

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/PZ/DRB

Phone: (802) 865-7188

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Austin Hart, Chair
Michael Long
Jonathan Stevens
Brad Rabinowitz
Bob Schwartz
Jim Drummond
Missa Aloisi
Alexandra Zipparo (Alt.)
Israel Smith (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday June 17, 2014

PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on **Tuesday June 17, 2014 at 5:00 p.m. in Contois Auditorium, Second Floor, City Hall.**

1. **14-0909PD: 112-114 ARCHIBALD STREET (NMU, Ward 2) Mill View Housing LP**
14-0910PD: 27 BRIGHT STREET (NMU, Ward 2) Mill View Housing LP
14-0911PD: 35-39 BRIGHT STREET (NMU, Ward 2) Mill View Housing LP
14-0912PD: 47 BRIGHT STREET (NMU, Ward 2) Mill View Housing LP
Preliminary Plat review to demolish 3 existing residential buildings (retain the duplex at 27 Bright Street) and construct 4 new residential buildings and associated site improvements. 2 existing units plus 42 new units for a 44-unit development.
2. **14-1108VR: 451 APPLETREE POINT ROAD (RL-W, Ward 4) Brianne Chase/Al Senecal**
Variance from front yard and lakefront setbacks on lot with existing camp.
3. **14-1109VR: 465 APPLETREE POINT ROAD (RL-W, Ward 4) Brianne Chase/Al Senecal**
Variance from front yard and lakefront setbacks on existing vacant lot.
4. **14-1066SD: 395 APPLETREE POINT ROAD (RL-W, Ward 4) A Gary Reid**
Two lot subdivision. No development included.
5. **14-1089AP: 17 EASTMAN WAY (RL-W, Ward 5) Lois Helland/Randolph Amis**
Appeal of Notice of Violation #269613.

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

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

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

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



CODE ENFORCEMENT OFFICE

645A Pine St, PO Box 849
Burlington, VT 05402-0849

VOICE (802) 863-0442

FAX: (802) 652-4221

MEMORANDUM

TO: Development Review Board

FROM: Jeanne Francis, Zoning Specialist, City of Burlington

DATE: June 17, 2014

RE: Appeal of Administrative Decision; regarding Notice of Violation
269613; 17 Eastman Way

LOCATION: 17 Eastman Way

TAX LOT # 056-2-021-000

APPELANT/REPRESENTATIVE:

Lois Helland/Randy Amis
400 Fox Moor Lane
Eau Claire, WI 54701

DESCRIPTION OF PROPERTY:

- Single family home.
- Built in 2005
- 6 Rooms; 2 bedrooms, 2 Bath
- Gross SF: 5,292
- Finished SF: 2564
- ZONE: WRL
- WARD 5

NOTICE OF VIOLATION #269613:

Change of use: conversion of single family residence to a hotel without an approved zoning permit.

DETERMINATION BY THE CITY OF INVESTIGATION UNDER APPEAL

- June 25, 2013 property owner transferred to Lois Helland; property sold as a single family home.
- Property is listed on the Air BnB Website for \$325 per night.
- August 2013, comment from a guest. This supports claim that the illegal rental of the lodging has occurred at least since that time.
- November/December 2013 neighbors started filing complaints with the Code Enforcement Office that Premises was being rented out on a nightly/weekly basis that resulted in excessive noise.
- December 4, 2013 a notification/warning letter was sent to Lois Helland, owner of property, informing her of complaints from neighbors and providing an opportunity to refute the allegations.
- December 12, 2013 received a response from Mark Helland asking for an additional week to refute the allegations; one week extension was granted.
- December –additional complaints continued.
- April 2014 Advertisement on Air BnB website, confirmed premises remained rented on a day by day basis (with a minimum 3 day stay); calendar indicates Premises is fully booked until August 2015.
- April 2014 Air B&B discloses that Brooke and Alissa Monte manage the property and live nearby.
- The structure is being used as a “hotel” based on the Comprehensive Development Ordinance definition of a “Hotel, Inn or Motel”:

Hotel, Inn or Motel: *An establishment providing for a fee three or more temporary guest rooms and customary lodging services, and subject to the Vermont rooms and meals tax.*

- Owner does not have a zoning permit to operate a hotel at Premises.
- A hotel, motel or Inn is not a permitted use in the WRL (waterfront residential low density) zoning district.

APPEAL:

Appeal of an Administrative Decision; i.e. Appeal of Notice of Violation 269613 (through Code Enforcement Office) pertaining to the following:

- Notice of Violation 269613 issued May 5, 2014
- Appeal Date: May 20, 2014; appeal filed on May 15, 2014
- Appeal filed in accordance with Article 12.2.2 of the CDO

APPELLANT Postion (see attched appeal statement):

1. Use of property is a permitted use, single family residence, in a WRL district
2. Use is inconsistent with Hotel, Inn or Motel; as defined in Article 13 Sec. 13.1.2 of the CDO
3. Residence is one dwelling unit, not 3, or rooms.
4. There is no hotel lodging servies such as maid service, room service, valet parking, concierge services or other “customary lodging services” provided
5. Owner isn’t occupying the premises at the time of the rentals nor is a manager
6. There is nothing to distinguish the use being made of the property now from any other rental of a single family residence on the lake.

7. The ordinance definition of a hotel does not apply to the use of this property.
8. Appellant request a determination that there is no zoning violation in this matter.

RESPONSE:

1. Agree single family residence in a WRL district is a permitted use.
2. Residence is advertised/rented out on daily or weekly basis. Guests are short-term (less than 30-days) and pay for occupancy at Premises. Comments in Advertisement refer to as many as 6 people renting at any given time (see Airbnb comments below). Lodging services are provided (see #4 below). Accommodations are subject to Vermont rooms and meals tax. Some Airbnb listed accommodations specifically state whether tax is included or not. This particular advertisement does not; therefore, not known if they have paid the required rooms and meals taxes.
3. Residence is a single dwelling unit with 6 rooms (listed in City records as 2 bedrooms – Airbnb advertisement is for 3 bedrooms offering the den as a 3rd bedroom option). Note that it has not been determined that the den meets minimum life safety codes for use as a rental bedroom – for example does it have the required hard wired individual smoke/CO2 detectors or egress windows?). Comments in advertisement state as many as 6 (unrelated) people can and have stayed there at one time. This does not comply with the allowable occupancy of a single family unit in the WRL zone.
4. The appellant's position that "customary lodging services" are not provided does not take into account the present variety of short term lodgings that can now be found all over the world. All hotels range in services from the very basic bed and TV, to luxury hotels with a great variety of services. The current situation certainly provides more services than one would find in house rentals. Many smaller lodgings that are now of the norm do not provide maid service on a daily basis nor room service. Advertisement does indicate fresh linens are provided prior to arrival, coffee is provided, kitchen is stocked, land line phone is available for incoming/outgoing calls, shampoo is provided, bottle of wine. Managers are available via phone (similar to picking up the phone in a hotel room). The advertisement does not indicate whether customers are responsible for cleaning the house prior to leaving the Premises, thus it appears that the managers provide this service (i.e. maid service). Advertisement also states managers greet customers upon arrival, open the door, show the house, and leave the key (similar services to a concierge). These services are not required for a single family home being used as neither a "family" nor a rental unit. See Airbnb Web Site comments below.
5. Agree, owner is not occupying home, managers live up the street; but when there are guests, managers are available by phone, same as a hotel; i.e. pick up the phone to call front desk.
6. A major issue is that if, as the appellants claim, it is being rented as any other single family rental, then it needs to meet minimum housing codes, and occupancy must be limited to a "family" as defined in the CDO. This limits the number of unrelated occupants. Renting to unrelated, unknown individuals for a short time for a fee may be construed as a public building.

7. The City believes the short term compensated use complies with the Hotel definition. It is an establishment rented for a fee,, allowing up to six short-term unrelated guests to stay at one time, customary lodging services are provided, and the use, less than 30-days is subject to Vermont Rooms and Meals Tax (no evidence if the tax is paid).

Web address: <https://www.airbnb.com/rooms/1200930?s=xCaJ>

RELIEF REQUESTED BY APPELLANT:

A determination from the DRB that there are no zoning violations in this matter.

CITY SUBMITTALS

- Appeal
- Air BnB Advertisement – see below
- Notice of Violation

CONCLUSION:

- **CDO definitions:**
 - **Bed and Breakfast:** *An owner-occupied residence, or portion thereof, in which short-term lodging rooms are rented and where only a morning meal is provided on-premises to guests. Residence is not owner-occupied, does comply with short-term lodging, morning meals are not served.*
 - **Boarding House:** *A building or premises where rooms are let to individuals for compensation for a period of time greater than thirty (30) days, and where meals may be regularly served in a common dining area. Hotels, motels, apartment houses, bed and breakfasts, dormitories, sorority, fraternities and historic inns, shall not be considered boarding houses. Individual rooms are not rented for compensation, the entire structure is. In this case, the period of rental is less than 30 days with the entire house rented. There is no common dining room for meals..*
 - **Commercial:** *Any activity involving the purchase, sale, storage, or other transaction regarding the disposition of any article, substance, commodity, or services for consideration and profit; and the maintenance or conduct of offices, professions, dwelling rooms and units, or recreational or amusement enterprises conducted for profit. This definition supports a change in use, residential use to commercial use as the unit is conducted for profit.*
 - **Dwelling Unit, Single Detached:** *Free standing residential structure containing a single dwelling unit occupied by a "family." and where rooms are not let to individuals. Also known as a single family residence (SFR). (See definition of Family). Existing use does not correspond to "Family" definition. Definition does not allow for income producing short-term lodging.*

- **Family:** One or more persons occupying a dwelling unit and living as a single nonprofit housekeeping unit, but not including group quarters such as dormitories, sororities, fraternities, convents, and communes. Occupancy by any of the following shall be deemed to constitute a family:
- Members of a single family, all of whom are related within the second degree of kinship (by blood, adoption, marriage or civil union).
- A “functional family unit” as defined below.
- Persons with disabilities as so defined in Title VII of the Civil Rights Act of 1968, as amended by the “Fair Housing Amendments Act of 1988”.
- A state registered or licensed day care facility serving six or fewer children as required by 24 V.S.A. 4412(5), as the same may be amended from time to time.
- No more than four unrelated adults and their minor children.

For purposes of this definition of family, a group of adults living together in a single dwelling unit and functioning as a family with respect to those characteristics that are consistent with the purposes of zoning restrictions in residential neighborhoods shall be regarded as a “functional family unit” and shall also qualify as a family hereunder. There is no consistency with tenants. According to the comments listed within the advertisement, at times there up to six unrelated occupants.

- **Owner Occupied:** Where owner occupancy is required by this ordinance, owner occupancy shall mean occupancy of premises by an owner for at least 50% of the year. Owner does not occupying dwelling for at least 50% of the year. Her primary residence is in Eau Claire, WI. **Public Use:** A use that is owned and operated by a public agency, or by a private/non-profit entity for use by the general public without unreasonable restriction. This dwelling unit is privately owned and used by the general public without unreasonable restrictions.
- **Rental Dwelling Unit:** Any dwelling unit which is made available to a non-owner by another for compensation, pursuant to a lawful lease or rental agreement, whether oral or written, expressed or implied. Chapter 18 of the Burlington Code of Ordinances does not recognize the unit as a rental if rented for less than a 30-day period.
- **Residential:** Regularly used by its occupants as a permanent abode, which is made one's home as opposed to one's place of business and which has housekeeping and cooking facilities for its occupants only. The current use does not meet the definition of Residential because occupants do not use it as a permanent abode and Owners are compensated for occupants to temporary use the house.
- **Rooming Unit:** as defined by Chapter 18 of the Burlington Code of Ordinances. Examples include dormitories, fraternities, sororities, and boarding houses. This shall not include units for the temporary occupancy of patients or guests in a hospital, hotel, motel or convalescent facility. Any four (4) “rooming units” shall be considered a single housing unit in calculating **Article 13: Definitions v. 09.10.12 Comprehensive Development Ordinance p. 13-36 City of Burlington, VT. Rooming Unit, as defined by Chapter 18 of the Burlington Code of Ordinances, shall mean any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping.**

but not for cooking or eating purposes. Current use allows occupants to cook and eat in the unit.

Calendar listing available dates for renting the unit is located at <https://www.airbnb.com/rooms/1200930?s=046D>

Some hosts set custom pricing for certain days on their calendar, like weekends or holidays. The rates listed are per day and do not include any cleaning fee or rates for extra people the host may have for this listing.

Appellant's house, located at 17 Eastman Way, differs from a single family residence. The dwelling unit serves the public, for a profit, and does not comply with the family definition of the CDO; thus does not comply with the the single detached dwelling unit definition. An advertisement is posted on the AirBnB web site for any member of the public to use for compensation. Included in the fee is a fully furnished 3 bedroom house (6-rooms), fully stocked kitchen, clean linens, complimentary bottle of wine, and use of a land-line phone. Customers are met at the house upon arrival, door is opened, a tour of the house is provided, and phone number should maintenance and/or other normal hotel concierge services are needed. When customer leaves, managers provide "maid services" by cleaning the house and replenishing used items, in preparation for the next guests.

