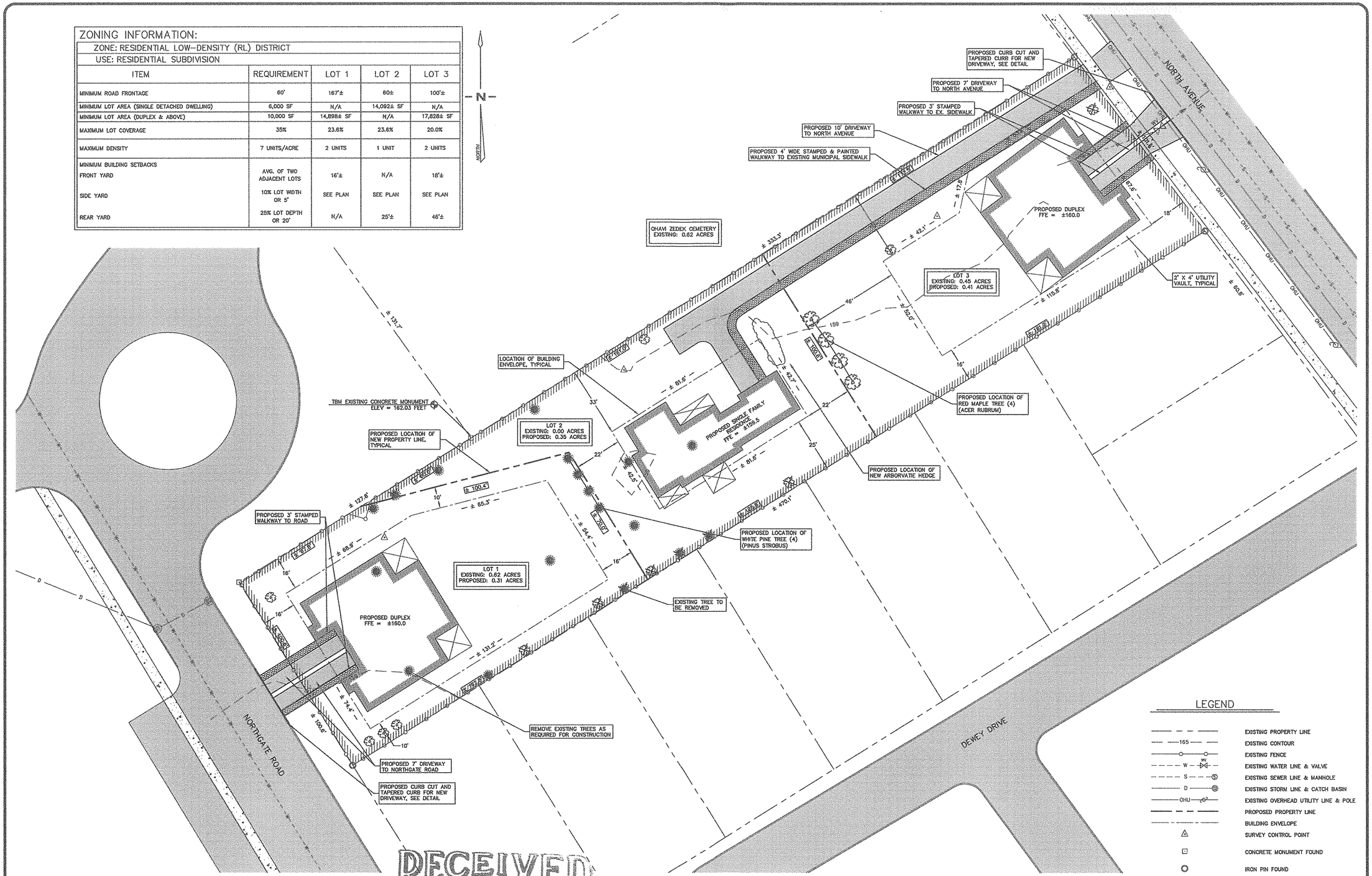
DRAWN	CCE
CHECKED	MEC
SCALE	1" = 20'
DATE	10/31/13
JOB NO.	29104
SHEET	C-1

ZONING INFORMATION:

ZONE: RESIDENTIAL LOW-DENSITY (RL) DISTRICT

USE: RESIDENTIAL SUBDIVISION

ITEM	REQUIREMENT	LOT 1	LOT 2	LOT 3
MINIMUM ROAD FRONTAGE	60'	167'±	60±	100'±
MINIMUM LOT AREA (SINGLE DETACHED DWELLING)	6,000 SF	N/A	14,092± SF	N/A
MINIMUM LOT AREA (DUPLEX & ABOVE)	10,000 SF	14,898± SF	N/A	17,828± SF
MAXIMUM LOT COVERAGE	35%	23.6%	23.6%	20.0%
MAXIMUM DENSITY	7 UNITS/ACRE	2 UNITS	1 UNIT	2 UNITS
MINIMUM BUILDING SETBACKS				
FRONT YARD	AVG. OF TWO ADJACENT LOTS	16'±	N/A	18'±
SIDE YARD	10% LOT WIDTH OR 5'	SEE PLAN	SEE PLAN	SEE PLAN
REAR YARD	25% LOT DEPTH OR 20'	N/A	25'±	46'±



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PLANTING SCHEDULE:

DECIDUOUS TREES

QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE/SPEC.
4	ACER RUBRUM	RED MAPLE	2.5 IN., B&B

EVERGREEN TREES

4	PINUS STROBUS	WHITE PINE	5-6 FT., B&B

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

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

Graphic Scale
20 0 20 40 60 80 feet

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

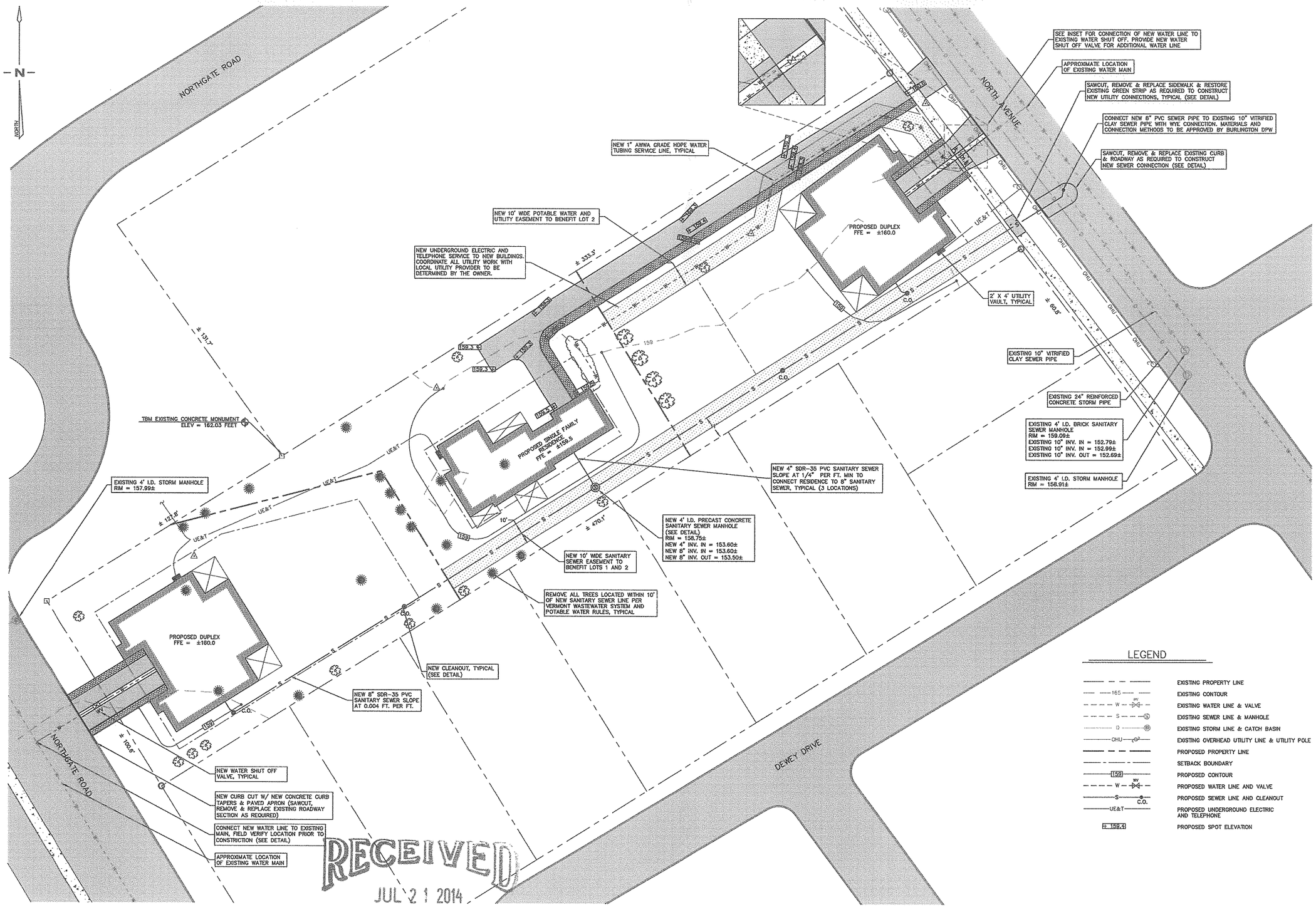
Champlain Consulting ENGINEERS
85 PRIM ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05446
(802) 863-8060 - 864-1878 FAX

STATE OF VERMONT
MARK E. CUSSLER
NO. 8745
CIVIL
LICENSED
PROFESSIONAL ENGINEER

TOM MITCHELL
RESIDENTIAL SUBDIVISION
1891 NORTH AVENUE
SITE PLAN

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

Tue, Jun 25 12:57 2014 11:19:1



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DEPARTMENT OF PLANNING & ZONING

GRADING AND UTILITY PLAN

C-3

SCALE 1" = 20'

Graphic Scale: 20 0 20 40 60 80 feet

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

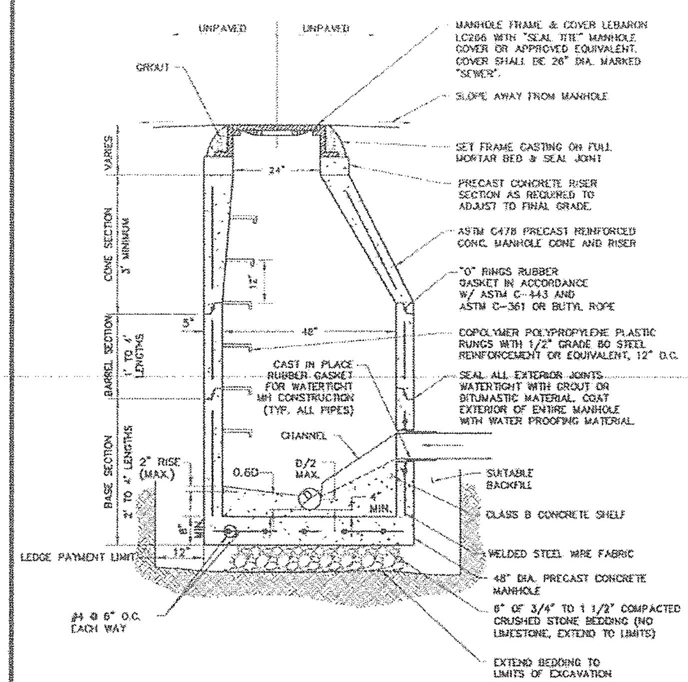
REVISION DATE & DESCRIPTION
03/12/14 – REVISED PER CI
03/25/14 – REVISED PER CI
06/24/14 – ADDED TREES AND UTILITY CLOSET

Champlain Consulting ENGINEERS
85 PRIM ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05446
(802) 862-8060 FAX: (802) 862-1978

STATE OF VERMONT
MARTIN E. CONSOLINO
NO. 8745
CIVIL
LICENSED
PROFESSIONAL ENGINEER

TOM MITCHELL
RESIDENTIAL SUBDIVISION
1891 NORTH AVENUE
GRADING AND UTILITY PLAN

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



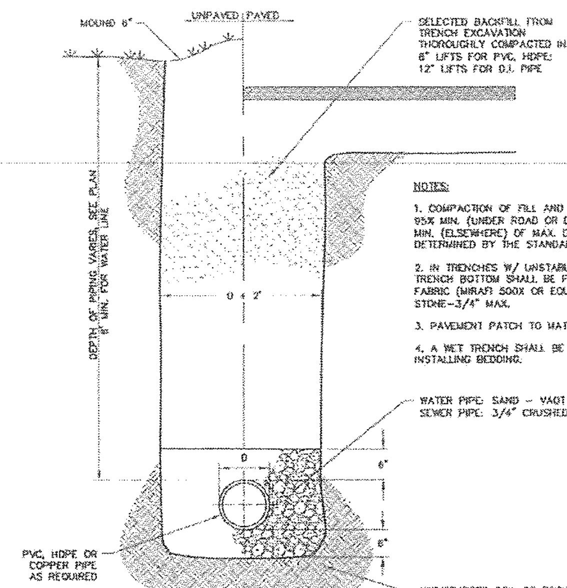
NOTES:

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

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

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

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



NOTES:

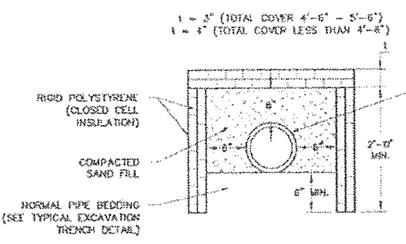
1. COMPACTION OF FILL AND BEDDING SHALL BE TO 95% MIN. (UNDER ROAD OR DRIVEWAYS) AND 90% MIN. (ELSEWHERE) OF MAX. DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST.

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

3. PAVEMENT PATCH TO MATCH EXISTING SECTION.

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

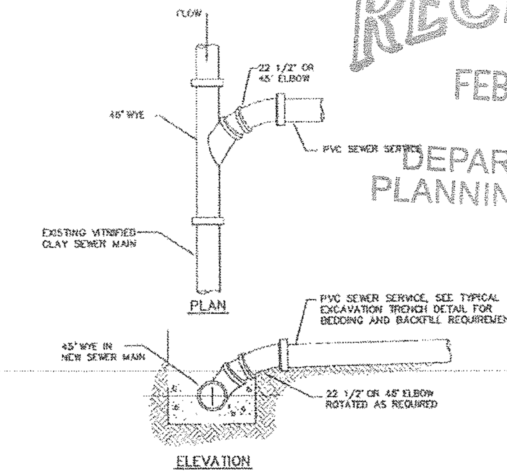
(2/C-4) TYPICAL EXCAVATION TRENCH DETAIL
N.T.S.



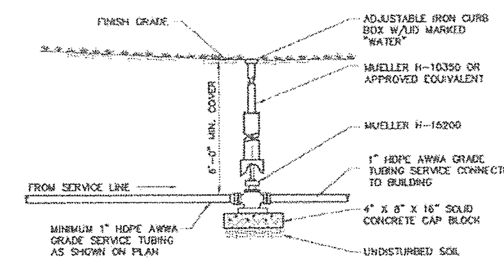
NOTE:

1.) INSTALL WHEN COVER IS LESS THAN 5'-6"

(3/C-4) SEWER INSULATION DETAIL
N.T.S.



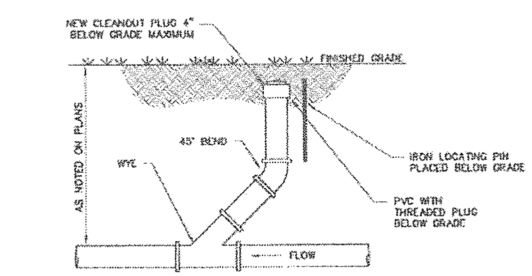
(4/C-4) SEWER SERVICE DETAIL
N.T.S.



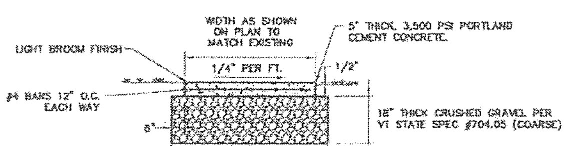
NOTES

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

(5/C-4) TYPICAL WATER SERVICE DETAIL
N.T.S.



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



NOTES:

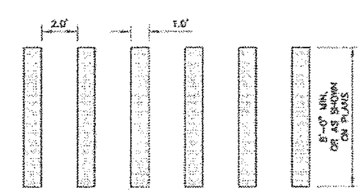
1. PROVIDE CONSTRUCTION EXPANSION & CONTRACTION JOINTS EVERY 10' WITH DUMMY JOINTS EVERY 5'.

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

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

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

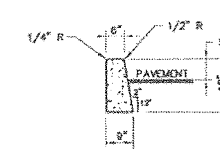
(7/C-4) CONCRETE SIDEWALK CROSS-SECTION
N.T.S.



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

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

(8/C-4) CROSSWALK DETAIL
N.T.S.



NOTES:

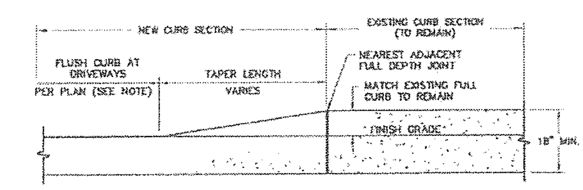
1. CURBING SHALL BE VAOT CLASS B CONCRETE, 3,500 PSI.

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

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

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

(9/C-4) CONCRETE CURB DETAIL
N.T.S.

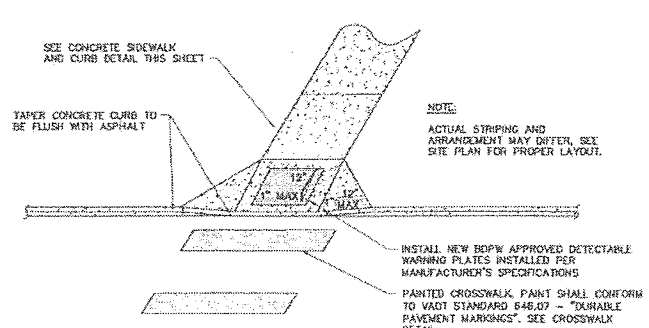


NOTES:

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

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

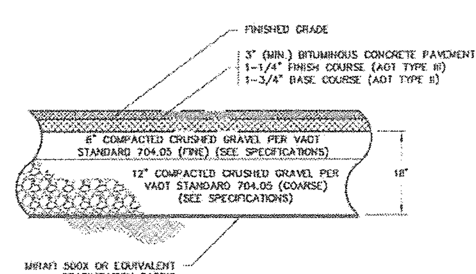
(10/C-4) TYPICAL CURB TAPER
N.T.S.



NOTE:

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

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



NOTES:

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

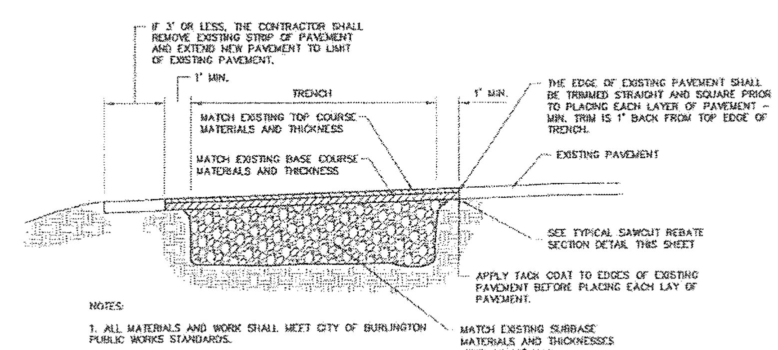
2). SIGNS & OTHER SAFETY DEVICES SHALL BE INSTALLED & MAINTAINED THROUGHOUT PAVING OPERATIONS.

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

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

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

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



NOTES:

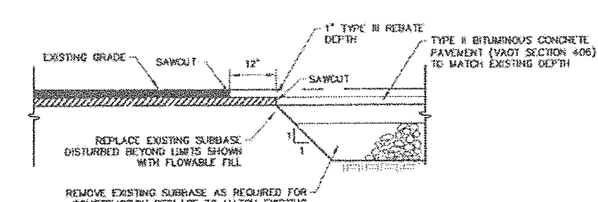
1. ALL MATERIALS AND WORK SHALL MEET CITY OF BURLINGTON PUBLIC WORKS STANDARDS.

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

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

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

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



NOTES:

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

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

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

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

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

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

7. SEE SPECIFICATIONS.

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

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DATE	10/31/13
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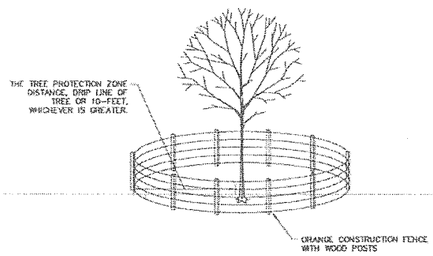
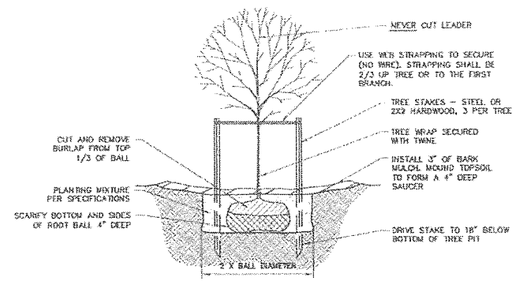
OF 7 SHEETS



NOTES:

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

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



NOTES:

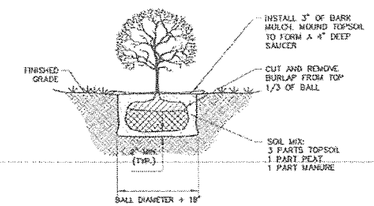
1. STAKE TREES UNDER 3" CALIPER.

2. GUY TREES 3" CALIPER & LARGER.

3. TREE ROOT COLLAR SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE, EXCEPT IN AREAS OF COMPACTED FILL.

4. PLANT TREES SO ROOT COLLAR IS 2"–3" ABOVE FINISHED GRADE.

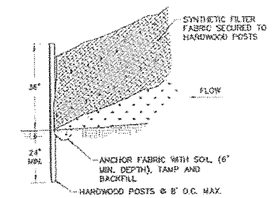
2 C-5 TYPICAL TREE PLANTING DETAIL
N.T.S.



NOTE:

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

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



NOTES:

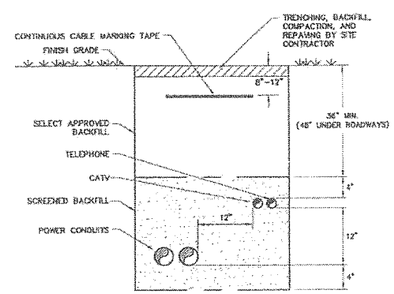
1. SILT FENCE SHALL BE INSTALLED & MAINTAINED DOWNSLOPE OF ALL DISTURBED AREAS & MATERIAL STOCKPILES TO PROTECT UNDISTURBED GRASSED OR LANDSCAPED AREAS, ROADWAYS OR WALKWAYS.

2. NO CONSTRUCTION ACTIVITY OR TRAFFIC SHALL BE ALLOWED DOWNSLOPE OF INSTALLED FENCES.

3. END SECTIONS OF FENCE SHALL BE ANGLED UPSLOPE & SHALL EXTEND BEYOND THE DISTURBED AREA SUCH THAT ALL SEDIMENT, SILT OR DEBRIS IS CONTAINED.

