

Burlington Planning Commission

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

Andy Montroll, Chair
Bruce Baker, Vice-Chair
Yves Bradley
Alexander Friend
Emily Lee
Harris Roen
Jennifer Wallace-Brodeur

Regular Meeting Burlington Planning Commission Tuesday, July 28, 2020, 6:30 P.M. **Remote Meeting via Zoom**

To Join the Meeting on a Computer

Link: <https://us02web.zoom.us/j/85420626539>

To Join the Meeting on a Phone

Number: +1 312 626 6799 Meeting ID: 854 2062 6539

AGENDA

I. Agenda

II. Public Forum - Time Certain 6:35 p.m.

Please pg. 3 of the Agenda Packet for details on how to participate in the public forum for this meeting.

III. Chair's Report

IV. Director's Report

V. Annual Organizational Meeting

The Planning Commission will elect officers and appoint members to its committees to serve for FY2021:

- Election of Officers: Chair & Vice Chair
- Election of Executive Committee At- Large Member
- Appointment of Commission Clerk: Meagan Tuttle
- Appointment of Committees:
 - Long Range Planning Committee
 - One member of the PC's Executive Committee and Two At-Large Members
 - One member of the DRB: Kienan Christianson
 - One member of the Conservation Board: Ryan Creehan
 - Ordinance Committee
 - One member of PC Executive Committee and Two At-Large Members
 - Two additional members from DRB, DAB, or CB: Ravi Venkataraman (DRB), Matt Bushey (DAB)

VI. Proposed Addendum to Open Space Protection Plan

The Planning Commission will receive a report from members of the Conservation Board regarding a proposed addendum to the City's 2014 *Open Space Protection Plan*. Once completed, the Commission may consider the addendum for adoption as part of *planBTV* within the *Open Space Protection Plan*. Information related to this item is enclosed in the agenda packet on page 4.

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505. Written comments on items may be directed to the Planning Commission at 149 Church Street, Burlington, VT 05401, or at mtuttle@burlingtonvt.gov

Tuesday, July 28, 2020

Staff Recommendation: Provide feedback to the Conservation Board to guide their work on the addendum.

VII. Commissioner Items

- a. Upcoming Meetings – likely Joint Meetings with City Council Ordinance Committee and Remote via Zoom
 - i. Tuesday, August 11, 2020 at 6:30 p.m.
 - ii. Tuesday, August 25, 2020 at 6:30 p.m.

VIII. Minutes & Communications

- a. The minutes of the July 14, 2020 meeting are enclosed in the agenda packet on page 11.
- b. Communications are enclosed in the agenda packet on page 13.

IX. Adjourn

Guidance for Participating in a Virtual Planning Commission Meeting

As social distancing measures to preserve public health and safety continue to be required to prevent the spread of COVID-19, or are recommended as a standard practice, the Office of City Planning will be supporting the Planning Commission to conduct their meetings online via Zoom. Here is information about how to join a virtual meeting, and what to expect while participating.

General Guidance for Public Participation

Please remember that in this digital meeting environment, meetings are open to the public and anyone may be watching or listening even if you cannot see them. Meetings will be recorded, and both the recording and chat content of the meeting will be maintained as a public record.

Please ensure your display photo and screen name are professional, such as using your first and last name. Please test your audio and video prior to the start of a meeting, and familiarize yourself with how to join a meeting by your chosen method. And finally, please be patient with us. Technology doesn't always work as planned, and we are all learning how to hold a successful virtual meeting!

How to Join a Virtual Meeting

Zoom allows participation via either computer or telephone. Each agenda for a meeting that will be conducted virtually will include details about how to join via either of these options, including a web address, phone number, Meeting ID, and password.

If you participate via computer, you have the option of seeing Commissioner videos and any presentation materials that may be shared. If you use either a standard phone or cell phone to call in, you will only hear the audio portion of the meeting. If you join via a smartphone, you may have the option to download the Zoom app, which will enable you to see and hear the meeting.

How to Participate in a Virtual Meeting

During meetings, only Planning Commission members and limited staff members will be viewed on video. Members of the public attending a meeting will be muted, except when invited to speak during public forum or a public hearing. Whether members of the public can speak at other times during the meeting is the discretion of the Chair.

If you want to speak during public forum, please take the following steps to assist us in making this process run as smoothly as possible:

- Email staff at mtuttle@burlingtonvt.gov by 5pm on the day before a meeting to indicate your interest in speaking. You do not need to provide your comments. Staff will enable your microphone as your name is called from a list of interested speakers.
- During a meeting, you can use the "Raise Hand" feature, or indicate in a chat message that you wish to speak during public forum. Staff will enable your microphone as your name is called.
- If you are interested in submitting your comments in writing instead of speaking during the meeting, you may do so by 5pm the day before a meeting, they will be forwarded to the Commissioners ahead of the meeting.

Burlington Conservation Board
Open Space Subcommittee

645 Pine Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/DPI>
Telephone: (802) 865-7189
(802) 865-7195 (FAX)



2020 Burlington Open Space Protection Plan – Climate Action Addendum

I. Opening land acknowledgement

- o This document serves as a compliment to the Open Space Plan to elaborate on the direct-action steps that the city is taking, and will take, in order to combat climate change. The stewardship recommendations will follow Nature Based Solutions, which will be further explained in this document. It's necessary to first acknowledge that these natural areas were part of the traditional, ancestral territory of Abénaki (a-buh-naa-kee) people, from whom the land was stolen by force. The Abénaki people were the first land stewards here and cared for it for generations before us. We cannot fully care for the land without also honoring its history.