Unlike a single family house, there is no stability. Guests change from day to day, week to week, month to month. There is no opportunity to be part of a neighborhood as an owner occupied dwelling unit would with the names and faces changing constantly. Guests treat the house as a vacation home and as such continuously hold parties that don't respect the quietness of a residential neighborhood. If the unit were to be rented to the same residents over 30 days per year, the use would be considered permanent and considered a rental. This requires registration as a rental with the Code Enforcement Office under Section 18 of the Citywide Ordinance. As such it must be inspected to insure that it meets minimum housing/life safety standards.

Appellant is not permitted to use the premises for a hotel, which is not allowed in the WRL zone; operation of the hotel without a permit violates the zoning ordinance. They do not possess a Lodging Establishment License with the State of Vermont to operate a hotel; it is unknown whether or not they pay room and meals taxes, advertisement does not state if rooms and taxes are included with the price. The State of Vermont requires rooms and meals taxes on lodging for profit if leased for 15 or more days/year; if rented over 30 days to the same resident, it is considered permanent rental. There is concern with the health, safety and welfare of the public as adopted regulations have not been met. Further, in offering wine a liquor license may well be required and this may be an additional violation of state law.

RECOMMENDATION:

The DRB is requested to uphold the issuance of the NOV and the determination that property located at 17 Eastman Way has violated the provisions of the Zoning Ordinance by providing lodging to the public for compensation without a zoning permit; and as such is a hotel and not a single detached dwelling unit.

It is further requested that the Board to order Appellant to cease and desist operation of the “hotel” immediately and comply with the “Family Definition of the City’s zoning ordinance (Article 13). Remove the advertisement from the *AirBnB* web site and any other place of advertisement. Any unpaid rooms and meals taxes shall be paid immediately, and that the provision of alcohol to guests is be reported to the appropriate authorities. Documentation for the discontinued use must be submitted to the Code Enforcement Office within 30 days from date of DRB decision to verify compliance. .

Information accessed from Assessor's Property Data:

Property Details

Grade	EXCELLENT	Heat Type	HOT WATER	Heat Fuel	GAS
Acres	0.2566	Gross Area	5,292	Finished Area	2,564
Building Type	CAPE COD	Year Built	2005	Units	1
Rooms	6	Bedrooms	2	Baths (Full/Half)	2 / 0
Zoning	RLW	Foundation	S	Depreciation	0.00 %



Air BnB Advertisement Description:

The Space

Wake up to shimmering Lake Champlain in Burlington Vermont! The Eastman house is a magnificent post and beam architectural gem, spectacular in the winter. It boasts cathedral ceilings in the dining area and the master suite, a wonderful gas fireplace and radiant heat. The entire house has large southern facing windows overlooking the lake/Shelburne Bay. A large walk out patio leads to a screened gazebo and to a fenced in lawn that butts against the lake shore. It has a modern kitchen stocked with everything you would need and an attached garage. The master suite is loft style with a full bathroom, queen bed and a daybed. There is a downstairs bedroom with a queen bed next to a full bath and a den that is easily converted into a third bedroom. (Please note: not everyone gets great cell service here, but there is a land line you are free to use for all outgoing and incoming calls.) Our house is in a quiet neighborhood and the neighbors are quite close. Parks and walking trails are within walking distance. The bike path is two blocks away. The shops and restaurants of Burlington are a 15 minute bicycle ride, 5-10 minute drive, and a 45 minute walk. It is also a short drive to I89 and Rte 7 for easy access to other places in Vermont.

Room type: Entire home/apt

Accommodates: 6

Bedrooms: 3

Bathrooms: 2

Beds: 2

Extra people: No Charge

Minimum Stay: 3 nights

Weekly Price: \$2000 /week

Country: [United States](#)

City: [Burlington](#)

Cancellation: [Flexible](#)

Air BnB Web Site Comments from Guests Who Stayed at Premises:

- I stayed here with a **group of 6 ladies** for a wedding weekend. The house is perfect! It's even better than the pictures show. The location is beautiful and it's a quick ride into

town. I would recommend going with close friends or family as the 2nd floor loft and bathroom are open (no ceiling on the bathroom). We had a blast and I hope to return!

April 2014

- What a beautiful home and a great place to spend a holiday weekend while visiting VT. The home is stunning, as are the views of Lake Champlain. **The hosts were gracious enough to leave some goodies in the fridge, lots of clean towels and a binder of suggestions for the area.** The home was clean, the lay-out bright and spacious, and it felt like home-away-from-home in every sense of the word. **The kitchen was well-supplies with cooking utensils and such, so we were able to cook a delicious birthday dinner for my husband instead of going out.** The fireplace in the living room was the coziest gathering place in the house, and spent much of our time there, visiting with our friends. For those who care about these things: the water pressure in the showers was outstanding! :) We were also glad to be able to use the washing machine/dryer to do weekend laundry. The hosts were in touch with us, available for questions during the booking process and gave us plenty of time to arrive and leave. We would absolutely book their home again, and can't say enough about what a great experience we had. Oh! And right before we left we saw an American Bald Eagle in the yard! Within 20 feet of the house, in a tree. It was the perfect ending to a perfect weekend!

January 2014

- Brooke and Alissa's house is lovely. **The kitchen is fully stocked** and the view on the lake is stunning. **The house has everything you need to have a comfortable stay, from towels to a great indoor fireplace.** However, the open loft layout which is awesome during the day becomes a problem at night if people go to bed at different times; sound travels too well.

November 2013

- Very nice. close to Burlington and highway. **My two sisters stayed upstairs and shared a bed. One brother stayed upstairs in his own room. My father had his own room on the ground floor. I slept in the tv room on a pullout couch and my other brother slept on a blowup mattress. All were comfortable.** Neighbors are close but friendly. beach area a very short walk. pretty views. kitchen area perfect just needs a few more pots and pans if you want to do large dinners which we did...Large table in living room was perfect and extended out. Some of us had a problem with our cell phones but once you located the right place , they worked fine. internet I could not connect to and I didn't bother to call owner for help. home phone was a help since cells did not always work. House was very clean and pretty much beautiful. I suggested shades and or curtains since the windows are everywhere and the neighbors on one side was pretty close and my sisters like to walk around in their pajamas....Overall rate excellent.