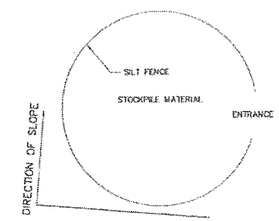
4. INSPECTIONS & MAINTENANCE SHALL BE PERFORMED AS REQUIRED UNTIL PERMANENT VEGETATION IS IN PLACE & THERE IS NO DANGER OF FURTHER EROSION.

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

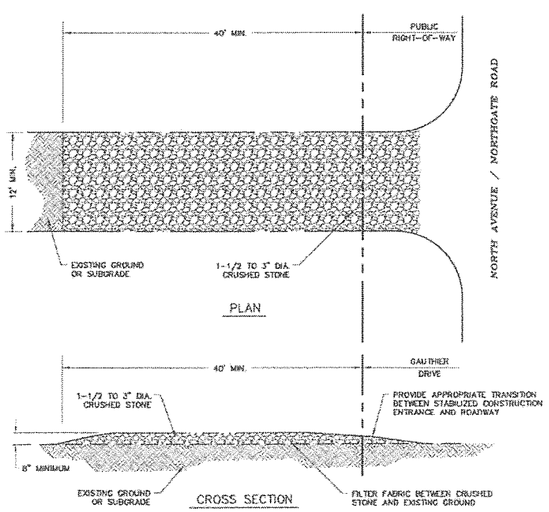


THE GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY WORK WITH LOCAL UTILITY PROVIDERS TO BE DETERMINED BY THE OWNER.

5 C-5 UNDERGROUND ELECTRIC & TELEPHONE CONDUIT TRENCH DETAIL
N.T.S.



6 C-5 STOCKPILE EROSION CONTROL
N.T.S.



NOTES:

1. TO BE USED AT ALL CONSTRUCTION ACCESS POINTS. NO VEHICLES SHALL ACCESS THE SITE WHERE A STABILIZED ENTRANCE IS NOT PROVIDED.

2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN-OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT TRACKED, SPILLED, OR WASHED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.

3. THE USE OF CALCIUM CHLORIDE OR WATER MAY BE NECESSARY TO CONTROL DUST DURING THE SUMMER.

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

SEEDING SPECIFICATION

CONSERVATION MIX GRASS SEED		
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
35	35	CREEPING RED FESCUE
23	23	KENTUCKY BLUEGRASS
15	15	ANNUAL RYE
11	11	WINTER HARDY, PERENNIAL RYE
6	6	WHITE CLOVER
10	10	HIGHLAND BENT GRASS
100	100 # LIVE SEED/ACRE	

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

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

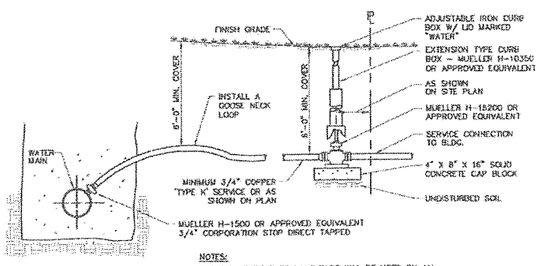
TOPSOIL
4" MINIMUM APPROVED TOPSOIL

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

MAINTENANCE, GUARANTEE AND ACCEPTANCE OF SEEDING

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

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



NOTES:

1. TEFLON THREAD SEALANT TAPE WILL BE USED ON ALL CORPORATION STOPS PRIOR TO INSERTION.

A. SPIRAL WRAP COMPLETELY COVERING THE THREAD AREA WITH TWO WRAPS.
B. PIPE DOPE OR OTHER LIQUID THREAD SEALANTS ARE NOT ACCEPTABLE

2. LEAVE ONE TO THREE THREADS SHOWING OUTSIDE OF PIPE (A TORQUE OF 35 LBS OR LESS IS RECOMMENDED.)

3. CORPORATION STOPS SHALL NOT BE PLACED LESS THAN 1' APART ALONG PIPE.

4. CORPORATION BOXES AND STOPS SHALL NOT BE CONSTRUCTED BENEATH DRIVES OR SIDEWALKS.

5. VALVE ROD AND PINS SHALL BE STAINLESS STEEL.

9 C-5 WATER VALVE DETAIL
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SCALE	N.T.S.
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JOB NO.	29104
SHEET	C-5

OF 7 SHEETS

GENERAL SPECIFICATIONS

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

A. Earthwork

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

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

3. Grading

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

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

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

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

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

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

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

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

4. Compaction

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

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

1. Lawn or unpaved areas: Compact top 6" of sub-grade and each layer of backfill or fill material to 90% maximum dry density.

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

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

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

5. Backfill and Fill.

a. General:

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

1. In excavations, use satisfactory excavated or borrow material.
2. Under grassed areas, use satisfactory excavated or borrow material.
3. Under walks and pavements, use subbase materials as shown in details.

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

1. Review of construction below finished grade.
2. Testing, review, and recording locations of underground utilities.
3. Removal of trash and debris.

c. Ground Surface Preparation:

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

d. Placement and Compaction:

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

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

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

B. Access Drive and Parking Lot Area

1. The sub-grade shall be prepared in accordance with Section 203.12 of the Standard Specifications

2. Sand Borrow and Cushion: VAOT 703.03
Sand borrow and sand cushion shall consist of material reasonably free from silt, loam, clay, or organic matter. It shall be obtained from approved sources and shall meet the requirements of the following table as determined in accordance with AASHTO T 27.

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

3. Crushed Gravel for Sub-base. All materials shall be secured from approved sources. This gravel shall consist of angular and round fragments of hard durable rock of uniform quality throughout, reasonably free from thin elongated pieces, soft or disintegrated stone, dirt, organic or other objectionable matter. The grading requirements shall conform to the following table (Section 704.05):

Grading	Sieve Designation	Percentage by Weight Passing Square Mesh Sieves
Coarse	4"	95 - 100
	No. 4	25 - 50
	No. 100	0 - 12
	No. 200	0 - 6
Fine	2"	100
	1 1/2"	90 - 100
	No. 4	30 - 60
	No. 100	0 - 12
	No. 200	0 - 6

The crushed gravel shall be compacted to 95% of the maximum dry density as determined by AASHTO-T99.

4. Bituminous Concrete Pavement: The materials, grading and composition, placement, and finishing for bituminous concrete pavement (type II and III) shall meet the requirements of the Vermont Agency of Transportation Standard Specifications Sections 406, 702, and 704.10. Other requirements are as follows: Application of bituminous concrete pavement shall meet all the requirements of the Vermont Standard Specifications for Construction, Section 406, or as periodically amended, but not limited to, the following:

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

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

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

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

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

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

C. Cast-in-place Curbing

1. All cast-in-place curbing shall be placed to the lines and grades established in the plans in accordance with Section 616.06 of the Standard Specifications - Use Class "B" Concrete (Fc' = 3,500 psi).

D. Concrete Sidewalk

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

E. Sanitary Sewer

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

2. Materials

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

- Manufacturer's Name and Trademark
- Nominal Pipe Size - 4" or 8"
- Material Designation 12454C PVC
- Legend "Type PSM SDR 35 PVC Sewer Pipe" or "PS 46 PVC Sewer Pipe"
- Designation ASTM D-3034 or F679

Joints shall be push-on type using elastomeric gaskets and shall conform to ASTM D-3212. The gaskets shall be factory installed. The pipe shall be furnished in nominal 13-foot lengths. Sufficient numbers of short lengths and full machine fittings shall be provided for use at manholes and connections. All connections will require the use of manufactured fittings. Field fabricated, saddle-type connections are not acceptable.

3. Installation

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

b. The bell end of the pipe shall face upgrade at all times and be placed in such a position as to make the invert even when the succeeding section is inserted. Where required by adverse grading conditions, the Contractor shall fill any gully to make a suitable bedding for the sewer pipe. The fill shall be pneumatically compacted to a 90 percent dry density (95% in roads) as determined by the AASHTO-T-99, Method A (Standard Proctor) test, upon which the six inches (6") of bedding material shall be placed. Any pipe which is not laid to grade and alignment shall be re-laid to the satisfaction of the Engineer. The bedding material shall be placed and compacted on each side of the pipe to a height of one-half the pipe diameter for the full width of the excavated trench and as shown on the accepted plans.

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

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

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

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

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

i. the total rate of air loss from any section tested in its entirety between manhole cleanout structures does not exceed 2.0 cubic feet per minute; or

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

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

MINIMUM TEST TIME FOR VARIOUS PIPE SIZES

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

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

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

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

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

iv. Air shall then be pumped out of the manhole through an opening in the plate until a vacuum is created inside of the manhole equal to 10 inches of mercury on an approved vacuum gauge. The removal of air shall then be stopped and the test begun.

v. The manhole shall pass this test if the vacuum holds at 10" Hg or drops no lower than 9" Hg within the following times:

Depth of 4' Diameter Manhole	Time Minutes	Seconds
0' - 10'	2	0
10' - 15'	2	30
15' - 20'	3	0
20' - 25'	3	30

vi. If the vacuum drop exceeds 1" Hg during the specified time periods, the manhole shall be resealed and steps 2 through 5 above repeated until the vacuum holds for the specified time.

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

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

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

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

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

F. Underground Utilities

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

SECTION 01340 - SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

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

1.02 RELATED DOCUMENTS

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

1.03 SHOP DRAWINGS

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

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

1.04 PRODUCT DATA

A. Preparation.

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

B. Manufacturer's standard schematic drawings and diagrams

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

1.05 SAMPLES

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

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

1.06 CONTRACTOR RESPONSIBILITIES

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

B. Determine and verify

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

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

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

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

1.07 SUBMISSION REQUIREMENTS

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

B. Number of submittals required:

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

C. Submittals shall contain:

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

1.08 RESUBMISSION REQUIREMENTS

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

B. Shop Drawings and Product Data:

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

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

1.09 DISTRIBUTION

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

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

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

1.10 ENGINEER DUTIES

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

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

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

END OF SECTION

SECTION 02220 - DEMOLITION CONTROL

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

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

1.02 DESCRIPTION OF WORK

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

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

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

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

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

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

PART 2 - PRODUCTS

Not used.

PART 3 - EXECUTION

3.01 DISPOSAL AND DEMOLITION

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

END OF SECTION

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1891 NORTH AVENUE
SPECIFICATIONS
BURLINGTON VERMONT

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

OF 7 SHEETS

POTABLE WATER SYSTEMS

A. Materials

1. HDPE PVC Pipe: Pipe shall be HDPE material having a minimum material designation code of PE 4710 or PE 3608. The material shall meet the requirements of ASTM D 3350 and shall have a minimum cell classification of PE445474C for PE 4710 and PE345464C for PE 3608. In addition, the pipe shall be listed as meeting NSF-61. The pipe shall meet the requirements of AWWA C901. Minimum size 3/4".

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

3. Valve Box: Cast Iron New England style slide-type, five and one-quarter inch (5 1/4") shaft; 5 inch by 6 foot. Tested per NFPA 22. Cover shall be cast iron, marked "WATER" and indicating direction of opening.

B. Installation

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

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

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

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

5. At all times, when the pipe laying is not actually in progress, the open ends of the pipe shall be closed by temporary watertight plugs or by other approved means. If water is in the trench when work is resumed, the plug shall not be removed until all danger of water entering the pipe has passed. The pipe shall be installed in trenches and at the line and grade shown on the Contract Drawings. Any deflection joints shall be within the limits specified by the manufacturer.

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

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

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

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

10. The Contractor shall, at all times, keep the trenches entirely free of water until all work is finished and trenches are ready for backfilling.

11. Valve boxes are to be installed on all buried valves. The boxes shall be cast iron with a minimum 5 1/4" diameter and long enough to extend from the valve to finished grade. The boxes shall enclose the operating nut and stuffing box of the valves. Valve boxes shall not transfer loads onto the valve.

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

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

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

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

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

$$L = \frac{ND\sqrt{P}}{7{,}400}$$

Whichever is Less

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

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

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

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

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

EROSION PREVENTION & SEDIMENT CONTROL

A. General Notes

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

B. Construction Sequence

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

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

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

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

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

C. Temporary Measures

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

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

2. Erosion Matting – Erosion matting shall be placed on all grass-lined swales with profile grades exceeding 3.0% and shall be placed and maintained in accordance with the Vermont Agency of Transportation Standard Specifications Sections 654 and 755.07.

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

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

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

D. Permanent Measures

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

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

The topsoil shall be submitted to the Extension Service for analysis. Fertilizer shall be applied at approximately a rate of 400 pounds per acre depending on soil analysis. If necessary, lime shall be applied to the topsoil to produce a soil pH of approximately 6.0.

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

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

E. Winter Construction

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

a. Minimize disturbance between October and May

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

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

F. Maintenance, Guarantee and Acceptance

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

2. Reseeding shall be done until all areas are completely covered with a mature stand of grass. An area shall be considered covered when the entire surface contains a verdurous stand of grass. Areas that, in the opinion of the Engineer, are predominantly weeds shall be plowed up, fine graded, fertilized and reseeded in the manner specified previously, exercising caution not to cause damage to new or existing plant material.

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

TOPSOIL

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

B. Topsoil shall be of native soil stockpiled on site or from a local source and screened to provide a natural, friable, workable consistency that will promote healthy, vigorous, sustained turf grass and plant material growth. Screening or other methods as required shall be undertaken to ensure that the topsoil is free of refuse, debris, building materials, roots, stones larger than 1/4" in diameter, brush, weeds, residual herbicides and any other material that would be detrimental to plant establishment and health.

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

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

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

F. A supplemental additive to the topsoil for establishing the proper pH and for planting pits and areas to provide a suitable growing medium for trees, shrubs and ground covers shall be employed as necessary. The additive shall be an organic compost "Nutri-Humus" or equal as supplied by Vermont Natural Agriculture Products, Foote St., Middlebury, VT (802-388-1137) or another vendor. The content of the organic compost shall be 1-1/2% nitrogen, 1% phosphorus, 1% potassium and the remainder dry matter content. No sludge or municipal sludge shall be included in this mix or application.

FLOWABLE FILL

PART 1 – EXECUTION

1.01 SECTION INCLUDES

A. Flowable fill (cement stabilized backfill)

1.02 RELATED SECTIONS

A. General Specifications

B. Cast-in-Place Concrete

1.03 SUBMITTALS

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

1. Provide design mixes and test reports.

2. Batch tickets.

3. Field test reports.

1.04 DESCRIPTION

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

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

1.05 QUALITY ASSURANCE

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

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

PART 2 – PRODUCTS

2.01 MATERIALS

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

2.02 FLOWABLE FILL

A. Mix and deliver flowable fill in accordance with ASTM C94.

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

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

D. Do not use calcium chloride as an admixture

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

PART 3 – EXECUTION

3.01 EXAMINATION

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

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

3.02 PREPARATION

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

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

3.03 PLACEMENT OF FLOWABLE FILL

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

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

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

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

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

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

3.04 CURING AND PROTECTION

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

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

3.05 FIELD QUALITY CONTROL

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

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

3.06 DEFECTIVE FLOWABLE FILL

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

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

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

END OF SECTION

TOPSOIL SPECIFICATION

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

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

1. Mechanical Analysis:

% of Total Textural Class	Weight	Average %
Sand (0.05–2.0 mm dia. range)	45 to 75	60
Silt (0.002–0.05 mm dia. range)	15 to 35	25
Clay (less than 0.002 mm dia. range)	5 to 25	15

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

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

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

C. Topsoil shall have a pH value range of 6.0 to 6.5.

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

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

PLANTING NOTES

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

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DEPARTMENT OF PLANNING & ZONING

REVISION DATE & DESCRIPTION BY

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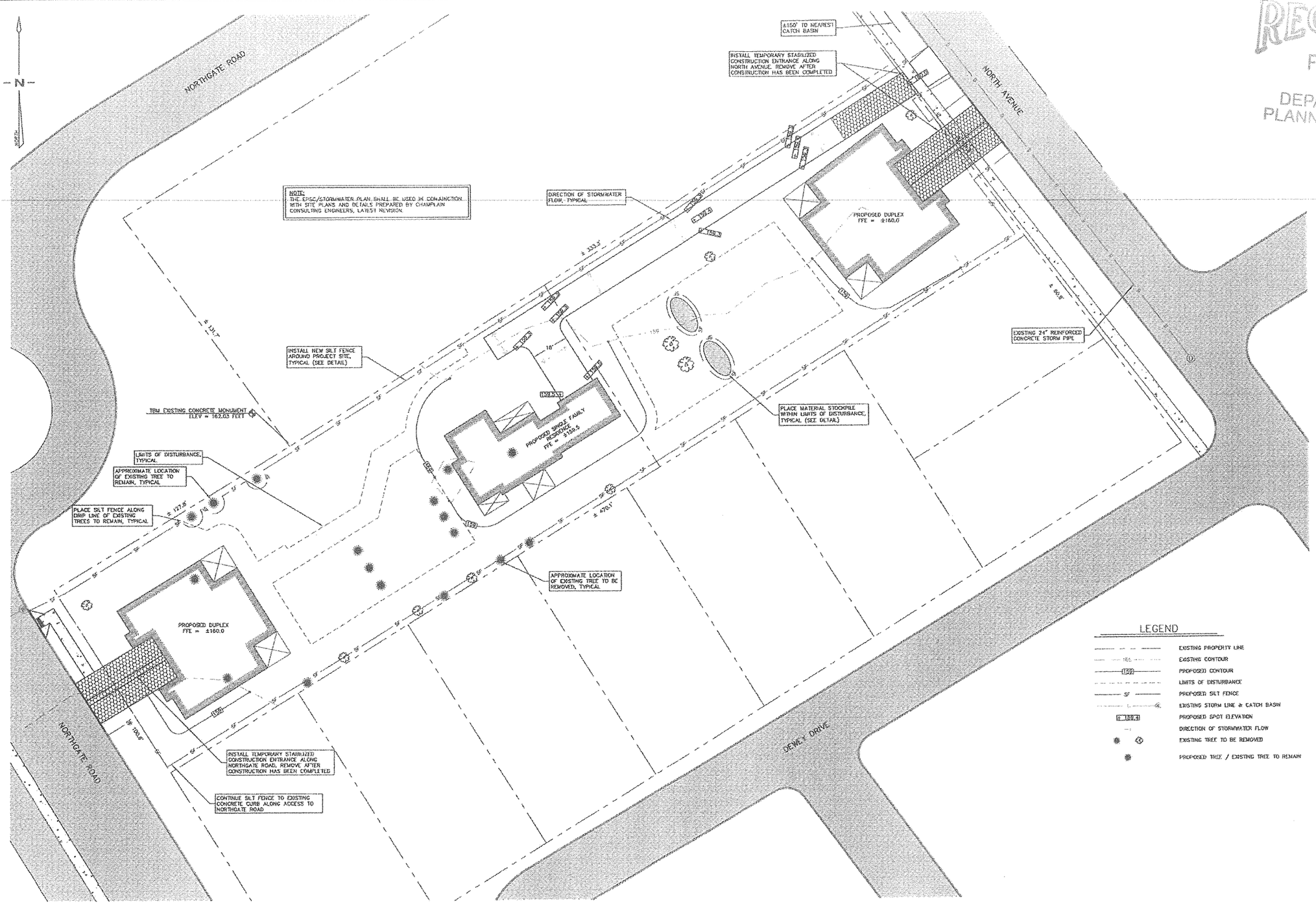
DRAWN CCE
CHECKED MEC
SCALE NONE
DATE 10/31/13
JOB NO. 29104
SHEET C-7
OF 7 SHEETS



1 / EC-1 STORMWATER/EPSC PLAN

SCALE 1" = 20'

Graphic Scale: 20 0 20 40 60 80 feet

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

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NO.	DATE	DESCRIPTION	BY

Champlain Consulting ENGINEERS
85 PRIM ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05446
(802) 863-8060 - 864-1878 FAX

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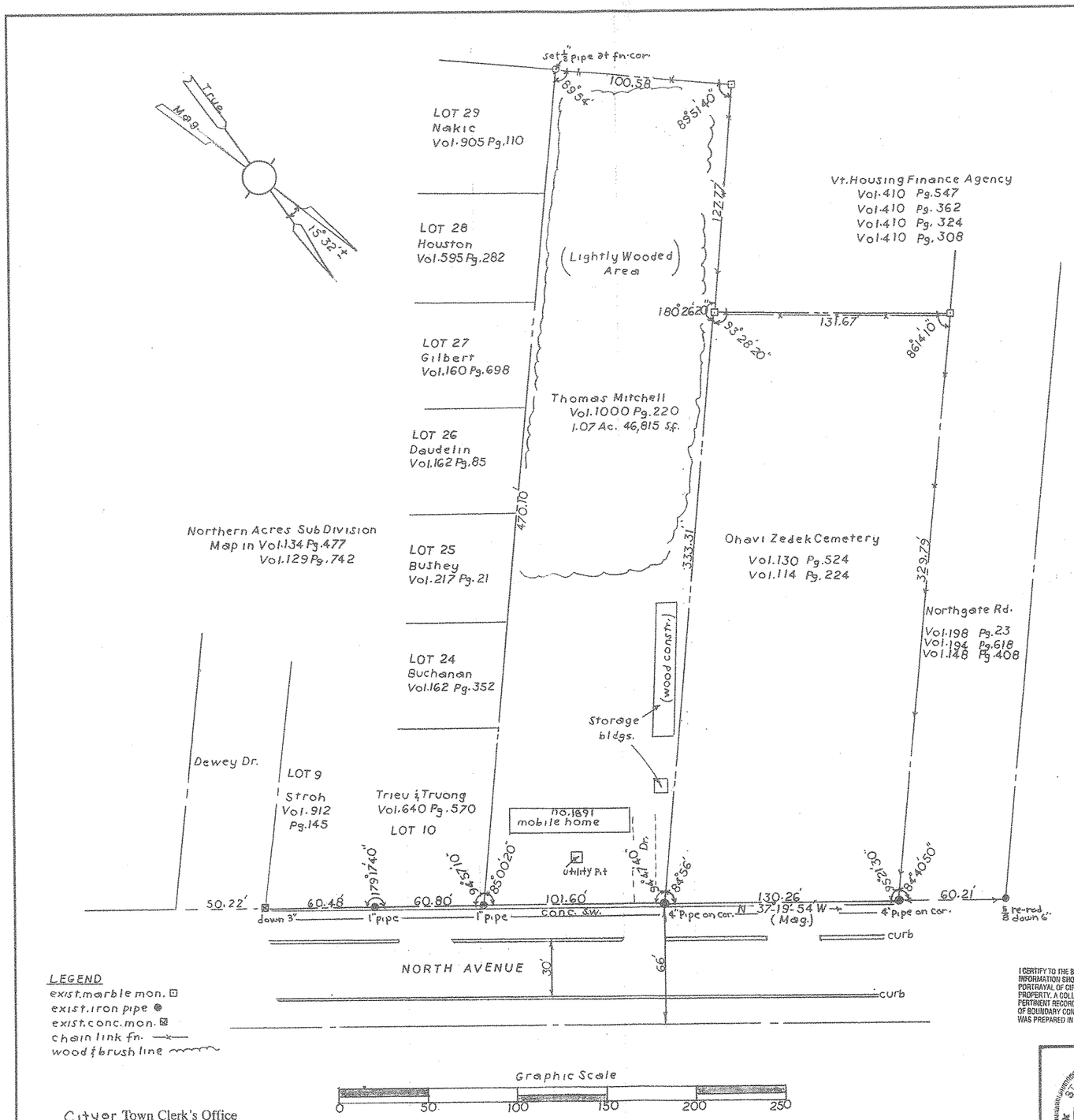
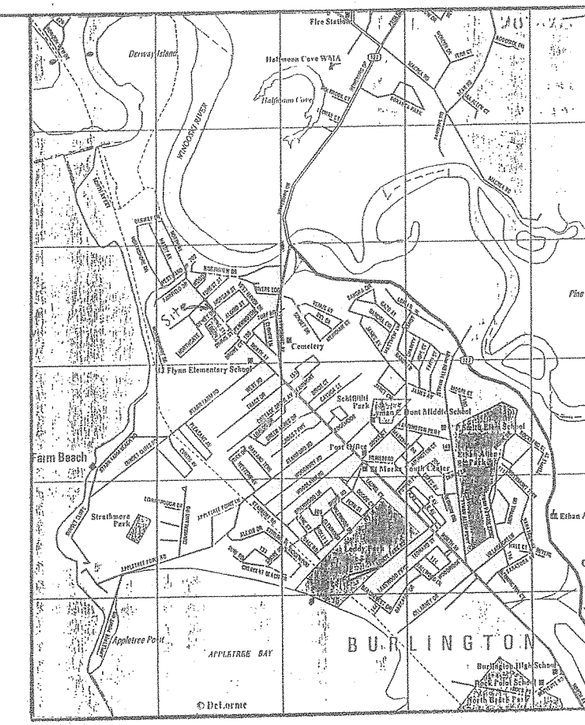
STATE OF VERMONT
MARTIN E. CORRELLE
NO. 8745
CIVIL
LICENSED PROFESSIONAL ENGINEER

TOM MITCHELL
RESIDENTIAL SUBDIVISION
1891 NORTH AVENUE
STORMWATER/EPSC PLAN
BURLINGTON VERMONT

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

OF 1 SHEETS





LOCATION MAP (n.t.s.)