II. Section I: Background and Context

- o *Open Space in Burlington*
 - *Define (stems from prior OSPP)*
- o *Reference to Burlington's Climate Action Plan document*
- o *Emergent Climate adaptation need*
 - *protect restore fund - overview of why have a climate adaptation addendum*
 - *pie chart showing investment/lack of investment*
 - *this will give a visual representation of rough quantifications of how much the city is already plugging into this kind of work, and how we can/need to do more.*
 - *Table showing work that is already happening to combat climate change. This will pair with the pie chart*
 - *Parkland Access, Connectivity, and Trails*
 - o *Ongoing trails mapping and management*
 - *discuss City trail program and acknowledge trail networks, and the various investments, consider future structures and alignments, provide narrative on process of formalizing networks (arms process as standard)*
 - *Burlington Wildways - special attention here to coalition model and how that relates to addressing climate adaptation*
 - *New Park/Conservation Areas*
 - o *311 North Avenue conservation*
 - o *Arms Forest Alignment*
 - o *North Cove conservation (WVPD)*

- o Rock Point conservation
- o Pomerleau Forest
- o Other?
- Green Infrastructure
 - o Great Streets improvements (stormwater components)
 - o City Hall Park green stormwater components
 - o Blanchard Beach tributary stormwater project
 - o Other?
- Urban Agriculture
- Community based metrics - how much of Burlington's produce is grown in Intervale
- Urban Agriculture Task Force and recommendations
- Regulatory changes to facilitate and support urban ag
- Codification of community garden incentive in the CDO
- Other?

III. **Section 2: Nature Based Solutions overview/integration** (see supporting documents on NBS)

- o *What are NBS generally speaking? The IUCN Commission on Ecosystem Management defined them with these principals:*

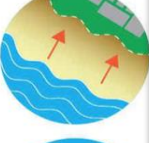


1. Embrace nature conservation norms (and principles);
2. can be implemented alone or in an integrated manner with other solutions to societal challenges (e.g. technological and engineering solutions);
3. are determined by site-specific natural and cultural contexts that include traditional, local and scientific knowledge;
4. produce societal benefits in a fair and equitable way, in a manner that promotes transparency and broad participation;
5. maintain biological and cultural diversity and the ability of ecosystems to evolve over time;
6. are applied at a landscape scale;

7. recognize and address the trade-offs between the production of a few immediate economic benefits for development, and future options for the production of the full range of ecosystems services; and
8. are an integral part of the overall design of policies, and measures or actions, to address a specific challenge.

o *Based on what other communities are accomplishing/pursuing.* European cities have been using NBS in their cities for some time. We could adopt their goals and apply them in Burlington:

- Enhancing sustainable urbanism
- restoring degraded ecosystems
- developing climate change adaptation and mitigation (*which this addendum is part of doing)
- Improving risk management and Resilience.

Research & Innovation Agenda on Nature-Based Solutions and Re-Naturing Cities	
Goals	Research & Innovation Actions
Enhancing sustainable urbanisation	 Urban regeneration through nature-based solutions  Nature-based solutions for improving well-being in urban areas  Establishing nature-based solutions for coastal resilience  Multi-functional nature-based watershed management and ecosystem restoration  Nature-based solutions for increasing the sustainable use of matter and energy  Nature-based solutions for enhancing the insurance value of ecosystems  Increasing carbon sequestration through nature-based solutions
Restoring degraded ecosystems	
Developing climate change adaptation and mitigation	
Improving risk management and resilience	

Enhancing sustainability within our urban setting

Keep as is

Keep as is

Keep as is

Following the goals outlined on the left, we will tailor the action items (right) to fit the work of Burlington NBS with accessible, and clear language.

This table is an example of each goal, and the actions that can meet them. NBS are often location specific, and we cannot apply a broad-brush stroke answer for what specific actions will help the most overall. However, with guidelines like these, we can channel our work into specific types of action (ie. Restoration).

- o *What does it mean to tackle climate change with nature-based solutions?*
 - It means that we put greater emphasis on nature based work that we are already doing, and incorporate it on a greater scale.
 - That we include citizens, partner organizations (for profit and non-profit), and other city departments in the planning and development of projects.
 - We will need creativity to develop solutions.
 - We will need good communications and outreach to engage and inform citizens
 - It means that we create a more resilient city landscape to prepare for all of the changes we will experience as climate change events increase in frequency and severity.
- o *What can we learn from cities who have already done this work successfully?*

Fortunately, there was a study on just that! We can reference the key takeaways from Seven Lessons for Planning Nature-Based Solutions in Cities by Niki Frantzeskaki:

 1. NBS should be aesthetically appealing for citizens to appreciate and protect them. The design characteristics of NBS need to be inviting, engaging, and well integrated into infrastructure to get citizen buy in.
 2. NBS create new green urban commons. Transforming abandoned spaces, to welcoming, community spaces that also create small, new ecosystems in the city.
 3. NBS experiments require and build trust between the city and its citizens both for the aim of the experimenting process itself. Having community input in creating new NBS for the city is really important for building a sustaining partnership between the city and its citizens.
 4. Different forums are needed for co-creating NBS are needed that include and learn from urban social innovation. Co-creation with partnership in local organizations and citizen groups will increase capacity and creativity in creating and managing NBS for the city.
 5. NBS require a collaborative governance approach. They are initiated by local governments and require multiple actors to be designed, implemented and linked to urban life. Having multiple stakeholders and to embed NBS into urban life through community networks and civil society organizations, the solutions will be sustainable.
 6. An inclusive narrative of mission for NBS can bring knowledge and agendas across different departments of the city and tackle with departmental disputes. It is just as important to include citizen voices as it is to include voices across city departments so as to create a common inclusive narrative of mission across departments, inspire colleagues, and get more buy in internally.

7. NBS need to be designed in such a way and scale that lessons for their effectiveness can be easily harvested and as thus, to be easily replicated into other locations. The work should be well documented and reported on so that it can be repeated and learned from.

- o *What specific areas can Burlington focus on?* This section will provide general descriptions of these focus areas.
 - Parkland access, connectivity and trails
 - Green infrastructure in the city
 - Urban agriculture (let's give Patrick a chance to shape this early on if there is emergent things that aren't captured in the 2014 OSPP or if there is a twist on this piece that acknowledges Urban Ag role in Climate adaption)
 - Conservation education
 - Natural areas

IV. **Section III: Goals & Objectives**

- o Acknowledge the Climate Action Plan, the Urban Forestry Master Plan, Comprehensive Plan, and Parks Master Plan.
- Identify measurable action items and identify responsible parties
- Anticipate comprehensive update in 2025

Goal Areas	Objective	Action Items
Parkland access, connectivity, trails	Ongoing trails mapping and management	Discuss City trail program and acknowledge trail networks, and the various investments, consider future structures and alignments, provide narrative on process of formalizing networks (arms process as standard). protecting areas through intentional and directed access for humans.
	Burlington Wildways	special attention here to coalition model and how that relates to addressing climate adaptation
	Address obstacles to connectivity such as private land that blocks access for people & wildlife.	Contemplate opportunity for private landowners to participate (Rock Point etc...) Affirmative framework as opposed to focusing on

		obstacles - creating habitat connectivity across land blocks
Green Infrastructure	Green Infrastructure buildout methodology and story (specifically line up with waste water management standards)	how are bump outs and installments prioritized and funded? How much area do they serve, what is their role and function?
		What is the big picture and vision of the stormwater program in regard to climate adaptation
Urban agriculture	Community based metrics - how much of Burlington's produce is grown in Intervale	
	Community gardens - adaptive models - communal plots vs individual plots, trend toward no-till vs. tilled (we have numbers on these trends to report on)	
	Creating Bee habitat	
	Re-wilding lawns	
	Neighborhood orchards	
Education	Old growth forest	
	Natural History of Burlington	
	Raising voices of underserved populations in the city	
	Continue programing	Master naturalist ½ yard Civic engagement with trained staff and new trail stewards program
		Recommend a summit of naturalist and ecologist to support a conversation about concepts of functional

		ecosystems in the face of climate adaptation
Natural areas	Biodiversity and its role in the urban setting	
	Mapping of the natural areas	How many parcels over 10 acres have natural cover?
		Identify those in need of management plans
		Reference “I-naturalist” as a community-based resource
		Connectivity mapping
	Better signage in the natural areas	
	Identify and protect ecosystem service	Define this broadly - urban cooling, carbon sequestration, biodiversity, human health.
	Identify and prioritize conservation opportunities	
	Urban wilds	Need to define/rebrand? Explain new program
		Functions-and-values based rather than simply city owned (i.e. urban wilds can be non-city lands). Emphasize wildlife and natural areas as first priority.
		Identify heavy use areas and “wild” areas.

*Just a note on this, I am not sure what the specific and measurable action items will be for each of these, but I based some of them off the previous document.

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Andy Montroll, Chair
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Burlington Planning Commission

Tuesday, July 14, 2020, 6:30 P.M.

Remote Meeting

Draft Minutes

Members Present	A Montroll, H Roen, A Friend, E Lee, B Baker, J Wallace-Brodeur
Staff Present:	M Tuttle, D White, S Gustin, K Sturtevant

I. Agenda

Call to Order	Time: 6:30pm
Agenda	Remove Item VIII; reschedule for a future meeting.

II. Public Forum

Name	Comment
S Bushor	Images in Front Yard Parking amendment make the ordinance very clear. Regarding 311 Rezoning, concern was about lot coverage relative to slope of the property. Shared a communication with an offer to help define slope ordinance.
L McGowan	Early in the City's response to COVID-19, concerns about protecting residents of the low barrier shelter run by ANEW place. Interim solution was the low barrier shelter was moved to North Beach campground. Mayor and Council will issue an executive order to allow a shipping container-based shelter site within the ELM, but anticipate bringing a proposal to make this a more permanent fixture through a zoning amendment. E Lee expressed that low barrier shelters should be allowed in every part of the city.