September 2013

- We had such a lovely experience here! The house was a dream, with a lovely view of Lake Champlain and within minutes of all the fun things to do in Burlington. **Our hosts went above and beyond by providing extras like a welcome bottle of wine and snacks (so appreciated by the travel weary) and coffee for the morning so we didn't have to run to the grocery store on our first night. All of the amenities of the house were luxurious (down to the bedding and shampoo) for an exceptional vacation experience. This was an excellent value for the money and we're already planning return trips. I highly recommend this house for your vacation. We had 5 adults (no children), and would have been comfortable with 6.**

August 2013

Amenities:

• Smoking Allowed	• Pets Allowed	• TV
• Cable TV	• Internet	• Wireless Internet
• Air Conditioning	• Heating	• Elevator in Building
• Wheelchair Accessible	• Pool	• Kitchen
• Free parking on premises	• Doorman	• Gym
• Hot Tub	• Shampoo	• Indoor Fireplace
• Buzzer/Wireless Intercom	• Breakfast	• Family/Kid Friendly
• Suitable for Events	• Washer	• Dryer
• Smoke Detector	• CO Detector	• First Aid Kit
• Safety Card	• Fire Extinguisher	•



Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415

Phone: (802) 865-7188

Fax: (802) 865-7195

www.burlingtonvt.gov/pz

RECEIVED

MAY 15 2014

DEPARTMENT OF
PLANNING & ZONING

Appeal of an Administrative Decision Request

Use this form to appeal any Administrative Decision or Notice of Violation - See Sec. 12.2.2 of the Zoning Ordinance.

SUBJECT LOCATION ADDRESS: 17 Eastman Way, Burlington, Vermont

Subject Property Owner: Lois Helland

Appellant: Lois Helland

Agent/Representative: L. Randolph Amis, Esq.

Mailing Address: PO Box 238

City, St, Zip: Burlington, VT 05402-0238

Day Phone: 802-658-8900 Email: LRA@LRandolphAmis.com

Appellant Signature: Lois Helland Date: May 15, 2014
by L. Randolph Amis, Esq.

In order for your request to be considered complete, ALL of the following information must be provided, as applicable:

- ☒ The Appeal fee of \$250;
- ☐ Description of the decision under appeal;
- ☐ Description of the property subject to the appeal;
- ☐ Reference to the regulatory provisions applicable to the appeal;
- ☐ Relief requested by the appellant;
- ☐ Alleged grounds why such requested relief is believed proper under the circumstances.

Office Use Only:

Check No. 9330 Amount Paid \$250 Zoning Permit # 14-1089AP

L. Randolph Amis, ESQ., P.C.
ATTORNEYS AT LAW

110 Main Street, Suite 3A
P.O. Box 238
Burlington, VT 05402-0238

Telephone 802.658.8900
Facsimile 802.658.6900
LRA@LRandolphAmis.com
www.LRandolphAmis.com

L. Randolph Amis, Esq.

Robert J. Perry, Esq., of Counsel
Nancy L. Benson, Legal Assistant

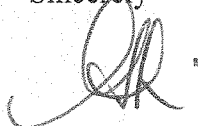
May 15, 2014

Department of Planning and Zoning
149 Church Street, City Hall
Burlington, VT 05401-8415

Dear Sir or Madam:

Enclosed please find an Appeal of an Administrative Decision Request, Appeal of Notice of Violation and check for \$250.00 for the appeal fee.

Sincerely



L. Randolph Amis, Esq.

LRA/nlb
Enclosures

RECEIVED

MAY 15 2014

DEPARTMENT OF
PLANNING & ZONING

**CITY OF BURLINGTON
PLANNING AND ZONING DEPARTMENT**

APPEAL OF NOTICE OF VIOLATION

In RE: Zoning Violation# 269613
17 EASTMAN WAY, BURLINGTON, VT
TAX LOT #056-2-021-000

Lois Helland, owner of the property described above, by and through her attorney, L. Randolph Amis, Esq., appeals the Notice of Violation in this matter dated May 5, 2014, a copy of which is attached.

The basis of Ms. Helland's appeal is that the use of the property is a permitted use, namely single family residence, in the district in which it is located. The basis of the violation is that the use is as a hotel. The definition as a hotel is, as stated in the Burlington Comprehensive Development Ordinance, Article 13 Definitions, Section 13.1.2:

Hotel, Inn or Motel: An establishment providing for a fee three or more temporary guest rooms and customary lodging services, and subject to the Vermont rooms and meals tax.

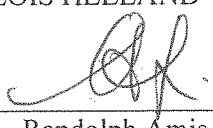
The single family residence is one dwelling unit, not 3 units, or rooms. There are no hotel lodging services such as maid service, room service, valet parking, concierge services or other "customary lodging services" provided. The owner is not occupying the premises at the time of the rentals, nor is a manager. There is nothing to distinguish the use being made of the property now from any other rental of a single family residence on the lake. The ordinance definition of a hotel does not apply to the use of this property.

Ms. Helland requests a determination that there is no zoning violation in this matter.

Dated at Burlington, Vermont, this 15th day of May, 2014.

LOIS HELLAND

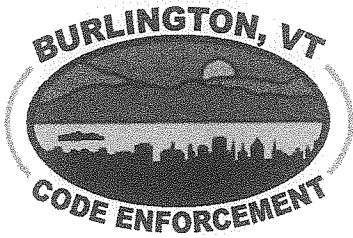
By: _____


L. Randolph Amis, Esq.
110 Main Street, Suite 3A
PO Box 238
Burlington, VT 05402-0238

RECEIVED

MAY 15 2014

DEPARTMENT



CODE ENFORCEMENT OFFICE
645A Pine St, PO Box 849
Burlington, VT 05402-0849
VOICE (802) 863-0442
FAX: (802) 652-4221

NOTICE OF ZONING VIOLATION (NOV)

May 5, 2014

Mailed Certified Mail 7010 0780 0001 2226 1148
And FIRST CLASS MAIL

LOIS HELLAND
400 FOX MOOR LN
EAU CLAIRE, WI 54701

NOTICE OF VIOLATION AT:
17 EASTMAN WAY, BURLINGTON, VT
TAX LOT #056-2-021-000

Zoning Violation# 269613

Dear MS HELLAND,

It has come to the attention of this office that a zoning violation exists at 17 Eastman Way.

Description of Violation: Change of use: conversion of single family residence to a hotel without an approved zoning permit. See attached documents.

Burlington Comprehensive Development Ordinance (CDO) Article(s): 2, 3, 5, 12, 13 and 24 VSA §4451.