Surveyors Report & Title Information

1. Urban survey with E.D.M.
2. Existing buildings on Mitchell lot to be removed.
3. Title Deeds;

Vol. 1000	Pg. 220
Vol. 528	Pg. 202
Vol. 129	Pg. 700
Vol. 129	Pg. 540
Vol. 110	Pg. 95
Vol. 90	Pg. 221
Vol. 31	Pg. 348
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Vol. 25	Pg. 141
Vol. 22	Pg. 68
Vol. 20	Pg. 460
Vol. 17	Pg. 443

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LEGEND
exist. marble mon.
exist. iron pipe
exist. conc. mon.
chain link fn.
wood & brush line

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, PARCEL AND PERTINENT RECORD EVIDENCE WAS USED IN THE ANALYSIS OF BOUNDARY CONCLUSIONS SHOWN HEREON. THIS PLAT WAS PREPARED IN ACCORDANCE WITH 27 VSA 1403.

STATE OF VERMONT
WARREN A. ROBENSTIEN
NO. 49
REGISTERED LAND SURVEYOR

Warren A. Robenstien

PLAT OF SURVEY
THOMAS MITCHELL PROPERTY 1.07Ac.
NO. 1891 NORTH AVENUE BURLINGTON, VERMO

DATE: Aug. 8, 2012
SCALE: 1" = 40'

WARREN A. ROBENSTIEN, REG. VT & NH L.S.
P.O. BOX 171
WINOOSKI, VT 05404
(802) 878-2359

City or Town Clerk's Office
Received For The Record
Date _____ AD _____
AT _____ o'clock min _____ m
In map cabinet slide _____
Attest _____
Town Clerk

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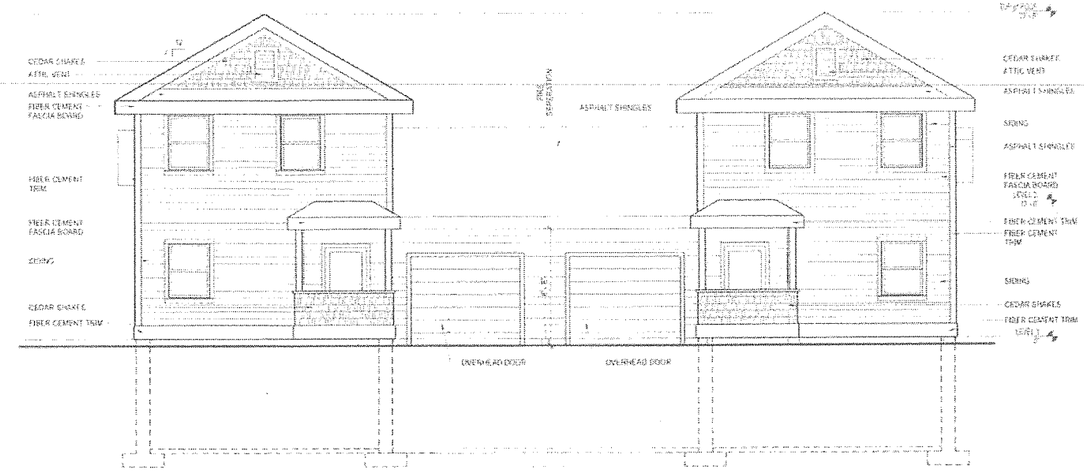
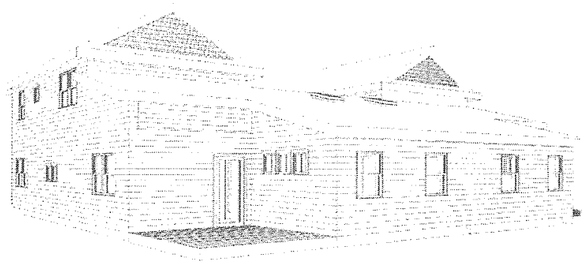
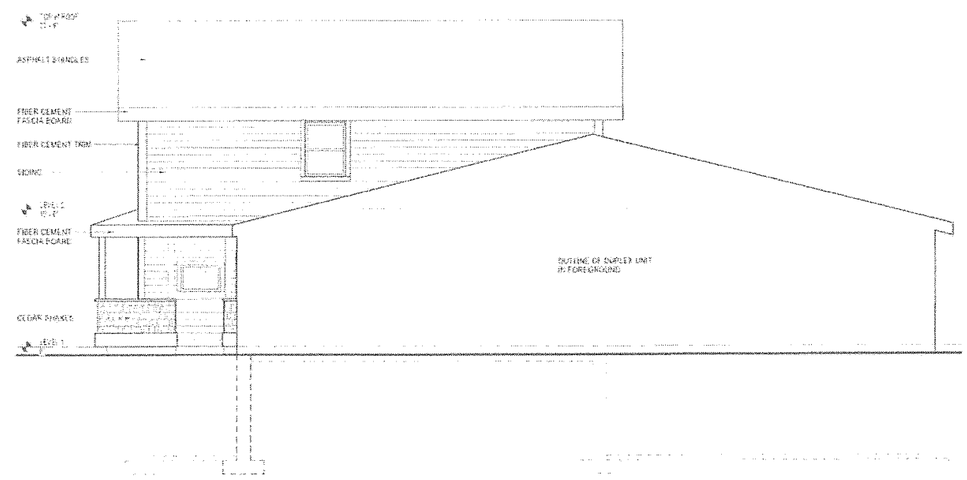
NORTH EAST
SCALE



East
SCALE



NORTH WEST
SCALE



Partial North
SCALE

MITCHELL PROJECT
DUPLEX #1
NORTH AVENUE
BURLINGTON, VT

08.09.13

ELEVATIONS

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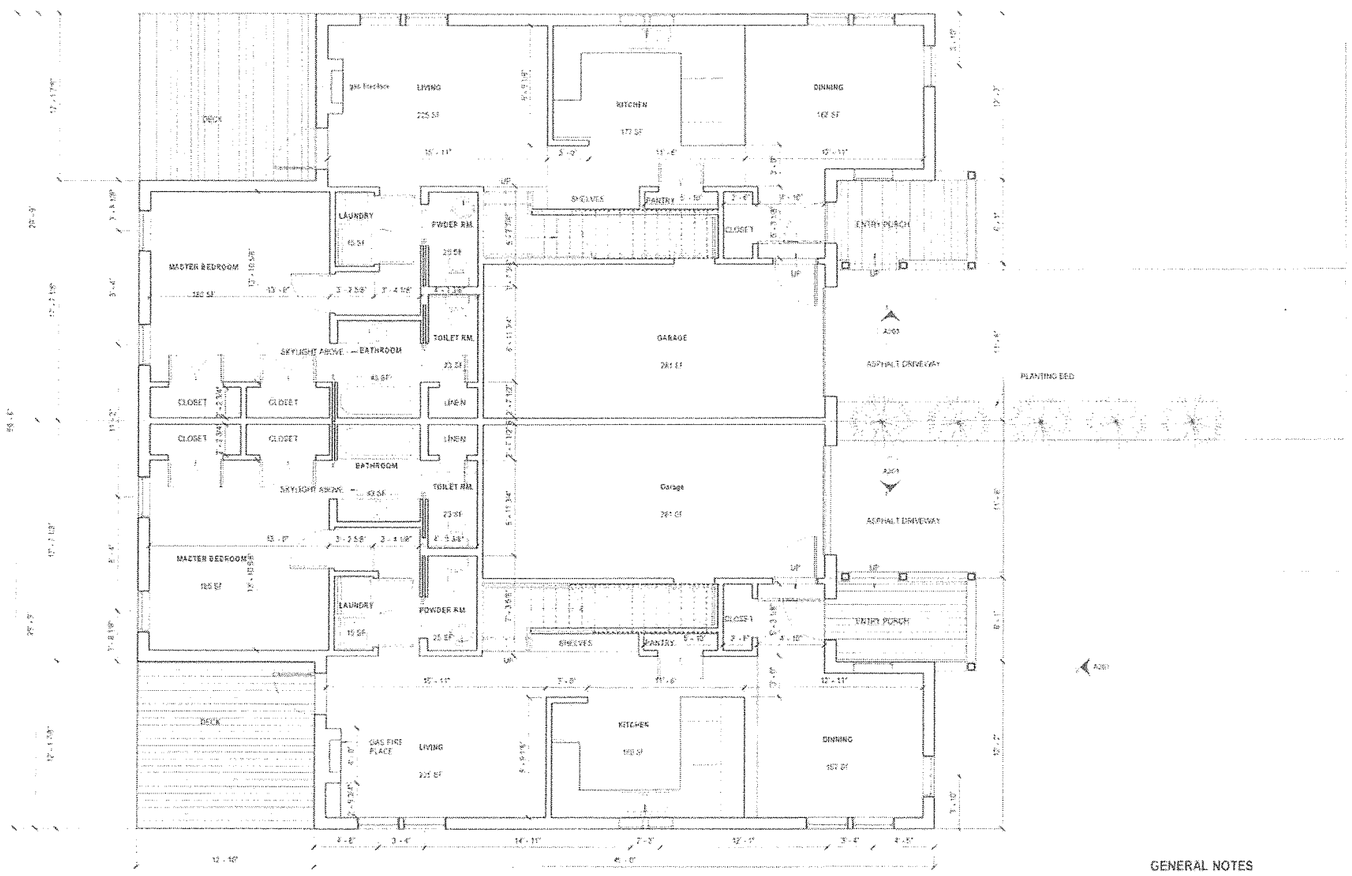

1 LEVEL 1
A100 SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ARCHITECTURAL DRAWINGS ARE FOR GENERAL INFORMATION ONLY. ARCHITECTURAL DRAWINGS DO NOT INCLUDE STRUCTURAL, MECHANICAL, OR ELECTRICAL CALCULATIONS, TECHNICAL INFORMATION OR COORDINATION. CONTRACTOR TO PROVIDE STRUCTURAL, MECHANICAL AND ELECTRICAL INFORMATION FOR PERMITTING AND CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE OF MASONRY OR FACE OF WALL UNLESS OTHERWISE NOTED.
3. ALL FURNITURE AND KITCHEN SHELVING FURNITURE IS SHOWN FOR SPACIAL PLANNING ONLY AND IS CONSIDERED NOT PART OF PROJECT.
4. COORDINATE ALL WATER, SEWER AND ELECTRICAL CONNECTIONS WITH SUB-CONTRACTOR.

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DUPLEX #1
NORTH AVENUE
BURLINGTON, VT

08 23 12

FLOOR PLAN - LEVEL 1

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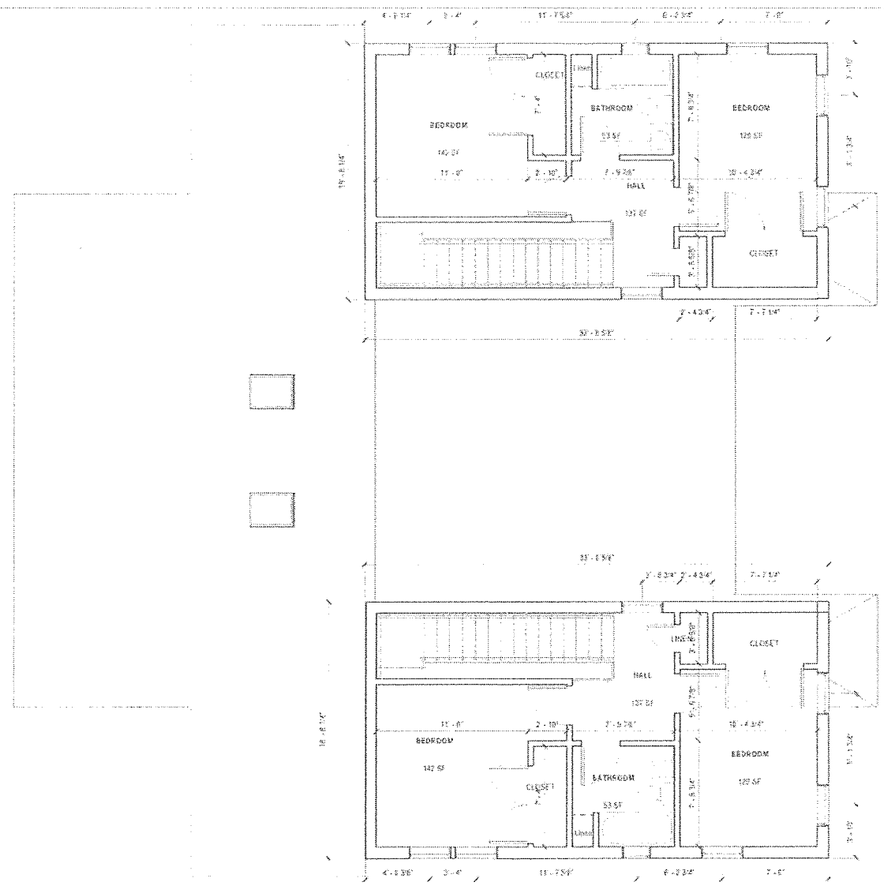

LEVEL 2
SCALE: 1/4" = 1'-0"

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FLOOR PLAN - LEVEL 2

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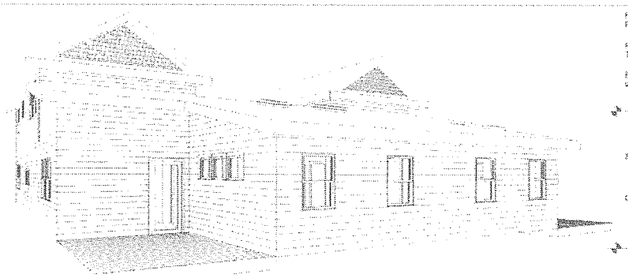
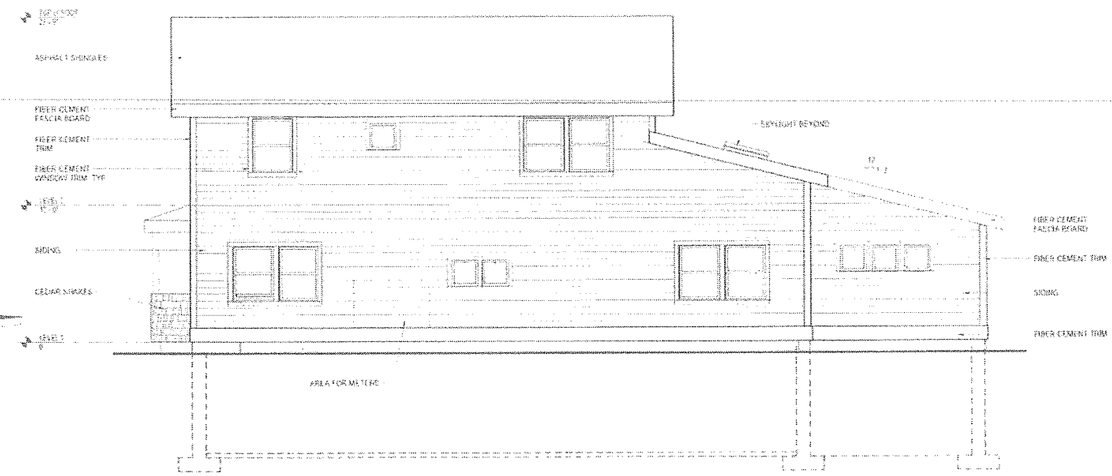
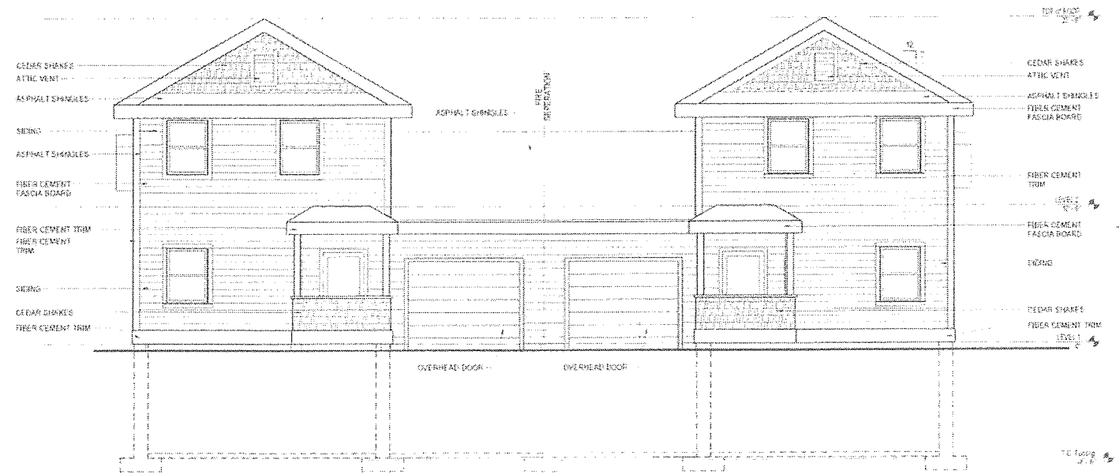


4 SOUTH EAST
A200 SCALE



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

1 SOUTH WEST
A200 SCALE



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

MITCHELL PROJECT
DUPLEX #2
NORTHGATE ROAD
BURLINGTON, VT

08.20.13

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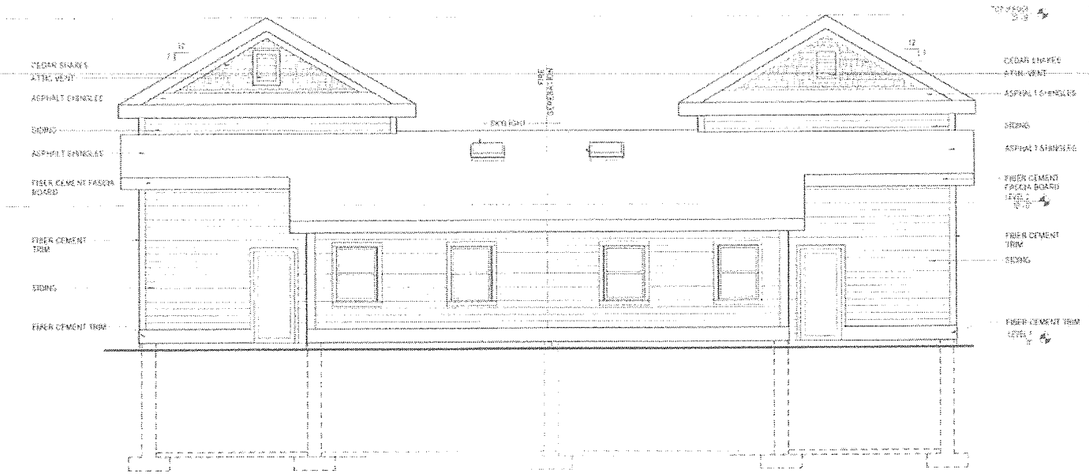
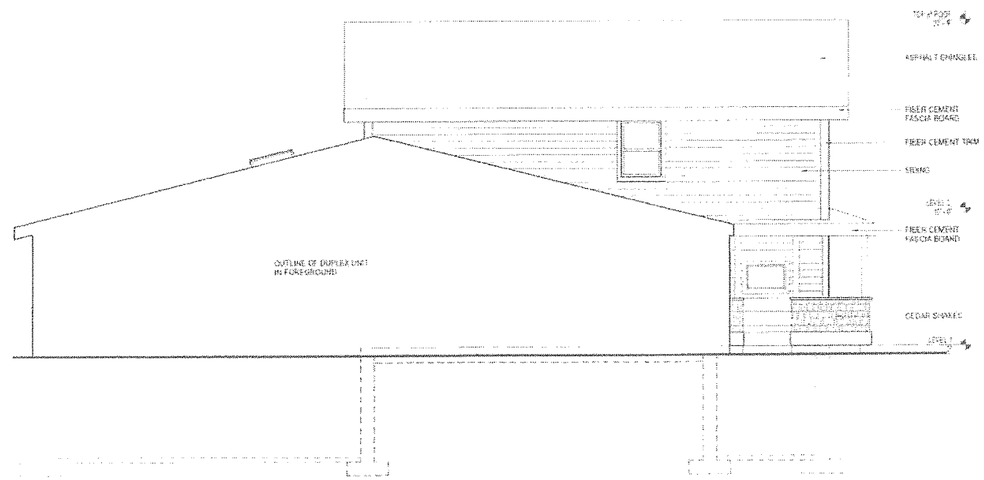
3 NORTH EAST
A201 SCALE



2 ELEVATION - EAST
A201 SCALE 1/4" = 1'-0"

4 NORTH WEST
A201 SCALE



1 ELEVATION - PARTIAL NORTH
A201 SCALE 1/8" = 1'-0"

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DUPLEX #2
NORTHGATE ROAD
BURLINGTON, VT