III. Chair's Report

A Montroll	E Lee and A Montroll were reappointed by the City Council.
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IV. Director's Report

D White	Staff continue to split time between COVID response and other planning items. Council received minimum parking amendment, and will refer it to the Ordinance Committee to consider TDM amendments. Working on fall planning for the city related to COVID.
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V. Public Hearing: CDO Amendment ZA-20-07 Front Yard Parking

Approve Municipal Bylaw Amendment Report and refer amendment with recommendation to Council		
Motion by: E Lee	Second by: A Friend	Vote: Approved Unanimously
Type: Public Hearing & Action	Presented by: S Gustin	
S Gustin noted made the correction to change minimum to maximum, but reflects the Commission's input at the last meeting. Clarifies how the city intends to keep parking to the side or rear of a building. Email concern received by Commission addresses lawn parking, which is outside of zoning.		

The Chair opened the public hearing at 6:51 and closed it at 6:52.
A written comment was submitted via email to the Commission by K Carter (see website).

VI. Public Hearing: CDO Amendment ZA-20-08 Convalescent Home Lot Coverage & Parking

Approve Municipal Bylaw Amendment Report and refer amendment with recommendation to Council		
Motion by: J Wallace Brodeur	Second by: A Friend	Vote: Approved Unanimously
Type: Public Hearing & Action	Presented by: S Gustin	
S Gustin noted that this emerged from request by Birchwood, made senior housing bonus consistent with inclusionary housing bonus. Bonus enables maximum lot coverage to 44%, and increases minimum parking standards at 1 space per 2 beds		
The Chair opened the public hearing at 6:54 and closed it at 6:55.		

VII. Public Hearing: CDO Amendment ZA-20-09 Rezone 311 North Ave, Parks Lot Coverage, WRM Height Exemption

Amend the lot coverage limit for 311 North Avenue to 10%, approve Municipal Bylaw Amendment Report and refer amendment with recommendation to Council		
Motion by: J Wallace Brodeur	Second by: H Roen	Vote: Approved Unanimously
Type: Public Hearing & Action	Presented by: M Tuttle	
M Tuttle shared the outline to rezone the city's park parcel at 311 North Avenue, to apply a maximum lot coverage of 15%, to remove downtown & waterfront parks that are zoned CIVIC from the RCO-C lot coverage table, and to eliminate the WRM Height exception. M Tuttle also noted based on additional discussion about BPRW's plans for the lot, that the maximum height lot coverage could be lowered to 10%.		
The Chair opened the public hearing at 7:05 and closed it at 7:10.		
S Bushor asked if raised beds would be considered lot coverage; staff indicated they would not.		
Commissioners		

VIII. Proposed Addendum to Open Space Protection Plan

Action: Item removed from the agenda		
Motion: NA	Second: NA	Vote: NA
- Conservation Board member presenting had a conflict and will attend a future meeting.		

IX. Commissioner Items

Action: N/A		
Motion: NA	Second: NA	Vote: NA
- Next meeting is Tuesday, July 28 at 6:30pm on Zoom.		

X. Minutes & Communications

Action: Approved the minutes and accepted the communications		
Motion by: A Friend	Second: H Roen	Vote: Approved Unanimously
Minutes Approved: June 23, 2020 Planning Commission Meeting		
Communications Filed:		
- Communication from K Carter RE: ZA-20-07		

XI. Adjourn

Adjournment		Time: 7:15 pm
Motion: J Wallace Brodeur	Second: B Baker	Vote: Approved Unanimously

Policy, Planning & Intermodal Development Division
Policy, Planning and Research Bureau
Development Review & Permitting Services Section
Barre City Place, 219 N. Main St., 4th Floor
Barre, Vermont 05641
vtrans.vermont.gov

[phone] 802-522-4901

[ttd] 800-253-0191

July 15, 2020

Stephanie Monaghan
District Coordinator
111 West Street
Essex Junction, Vermont 05452

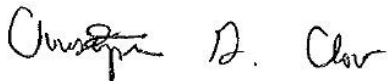
Subject: Lakeside Ovens, LLC**#4C1316-1**

Dear Ms. Monaghan:

Enclosed for filing is a comment letter from VTrans concerning the above referenced matter.

If you have any further questions about this matter, please call me at (802) 522-4901.

Sincerely,



Christopher G. Clow, PE
Transportation Engineer

Enclosure

cc: Certificate of Service

State of Vermont
Division of Policy, Planning and
Intermodal Development
Barre City Place, 219 N. Main St.
Barre, Vermont 05641
www.vtrans.vermont.gov

Agency of Transportation

[phone] 802-522-4901
[ttd] 802-253-0191

July 15, 2020

Stephanie Monaghan
District #4 Coordinator
111 West Street
Essex Jct., Vermont 05452

Re: 4C1316-1 Lakeside Ovens, LLC – Burlington

Dear Ms. Monaghan:

VTrans has reviewed the proposed permit for the above application and offers the comment below.

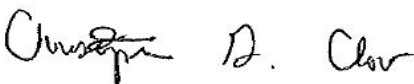
The proposed development consists of the demolition of an existing two-story office building and replacement with a 14,450 GSF three-story office building on the existing foundations with minimal site improvements; use and building footprint will not change. VHB sent VTrans a traffic assessment of the development (Attachment: VHB, Re: 32 Lakeside Avenue – Traffic Assessment, July 10, 2020). The original document consists of the two page traffic impact assessment and three attachments: A, B, and C. The other three attachments are already within the Act 250 database for this application (Draft Permit, Exhibit 025 – C1.2 Site Grading and Utility Plan, and Exhibit 008 – VHB Revised TIS 092518). The first two pages of the assessment have been included as an attachment to this letter since it pertains to project trip generation.

