

## Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

[www.burlingtonvt.gov/PZ/DRB](http://www.burlingtonvt.gov/PZ/DRB)

Phone: (802) 865-7188

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Austin Hart, Chair  
Jonathan Stevens  
Brad Rabinowitz  
Geoff Hand  
Israel Smith  
A.J. LaRosa  
Alexandra Zipparo  
Jim Drummond (Alt.)



### BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, August 4, 2015 PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on **Tuesday, August 4, 2015 at 5:00 p.m. in Contois Auditorium, City Hall.**

- 1. 16-0012CU; 747 Pine St (E, Ward 5) Creste Cooper Nedde, LLC**  
Conditional use review: Change of use to health club, unit 3.

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](http://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 4, 2015, 5:00 p.m. Contois Auditorium, City Hall, 149 Church Street, Burlington, VT AMENDED AGENDA

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Consent Agenda**
  - 1. **16-0012CU; 747 Pine Street (RM, Ward 2C) Cresta Cooper Nedde LLC, CU**  
Establish health studio in unit 3, no site changes. (Project Manager, Mary O'Neil)
  - 2. **16-0001SN; 37-43 Church Street (CBD, Ward 3), Panera Signage, Bigger Boat LLC**  
Replace existing nonconforming signs with new nonconforming signs for Panera Bread (Project Manager, Scott Gustin) *This application has been revised for administrative review.*
- V. **Certificate of Appropriateness**
  - 1. **16-0016CA; 187 Carrigan Drive (ICC, Ward 1E) University of Vermont**  
Rear addition to the central heating and chiller plant and expansion of existing open air enclosure. (Project Manager, Scott Gustin)
  - 2. **15-1401CA; 185-195 College Street (D, Ward 3C) Great Cedars, LLC**  
Renovations associated with changes of use: First floor and basement commercial; 2nd, 3rd & 4th floors for 33 new residential units. Window repair and replacement, exterior repair as needed, parking identification. (Project Manager, Mary O'Neil)
- VI. **Adjournment**
- VII. **Other Business**

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## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401

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*David E. White, AICP, Director*  
*Vacant, Comprehensive Planner*  
*Jay Appleton, Senior GIS/IT Programmer/Analyst*  
*Scott Gustin, AICP, CFM, Interim Chief Administrative Officer*  
*Mary O'Neil, AICP, Senior Planner*  
*Elsie Tillotson, Department Secretary*  
*Anita Wade, Zoning Clerk*



### MEMORANDUM

To: Development Review Board  
From: Mary O'Neil, AICP, Senior Planner  
Date: August 4, 2015  
RE: ZP16-0012CU; 747 Pine Street

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

**File:** ZP16-0012CU

**Location:** 747 Pine Street

**Zone:** ELM **Ward:** 5

**Date application accepted:** July 2, 2015

**Applicant/ Owner:** James Henley / Cresta Cooper Nedde LLC

**Request:** Change of use for 6,762 sf; Personal Fitness/Health Club.

#### **Background:**

- Zoning Permit 15-0738CA; Renovation to existing warehouse building; removal of approx. 8,700 building addition, exterior façade upgrade, improved stormwater management, add parking. Approved February 2015.
- Zoning Permit 08-011CA; change of use from wholesale grovery/warehouse to printing. No site or exterior building changes. July 2007.
- Zoning Permit 02-331; new 36" metal outswing egress door on north wall. February 2002.
- Zoning Permit 99-023; installation of nonilluminated freestanding sign for Burlington Food Service Company. July 1998.
- Zoning Permit 92-350; three new windows in exterior wall and install new rooftop heating and A.C. unit next to existing HVAC unit at existing warehouse building. May 1992.
- Zoning Permit 92-426; installation of door with construction of handicapped access ramp with pipe railing for Burlington Food Service. June 1992.
- Zoning Permit 87-464; replace existing 4,000 gal underground fuel tank with one 8,000 tank or two 4,000 gal tanks. August 1987.
- Zoning Permit 87-091 / COA 87-034; add a 6,677 sq. ft. one story office wing and freezer to existing warehouse. Add 4,065 sq. ft. of parking and loading area. March 1987.

- Zoning Permit 85-151 / COA 85-039; add new 80' x 96' freezer to existing building, reconfigure existing parking, blacktop, and landscape. April 1985.

**Overview:** The DRB approved exterior structural and site modifications in February of this year; however it was noted that as tenants are identified, the building owner would be coming back for use permits. This is the first; an application for a Health Club (which is a Conditional Use in the ELM Zoning District.)

**Applicable Regulations:** Article 3 (Applications, Permits and Project Reviews); Article 4 (Zoning Maps and Districts); Article 5 (Citywide General Regulations); Article 6 (Development Review Standards); Article 8 (Parking); Article 13 (Definitions); Appendix A, Use Table.

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

## I. Findings

**Appendix A, Use Table.** Health Club is a Conditional Use in the E-LM Zone. See Article 3.

### 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 new nonresidential building square footage are subject to impact fees as is **any change of use which results in an added impact** according to Section 3.3.4.*

Both the previous use (warehouse) and proposed use (Health Club) fall within the same category of the Impact Fee regulations and calculator: *Offices and Other*. Therefore no Impact Fees would be assessed for the change in use.

**Affirmative finding.**

#### **Section 3.5.6 (a) Conditional Use Review Standards**

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

The establishment of a Health Club in an existing commercial building has not anticipated negative 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 Enterprise-Light Manufacturing district has a mix of commercial, industrial, office, retail and small manufacturing uses. Identified in the *Purposes* statement, *Other accessory commercial uses are allowed to support a wide range of services and employment opportunities*. In this busy South End, a Health Club will complement existing established uses in close proximity to surrounding residential and downtown areas.

From the Municipal Development Plan:

- *Include the needs of workers and residents, as well as the impact of visitors, in setting standards for service. (MPD, Community Facilities, Page VII-2.)*

- *In the Enterprise District...the City will promote future uses that are less transportation and trucking oriented. (MDP, Land Use, Page I-22.)* **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;*

This is an existing, developed site with on-site parking. The utilization of rehabilitated space for the new use does not spur concern for increased traffic flow or parking need. **Affirmative finding.**

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

No identified conflicts. Required building and/or life safety codes will be under the review of the building inspector. **Affirmative finding as conditioned.**

5. *The utilization of renewable energy resources;*

There is no hindrance within this application to the use of renewable or alternative energy resources.

**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 previous use as a warehouse/wholesaler is being replaced by smaller discrete new uses; this request is among the first as the building use is reapportioned. Even with divided assignment, the collective impacts of new uses, and the Health Club in particular, are unlikely to have measureable differences from the previous commercial use. **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.*

Not a request within a residential zoning district or related to housing. Not applicable.

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

Improvements to and alteration of vehicular access and parking was addressed and approved in the previous permit.

Not applicable.

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

Any signage will require a separate sign permit. The applicant/owner has been informed about the benefits of a Sign Master Plan, which may prove to be beneficial for this overall project site.

**Affirmative finding.**

*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.*

Landscaping and site features were addressed in the previous application and permit. No other additional need for landscaping or screening has been defined by this project review. **Affirmative finding.**

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

Exterior building alteration to accommodate the new tenants is occurring outside this application and under separate zoning review. Those development projects are subject to typical zoning time limits.

**Affirmative finding as conditioned.**

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

The Comprehensive Development Ordinance and Appendix A in particular do not offer any restrictive footnotes for the proposed use in E-LM zone. The surrounding properties reflect the industrial/commercial character of the area; uses that are not commonly impacted by health and fitness activities. The choice to limit hours, however, is at the discretion of this Board.

**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.*

Article 13 of the CDO gives a size range for Health Clubs as between 5,000 and 20,000 sf. This application is for a health facility less than 7,000 sf. The Board has the discretionary option to require the applicant/owner to return for review if deemed appropriate. **Affirmative finding if conditioned.**

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

This is at the discretion of the Board. No necessary performance standards have been identified.

**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.*

None identified; this is at the discretion of the Board. **Affirmative finding.**

#### **Article 4: Zoning Maps and Districts**

##### **(c) Permitted and Conditional Uses**

No changes are proposed to the exterior of the site.

A Health Club is a Conditional Use in the E-LM Zoning District. See Article 3 and Appendix A.

## **Article 5: Citywide General Standards**

### **Part 1: Uses and Structures**

#### **(d) Conditional Uses**

See Article 3, above for Conditional Use Review Standards.

### **Part 2: Dimensional Requirements**

Not applicable.

### **Part 3: Non-Conformities**

Not applicable.

### **Part 4: Special Uses**

Not applicable

### **Part 5: Performance Standards**

#### **Section 5.5.1 Nuisance Regulations**

A health club is not anticipated to introduce any impacts in conflict with the Burlington Code of Ordinances. **Affirmative finding.**

#### **Section 5.5.2 Outdoor Lighting**

Specific alteration to exterior lighting was reviewed and approved under a previous, separate permit application. Not applicable.

#### **Section 5.5.3 Stormwater and Erosion Control**

Development related to Stormwater and Erosion Control was included within a previous review and approval. Not applicable.

#### **Section 5.5.4 Tree Removal**

Not applicable.

## **Article 6: Development Review Standards**

### **Part 1: Land Division Design Standards**

Not applicable.

### **Part 2: Site Plan Design Standards**

#### **Section 6.2.2 Review Standards**

*(a) Protection of Important Natural Features*

Not applicable.

*(b) Topographical Alterations*

Not applicable.

*(c) Protection of Important Public Views*

Not applicable.

*(d) Protection of Important Cultural Resources*

Not applicable.

- (e) *Supporting the Use of Renewable Energy Resources*  
See Section 3.5.6 5. , above.
- (f) *Brownfield Sites*  
None identified. Not applicable.
- (g) *Provide for Nature's Events*  
Exterior design elements to address entrance comfort, snow storage, etc were addressed in previous permitting for exterior alterations. Not applicable for this use review.
- (h) *Building Location and Orientation*  
Not applicable.
- (i) *Vehicular Access*  
No change to existing, approved site plan. Not applicable.
- (j) *Pedestrian Access*  
Pedestrian access will be afforded from multiple general building entrances; immediate to the public sidewalk and adjacent to provided parking. **Affirmative finding.**
- (k) *Accessibility for the Handicapped*  
The project will be reviewed by the building inspector for conformance with applicable building codes, including ADA and current Vermont standards. Handicap parking is identified and provided. **Affirmative finding as conditioned.**
- (l) *Parking and Circulation*  
No change to previously permitted site plan is included with this request. See Article 8 for parking requirement for proposed. Use. **Affirmative finding as conditioned.**
- (m) *Landscaping and Fences*  
Not applicable.
- (n) *Public Plazas and Open Space*  
Not applicable.
- (o) *Outdoor Lighting*  
Previously reviewed for overall site redevelopment. Not applicable for this review.
- (p) *Integrate Infrastructure into the design*  
Not applicable.

### **Part 3: Architectural Design Standards**

No change. Not applicable.

#### **Article 8: Parking**

**Table 8.1.8 Non-Residential Uses** requires 2 parking spaces for every 1,000 sf of gross area for Health Club use in the Shared Use Parking District. The estimated 6,762 sf of health club use will therefore require 14 parking spaces. The applicant has provided a plan of the parking area, demonstrating the adequacy of the parking on site. There are at least 86 parking spaces identified on the site plan. No other uses have yet been permitted for the mixed use building. **Affirmative finding.**

#### **Article 13: Definitions**

*Health Club: An indoor facility, between 5,000 and 20,000 square feet in size, with or without seating for spectators, and providing accommodations for a variety of individual, organized, or franchised sports, including but not limited to basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, laser tag, paint ball, miniature golf, or handball. Such facility may also*

*provide other regular organized or franchised events, health and fitness club facilities, swimming pool, climbing wall, snack bar, restaurant, retail sale of related sports, health or fitness items, and other support facilities. Said establishment may or may not include membership.*

A Health Club is distinguished from a Health Studio by size; Health *Studios* are for facilities less than 5,000 sf. in size. The proposed use is greater; therefore Health *Club* (5,000-20,000 sf) is the appropriate use category. See Conditional Use Review, Article 3, above.

## **II. Conditions of Approval**

1. The applicant may be required to return to the DRB for review and consideration of additional conditions for a request for expansion of the Conditional Use per Section 3.5.6 (a) 13.
2. Standard Permit Conditions 1-14.

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

RECEIVED  
JUL 02 2015

DEPARTMENT OF  
**AREA BREAKDOWN & ZONING**

BUILDING FOOTPRINT = 55,126 SF  
TOTAL LEASE SPACE = 53,854 SF  
TOTAL COMMON SPACE = 551 SF

LEASE 1 PROPORTION = 4,623 / 53,854 = 8.6%  
8.6% OF 551 SF = 47 SF  
4,623 SF + 47 SF = 4,670 SF TOTAL

LEASE 2 PROPORTION = 2,968 / 53,854 = 5.5%  
5.5% OF 551 SF = 30 SF  
2,968 SF + 30 SF = 2,998 SF TOTAL

LEASE 3 PROPORTION = 6,762 / 53,854 = 12.6%  
12.6% OF 551 SF = 69 SF  
6,762 SF + 69 SF = 6,831 SF TOTAL

LEASE 4 PROPORTION = 4,830 / 53,854 = 8.9%  
8.9% OF 551 SF = 50 SF  
4,830 SF + 50 SF = 4,880 SF TOTAL

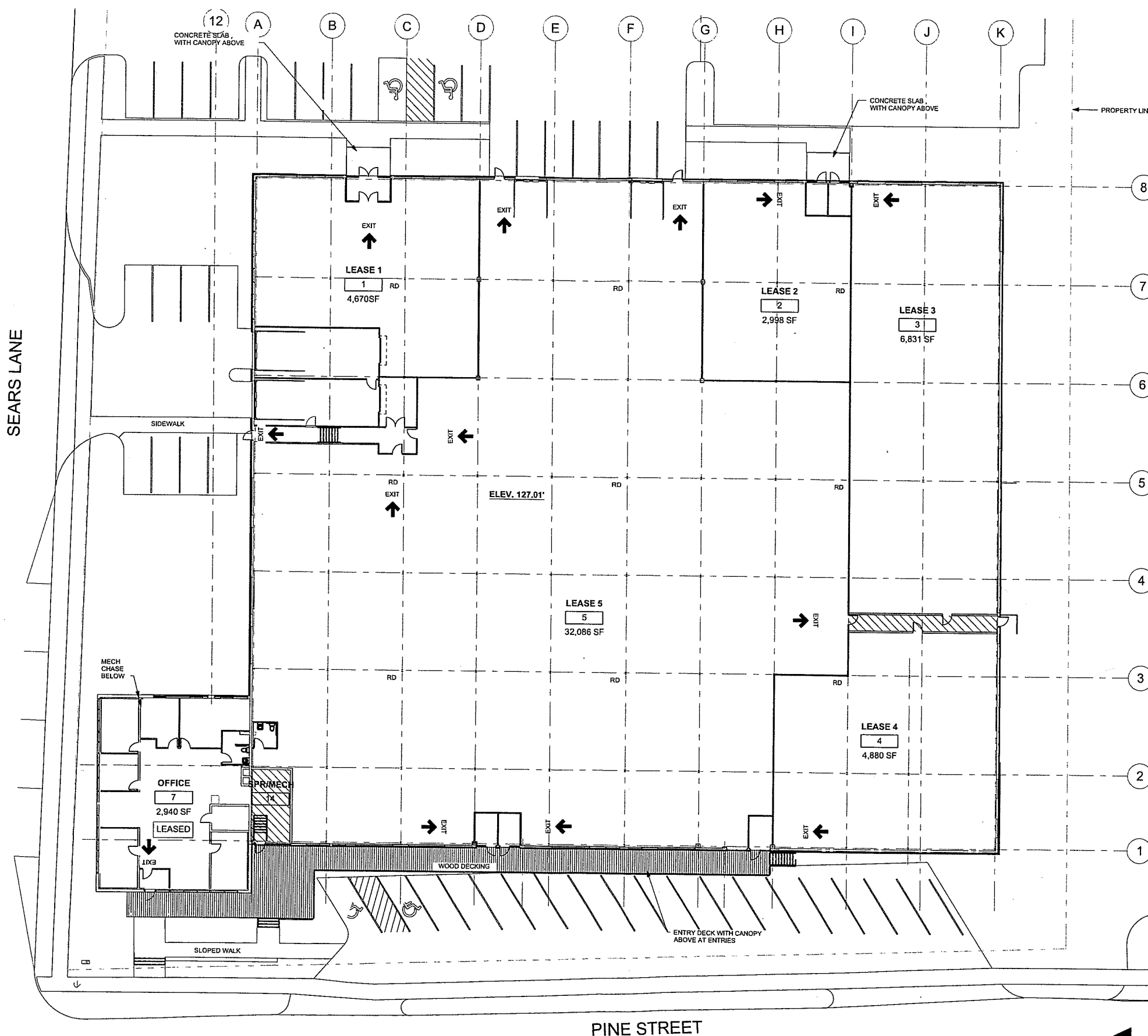
LEASE 5 PROPORTION = 31,761 / 53,854 = 59.0%  
59.0% OF 551 SF = 325 SF  
31,761 SF + 325 SF = 32,086 SF TOTAL

LEASE 7 PROPORTION = 2,910 / 53,854 = 5.4%  
5.4% OF 551 SF = 30 SF  
2,910 SF + 30 SF = 2,940 SF TOTAL

NOTE:  
FOOTPRINT AREA MEASURED TO OUTSIDE  
FACE OF FOUNDATION WALL

LEASE AREA MEASURED TO INSIDE FACE OF  
CMU AT EXTERIOR WALLS, CENTERLINE OF  
WALLS BETWEEN LEASE SPACES, AND  
OUTSIDE FACE OF WALL BETWEEN LEASE  
SPACE AND COMMON SPACE.

PARKING:  
PARKING SPACES PROPOSED FOR THE  
PROJECT = 90  
ASSIGNED PARKING IS PER LEASE  
AGREEMENT.



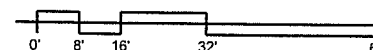
**FLOOR PLAN**

747 PINE STREET

06/30/2015

PINE STREET

SCALE: 1" = 16'



**LEASE PLAN**

**SCOTT + PARTNERS**  
ARCHITECTURE

20 MAIN ST. ESSEX JUNCTION, VT 05452  
P: 802.879.5153  
F: 802.872.2764  
SCOTTPARTNERS.COM



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## Department of Planning and Zoning

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David White, AICP, Director  
vacant, Assistant Director  
vacant, Comprehensive Planner  
Jay Appleton, GIS Manager  
Scott Gustin, AICP, Senior Planner  
Mary O'Neil, AICP, Senior Planner  
Anita Wade, Zoning Clerk  
Elsie Tillotson, Department Secretary



**TO:** Development Review Board  
**FROM:** Scott Gustin  
**DATE:** August 4, 2015  
**RE:** 16-0016CA; 187 Carrigan Drive

=====

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Zone: I Ward: 1E

Owner/Applicant: University of Vermont

**Request:** Rear addition to the central heating and chiller plant, expansion of existing open air enclosure.

### **Applicable Regulations:**

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

### **Background Information:**

The applicant is seeking approval for a small rear addition to the existing central heating and chiller plant. Beyond the building addition, two new cooling towers will be installed, and the existing open-air chiller enclosure will be expanded to accommodate them. Associated walkway and parking revisions are also proposed.

The University of Vermont is an educational institution and, therefore, is subject to only limited zoning review per 24 VSA, Sec. 4413, *Limitations on municipal bylaws*. This application may be reviewed only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements.

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

### **I. Findings**

#### **Article 4: Maps & Districts**

##### **Sec. 4.4.4, Institutional District:**

##### **(a) Purpose**

See Sec. 4.5.2 (d) *District Specific Regulations: UVM Central Campus*.

##### **(b) Dimensional Standards & Density**

See Sec. 4.5.2 (d) *District Specific Regulations: UVM Central Campus*.

**(c) Permitted & Conditional Uses**

See Sec. 4.5.2 (d) *District Specific Regulations: UVM Central Campus*.

**Sec. 4.5.2, Institutional Core Campus Overlay Districts**

**(a) Purpose**

The Institutional Core Campus Overlay Districts are intended to provide for reasonable future growth for institutions within the core of their respective campuses without further intrusion into surrounding residential neighborhoods. Increased development scale and intensity than would be found in adjacent residential areas and to provide for a variety of uses associated with higher education, health care, and cultural and research centers. The proposed expansion of the central heating and chiller plant is consistent with this intent. **(Affirmative finding)**

**(b) Areas Covered**

The proposed construction is located within the UVM Central Campus overlay. **(Affirmative finding)**

**(d) District Specific Regulations: UVM Central Campus (ICC-UVM)**

**1. Transitional Buffer**

None of the proposed construction is located within the transitional buffer. **(Affirmative finding)**

**2. Lot Coverage**

The project will result in a slight increase in lot coverage from 49.41% to 49.54%. These percentages account for recently permitted construction projects (i.e. STEM and new undergraduate housing) as required. The proposed coverage is below the 65% coverage permissible in the ICC-UVM overlay. **(Affirmative finding)**

**3. Setbacks**

Only 15' front setbacks within the transitional buffer apply within this core campus overlay zone. As noted above, none of the proposed work is located within the transitional buffer. **(Affirmative finding)**

**4. Surface Parking**

Two existing accessible parking spaces will be shifted westward, and 12 service parking spaces will be eliminated. There will be no net increase in surface parking. **(Affirmative finding)**

**5. Building Height**

The rear building addition is located within the ICC-UVM Height Overlay and is limited to a maximum height of 140'. As proposed, it is nowhere near that height. The proposed rear addition is about 42' tall (44' to the peak) with an 8' cupola on top. It is shorter than the existing building. The two new cooling towers and expanded chiller enclosure are not within the height overlay and are limited to the height of the tallest existing structure within the core campus district as of January 1, 2008. In this case, the tallest existing structure is the Health Sciences Research Facility at 73.85' tall. The expanded chiller enclosure will be up to 30' tall and the two new cooling towers will be up to 25.5' tall. **(Affirmative finding)**

**6. Density**

The non-residential density equivalent set forth in Sec. 5.2.7 (a) 2 does not apply within the ICC-UVM overlay. **(Affirmative finding)**

#### *7. Uses*

Within the ICC-UVM overlay district, post-secondary schools shall be permitted uses. The existing post-secondary school use will remain. No change in use is proposed. Note that the building addition will trigger an impact fee requirement. **(Affirmative finding as conditioned)**

### **Article 5: Citywide General Regulations**

#### ***Sec. 5.2.3, Lot Coverage Requirements***

See Sec. 4.5.2.

#### ***Sec. 5.2.4, Buildable Area Calculation***

This criterion does not apply to properties in the I zone. **(Not applicable)**

#### ***Sec. 5.2.5, Setbacks***

See Sec. 4.5.2.

#### ***Sec. 5.2.6, Building Height Limits***

See Sec. 4.5.2.

#### ***Sec. 5.2.7, Density and Intensity of Development Calculations***

See Sec. 4.5.2.

#### ***Sec. 5.5.1, Nuisance Regulations***

Nothing in this proposal appears to have any bearing on the city's nuisance regulations. **(Affirmative finding)**

#### ***Sec. 5.5.2, Outdoor Lighting***

Building entries, walkways, and parking/circulation areas will be illuminated. Photometric plans depicting these individual lighting environments have been provided, and all depict acceptable lighting levels. Acceptable LED lighting fixture types are proposed. **(Affirmative finding)**

#### ***Sec. 5.5.3, Stormwater and Erosion Control***

Post construction stormwater runoff will be collected via catch basins and directed into the existing Main Campus stormwater system. The existing system has capacity to handle runoff associated with this relatively small expansion. The proposed stormwater management is under review by the Stormwater Administrator.

As more than 400 sf of earth disturbance is included in this proposal, an erosion prevention and sediment control plan has been provided. This plan is under review by the Stormwater Administrator. **(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 project site contains no significant natural features. The project site is largely impervious already with some grassy lawn by the existing cooling towers. **(Affirmative finding)**

#### *(b) Topographical alterations*

Not applicable per 24 VSA, Sec. 4413.

#### *(c) Protection of important public views*

Not applicable per 24 VSA, Sec. 4413.

#### *(d) Protection of important cultural resources*

Not applicable per 24 VSA, Sec. 4413.

#### *(e) Supporting the use of alternative energy*

Not applicable per 24 VSA, Sec. 4413.

#### *(f) Brownfield sites*

Not applicable per 24 VSA, Sec. 4413.

#### *(g) Provide for nature's events*

Not applicable per 24 VSA, Sec. 4413. Chapter 26: Wastewater, Stormwater, and Pollution Control is a separate city ordinance that governs stormwater and erosion control standards. As a result, the project still must comply with the standards of Chapter 26. As required, an erosion prevention and sediment control plan has been provided as has information relative to post construction stormwater management. Review and approval by the Stormwater Administrator is required. **(Affirmative finding as conditioned)**

#### *(h) Building location and orientation*

The proposed addition is located within the University's Central Campus and does not directly front on any public street. Within the Central Campus, the proposed addition will face eastward down Carrigan Drive. The front entrance (an overhead door) is clearly defined and functionally oriented for ease of access for its intended use. **(Affirmative finding)**

#### *(i) Vehicular access*

Not applicable per 24 VSA, Sec. 4413.

#### *(j) Pedestrian access*

Not applicable per 24 VSA, Sec. 4413.

#### *(k) Accessibility for the handicapped*

Not applicable per 24 VSA, Sec. 4413. Applicable accessibility requirements under the City's building code continue to apply. **(Affirmative finding as conditioned)**

#### *(l) Parking and circulation*

As noted above, a number of service vehicle parking spaces will be removed. Most of those removed are presently located to the east of the existing building. A couple of existing handicap accessible parking spaces will be relocated just to the north of the proposed addition. New

walkways in place of the service parking spaces will enhance pedestrian circulation. Vehicular access to the building remains direct from Carrigan Drive. **(Affirmative finding)**

*(m) Landscaping and fences*

Little in the way of new landscaping is included in this proposal. One or two new trees are evident on the project plans. Significant new hardscaping in the form of new walkways and pavers are proposed. The expanded chiller enclosure amounts to a tall brick wall with metal paneling on top and is intended to screen the cooling towers within. **(Affirmative finding)**

*(n) Public plazas and open space*

No new public plazas or open space are included in this proposal. The pedestrian environment, however, will be enhanced with additional walkways and hardscaping around the new addition and enclosure. **(Affirmative finding)**

*(o) Outdoor lighting*

See Sec. 5.5.2.

*(p) Integrate infrastructure into the design*

The proposed construction is aimed entirely at integrating infrastructure into the project design. The rear building addition will provide expanded area for the central heating plant, while the expanded chiller enclosure will afford more space for new chiller units. The infrastructure located within will be minimally perceptible to those outside. **(Affirmative finding)**

**Part 3, Architectural Design Standards**

**Sec. 6.3.2, Review Standards**

*(a) Relate development to its environment*

*1. Massing, Height, and Scale*

The proposed addition is relatively small as compared to the size of the existing central heating plant building. The massing of the structure is broken into distinct building sections, and fenestration provides relief within the exterior brick walls. Height is acceptable as noted previously and is well below that of the existing building. **(Affirmative finding)**

*2. Roofs and Rooflines*

Not applicable per 24 VSA, Sec. 4413.

*3. Building Openings*

Not applicable per 24 VSA, Sec. 4413.

*(b) Protection of important architectural resources*

Not applicable per 24 VSA, Sec. 4413.

*(c) Protection of important public views*

Not applicable per 24 VSA, Sec. 4413.

*(d) Provide an active and inviting street edge*

Not applicable per 24 VSA, Sec. 4413.

*(e) Quality of materials*

Not applicable per 24 VSA, Sec. 4413.

*(f) Reduce energy utilization*

Not applicable per 24 VSA, Sec. 4413.

*(g) Make advertising features complimentary to the site*

No new exterior signage is included in this proposal. **(Affirmative finding)**

*(h) Integrate infrastructure into the building design*

The addition itself will enclose infrastructure, as will the expanded chiller enclosure. A new electrical vault enclosure is proposed to the south of the central heating plant. **(Affirmative finding)**

*(i) Make spaces safe and secure*

All building and life safety code, as defined by the building inspector and fire marshal, shall be implemented in the construction of the addition. Building entries will be illuminated as noted above. **(Affirmative finding as conditioned)**

## **II. Conditions of Approval**

1. At least **7 days prior to issuance of a certificate of occupancy**, impact fees based on the net new building square footage shall be paid to the Department of Planning & Zoning.
2. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency and egress codes as required.
3. Standard permit conditions 1-15.



*The*  
**UNIVERSITY**  
*of* **VERMONT**

CAMPUS PLANNING SERVICES  
<http://www.uvm.edu/~plan/>

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JUL 01 2015

DEPARTMENT OF  
PLANNING & ZONING

July 1, 2015

Burlington Department of Planning & Zoning  
149 Church Street  
Burlington, VT 05401  
Attn: Scott Gustin, Senior Planner

RE: Building and Enclosure Expansion at the Central Heating & Chiller Plant  
187 Carrigan Drive, University of Vermont

Dear Scott,

The University is requesting a zoning permit to upgrade the Central Heating and Chiller Plant's cooling capacity to serve the new buildings on campus.

This Project consists of a building addition to the University's Central Heating and Chiller Plant (CHCP), which will contain an additional two chiller units and an expansion of the existing exterior (roofless) enclosure. The additional capacity will serve the new buildings that have recently been permitted by the City, (i.e., STEM and the new First-Year Student Housing and Dining Facility), as well as provide additional capacity for future needs.

The Central Heating & Chiller Plant is the heart of the district heating and cooling systems on the campus of the University of Vermont. This is the central heating and cooling source for the Main and South campuses in the cities of Burlington and South Burlington. Nine years ago, as part of the University's commitment to both environmental excellence and year round activity, the University installed centralized chillers on the north side of the existing Central Heating Plant (now CHCP). This approach increased efficiency and reduced electricity use, compared to installing individual chillers for air conditioning in each building on campus. Those chillers necessitated cooling towers, located about 40' north of the CHP that are presently, visually and acoustically shielded by the existing roofless enclosure.

This Project will include a building addition constructed on the east face that complements the existing architecture and extends outward by approximately 40 feet. A large chiller, cooling tower, and their associated pumps will be added into the existing piping networks. The infrastructure to add additional equipment when needed in the future is also included.



July 1, 2015

The new cooling towers will be located within an enlarged roofless enclosure that will encompass the existing cooling towers, enlarging it and creating a unified façade around the equipment. The architecture and the siting of the addition and the enclosure are designed to be compatible with the academic and student housing activities that are proximate to the CHCP.

The existing CHCP is the central point for the generation of campus steam for heating both the University's Main and South Campus facilities. Steam is also used for powering the existing chillers thru a steam turbine in lieu of an electric motor. This location has all the pumps centrally located for distribution to all the surrounding buildings. It is impractical to locate the pumps anywhere else as they must reside near the cooling equipment.