08 23 13

ELEVATIONS

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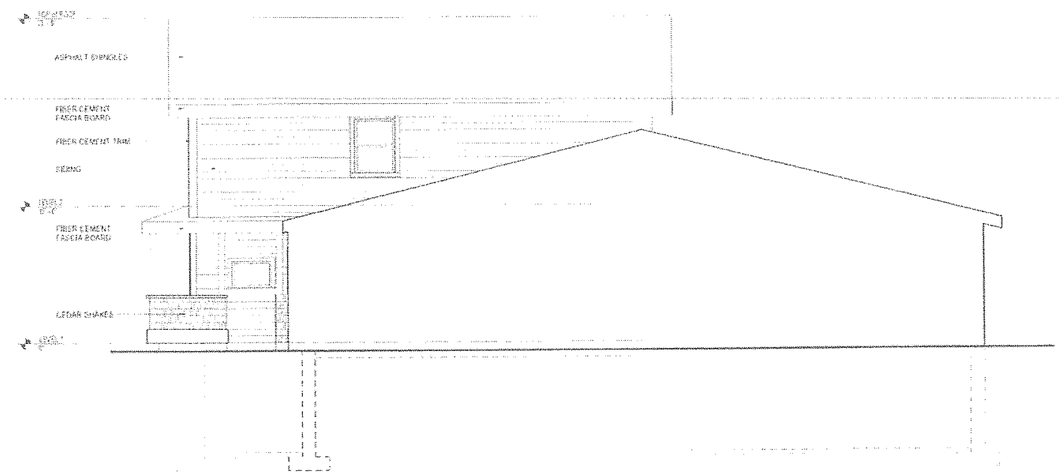
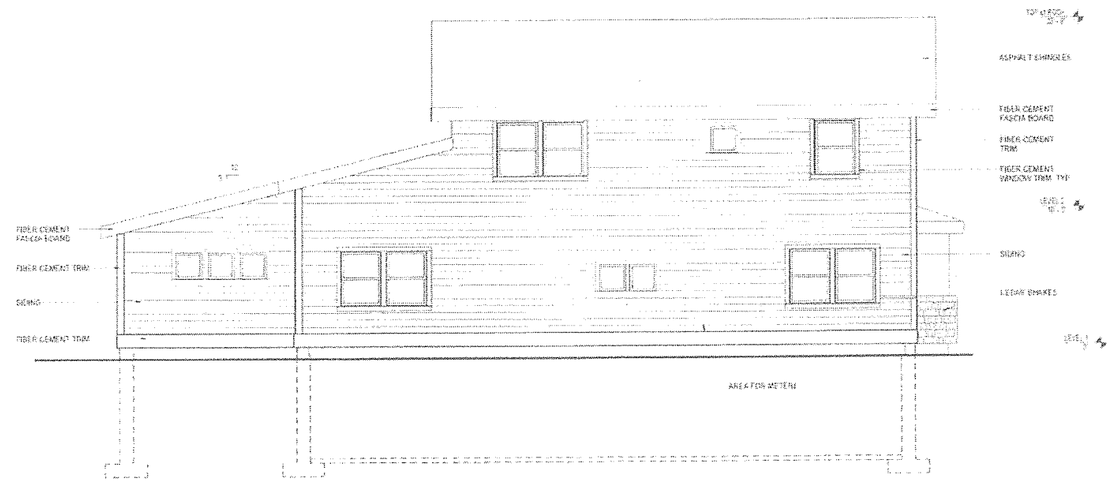


1 ELEVATION - PARTIAL SOUTH
SCALE: 1/8" = 1'-0"



2 ELEVATION - NORTH
A202 SCALE: 1/8" = 1'-0"

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ELEVATIONS

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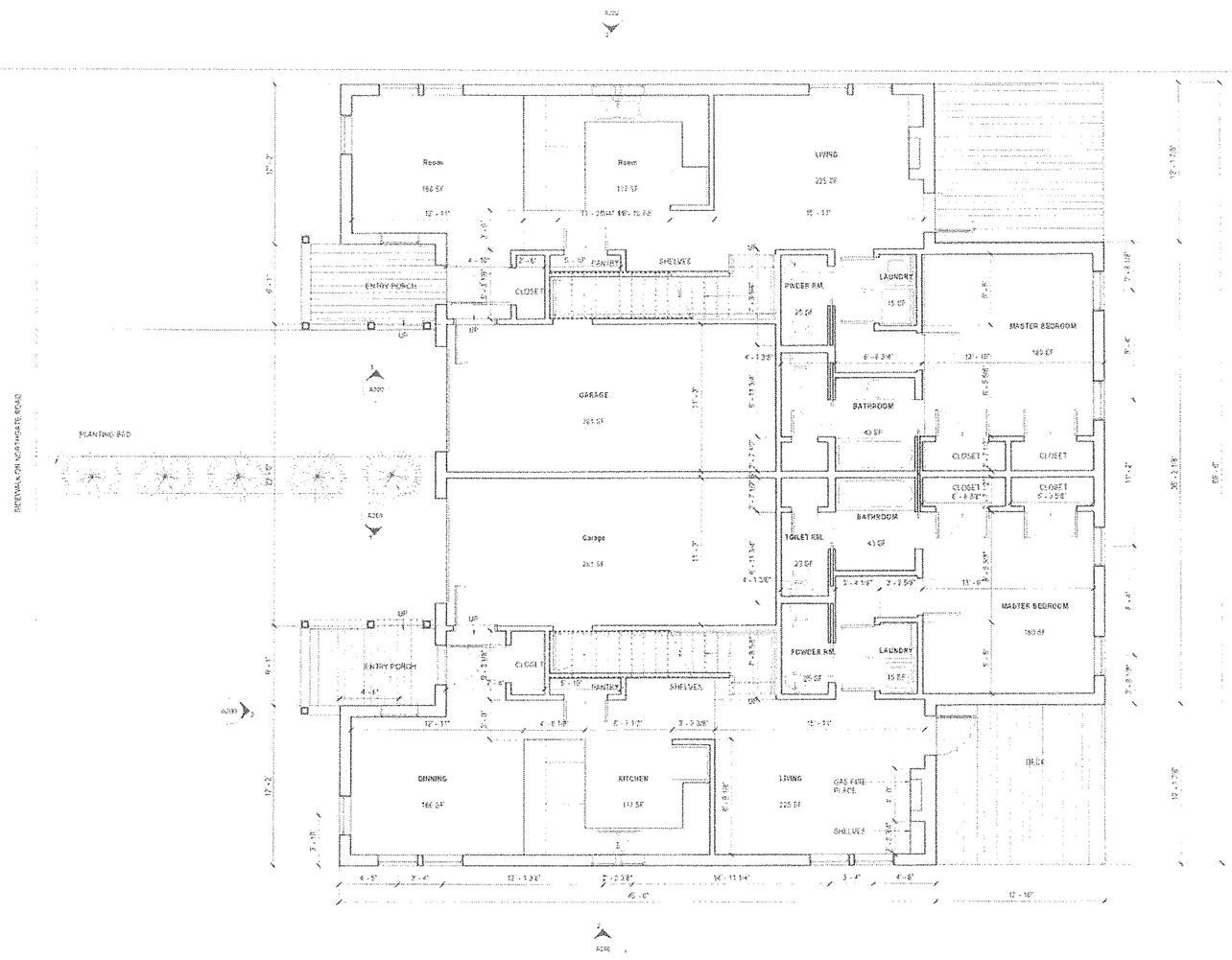

LEVEL 1
1/4" = 1'-0" SCALE: 1/4" = 1'-0"

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NORTHGATE ROAD
BURLINGTON, VT

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FLOOR PLAN - LEVEL 1

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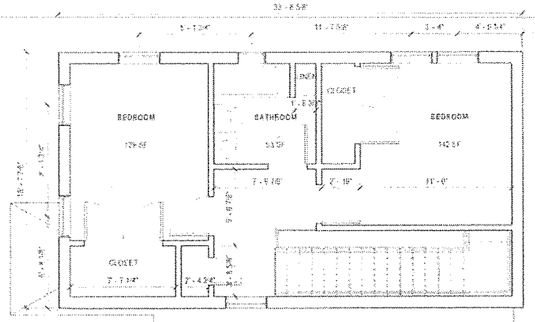

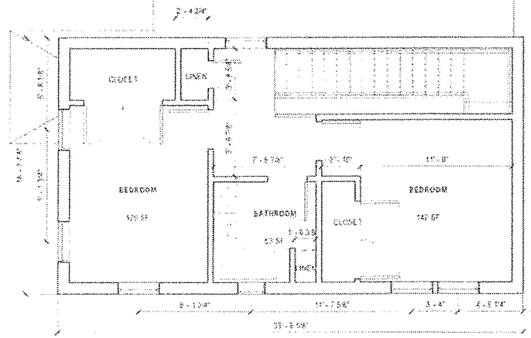

LEVEL 2
SCALE: 1/4" = 1'-0"

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BURLINGTON, VT

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FLOOR PLAN - LEVEL 2

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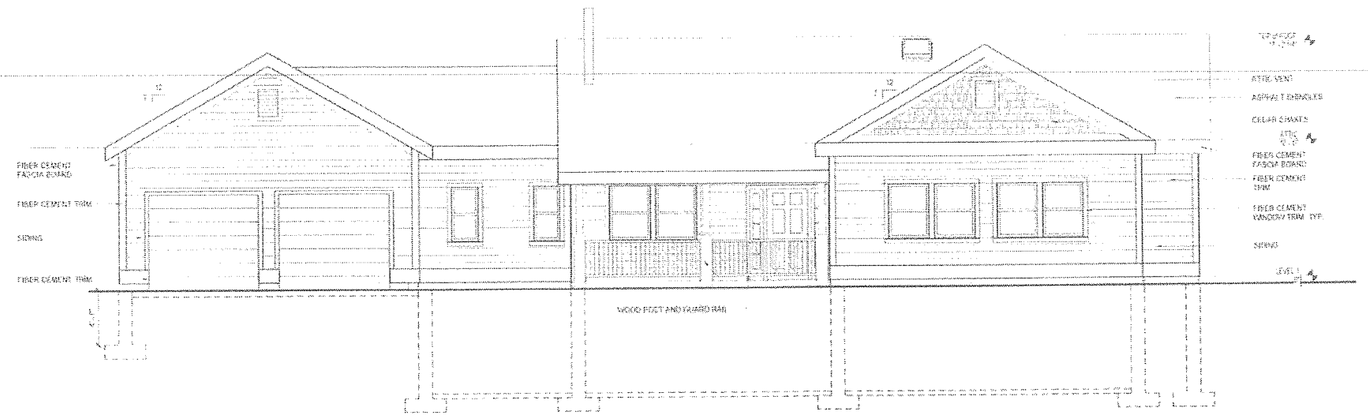
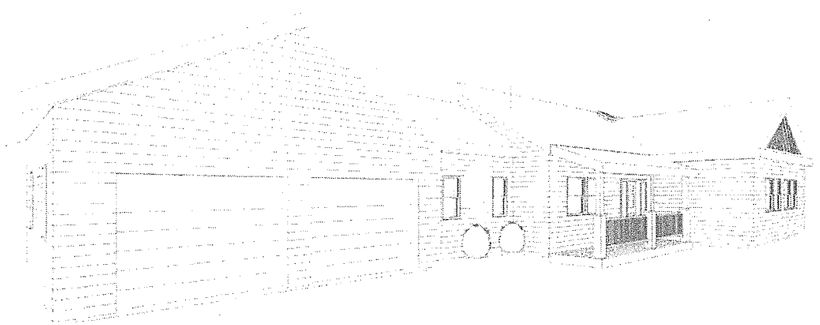
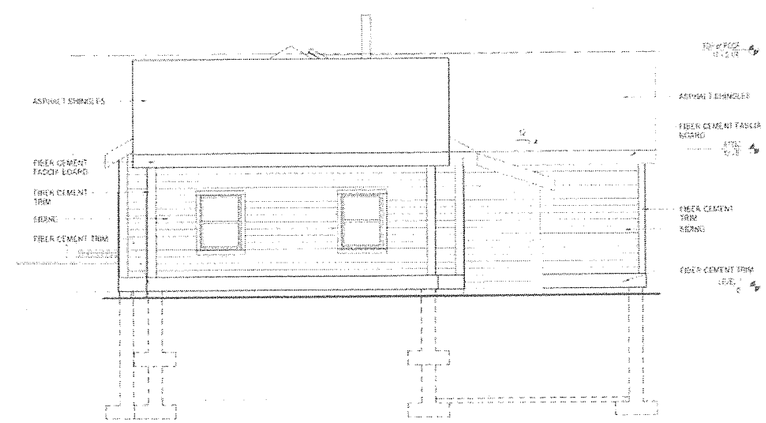


ELEVATION - SOUTH
A200 SCALE 1/4" = 1'-0"



SOUTH WEST
A200 SCALE NOT TO SCALE



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

MITCHELL PROJECT
SINGLE FAMILY
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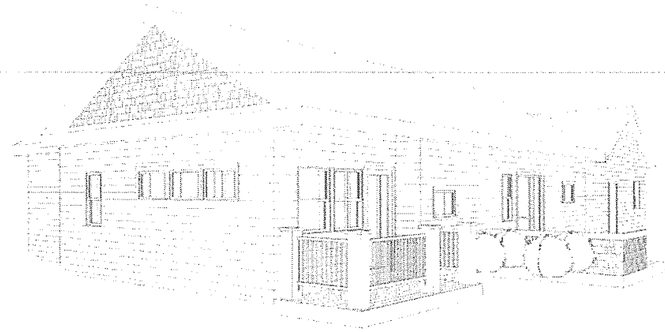
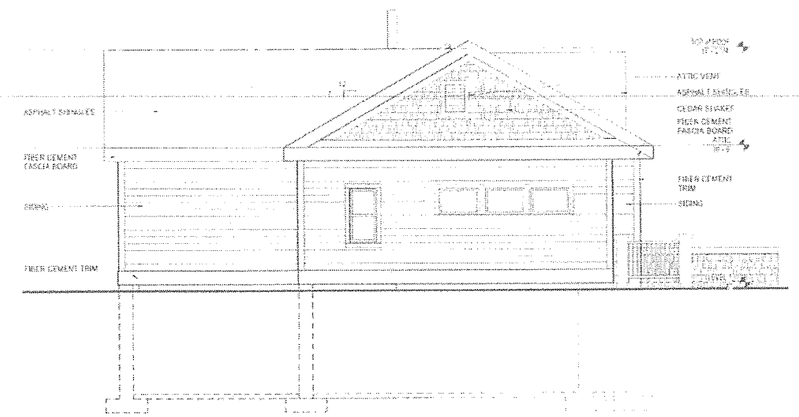
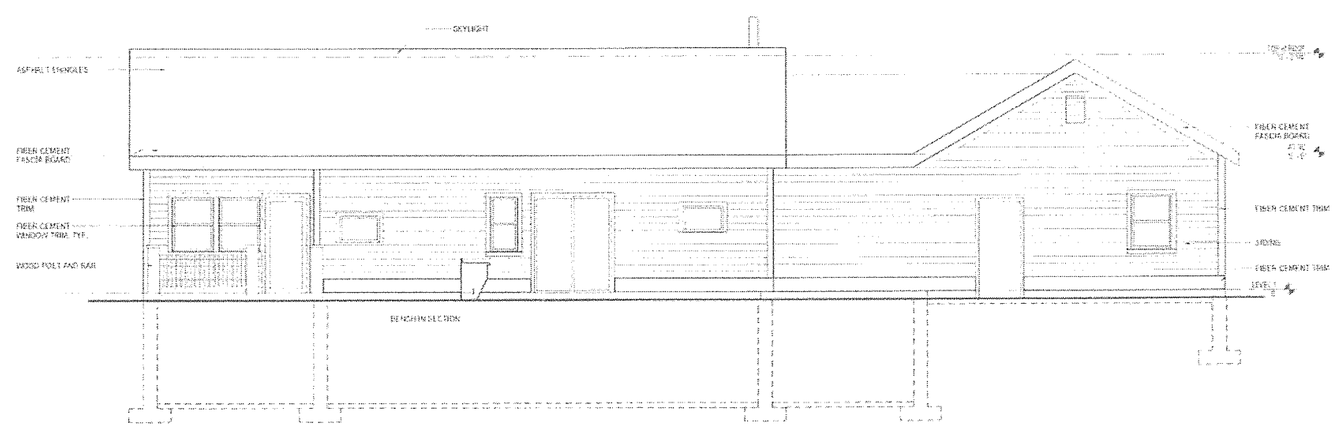


3 NORTH EAST
SCALE



2 ELEVATION - EAST
SCALE 1/4" = 1'-0"



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

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BURLINGTON, VT

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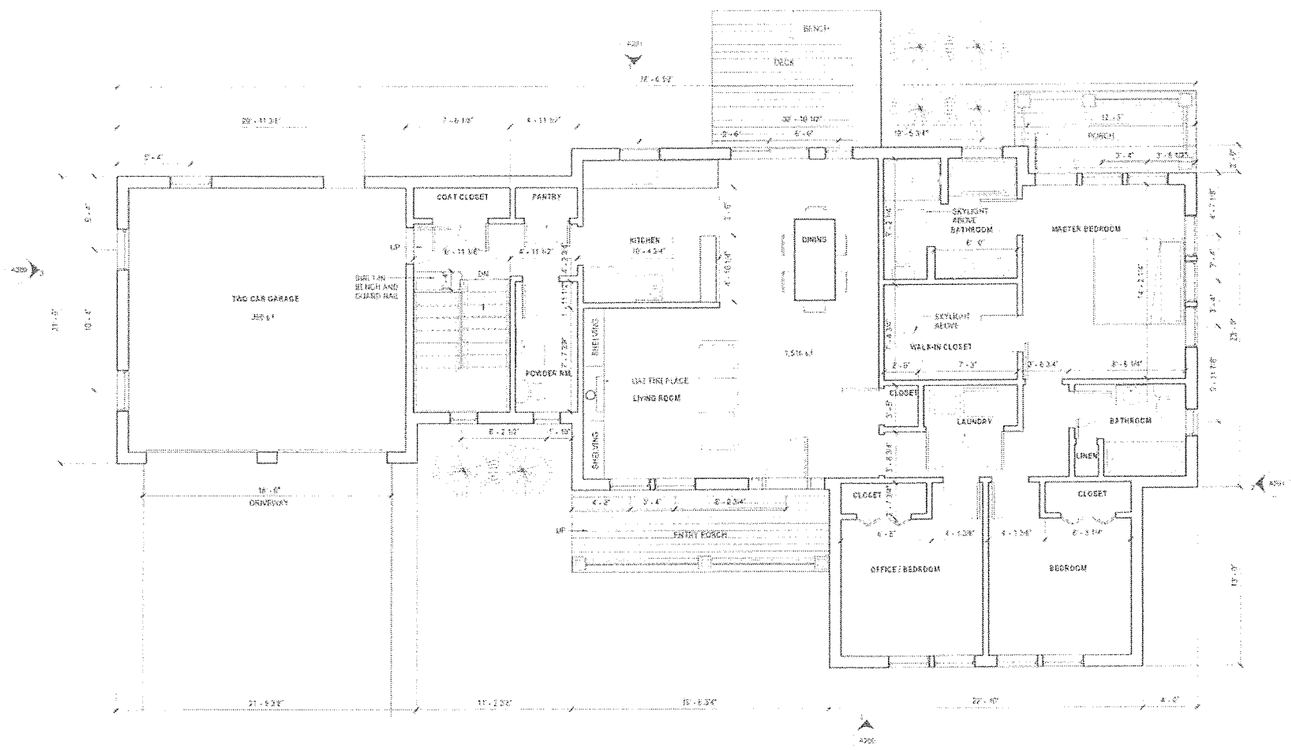

1 LEVEL 1
A100 SCALE 1/4" = 1'-0"

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MITCHELL PROJECT
SINGLE FAMILY
NORTH AVENUE
BURLINGTON, VT

05-16-13

FLOOR PLAN - LEVEL 1

A100

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Exteriors Lighting Home

[redacted]

Cast Medium Wall Mount - Rust

Product #: Z150-07 (647881007669 - 218547)

Product Specifications:

Finish:	Rust Finish
Collection:	Straight Glass
Glass:	Clear
Style:	Traditional
Backplate:	4.5"x5.0"
Height:	16.00"
Width:	8.00"
Extends:	8.50"
Bulbs:	1
Base:	Medium
Max Watts:	60
Material:	Cast Aluminum
Warranty:	2 years
Shipping:	L:8.39"x W:8.39"x H:11.69"-3.04lbs.

Additional Information:

- Height from center of outlet box 12.25"

Resources:

Catalog View
View More Like This

Related items from the Straight Glass Collection:

Z250-04-NRG

Z250-05-NRG

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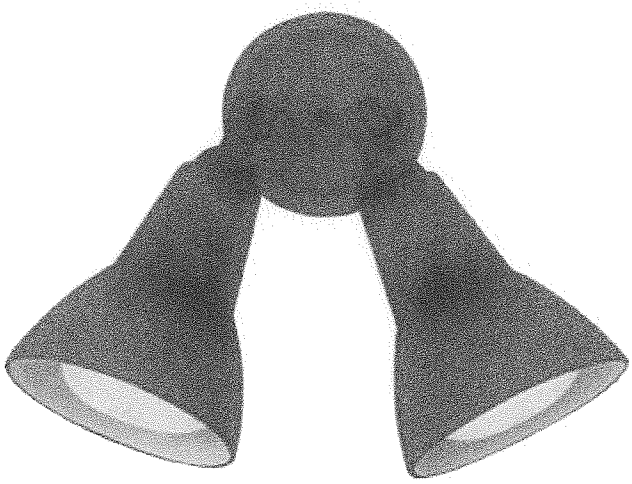
Exteriors Lighting Home -> Back to product search



[redacted]

Cast 2 - Light Bullet - Rust

Product #: Z402-07 (647881039271 - 218019)

DEPARTMENT OF PLANNING & ZONING
JUL 18 2014

Product Specifications:

Finish:	Rust Finish
Collection:	Flood
Backplate:	4.88"x4.88"
Extends:	11.00"
Bulbs:	2
Base:	Medium/PAR
Max Watts:	100
Material:	Cast Aluminum
Warranty:	2 years
Shipping:	L:11.42"x W:5.91"x H:11.22"-2.13lbs.

Resources:

Catalog View
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Hampton Bay | Model # HB7053-237
Woodmere Outdoor Oil Rubbed Bronze L... $34.97 / each
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Your Store Williston #4501 (Change)
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BUY NOW

Hampton Bay | *Model # HB7053-237*

Woodmere Outdoor Oil Rubbed Bronze LED Powered Wall Lantern

★★★★☆ (10) | Write a Review + | Ask & Answer (1) +

$34.97 / each

Item cannot be shipped to the following state(s): GU,PR,VI

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DEPARTMENT OF PLANNING & ZONING

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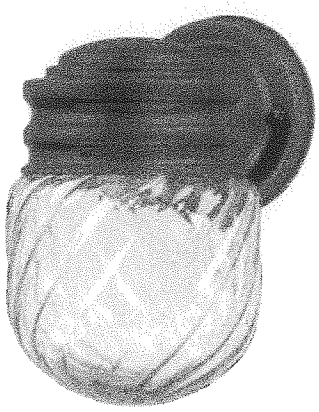
options



LED

PRODUCT OVERVIEW

Model # HB7053-237 *Internet # 203388348* *Store SKU # 323102*

The Hampton Bay Woodmere Wall Mounted Outdoor Oil Rubbed Bronze LED Powered Lantern is specially designed with a low wattage LED light source that produces the same light as a regular bulb, but uses a fraction of the electricity and the LEDs never need replacing. This is modern technology in a simple, classic design that complements the exterior decor of any home. This lantern features an Oil Rubbed Bronze finish and a clear glass shade. The sturdy, weather resistant construction and waterproof seal protects it from harsh outdoor elements to ensure long life of the fixture. Installs easily and is maintenance free, delivering a welcoming, safe and reliable exterior light for less cost.