According to the VHB assessment, the new building will be creating a net addition of 9AM and 12PM trips over the existing building at 32 Lakeside Avenue. However, it has been noted in the assessment that the 50 Lakeside Avenue building on campus has 10,000 square feet of accessory space constructed that was originally planned as office space. Since this space is not office space, the trip generation in the original Traffic Impact Study is higher than is currently utilized. As such, the 5,250 square feet of office space in this existing application will not result in an increase of net trips. VTrans concurs with this assessment that there will not be a net addition of trips on the campus based on what was previously approved and has no concerns relative to traffic congestion or safety.

VTrans does not recommend payment of a transportation impact fee pursuant to Act 145. In the case where a project's net trip generation remains the same or decreases, an Act 145 transportation impact fee is not warranted.

Please contact me with any questions or comments at 802-522-4901 or christopher.clow@vermont.gov

Sincerely,



Christopher G. Clow, PE
Transportation Engineer

cc: Certificate of Service
Attachment



To: Chris Clow, PE, VTrans
Transportation Engineer

Date: July 10, 2020

Memorandum

Project #: 58083.00

From: David Saladino, PE

Re: 32 Lakeside Avenue - Traffic Assessment

Project Overview

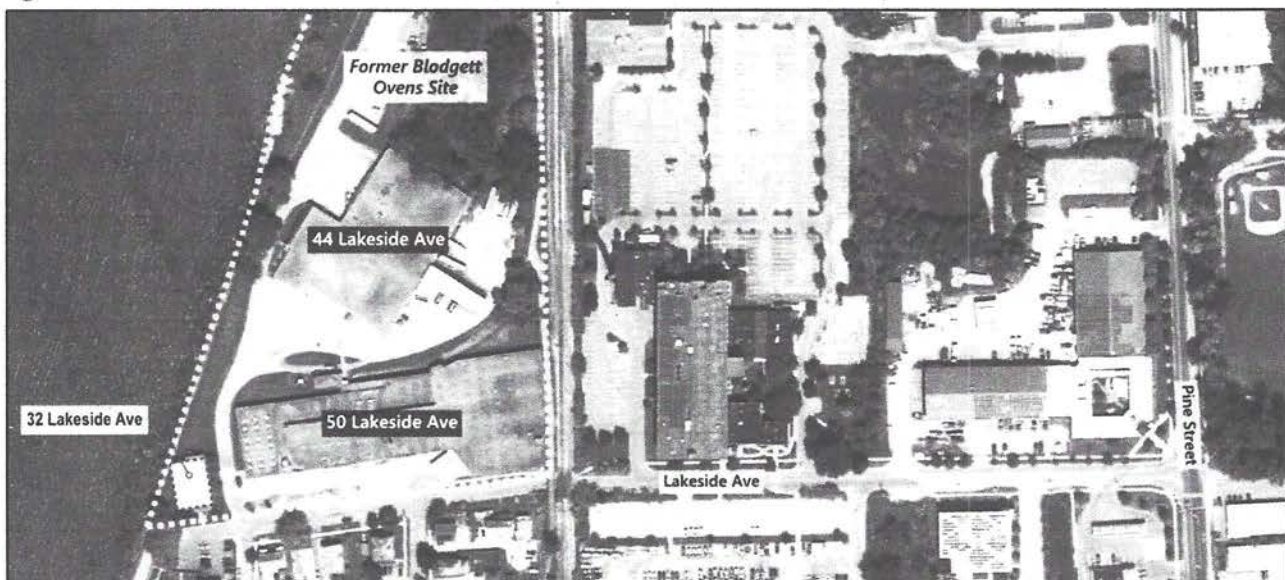
VHB prepared a Traffic Impact Study, dated September 25, 2018 ("2018 TIS"), for the proposed redevelopment of the former Blodgett Ovens site located at 32, 44, and 50 Lakeside Avenue in Burlington, Vermont (see **Figure 1** below). At the time the 2018 TIS was issued, no significant changes were planned for the building at 32 Lakeside Avenue.

Presently, Lakeside Ovens, LLC is proposing to redevelop the existing +/- 9,200 gross square foot office building located at 32 Lakeside Avenue. The scope of work includes demolition of the existing two-story office building and replacement with a +/- 14,450 gross square foot three-story office building with minimal site improvements on the existing foundations. The use and building footprint will not change.

An Act 250 Land Use Permit application for the project at 32 Lakeside Avenue was submitted on 7/1/20 and a Draft Land Use Permit was issued on 7/8/20 with a request for a letter of concurrence from VTrans. The draft Act 250 Land Use Permit is included as **Attachment A**.

The project site location is shown in **Figure 1** below. The 32 Lakeside Avenue site plan is included as **Attachment B**. The 2018 Traffic Impact Study is included as **Attachment C**.