The design and location of the addition and enlarged enclosure is designed to be as compact as possible, taking into account the aesthetics and circulation requirements within this central hub of the University's Main Campus.

The building addition will be brick faced, 89' long, 38' wide, one main story with a mezzanine level and a cupola. The height is about 42', slightly lower than the Central Heating and Chiller Plant.

The enclosure will encompass and replace the existing enclosure and visually and acoustically screen the cooling towers. It is designed to be visually appealing and to be well integrated with the existing surrounding buildings. The rounded wall of the enclosure will define the courtyard, seating area and main entry space to the new STEM facility to the north of the CHCP.

The enclosure will be approximately 116' wide, 105' long, and approximately 25'-30' in total height. The wall will be brick with a 7' metal panel top and recessed brick bands above a granite base.

Two existing accessible parking spaces will be replaced a bit farther west on the same site. Twelve existing service parking spaces on the south and east sides of the CHCP will be removed. Existing service parking inventory on adjacent parts of the campus can absorb the removal of these parking spaces.

This project will not be visible from public streets.

The University has retained an historic buildings consultant and we are working with the State Historic Preservation Office to ensure that both the building addition and the cooling tower enclosure wall will complement the existing historic architecture as well as the proposed new buildings.

The building addition, enlarged enclosure and surrounding areas will be lit with a combination of freestanding UVM light poles in UVM's standard lighting design, and building mounted lights near entryways. See lighting plans LC1-4 for more details.

July 1, 2015

This Project is located within the Institutional Core Campus Overlay (ICC-UVM) zoning district. The current lot coverage for this zoning district, assuming the completion of previously permitted projects (i.e., STEM, Housing, and CBW Residence Complex demolition), is 49.41%. With the completion of this project, there will be a net increase of impervious surface, calculated to be 49.54% lot coverage within the allowed 65% coverage in this ICC-UVM district.

Upon successful permitting of the Project, it is expected that construction will take 12-months with start of construction to begin in October 2015.

Estimated total cost is projected at \$ 9,284,000.

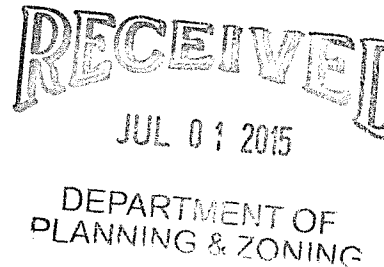
Enclosed please find a check for the application fee of \$ 18,678. This is based on Level II fees of \$2 per \$1,000 construction costs, plus \$100 and \$10 for filing.

Please let me know if you have any questions or need any further clarification to proceed with the review of this application.

Sincerely,



Lani Ravin, AICP, Associate Planner  
Campus Planning Services



cc:

Linda Seavey, Director of Campus Planning Services, UVM  
Todd Merchant, UVM Project Manager  
Michael Pelletier, Physical Plant Department

Attachments:

Zoning Permit Application – UVM Central Chilled Water Enclosure

Check # 1353465 for \$18,678

EPSC application

Lighting specs: 5 pages

Drawings: T0.01, C-1.01, C-1.02, C-1.03, C-1.04, C-1.05, C-1.06, C-1.07, C-1.08, C-1.09, C-1.10, A1.01, A1.02, A-1.03, A3.01, A3.02, A3.03, View from Northeast, East Elevation, North & South Elevations, Combined East Elevation, East Screen Wall Elevation, North & West Screen Wall Elevations, View of Addition with Electrical, LC-1, LC-2, LC-3, LC-4



## LUMINAIRE SPECIFICATION

TYPE 'D'

Head Office: Tel: 503-64  
7144 NW Progress Ct Fax: 503-64  
Hillsboro, Oregon 97124  
www.ligmanlightingusa.com

IP55 : Suitable for Wet Locations  
IK07 : Impact Resistant (Vandal Resistant)

### UCO-32113

#### Columbus medium shade wall light LED

A small and medium size shade decorative wall lantern with symmetrical light distribution. Developed to compliment the Columbus bollard and Columbus pillar light. Designed for lighting of entrances and footpaths.  
Low copper content die cast housing with high corrosion resistance. Stainless steel screws. Durable silicone rubber gasket and opal glass diffuser. Housing is treated with a chemical chromated protection before powder coating, ensuring high corrosion resistance. Integral control gear.

#### Physical Data

Length: 7.68"  
Height: 16.77"  
Weight: 19.8 lbs

#### Lamp

☐ 41w - 2080lm - White - LED

#### LED Color (Please Specify)

☐ W27 - 2700K  
☐ W30 - 3000K  
☐ W40 - 4000K

#### Voltage (Please Specify)

☐ 120V  
☐ 277V  
☐ Other \_\_\_\_\_

#### Options (Please Specify)

##### Color (Please Specify)

☐ 01-Black - RAL 9011  
☐ 02- Dark Grey - RAL 7043  
☐ 03-White - RAL 9003  
☐ 04 - Metallic Silver - RAL 9006  
☐ 05-Matt Silver - RAL 9006  
☐ 06-Bronze - RAL 6014  
☐ 07- Custom - RAL \_\_\_\_\_



#### Top Style



☐ D - Dome



☐ C - Cone Top

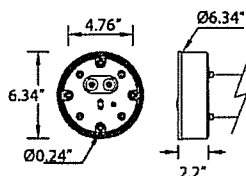
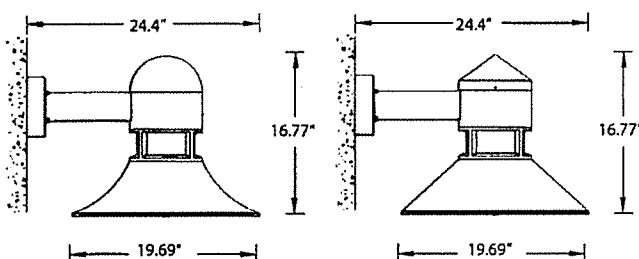
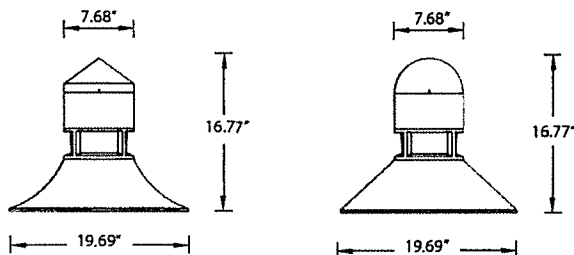
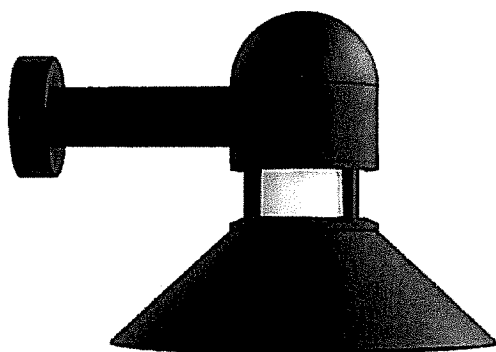
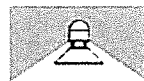
#### Shade Style



☐ Swept Shade



☐ Straight Shade



Mounting detail

Ordering Example : UCO - 32113 - White-41w - W30 - 120v - Options



PROJECT: \_\_\_\_\_ DATE: \_\_\_\_\_

TYPE: \_\_\_\_\_ QUANTITY: \_\_\_\_\_ NOTE: \_\_\_\_\_



TYPE 'E'

**Product data sheet**

**Wall luminaire**

**IP 65**

**2360**

Project · Reference number

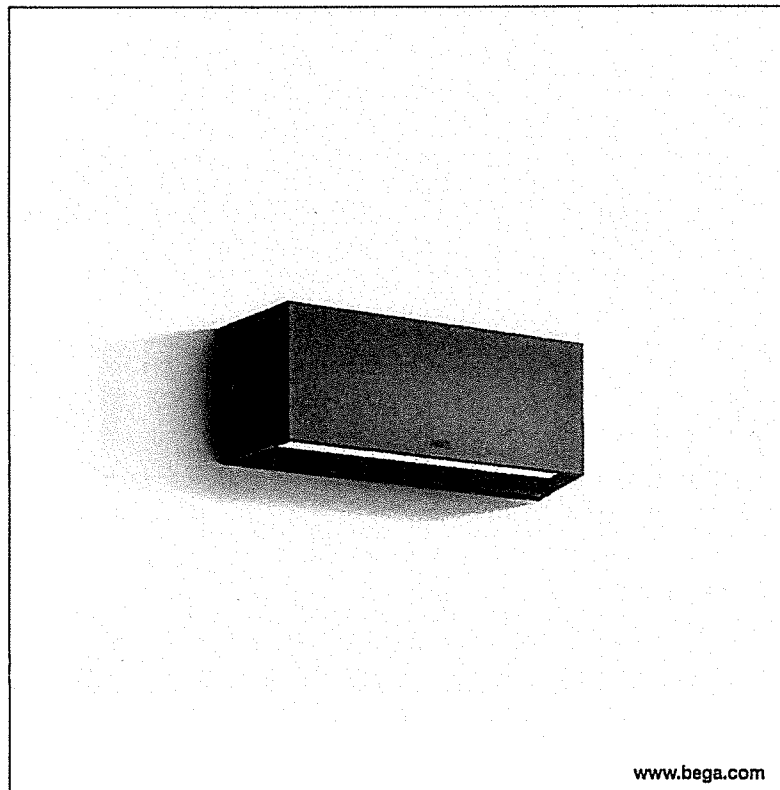
Date

**Application**

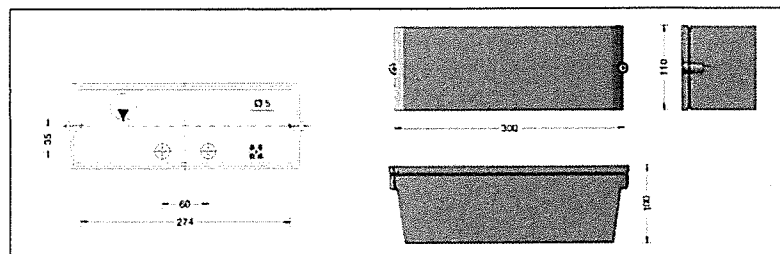
Wall luminaire with shielded light source.  
A luminaire of high protection class and single-sided, downwards directed light sector.  
For a variety of lighting tasks in interior and exterior lighting applications.  
The used LED technique offers durability and optimal light output with low power consumption at the same time.

**Product description**

Luminaire made of aluminium alloy, aluminium and stainless steel  
Matt safety glass  
Silicone gasket  
Reflector made of anodised pure aluminium  
2 fixing holes ø 5 mm  
274 mm spacing  
2 cable entries for through-wiring of mains supply cable up to ø 10.5 mm max. 3 x 1.5<sup>2</sup>  
Connecting terminal and earth conductor terminal 2.5<sup>2</sup>  
LED-Power supply unit  
220-240 V ~ 0/50-60 Hz  
DC 176-264 V  
Safety class I  
Protection class IP 65  
Dust tight and protection against water jets  
CE – Conformity mark  
Weight: 2.0 kg



www.bega.com



**Lamp**

LED 3000 K  
Connected wattage 21 W  
Lamp luminous flux 25.2 W  
Luminaire luminous flux 2240 lm  
Colour rendering index 607 lm  
Article No. R<sub>a</sub> > 80  
2x LED-0269/830

LED 4000 K  
Connected wattage 21 W  
Lamp luminous flux 25.2 W  
Luminaire luminous flux 2400 lm  
Colour rendering index 658 lm  
Article No. R<sub>a</sub> > 80  
2x LED-0269/840

**Article No. 2360**

Colour temperature 3000 K.  
Also available with 4000 K on request.  
3000 K – article number  
4000 K – article number + **K4**  
Colour graphite, white or silver  
graphite – article number  
white – article number + **W**  
silver – article number + **A**

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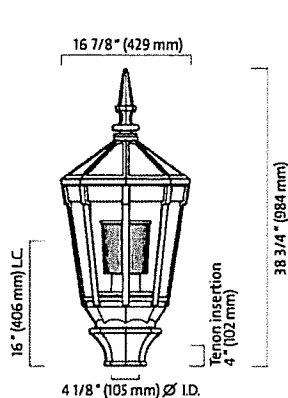
Type 'H'

## BENEFITS

- > Constructed from top-quality materials, the Octagonal Lantern Series maintains excellent performance in even the most demanding environment.
- > Creates a unique atmosphere and ambiance.
- > Prismatic RR optics, SE cut-off reflectors, and the RACE optical system, are available to meet a range of lighting applications.
- > The luminaire is sealed with a gasketed closure to maintain optical performance.
- > A complete selection of materials and finishes are available to complement any project.

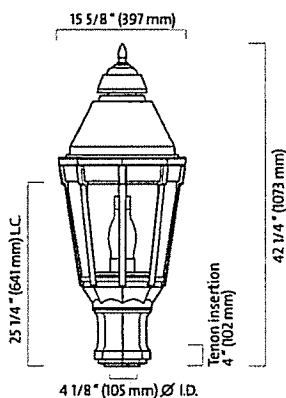
## LUMINAIRES

Conform to the UL 1598 and CSA C22.2 No. 250.0-08 standards



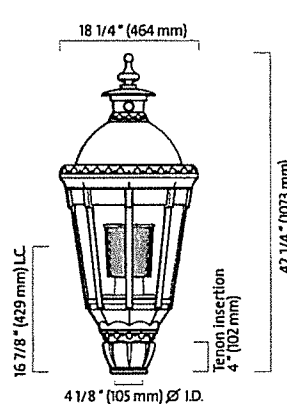
### L70-RR-SF70

EPA: 2.71 sq. ft.  
Weight: 48 lbs (21.8 kg)



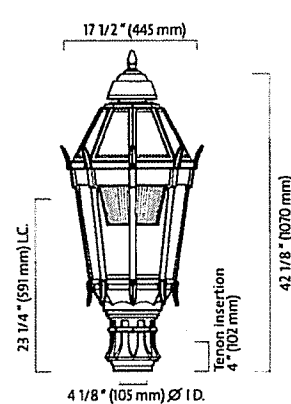
### L71-SE-SF71

EPA: 2.76 sq. ft.  
Weight: 36 lbs (16.3 kg)



### L72-RR-SF72-PH8

EPA: 2.91 sq. ft.  
Weight: 48 lbs (21.8 kg)



### L73-RACE-SF73-HK16

EPA: 3.18 sq. ft.  
Weight: 48 lbs (21.8 kg)

> Les luminaires s'accompagnent de l'une de ces lentilles, au choix

|         |                              |
|---------|------------------------------|
| PC-C    | Polycarbonate clair          |
| PC-O    | Polycarbonate opalin         |
| PC-BR   | Polycarbonate Bronze         |
| PC-FC   | Polycarbonate givré clair    |
| GL-C    | Verre trempé clair           |
| GL-BR   | Verre trempé bronze          |
| GLBG-C  | Verre trempé biseauté clair  |
| GLBG-BR | Verre trempé biseauté bronze |
| GL-FC   | Verre trempé givré clair     |

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## LAMPS / HID

| WATTAGE          | RACE | RR | SE |
|------------------|------|----|----|
| 50 MH, medium    | ✓    | ✓  | ✓  |
| 70 MH, medium    | ✓    | ✓  | ✓  |
| 100 MH, medium   | ✓    | ✓  | ✓  |
| 150 MH, medium   | ✓    | ✓  | ✓  |
| 1250 PSMH, mogul | ✓    | ✓  | ✓  |
| 1250 MH, mogul   | ✓    | ✓  | ✓  |
| 35 HPS, mogul    | ✓    | ✓  | ✓  |
| 50 HPS, mogul    | ✓    | ✓  | ✓  |
| 70 HPS, mogul    | ✓    | ✓  | ✓  |
| 100 HPS, mogul   | ✓    | ✓  | ✓  |
| 150 HPS, mogul   | ✓    | ✓  | ✓  |

✓ : Available    1 : N/A with a PC Globe

## TYPE 'H'

## OPTICAL SYSTEMS / HID

(Lamps not included)



### RR Optics

Round borosilicate refractor

RR5: Symmetrical  
RR3: Asymmetrical  
RR3MD: Asymmetrical w  
medium deflect



### SE Optics

Hydro-formed cut-off reflector  
system set in faceted arc-image  
duplicating patterns.

SES: Symmetrical  
SE3: Asymmetrical

> House shield available  
in option (H5)



### RACE Optics

Round acrylic (max. 100w) or borosilicate  
(150w and more) refractor with segmented  
uplight recovery dome.

RACE5: Symmetrical  
RACE3: Asymmetrical  
RACE3D: Asymmetrical  
with deflector

\* Photometry available on Philips Lumec web site [www.lumec.com](http://www.lumec.com)

## VOLTAGE

120 / 208 / 240 / 277 / 347 / 480

> Multi-top ballast also available.

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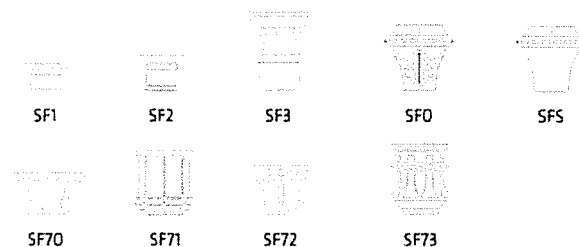
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TYPE 'H'

## LUMINAIRE OPTIONS

|      |                                                                |
|------|----------------------------------------------------------------|
| GT   | Glow top (RR optical, max. 175w with L70 and L72 only)         |
| HS   | House shield (for SE only)                                     |
| CPT  | Copper finial (L71, L72 and L73 only)                          |
| CPTC | Varnished copper cupola (L71, L72 and L73 only)                |
| HK8  | Decorative hooks / top only (L70, L71 and L73 only)            |
| HK16 | Decorative hooks / top and bottom (L70, L71 and L73 only)      |
| PH8  | Quarter-turn photoelectric cell (not available with GT option) |
| PH9  | Quarter-turn shorting cap (not available with GT option)       |

## ADAPTORS



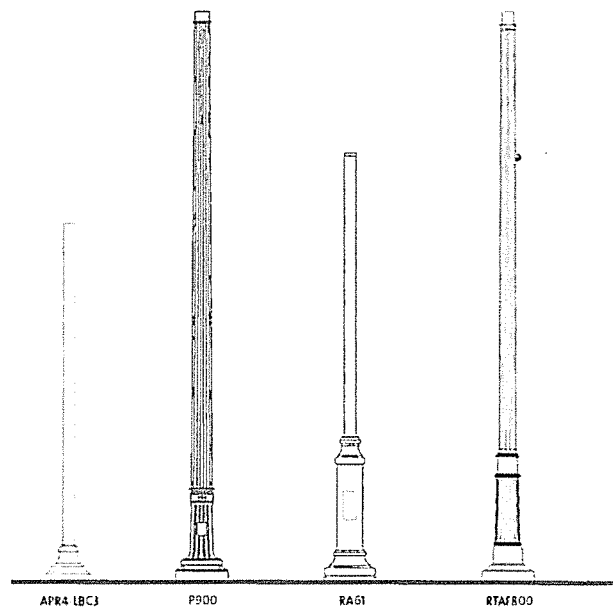
## MOUNTINGS

(Consult the Pole Guide for details and the complete line of mountings)



## POLES AND POLE OPTIONS

(Consult the Pole Guide for details and the complete line of poles)



## FINISHES

(Consult Philips Lumec's Color Chart for complete specifications)

The specially formulated Lumital powder coat finish is available in a range of many standard colors.

## ORDERING SAMPLE

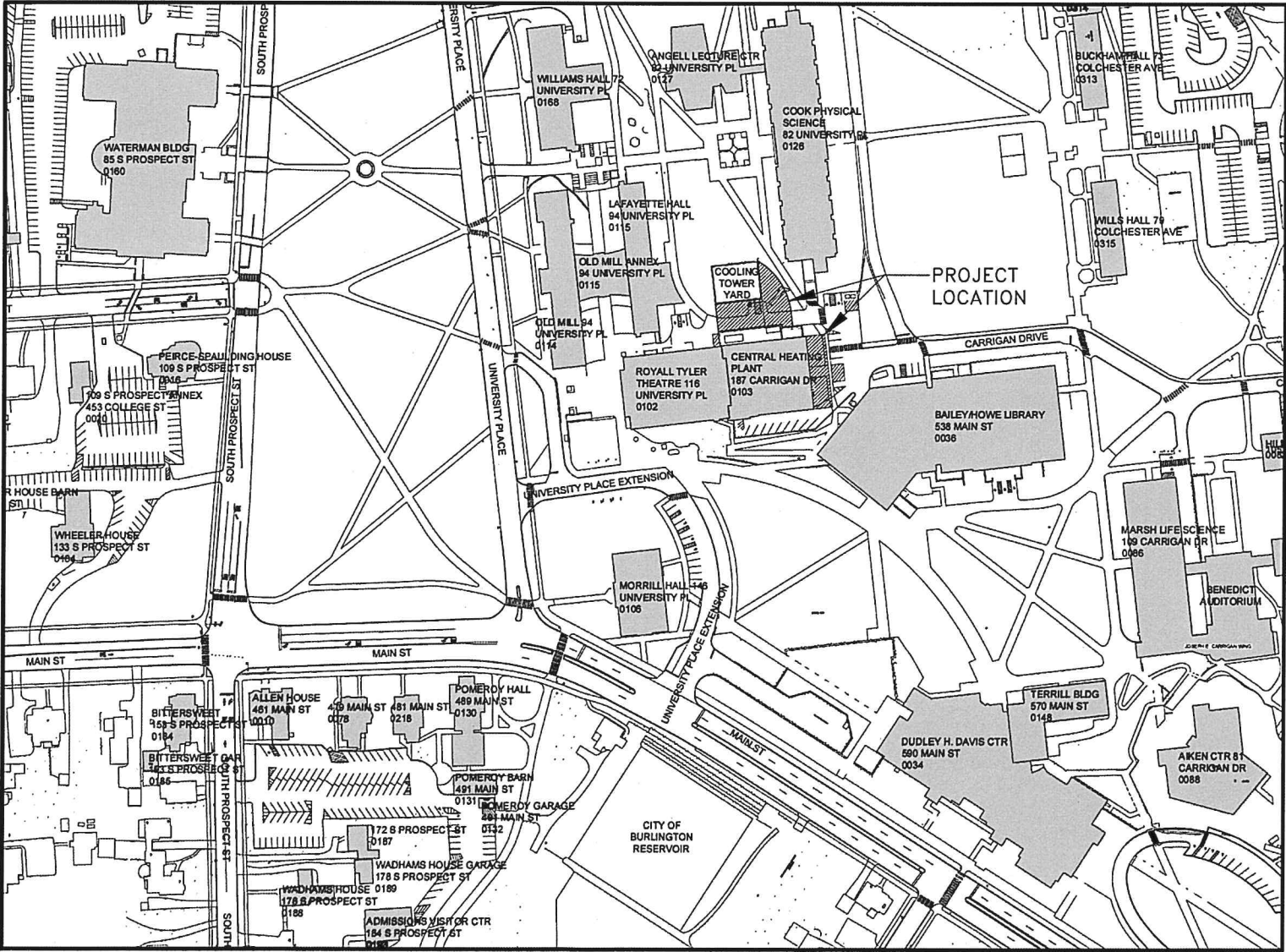
| LUMINAIRE | LAMP    | OPTICAL SYSTEM | VOLTAGE | ADAPTOR | OPTIONS | MOUNTING & CONFIGURATION | POLE    | FINISH |
|-----------|---------|----------------|---------|---------|---------|--------------------------|---------|--------|
| L70-PCC   | 100 HPS | RR             | 120     | SF72    | HK16    | SF70-CRA-16              | R80A-16 | RD2-TX |

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PLANNING & ZONING

# UNIVERSITY OF VERMONT CENTRAL PLANT CHILLER EXPANSION

## PERMITTING DOCUMENTS



LOCATION MAP  
NTS

| REVISIONS |             |      |          |
|-----------|-------------|------|----------|
| REV       | DESCRIPTION | DATE | APPROVED |
|           |             |      |          |
|           |             |      |          |
|           |             |      |          |
|           |             |      |          |
|           |             |      |          |
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|           |             |      |          |

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**PERMITTING  
DOCUMENTS**

**KEY PLAN**  
SCALE: NONE

THIS DRAWING AND ALL COPIES THEREOF IS THE PROPERTY OF RMF ENGINEERING, INC. THIS DRAWING MAY NOT BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF RMF ENGINEERING, INC.

SCALE: NONE DATE: 05/28/15  
DRAWN BY: KEC RMF JOB #: 114253.00  
DESIGNED BY: CLIENT JOB #: 1000000.00  
PROJECT MANAGER: STATE JOB #: 1000000.00

**CENTRAL PLANT CHILLER  
EXPANSION**

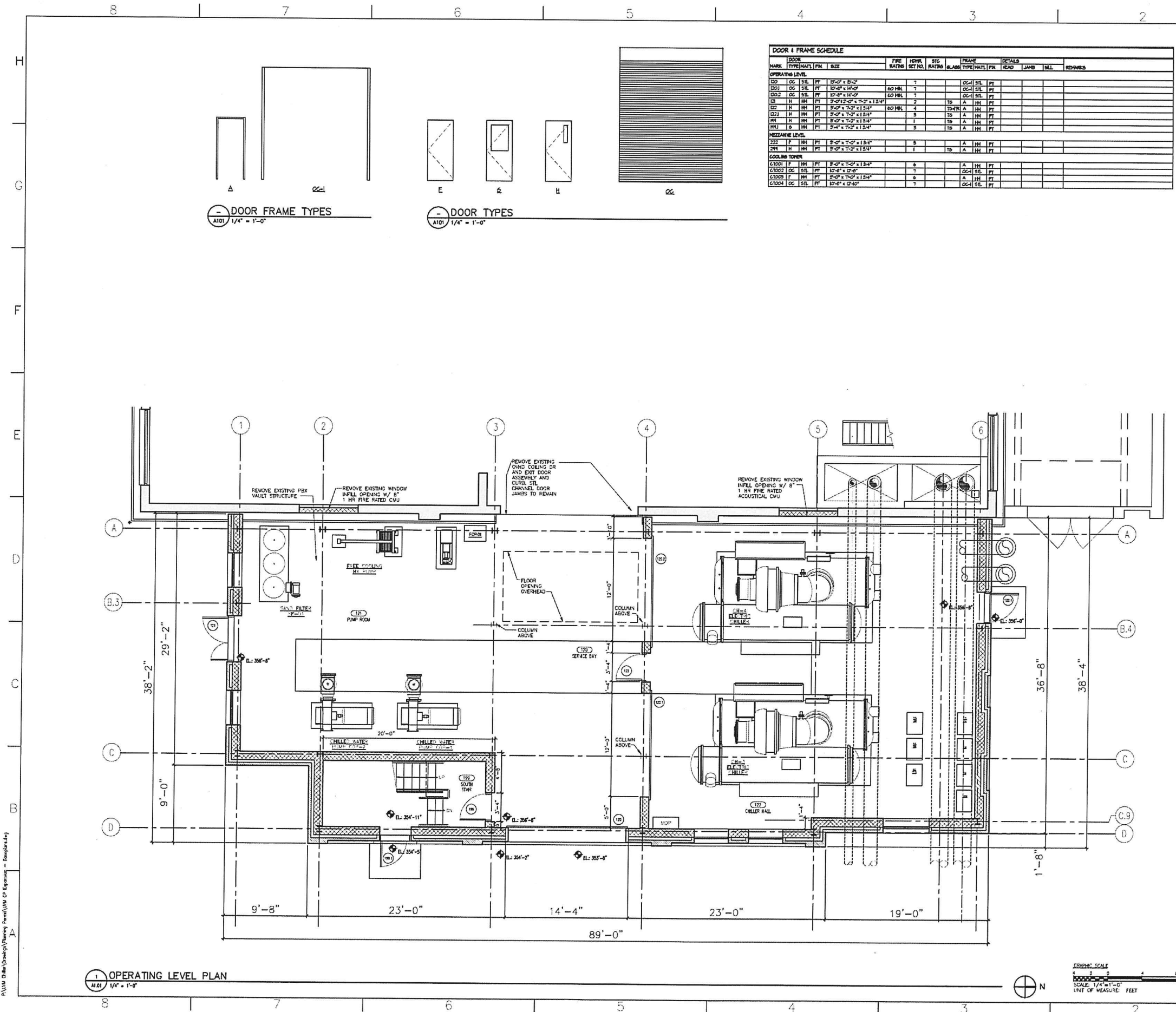
**UNIVERSITY OF VERMONT  
BURLINGTON, VT**  
85 South Prospect Street  
Burlington, VT 05405