- Weather resistant construction with protective oil rubbed bronze finish
- Clear glass shade
- Simple, classic design
- Easy to install
- Approved for wet locations
- Includes energy saving LED light source that never needs replacing-lasts 35,000 hours

SPECIFICATIONS

Assembled Depth (in.)	7.03 in	Assembled Height (in.)	8.7 in
Assembled Width (in.)	5.22 in	Bulb Type	LED
Certifications and Listings	1-UL Listed	Dusk to Dawn	No
ENERGY STAR Certified	No	Exterior Lighting Product Type	Outdoor Lanterns
Glass/Lens Type	Clear	Light Source	LED
Manufacturer Warranty	One Year Limited Warranty	Motion Sensor	No
Number of Bulbs Required	0	Outdoor Lighting Features	Weather Resistant
Product Height (in.)	8.7	Product Length (in.)	7.03
Product Weight (lb.)	2.42 lb	Product Width (in.)	5.22
Returnable	90-Day	Size	Small
Style	Modern	Wattage (watts)	5.64 W
Weather Resistant	Yes		

Lanterns #1
LED

PLANNING & ZONING

close

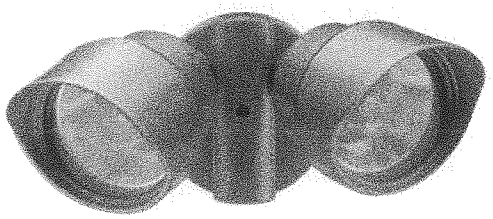
Lithonia Lighting | Model # OFTR 200Q 120 LP BZ M12
2-Lamp Outdoor Bronze Floodlight
More saving. More doing. Your Store Williston #4501 (Change)
Tool & Truck Rental | Installation Services and Repair | Gift Cards | Help
$24.97 / each
BUY NOW

Lithonia Lighting | *Model # OFTR 200Q 120 LP BZ M12*

2-Lamp Outdoor Bronze Floodlight

★★★★☆ (24) | Write a Review + | Ask & Answer (5) +

spots



$24.97 / each

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IN STOCK AT YOUR LOCAL STORE

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Aisle 30, Bay 002

PRODUCT OVERVIEW

Model # OFTR 200Q 120 LP BZ M12 *Internet # 100652894* *Store SKU # 596649*

The Lithonia Lighting 2-Lamp Outdoor Floodlight offers a rugged, weather- and rust-resistant floodlight in a handsome bronze finish. It features adjustable heads with hoods that twist off easily when it's time to replace the two included 100-watt quartz halogen bulbs. A neighbor-friendly visor shields the light, creating an inviting exterior space as well as providing safety and security.

- Weather-resistant aluminum housing
- Clear glass with twist-off hood covers for easy bulb replacement
- Adjustable lamp heads with neighbor-friendly light-shielding visors
- Ideal for residential yards
- 1/2 in. knockout allows for easy installation of photo control and motion sensor (not included)
- Uses two 100 watt quartz halogen lamps (included)
- UL listed

SPECIFICATIONS

Adjustable Detection Sensitivity	No	Adjustable Lamp Head	Yes
Assembled Depth (in.)	7 in	Assembled Height (in.)	7 in
Assembled Width (in.)	5 in	Bulb Type	Halogen
Certifications and Listings	1-UL Listed	Detection Range (ft.)	0
Dusk to Dawn	No	ENERGY STAR Certified	No
Exterior Lighting Accessory Type	Flood/Spot Security Light	Exterior Lighting Product Type	Flood and Spot Lights
Glass/Lens Type	Clear	Light Bulb Base Code	Other
Light Source	Halogen	Manufacturer Warranty	1 year
Motion Sensing	No	Number of Bulbs Required	2
Outdoor Lighting Features	Adjustable Lamp Head,Weather Resistant	Product Height (in.)	4 in
Product Length (in.)	5 in	Product Weight (lb.)	3 lb
Product Width (in.)	8 in	Range of Motion	110
Returnable	90-Day	Timer Included	No

Looking
toward
the
house

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

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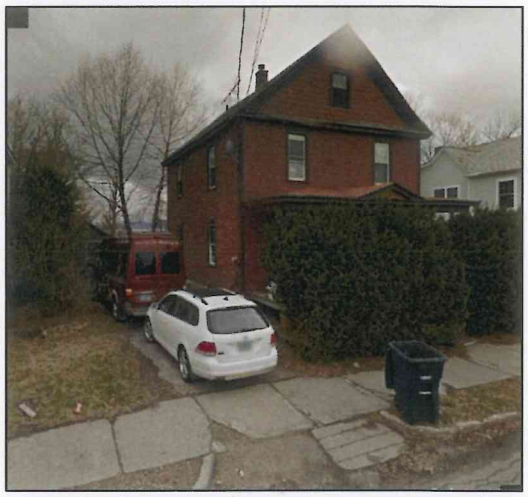
Scott Gustin, AICP, CFM, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary

MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Senior Planner *MONeil*
Date: August 19, 2014
RE: ZP 14-1300CA/CU 85 Lakeview Terrace



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

File: ZP 14-1300CA/CU
Location: 85 Lakeview Terrace
Zone: RM **Ward**: 7
Date application accepted: June 25, 2014
Applicant/ Owner: William Schebaum/Jovial King
Estimated Construction Cost: $300,000
Request: Construction of a 2 story addition to existing single family home; remove existing shed and construct new accessory structure for accessory dwelling unit and storage.

Background:

- **Zoning Permit 08-267CA**; Enclose existing front porch and replace two attic windows at gable ends. **Denied**, January 2008.
- **Zoning Permit** to erect a 14' x 16' open deck and railing on the rear of existing house; demolish existing porch except the roof. Approved April 1975.

Overview: 85 Lakeview Terrace is a single family home with a small accessory building/shed. The owners wish to build a rear addition; demolish the shed and construct an accessory building to be used for an Accessory Dwelling Unit. Parking will be reconfigured to meet the requirements of the ordinance. Conditional Use Review is required for the construction of a new building to house an Accessory Dwelling Unit.

The **Design Advisory Board** reviewed the application at their July 8, 2014 meeting. The board voted unanimously to recommend approval, with the following recommendations:

1. Amend the site plan to include a walkway from the primary unit and to add landscaping.
2. Apply for and obtain a fence permit along with the current application.
3. Address inclusion of trash and recycling in the shed.

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

4. Meet all staff recommendations except for reversal of the south entrance.

Recommendation: **Approval**, per the following findings and conditions:

I. Findings

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

Section 3.3.2 Applicability

Any new development or additions to existing buildings which result in new dwelling units or in any new non-residential buildings square footage are subject to impact fees as is any change of use which results in an added impact according to Sec. 3.3.4.

As Accessory Dwelling Units are not considered under review of density or intensity of use (See Sec. 5.4.5), Impact Fees are not assessed.

Not applicable.

Part 5: Conditional Use and Major Impact Review (for new accessory structure to house an accessory apartment, as required by Section 5.4.5 (b)):

Section 3.5.6 (a) Conditional Use Review Standards

1. *The capacity of existing or planned community facilities;*

The inclusion of a 320 sq. ft. accessory apartment will have negligible implact on existing community facilities. **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;*

This is a medium density residential district. A small residential unit appurtant to the principle dwelling is consistent with, and not uncommon within this neighborhood. **Affirmative finding.**

3. *Traffic on roads and highways in the vicinity evaluated in terms of increased demand for parking, travel during peak commuter hours, safety, contributing to congestion, as opposed to complementing the flow of traffic and/or parking needs; if not in a commercial district, the impact of customer traffic and deliveries must be evaluated;*

No commercial truck traffic or customer deliveries are expected. The site can accommodate the new parking space required by Section 5.4.5. **Affirmative Finding.**

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

State statute provides for accessory apartments. Appropriate approvals have been secured for water and sewer capacity [letter rec'd June 12, 2014], as well as EPSC and Stormwater management review [July 15, 2014] as required by Chapter 26. **Affirmative finding.**

5. *The utilization of renewable energy resources;*

No part of this application will prohibit the use of water, wind, solar, geothermal, or other alternative or renewable energy sources. All new construction will be required to meet the energy efficiency standards as defined by Burlington Electric. **Affirmative finding.**

and,

In addition to the General Standards specified above, the DRB;

6. *shall consider the cumulative impact of the proposed use. For purposes of residential construction, if an area is zoned for housing and a lot can accommodate the density, the cumulative impact of housing shall be considered negligible;*

The subject property is located in the RM zone where residential use is permitted. For purposes of this section, the impact may be considered negligible. **Affirmative finding.**

7. *in considering a request relating to a greater number of unrelated individuals residing in a dwelling unit within the RL, RL-W, RM and RM-W districts than is allowed as a permitted use, in addition to the criteria set forth in Subsection (a) hereof, no conditional use permit may be granted unless all facilities within the dwelling unit, including bathroom and kitchen facilities are accessible to the occupants without passing through any bedroom. Additionally, each room proposed to be occupied as a bedroom must contain at least one hundred twenty (120) square feet. There must also be a parking area located on the premises at a location other than the front yard containing a minimum of one hundred eighty (180) square feet for each proposed adult of the dwelling unit in excess of the number of occupants allowed as a permitted use. All other green space standards must be observed.*

The Functional Family provision of the ordinance will be applicable in this project. Not more than 4 unrelated adults may occupy the principle residence; not more than 2 adults in the accessory apartment per Section 5.4.5. **Affirmative finding as conditioned.**

8. *may control the location and number of vehicular access points to the property, including the erection of parking barriers.*

The existing curb cut will be utilized to access a revised parking area to accommodate the required 3 parking spaces. **Affirmative finding.**

9. *may limit the number, location and size of signs.*

No signs are included within the submission material. Not applicable.

10. *may require suitable mitigation measures, including landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.*

The Design Advisory Board has recommended that a fence be included within the plan, and illustrated on a revised site plan. These are illustrated on revised plans received August 5, 2014 and August 8, 2014. No neighborhood impact is anticipated to the west, as the property abuts the steep embankment facing toward the lake where there are no residences. **Affirmative finding as conditioned.**

11. *may specify a time limit for construction, alteration or enlargement of a structure to house a conditional use.*

The zoning permit is valid for 2 years; 1 year to start construction and another to finish. No additional time is being sought by the applicant. **Affirmative finding.**

12. *may specify hours of operation and/or construction to reduce the impact on surrounding properties.*

Typical construction hours are 7:30 am – 5:30 pm Monday through Friday, with Saturday construction hours limited to interior work. These may be adjusted by the Development Review Board if specifically requested by the applicant. **Affirmative finding as conditioned.**

13. *may require that any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions.*

Any future enlargement or alterations will require additional permit review in accordance with the regulations in effect at that time. **Affirmative finding as conditioned.**

14. *may consider performance standards, should the proposed use merit such review.*

An Erosion Prevention and Sediment Control Plan has been approved by the City Stormwater Administrator. Any other performance standards may be considered, and implemented by the DRB. **Affirmative finding.**

15. *may attach such additional reasonable conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*

This is at the discretion of the DRB.

<u>Article 4: Maps & Districts</u>

Sec. 4.4.5, Residential Districts

Table 4.4.5-3 Residential District Dimensional Standards

RM zoning district	Maximum Lot Coverage 40% (10% bonus provision)	Setbacks				Maximum Height 35'
		Front Ave. of 2 adjacent lots on both sides +/- 5'	Side 10% lot width, or ave. of side yard setback of 2 adjacent lots on both sides	Rear 25% of lot depth, not less than 20'	Waterfront 75' from ordinanry high water mark of Lake Champlain and the Winooski River	
85 Lakeview	35.3% existing 42% proposed (358 sf meets open amenity provision, allowing an extra 10% coverage per setbacks per Sec. 4.4.5 (d) 3. A.	n/c	New development meets required 5' minimum setback on both north and south boundary lines. Walkways are permitted to encroach into setback per Sec. 5.2.5. (b).	Structures are compliant. Patio may encroach with a minimum of 5' setback from property boundary line.	Compliant	No change.

Affirmative finding.

Section 4.4.5 (d) 4. Accessory Residential Structures and Uses

An accessory structure and/or use as provided under Sec. 5.1.12 and 5.1.2 customarily incidental and subordinate to a principal residential use, including but not limited to private garages, carriage houses, barns, storage sheds, tennis courts, swimming pools, cabanas for swimming pools and detached fireplaces may be permitted as follows:

A. Accessory Structures shall meet the dimensional requirement set forth in the district in which they are located pursuant to Sec. 4.4.5(b) of this Article and related requirements in Art 5, Part 2;

See table, above. **Affirmative finding.**

B. Any accessory structure that is seventy-five percent (75%) or greater of the ground floor area of the principle structure shall be subject to the site plan and design review provisions of Art. 3, Part 4 and the applicable standards of Art 6;

Existing ground floor area of principle structure is 768. 75% of 768 = 573.75. The new ADU and storage area combined are 428 sq. ft., or less than 75% of the ground floor area of the principle structure. Not applicable.

C. Private garages shall be limited to as many stalls as there are bedrooms in the dwelling to which it is accessory, provided that the ground floor area is less than seventy-five percent (75%) of the ground floor area of the principle structure;

Does not include the creation of a garage or stalls. Not applicable.

D. The outdoor overnight storage of commercial vehicles not otherwise associated with an approved home occupation or made available for the exclusive use of the residential occupants, or the outdoor storage of more than one unregistered vehicle, shall be prohibited. Any and all vehicles shall be stored in an approved parking space;

Not applicable.

and,

E. Accessory structures such as doghouses, doll houses, or tree houses that are less than or equal to a total of sixteen (16) square feet in area shall not require a zoning permit.

Not applicable.

F. Uncovered play structures, seasonal skating rinks, raised planting beds shall not require a zoning permit.

G. Not applicable.

Affirmative finding.

<u>Article 5: Citywide General Regulations</u>

Part 1: Uses and Structures

(g) Accessory Uses

1. Accessory Dwelling Units. Accessory dwelling units as mandated by 24 VSA 4412 (1) (E) shall be regulated as set forth in Section 5.4.5 hereof.

See Section 5.4.5, below.

Section 5.1.2 Structures

(d) Accessory Residential Structures:

An accessory structure customarily incidental and subordinate to a principal residential use shall also be governed by the provisions of Sec. 4.4.5 (d) 4.

See above.

Section 5.2.5 Lot Coverage Requirements

See Table 4.4.5-3, above.

Section 5.2.4 Buildable Area Calculation

Not applicable.

Section 5.2.5 Setbacks
See See Table 4.4.5-3, above.

Section 5.2.6 Building Height Limits
See Table 4.4.5-3, above.

Section 5.2.7 Density and Intensity of Development Calculations
An accessory unit is not counted as a dwelling unit for the purposes of density calculation, per Section 5.4.5, below. In that manner, the use/intensity of use remains the same. Functional Family provisions will continue to apply, however, and the ADU has a maximum occupancy of 2 adults, per Section 5.4.5. **Affirmative finding as conditioned.**

Part 4: Special Use Regulations

Section 5.4.5 Accessory Dwelling Units
(a) Accessory Units, General Standards/Permitted Uses

Where there is a primary structure on a lot which exists as an owner-occupied single family residence, one accessory dwelling unit, that is located within or appurtenant to such single family dwelling, shall be allowed as a permitted use if the provisions of this subsection are met. An accessory dwelling unit means an efficiency or one bedroom apartment that is clearly subordinate to the primary dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation. No accessory unit shall be inhabited by more than 2 adult occupants. An accessory unit shall not be counted as a dwelling unit for the purposes of density calculation. Additionally, there must be compliance with all the following:

1. The property has sufficient wastewater capacity as certified by the department of public works;

A capacity letter was issued for the proposed development and new accessory dwelling unit June 12, 2014. **Affirmative finding.**

2. The unit does not consist of more than 30 percent of the total habitable floor area of the building, inclusive of the accessory dwelling unit;

The new ACU is 320 sq. ft, or 28.46% of the new gross floor area of 1124 sq. ft. (house 740 + new 384 sq. ft.= 1124 sq. ft.) **Affirmative finding.**

3. Applicable setback and coverage requirements are met;

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

4. One additional parking space which may be legally allocated to the accessory unit must be provided for the accessory unit;

One additional parking space has been included on the site plan. **Affirmative finding**.

and,

5. *A deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit prior to the issuance of the certificate of occupancy for the unit. Such reference shall identify the permit number and note that the property is subject to the permit and its terms and conditions including owner occupancy. No certificate of occupancy shall be issued for the unit unless the owner has recorded such a notice.*

Affirmative finding as conditioned.

(b) Conditional Use Approval for Accessory Units:
If any of the following are also proposed, conditional use approval, as well as development review provisions of Article 6 shall be required:

1. *A new accessory structure;*
2. *An increase in the height or habitable floor area of the existing dwelling;*
3. *An increase in the dimensions of any parking area;*

The request to construct a new structure for the accessory dwelling unit spurs the Conditional Use review. See Section 3.5.6. (a), above.

(c) Discontinuance of Accessory Units:
Approval of an accessory dwelling unit is contingent on owner occupancy of the single-family dwelling unit as a primary residence. For purposes of this section, owner occupancy means that, after the creation of the accessory unit all individuals listed on the deed for the property must reside in the primary unit or in the accessory unit. If either the primary unit or the accessory unit is no longer owner occupied as a primary residence, the approval for the accessory dwelling unit is void and the kitchen of the accessory dwelling unit must be removed within 90 days with the entirety of the property being occupied as a single unit. When an accessory unit that is the result of additional square footage and/or a new accessory structure is proposed to be removed, revised floor plans and a revised site plan shall be required to be submitted for review and approval. Furthermore, where additional square footage is added to a single family home for purposes of creating an accessory unit and the accessory unit is at any point discontinued, none of the additional square footage shall be eligible for the purposes of increasing the number of unrelated adults that may be allowed to inhabit the property.

Affirmative finding as conditioned.

Sec. 5.4.8 Historic Buildings and Sites

(a) Applicability:

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

As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:

1. *The building is 50 years old or older;*

2. The building or site is deemed to possess significance in illustrating or interpreting the heritage of the City, state or nation in history, architecture, archeology, technology and culture because one or more of the following conditions is present:

A. Association with events that have made a significant contribution to the broad patterns of history; or,

B. Association with the lives of persons significant in the past; or,

C. Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction; or,

D. Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact; or,

E. Yielding, or may be likely to yield, information important to prehistory; and,

3. The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association

85 Lakeview Terrace, including the shed/garage, are listed on the Vermont State Register of Historic Resouces (see attached information.)

(b) Standards and Guidelines:

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

The residential use of the property is proposed to be continued. **Affirmative finding.**

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

Any alteration on the primary structure is restricted to the rear, and will have minimal impact on the structure (particularly as can be viewed from the public ROW.) The existing shed/garage is proposed to be replaced with a new accessory structure, which will clearly be new construction. In location, the new building continues the building arrangement on the lot. The new structure will look like a shed/storage building from the street. **Affirmative finding.**

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

No conjectural features are proposed. The new structure will clearly look new. **Affirmative finding.**

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

Not applicable.

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

Not applicable.

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

The shed/garage is not proposed to be replaced due to deterioration, but to provide another housing unit of safe, durable and structurally sound construction. The rear addition on the primary structure is to enhance the livability and enjoyment of the home, and is entirely consistent with residential building evolution. **Affirmative finding.**

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

Not applicable.

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

There are no known archaeologically sensitive areas on this parcel. Not applicable.

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

The new work will clearly be differentiated from the old, yet compatible with the historic character of the original. The introduction of new materials will provide a counterpoint to the existing clapboard/wood frame construction. Several successful examples are extant on the Lakeview Terrace streetscape. **Affirmative finding.**

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

It would be possible to remove the rear addition at 85 Lakeview with easy reversal to the existing structure.

The new accessory structure could be removed from the site without notable damage to site features or arrangement; however the demolition of the shed can be considered irreversible. In an assessment of the greater public value, it may be determined that providing an additional unit of housing accessory to an existing single family home is a greater benefit to the community and property owner than a deteriorated storage shed. **Affirmative finding.**

(c) Demolition by Neglect:

Not applicable.

(d) Demolition of Historic Buildings:

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;

B. A statement addressing compliance with each applicable review standard for demolition;

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:
(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; and,

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.
A request to remove an existing shed/storage building does not rise to the requirement for engineering or architectural reporting. New development plans, including elevations, have been submitted. The replacement of the accessory structure with a new structure that will provide clean, safe, sound and attractive living space may be interpreted as a greater advantage to the city.
Affirmative finding.

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; 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; 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.
See above.

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 removal of a small storage building will have a negligible impact on the historic importance of other residential structures on adjacent properties. **Affirmative finding.**

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;

The proposed loss of this building does not rise to HABS/HAER documentation standards. Submitted photographs of the building will remain the zoning file as documentation of the building. **Affirmative finding.**

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 intends to redevelop the site in a manner that is consistent with other previously approved residential development on this street. **Affirmative finding as conditioned.**

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.

Not applicable.

In previous, similar permit review, the DRB has given a measured assessment of structural merit based on the prominence, integrity, function, and condition of individual structures. (See 107 Ledge Road, demolition of garage, ZP 13-0768.)

The existing accessory structure at 85 Lakeview Terrace is importance for its association to the primary residential building, but may be interpreted for its very purpose; as a small structure intended for storage. Its replacement would provide a greater public benefit than the existing wood frame building, which should be photo documented for inclusion in the zoning record. The building's marginal importance does not merit documentation per HABS or HAER standards, which are reserved for structures of national significance and federally listed on the National Register of Historic Resources. The existing shed is not.

The application has not included an engineer's report; however an architectural designer has provided replacement plans for the new building (redevelopment plans required per these standards.) This may be deemed sufficient for the proposal. **Affirmative finding as conditioned.**

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.

If any building materials warrant re-use, then they shall be made available to ReSource or a similar outlet. Building deconstruction must be done with appropriate safe practices; all construction debris must be disposed of in a safe and legal manner. **Affirmative finding as conditioned.**

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 proposed addition and new accessory structure are in the same locations as existing features (deck, garage.) No impact is anticipated on any important natural features. **Affirmative finding.**

(b) Topographical Alterations:

No changes to topography are proposed. Not applicable.

(c) Protection of Important Public Views:

This is private property. Existing views between parcels will remain; the proposed new accessory structure will not unduly impede views toward the west (although this standard excludes views from private property.) **Affirmative finding.**

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

The addition to 85 Lakeview Terrace includes ample window glazing facing the west, which will provide passive solar. All new development will be required to meet energy efficiency standards as defined by Burlington Electric Department. No part of this application will prohibit the use of solar, wind, water, geothermal, or other alternate energy resource. **Affirmative finding.**

(f) Brownfield Sites:

None identified. Not applicable.

(g) Provide for nature's events:

An Erosion Provention and Sediment Control plan have been filed for review and has been approved by the City Stormwater Engineer.

Design features, including a covered porch, covered entryway and mono-pitch rooflines address the effects of rain, snow, and ice at building entrances. It appears that the location for snow storage will be at the head of the newly configured driveway. This will be effective, as long as it doesn' prohibit access to the new addition on the rear of 85 Lakeview, or the sidewalk to the accessory dwelling unit. The bulkhead, however, may be inaccessible if covered in a snowbank. **Affirmative finding.**

(h) Building Location and Orientation:

The existing garage is proposed to be removed for the construction of the accessory structure intended as an accessory dwelling unit. The structure has been designed to present a "polite" front to the street, with barn doors facing east. This is not the residential building entrance, however, but access to storage. The functional ADU access is proposed to be through a side door on the south elevation.

In location and orientation, the new accessory structure is deferential to the existing primary structure and located on the site to be respectful of the same traditional arrangement. **Affirmative finding.**

(i) Vehicular Access:

An existing curb cut will be utilized. No change.

(j) Pedestrian Access:

The proposed site plan illustrates a walkway from the parking area/drive to the accessory dwelling (walkways are permitted to encroach within setbacks.) There is a walkway to the primary residence from the public sidewalk. **Affirmative finding.**

(k) Accessibility for the Handicapped:

It would be possible to design the new accessory unit to be completely accessible as it is proposed at or near grade. Although suggested, it is not a requirement for any single family home. **Affirmative finding.**

(l) Parking and Circulation:

The single family home requires 2 parking spaces, and the proposed accessory dwelling unit 1 parking space (Per Zoning Ordinance Amendment 13-10). Three parking spaces are illustrated on the site plan; outside the front yard setback, 2 in tandem to serve the primary residence. The existing curbcut will be utilized. **Affirmative finding.**

(m) Landscaping and Fences:

A planting box is illustrated at the foot of the rear stairs on modeling studies, and three unidentified trees on the site plan. Areas for raised garden beds have been noted. A fence has been added to the plan along the south elevation (Plan A.06), and illustrated at the head of the driveway (A.08) to provide a modicum of privacy for the ADU. **Affirmative finding.**

(n) Public Plazas and Open Space:

There are no public plazas included within the project plan. Not applicable.