Please be advised that violations of the CDO are subject to fines of up to two hundred dollars (\$200.00) for each day that a violation continues. You may submit an application to attempt correction of the violation, however, but advised application and filing fees are subject to a fee increase for permits required to correct a violation (see Violation Details Remedy Options #2 and CDO Section 2.7.8).

This correspondence serves as a formal notice of a zoning violation pursuant to 24 V.S.A §4451. You have seven (7) days from receipt of this notice to cure the referenced violation. Additional warnings for the violation are not required and will not be forthcoming. In the event that the violation is not cured or remedied as provided for in this notice, the City will pursue enforcement of the violation as provided for by law.

This NOV is a decision of the Zoning Enforcement Officer, designee of the Burlington Zoning Administrator. It may be appealed to the Development Review Board in accordance with the provisions of CDO Sections 2.7.1 and 12.2.2 provided that such appeal is filed within fifteen (15) days of the date of this NOV i.e. May 20, 2014, and accompanied by the appropriate fee in accordance with Sec. 3.2.4(a) of the CDO. Appeal fee and completed application shall be filed with the City's Planning and Zoning Office (City Hall, 149 Church Street) by 4 pm on **May 20, 2014**; an appeal shall not be perfected until the fee is received.

If you have any questions, please call me at (802) 864-8518.

Sincerely,

Jeanne Francis, Zoning Specialist

Enclosures: Violation Details

Cc: Land Records for Tax Lot # 056-2-021-000

RECEIVED
MAY 15 2014

DEPARTMENT OF
PLANNING & ZONING

VIOLATION DETAILS

LOCATION: 17 EASTMAN WAY

ZONE: WRL (waterfront residential low density) Zoning District.

DECISION DATE: May 5, 2014

VIOLATION DESCRIPTION: Change of use: single family home converted to a hotel without an approved zoning permit.

FINDINGS:

-
- June 25, 2013 property owner transferred to Lois Helland; property sold as a single family home.
- Property is listed on the Air B&B Website for \$325 per night.
- First comment from a guest was dated August 2013.
- November/December 2013 neighbors started issuing complaints to the Code Enforcement Office that Premises was being rented out nightly/weekly.
- December 4, 2013 a notification letter was sent to Lois Helland, owner of property, informing her of complaints from neighbors and was given the opportunity to refute the allegations.
- December 12, 2013 received a response from Mark Helland asking for an additional week to refute the allegations; one week extension was granted.
- December – Today additional complaints received.
- April 2014 Advertisement on Air B&B website, confirmed premises is being rented on a day by day basis (minimum 3 day stay); calendar indicates Premises is fully booked until August 2015.
- April 2014 Air B&B discloses that Brooke and Alissa Monte manage the property and live about ten minutes from 17 Eastman Way; Owner Lois Helland is Alissa's mother.
- The structure is being used as a "hotel" based on the Comprehensive Development Ordinance definition of a "Hotel, Inn or Motel":
Hotel, Inn or Motel: An establishment providing for a fee three or more temporary guest rooms and customary lodging services, and subject to the Vermont rooms and meals tax.
- Owner does not have a zoning permit to operate a hotel at Premises.
- A hotel, motel or Inn is not a permitted use in the WRL (waterfront residential low density) zoning district.

REMEDY OPTIONS:

Within seven (7) days from receipt of this notice you may cure the violation by:

- 1) Removing the hotel use(renting by the day and/or week but less than 30 days) and complying with the CDO "Family" definition. Hotel use is not a permitted use in the WRL zone and must cease and desist immediately. All advertisement for

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short-term renting (i.e. hotel use as defined in the CDO) must be discontinued immediately. Documentation for the discontinuance must be submitted to the Code Enforcement Office to verify compliance prior to closing the violation folder and releasing the notice of violation from the City's land records.

- 2) A hotel is not a permittable use in the City's CDO WRL zone. Should the single-family house become a long-term rental, rented for a period above 30 days, it must be registered with the Code Enforcement Office and is subject to inspection regarding minimum housing standards.

**APPEAL
RIGHTS:**

You have the right to appeal the enforcement officer's decision that a zoning violation exists on your property to the Development Review Board in accordance with the provisions of Articles 2.7.11 and 12.2.2 of the CDO within fifteen (15) days from the date of this notice. **The deadline for filing an appeal is 4 pm on May 20, 2014.** Submit a complete application with ZV# and appropriate fee to the Department of Planning and Zoning, accompanied by a memo stating the ZV#, the owner's name and address, a brief description of the property with respect to which the appeal is taken, a reference to the regulatory provisions applicable to that appeal, the relief you are requesting, and the alleged grounds why such relief is believed proper under the circumstances. *Failure to appeal constitutes admission that the violation exists, and the decision of the enforcement officer shall be binding 24 V.S.A §4472(d).*

**REGULATION
CITATION:**

CDO Article(s): 2, 3, 5, 12, 13 and 24 VSA §4451

Copy of Air B&B Advertisement Attached

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DEPARTMENT OF
PLANNING & ZONING

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HELP - LIST YOUR SPACE (ROOMS/NEW)

DEPARTMENT OF PLANNING & ZONING

Where are you going?

BROWSE

SIGN UP (/SIGNUP_LOGIN?REDIRECT_PARAMS[ACTION]=SHOW&REDIRECT_PARAMS[CONTROLLER]=ROOMS&REDIRECT_PARAMS[ID]=1200930&REDIRECT_PARAMS[S]=_gz9)

LOG IN (/LOGIN?REDIRECT_PARAMS[ACTION]=SHOW&REDIRECT_PARAMS[CONTROLLER]=ROOMS&REDIRECT_PARAMS[ID]=1200930&REDIRECT_PARAMS[S]=_gz9)

Tweet (<http://twitter.com/share?text=Love%20this!%20%22Burlington%20VT%20On%20the%20Waterfront%20in%20Burlington%22%20%40airbnb&url=https://www.airbnb.com/rooms/1200930&related=airbnb>)

8+1

Like {11}

Burlington VT On the Waterfront

House (/s/Burlington--VT?type=house) - Entire home/apt - Eastman Way Dr, Burlington, VT 05401, United States

Photos Maps Calendar

Select Month July 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1

Available

Unavailable

Past

The calendar is updated every five minutes and is only an approximation of availability.

Some hosts set custom pricing for certain days on their calendar, like weekends or holidays. The rates listed are per day and do not include any cleaning fee or rates for extra people the host may have for this listing. Please refer to the listing's Description tab for more details.