**TITLE SHEET**

**rmf** RMF ENGINEERING, INC.  
5200 RESEARCH PARK DR. 3RD FL.  
BALTIMORE, MD 21228  
P: 410.576.0505 F: 410.385.0327

**T0.01**





| DOOR & FRAME SCHEDULE |      |      |      |     |                |             |             |            |            |         |         |
|-----------------------|------|------|------|-----|----------------|-------------|-------------|------------|------------|---------|---------|
| MARK                  | DOOR | TYPE | MATL | FIN | SIZE           | FIRE RATING | HWK SET NO. | SLG RATING | BLASS TYPE | DETAILS | REMARKS |
| OPERATING LEVEL       |      |      |      |     |                |             |             |            |            |         |         |
| D01                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D02                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D03                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D04                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D05                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D06                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D07                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D08                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D09                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D10                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D11                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D12                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D13                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D14                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D15                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D16                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D17                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D18                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D19                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D20                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D21                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D22                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D23                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
| D24                   | 100  | SL   | PT   |     | 10'-0" x 8'-0" |             |             |            | OC-1       | SL      | PT      |
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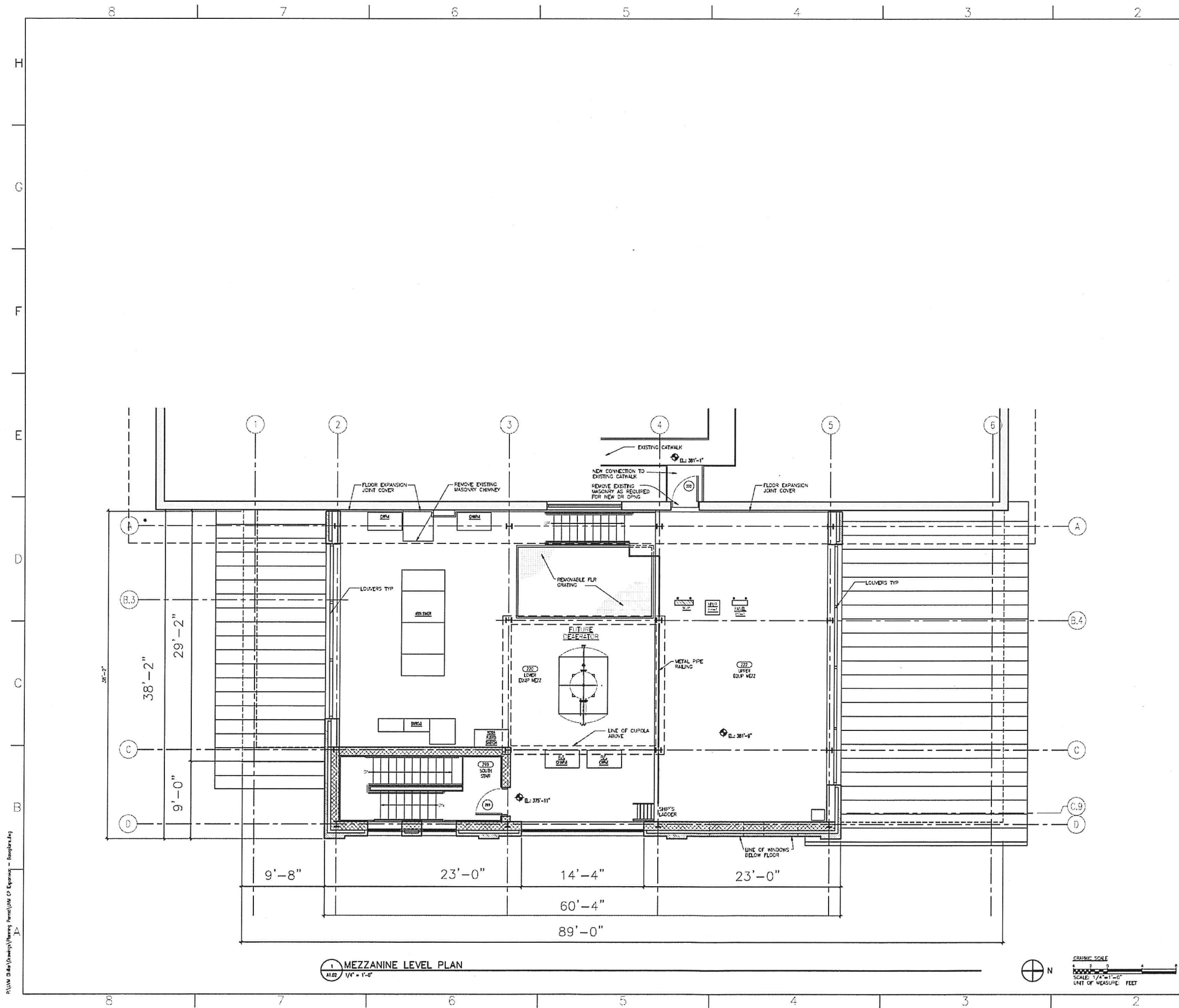
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DATE: 05/25/15  
DRAWN BY: RMF JSP # 11425142  
CHECKED BY: RMF JSP # 11425142  
PROJECT: CENTRAL PLANT CHILLER EXPANSION  
PROJECT NO: 11425142

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OPERATING LEVEL PLAN

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BALTIMORE, MD 21228  
P: 410-576-0505 F: 410-385-0327

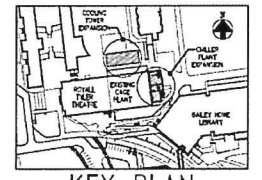
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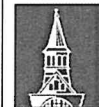
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| SCALE:                            | DATE: 05/26/15 |
| DRAWN BY: RMF JCH # 11425140      |                |
| DESIGNED BY: RMF JCH # 11425140   |                |
| PROD. MANAGER: RMF JCH # 11425140 |                |

CENTRAL PLANT CHILLER  
EXPANSION

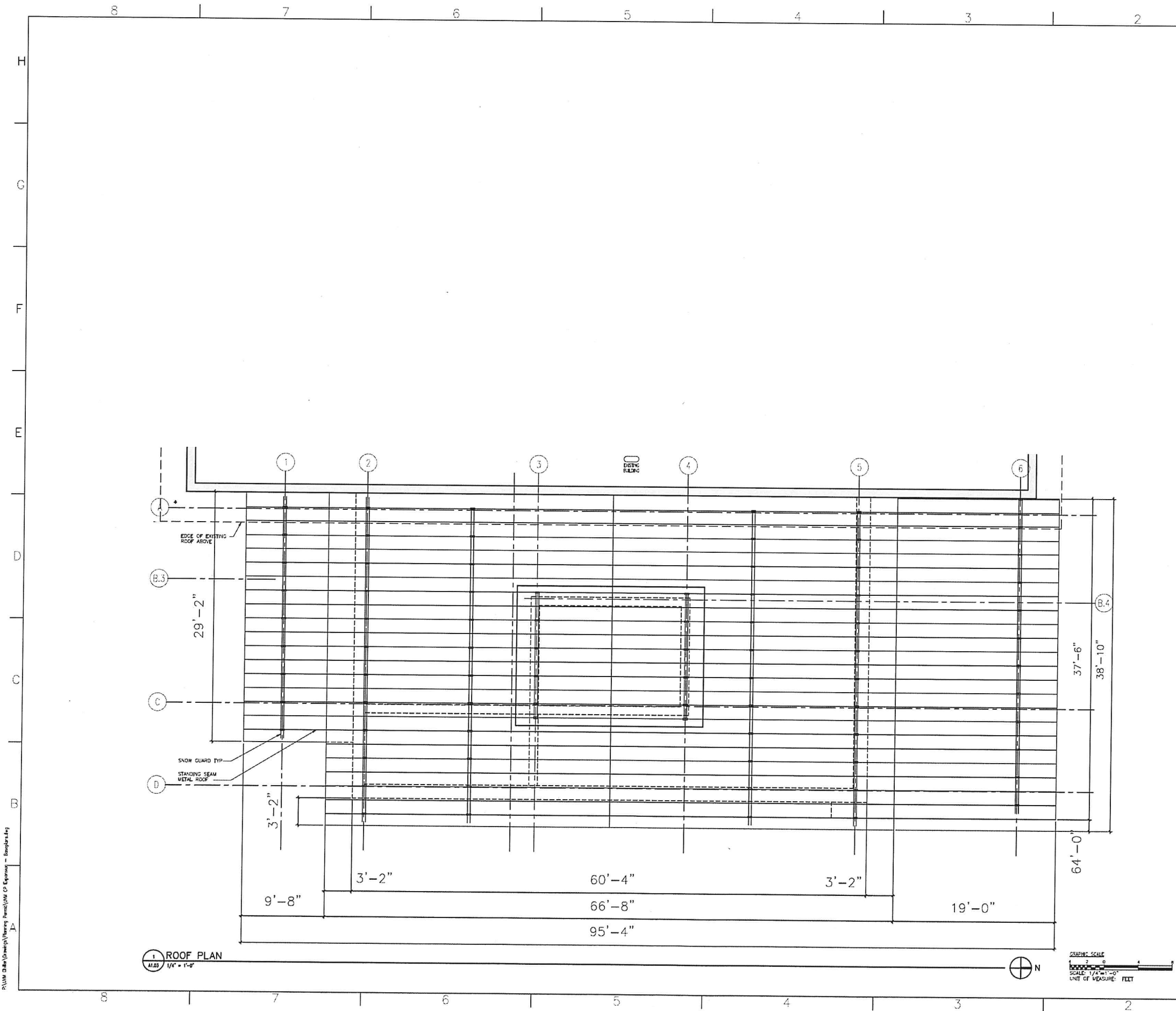


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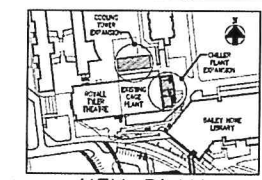
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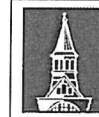
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| DRAWN BY: RMP JOB # 11425143    |                |
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CENTRAL PLANT CHILLER EXPANSION



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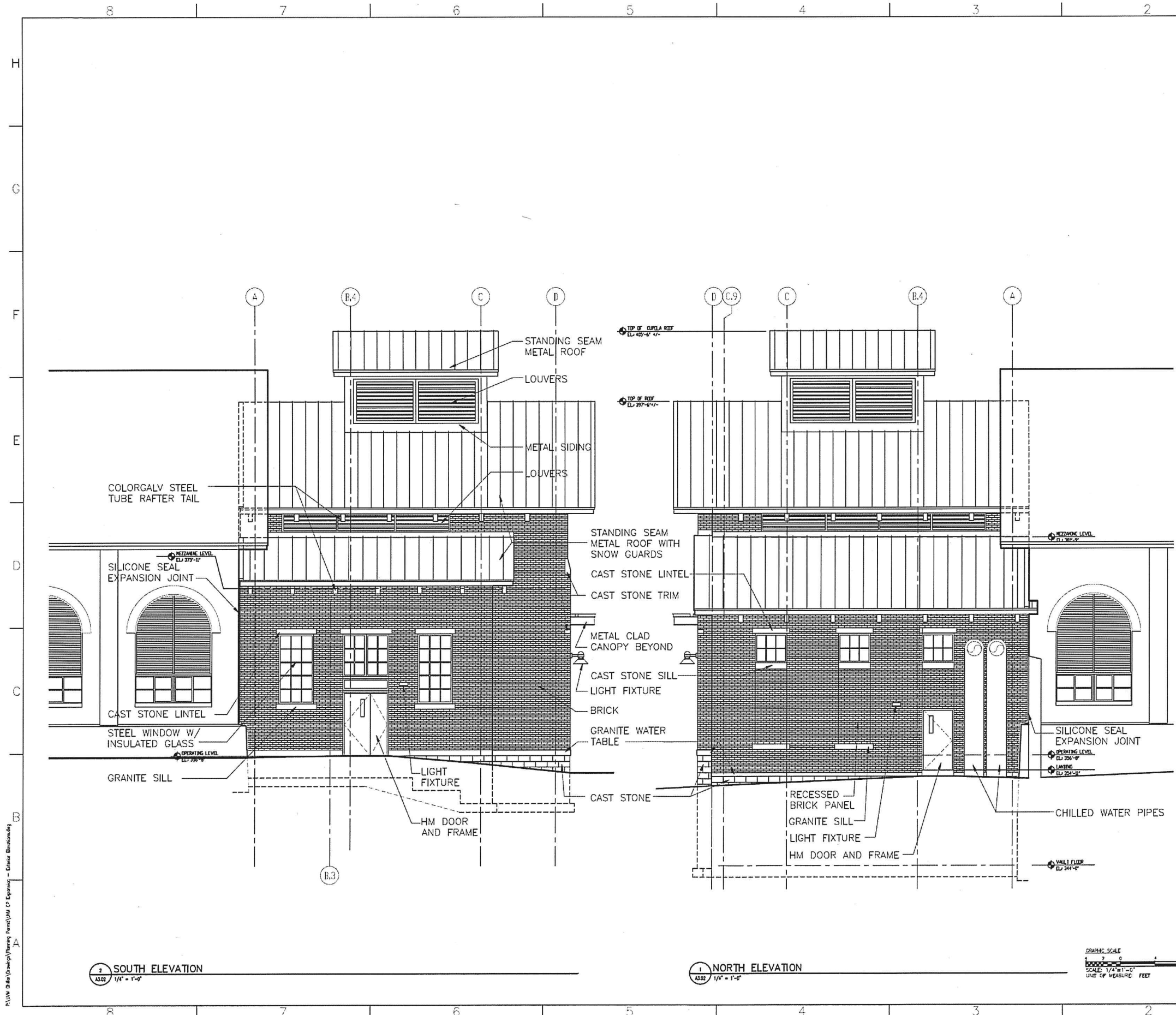
ROOF AND VAULT PLANS

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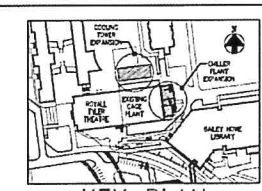




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| SCALE: 1/4" = 1'-0"                                                                                                                                                                                                                               | DATE: 05/26/15                   |
| DRAWN BY: RMF JCB # 114253.00                                                                                                                                                                                                                     | REVIEWED BY: RMF JCB # 114253.00 |
| DESIGNED BY: CLIENT JCB # 100000.00                                                                                                                                                                                                               | DATE: 05/26/15                   |
| PROJECT MANAGER: RMF JCB # 100000.00                                                                                                                                                                                                              |                                  |

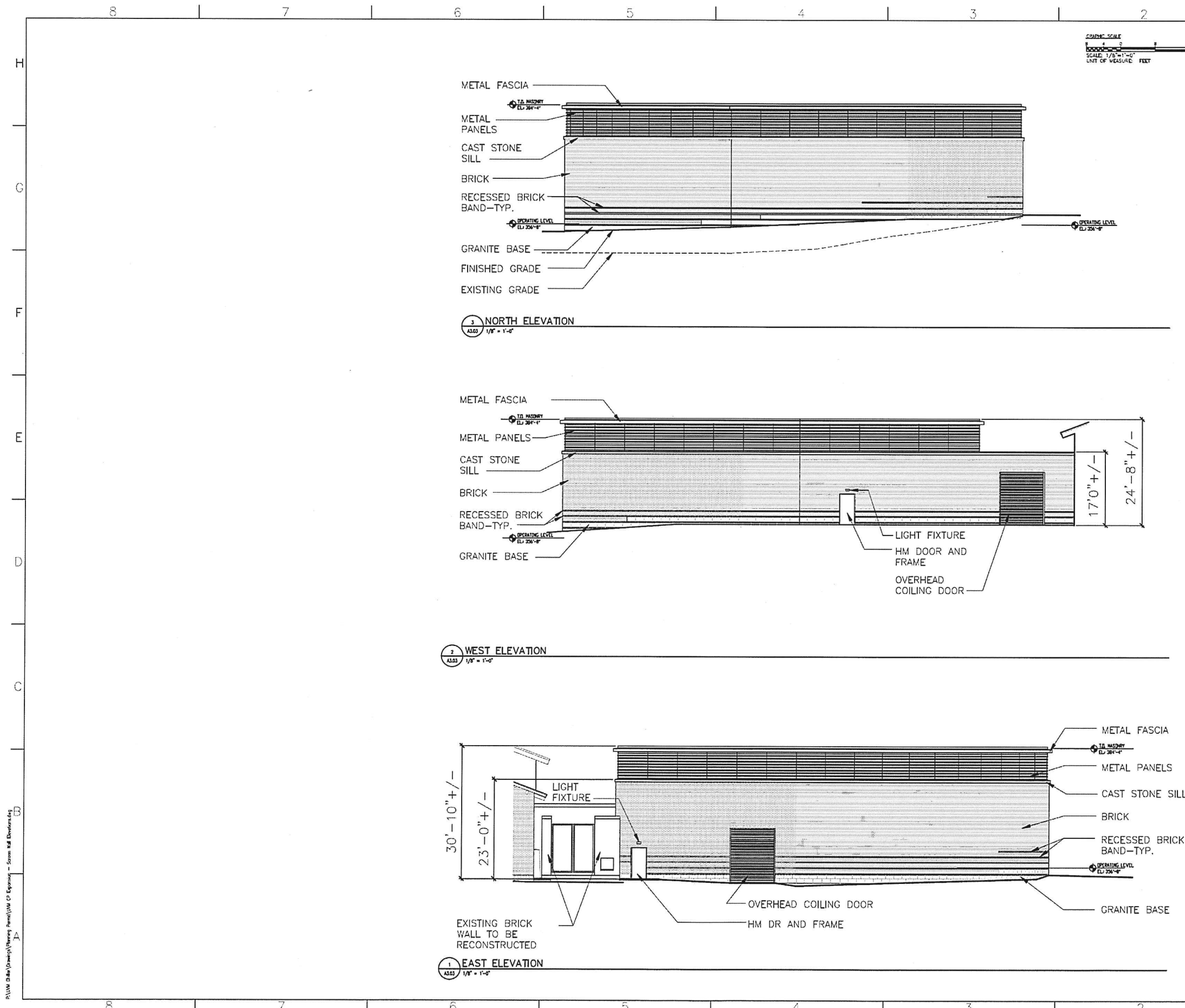
**CENTRAL PLANT CHILLER EXPANSION**

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**NORTH AND SOUTH ELEVATIONS**

**rmf ENGINEERING, INC.**  
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**A3.02**



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| SCALE:           | DATE: 05/26/15         |
| DRAWN BY:        | REV. JOB # 114253.03   |
| CHECKED BY:      | CLIENT JOB # 100000.00 |
| PROJECT MANAGER: | TRAC JOB # 100000.00   |

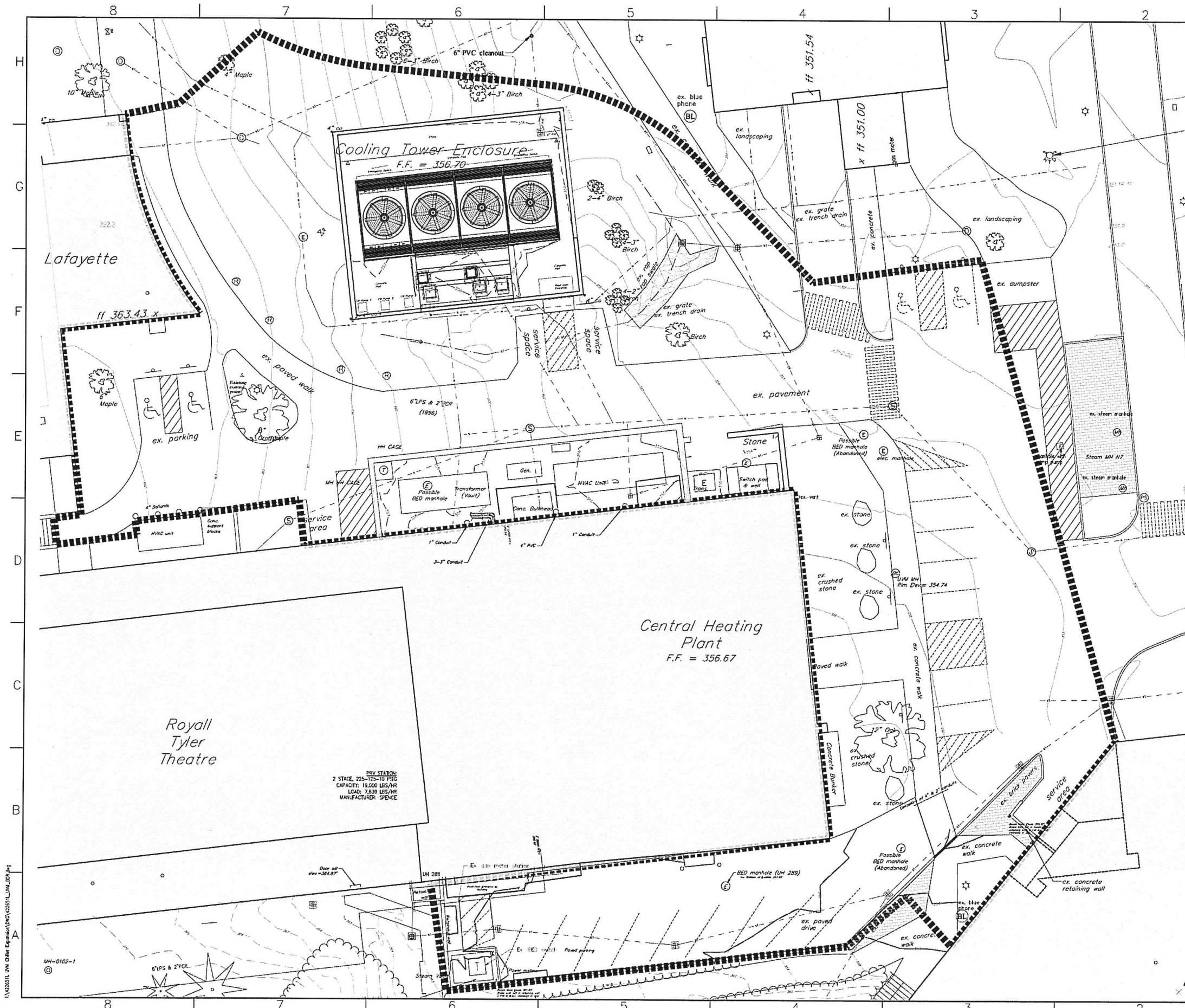
**CENTRAL PLANT CHILLER EXPANSION**

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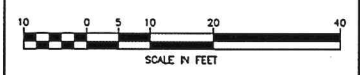


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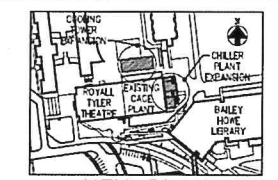
NOTES:  
1. EXISTING CONDITIONS WERE COMPILED FROM A COMBINATION OF SOURCES INCLUDING THE TOPOGRAPHIC SURVEY BY KRESS AND LANSING CONSULTING ENGINEERS FOR THE STEM PROJECT, AS-BUILT DRAWINGS FOR THE CENTRAL CHILLER PLANT PROJECT BY THE WM GROUP IN 2006, AND SUPPLEMENTARY TOPOGRAPHIC SURVEY BY DUBOIS & KING IN 2015.



**DuBois & King**  
6 GREEN TREE DRIVE  
SO. BURLINGTON, VT 05403  
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**Charney Architects LLC**  
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| DRAWN BY:        | RMF JOB # 114253.02    |
| DESIGNED BY:     | CLIENT JOB # 100003.00 |
| PROJECT MANAGER: | STATE JOB # 100003.00  |

CENTRAL PLANT CHILLER  
EXPANSION

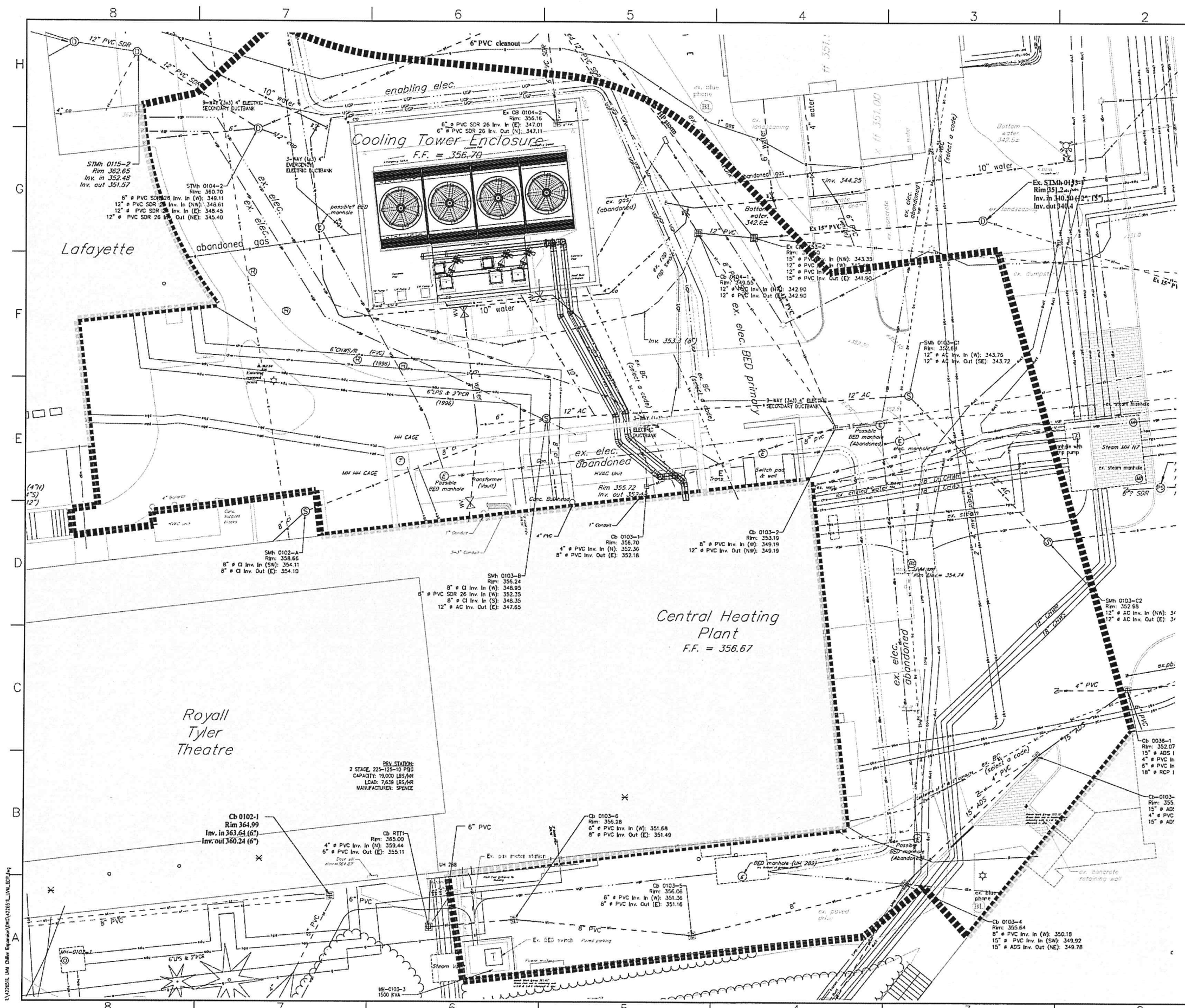
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EXISTING CONDITIONS SITE PLAN

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NOTES:  
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| SCALE:           | DATE: 05/28/15         |
| DRAWN BY:        | RMF JOB # 114253.03    |
| DESIGNED BY:     | CLIENT JOB # 100003.03 |
| PROJECT MANAGER: | STATE JOB # 100003.03  |

**CENTRAL PLANT CHILLER EXPANSION**

**UNIVERSITY OF VERMONT  
BURLINGTON, VT**  
85 South Prospect Street  
Burlington, VT 05405

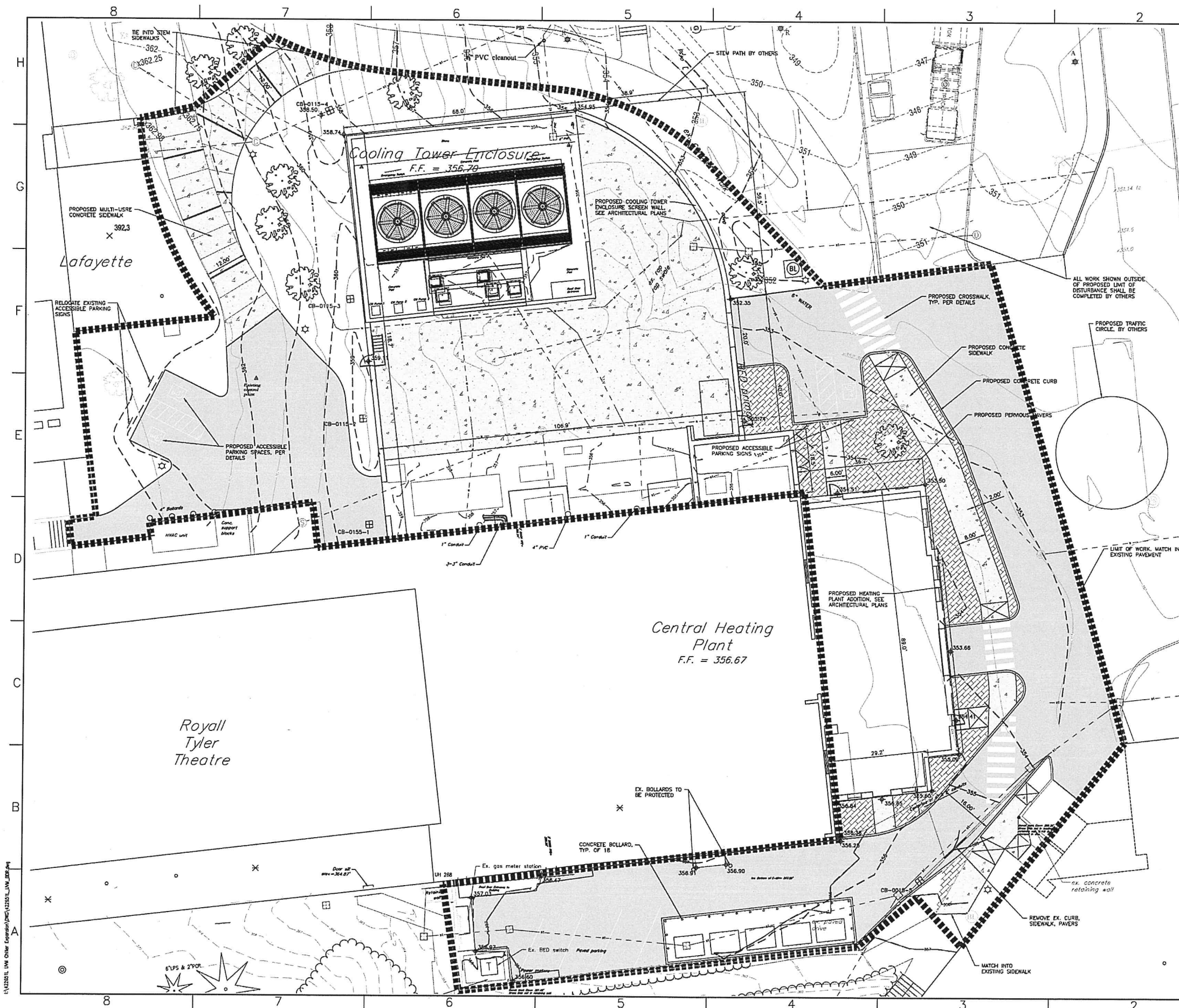
**EXISTING UTILITIES PLAN**

RMF ENGINEERING, INC.  
5530 RESEARCH PARK DR, 3RD FLR  
BALTIMORE, MD 21228  
P: 410.576-0505 F: 410.385-0327

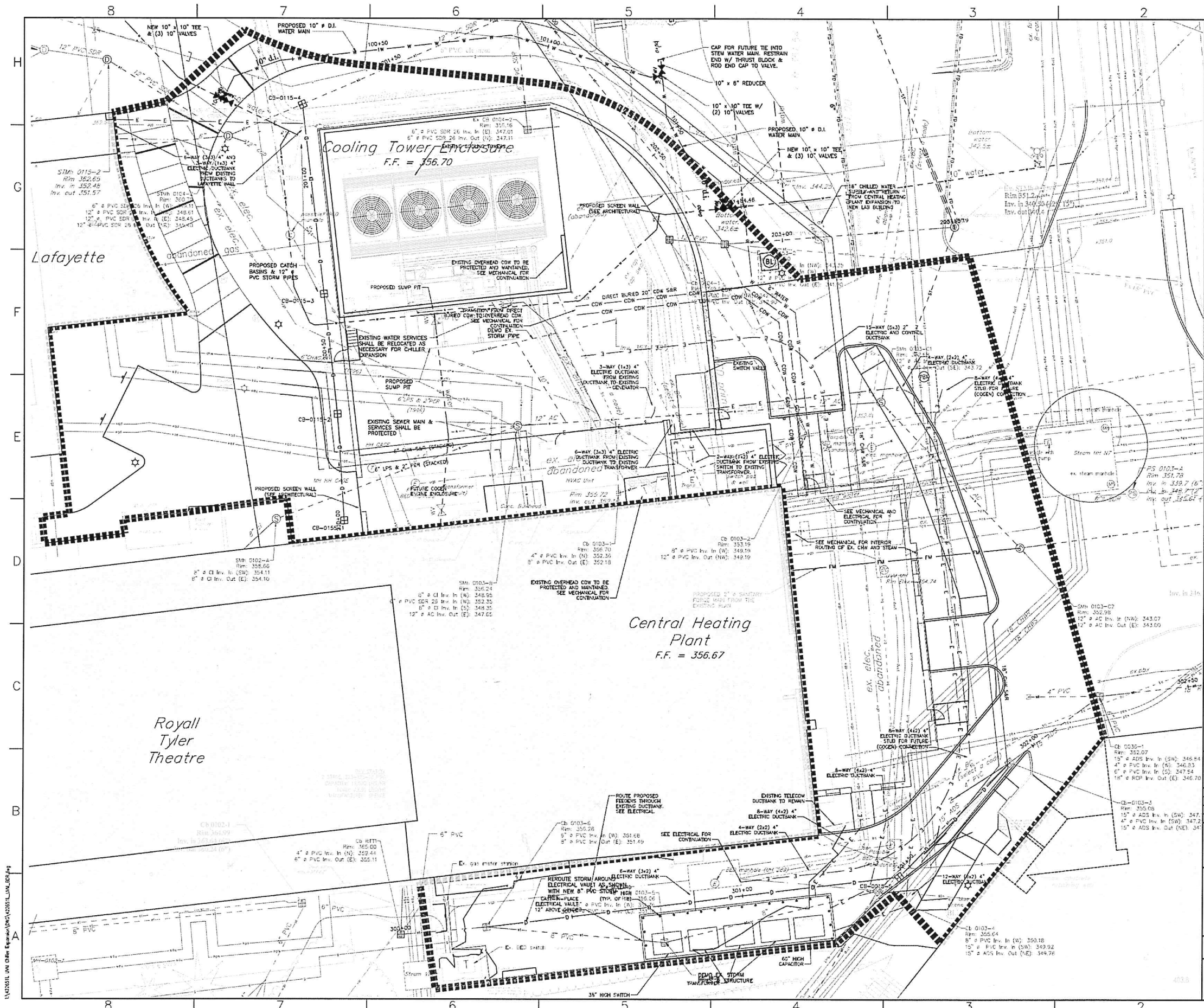
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114253.03 UNV Chiller Expansion.dwg 12/15/14 UNV 1003 24g





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tel: 203.773.5057  
fax: 203.777.2608

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**KEY PLAN**  
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| DATE: 05/28/15             | DATE: 05/28/15             |
| DRAWN BY: DMF JDB          | DRAWN BY: DMF JDB          |
| DESIGNED BY: DMF JDB       | DESIGNED BY: DMF JDB       |
| PROJ. MANAGER: STATE JOB # | PROJ. MANAGER: STATE JOB # |

**CENTRAL PLANT CHILLER  
EXPANSION**

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**PROPOSED UTILITY PLAN**

**rmf ENGINEERING, INC.**  
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BALTIMORE, MD 21218  
P: 410.576.6555 F: 410.385.0327

**C-1.04**

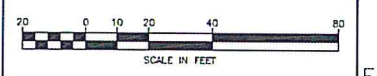




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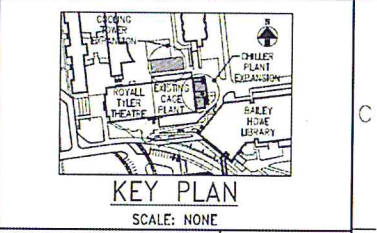
NOTES:  
1. EXISTING CONDITIONS WERE COMPILED FROM A COMBINATION OF SOURCES INCLUDING THE TOPOGRAPHIC SURVEY BY KREDS AND LANSING CONSULTING ENGINEERS FOR THE STEM PROJECT, AS-BUILT DRAWINGS FOR THE CENTRAL CHILLER PLANT PROJECT BY THE WM GROUP IN 2006, AND SUPPLEMENTARY TOPOGRAPHIC SURVEY BY DUBOIS & KING IN 2015.