(o)Outdoor Lighting:

The applicant has proposed recessed can lighting, residential grade, for the covered porches and ADU entry canopy. Given the fixture and location, there appears little chance for unnecessary light spill onto neighboring properties. **Affirmative finding.**

(p) Integrate infrastructure into the design:

The applicant will be required to identify the location of meters, mailboxes, utility connection, and any proposed HVAC equipment prior to review by the DRB to assess the appropriateness and potential need for screening.

Trash/recycling as well as bicycles and other typical outdoor equipment are proposed to be stored in the new (front) portion of the accessory structure, accessed through barn doors. **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:

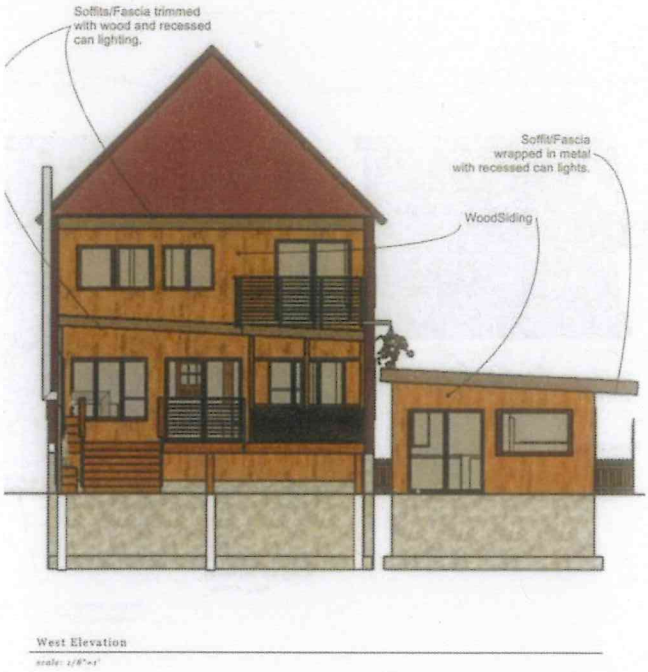
The proposed rear addition to 85 Lakeview will be largely hidden behind the primary structure and minimally visible from the street. The design "cascades" away from the rear gable elevation, beginning at 2 stories, decreasing to one story and a deck extension.

The new accessory structure, proposed to be one story, remains deferential and secondary in the

structural hierarchy on the lot. The new building, with a modern vocabulary been inserted next to its historic antecedent; a companionship appearing with some regularity in this neighborhood. **Affirmative finding.**

2. Roofs and Rooflines.

Roof pitch for the proposed porch, addition, and new accessory structure are all monopitch. While not so common for primary buildings residential buildings in the neighborhood, it is a common roof form for porches, garages, and sheds. In that manner (and considering the new construction) the proposed roof pitches are consistent with the neighborhood. **Affirmative finding.**



3. Building Openings

Window openings for the new rear addition are regularly placed, mimicking the placement, arrangement and size of windows of the primary residence along the north and south elevations. The westerly elevation clearly and understandably intends to exploit the splendid lake views.

Windows and doors on the accessory structure are as minimal as the living space; yet arranged to enjoy visibility to the streetfront (small kitchen window) and westerly toward the lake. Windows close to an abutting neighbor are understandably small. **Affirmative finding.**

(b) Protection of Important Architectural Resources:

See Section 5.4.8, below.

(c) Protection of Important Public Views:

There are no protected public views from this private parcel. Not applicable.

(d) Provide an active and inviting street edge:

The front of 85 Lakeview Terrace will be relatively unchanged as the rear addition will only be minimally apparent from the public ROW.

The removal of the existing garage/shed will allow for the new accessory structure, which is proposed to have a streetfront presence resembling a storage building. In that manner, it is unobtrusive and in step with traditional storage type buildings. The building face of the

accessory structure has been improved both visually and functionally with the addition of a window in the northeast corner. **Affirmative finding.**

(e) Quality of materials:

New materials are proposed to be corrugated siding, vertical standing seam siding, and wood siding. Soffits and fascia for the primary structure are proposed to be boxed with wood; on the ADU to be trimmed in metal. Railings on the deck are intended to be metal. All are considered to be durable with a reasonable life expectancy. **Affirmative finding.**

(f) Reduce energy utilization:

All new construction must 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.

Encouragement is offered for the new ADU to take advantage of solar access where available (southerly exposure).

No shade impact is anticipated on neighboring properties from any portion of this development. **Affirmative finding as conditioned.**

(g)Make advertising features complementary to the site:

Not signage is proposed. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

All requirements for ingress and egress, as well as for building and life safety code as defined by the building inspector and fire marshal, shall be met. **Affirmative finding as conditioned.**

Article 8: Parking

For an accessory dwelling unit, one additional parking space is required. The single family dwelling, in a Neighborhood Parking District, requires 2 parking spaces. The total parking requirement is 3 parking spaces, which are illustrated on the site plan. **Affirmative finding.**

II. Conditions of Approval

1. The Functional Family provision of the ordinance will be applicable in this project. Not more than 4 unrelated adults may occupy the principle residence; not more than 2 adults in the accessory apartment per Section 5.4.5.
2. An EPSC plan shall be approved by the City Stormwater Engineer **prior to release of any zoning permit.** [Approved July 15, 2014.]
3. A deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit prior to the issuance of

the certificate of occupancy for the unit. Such reference shall identify the permit number and note that the property is subject to the permit and its terms and conditions including owner occupancy. **No certificate of occupancy shall be issued** for the unit unless the owner has recorded such a notice.

4. The applicant will be required to identify the location of meters, mailboxes, utility connection, and any proposed HVAC equipment **prior to release of the zoning permit** to assess the appropriateness and potential need for screening.

5. Building deconstruction must be done with appropriate safe practices; all construction debris must be disposed of in a safe and legal manner.

6. The time between demolition and commencement of new construction generally shall not exceed six (6) months.

7. All other requirements of Section 5.4.5 (a) and (b), **Accessory Dwelling Units, General Standards.**

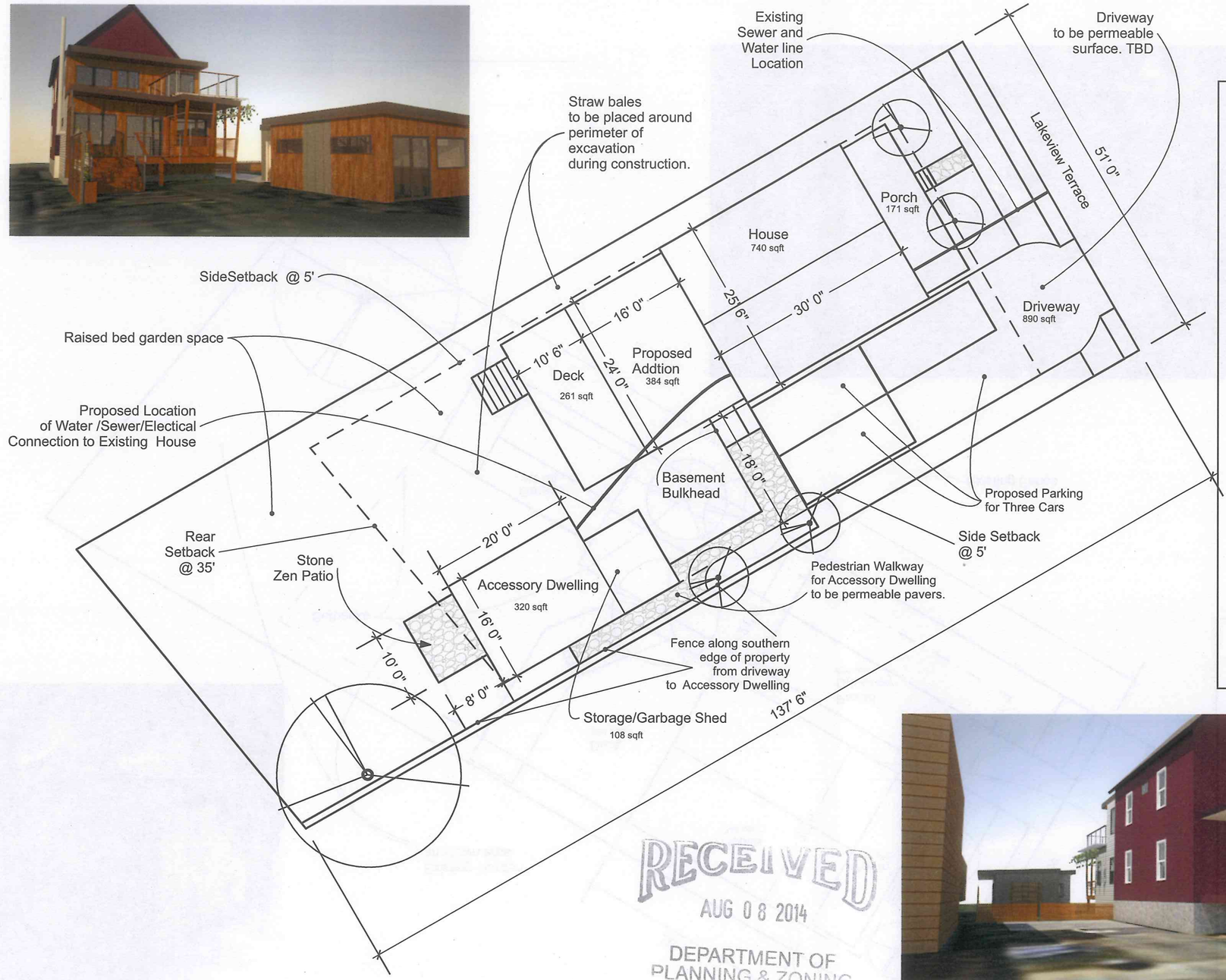
8. Hours of construction are limited to 7:30 am – 5:30 pm Monday through Friday, with Saturday construction hours limited to interior work.

9. Any future enlargement or alterations will require additional permit review in accordance with the regulations in effect at that time.

10. ***Discontinuance of Accessory Units:***
Approval of an accessory dwelling unit is contingent on owner occupancy of the single-family dwelling unit as a primary residence*. For purposes of this section, owner occupancy means that, after the creation of the accessory unit all individuals listed on the deed for the property must reside in the primary unit or in the accessory unit. If either the primary unit or the accessory unit is no longer owner occupied as a primary residence, the approval for the accessory dwelling unit is void and the kitchen of the accessory dwelling unit must be removed within 90 days with the entirety of the property being occupied as a single unit. When an accessory unit that is the result of additional square footage and/or a new accessory structure is proposed to be removed, revised floor plans and a revised site plan shall be required to be submitted for review and approval. Furthermore, where additional square footage is added to a single family home for purposes of creating an accessory unit and the accessory unit is at any point discontinued, none of the additional square footage shall be eligible for the purposes of increasing the number of unrelated adults that may be allowed to inhabit the property.*

11. Standard Permit Conditions 1-15.

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



Zoned Residential Medium Density
Allowable coverage: 40%

Existing Coverage

Lot	= 7,088sqft
House and Garage	= 1,060sqft
Driveway	= 708sqft
Total	= 1,768sqft 25% Coverage
Porch, Stairs, Decks	= 731sqft 10.3% Coverage

Proposed Coverage

Existing	= 911sqft
Addition	= 384sqft
Accessory Dwelling/Shed	=428sqft
Driveway	=890sqft
Total w/ Proposed	= 2,614sqft 37% Coverage
Deck/Porch/Patio	= 358sqft 5%

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Proposed Site Plan

scale: 1/16"=1'

Steeple.Chase Design.Build
P.O. Box 1125
Montpelier, VT
802-999-6792
info@steeplechasedesign.com

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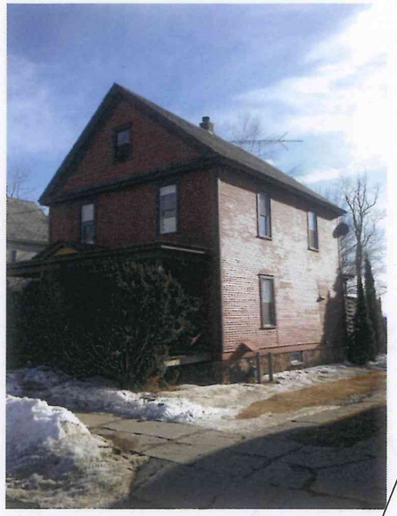
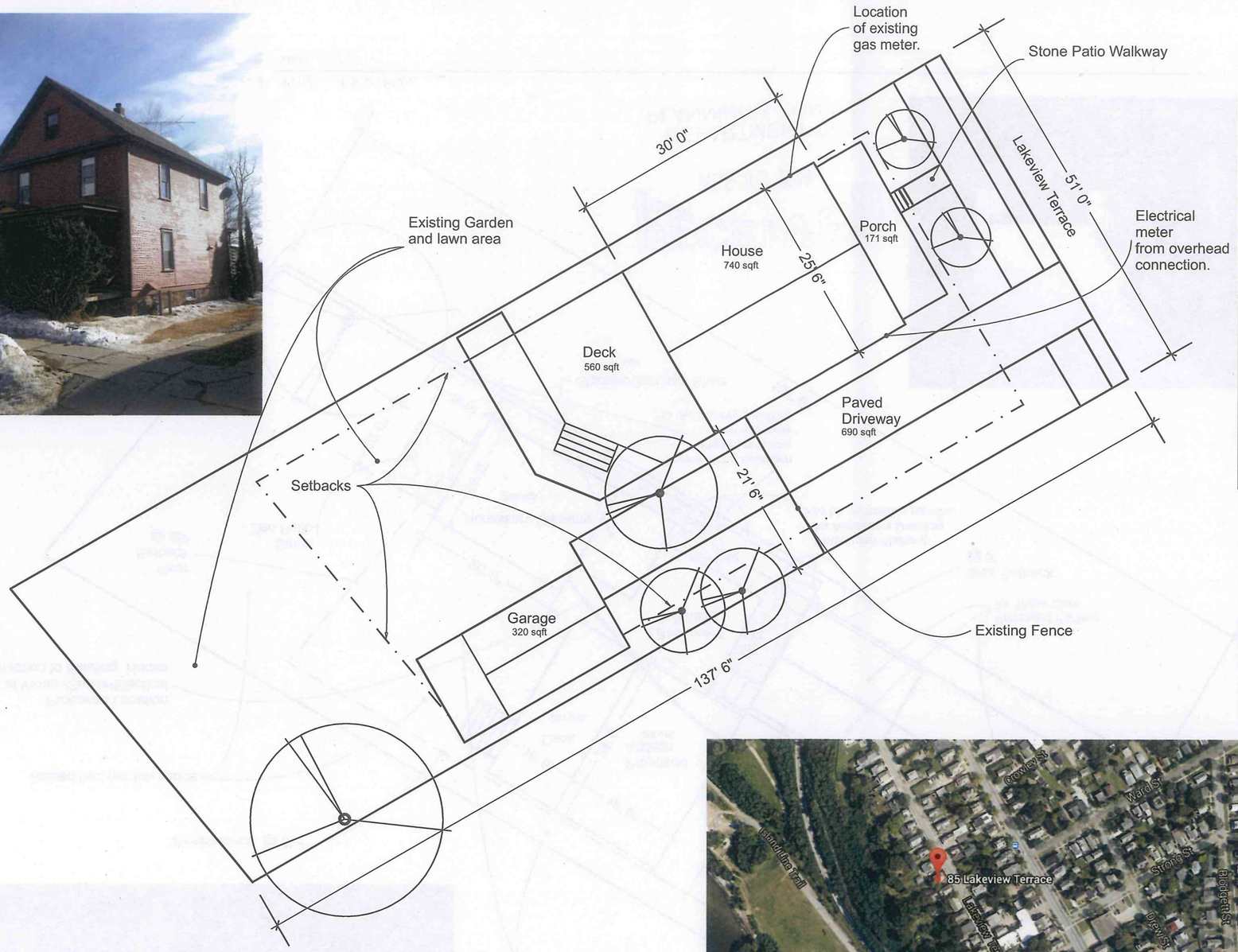
PROJECT 85 Lakeview Terrace Burlington, Vermont

Proposed Site Plan

A.02

Rec'd via email 8/8/14





Zoned Residential Medium Density
Allowable coverage: 40%

Existing Coverage	
Lot	= 7,088sqft
House and Garage	= 1,060sqft
Driveway/Walkway	= 708sqft
Total	= 1,768sqft 25% Coverage
Porch, Stairs, Decks	= 731sqft 10.3% Coverage

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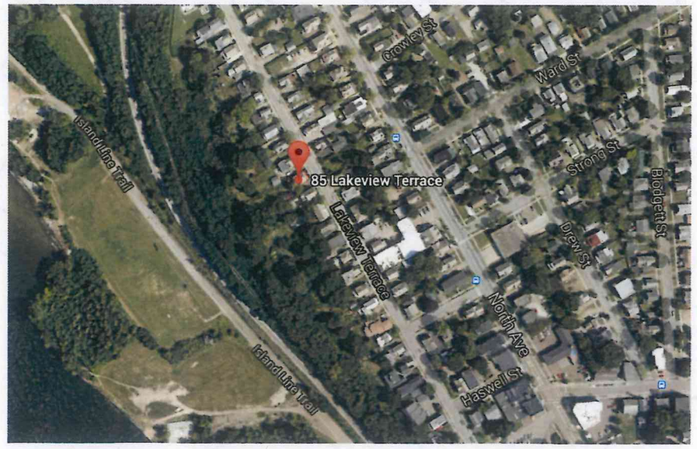

north

Existing Site Plan

scale: 1/16"=1'

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PROJECT 85 Lakeview Terrace Burlington, Vermont

Existing Site Plan

A.01

Window	Model #-Marvin Integrity Wood Ultrex		Rough Opening (WxH)	Notes
1	IIFD6065XXL Door	Inswing French	6'0" x 6'8"	
2	ITGL7260	Double Glider	6' 1/2" x 5' 1/4"	x2
3	ICA3355 Casement	Single Unit	2' 9" x 4' 7 5/8"	x2

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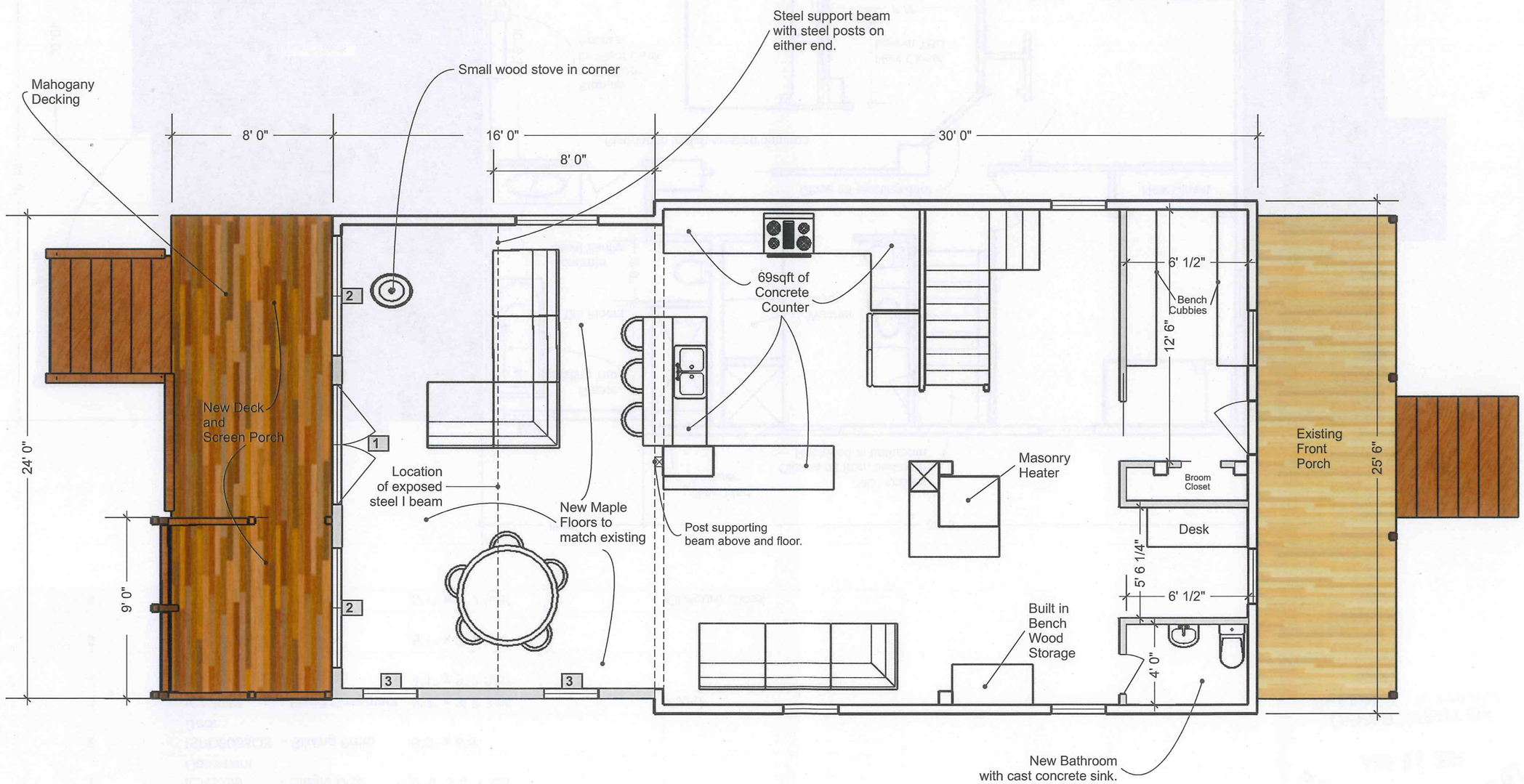

Main House First Floor Plan

scale: 3/16"=1'

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PROJECT 85 Lakeview Terrace
Burlington, Vermont

Main House First Floor Plan

A.03

Window	Model #-Marvin Integrity Wood Ultrex	Rough Opening	Notes
1	ICA3355 - Single Unit Casement	2' 9" x 4' 7 5/8"	
2	ISPD6065OX - Sliding Patio Door	6'0" x 6'8"	
3	ICA2943 - Fixed Casement	2'5" x 3' 7 3/4"	Fixed
4	ICA2543 2W - Double Casement	4'1" x 3' 7 3/4"	
5	ICA3743 2W - Double Casement	6'1" x 3' 7 3/4"	
6	IAWN3719 - Awning	3'1" x 1' 7 5/8"	Obscure Glass