Figure 1: Site Location



\\gbldata\projects\SBurlington\58083.00 LandPlan Blodgett\docs\memos\Lakeside Ovens LLC - 32 Lakeside Ave - Traffic Assessment - 2020-07-10.docx

40 IDX Drive
Building 100, Suite 200
South Burlington, VT 05403-7771
P 802.497.6100



Memorandum

Traffic Assessment

Based on VHB's trip generation estimates contained in the 2018 TIS, the additional 5,250 square feet of office space proposed at 32 Lakeside Avenue would generate approximately 9 additional AM peak hour vehicle trips and 12 additional PM peak hour vehicle trips (see **Figure 2** below).

Figure 2: Trip Generation Estimate

	Building Size (sq ft)	ITE Land Use Code	Average ITE Trip Generation Rate	Peak Hour Trip Generation	
				AM Peak Hour	PM Peak Hour
Existing Office Building	9,200	712 (Small Office Building)	AM: 1.92 trips / 1,000 gfa	18	23
Proposed Office Building	14,450		PM: 2.45 trips / 1,000 gfa	28	35
Total New Trips				10	13
Bike/Ped/Transit Reduction (10%)				-1	-1
Net New Auto Trips				9	12

The trip generation assumptions contained in the 2018 TIS assumed that 100% of the adjacent building at 50 Lakeside Avenue (84,500 sf) would be dedicated to office space. However, the interior layout has evolved since the completion of the TIS and the 50 Lakeside Avenue building now contains several large accessory spaces not originally contemplated that support the office uses across the campus, including a cafeteria, fitness-wellness studio, locker and bike storage rooms, and common meeting rooms. These support spaces total about 10,000 square feet and do not generate separate trips as the uses are for on-site employees.

Given that the 10,000 square feet of accessory support space in the building at 50 Lakeside Avenue were treated as office in the previous application, the associated trip generation contained in the original TIS has been overstated. As such, we conclude that the 5,250 square feet of new office space contemplated in the current proposal will result in no net increase in total site trips and will have no impact on the conclusions of the 2018 TIS.

Please let me know if you have any questions on this assessment.

Attachments

- A – Draft Act 250 Land Use Permit for 32 Lakeside Avenue
- B – 32 Lakeside Avenue Site Plan
- C – 2018 Blodgett Ovens Site Redevelopment Traffic Impact Study

CERTIFICATE OF SERVICE #4C1316-1

I, Christopher Clow, of the Agency of Transportation hereby certify that on July 15, 2020, I sent a comment letter to the District #4 Environmental Commission concerning the applicant, Lakeside Ovens, LLC, 4C1316-1 by U.S. Mail, postage prepaid or by email to the following:

Lakeside Ovens, LLC
c/o Russ Scully, Scully Interactive
688 Pine Street
Burlington, VT 05401
russ@hulalakeside.com

John Caulo
LandPlan, c/o John Caulo
61 Central Avenue
Burlington, VT 05401
John.caulo@gmail.com

Hannah Wingate
Engineering Ventures
208 Flynn Ave., Suite 2A
Burlington, VT 05401
hannahw@engineeringventures.com

Steve Smith, Architect
steve@sasarchitects.com

Amy Bovee, Assistant City Clerk
Chair, City Council/Chair, City Planning Commission
City of Burlington
149 Church Street
Burlington, VT 05401
abovee@burlingtonvt.gov

Chittenden County Regional Planning Commission
c/o Charlie Baker, Exec. Dir.
Regina Mahony, Planning Program Manager
110 West Canal Street, Suite 202
Winooski, VT 05404
permitting@ccrpcvt.org

Elizabeth Lord, Land Use Attorney
Agency of Natural Resources
One National Life Drive, Davis 2
Montpelier, VT 05602-3901
ANR.Act250@vermont.gov

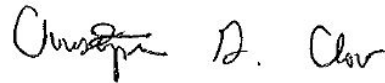
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barry.murphy@vermont.gov
PSD.VTDPS@vermont.gov

Craig Keller/Jeff Ramsey/Christopher Clow
VTrans Policy, Planning, and Research Bureau
Barre City Place
219 N. Main St.
Barre, VT 05641
AOT.Act250@vermont.gov

Vt. Agency of Agriculture, Food, and Markets
116 State Street, Drawer 20
Montpelier, VT 05620-2901
AGR.Act250@vermont.gov

Division for Historic Preservation
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Dated at Montpelier, Vermont this 15th day of July 2020.



Christopher G. Clow, PE
Vermont Agency of Transportation



Climate Adaptation Addendum

- to the Open Space Plan



Conservation Board of Burlington, VT



What is it?

- Addresses Climate Change
- Recognizes conservation's significant role



Background

- Burlington is committed to addressing Climate Change
- Natural areas have a large role to play in climate action.



Why Now?