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| DATE:            | 05/28/15              |
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| DESIGNED BY:     | CLIENT JOB # K0000000 |
| PROJECT MANAGER: | STATE JOB # K0000000  |

CENTRAL PLANT CHILLER  
EXPANSION

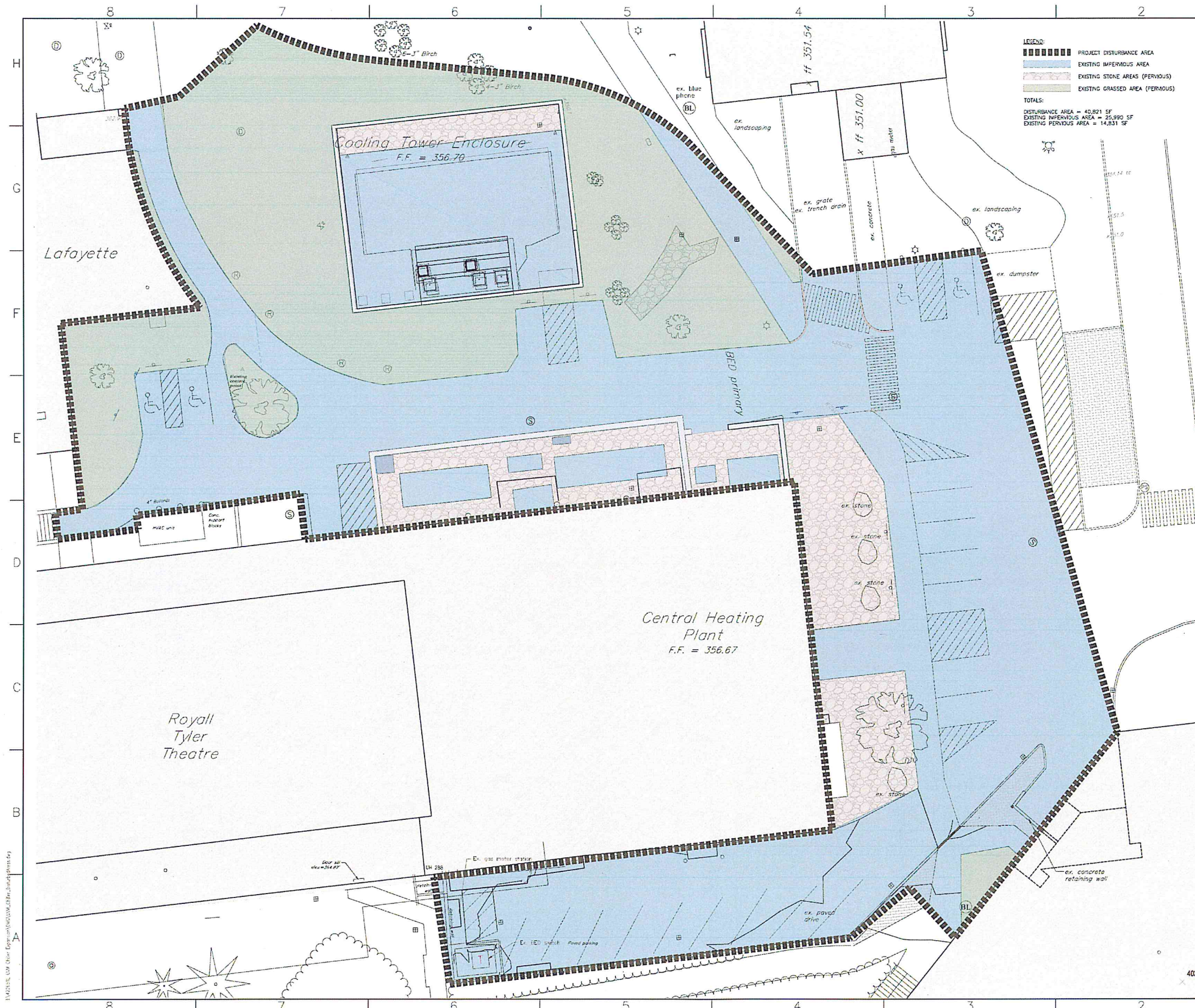
**UNIVERSITY OF VERMONT  
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OVERALL SITE RENDERING

**rmf ENGINEERING, INC.**  
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P: 410.576.6265 F: 410.355.0327

C-1.05

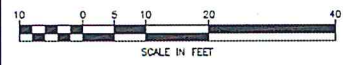




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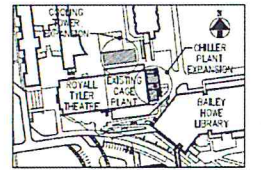
PARKING NOTE:  
EXISTING NUMBER OF PARKING SPACES  
BEFORE DEVELOPMENT = 22



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| SCALE:           | DATE: 05/28/15 |
| DRAWN BY:        | DATE: 05/28/15 |
| CHECKED BY:      | DATE: 05/28/15 |
| PROJECT MANAGER: | DATE: 05/28/15 |

CENTRAL PLANT CHILLER  
EXPANSION



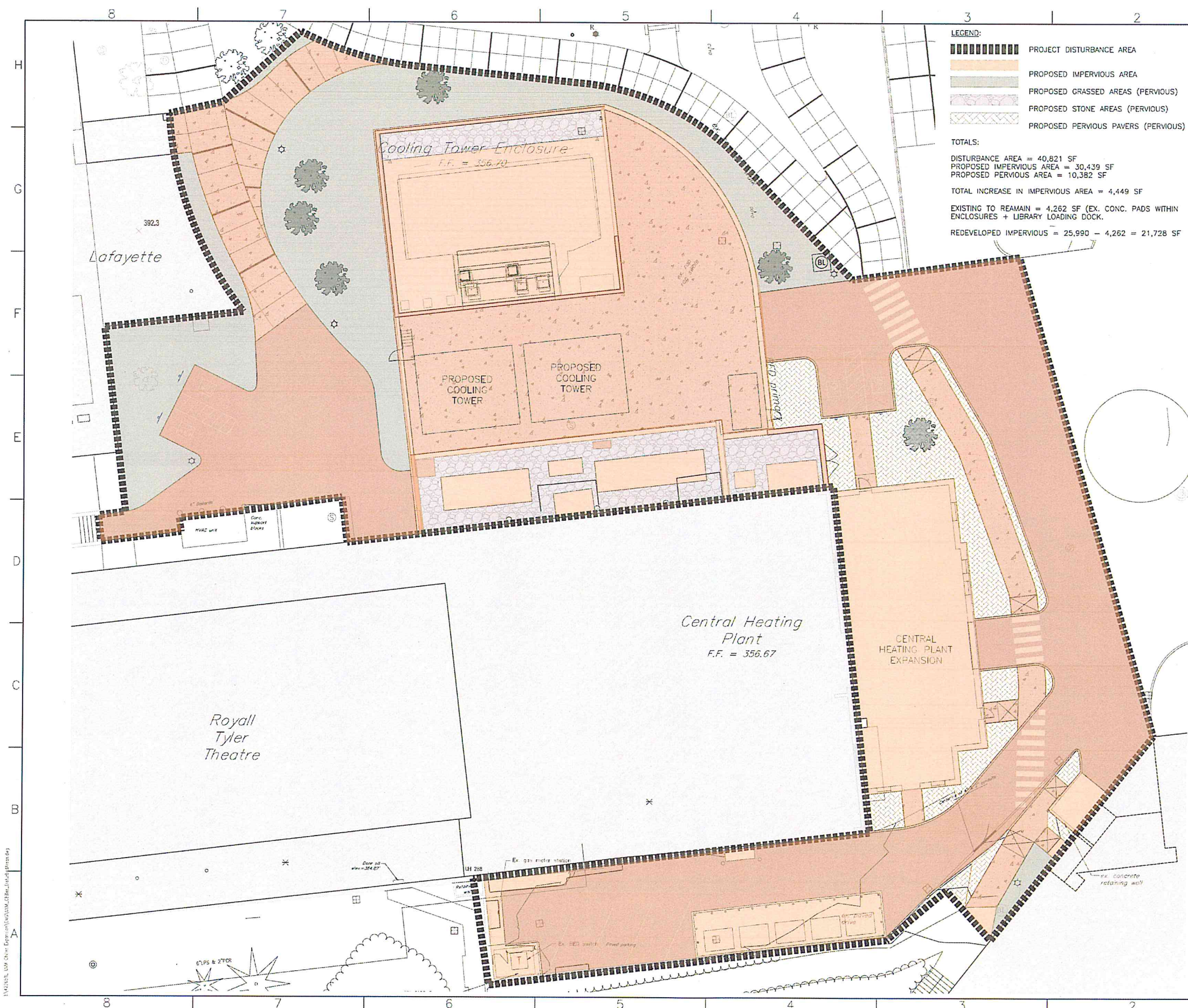
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85 South Prospect Street  
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EXISTING IMPERVIOUS AREA

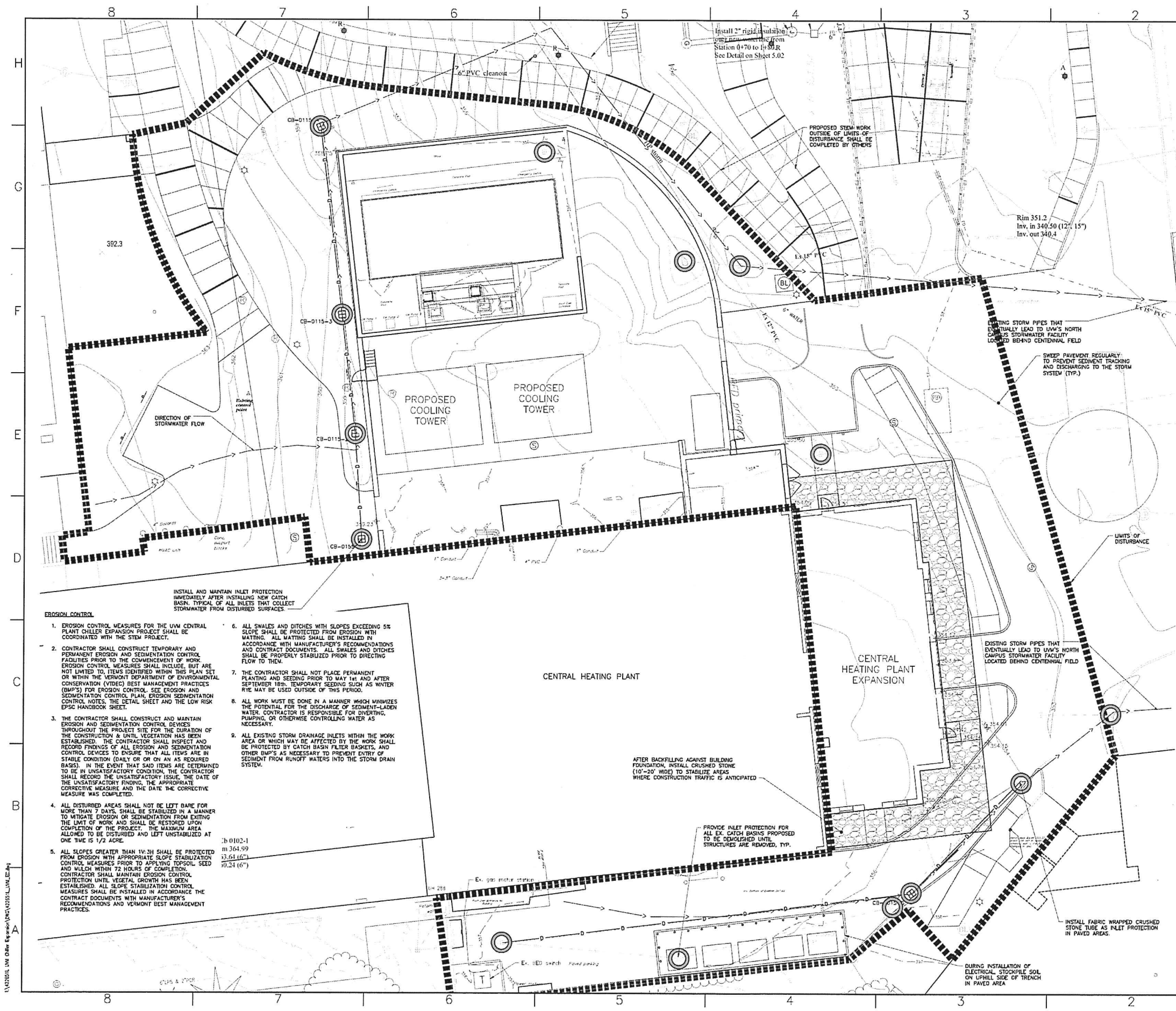
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C-1.06





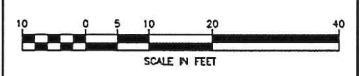




- EROSION CONTROL**
1. EROSION CONTROL MEASURES FOR THE UVM CENTRAL PLANT CHILLER EXPANSION PROJECT SHALL BE COORDINATED WITH THE STEM PROJECT.
  2. CONTRACTOR SHALL CONSTRUCT TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL FACILITIES PRIOR TO THE COMMENCEMENT OF WORK. EROSION CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, ITEMS IDENTIFIED WITHIN THIS PLAN SET OR WITHIN THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION (VTDEC) BEST MANAGEMENT PRACTICES (BMP'S) FOR EROSION CONTROL. SEE EROSION AND SEDIMENTATION CONTROL PLAN, EROSION SEDIMENTATION CONTROL NOTES, THE DETAIL SHEET AND THE LOW RISK EPC HANDBOOK SHEET.
  3. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EROSION AND SEDIMENTATION CONTROL DEVICES THROUGHOUT THE PROJECT SITE FOR THE DURATION OF THE CONSTRUCTION & UNTIL VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL INSPECT AND RECORD FINDINGS OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES TO ENSURE THAT ALL ITEMS ARE IN A STABLE CONDITION (DAILY OR ON AN AS REQUIRED BASIS). IN THE EVENT THAT SAID ITEMS ARE DETERMINED TO BE IN UNSATISFACTORY CONDITION, THE CONTRACTOR SHALL RECORD THE UNSATISFACTORY FINDING, THE DATE OF THE UNSATISFACTORY FINDING, THE APPROPRIATE CORRECTIVE MEASURE AND THE DATE THE CORRECTIVE MEASURE WAS COMPLETED.
  4. ALL DISTURBED AREAS SHALL NOT BE LEFT BARE FOR MORE THAN 7 DAYS. SHALL BE STABILIZED IN A MANNER TO MITIGATE EROSION OR SEDIMENTATION FROM EXITING THE LIMIT OF WORK AND SHALL BE RESTORED UPON COMPLETION OF THE PROJECT. THE MAXIMUM AREA ALLOWED TO BE DISTURBED AND LEFT UNSTABILIZED AT ONE TIME IS 1/2 ACRE.
  5. ALL SLOPES GREATER THAN 1V:3H SHALL BE PROTECTED FROM EROSION WITH APPROPRIATE SLOPE STABILIZATION CONTROL MEASURES PRIOR TO APPLYING TOPSOIL SEED AND MULCH WITHIN 72 HOURS OF COMPLETION. CONTRACTOR SHALL MAINTAIN EROSION CONTROL PROTECTION UNTIL VEGETAL GROWTH HAS BEEN ESTABLISHED. ALL SLOPE STABILIZATION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS WITH MANUFACTURER'S RECOMMENDATIONS AND VERMONT BEST MANAGEMENT PRACTICES.
  6. ALL SWALES AND DITCHES WITH SLOPES EXCEEDING 5% SHALL BE PROTECTED FROM EROSION WITH MATTING. ALL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND CONTRACT DOCUMENTS. ALL SWALES AND DITCHES SHALL BE PROPERLY STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
  7. THE CONTRACTOR SHALL NOT PLACE PERMANENT PLANTING AND SEEDING PRIOR TO MAY 1st AND AFTER SEPTEMBER 15th. TEMPORARY SEEDING SUCH AS WINTER RYE MAY BE USED OUTSIDE OF THIS PERIOD.
  8. ALL WORK MUST BE DONE IN A MANNER WHICH MINIMIZES THE POTENTIAL FOR THE DISCHARGE OF SEDIMENT-LADEN WATER. CONTRACTOR IS RESPONSIBLE FOR DIVERTING, PUMPING, OR OTHERWISE CONTROLLING WATER AS NECESSARY.
  9. ALL EXISTING STORM DRAINAGE INLETS WITHIN THE WORK AREA OR WHICH MAY BE AFFECTED BY THE WORK SHALL BE PROTECTED BY CATCH BASIN FILTER BASKETS, AND OTHER BMP'S AS NECESSARY TO PREVENT ENTRY OF SEDIMENT FROM RUNOFF WATERS INTO THE STORM DRAIN SYSTEM.
- b 0102-1  
m 364.99  
13.61 (6")  
10.24 (6")

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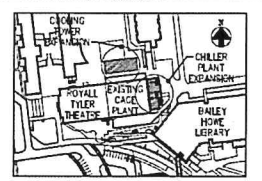
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| DRAWN BY: RMF JOB #:          | 114253.02      |
| DESIGNED BY: CLIENT JOB #:    | 100000.00      |
| PROJECT MANAGER: STATE JOB #: | 100000.00      |

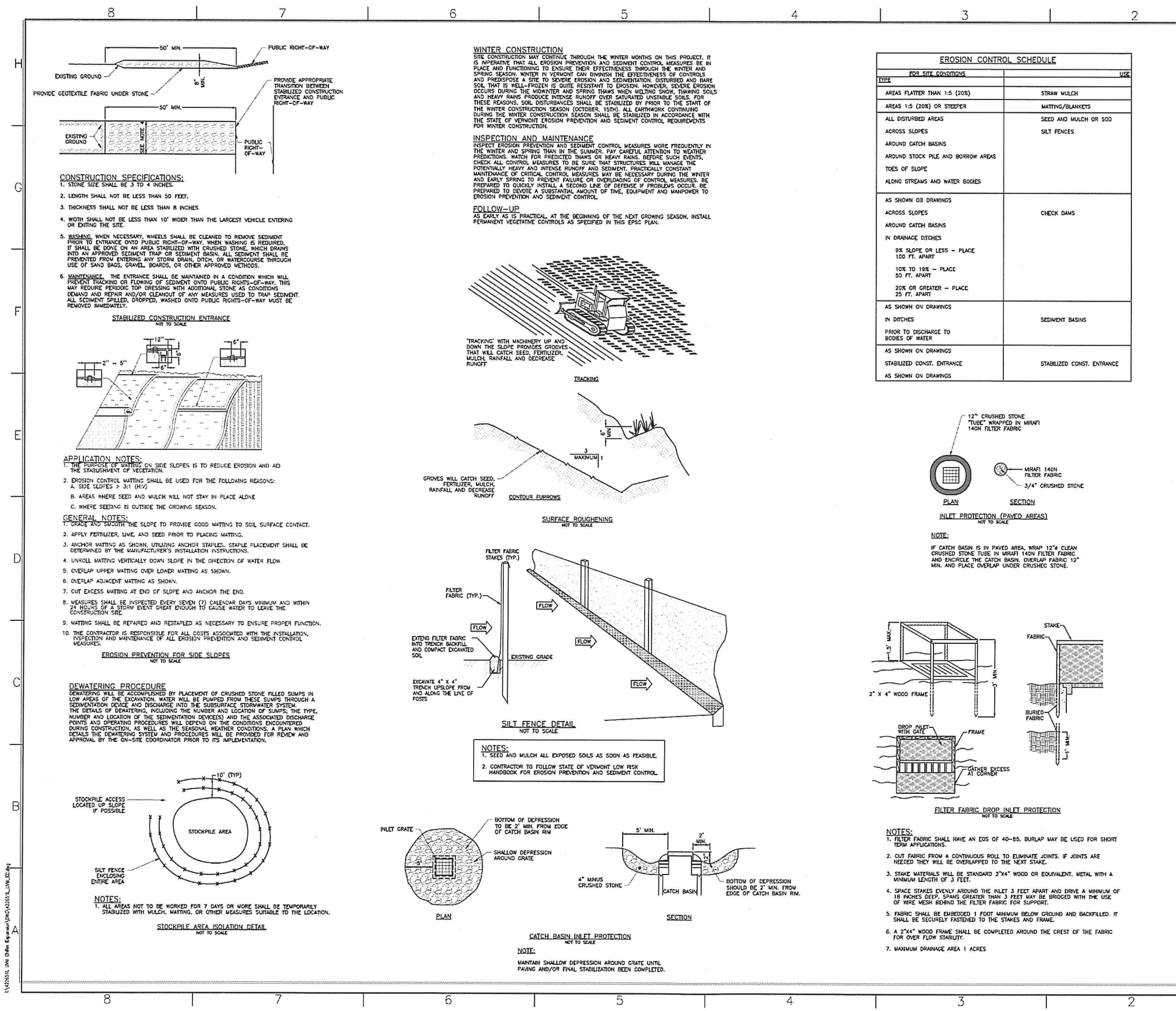
**CENTRAL PLANT CHILLER  
EXPANSION**

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BURLINGTON, VT  
85 South Prospect Street  
Burlington, VT 05405

**EROSION CONTROL PLAN**

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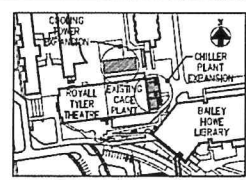
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DESIGNED BY: CUDT JOB #: X00000.XX  
PROJ. MANAGER: STATE JOB #: X00000.XX

CENTRAL PLANT CHILLER  
EXPANSION

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EROSION CONTROL DETAILS

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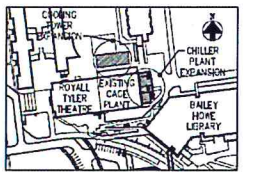
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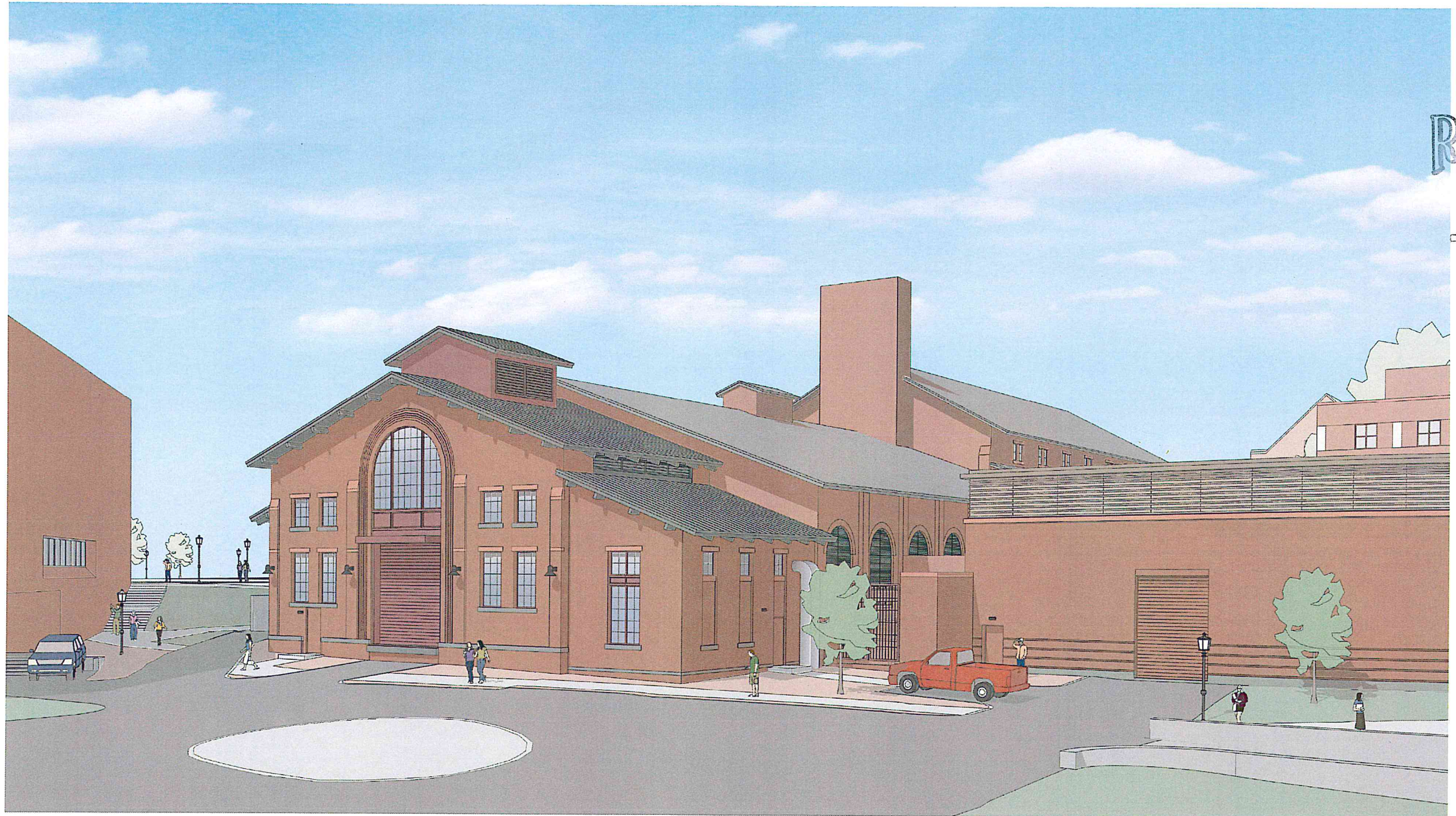
## CENTRAL PLANT CH EXPANSION