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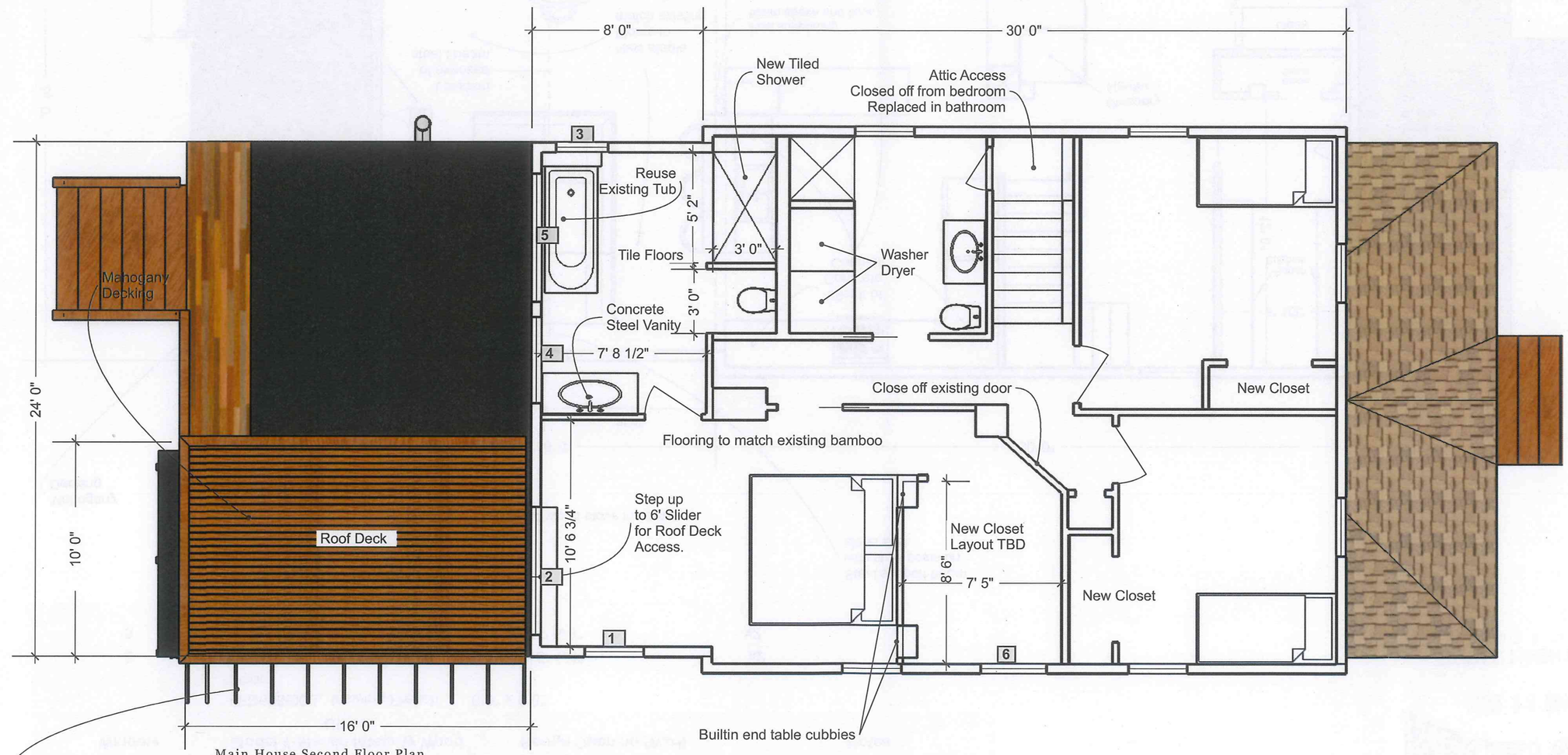

Main House Second Floor Plan

scale: 3/16"=1'

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PROJECT 85 Lakeview Terrace
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Main House Second Floor Plan

A.04

Window	Model #-Marvin Integrity Wood Ultrex	Rough Opening (WxH)	Notes
1	IAWN4919T -Single Unit Awning	4'1" x 1' 7 5/8"	x2
2	IIFD3065XR - Inswing French Door	3'1 5/16" x 6'8"	
3	ISPD6065OX - Sliding Patio Door	6'0" x 6'8"	
4	ITGL7248 - Double Glider	6' 1/2" x 4' 1/4"	
5	IAWN3723 2W - Double Awning	6'1" x 1'11 5/8"	x2

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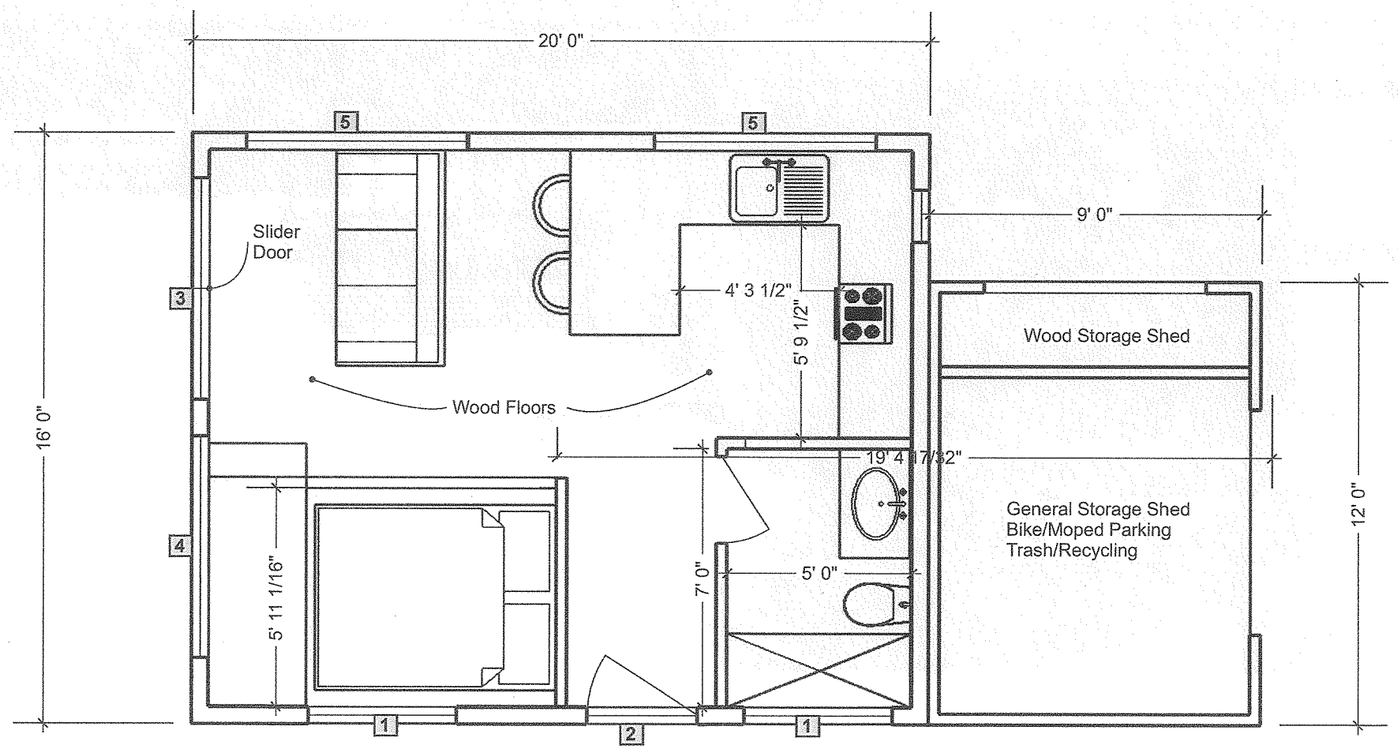

Guest Cabin Floor Plan

scale: 1/4"=1'

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PROJECT 85 Lakeview Terrace
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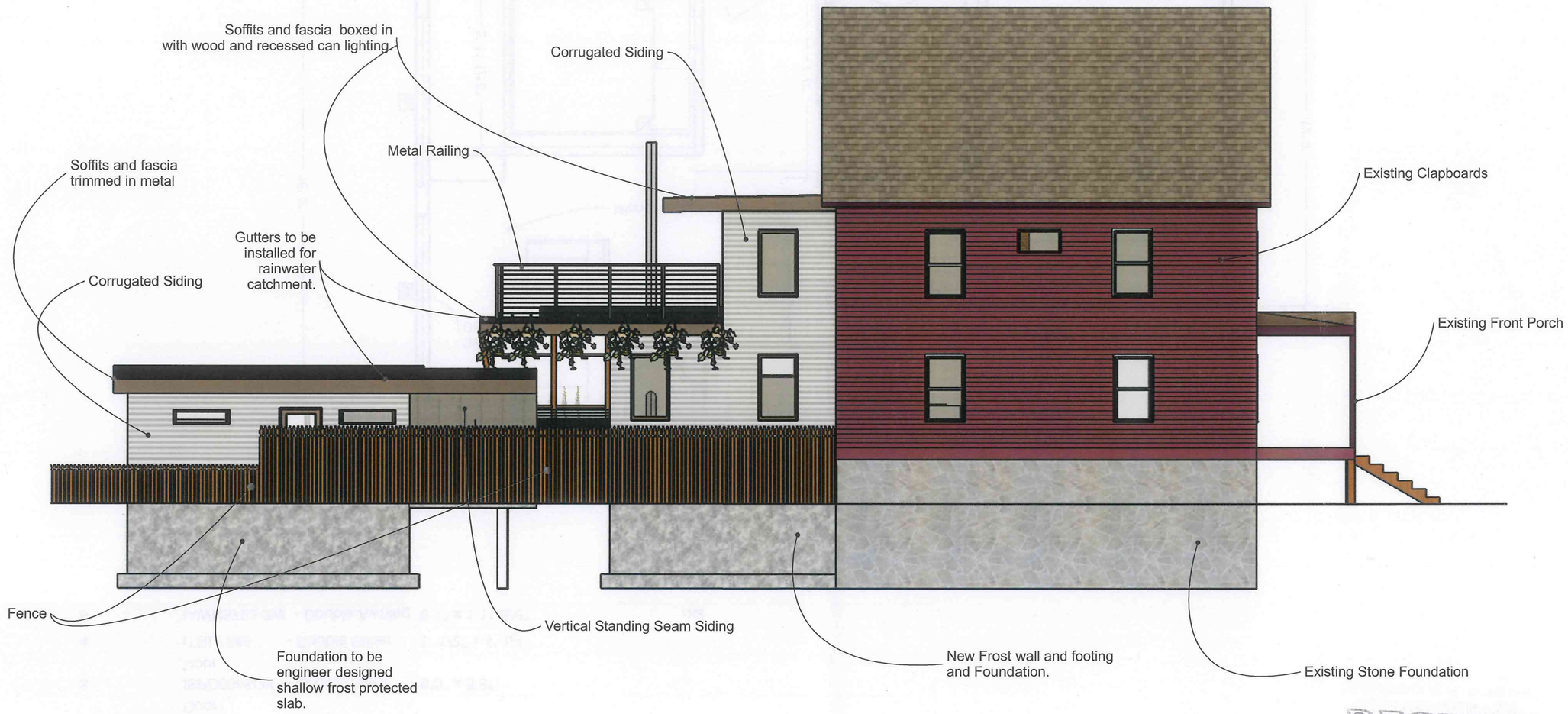
Guest Cabin Floor Plan

A.05



South Elevation

scale: 1/8"=1'

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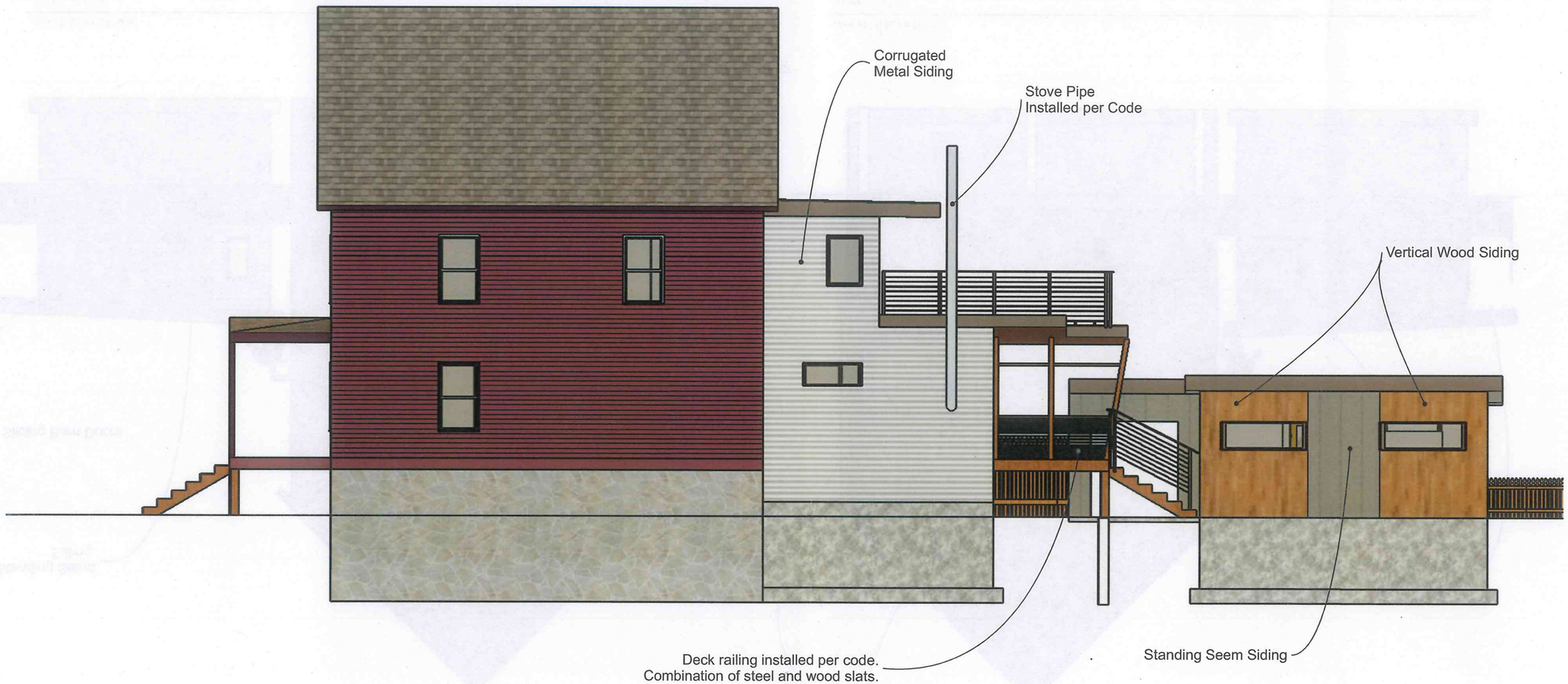
South Elevation

A.06



North Elevation

scale: 1/8"=1'

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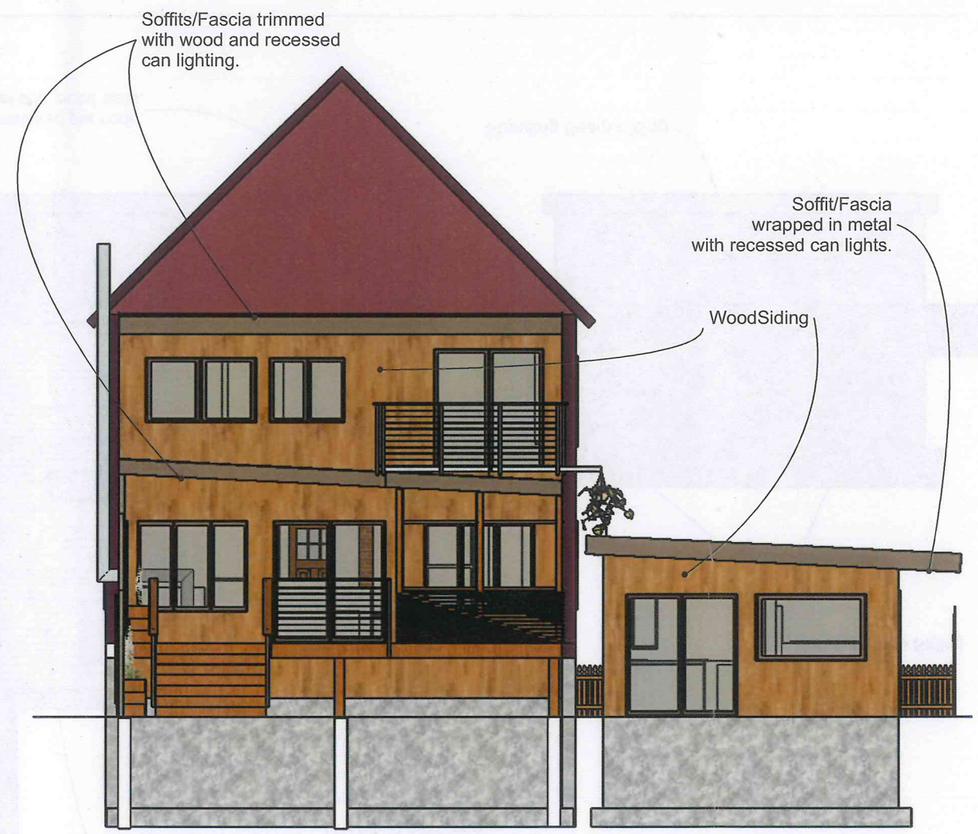
North Elevation

A.07

East Elevation

scale: 1/8"=1'



West Elevation

scale: 1/8"=1'

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East/West Elevations

A.08

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PROJECT
85 Lakeview Terrace
Burlington, Vermont

Perspectives

A.09

Destination LIGHTING
WWW.DESTINATIONLIGHTING.COM

Customer Service: 1-800-653-6556

5-inch Recessed Lighting Kit - Approved For Wet Locations

Detailed Specifications

The following are detailed specifications about the 5-inch Recessed Lighting Kit - Approved For Wet Locations by Juno Lighting Group. Our customer service team is available M-F between 7am and 5pm, Sunday between 11am and 4pm (Pacific Time) at (800) 653-6556 to provide any information that is not listed on our website.

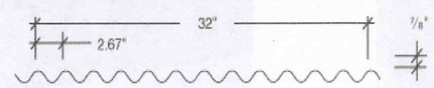
Product Number:	236632
Manufacturer:	Juno Lighting Group
Model Number:	IC20/215W-WH
Manufacturer Finish:	White
Total Wattage:	75 w.
Voltage Type:	Line Voltage
Voltage Input:	120 v.
Aspect:	0
Height:	7-1/2 in.
Width:	13-1/2 in.
Length:	12-3/4 in.
Wattage:	75
Bulb Type:	Halogen
Bulb Shape:	PAR30
Base Type:	Medium
Number of Bulbs:	1
EnergyStar Compliant:	No
Recessed Trim Finish:	White
Material:	Aluminum, Plastic, Steel
Shipping:	UPS Regular
Can Size:	5"
Trim Style:	Baffle
Trim Size:	5"

Integrity Glider windows are exceptionally simple to use because they are one of the few Gliders designed exclusively for horizontal use. Because they offer the same contemporary sightlines as Casement windows, Gliders are ideal where there is not room for a swinging sash. Integrity Glider fiberglass windows tilt inward in one simple motion for easy cleaning.

Features

- Low-maintenance Ultrex exterior; rich pine interior
- Low-profile ergonomic sash lock
- Sash tilts and removes easily for cleaning
- Glides smoothly with minimal resistance

PBC METAL PANEL



PRODUCT FEATURES

Coverage Width - 32"
Rib Spacing - 2.67" on center
Rib Height - 7/8"
Minimum Slope - 3:12
Panel Attachment - Exposed Fastening System
Gauge - 26 (standard); 29, 24, 22 (optional)
Finishes - Smooth (standard); Embossed (optional)
Coatings - Galvalume Plus®, Signature® 200, Signature® 300

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PROJECT
85 Lakeview Terrace
Burlington, Vermont

Cut Sheets

A.10

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
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary

MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Senior Planner MONeil
Date: August 19, 2014
RE: ZP15-0095CA (ZP03-018); 477 Manhattan 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.

File: ZP15-0094CA
Location: 477 Manhattan Drive
Zone: RM **Ward**: 2
Date application accepted: July 18, 2014
Applicant/ Owner: Kevin Mahar
Request: Amend DRB imposed conditions of approval for the 2002 construction of a replacement single family dwelling on an existing footprint at 477 Manahattan Drive.

Background:

- .Zoning Permit 03-258 / COA 03-018; demolish and replace 720 sf single family home. Approved December 2002.

Overview: A title search and request to close out an open zoning permit identified discrepancies between 2002 Conditions of Approval and what was built by a previous property owner. The current owner wishes to amend two specific conditions of approval and correct the site plan.

The specific conditions of approval that have not been met are:

2. *Siding shall be 3" reveal brush vinyl. Wood grain vinyl not approved.*
5. *Gas and electric meters shall not be placed on the front of house.*

Other issues involve a driveway installed to different dimensions, a smaller rear porch, and an inaccurate building elevation. (A hand-drawn elevation illustrates 2 roof lines, the lower one annotated with "If this is what you want." Only the greater one was constructed.)

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

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

I. Findings

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

Table 4.4.5-3, Residential District Dimensional Standards limits coverage to 40% in the RM. As approved in ZP03-258, the redevelopment included a coverage of 46% (less than the previous coverage of 48 %.) As developed, the driveway and back porch dimensions are smaller than approved plans. A revised site plan and coverage calculation will need to be submitted to confirm coverage amounts not to exceed those previously approved. With smaller footprints for both the driveway and rear porch, the coverage will assumably be less. **Affirmative finding as conditioned.**

Article 6: Development Review Standards

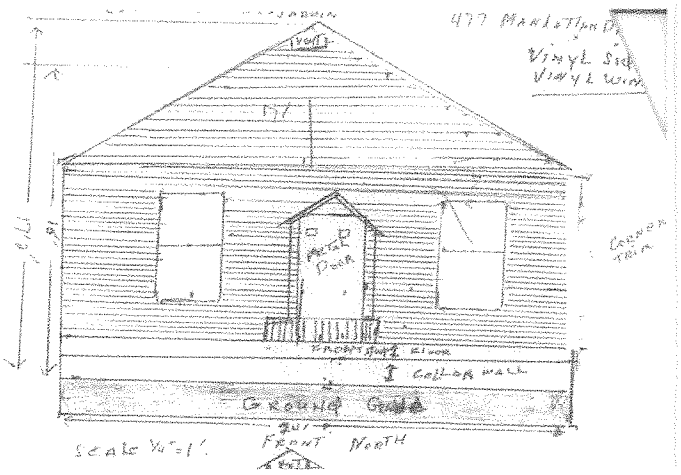
Part 2: Site Plan Design Standards

Section 6.2.2.

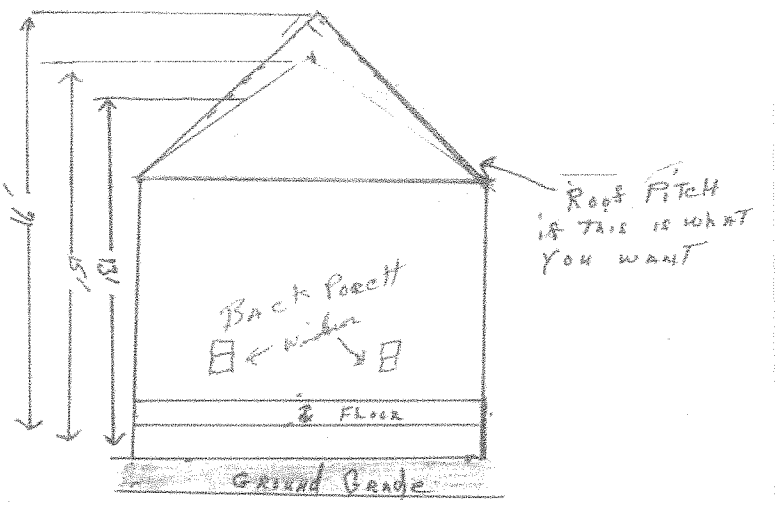
(h) Building Location and Orientation

The building was constructed to front Manhattan Drive on an existing footprint, maintaining the existing development pattern and rhythm of structures along the streetscape. The new residence aligns with the front façade of neighboring buildings to reinforce the existing "street-edge".The amateurish elevation drawing submitted by the applicant illustrated a secondary roofline. Upon examining the zoning history file, it is clear that the original owner applied for a replacement home with a shallower roof pitch. The Design Advisory Board recommended a steeper pitch to be consistent with neighboring homes. The original submission drawings were altered to reflect the desired steeper roof.