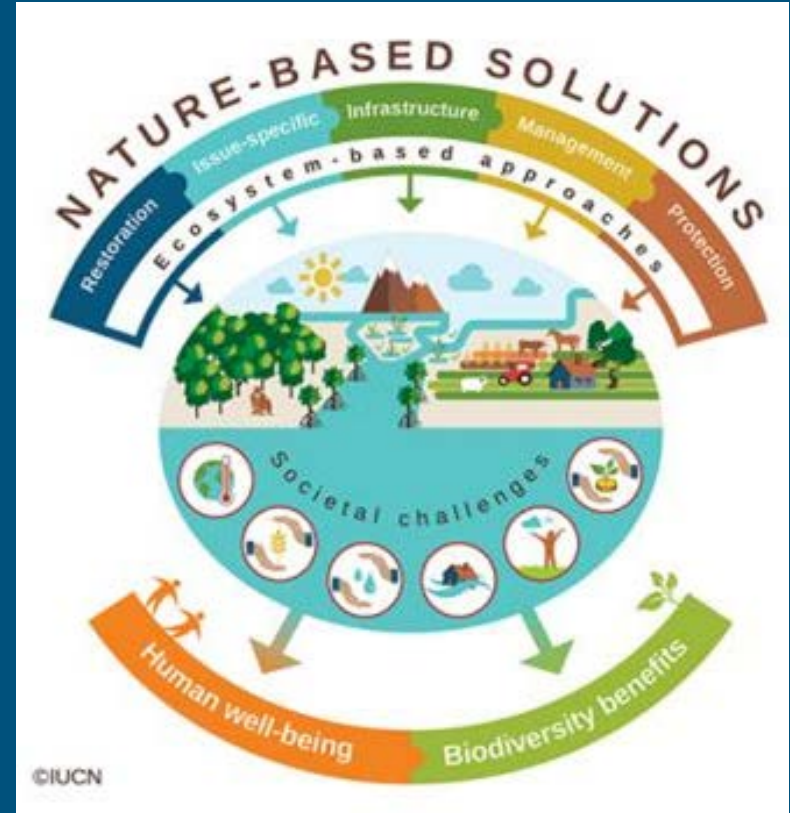
- In 2019, the UN estimated that 33% of climate action needs to come from **nature-based solutions**.*
- **Nature is good for the climate**



*From 2019 UN Nature Based Solution for Climate Manifesto

Nature -based solutions

- Any action that conserves, improves or strengthens ecosystems (improving carbon storage and avoiding emissions) is a **nature-based climate solution**.



How it relates

- The City Climate Action Plan

Goal: Increase carbon storage and sequestration with additional forest and tree coverage.

Strategy

- Increase the Urban Tree Canopy (UTC)

- This addendum specifically outlines and defines the role natural areas play in reducing and avoiding carbon emissions.
 - Many organizations* have recognized that nature's capacity to store carbon, reduce emissions, and provide resilience is often overlooked, so they have coined this term "**nature-based climate solutions**".

*Nature Conservancy, United Nations, Conservation International, Union of Concerned Scientists, US Sustainability Network, Trust for Public Lands

The Goals

To guide city staff and leaders, local organizations, and citizens in a collaborative approach that can support **nature-based solutions**.

To empower community members to participate and lead **nature-based solutions** through education, volunteerism, and community input.

To start the framework for the next Open Space Protection update in 2025

What's it all about?

The addendum will account for the **nature-based solutions** that the city is already a part of, guide future efforts, and recognize conservation's value in climate resilience, carbon storage and avoided emissions



Some of the efforts already
happening



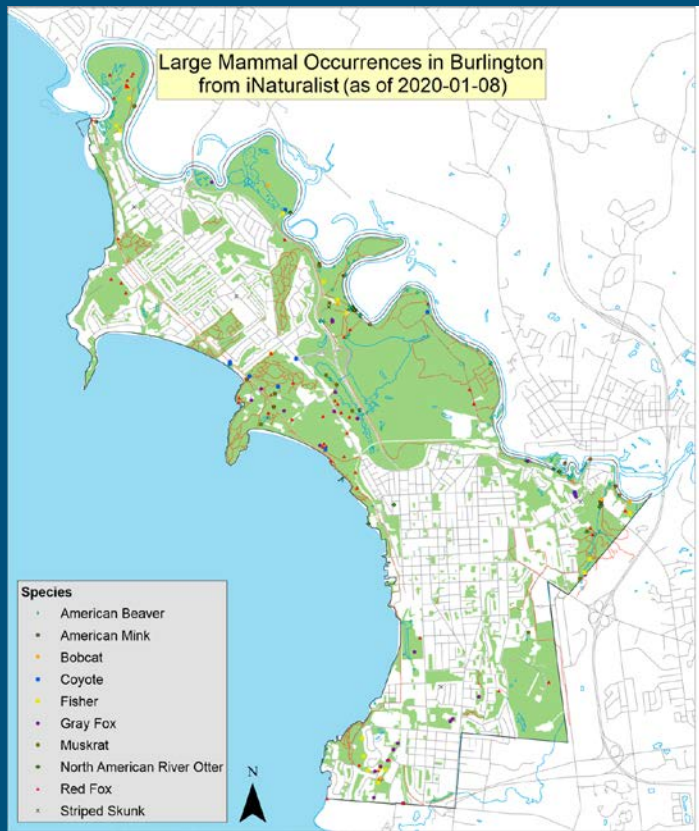
Tree planting



Restoration of wetlands, riparian areas



Improving trail marking and accessibility, and managing trail locations to protect sensitive areas.