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EPSC LOW RISK HANDBOOK





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The University of Vermont

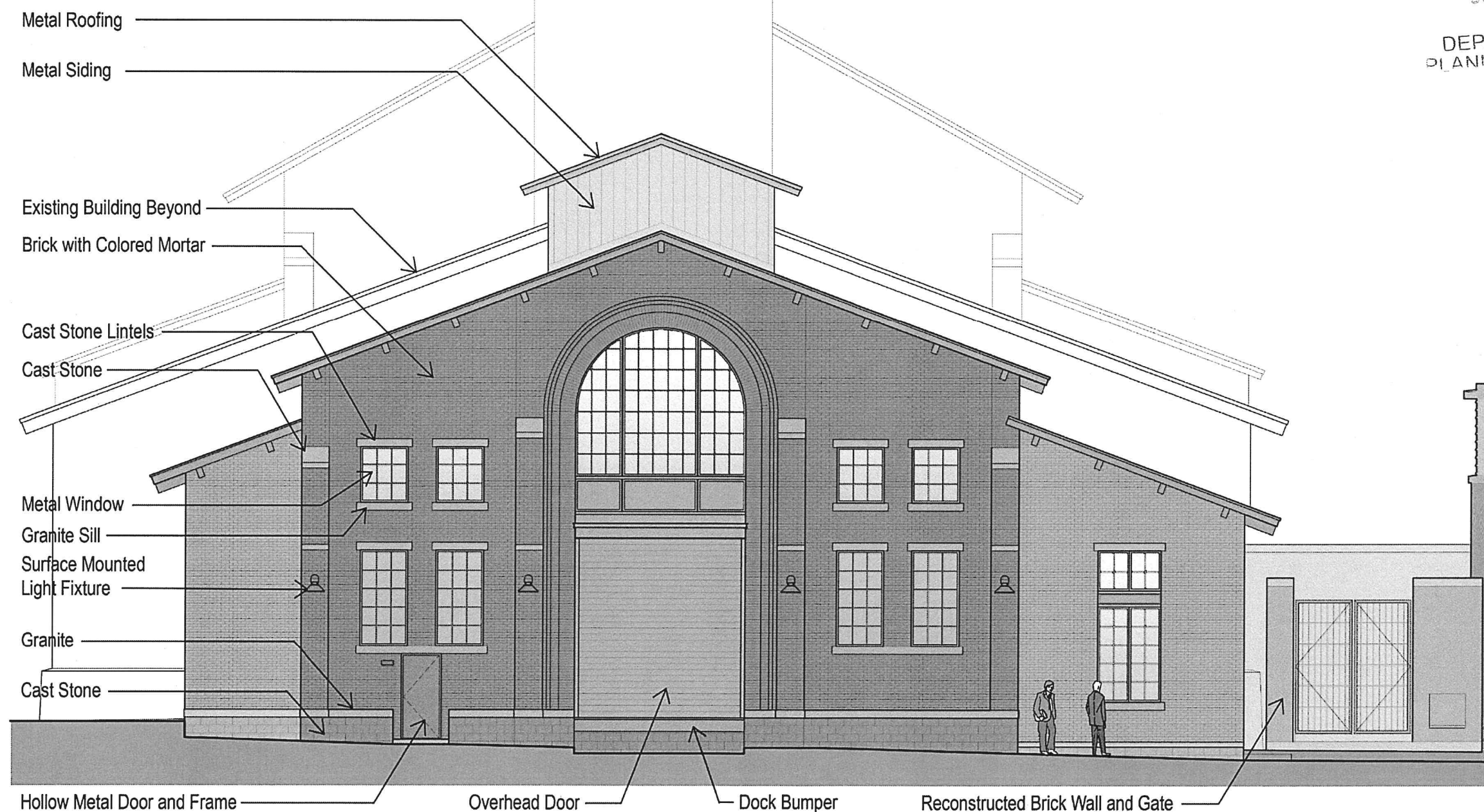
Central Plant Chiller Expansion  
View from Northeast

May 15, 2015



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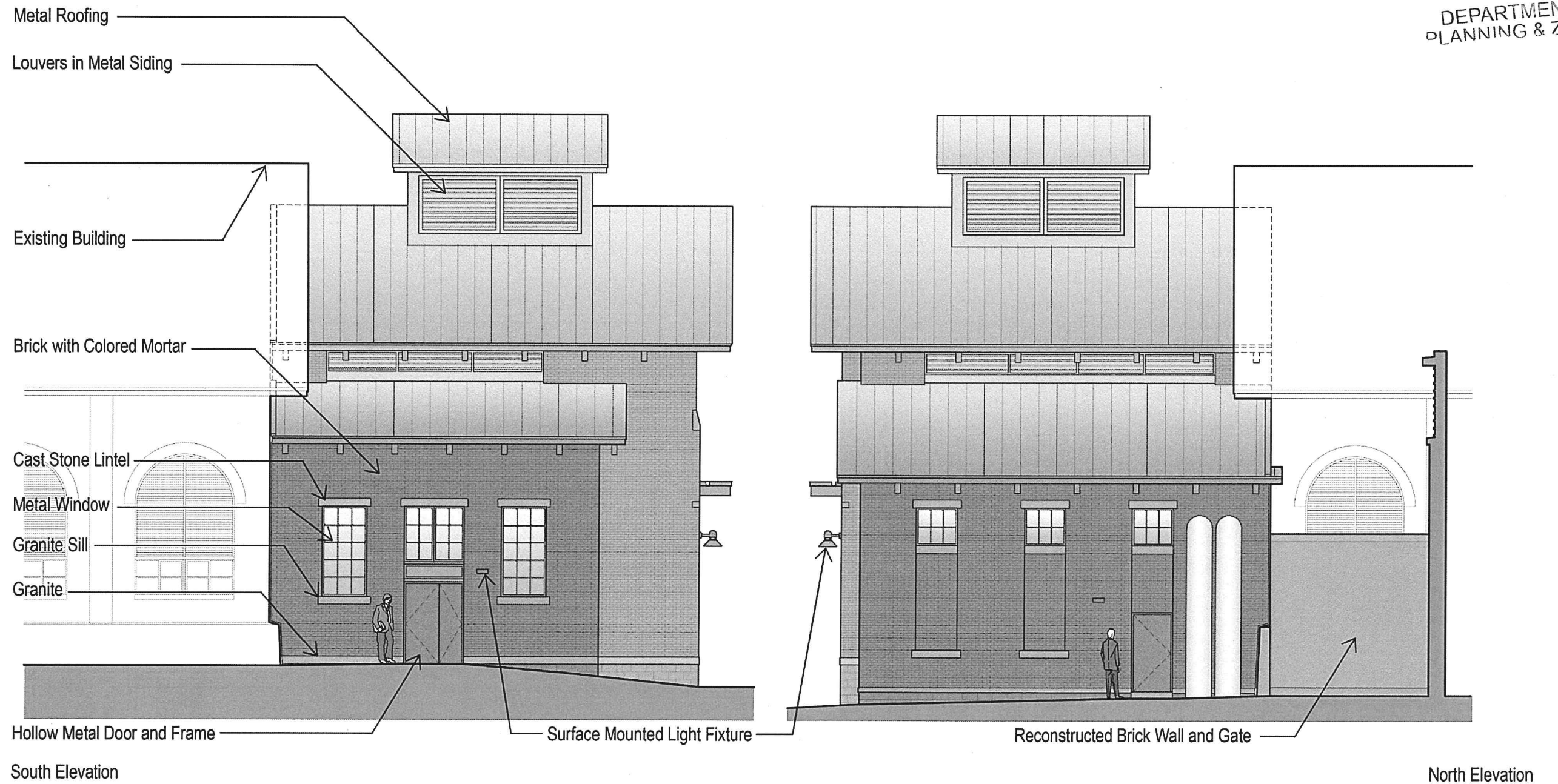
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Central Plant Chiller Expansion

East Elevation  
May 15, 2015

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Elevations  
May 15, 2015



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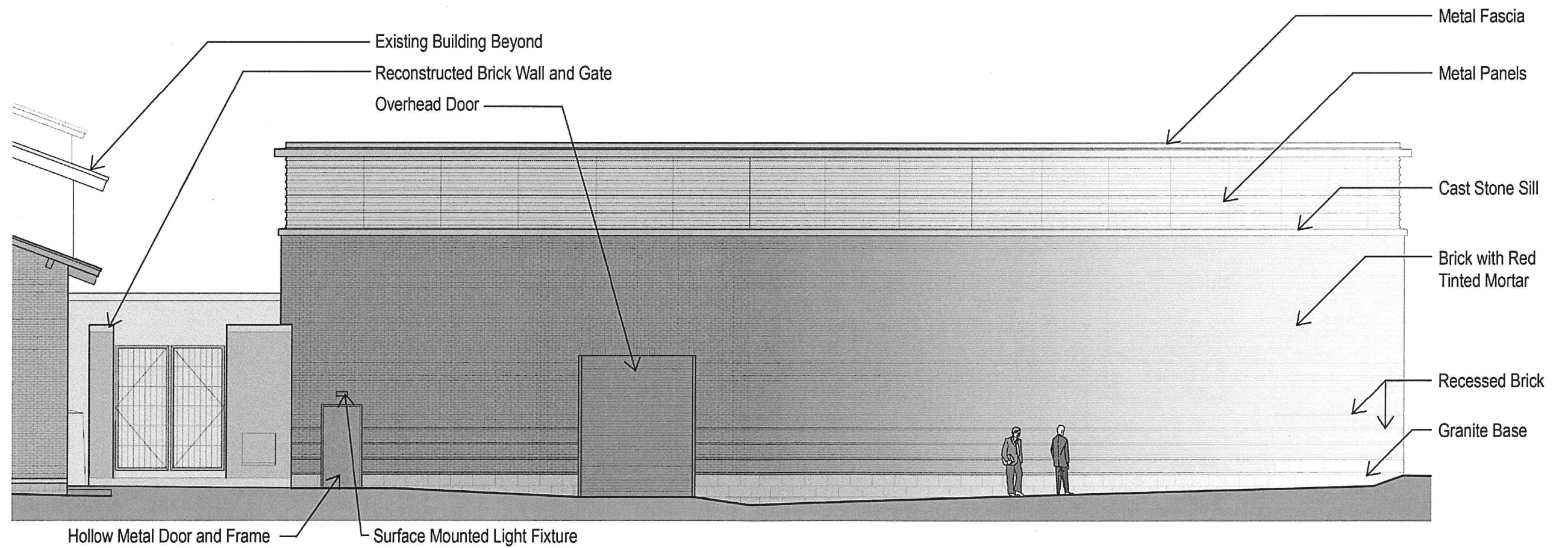
RMF ENGINEERING, INC.  
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Central Plant Chiller Expansion  
East Elevation  
May 15, 2015

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Central Plant Chiller Expansion

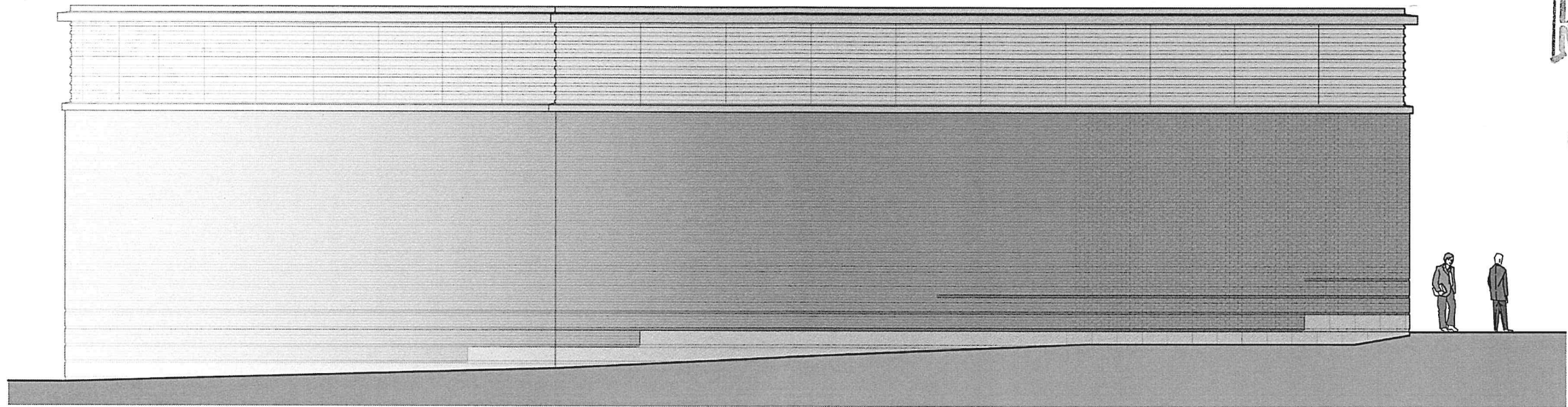
East Screen Wall Elevation

May 15, 2015

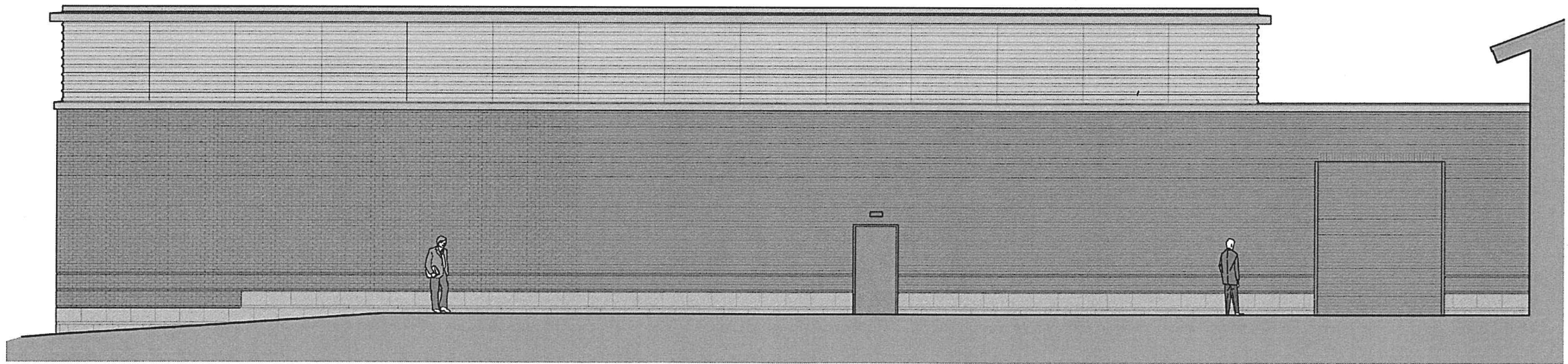
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North Elevation



West Elevation

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Central Plant Chiller Expansion

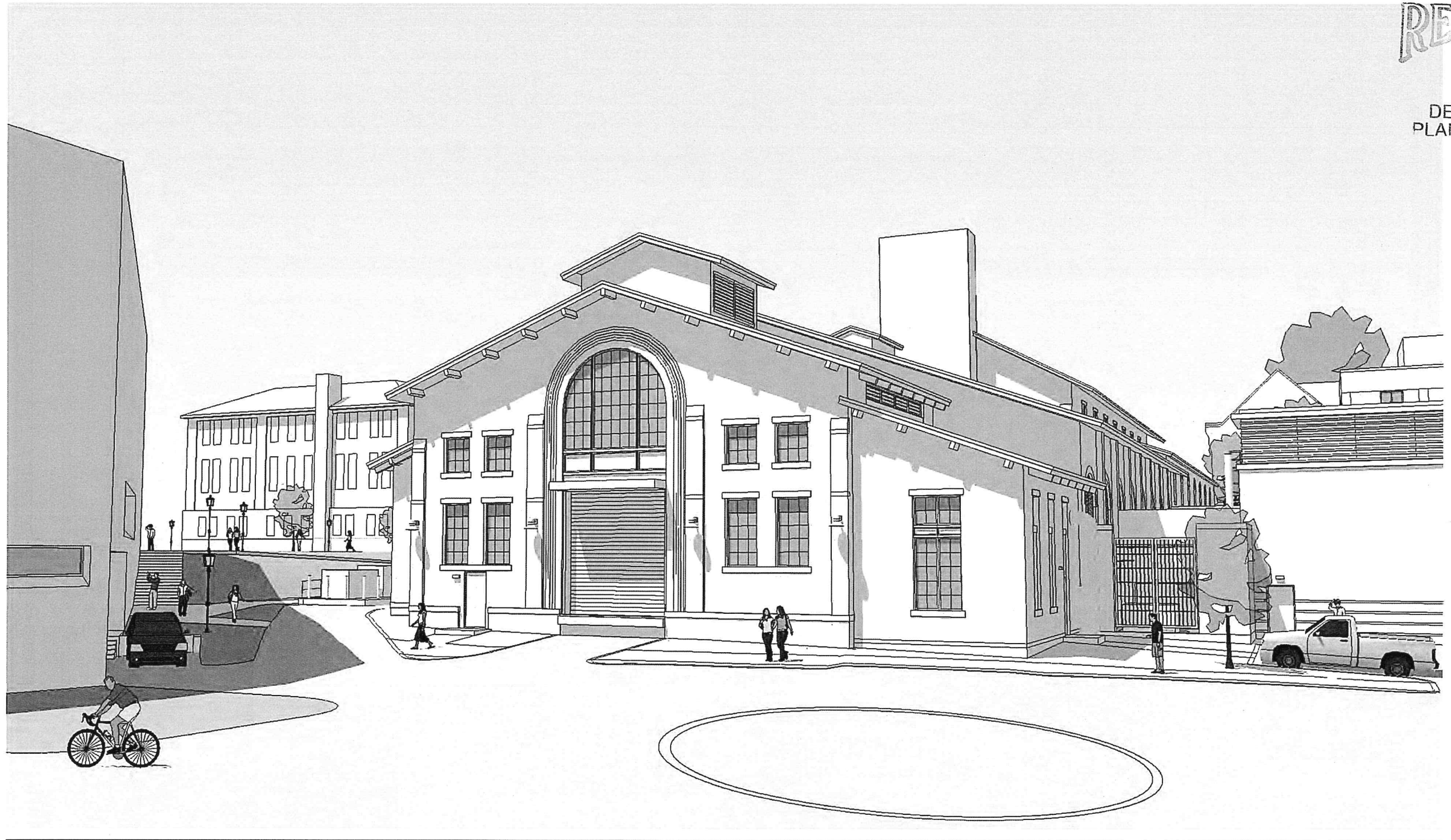
Screen Wall Elevations  
May 15, 2015



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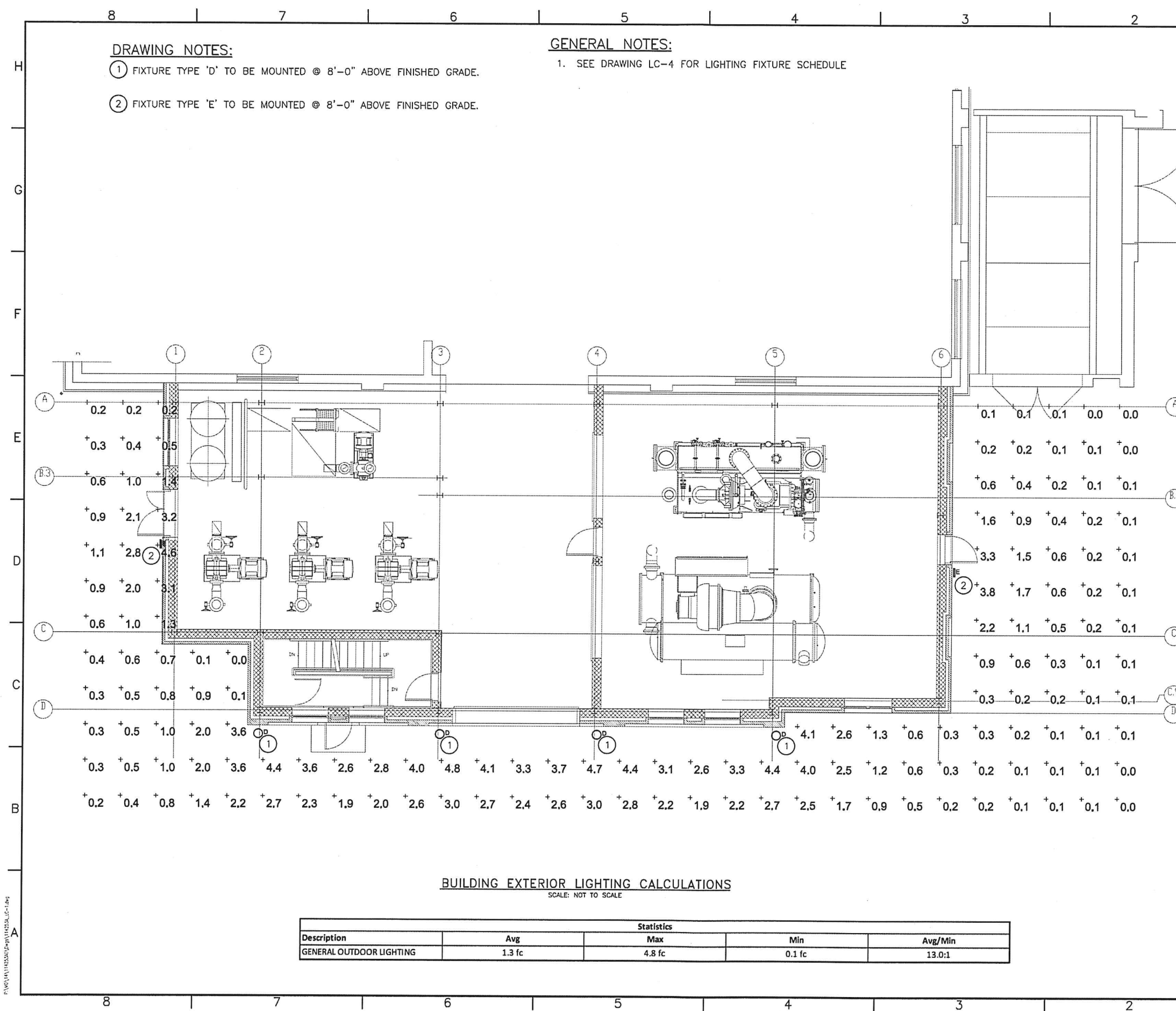
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The University of Vermont

Central Plant Chiller Expansion

View of Addition Showing South Service Drive  
With Proposed Electrical Equipment  
June 3, 2015



**DRAWING NOTES:**

- ① FIXTURE TYPE 'D' TO BE MOUNTED @ 8'-0" ABOVE FINISHED GRADE.
- ② FIXTURE TYPE 'E' TO BE MOUNTED @ 8'-0" ABOVE FINISHED GRADE.

**GENERAL NOTES:**

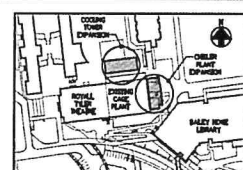
- 1. SEE DRAWING LC-4 FOR LIGHTING FIXTURE SCHEDULE

| REVISIONS |             |      |          |
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**PERMIT SET**



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DRAWN BY: TNC RMF JOB #: 114253AD  
DESIGNED BY: TNC CLIENT JOB #: 1000002XX  
PROJECT MANAGER: WSM SCALE JOB #: 1000002XX

**CENTRAL PLANT CHILLER EXPANSION**



**UNIVERSITY OF VERMONT**  
BURLINGTON, VT  
85 South Prospect Street  
Burlington, VT 05405

**BUILDING EXTERIOR CALCULATIONS**

**rmf** RMF ENGINEERING, INC.  
5520 RESEARCH PARK DR. 3RD FLR  
BALTIMORE, MD 21228  
P: 410.576.0505 F: 410.385.0327

LC-1

**BUILDING EXTERIOR LIGHTING CALCULATIONS**

SCALE: NOT TO SCALE

| Description              | Statistics |        |        |         |
|--------------------------|------------|--------|--------|---------|
|                          | Avg        | Max    | Min    | Avg/Min |
| GENERAL OUTDOOR LIGHTING | 1.3 fc     | 4.8 fc | 0.1 fc | 13.0:1  |



- GENERAL NOTES:**
1. SEE DRAWING LC-4 FOR LIGHTING FIXTURE SCHEDULE
- DRAWING NOTES:**
- ① POLE MOUNTED TYPE 'H' FIXTURE TO BE MOUNTED @ 11'-0". POLE HEIGHT IS 10'-0".
  - ② FIXTURE TYPE 'E' TO BE MOUNTED @ 8'-0" ABOVE FINISHED GRADE.

**WALKWAY 1 AND PARKING LOT 1 LIGHTING**  
SCALE: NOT TO SCALE

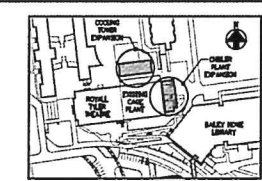
| Description   | Statistics |        |        |         |         |         |
|---------------|------------|--------|--------|---------|---------|---------|
|               | Avg        | Max    | Min    | Max/Min | Avg/Min | Avg/Max |
| PARKING LOT 1 | 0.9 fc     | 2.4 fc | 0.2 fc | 12.0:1  | 4.5:1   | 0.4:1   |
| WALKWAY 1     | 0.5 fc     | 1.9 fc | 0.1 fc | 19.0:1  | 5.0:1   | 0.3:1   |

| REVISIONS |             |      |          |
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| REV       | DESCRIPTION | DATE | APPROVED |
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**RECEIVED**  
JUL 01 2015  
DEPARTMENT OF  
PLANNING & ZONING

**Charney Architects LLC**  
1140 Chapel Street  
New Haven, CT 06511  
tel: 203.773.5057  
fax: 203.777.2608

**PERMIT SET**



**KEY PLAN**  
SCALE: NONE

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SCALE: NONE DATE: 5/18/15  
DRAWN BY: TMC RME JOB #: 114253.00  
DESIGNED BY: TMC CLIENT JOB #: 300000.00  
PROJECT MANAGER: WBM STATE JOB #: 300000.00

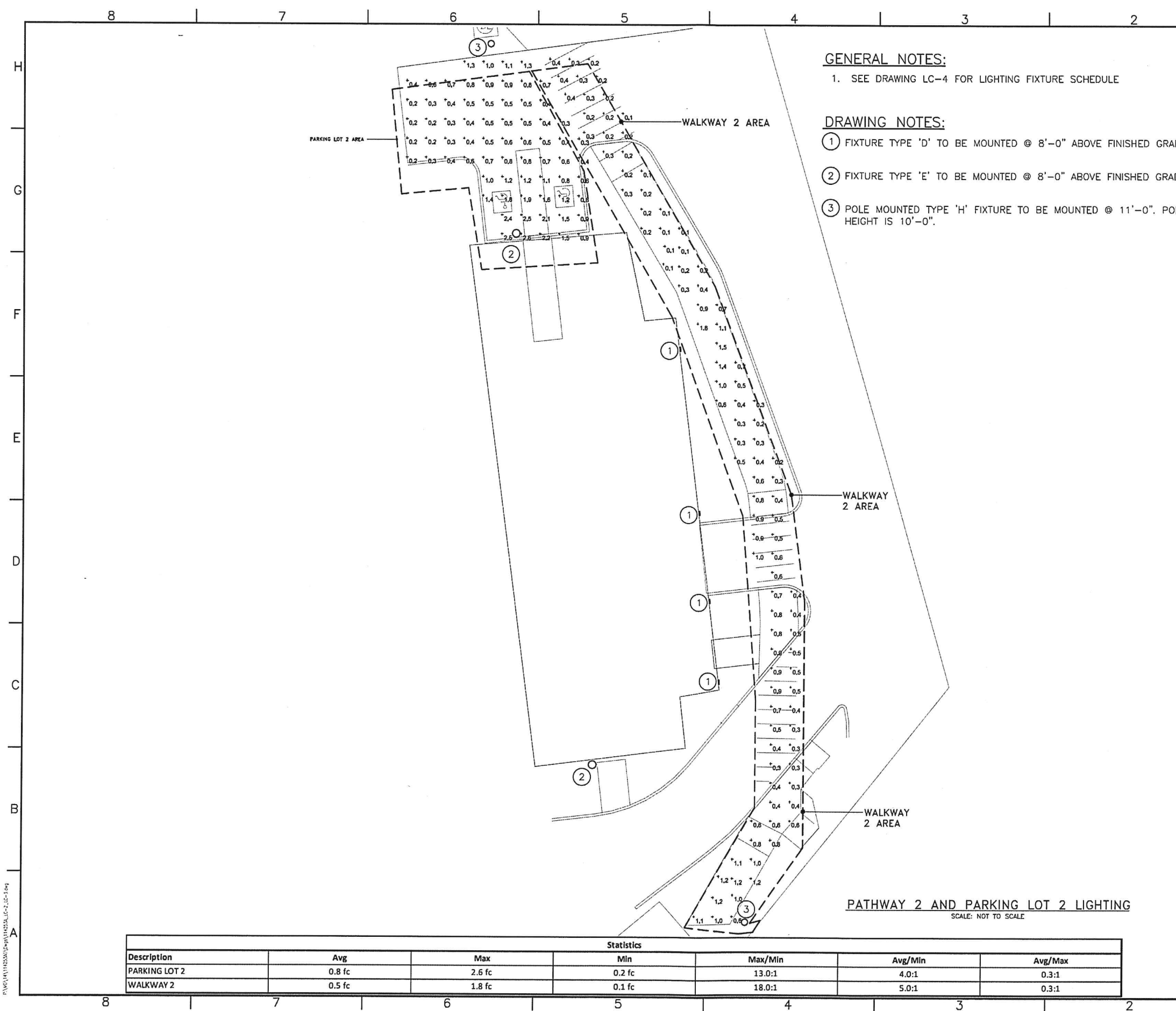
**CENTRAL PLANT CHILLER EXPANSION**

 **UNIVERSITY OF VERMONT**  
**BURLINGTON, VT**  
85 South Prospect Street  
Burlington, VT 05405

**PARKING LOT AND PATHWAY CALCULATIONS**

 **RME ENGINEERING, INC.**  
5570 RESEARCH PARK DR. 3RD FL.  
BALTIMORE, MD 21228  
P: 410.576.0525 F: 410.385.0327





GENERAL NOTES:

- 1. SEE DRAWING LC-4 FOR LIGHTING FIXTURE SCHEDULE

DRAWING NOTES:

- ① FIXTURE TYPE 'D' TO BE MOUNTED @ 8'-0" ABOVE FINISHED GRADE.
- ② FIXTURE TYPE 'E' TO BE MOUNTED @ 8'-0" ABOVE FINISHED GRADE.
- ③ POLE MOUNTED TYPE 'H' FIXTURE TO BE MOUNTED @ 11'-0". POLE HEIGHT IS 10'-0".

| REVISIONS |             |      |          |
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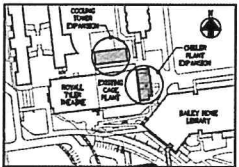
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KEY PLAN

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SCALE: NONE DATE: 5/18/15  
DRAWN BY: TMC REV. JOB #: 114253.00  
DESIGNED BY: TMC CLIENT JOB #: 100000.00  
PROJECT MANAGER: WSM SCALE JOB #: 100000.00

CENTRAL PLANT CHILLER EXPANSION



UNIVERSITY OF VERMONT  
BURLINGTON, VT  
85 South Prospect Street  
Burlington, VT 05405

PARKING LOT AND PATHWAY CALCULATIONS

RMF ENGINEERING, INC.  
5520 RESEARCH PARK DR. 3RD FLR  
BALTIMORE, MD 21228  
P: 410.576.0505 F: 410.385.0327

LC-3

| Statistics    |        |        |        |         |         |         |
|---------------|--------|--------|--------|---------|---------|---------|
| Description   | Avg    | Max    | Min    | Max/Min | Avg/Min | Avg/Max |
| PARKING LOT 2 | 0.8 fc | 2.6 fc | 0.2 fc | 13.0:1  | 4.0:1   | 0.3:1   |
| WALKWAY 2     | 0.5 fc | 1.8 fc | 0.1 fc | 18.0:1  | 5.0:1   | 0.3:1   |

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H  
G  
F  
E  
D  
C  
B  
A

| LIGHTING FIXTURE SCHEDULE |                                    |                               |                                                             |       |              |                       |       |                       |           |                                                                                                                                                                      |
|---------------------------|------------------------------------|-------------------------------|-------------------------------------------------------------|-------|--------------|-----------------------|-------|-----------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FIXTURE TYPE              | FIXTURE DESCRIPTION                | MANUFACTURER                  | CAT. NO.                                                    | LAMPS |              | BALLASTS / CONVERTERS |       | MOUNTING              |           | FITTINGS AND ACCESSORIES                                                                                                                                             |
|                           |                                    |                               |                                                             | QTY.  | TYPE         | QTY.                  | VOLTS | TYPE                  | HEIGHT    |                                                                                                                                                                      |
| A                         | FLUORESCENT HIGH BAY               | LITHONIA LIGHTING<br>OR EQUAL | IBZ 632L WD GEB10S WGX<br>OR EQUAL                          | 6     | 32W T8 LAMPS | 1                     | MVOLT | T8 ELECTRONIC BALLAST | SEE DWG'S | FT<br>FIXTURE TO BE SUSPENDED FROM CEILING. CONTRACTOR SO SUPPLY ACCESSORIES NEEDED FOR THAT APPLICATION.                                                            |
| A1                        | FLUORESCENT HIGH BAY               | LITHONIA LIGHTING<br>OR EQUAL | IBZ 632L WD GEB10S WGX<br>OR EQUAL                          | 8     | 32W T8 LAMPS | 1                     | MVOLT | T8 ELECTRONIC BALLAST | SFF DWG'S | FT<br>FIXTURE TO BE SUSPENDED FROM CEILING. CONTRACTOR SO SUPPLY ACCESSORIES NEEDED FOR THAT APPLICATION.                                                            |
| B                         | STAIRWELL WALL MOUNTED FLUORESCENT | LITHONIA LIGHTING<br>OR EQUAL | WC 232 MVOLT GEB10IS<br>OR EQUAL                            | 2     | 32W T8 LAMPS | 1                     | MVOLT | T8 ELECTRONIC BALLAST | SEE DWG'S | FT                                                                                                                                                                   |
| C                         | 1X4 HEAVY DUTY INDUSTRIAL          | LITHONIA LIGHTING<br>OR EQUAL | AF 232 MVOLT GEB10IS WGAFPV<br>OR EQUAL                     | 2     | 32W T8 LAMPS | 1                     | MVOLT | T8 ELECTRONIC BALLAST | SEE DWG'S | FT<br>FIXTURE TO BE SUSPENDED FROM CEILING. CONTRACTOR SO SUPPLY ACCESSORIES NEEDED FOR THAT APPLICATION.                                                            |
| D                         | SHADE WALL LIGHT                   | *LIGMAN LIGHTING              | UCO-32113-2-2-W27                                           | 1     | LED          | 1                     | N/A   | N/A                   | SEE DWG'S | FT                                                                                                                                                                   |
| E                         | WALL MOUNTED EXTERIOR LIGHT        | *BEGA LIGHTING                | 2360 LED                                                    | 1     | LED          | 1                     | N/A   | N/A                   | SEE DWG'S | FT                                                                                                                                                                   |
| F                         | EXIT SIGN (LED)                    | LITHONIA LIGHTING<br>OR EQUAL | LE-S-B-X-ELN-SD-XXXX<br>OR EQUAL                            | 1     | LED          | 1                     | N/A   | N/A                   | SEE DWG'S | FT<br>CONTRACTOR TO PROVIDE COLOR THAT COMPLIES WITH LOCAL CODE REQUIREMENTS. CONTRACTOR RESPONSIBLE FOR ORDERING CORRECT MOUNTING AND NUMBER OF FACES PER DRAWINGS. |
| G                         | WALL MOUNTED LED                   | ATLAS LIGHTING<br>OR EQUAL    | WPM43LED<br>OR EQUAL                                        | 1     | LED          | 1                     | 277   | N/A                   | 12.00     | FT<br>LIGHTING FIXTURE MUST BE IDA (INTERNATIONAL DARK-SKY ASSOCIATION) APPROVED                                                                                     |
| H                         | POLE MOUNTED LIGHTING              | *LUMEC<br>AND POLE            | L70<br><br>SEE FITTINGS AND ACCESSORIES FOR ALL INFORMATION | 1     | LED          | 1                     | 277   | N/A                   | 11.00     | FT<br>CONFIGURATION = 1, OPTICS = SE3, LAMP = 40W LED 4 (100K), LENS = PC-FC, COLOR = GN8TX, OPTIONS = GFI, POLE = AM6F-10, ADAPTOR = SFO                            |

\* CONTACTRATOR TO USE SPECIFIED FIXTURE. COORDINATE ANY CHANGES WITH ELECTRICAL ENGINEER FOR APPROVAL.