We suggest that you contact the host to confirm availability and rates before submitting a reservation request.

Per Night ☒

From \$325

Check in mm/dd/yyyy

Check out mm/dd/yyyy

Clear Dates

Review May 2014						
Su	Mo	Tu	We	Th		
					1	
4	5	6	7	8		
11	12	13	14	15		
18	19	20	21	22		
25	26	27	28	29		
1	2	3	4	5	6	7

Book It Instant Book

Contact Me

Save to Wish List

Saved 110 times

Description Amenities House Rules

The Space

Wake up to shimmering Lake Champlain in Burlington Vermont!

The Eastman house is a magnificent post and beam architectural gem, spectacular in the winter. It boasts cathedral ceilings in the dining area and the master suite, a wonderful gas fireplace and radiant heat. The entire house has large southern facing windows overlooking the lake/Shelburne Bay. A large walk out patio leads to a screened gazebo and to a fenced in lawn that butts against the lake shore. It has a modern kitchen stocked with everything you would need and an attached garage.

The master suite is loft style with a full bathroom, queen bed and a daybed. There is a downstairs bedroom with a queen bed next to a full bath and a den that is easily converted into a third bedroom. (Please note: not everyone gets great cell service here, but there is a land line you are free to use for all outgoing and incoming calls.)

Our house is in a quiet neighborhood and the neighbors are quite close. Parks and walking trails are within walking distance. The bike path is two blocks away. The shops and restaurants of Burlington are a 15 minute bicycle ride, 5-10 minute drive, and a 45 minute walk. It is also a short drive to I89 and Rte 7 for easy access to other places in Vermont.

Room type:	Entire home/apt
Accommodates:	6
Bedrooms:	3
Bathrooms:	2
Beds:	2
Extra people:	No Charge
Minimum Stay:	3 nights
Weekly Price:	\$2000 /week
Country:	United States (/s/United-States)
City:	Burlington (/s/Burlington--VT)
Cancellation:	Flexible (/home/cancellation_policies/flexible)



Brooke And Alissa
(/users/show/6559869)

More about the host Less about the host

Languages
English, Español

About

Alissa and Brooke Monte live in Burlington about ten minutes from 17 Eastman Way. Alissa's parents own this property as a second home until her mom retires as a biology professor. Lois and Mark mostly live in Wisconsin, so Alissa and Brooke are the local contacts! Brooke is an artist specializing in fine art oil painting. Alissa works at a nearby yoga studio/ physical therapy office.

Reviews (12) Friends (0)

Overall Guest Satisfaction

★★★★★

Accuracy

★★★★★

Cleanliness

★★★★★

Check In

★★★★★

Communication

★★★★★

Location

★★★★★

Value

★★★★★

★★★★★

★★★★★



Bree (users/show/6200101)

I stayed here with a group of 6 ladies for a wedding weekend. The house is perfect! It's even better than the pictures show. The location is beautiful and it's a quick ride into town. I would recommend going with close friends or family as the 2nd floor loft and bathroom are open (no ceiling on the bathroom). We had a blast and I hope to return!

April 2014



Russell (users/show/2454725)

Met with Brooke at our arrival - very nice guy who gave us a quick tour and then got out of the way for us to take over. The house was amazing! Everything was clean, organized and functional. We loved the fireplace and radiant heating. The lake was frozen so we got to skate around on it even though it was bumpy and we were nearly blown over by the wind that day. Fun stuff.

Great time for the 6 of us! Absolutely no complaints. Would stay again! Thank you!

March 2014



Susan (users/show/11928517)

Brooke and Alissa have a beautiful home! We were able to visit with friends we haven't seen in 15 years. The kitchen was well equipped, the rooms were comfortable and the setting was so pretty we rarely ventured out. We had a delightful time just sitting in the living room with a fire lit, reminiscing and catching up.

February 2014



Ashley (users/show/5037691)

Lovely house and lovely hospitality. Recommend for any season!

February 2014



Erika (users/show/7931289)

What a beautiful home and a great place to spend a holiday weekend while visiting VT. The home is stunning, as are the views of Lake Champlain. The hosts were gracious enough to leave some goodies in the fridge, lots of clean towels and a binder of suggestions for the area. The home was clean, the lay-out bright and spacious, and it felt like home-away-from-home in every sense of the word. The kitchen was well-supplied with cooking utensils and such, so we were able to cook a delicious birthday dinner for my husband instead of going out. The fireplace in the living room was the coziest gathering place in the house, and spent much of our time there, visiting with our friends. For those who care about these things: the water pressure in the showers was outstanding! :) We were also glad to be able to use the washing machine/dryer to do weekend laundry. The hosts were in touch with us, available for questions during the booking process and gave us plenty of time to arrive and leave. We would absolutely book their home again, and can't say enough about what a great experience we had. Oh! And right before we left we saw an American Bald Eagle in the yard! Within 20 feet of the house, in a tree. It was the perfect ending to a perfect weekend!

January 2014



Christie (users/show/700638)

Brooke and Alissa's house is lovely. The kitchen is fully stocked and the view on the lake is stunning. The house has everything you need to have a comfortable stay, from towels to a great indoor fireplace. However, the open loft layout which is awesome during the day becomes a problem at night if people go to bed at different times; sound travels too well.

November 2013

View full profile (users/show/6200101)

Response Rate 60%

Response Time a few days or more

Calendar Updated 2 weeks ago

Contact Me

How does Airbnb promote safety?

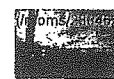
- Educate yourself about safety (/safety)
- Protected by the Airbnb Host Guarantee (/guarantee)
- 24/7 phone support
- Rich user profiles and reviews

Are you or your friends connected with this host?

Over 600 million social connections have been made. Join your friends and see where they've stayed.

f	Log in with Facebook
	(https://www.facebook.com/di
	client_id=138565025676&redir
	3A%2F%
	2Fwww.airbnb.com%
	2Fauthenticate%
	3Fredirect_params%
	5Baction%5D%3Dshow%
	26redirect_params%
	5Bcontroller%5D%
	3Drooms%
	26redirect_params%
	5Bfb_login%5D%3D1%
	26redirect_params%5Bbid%
5D%3D1200930%26ref%	
3Dfb_p3side&scope=email%	
2Cuser_birthday%	
2Cuser_likes%	
2Cuser_education_history%	
2Cuser_hometown%	
2Cuser_interests%	
2Cuser_activities%	
2Cuser_location%	

Similar Listings



2.4mi away
(rooms/2364622)
\$80 per night



4.0mi away
(rooms/1114496)
\$120 per night



1.9mi away (rooms/229018)
\$119 per night

Burlington VT On the Waterfront in Burlington



Emilia (/users/show/3080744)

What a beautiful and luxurious house. Amazing spot in front of the lake and close to the bike route. Brooke And Alissa were the best hosts.