Increased wildlife monitoring

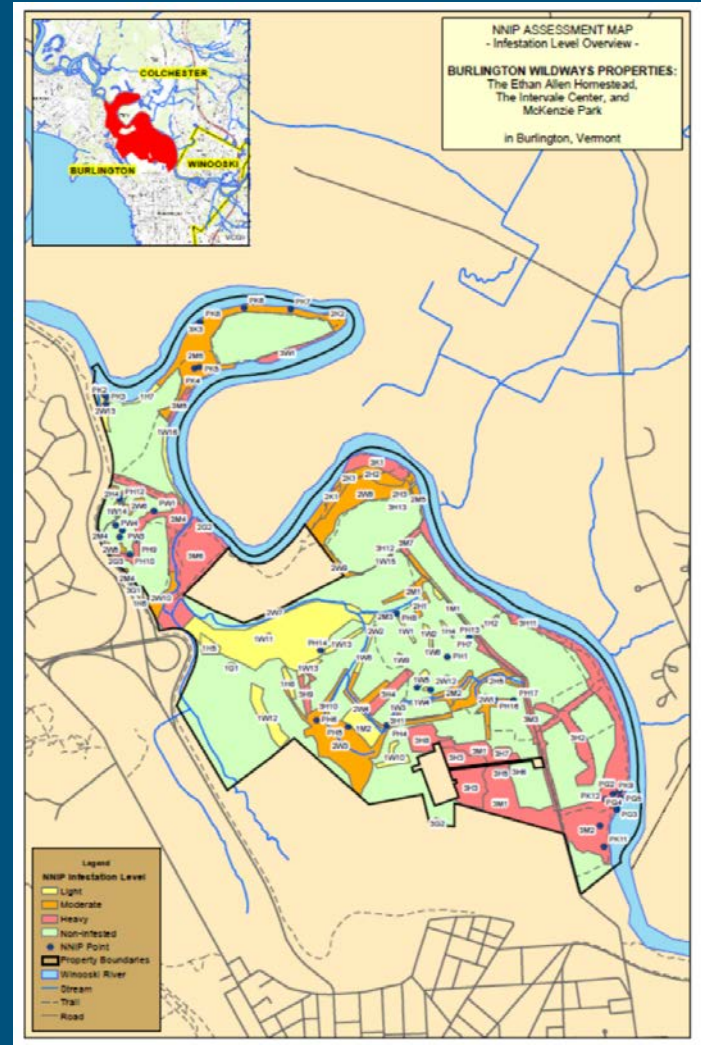


Conservation of Land with Legacy Fund (Derway Cove, Rock Point, Arms Forest, Pomerleau Forest).



Managing/Conversion to native plant species
(Urban Reserve, Pomerleau)

Invasive species removal
pilot project in the
Intervale (across 600
acres!!)





Burlington Wildways Community Trail Steward Level 1 Training



City-wide trail stewards pilot project.

How we'll make it happen

- COVID-Safe community engagement
 - Meetings in the park
 - Virtual meetings
 - Online engagement and resources
- Consultant will write the addendum
- Use money from the legacy fund

Questions?



Burlington Planning Commission

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Andy Montroll, Chair
Bruce Baker, Vice-Chair
Yves Bradley
Alexander Friend
Emily Lee
Harris Roen
Jennifer Wallace-Brodeur

Joint Meeting Burlington Planning Commission with City Council Ordinance Committee

Tuesday, August 11, 2020, 6:30 P.M.

Remote Meeting via Zoom

Minutes

Members Present	
Staff Present: M Tuttle, S Gustin, K Sturtevant	

I. Agenda

Call to Order	Time: 6:31pm
Agenda	No change

II. Public Forum

Name	Comment

III. Proposed CDO Amendment:

Action: Support Conservation Board's work on an Addendum to the Open Space Protection Plan to be approved by Planning Commission for inclusion in planBTV.		
Motion: Y Bradley	Second: H Roen	Vote: Approved Unanimously
Presentation by Rebecca Roman and Zoe Richards of the Conservation Board, Scott Gustin of Dept. of Permitting & Inspections, and Dan Cahill of Burlington Parks, Recreation & Waterfront. See slides posted at https://www.burlingtonvt.gov/CityPlan/PC/Agendas .		
Commission discussion: - Goal is not to rewrite the Open Space Protection Plan, though it needs a comprehensive update. Addendum will focus on role of natural systems role in climate change. Could use framework of looking at water and land based systems for this addendum, that sets up for the future rewrite. - Consider whether or not current open spaces, natural areas are sufficient to withstand climate change impacts. R Roman reiterated that climate change is the driver, but resiliency is the goal. - S Bushor raised the concern about much Conservation Fund money will be used for the plan and need to retain balance for land conservation. S Gustin estimated plan to be around \$20,000.		

IV. Commissioner Items

Action: N/A		
Motion: NA	Second: NA	Vote: NA
- Next meeting is Tuesday, August 11 at 6:30pm on Zoom. Joint meeting with the Council Ordinance Committee to discuss Short Term Rentals		

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*Tuesday, July 28, 2020***V. Minutes & Communications**

Action: Approved the minutes and accepted the communications		
Motion by: A Friend	Second: H Roen	Vote: Approved Unanimously
Minutes Approved: July 14, 2020 Planning Commission Meeting		
Communications Filed:		
- See agenda packet		

VI. Adjourn

Adjournment	Time: 7:33 pm	
Motion: H Roen	Second: E Lee	Vote: Approved Unanimously



Andy Montroll, Chair

Signed: August 26, 2020

Respectfully submitted by:



Meagan Tuttle, Comprehensive Planner