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REVISIONS

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KEY PLAN  
SCALE: NONE

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| SCALE:           | NONE | DATE:         | 5/18/15    |
| DRAWN BY:        | TMC  | REV. JOB #:   | 11025340   |
| DESIGNED BY:     | TMC  | CLIENT JOB #: | 3000000001 |
| PROJECT MANAGER: | WBM  | STATE JOB #:  | 3000000001 |

CENTRAL PLANT CHILLER EXPANSION

UNIVERSITY OF VERMONT  
BURLINGTON, VT  
85 South Prospect Street  
Burlington, VT 05405

LIGHTING FIXTURE SCHEDULE

RMF ENGINEERING, INC.  
5530 RESEARCH PARK DR, 3RD FLR  
BALTIMORE, MD 21228  
P: 410.576.0500 F: 410.385.0327

LC-4

## 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*  
*Vacant, Comprehensive Planner*  
*Jay Appleton, Senior GIS/IT Programmer/Analyst*  
*Scott Gustin, AICP, CFM, Interim Chief Administrative Officer*  
*Mary O'Neil, AICP, Senior Planner*  
*Elsie Tillotson, Department Secretary*  
*Anita Wade, Zoning Clerk*



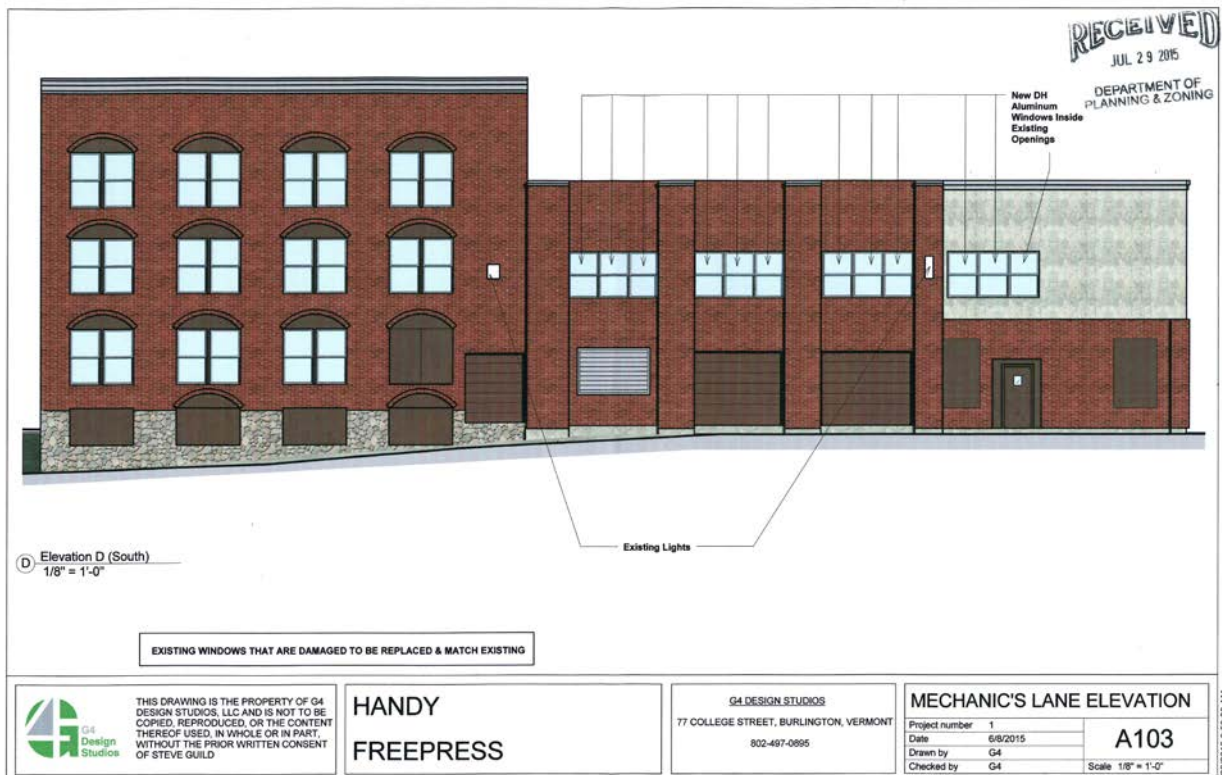
### MEMORANDUM

To: Development Review Board  
From: Mary O'Neil, AICP, Senior Planner  
Date: August 4, 2015  
RE: 185-195 College Street, ZP15-1410CA

**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:** ZP15-1410CA

**Location:** 185-195 College Street (Burlington Free Press building)



**Zone:** D **Ward:** 3C

**Date application accepted:** June 24, 2015 (incomplete); additional submission materials July 9, 27 and 29, 2015.

**Applicant/ Owner:** Steve Guild / Joe Handy (Great Cedars LLC)



**Request:** Interior renovations to accommodate changes-of-use: Basement and first floor fit-up for commercial (no specific uses identified); 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floor converted to 33 residential units. Exterior repair, window replacement. Assignment of parking to off-site garage.

**Background:**

- Non-Applicability of Zoning Permit Requirements; window trim, paint maintenance to College Street building façade. May 2015.
- Zoning Permit 15-0861CA; new storefronts including entries and windows for former Burlington Free Press Building, College St. elevation only. April 2015.
- Zoning Permit 15-0785CA; change of use of 2538 sf portion of building from offices to bar/arcade. Approved February 2015.
- Non-Applicability of Zoning Permit Requirements; interior rough-ins for mechanical and electrical. February 2015.
- Non-Applicability of Zoning Permit Requirements, interior demo. May 2014.
- Zoning Permit 08-383CA; new membrane roof. November 2007.
- Zoning Permit 96-099; construction of a handicapped ramp with railing on the rear (South Winooski) of the Free Press Building. August 1995.
- Zoning Permit 94-256; create handicapped access ramp partially inside existing open vestibule of Burlington Free Press building, the remainder encroaching out on the sidewalk. December 1993.
- Zoning Permit 87-044; structural repair of existing foundation wall adjacent to Mechanic's Lane. February 1987.
- Zoning Permit 85-029; demolish brick building and existing barn in order to construct additional storage spaces and a new truck loading dock to allow 65' trucks to unload without blocking sidewalk. January 1985.
- Zoning Permit 85-001; establish K.F. Armstrong Manufacturing Jeweler in the existing commercial use office. No exterior changes. January 1985.
- Zoning Permit 81-682; construction of a concrete foundation extension to the existing press foundation slab. August 1981.
- Zoning Permit 76-7; change two entryways to match existing fenestration. March 1976.

**Overview:** The applicant seeks to commence interior fit-up for new uses. Floors 2-4 are proposed to be 33 new residential units; the basement and first floor commercial (although tenants have not yet been identified.) Parking will be assigned to an off-site garage owned by the applicant.

The application includes general exterior repairs.

**Applicable Regulations:** Article 3 (Applications, Permits, and Project Reviews); Article 4 (Zoning Maps and Districts); Article 5 (Citywide General Regulations); Article 6 (Development Review Standards); Article 8 (Parking), Article 9 (Inclusionary and Replacement Housing) and Appendix A (Use Table.)

**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 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 Section 3.3.4.*

Impact fees for the change-of-use to residential units will be assessed; based upon square footage and calculated to give credit for the previous office use. Preliminary figures were given to staff 7/27/2015. Based upon that information, the following **Draft Impact Fees** have been calculated:

Impact Fee Calculation DRAFT

185-195 College Street

ZP15-1401CA

Based upon information provided 7/27/2015, plan A106

**Calculation is for new residential use on 2-4th floors only.**

Ground floor and basement to be evaluated when uses are defined.

Existing square footage, 2-4th floors

**SF of Project** 30,296

| Department   | <u>Residential</u> |                     | <u>Offices &amp; Other</u> |                     |
|--------------|--------------------|---------------------|----------------------------|---------------------|
|              | Rate               | Fee                 | Rate                       | Fee                 |
| Traffic      | 0.188              | 5,695.65            | 0.654                      | 19,813.58           |
| Fire         | 0.215              | 6,513.64            | 0.192                      | 5,816.83            |
| Police       | 0.044              | 1,333.02            | 0.339                      | 10,270.34           |
| Parks        | 0.718              | 21,752.53           | 0.405                      | 12,269.88           |
| Library      | 0.445              | 13,481.72           | 0.000                      | 0.00                |
| Schools      | 0.929              | 28,144.98           | 0.000                      | 0.00                |
| <b>Total</b> | <b>2.539</b>       | <b>\$ 76,921.54</b> | <b>1.590</b>               | <b>\$ 48,170.63</b> |

**Difference:** \$ 28,750.91

Impact fees may be adjusted for Inclusionary Housing.

See Section 3.3.3 c. in staff report.

**Affirmative finding as conditioned.**

### **Section 3.3.3 Exemptions and Waivers**

#### **(c) Affordable Housing Waivers**

*Any residential project containing newly constructed units or substantially rehabilitated housing units that are affordable for households as described in subsections (1), (2) or (3) below are eligible for a waiver of impact fees for that portion of the project. The terms, rules, and regulations used herein shall be the same as those defined and specified in this Ordinance pertaining to Inclusionary Zoning (Article 9).*

The applicability of any waiver of Impact Fees shall be determined by the Housing Officer in the Community and Economic Development Office. Any such waiver, if determined, will be provided to staff (with the associated square foot measurement) so as to correct the calculated impact fee assessment. **Affirmative finding as Conditioned.**

### **Part 5: Conditional Use and Major Impact Review**

#### **Section 3.5.3 Exemptions**

*Major Impact Review shall not apply to applications involving one or more of the following:*

*(c) Substantial rehabilitation that does not expand the floor area of an existing building or the structural capacity of existing development.*

As proposed, the development does not expand the floor area of the existing building. Major Impact and Conditional Use review does not apply for this project.

### **Article 4: Zoning Maps and Districts**

#### **Section 4.4.1 Downtown Mixed Use Districts**

#### **(b) Dimensional Standards and Density**

##### **Table 4.4.1-1 Dimensional Standards and Intensity**

No change is proposed to the building setbacks, height, or lot coverage. Maximum intensity is measured in Floor Area Ratio (FAR), which is 5.5 in the Downtown Zone. No change is proposed to the building's FAR; the current area proposed to be repurposed for residential and commercial use.

**Affirmative finding.**

#### **(c) Permitted and Conditional Uses**

*Attached dwellings/mixed use* is a permitted use in the Downtown zoning district in Appendix A.

**Affirmative finding.**

#### **(d) District Specific Regulations**

##### **1. Use Restrictions**

**A. Ground Floor Residential Uses Restricted:** *In order to maintain an active streetscape for pedestrians and pedestrian-oriented businesses and activities, residential uses shall not be permitted on the ground floor of any structure as follows:*

*(i) In the Downtown (D) and Downtown Waterfront (DW) districts.*

Residential uses are identified for the 2-4<sup>th</sup> floors. The ground floor is proposed for commercial use, although no specific uses/tenants have been identified yet outside of a permitted arcade.

**Affirmative finding.**



## **2. Public Trust Restrictions**

Not applicable.

## **3. Facades and Setbacks on Side and Rear Property Lines**

*New buildings, or additions or improvements to existing buildings, placed on a side or rear property line where no setback is required may contain neither doors nor windows along such façade. Where the façade of an existing adjacent principal building is within 5 feet of a common property line and has doors or windows, a setback of 10 feet shall be required for any new development up to the height of the abutting building.*

This is a most unusual building in that it is really several, connected structures with alleys woven between and among them. This standard would apply to the façade abutting the current Sweetwaters building, which shares a property boundary. New windows had been proposed for the westerly façade. Per this standard, the windows may not be added to that façade. See Plan A102, and Boundary Plat. Revised elevations submitted 7/27/2015 have omitted these windows. Other elevations, including those within Stacy Alley, Thomas Alley and Mechanics Lane meet the required 10' setback. **Affirmative finding as conditioned.**

## **4. Building Height Setbacks**

No changes are proposed to the building height. Not applicable.

## **5. Lake Champlain Waterfront Setback**

Not applicable.

## **6. Residential District Setback**

Not applicable.

## **7. Development Bonuses/Additional Allowances**

No bonuses are sought. Not applicable.

## **Article 5: Citywide General Regulations**

### **Section 5.2.2 Required Frontage or Access**

No change. It is likely that the new commercial uses may activate the alleys; however this will not be discerned until those uses are identified in future permitting. Confirmation will be required that the owner/applicant has deeded use or ownership of the alleys, Markhams and Mechanic's Lane if that scenario arises. These are not within the City right-of-way.

**Affirmative finding as conditioned.**

### **5.2.3 Lot Coverage Requirements**

No change. **Affirmative finding.**

### **Section 5.2.4 Buildable Area Calculation**

Not applicable.

### **Section 5.2.5 Setbacks**

No change to building setbacks. See comments under Section 4.4.1 (d) 3. relative to prohibition to windows and doors on side or rear property line where no setback required. Revised plans have eliminated those windows. **Affirmative finding.**

#### **Section 5.2.6 Building Height Limits**

No change. Not applicable.

#### **Section 5.2.7 Density and Intensity of Development**

##### **(b) Floor Area Ratio**

The new uses are proposed for the existing area. No change proposed.

#### **Section 5.4.8 Historic Buildings and Sites**

185-195 College Street is listed on the National Register of Historic Places within the Church Street Historic District.

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 original Free Press building was built in 1833 directly onto the east wall of an existing building at the site of Sweetwaters. About 1905 the roof of the narrow three story building was removed and a fourth story was added. In 1925 a newly-built façade was added. The center building (with Italianate bracketed cornice) was standing in 1848 when Gardner Blodgett opened his plumbing business, now known as Blodgett Ovens. That business moved to Bank Street in 1903.

The building with the oriole (bay) windows was probably built in 1877, and occupied by Jones Brothers, a meat and grocery business. The Burlington Free Press expanded into the upper stories in 1918.

The recently removed arcaded storefront on College Street was a 1970 renovation. Storefront replacement was permitted in April 2015.

The evolving uses of the building have included the Rothman Cut-Rate Store, dentists, real estate agency, and publishing. In any case, the mixed uses proposed are not so dissimilar from previous uses, and will require minimal change to exterior features, spaces and spatial relationships. **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.*

Permits have already been issued for storefront replacement, which replaces a more recent renovation. Many of the windows and building openings along the alleys and Mechanic's and Markham's Lanes have been altered, boarded up, or closed off. This application seeks to reopen many of those openings and provide a more active interior use. The applicant has revised his materials to delay some window and door re-establishment until new tenants have been identified. See Plans A102 and A103. **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.* None identified. **Affirmative finding.**

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.* These buildings are a record of evolution. The renovation and substantial investment will assure the continued use of the collection of structures.

**Affirmative finding.**

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

Much of the rear of these buildings has been heavily altered and added on to. Cleaning up the alleys and reopening windows will have the greatest benefit in finding new life and uses for the structure. Windows that can benefit from repair will be repaired or replaced in kind. General exterior repairs are proposed. **Affirmative finding**

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

Some windows will be replaced, others openings will be re-instituted with new glazing. Those are identified in photographs with boarded up or closed off apertures. **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.*

None identified.

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 request is generally for interior fit-up and change of use for upper floors to residential. Exterior work is largely limited to window repair and replacement, insertion of new doors and windows in rear elevations, and exterior repairs. A skyway is proposed to be removed; this is a later addition and does not have any historic merit other than part of the story of creating access between publishing activities. **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.*

As proposed, the historic integrity of the property will be retained. The removal of poor alterations and boarded up window openings will increase the public's ability to appreciate the essential character of this building collection. **Affirmative finding.**

#### **Section 5.4.9 Brownfield Remediation**

None identified.



### **Section 5.5.1 Nuisance Regulations**

No part of this application suggests the introduction of noise, glare, vibration, odor, or other public nuisance. The overall building renovation and clean up of the alleys will introduce positive investment and dissuade negative activities within the rear alleys and lanes.

**Affirmative finding.**

### **Section 5.5.2 Outdoor Lighting**

The applicant has submitted two cut sheets for proposed exterior lighting. One is a recessed fixture, the other a full cut off wall mount LED. No photometric has been submitted.

Revisions to the plan have retreated where the owner wishes to wait until tenancy is established to understand lighting needs.

With new residential use proposed, and the immediacy of new retail/commercial on the ground and first floors, a lighting plan is strongly recommended to assure safety and comfort of building residents. Given the proposed new activation of the rear alleys (and the potential for the public to circulate throughout these spaces), the Board is encouraged to require a lighting plan for the entire site. None has been provided.

A photometric will be required to confirm compliance with these standards and specified light limitations. **Affirmative finding if conditioned.**

### **Section 5.5.3 Stormwater and Erosion Control**

No ground disturbance is proposed. Not applicable.

### **Section 5.5.4 Tree Removal.**

Not applicable.

## **Article 6: Development Review Standards**

### **Part 1: Land Division Design Standards**

Not applicable.

### **Part 2: Site Plan Design Standards**

#### *(a) Protection of important natural features*

This is an existing building in the downtown urban streetscape. There are no significant natural features.

#### *(b) Topographic alterations*

None proposed.

#### *(c) Protection of Important Public Views*

There are no protected public views from this site. Existing east/west views to the college along College Street will remain.

#### *(d) Protection of Important Cultural Resources*

See Section 5.4.8.

#### *(e) Supporting the use of Renewable Energy Resources*

No part of this application will prevent the use of wind, water, solar, or geothermal energy resources.

#### *(f) Brownfield Sites*

None have been identified.

*(g) Provide for nature's events*

Previous permitting has allowed for storefront replacement, which included a new entryway for tenants. The addition of new building openings will provide more access to each of the identified spaces. Some re-opening of windows and doors has been delayed until tenants and their specific needs have been identified.

*(h) Building location and Orientation*

No change to existing.

*(i) Vehicular Access*

There is no identified driveway to this property, but delivery vehicles daily use Mechanic's Lane for trash pickup. The previous use (Burlington Free Press) accepted their deliveries at the South Winooski Street building frontage. There is no parking on-site.

*(j) Pedestrian Access*

The building has access from College Street, Markham's Lane and Mechanic's Lane. The applicant has expressed the intention to activate all frontages with commercial uses. If that occurs, pedestrian access will be almost 360° around the building, including immediate access to Burlington's Church Street pedestrian marketplace.

*(k) Accessibility for the Handicapped*

An internal elevator is included in the plan.

ADA compliance is under the jurisdiction of Burlington's building inspector. Building renovation has inherent requirements for access and visitability.

*(l) Parking and Circulation*

There is no parking associated with this building. Residential parking will be allocated to 164 College Street, a parking garage owned by the applicant. Other than trash disposal early mornings, access will largely be limited to pedestrians. Bicycle parking will need to be accommodated; see Article 8.

*(m) Landscaping and Fences*

There is no landscaping or fences included in the application. In an urban setting, opportunities for landscape enhancements may be rare (but encouraged.)

*(n) Public Plazas and Open Space*

The building is immediately adjacent to the Church Street Marketplace, an iconic public plaza/meeting space. There is no other identified plaza in the plan.

*(o) Outdoor Lighting*

See Section 5.5.2, above.

*(p) Integrate infrastructure into the design.*

The applicant has been encouraged to plan within the building for trash and recycling needs, rather than continuing with the existing dumpster location. One dumpster is located adjacent to Elevation "c" (open, in submitted photographs), another others within Stacey Lane. They are an unsightly arrangement, and provide a challenge to waste haulers to maneuver within the constricted site. The Board is urged to require the centralization and relocation of trash; perhaps within on of the re-opened bays on Mechanics or Markham's Lane. Internal collection could be directed to a central site, thoughtfully placed outside public view and the newly activated pedestrian alleys.

**Affirmative finding as conditioned.**

### **Part 3: Architectural Design Standards**

### Section 6.3.2 Review Standards

(a) *Relate development to its environment:*

1. *Massing, height and scale*
2. *Roofs and rooflines*
3. *Building openings*

No change is proposed to the buildings' height, massing or scale. Roofs and roofline will remain unchanged. Building openings will be renewed, with new windows and doors.

#### **Affirmative finding.**

(b) *Protection of Important Architectural Resources*

See Section 5.4.8.

(c) *Protection of Important Public Views*

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

(d) *Provide and active and inviting street edge*

The general building clean-up and insertion of new windows and doors along the alleys will provide an avenue for reenergizing the building and the street corner. The investment will allow new businesses, residential units, and activity to increase value and beauty to the location. See comments about relocation of dumpsters, above.

(e) *Quality of materials*

Proposed new windows and doors are acceptable as replacements for plywood and other infill.

(f) *Reduce energy utilization*

New development is required to meet energy efficiency standards as defined by Burlington Electric and the Department of Public Works.

(g) *Make advertising features complementary to the site*

Any signage will require a separate sign permit.

(h) *Integrate infrastructure into the building design*

See Section 6.2.2. (p.)

(i) *Make spaces secure and safe*

The entire building is proposed to be sprinklered. Development is requirement to meet all ingress and egress standards, and applicable building and life safety code at the discretion of the building inspector and fire marshal. **Affirmative finding as conditioned.**

### **Article 7: Signs**

Any signage will require separate permitting. **Affirmative finding as conditioned.**

### **Article 8: Parking**

Table 8.1.8-1 requires 1 parking space per dwelling unit in the Downtown Parking District. For 33 residential units, 33 parking spaces must be assigned to the use. The applicant/owner owns a parking garage at 164 College Street. The applicant has provided that the former Merchant's Parking garage has 66 parking spaces with seven (7) parking spaces assigned to 234-240 College Street Apartments. He has no other spaces reserved. They propose 33 spaces reserved for the tenants of the Free Press development.

The first floor is intended to be commercial (an arcade has already been permitted.) For that uses there is no parking requirement within the Downtown parking district. Other uses that may be proposed on the ground or basement floors will be assessed for parking need. **Affirmative finding as conditioned.**



### **Section 8.1.12 Limitations, Location, Use of Facilities**

#### **(a) Off Site parking facilities:**

*Except for single and two family dwellings, required parking facilities may be located on another parcel of land as follows:*

*2. Downtown and Shared use Parking Districts: Any off-site parking shall be provided within 1,000 feet of the use it is intended to serve unless such parking is provided as part of a Parking Management Plan pursuant to Section 8.1.15 approved by the DRB.*

The proposed parking location is about 216 feet from the project address; meeting this standard.

**Affirmative finding.**

### **Part 2: Bicycle Parking**

**Table 8.2.5-1, Bicycle Parking** Requirements requires 1 long term bicycle parking space for every 4 units and 1 short term space for every 10 units. The required bicycle parking for the residential uses, for 33 units, would be **8 Long Term bicycle parking spaces, and 3 short term bicycle parking spaces**. The applicant is required to define the location of all bicycle parking to confirm the adequacy. Given the intended active use with commercial uses intended for the ground floor and basement, bicycle racks meeting the City of Burlington Bicycle Parking Guidelines will be required. **Affirmative finding as conditioned.**

### **Article 9: Inclusionary and Replacement Housing**

#### **Section 9.1.5 Applicability**

*Except as otherwise provided in this ordinance, these regulations shall apply in the instances specified below.*

- (a) The creation of five (5) or more residential units through new construction and/or substantial rehabilitation of existing structures, including the development of housing units utilizing development provisions other than those specified in Section 9.1.5 (b).*
- (b) Where units are created using the Adaptive Reuse or Residential Conversion criteria pursuant to the provisions of Article 4, Section 4.4.5, this article shall be applicable when at least 10 (10) or more dwelling units are created.*

The creation of 33 new residential units will required the inclusion of affordable units. Typically 15% of units must be allocated for Inclusionary requirements. In this instance, 5 units shall be dedicated to the IZ requirement. The Housing Trust Fund Manager shall confirm the percentage/number of units, rents/selling prices, bedroom mix, unit differences and continued affordability to assure compliance with Section 9.1.15, *General Requirements for Inclusionary Units*.

**Affirmative finding as conditioned.**

#### **Section 9.1.7 Certificate of Inclusionary Housing Compliance**

*Notwithstanding any other provision of this ordinance, no certificate of occupancy for a project covered by this chapter shall be granted unless and until a Certificate of Inclusionary Housing Compliance has been issued by the manager of the city's Housing Trust Fund.*

**Affirmative finding as conditioned.**

### **Appendix A: Use Table**

*Attached Dwelling(s) – Mixed Use* is a permitting use in the Downtown Zoning District.

## Affirmative finding.

### II. Conditions of Approval

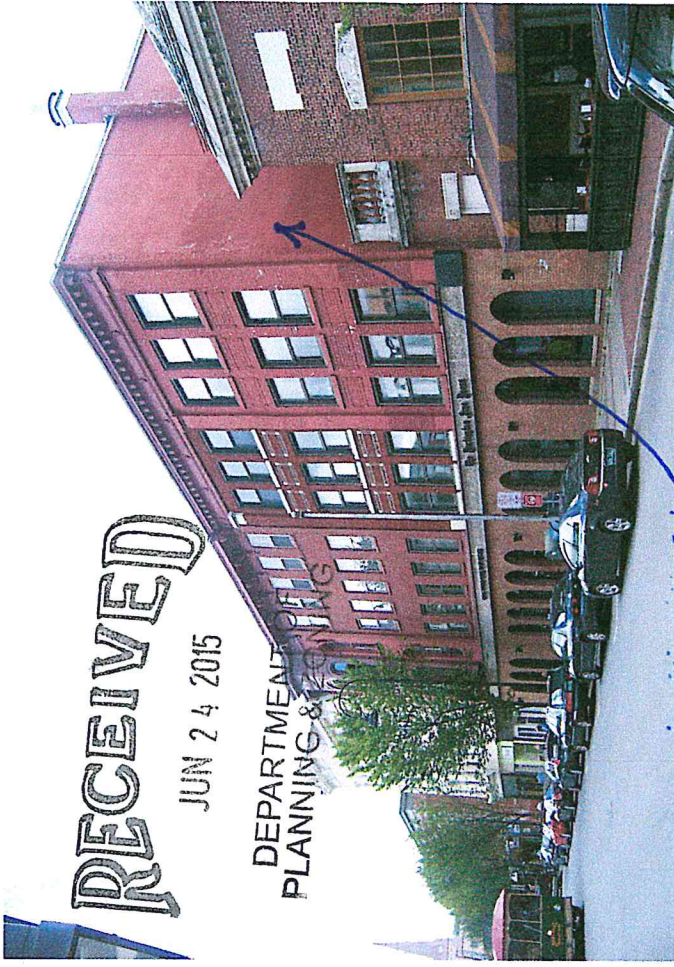
1. **Impact fees**, as calculated by staff and based upon area calculations for the new uses(s) **shall be paid** to the city's chief administrative officer/city treasurer prior to the issuance of a zoning permit, or if a building permit is required, **within thirty days of issuance of the building permit**. Credit will be given for the previous uses in the final calculation.
2. The applicability of any waiver of Impact Fees shall be determined by the Housing Officer in the Community and Economic Development Office. Any such waiver, if determined, will be provided to staff (with the associated square foot measurement) so as to correct the calculated impact fee assessment.
3. Per Sec. 4.4.1 (d) 3, no windows may be added to the westerly façade as have been illustrated in Plan A102 (G), mis-identified as Elevation G (East). [Revised plans received 7/27/2015.]
4. It is the applicant's responsibility
5. **Prior to release of the zoning permit**, the applicant shall obtain written approval of the City Engineer that there exists adequate water and sewer capacity for the proposed new residential use.
6. Confirmation will be required that the owner/applicant has deeded use or ownership of the alleys, Markhams and Mechanic's Lane if commercial uses on the ground floor propose to use those areas.
7. Any signage will require separate permitting.
8. The applicant is required to allocate 33 parking spaces at the former Merchant's Parking Garage at 164 College Street for the use of the 33 new residential uses at 185-195 College Street. The plan shall include parking allocated to other projects, approvals or leases to assure the availability of the required parking for this project review. [Email received 7/27/2015 with parking count.]
9. For the 33 residential units, 8 long term bicycle parking spaces and 3 short term bicycle parking spaces are required. These shall be defined on a site or floor plan, as appropriate, **prior to release of the zoning permit**. The applicant shall choose a bike rack in conformance with the *City of Burlington Bicycle Parking Guidelines*, which are available via this link: <http://www.burlingtonvt.gov/DPW/Walk-Bike-In-Burlington>
10. **Prior to issuance of a Certificate of Occupancy**, the applicant/owner is required to submit a letter of compliance from the Housing Trust Fund manager **confirming compliance with Article 9, Inclusionary Housing**. For 33 new residential units, 15% (or 5 units) shall be allocated to meet this requirement.
11. The Board is encouraged to require **a lighting plan** for the entire site, to assure ease of circulation, Safety, and comfort of those living within and visiting the commercial spaces on site. If required, the plan shall include spec sheets, lumens and footcandle measurements, fixture locations, and a

site photometric **prior to release of the zoning permit**. Such plan can be subject to staff review and approval.