October 2013



Jay (/users/show/1900019)

What an amazing house! We had a great time at Brooke and Alissa's place. Alissa was very responsive to our pre-visit emails and walked us through the house when we arrived. The house is a wonderfully designed timber frame with radiant floor heating, elegant and comfortable furnishings, great artwork and has a view of Lake Champlain. We also enjoyed walking around the neighborhood, our daughter really liked going to the giant treehouse at nearby Oakledge Park. I would highly recommend this place to anyone seeking a high class get away and I hope to get back there with my family again sometime soon.

October 2013



Charles (/users/show/8133634)

Very nice, close to Burlington and highway. My two sisters stayed upstairs and shared a bed. One brother stayed upstairs in his own room. My father had his own room on the ground floor. I slept in the tv room on a pullout couch and my other brother slept on a blowup mattress. All were comfortable. Neighbors are close but friendly, beach area a very short walk, pretty views, kitchen area perfect just needs a few more pots and pans if you want to do large dinners which we did...Large table in living room was perfect and extended out. Some of us had a problem with our cell phones but once you located the right place, they worked fine. Internet I could not connect to and I didn't bother to call owner for help. Home phone was a help since calls did not always work. House was very clean and pretty much beautiful. I suggested shades and or curtains since the windows are everywhere and the neighbors on one side was pretty close and my sisters like to walk around in their pajamas....Overall rate excellent.

September 2013



John (/users/show/7332452)

What a beautiful home in a lovely location! Alissa met us (even though it was late when we arrived) and gave us a tour of the house. She told us of an event going on downtown that we knew about but if we hadn't it would have been a great tip. The house was quiet, comfortable and nicely furnished; there was nothing we lacked. We carried our kayaks down to the neighborhood beach and discovered just how close to downtown we were. This is a prime location for activities in downtown Burlington. We wished we could have launched our kayaks right from the yard but that was a bit tricky with the stone wall. But the neighborhood beach is just three houses away. The bike path is literally right in the neighborhood and it is just a 2.5 mile ride into downtown. This is a home that is well worth staying at!

September 2013

1 (/rooms/this_hosting_reviews/1200930?reviews_page=1&s=_gz9)

2 (/rooms/this_hosting_reviews/1200930?reviews_page=2&s=_gz9)

Next → (/rooms/this_hosting_reviews/1200930?reviews_page=2&s=_gz9)

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2.3mi away
(/rooms/1848881)
\$129 per night



4.1mi away
(/rooms/1168083)
\$80 per night

(/rooms/253288)

2.6mi away
(/rooms/2532882)
\$55 per night

(/rooms/758889)

2.4mi away (/rooms/758889)
\$40 per night

(/rooms/155253)

2.4mi away
(/rooms/1552537)
\$50 per night

(/rooms/216065)

4.0mi away
(/rooms/2160658)
\$60 per night

(/rooms/248910)

2.5mi away
(/rooms/2489105)
\$45 per night

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DEPARTMENT OF
PLANNING & ZONING

Department of Planning and Zoning

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

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



TO: Development Review Board
FROM: Scott Gustin
DATE: June 17, 2014
RE: 14-1066SD; 395 Appletree Point Road

=====

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

Zone: WRL Ward: 4

Owner/Representative: Andrew Gary Reid

Request: Combined preliminary & final plat review of 2-lot subdivision; no development included.

Applicable Regulations:

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

Background Information:

The applicant is seeking combined preliminary and final plat approval to subdivide an existing lot into two lots. The property contains one single family home. The subdivision would result in a new vacant building lot and the remaining lot with the existing home. An identical subdivision was approved by the Development Review Board (12-0495SD) on November 28, 2011. The applicant intentionally allowed that approval to lapse but now wishes to subdivide again.

Previous zoning actions for this property are noted below.

- 11/28/11, Approval of 2-lot subdivision with no new development
- 9/21/04, Replace temporary car cover with garage and storage building
- 3/21/95, Boundary line adjustment with neighboring parcel to merge into 1 larger lot
- 1/23/92, Subdivide lot into two lots, each with a remaining single family home

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

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;

No development is included in this proposal. The new lot will be served by public sewer and water if developed in the future. Sufficient reserve capacity is available. Note that the plans refer to the Champlain Water District. They should refer instead to Burlington Water Department. A state wastewater permit will be required. **(Affirmative finding as conditioned)**

2. The character of the area affected;

Appletree Point Road is defined by single family homes along the lakeshore. The proposed subdivision would enable the construction of one more lakeshore home. **(Affirmative finding)**

3. Traffic on roads and highways in the vicinity;

Not applicable.

4. Bylaws then in effect;

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

5. Utilization of renewable energy resources;

Not applicable.

6. Cumulative impacts of the proposed use;

Not applicable.

7. Functional family;

Not applicable.

8. Vehicular access points;

The proposed vacant lot will front on Appletree Point Road and will be served by a private driveway. **(Affirmative finding)**

9. Signs;

Not applicable.

10. Mitigation measures;

Not applicable.

11. Time limits for construction;

Not applicable.

12. Hours of operation and construction;

Not applicable.

13. Future enlargement or alterations;

Not applicable.

14. Performance standards;

Not applicable.

15. Conditions and safeguards;

Approval of this project will be conditioned to implement the purposes of the zoning regulations.
(Affirmative finding)

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(1) Residential Low Density (RL)

The subject property is located in the WRL zone, which is intended primarily for single family homes and duplexes. Except for the subdivision itself, no development is included. The proposed vacant lot would be large enough to contain a single family home. **(Affirmative finding)**

(b) Dimensional Standards & Density

The minimum lot size in the WRL zone is 6,000 sf; however, this property is located within the Larger Lot Overlay. Within this overlay, the minimum lot size is 9,900 sf. The new vacant lot and the remaining lot would both exceed this minimum lot size.

Both lots will have more than 60' of road frontage, the minimum required.

The proposed subdivision will only affect the northern side yard setback for the existing home. As proposed, the home would remain 50' away from this newly formed boundary line. This distance exceeds the 20' minimum required. The new vacant lot contains a defined building envelope. The side yard setbacks are depicted at the minimum required 10% of lot width. The rear yard is affected by the lakeshore setback of 75'. An 83' lakeshore setback is proposed. The front yard setback is based on the average of existing neighboring homes (two homes on both sides of the new vacant lot). This average is 65'. The proposed building envelope depicts this average, plus or minus 5' as allowed.