The house was constructed with a single, continuous roofline. As constructed, the structure meets Condition #1 of the original zoning approval, and this standard. **Affirmative finding.**



Replacement house
Per original application.



Recommended alteration of roof pitch
Design Advisory Board

477 Manhattan Dr
Lot #17
Vinyl Siding
" Windows
Changed To Ridge Vent

— NOTE —
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FINAL APPROVAL
SIGNED _____ DATE 12.202
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

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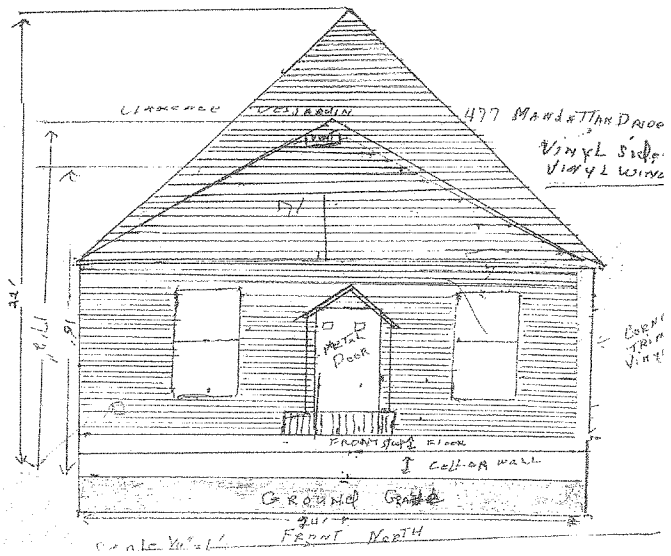

Elevation as approved. Note "residual" of originally proposed roofline.

(l) Parking and Circulation

The driveway as approved was 12' x 60' in dimension. Currently the driveway measures less; 11 ½' x 33'. In the Shared Use parking district, only one parking space is required per dwelling unit. As implemented, the driveway meets the current ordinance.

If the board accepts the driveway as installed, a revised site plan and coverage calculation should be submitted to reflect accurate features on-site.

Affirmative finding as conditioned.

(p) Integrate infrastructure into the design

A specific condition of approval was for meters to be installed in another location other than the front of the building. The gas meter is on the front of the building; however it is screened by landscaping. The applicant has contacted Vt. Gas about relocating the meter to meet the condition of approval, but the utility indicated the presence of an unsafe condition in installation under an eave line where falling ice may damage the gas connection. The applicant continues at this time to communicate with Vt. Gas about meeting this condition; however this standard allows for screening to mitigate utility and service enclosures. Landscaping is an effective means to screen utility meters, and while not a preference, may be acceptable in this project as exercised. There is existing landscaping that blocks visual access of the gas meter. Condition #5 may be amended in this manner to allow for screening of a meter placed on the front elevation.

Affirmative finding.

Part 3: Architectural Design Standards

(a) Relate development to its environment

1. Massing, Height and Scale

The building was constructed with the roof pitch as defined by the DRB in 2002. The secondary roofline, as observed on approved elevations is a residual element from the original application, and was not intended to be constructed. Side elevations do not reflect separate rooflines. In massing, height and scale, the building as constructed meets this standard of the ordinance.

Affirmative finding.

2. Roofs and rooflines

As noted above, building elevations do not reflect the intent to construct two different rooflines. It appears from the annotations that the secondary roofline was offered as an "option" in review, and not intended to be a dual pitch. The single roofline, as constructed, reflects the predominant roof form and pitch within the neighborhood, and thus meets this standard. **Affirmative finding.**

(d) Provide and active and inviting street edge

The building, constructed in 2002, provides a pleasant and inviting element on the streetscape as constructed. **Affirmative finding.**

(e) Quality of Materials

The new construction was approved for vinyl siding, although specific conditions required that the reveal be 3" and brush finish. Vinyl siding typically is manufactured with 4" reveal (not 3", see sample at right), so it is possible that there may have been a limitation in product availability in the development of this project.

Vinyl siding has been deemed acceptable for new construction. In that the material and finish matches the specific condition, if not the dimensional parameter, the siding as installed is acceptable under this standard.

Affirmative finding.

(h) Integrate infrastructure into the building design

(see 6.2.2. (p), above.

Article 8: Parking

Table 8.1.8-1, Minimum Off-Street Parking Requirements for a single family home in a shared use parking district requires only one parking space. There is one associated with this dwelling. The original permit approval illustrated a larger driveway (12' x 60'.) The installation was smaller (11 ½ 'x 33'.) As constructed, the driveway meets the parking requirement of the Shared Use district; however differs from the approved site plan. As implemented, the driveway provides an adequate number of parking spaces to meet the requirement of the ordinance. A revised site plan and coverage calculation will be required to provide an accurate depiction and record of the site.

Alternately, the applicant may choose to extend the driveway to provide an additional parking space for convenience. Either choice will require a revised site plan to be submitted for review and approval by staff. **Affirmative finding as conditioned**.

II. Conditions of Approval

1. The driveway, as implemented, meets the parking requirements of the ordinance for provision of a single parking space on-site. The applicant shall provide a revised site plan and coverage calculation to accurately reflect the single vehicle parking space on-site and the reduced size of the rear porch.
2. Condition #2 of ZP03-258 / COA03-018 shall be revised to allow vinyl siding of 4" reveal.

3. Condition #5 shall be amended to allow screening for existing utility meter installed on the front of the building. This shall be identified on the revised site plan.
4. It is acknowledged that the building was constructed with a single roof pitch, and the approved elevation plan for ZP03-258 / COA03-018 are inaccurate in depicted 2 rooflines.
5. All other permit conditions of ZP03-258/COA03-018 not herein altered shall remain in effect.
6. Standard Permit Conditions 1-15.

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

Gmail by Google

Britney Blair <britb0907@gmail.c

Fwd: 477 Manhattan dr

1 message

kevin mahar <kevin.mahar@gmail.com> Thu, Jul 17, 2014 at 3:5
To: Britney Blair <britb0907@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: Theodore Miles <TMiles@burlingtonvt.gov>
Date: July 17, 2014 at 3:32:01 PM EDT
To: "Kevin.Mahar@gmail.com" <Kevin.Mahar@gmail.com>
Subject: 477 Manhattan dr

Kevin,

I did the inspection for the permit for the house and there are some issues that need to addressed. I have listed them below. The first two items were specific conditions from the development review board. The third may be addressed from planning and zoning. If you can print this email, take it to planning and zoning department in the lower floor of city hall and ask them for direction on how to fix these items.

1. Vinyl siding installed is a 4 inch reveal. Condition 2 states the reveal shall be 3 inch.

2. Gas meter is located on front of building. Permit condition 5 states the Gas and electric meter shall not be placed on front of house.

3. The driveway area is 11.5 x 33 concrete, the approved plan shows the driveway to be 60 feet long for two cars. The 27 feet in front of the driveway is grass.

4. The rear enclosed porch is an 8 x 10, approved plan shows it to be a 8 x 12.

the approved plan shows a double roof line for the front and rear elevations but there is only one roof line.

Thanks,

Ted Miles

Code Enforcement

ZONING PERMIT/CERTIFICATE OF APPROPRIATENESS

135 Church Street, Ste. 3
Burlington, Vermont 05401-8415
(802) 865-7188 * (802) 865-7142 TDD * (802) 865-7195 FAX

Application Date: 09/04/2002 Appeal Exp. Date: 12/24/2

Project Location: 477 MANHATTAN DR Zone: RM Ward:

Owner/Applicant Name: DESJARDIN, CLARENCE M
Address:
481 MANHATTAN DRIVE
BURLINGTON, VT 05401
AKA Address:
Telephone:

Project Description: Demolish and replace 720 sf single family home.

Estimated Cost of Construction: $50,000.00 Lot Size: 4474

Net New Sq. Ft.: 0	Net New # of Housing Units: 0
Existing % Lot Coverage: 48	Existing # of Parking Spaces: 2
Proposed % Lot Coverage: 46	Proposed # of Parking Spaces: 2
	Required # of Parking Spaces:

Zoning Permit #: 03-258
Application Fee: $114.00 Yes

Zoning Administrator

Decision: AWC Date 12/02/2002

An interested person may appeal a decisic of the Zoning Administrator to the Development Review Board within 15 days of final action.

COA # 03-018 Level of Review: 2
Development Review Fee: $200.00 N

Planning Director

Decision: AWC Date: 12/02/200

An interested person may appeal a decision of the Development Review Boar the Vermont Environmental Court within days of final action.

V #: ZBA #: ZBA Decision Date:

Assessor Parcel #: 039-4-201-000

Conditions: See attached conditions of approval.

Applicant Signature: _____

Conditions of Approval
477 Manhattan Drive
Zoning Permit #: 03-258
DATE ISSUED: December 9, 2002

1. Roof shall have a 12 on 12 pitch.
2. Siding shall be 3" reveal brushed vinyl. Wood grain vinyl not approved.
3. Minimum 4" corner boards shall be used.
4. Windows shall have frame and trimwork.
5. Gas and electric meters shall not be placed on front of house.
6. A minimum 12" overhang is required on all sides.
7. Chimney shall be brick.
8. Cricket behind chimney shall match roof.
9. Standard permit conditions 1-14.

Standard Permit Conditions

1. **15-Day Posting Period** Zoning permit is not effective until expiration of 15-day appeal peri as required by state statute.

2. **Time Limits** Zoning permit shall become invalid unless work or action authorized by permit commenced by **December 9, 2004**; The Permittee shall complete the approved construction **December 9, 2005**

3. **Required Revisions** Any revisions or additions to plans required as a result of approval mus submitted in triplicate and stamped "approved" prior to issuance of zoning permit.

4. **Changes** The project shall be completed as shown on the plans, which have been stamped "approved" and dated **December 9, 2002** by the Department of Planning and Zoning. The project shall not deviate from the approved plans without prior written approval from the Department of Planning and Zoning.

5. **Property Inspection** By acceptance of this permit, Permittee authorizes City Officials and/o their authorized representatives, access to the subject property for purpose of observing work progress, inspecting and/or measuring the property or improvements as long as the use authorized by this permit remains in effect.

6. **Certificate of Occupancy** A certificate of occupancy must be issued by the Department of Public Works PRIOR to use and/or occupancy of the subject premises. Prior to issuance, the Department of Planning and Zoning must certify that work has been completed in accordance with approved plans and that applicable conditions have been met. The Permittee may be required to provide a Letter of Credit to obtain a Certificate of Occupancy prior to completion all required improvements.

7. **Completion and Maintenance of Improvements and Landscaping** Permittee or successor interest is responsible for completing all improvements shown on approved plans. By accepta of this permit, Permittee agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.

8. **Building Permit; Other Permits** Permitee is solely responsible for obtaining BUILDING PERMIT and all other applicable local, state and federal permits.

9. **Off-Site Drainage** Issuance of this permit does not authorize the discharge of stormwater ru or other surface drainage from the subject premises onto adjoining property or properties.

10. **Appeals** Appeals of a decision of the Zoning Administrator can occur up to fifteen (15) days following such decision. Appeals of Development Review Board decisions can occur up to t (30) days following final decision. Any work done in connection with this permit prior to the expiration of all applicable appeal periods is done SOLELY at the risk of the Permittee.

11. **Errors** Permittee is solely responsible for the accuracy of all information contained in the Zoning Permit form and in accompanying documentation. Any errors contained therein may invalidate the Zoning Permit and may result in issuance of a zoning violation citation and prosecution.

12. **Transfer of Ownership** In the event of a transfer of ownership, partial or whole, of the subj premises, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.

13. **Violations/Penalties** A violation of any of the conditions of this permit or of any provision o the Burlington Zoning Ordinance may result in a penalty of up to one hundred dollars ($100) day.

14. **Incorporation and Reference of All Plans Presented to Development Review Board** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant at Development Review Board meetings and hearings on the subject application to the extent that they are not in conflict with other stated conditions or regulations.

LOT #17

Vinyl Sid
" Win

Changed To Ridge

– NOTE –

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FINAL APPROVAL

SIGNED _____ DATE 12-2-02

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

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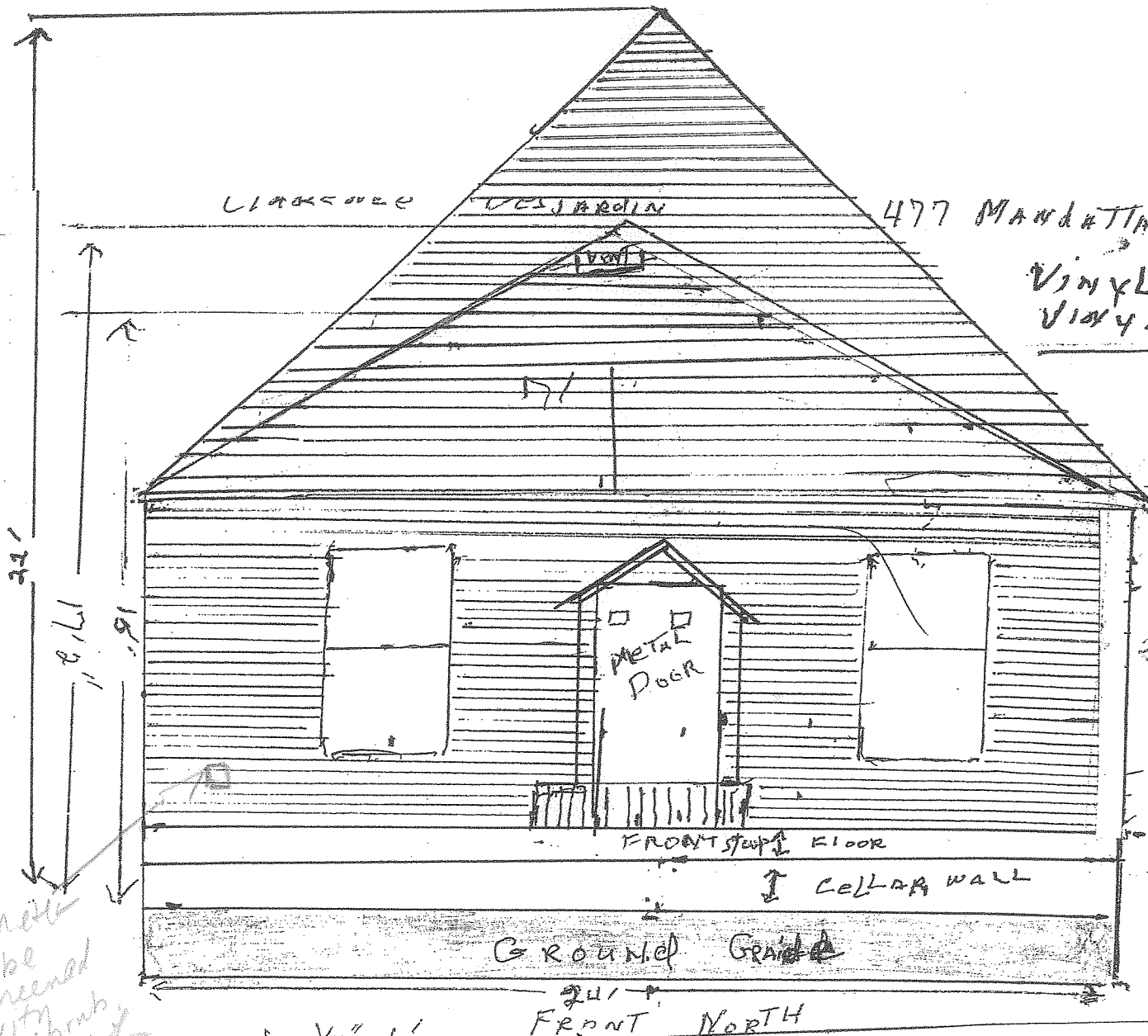

LOT #17

Changed to

— NOTE —

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FINAL APPROVAL

SIGNED _____ DATE 12202

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BURLINGTON, VERMONT

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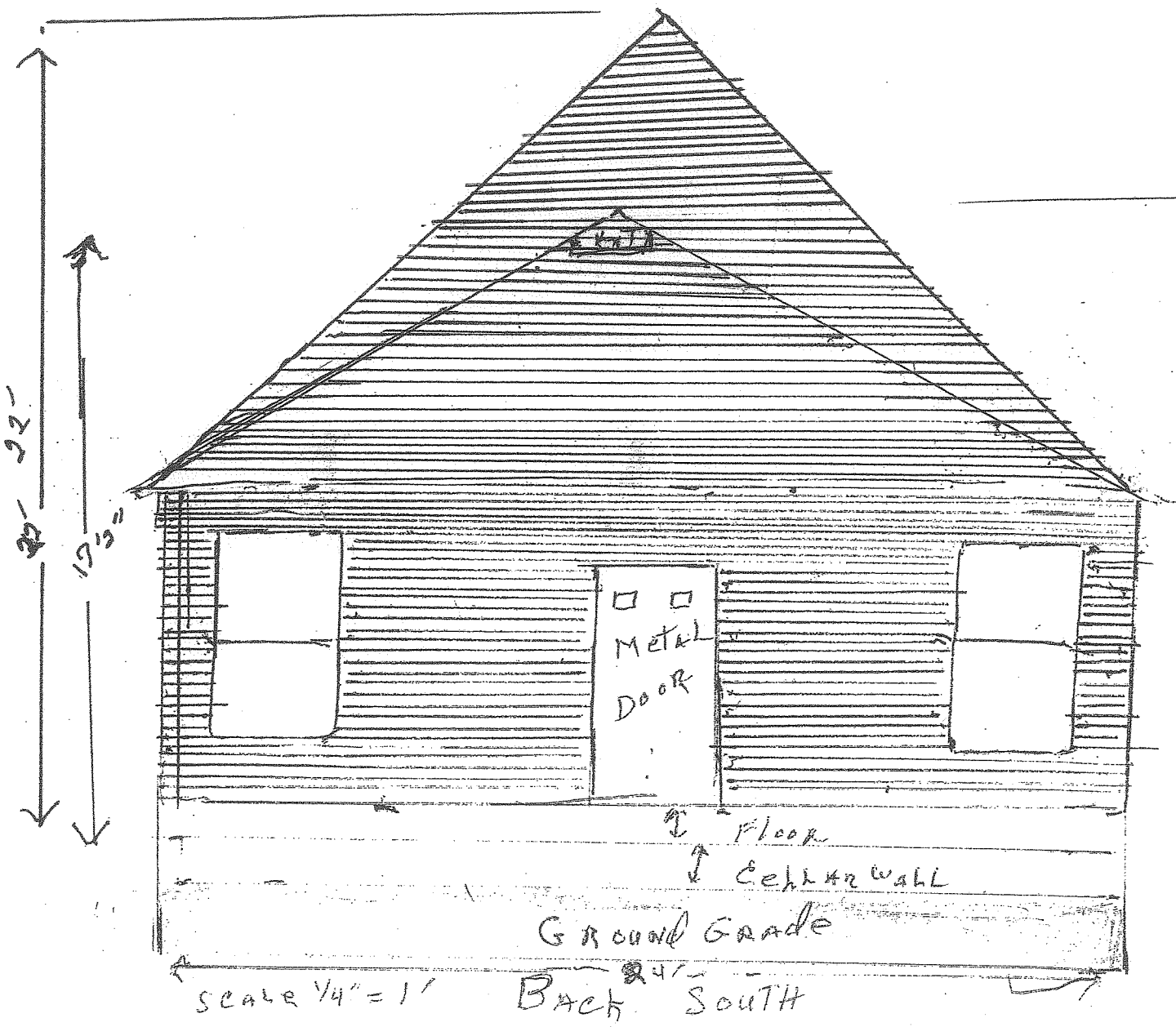

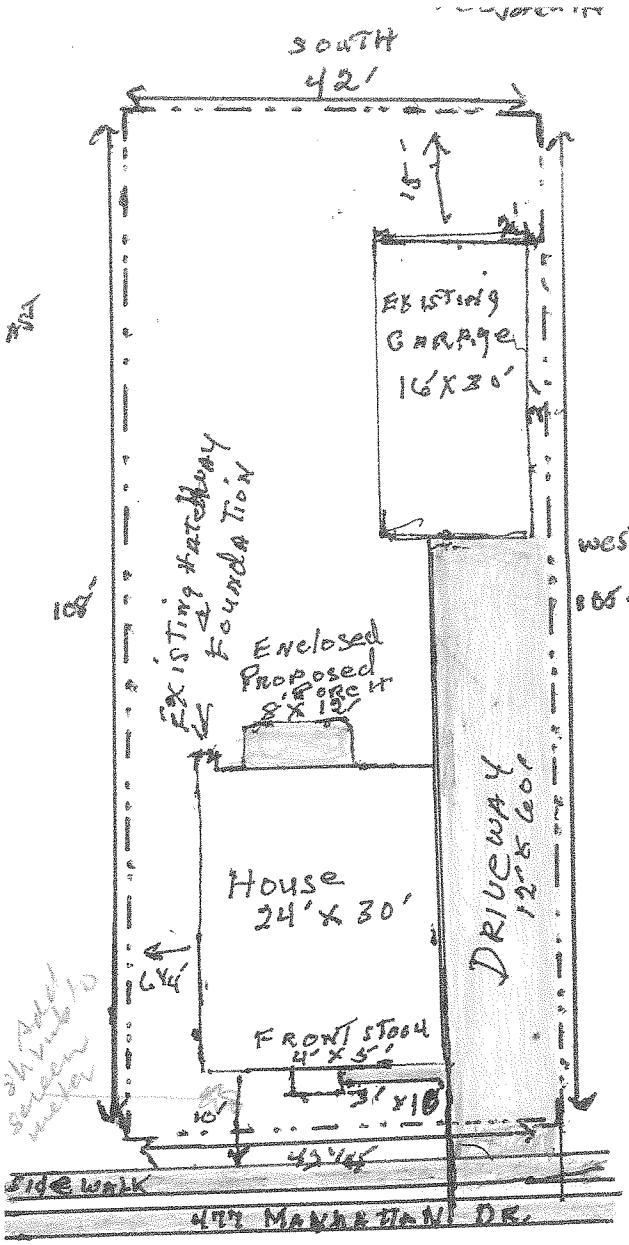

SCALE 1/2" = 10'

Coverage Calculation

Existing:

House	(24'x30')	720 SqFT.
Garage	(16'x30')	480 SqFT.
Driveway	(12'x60')	720 SqFT.
Front Porch	(7'x30')	210 SqFT.
Backshed	(6'x19')	114 SqFT.
Hatchway	(5'x6')	30 SqFT.
TOTAL		2,274 SqFT.

Lot Size (106½'x42') 447
Existing Coverage (2,274/4474 x 100

Proposed:

Enclosed Porch	(8'x12')	96 Sq
House	(24'x30')	720 Sq
Existing Garage	(16'x30')	480 Sq
Existing Driveway	(12'x60')	720 S
Front Stoop	(4'x5')	20 S
Existing Hatchway	(5'x6')	30
TOTAL		2,066

Lot Size (106½'x42') 4474.5
Proposed Coverage (2,066/4474) x100

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BURLINGTON, VERMONT

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