12. The promise of new activity within Mechanics Lane, Stacey Lane, Markham's Lane and Thomas Alley will bring welcome pedestrian circulation to the site. Appropriate lighting will be a requirement, as will relocation of dumpster/trash facilities. The Board is encouraged to require the applicant to thoughtfully identify a new location for trash storage; out of the public eye, enclosed to prevent blowing trash, located for ease of contractor retrieval, and designed for safety. Collection of refuse from different uses (residential, commercial) should be planned interior to the building with appropriate spaces identified for recycling and rubbish. For new pedestrian activated spaces, avoidance of exterior waste facilities is desired. Plan for recycling for residential uses, and overall trash disposal and storage shall be submitted **prior to release of the zoning permit**. The DRB may wish the option to review such plans for adequacy.
13. New uses for the ground floor and first floor shall be reviewed and permitted individually as tenants are identified. Impact fees may be assessed for new uses.
14. **Standard Permit Conditions 1-14.**

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





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ELEV 'G'



HOUSE

ELEV 'E/F'







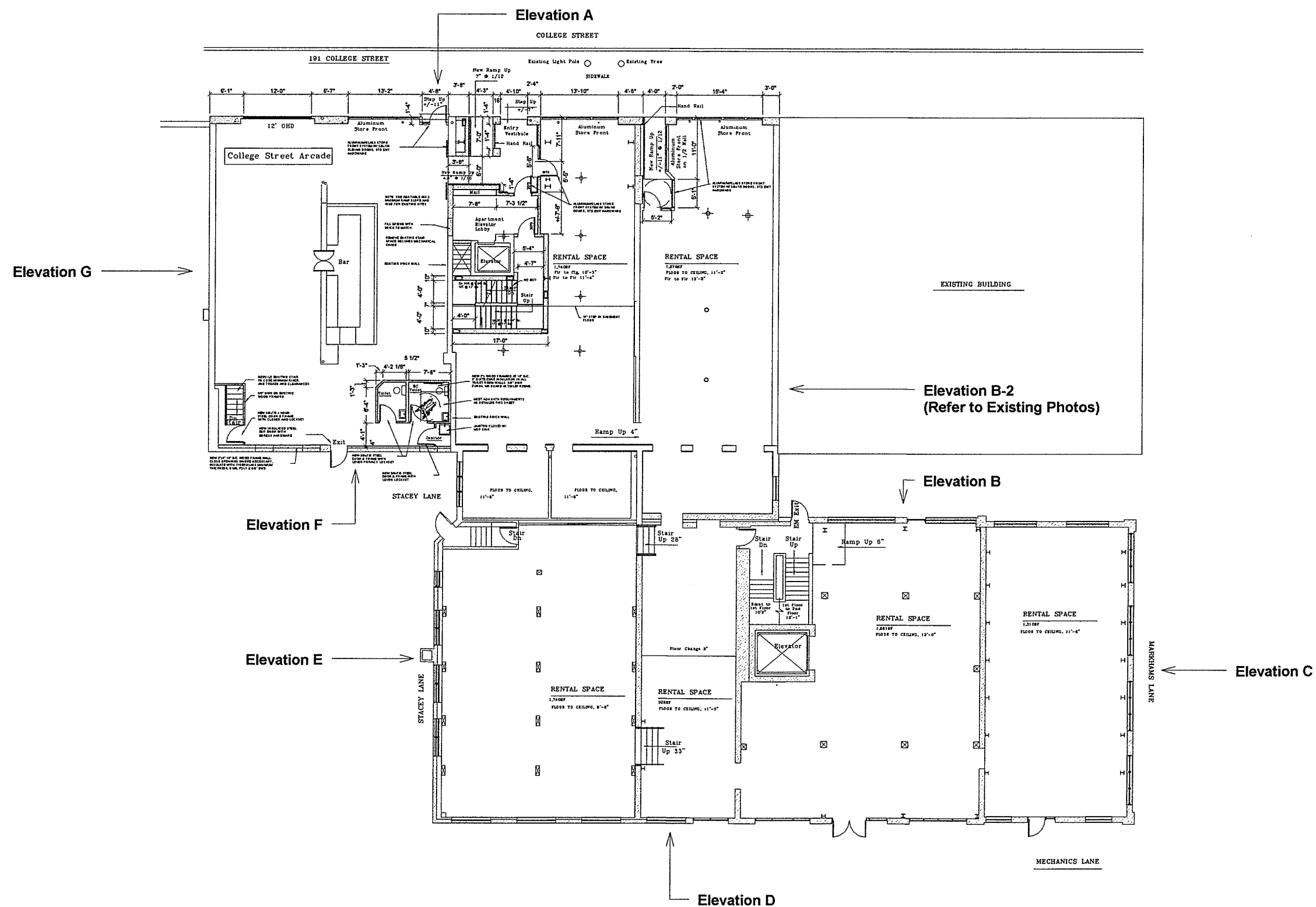
.7-2, 13713



.8, 13713







**AREA BREAKDOWN--**

**Existing Basement = 13,760 SF**

Existing 1st Floor = 13,760 SF  
Existing 2nd Floor = 13,760 SF  
Existing 3rd Floor = 9,821 SF  
Existing 4th floor = 6,715 SF  
1st Thru 4th Floor Total = 44,056 SF

PROPOSE ---

1st Floor, Commercial - 13,760 SF  
2nd Floor, 16 Apartments - 13,760 SF  
3rd Floor, 10 Apartments - 9,821 SF  
4th Floor, 7 Apartments - 6,715 SF

## SUMMARY ----

**13,760 SF Commercial Space on 1st Floor**  
**33 Apartments on 2nd, 3rd & 4th Floors**

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Site

|                |   |
|----------------|---|
| Project number | 1 |
|----------------|---|

|      |           |
|------|-----------|
| Date | 6/24/2015 |
|------|-----------|

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| Drawn by | G4 |
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| Checked by | G4 |
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A106

Scale As indicated





A Elevation A (North)  
1/8" = 1'-0"

EXISTING WINDOWS THAT ARE DAMAGED TO BE REPLACED & MATCH EXISTING

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Storefront replacements  
approved April 2015  
2P 15-0861CA



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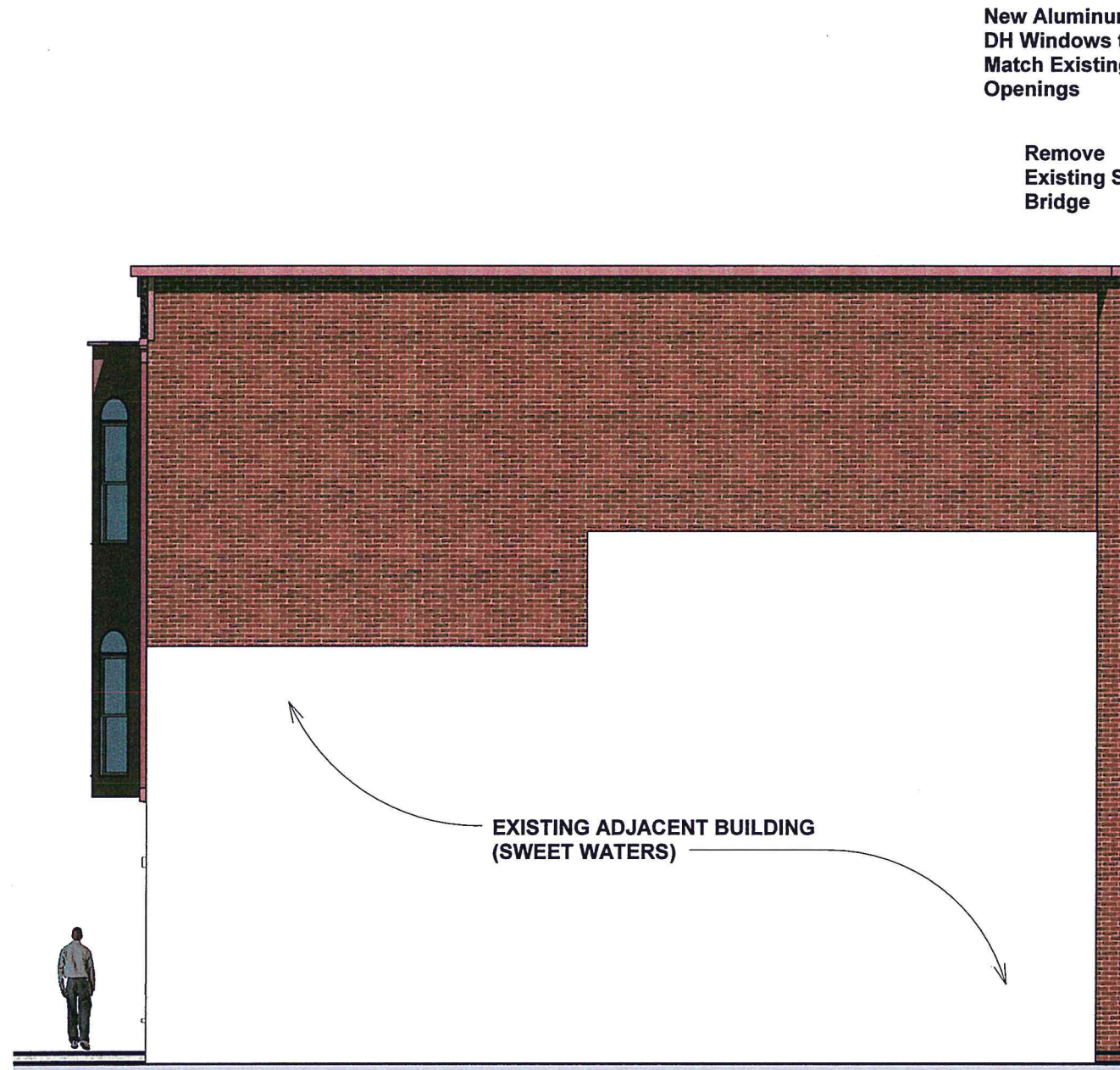
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COLLEGE ST. ELEVATION

|                    |          |      |
|--------------------|----------|------|
| Project number     | 1        | A101 |
| Date               | 6/8/2015 |      |
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| Checked by         | G4       |      |
| Scale 1/8" = 1'-0" |          |      |

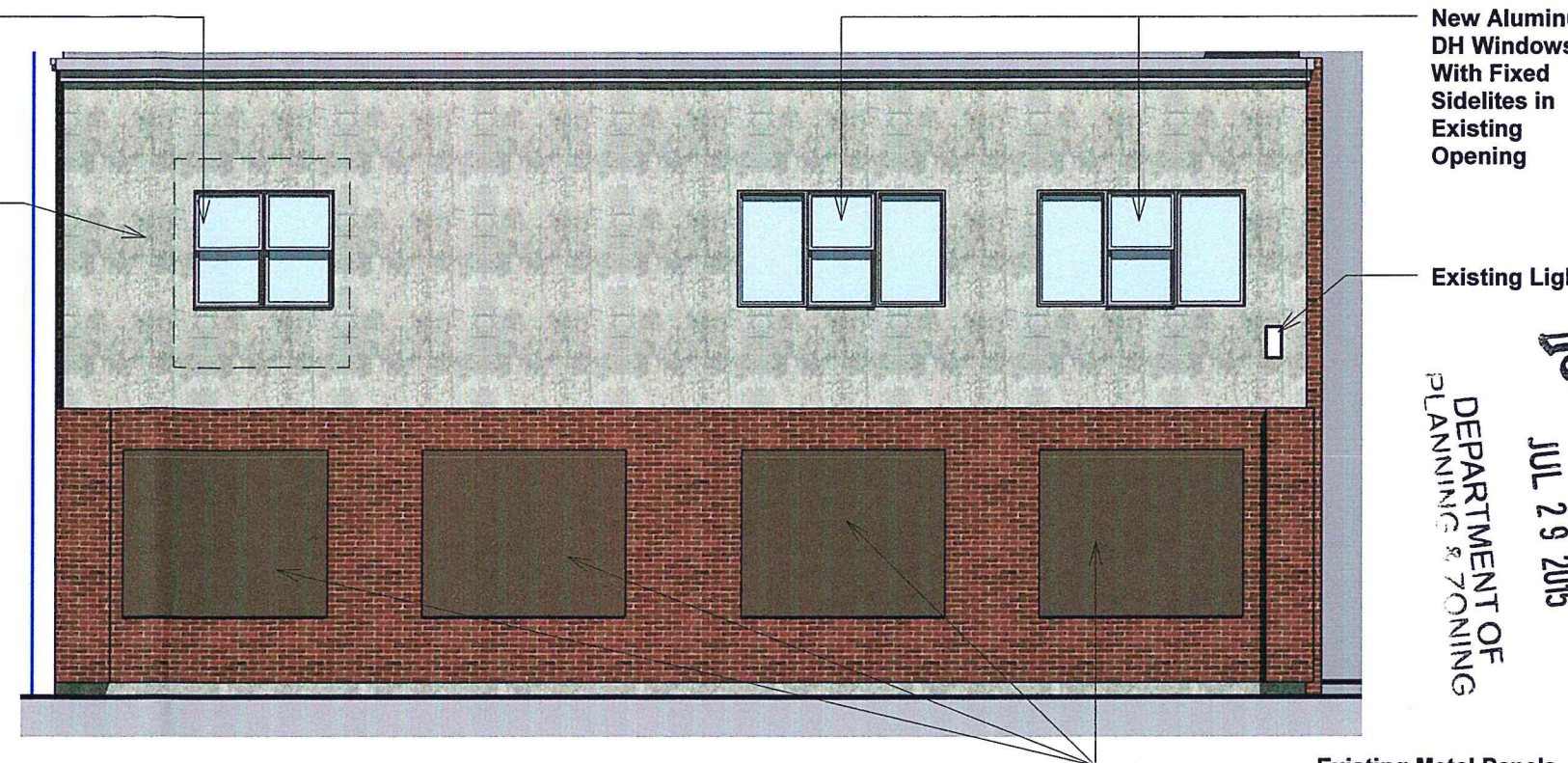




**G** Elevation G (West)  
1/8" = 1'-0"

New Aluminum  
DH Windows to  
Match Existing  
Openings

Remove  
Existing Sky  
Bridge



**C** Elevation C (East)  
1/8" = 1'-0"

Infill Existing  
Windows



**B** Elevation B (North)  
1/8" = 1'-0"



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**Stacy Lane**

Project number 1  
Date 6/8/2015  
Drawn by G4  
Checked by G4

**A102**

Scale 1/8" = 1'-0"

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New DH  
Aluminum  
Windows Inside  
Existing  
Openings



D Elevation D (South)  
1/8" = 1'-0"

EXISTING WINDOWS THAT ARE DAMAGED TO BE REPLACED & MATCH EXISTING



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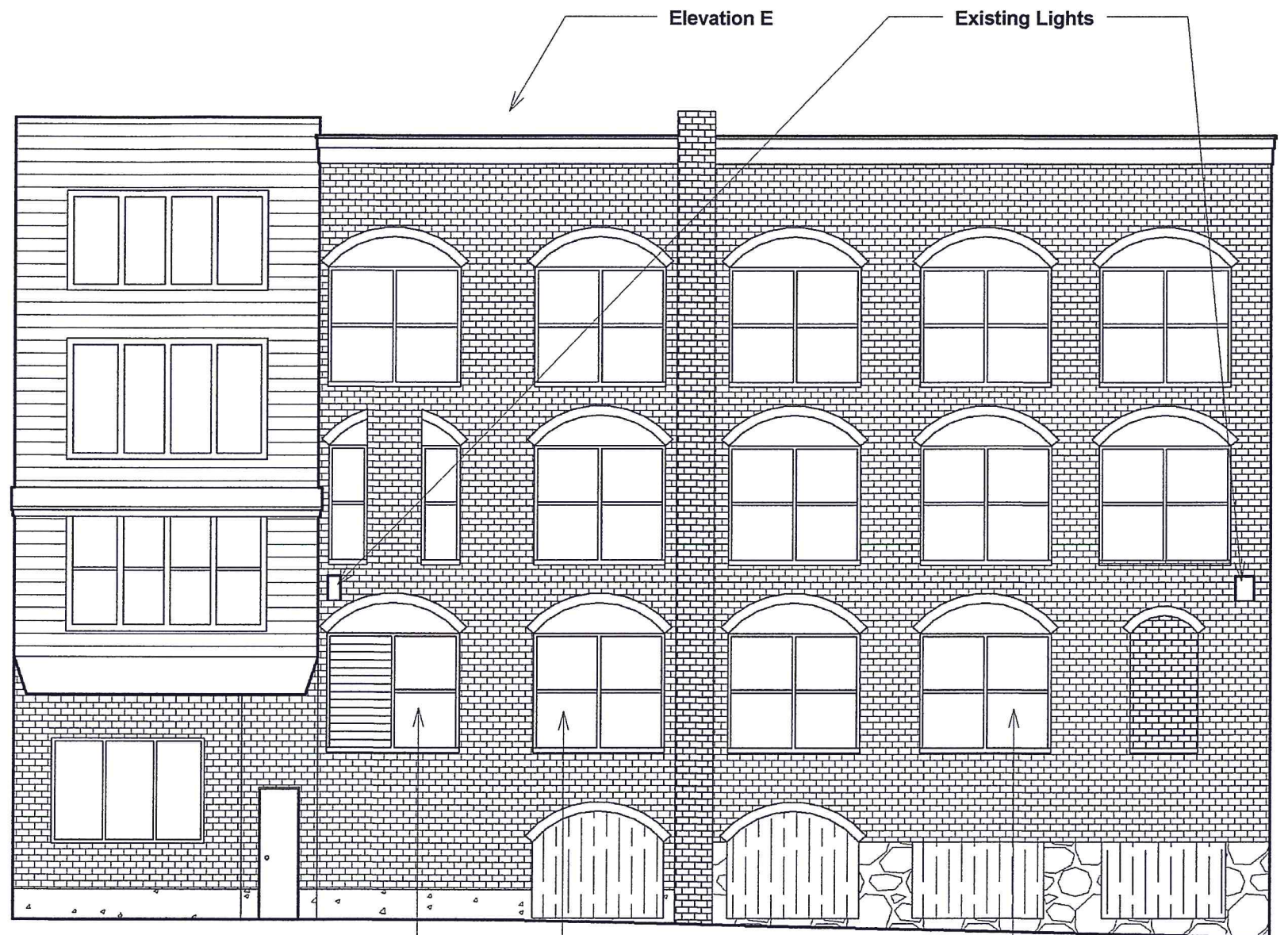
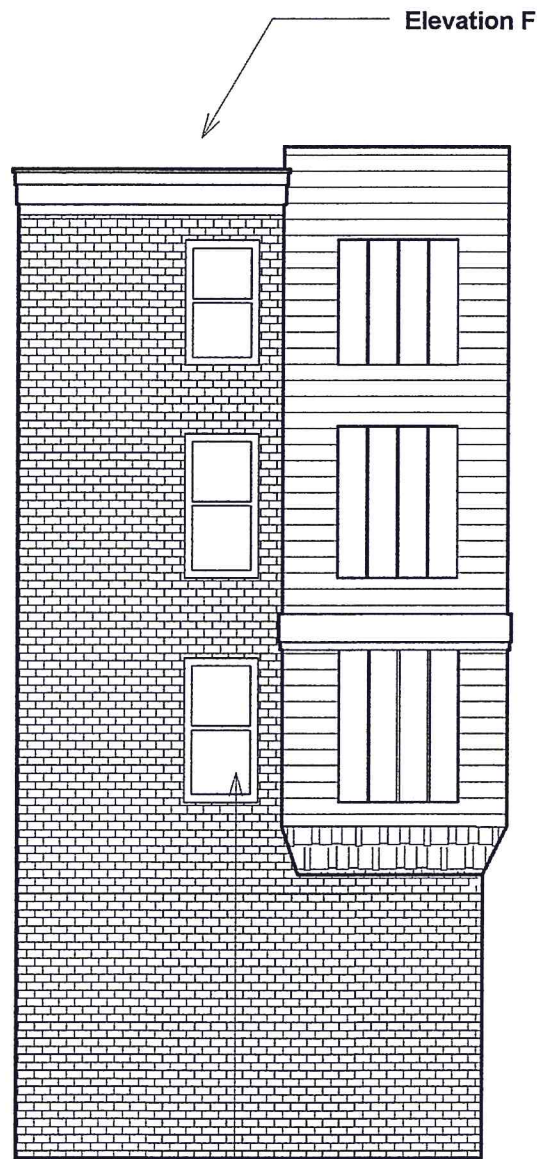
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MECHANIC'S LANE ELEVATION

|                |          |
|----------------|----------|
| Project number | 1        |
| Date           | 6/8/2015 |
| Drawn by       | G4       |
| Checked by     | G4       |

A103  
Scale 1/8" = 1'-0"





EF Elevations E & F  
1/8" = 1'-0"

Repair, Rebuild, or Replace  
Damaged Windows, Trim &  
Masonry as Needed Match Existing  
Material as Near as Possible

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### Elevations E & F

|                |          |                                    |
|----------------|----------|------------------------------------|
| Project number | 1        | <b>A104</b><br>Scale: 1/8" = 1'-0" |
| Date           | 6/8/2015 |                                    |
| Drawn by       | Author   |                                    |
| Checked by     | Checker  |                                    |



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SHEET TITLE:

BASEMENT  
PLAN

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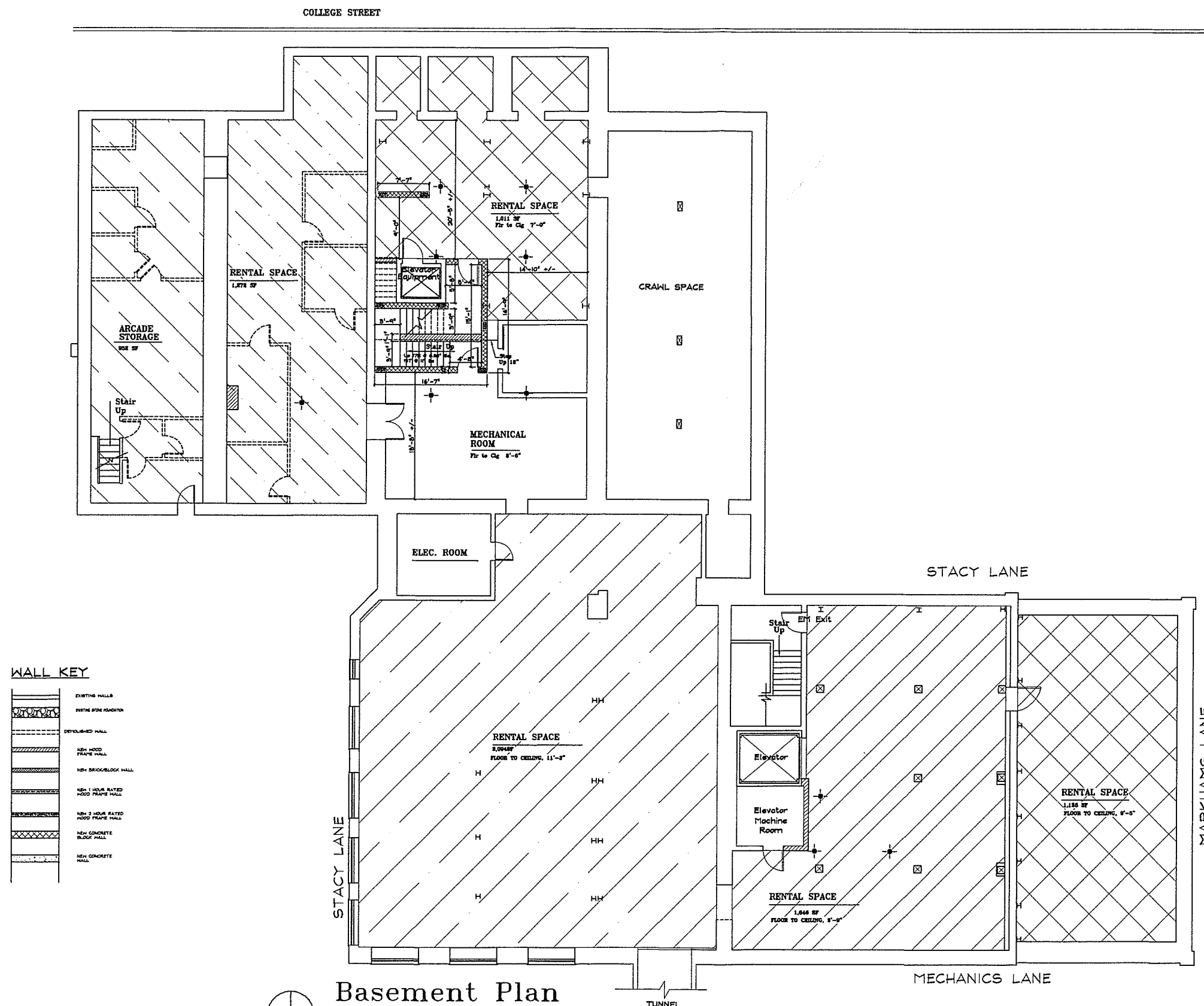
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FIRST FLOOR  
PLAN

DRAWING NO

A-20

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### Area Breakdown

Existing:  
1st Floor 42,800 SF Commercial  
Thru  
4th Floor

**Proposed:**  
**Basement 18,650 SF Commercial**  
**Thru**  
**1st Floor**  
**2nd Floor 19,810 SF (33) Apartments**  
**Thru**  
**4th Floor**

EXISTING BUILDING

STACY LANE

1

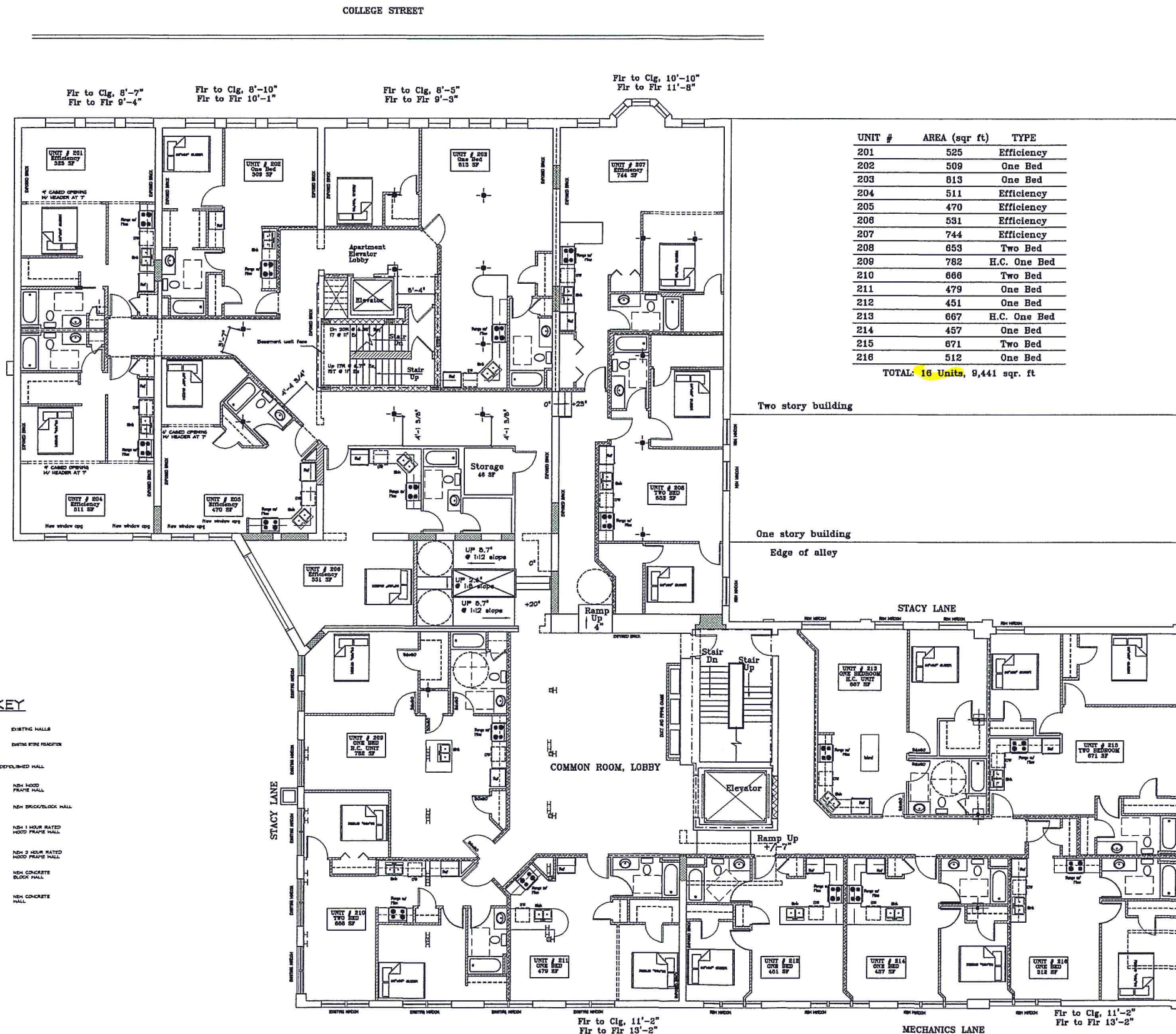
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FIRST FLOOR PLAN  
COMMERCIAL RENTAL SPACES  
13,760 Sq Ft  
~~1/8" SCALE~~ NTS  
7/6/2015

## 1ST FLOOR COMMERCIAL/RETAIL SPACE

| NO. | DATE | REVISION |
|-----|------|----------|
|     |      |          |
|     |      |          |
|     |      |          |
|     |      |          |
|     |      |          |





# WALL KEY

|  |                                  |
|--|----------------------------------|
|  | EXISTING HALLS                   |
|  | EXISTING STONE FRAGMENTS         |
|  | DEMOLISHED HALL                  |
|  | NEW WOOD FRAME HALL              |
|  | NEW BRICK/BLOCK HALL             |
|  | NEW 1 HOUR RATED WOOD FRAME HALL |
|  | NEW 2 HOUR RATED WOOD FRAME HALL |
|  | NEW CONCRETE BLOCK HALL          |
|  | NEW CONCRETE HALL                |



## 2nd Floor Plan

PRELIMINARY, APARTMENT UNITS  
13,780 Sq Ft, TOTAL 16 2nd FLOOR UNITS  
5 EFFICIENCY  
8 ONE BEDROOM  
3 TWO BEDROOM

NTS

7/6/2015

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SHEET TITLE:

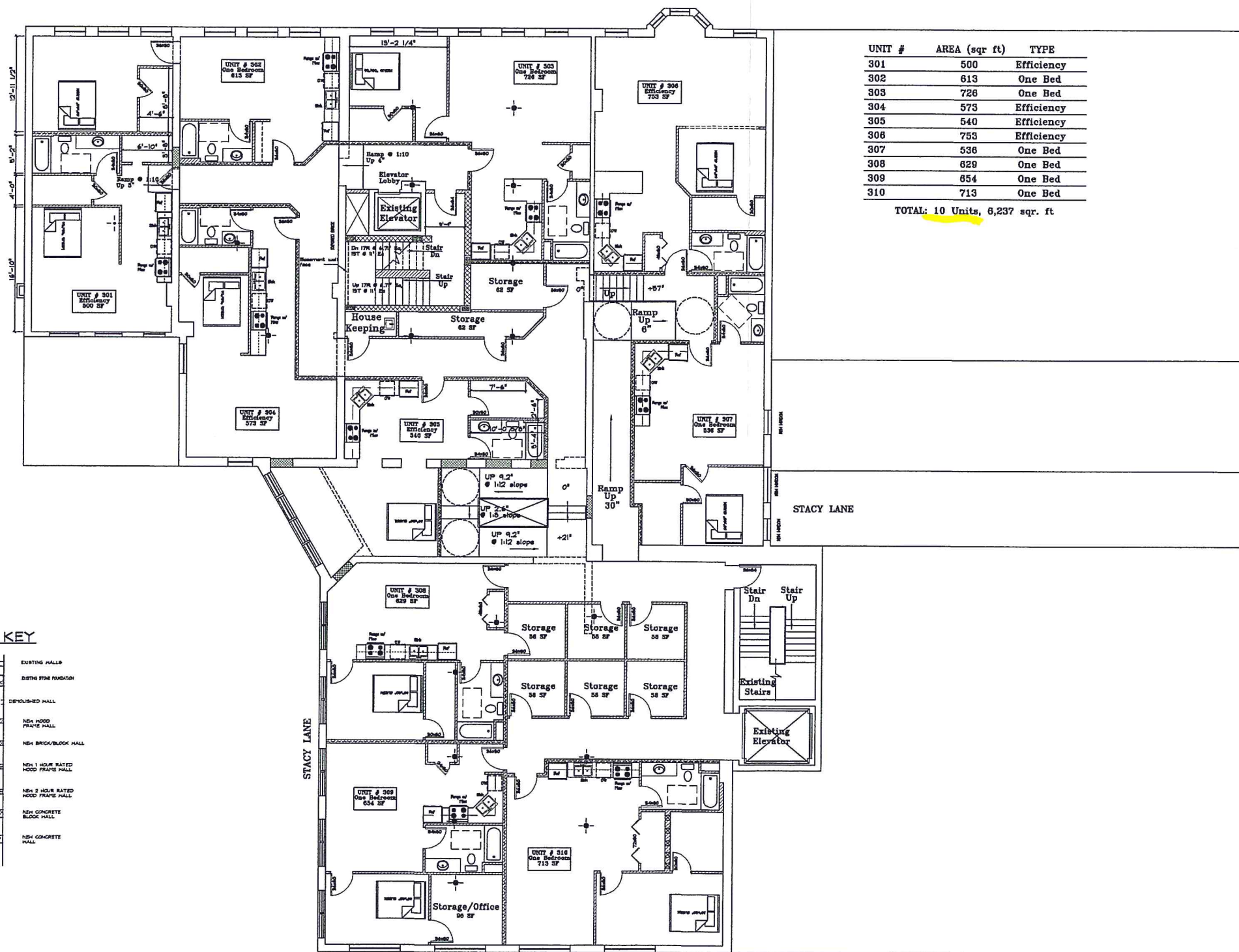
SECOND  
FLOOR PLAN

DRAWING NO.

A-2 1



COLLEGE STREET



# WALL KEY

|  |                                  |
|--|----------------------------------|
|  | EXISTING HALLS                   |
|  | EXISTING FIRE PROTECTION         |
|  | DEMOLISHED WALL                  |
|  | NEW HOOD FRAME HALL              |
|  | NEW BRICK/BLOCK HALL             |
|  | NEW 1 HOUR RATED HOOD FRAME HALL |
|  | NEW 2 HOUR RATED HOOD FRAME HALL |
|  | NEW CONCRETE BLOCK HALL          |
|  | NEW CONCRETE HALL                |



## 3rd Floor Plan

PRELIMINARY, APARTMENT UNITS  
9,821 Sq Ft, TOTAL 10 3rd FLOOR UNITS  
4 EFFICIENCY  
6 ONE BEDROOM

UTS

1/8" SCALE  
7/6/2015

| UNIT # | AREA (sq ft) | TYPE       |
|--------|--------------|------------|
| 301    | 500          | Efficiency |
| 302    | 613          | One Bed    |
| 303    | 726          | One Bed    |
| 304    | 573          | Efficiency |
| 305    | 540          | Efficiency |
| 306    | 753          | Efficiency |
| 307    | 536          | One Bed    |
| 308    | 629          | One Bed    |
| 309    | 654          | One Bed    |
| 310    | 713          | One Bed    |

TOTAL: 10 Units, 8,237 sq. ft

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SHEET TITLE:

THIRD FLOOR  
PLAN

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| UNIT #                       | AREA (sq ft) | TYPE       |
|------------------------------|--------------|------------|
| 401                          | 504          | One Bed    |
| 402                          | 629          | One Bed    |
| 403                          | 714          | One Bed    |
| 404                          | 591          | One Bed    |
| 405                          | 499          | Efficiency |
| 406                          | 626          | One Bed    |
| 407                          | 569          | One Bed    |
| TOTAL: 7 Units, 4,132 sq. ft |              |            |

WALL KEY

|  |                                  |
|--|----------------------------------|
|  | EXISTING WALLS                   |
|  | EXISTING BRICK MASONRY           |
|  | NEW WOOD FRAME WALL              |
|  | NEW BRICK/BLOCK WALL             |
|  | NEW 1 HOUR RATED WOOD FRAME WALL |
|  | NEW 2 HOUR RATED WOOD FRAME WALL |
|  | NEW CONCRETE BLOCK WALL          |
|  | NEW CONCRETE WALL                |

4th Floor Plan  
PRELIMINARY, APARTMENT UNITS  
8,584 Sq Ft, TOTAL 7 4th FLOOR UNITS  
1 EFFICIENCY  
6 ONE BEDROOM  
NTS 1/8" SCALE  
7/6/2015

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SISTERS & BROTHERS LLC  
BURLINGTON FREE PRESS  
191 COLLEGE STREET  
BURLINGTON, VERMONT

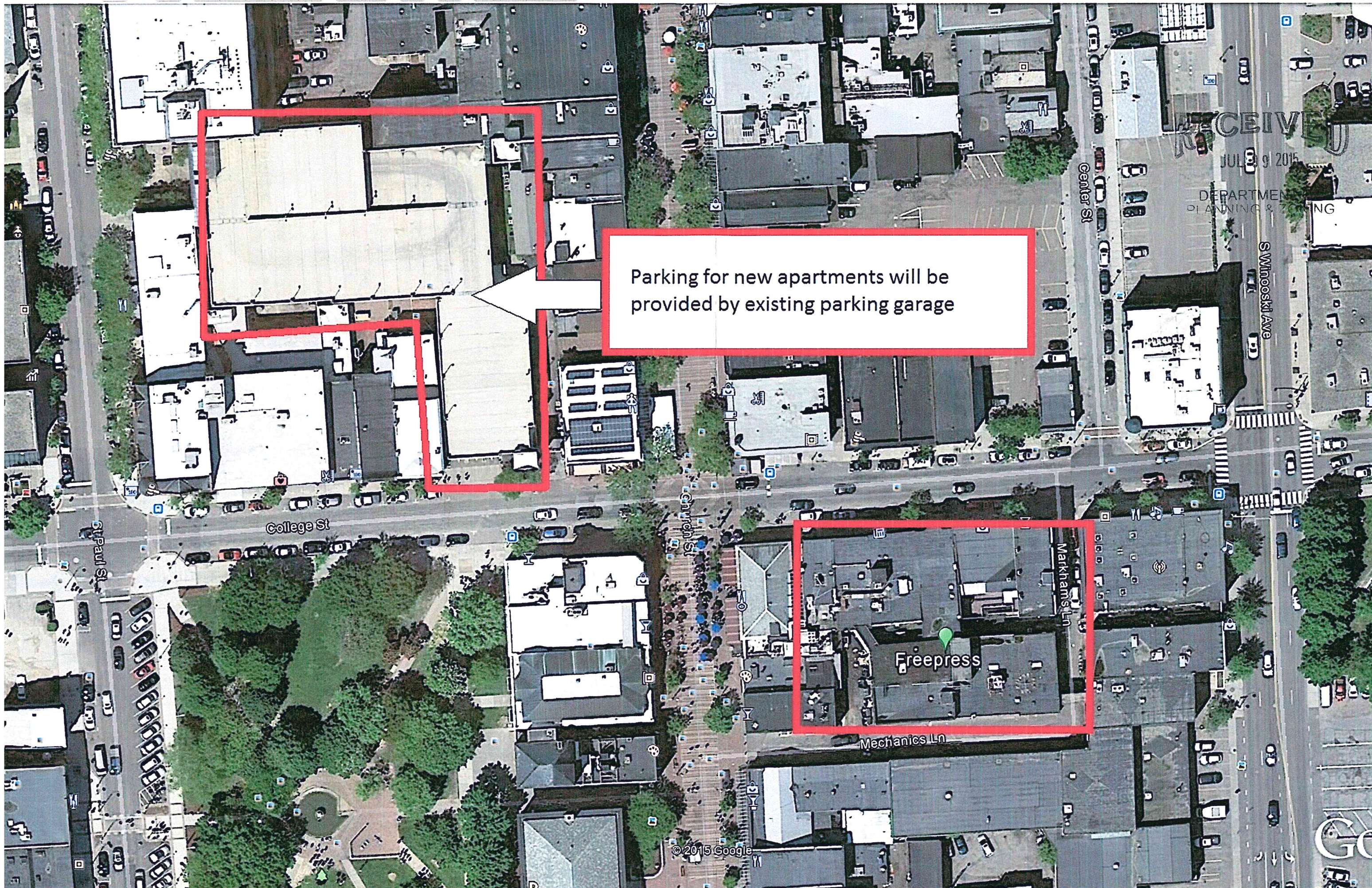
DESIGN DRAWING  
NOT FOR  
CONSTRUCTION  
76/15

| NO. | DATE | REVISION |
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|     |      |          |
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FOURTH  
FLOOR PLAN

DRAWING NO.  
A-2.3



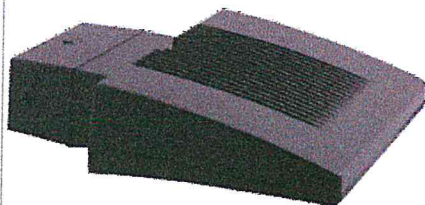


Parking for new apartments will be provided by existing parking garage

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Freepress





Color: Bronze

## WPLED26

High performance LED light engine

Maintains 70% of initial lumens at 100,000 hours

Weatherproof high temperature silicone gaskets

Superior heat sinking with die cast aluminum housing and external fins

100 up to 277 Volts

5-year warranty

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JUN 24 2015

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### LED Info

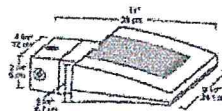
Watts: 26W  
Color Temp: 5000K (Cool)  
Color Accuracy: 70 CRI  
L70 Lifespan: 100,000  
Lumens: 2,662  
Efficacy: 90 LPW

### Driver Info

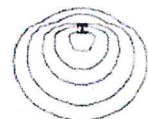
Type: Constant Current  
120V: 0.26A  
208V: 0.16A  
240V: 0.14A  
277V: 0.12A  
Input Watts: 30W  
Efficiency: 88

### Dimensions

Weight: 7.5 lbs



### EZ Layout



Design a custom lighting layout

## Technical Specifications

### Listings

UL Listing:  
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:  
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Dark Sky Approved:  
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

### LED Characteristics

Lifespan:  
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:  
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:  
LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:  
RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

### Construction

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

### Electrical

Driver:  
Multi-chip 26W high output long life LED Driver Constant Current, 720mA, Class 2, 6kV Surge Protection, 100V-277V, 50-60 Hz, 100-240V.4 Amps.

THD:  
7.5% at 120V, 11% at 277V

### Other

California Title 24:  
See WPLED26/PC for a 2013 California Title 24 compliant model.

Equivalency:  
The WPLED26 is Equivalent in delivered lumens to a 175W Metal Halide Wallpack.

HID Replacement Range:  
The WPLED26 can be used to replace 150 - 200W Metal Halide Wallpacks based on delivered lumens.

Patents:  
The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN301649064S.

Country of Origin:  
Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

**RAB**

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Spec SheetInstructionsRevit

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Color: Black cone black trim

NDLED4R-50Y-B-B

Butterfly bracket allows mounting with bar stock, "C" channel, 1/2" conduit or nailer bars  
Low-profile design allows for installation in ceilings with limited space  
Absolute White 3-step consistency and black body accurate  
Nanostructure lens eliminates "hot spots" providing smooth and efficient light  
90 CRI

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LED Info

Watts: 0W  
Color Temp: 3000K (Warm)  
Color Accuracy: 90 CRI  
L70 Lifespan: 100,000  
Lumens: N/A  
Efficacy: N/A

Driver Info

Type: Sold Separately  
120V: N/A  
208V: N/A  
240V: N/A  
277V: N/A  
Input Watts: 0W

Dimensions

Weight: 0.0 lbs

Technical Specifications

Listings

UL Listed:  
Suitable for wet locations covered ceiling.

Optical

Photometrics:  
Photometrics are based on prorated reports. Contact the RAB Lighting Design department for the most up-to-date data.  
[See photometric data and download IES files here.](#)

Optics:  
50° beam spread with specular thermoplastic optics and Nanostructure lens technology for smooth light output and high efficiency.

Other

Trim Component:  
This component must be ordered with New Construction Round Rough-In in order to make a complete fixture.  
[See here for New Construction Round Rough-In.](#)

Dimming:  
Dimmable. Requires rough-in with dimming driver.

California Title 24:  
NDLED4R complies with 2013 California Title 24 building and electrical codes as a residential indoor fixture and commercial indoor fixture for general spaces.

Warranty:  
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the

GSA Schedule:  
Suitable in accordance with FAR Subpart 25.4.

Construction

Housing:  
Professional-grade, die-cast aluminum construction.

Trim Ring:  
Black powder coated die cast trim ring.

Trim Cone:  
Black round trim cone.

Drop Ceiling Installation:  
NDLED can be installed in drop ceiling tiles when using optional c-channel bars and following local construction codes.

Aperture Size:  
4" Trim Module.

Junction Box:  
Integral junction box with wiring capacity for  
Min 90°C supply conductors  
4 in 4 out

Easy Installation:  
The EZ-Connector makes installation easy.

LED Characteristics

Color Consistency:  
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.



Impact Fee Calculation DRAFT

185-195 College Street

ZP15-1401CA

Based upon information provided 7/27/2015, plan A106

Calculation is for new residential use on 2-4th floors only.

Ground floor and basement to be evaluated when uses are defined.

Existing square footage, 2-4th floors

SF of Project 30,296

| Department | Residential |              | Offices & Other |              |
|------------|-------------|--------------|-----------------|--------------|
|            | Rate        | Fee          | Rate            | Fee          |
| Traffic    | 0.188       | 5,695.65     | 0.654           | 19,813.58    |
| Fire       | 0.215       | 6,513.64     | 0.192           | 5,816.83     |
| Police     | 0.044       | 1,333.02     | 0.339           | 10,270.34    |
| Parks      | 0.718       | 21,752.53    | 0.405           | 12,269.88    |
| Library    | 0.445       | 13,481.72    | 0.000           | 0.00         |
| Schools    | 0.929       | 28,144.98    | 0.000           | 0.00         |
| Total      | 2.539       | \$ 76,921.54 | 1.590           | \$ 48,170.63 |

Difference:

\$ 28,750.91

Impact fees may be adjusted for Inclusionary Housing.

See Section 3.3.3 c. in staff report.

Allocation by Department

Enter Total Fee: \$28,750.91

| Department | Residential |              |
|------------|-------------|--------------|
|            | Rate        | Fee          |
| Traffic    | 0.188       | 2128.86      |
| Fire       | 0.215       | 2434.60      |
| Police     | 0.044       | 498.24       |
| Parks      | 0.718       | 8130.43      |
| Library    | 0.445       | 5039.05      |
| Schools    | 0.929       | 10519.73     |
| Total      | #REF!       | \$ 28,750.91 |

## Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

[www.burlingtonvt.gov/PZ/DRB](http://www.burlingtonvt.gov/PZ/DRB)

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart, Chair  
Jonathan Stevens  
Brad Rabinowitz  
Geoff Hand  
Israel Smith  
A.J. LaRosa  
Alexandra Zipparo  
Jim Drummond (Alt.)



### BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, July 21, 2015, 5:00 p.m.

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT

#### Minutes

**Board Members Present:** Austin Hart, Jonathan Stevens, Brad Rabinowitz, A.J. LaRosa, Geoff Hand, Israel Smith

**Board Members Absent:** Alexandra Zipparo, Jim Drummond

**Staff Present:** Scott Gustin, Mary O'Neil, Anita Wade

**Meeting commenced at 5:01pm**

- I. **Agenda;** No changes
- II. Communications; Supplemental materials accepted for 193 St Paul Street
- III. **Minutes;** Packet of July 7<sup>th</sup> minutes will be reviewed at next Deliberative Meeting
- IV. **Consent Items:**
  1. **14-005CA/HO; 110 Hyde Street (RM, Ward 2C) Andrew Rianhard**  
Time extension for conditional use home occupation for auto upholstery work within garage. Associated site and garage improvements.  
  
AHart; has applicant received report and staff recommendations.  
A.Rianhard; confirmed.  
B.Rabinowitz; made motion to approve the project.  
J.Stevens; seconded the motion.  
Board vote was 6-0-0.
  2. **15-1375CU; 820 North Ave (RCO, Ward 7N) WVPD**  
Convert classroom into small daycare within existing small museum (Ethan Allen Homestead). No construction proposed.  
  
A.Hart; has applicant received report and staff recommendations.  
N.Warner; responded in affirmative.  
B.Rabinowitz; asks Board to adopt staff findings and recommendations.  
J.Stevens; moves to adopt staff approve the project.  
G.Hand; seconds the motion.  
Board vote was 6-0-0.
- Public hearing:**
  3. **15-1234CA; 18-20 Weston Ave (RL, Ward 1E) Charles Burns**  
Re-opened appeal of zoning violation # 279187.  
  
B.Hehir; submits new plans to board.

*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).*



A.Hart; explains about the decision to reopened the public hearing. Reopened for additional evidence to review new site plan and to specifically redefine parking area that has been used for more than 15 years.

B.Ward; presents photo from 1988 not avail previously, which was given to staff. Gives clarity on the burden of proof being on the appellant, who has not proven that parking has always been present for the last 15 years. Actual measurements of the property are key point showing that 4 cars cannot be parked there. The 1988 aerial photos show that no cars parked were regularly parked. Google earth confirms this.

A.Hart; asked for an explanation of measurements of the lot.

B.Ward; measured driveway and garage. Used Amanda data base to obtain frontage, lot coverage, and drainage.

A.Hart; what is the source of Amanda records.

B.Ward; information is based on aerial photos.

S.Gustin; demonstrates lot coverage.

J.Stevens; who uses data base.

B.Ward; this is a shared data base for the City to view any property. Asked if Meagan Moor could look at additional spaces pertaining to storm water coverage.

A.Hart; not sure this is relevant for now.

B.Ward; it was helpful for clear observations.

B.Rabinowitz; asked for clarity.

B.Ward; the property owner believes he has four parking spaces.

A.Hart; asks Kim for interpretation.

K.Sturtevant; the violation increases the parking without permits place. The burden shifts to the property owner to demonstrate that the use is continuous from 15 yrs ago.

B.Herir; plan handed out tonight is same as the one from May. Reminds Board of the owner's testimony.

K. Long; made reference to the photo.

S.Gustin; believes this is photo from Morris Mahoney.

B.Hehir; objected to Morris Mahoney's photo.

K.Long; not just one person who testified but a lot of people testified.

S.Bushor; thanked Board for reopening hearing. Had heard feedback about burden of proof and glad the Board clarified their decision. Parking packet supports testimony of neighbors.

A.Hart; looking for new information or summaries.

J.LaPierre; lives across street. Met with Scott Riley about noise in 1988 and was told space wasn't to be used and that his fence would be fine. Felt the fence was being pushed occasionally by use of spaces.

J.Stevens; how was it determined whether green space was being used for parking.

J.LaPeirre; it wasn't going to be used and not much concern. He was not taking pictures because Reilly kept saying it was an exception.

A.Hart; what's the time period.

J.LaPeirre; since 1997 they were having conversations and more in 2000. Concerned with the overflow.

J.LaPeirre; the garage and parking on green space would interfere with use of the garage.

M.Long; resident on Henry Street appreciated the clarity from Bill Ward that the appellant did not provide the burden of proof and that parking spaces were inadequate to meet the zoning code.

B.Herhir; said he does not have new evidence.

Public hearing was closed at 5:50pm.

4. **15-1318AP; 193 St. Paul Street (RH, Ward 5) Stratos Condominium Association**  
Appeal of a Code Enforcement decision that a zoning violation regarding parking does not exist.

J.Stevens; the burden of proof was on the City.  
 S.Gustin; burden of proof is mentioned in Section of the code.  
 G.Hand; gave disclosure regarding his work with the law firm representing Champlain Housing Trust, but not involving the current party.  
 B.Ward; received complaint from appellant as a result of a parking space. Gave a chronology of complaint. Met with applicant on June 1<sup>st</sup> to go over the measurement of the space referring to space 306 and the oddity of the space. Reference to map and photo, and diagram. Decision that space is not a violation.  
 A.Hart; is the parking obstructed by the pillar.  
 B.Ward; not if car pulled up far enough.  
 A.J.LaRosa; can the rear driver side door be opened.  
 B.Ward; yes, but it is tight.  
 B.Rabinowitz; it's normal for things to impinge upon parking spaces.  
 B.Ward; this is smaller than it should be, but it does not create a violation.  
 I.Smith; are parking spaces tight and would re-stripping would make a difference.  
 B.Ward; this was possible but not an issue of a zoning violation.  
 G.Vandooris; said his daughter cannot open rear door. The neighbor hedges over to the right to help out. Disagreement with the Condo Association regarding the way it was drawn and being an illegitimate space to use. Cannot fit car in space because it is not a standard space.  
 A.Hart; questions the Board about the remedy.  
 G.Vandooris; there could be a number of options and solutions with spaces outside garage, inside, placement of bike racks all of which were not addressed in 2014. In January was identified as a city problem and filed a violation. Discussed with the Board about possible options.  
 I.Smith; could this be an as built condition? Were there condo drawings represented during the sale.  
 G.Vandooris; a declaration of plans was presented but not final drawings. Condo Assoc presented page 8 regarding compact car parking. No final drawings from Condo documents. Regulations for as built provided by Mr. Gustin.  
 A.Hart; were as built were in packets.  
 S.Gustin; mentioned exhibit 3 as the full size.  
 A.Hart; questioned as built.  
 B.Rabinowitz; questioned whether columns were interfering with other spaces.  
 G.Vandooris; spot 306 is not representative of other spaces having round columns.  
 G.Hand; garage door opener and question of how big is space.  
 D.Reilly, atty; there should be a disclosure for non-confirming space for something not full car space. This may be deterrent to buying/selling the unit because the parking space is smaller than a regulation compact space. If it is a matter of a foot plus this is not seen as diminus. How big the violation is doesn't matter. Glen did not receive the garage door opener to see the garage until after the closing.  
 Andrew Mininiski; received letter from VonBerniwitz indicating his displeasure with the space measurements. This is a too little too late situation and the city got it right calling it a diminus situation.  
 J.Stevens; asked about the testimony with garage construction and no stripped spaces.  
 A.Miniski; according to my client he said he could have taken look at and inspected the space.  
 B.Ward; reviewed photos with Final Occupancy in 7/2014. Mentioned that some items are in different spaces around the garage.  
 Public Hearing was closed at 6:22pm.

### **Certificate of Appropriateness**

#### **1. 15-1314CA; 495-497 Colchester Ave (C, Ward 1) Brisson Properties**

Raise building in place, insert additional story, and remove rear porch. Retain 4 dwelling units and establish cafe.



G.Hand; discloses he had previously represented adjoining land owners in a dispute regarding land issues with this property.

A.Hart; still have five Board members if there was to be a vote and he needs to recuse.

S.Gustin; the staff report pertains only to the rear porch not the front porch.

J.White; architect and his client R.Brisson decided not to follow preliminary proposal or do the front porch. Intend to lift building 8'; to allow for handicap ramp within right of way and access to 1<sup>st</sup> floor apartments. The historic part of building is buried and only the 2<sup>nd</sup> floor is above grade. First floor has basement apartments. Inserting new ground floor to include café less than 200ft and remodeled apartments. Metal grade stairway will be installed from Colchester Ave into backyard of property. Have acquired written approval from State and Federal level for historic standards. Received positive feedback from staff and DAB.

A.Hart; disappointed that front porch is not being restored.

J.White; front porch would be in the right of way. Looking to rebuild front porch from historic pictures in the future, though not required to rebuild porch. May consider removing rear porch to restore original façade. DPW may change intersection for safety reasons. Do not need to add or take away parking.

J.Stevens; questioned if the café does require parking.

S.Gustin; code requirements for off street parking in the shared use parking district does not require off street parking spaces.

J.White; the two levels together are less than 200sq ft.

B.Rabinowitz; questioned floor plans and if they were submitted with application.

S.Gustin; entire submission of 101 photos were in packet.

J.White; leaving photos with Board and those on website.

Further discussions by the Board and applicant continued about the 1<sup>st</sup> floor apartments, windows, lighting, side porch, and access.

S.Gustin; they comply.

R.Brisson; would like to get permit to proceed on project hopefully in June. Wondered if it was possible to approve tonight.

Steve and Sharon, identified as residents of 45 Colchester Ave, said the revisions on the project are confusing. Identified a problem with the sump pump running constantly.

S.Gustin; there is no zoning permit at the present time and noted it is not in a flood plain.

R.Brisson; problem is that the building is buried in ground. Giving lift to building to put in new concrete veneer and fix stone work will provide new concrete slab and vapor barrier making the building completely dry.

Sharon; affects the area where we park with the level of parking space being lower.

A.Hart; expressed concerns about flooding.

Steve; doesn't want water problems coming back into area.

Sharon; there is a discrepancy on who owns alley way and where the marker is placed.

A.Hart; is this on land you own.

Sharon; said they were owners of some portion of that courtyard.

B.Rabinowitz; asked if the property was surveyed.

Sharon; said no.

Steve; feels there is a problem with café having seatings in range of 40 to 45 people with parking for patrons and staff. Questioned whether residents will be able to find parking in the winter.

Sharon; the condensers outside building are noisy.

A.Hart; is building adjacent to your property.

Sharon; yes, they had to take out condensers on their property for their tenants.

Sharon; what is height to top of roof; 35 ft to midpoint.

A.Hart; 35ft height accord to zoning code.

Steven; contractor said it may be unsafe to raise building. Does the City have codes.

A.Hart; yes city DPW has codes.

Sharon; asks about consistency.

S.Gustin; different elevations can change drainage and grading around lot. Main entrance will not block right of way.

Steve; most important issue is parking and the tenants.

Sharon; where is electrical cable going. Said there were many unknowns and things keep changing many times. Questioned the zoning.

A.Hart; asks applicant to respond.

R.Brisson; café is under 200 sq ft and not in need of parking.

A.Hart; where is parking for tenants.

J.White; needs separate application for this to protect the rest of area for building and café/nightlife. It is unlikely people will make it a destination by car. There is no zoning permit because there is no application yet. Lower area sump pump needs to be accessible. Not changing grading and catch basin to catch all water. The consultants cross consult found stakes and determined where wall is leaning. Do not intend to build anything on property. Brisson owns building's south porch. Di survey this past spring with grades to ensure not creating any runoff to any other property.

Condensers are very quiet kept under the porch, not heat pumps not. Top of roof will be 8' higher than now; utility lines keep existing lines same spot as now above ground; moving gas meters east side on Mill Street. Bulk of the ditch is owned by Bisson Properties.

BRabinowitz; is there a need for a storm water plan?

S.Gustin: no

BRabinowitz; for a drainage basin?

J.White; will be a city drainage.

Sharon; asked deed question.

A.Hart; we are not addressing a property line dispute. This is not a zoning issue. A good reliable survey is fine.

S.Gustin; there is a site plan with application and waiting for a copy of the survey.

A.Hart; is the site plan is consistent with survey?

J.White; shows the display.

A.Hart; just need to submit the survey.

J.Stevens; this moves the project closer to the Public Hearing.

J.White; expressed concern about the application.

A.Hart; we have your application.

Public Hearing closed at 7:10pm.

DRB meeting was adjourned.

Deliberative Session took place after the meeting.

**V. Adjournment**

**VI. Other Business**

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

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

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

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A.Hart, Chair Development Review Board

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Date

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A.Wade, Planning and Zoning Clerk