Lot coverage on the remaining parcel with the existing home is not noted and must be, although it clearly remains below 35%. There is no lot coverage on the new vacant lot.

Building height is not applicable to this proposal.

The resultant 2.42 acre and 0.65 acre lots are sufficiently large enough for single unit density (4.4 units/acre in WRL zone/Larger Lot Overlay). **(Affirmative finding as conditioned)**

(c) Permitted & Conditional Uses

No development is included in this proposal. A single family home may be allowed on the vacant lot under separate permit. **(Affirmative finding)**

(d) District Specific Regulations

1. Setbacks

A. Encroachment for Residential Driveways

Not applicable.

B. Encroachment into the Waterfront Setback

Not applicable.

2. Height

A. Exceptions in the Waterfront RM District
Not applicable.

3. *Lot Coverage*

A. Exceptions for Accessory Residential Features
Not applicable.

4. *Accessory Residential Structures and Uses*
Not applicable.

5. *Residential Density*
Not applicable.

6. *Uses*
Not applicable.

7. *Residential Development Bonuses*
Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements
See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation
Not applicable.

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

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

Sec. 5.2.7, Density and Intensity of Development Calculations
See Sec. 4.4.5 (b) above.

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

Sec. 5.5.2, Outdoor Lighting
Not applicable.

Sec. 5.5.3, Stormwater and Erosion Control
Not applicable.

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Sec. 6.1.2, Review Standards

(a) Protection of important natural features

The subdivision itself will have no impact on important natural features. The proposed building envelope depicts where development may take place on the new lot. There are a few trees within the proposed building envelope, but most of the area is open lawn. Construction within the defined building envelope would take place relatively far away from the lakeshore. **(Affirmative finding)**

(b) Block size and arrangement

Not applicable.

(c) Arrangement of Lots

The proposed subdivision will split the existing lot in two and will result in two lots running front-to-back, road-to-shore similar to other lakeshore lots along Appletree Point Road. Lot sizes in this neighborhood vary widely. The sizes of the proposed lots are well within the established range of lot sizes in this area. **(Affirmative finding)**

(d) Connectivity of streets within the city street grid

Not applicable.

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

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

Not applicable.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

Not applicable.

Article 10: Subdivision Review

Sec. 10.1.7, Combined Preliminary and Final Plat

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

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

The proposed subdivision only is for 2 lots and thus qualifies to be considered in a combined hearing. **(Affirmative finding)**

Sec. 10.1.9, Final Plat Review

(a) Final Plat and Construction Detail Submission Requirements

6. Final Plat Specifications

This criterion requires that the final plat plan be drawn at a scale of 1" = 40'. The plans are at a 1" = 20" scale and must be revised accordingly. **(Affirmative finding as conditioned)**

(d) Review Criteria

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

See Article 4 of these findings.

2. The review criteria for Conditional Use and Major Impact in Article 3, Part 5 where applicable

See Article 3 of these findings.

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

See Article 5 of these findings.

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

See Article 6 of these findings.

Sec. 10.1.11, Recording of Final Plats

(a) Certifications and Endorsement

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

II. Conditions of Approval

1. Within 180 days of the date of final approval, the subdivision plat mylar, with all applicable endorsement signatures, shall be filed with the City Clerk per Sec. 10.1.11 of the Comprehensive Development Ordinance. Failure to do so shall render void the final plat approval.
2. Prior to filing the mylar in the city land records, the subdivision plat shall be revised to reflect the following, subject to staff review and approval:
 - a. Depiction of lot coverage on the remaining developed lot;
 - b. Revision of scale to 1" = 40';
 - c. Deletion of reference to Champlain Water District and replacement with Burlington Water Department; and,
 - d. Inclusion of certifications and endorsements language required under Sec. 10.1.11 (a) of the Comprehensive Development Ordinance.
3. No development is included in this approval.
4. Standard permit conditions 1-15.

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May 13, 2014.

Dear Planning and Zoning,

DEPARTMENT OF
PLANNING & ZONING

I spoke briefly with Scott Gustin regarding this request. I explained that it was identical to a former sub-division request that was approved by the City, but for which I had defaulted on by not submitting the Mylar so as to void the sub-division. I asked Scott if it would be possible to use the supporting data on record for that request rather than re-prepare the entire package. His initial response was that it would be "Conceptually" possible if this request was identical to the original. I do not wish to make any changes, so, to the best of my knowledge, it is identical. If it turns out that additional supporting data is necessary, I will gladly provide it.

Thank you,

Sincerely,

A. Gary Reid

Scott Gustin

From: Barry Simays
Sent: Friday, May 30, 2014 8:33 AM
To: Scott Gustin
Subject: RE: 395 Appletree Point Rd subdivision

Scott,

I have reviewed the subdivision plat and have no specific comments. Any future development will be governed by the fire/life safety/building codes adopted at the time of the development.

Thank you,

BC Barry Simays, CFI
Fire Marshal
Burlington Fire Department
132 North Avenue
Burlington, VT 05401
(802) 864-5577
(802) 658-7665 (Fax)
bsimays@burlingtonvt.gov

Non-Discrimination

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 or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative format please contact Human Resources Department at 865-7145.

From: Scott Gustin
Sent: Monday, May 19, 2014 10:51
To: Norm Baldwin; Jesse Bridges; Barry Simays; cburns@burlingtonelectric.com
Subject: 395 Appletree Point Rd subdivision

All,

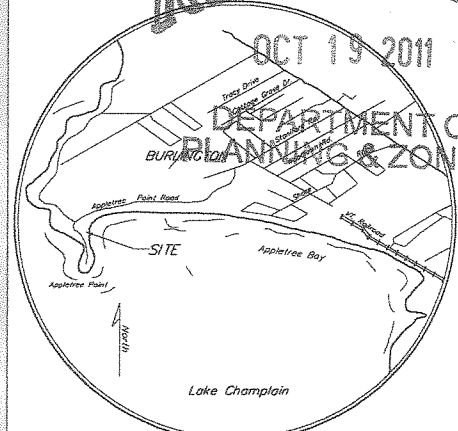
Attached is a proposed 2-lot subdivision by Gary Reid. No new development is included. An identical subdivision was approved in 2011 but was intentionally allowed to expire by the property owner. This application is scheduled for the Development Review Board's June 17, 2014 meeting. If you have any comments about the subdivision, please send them to me by June 6, 2014.

Scott

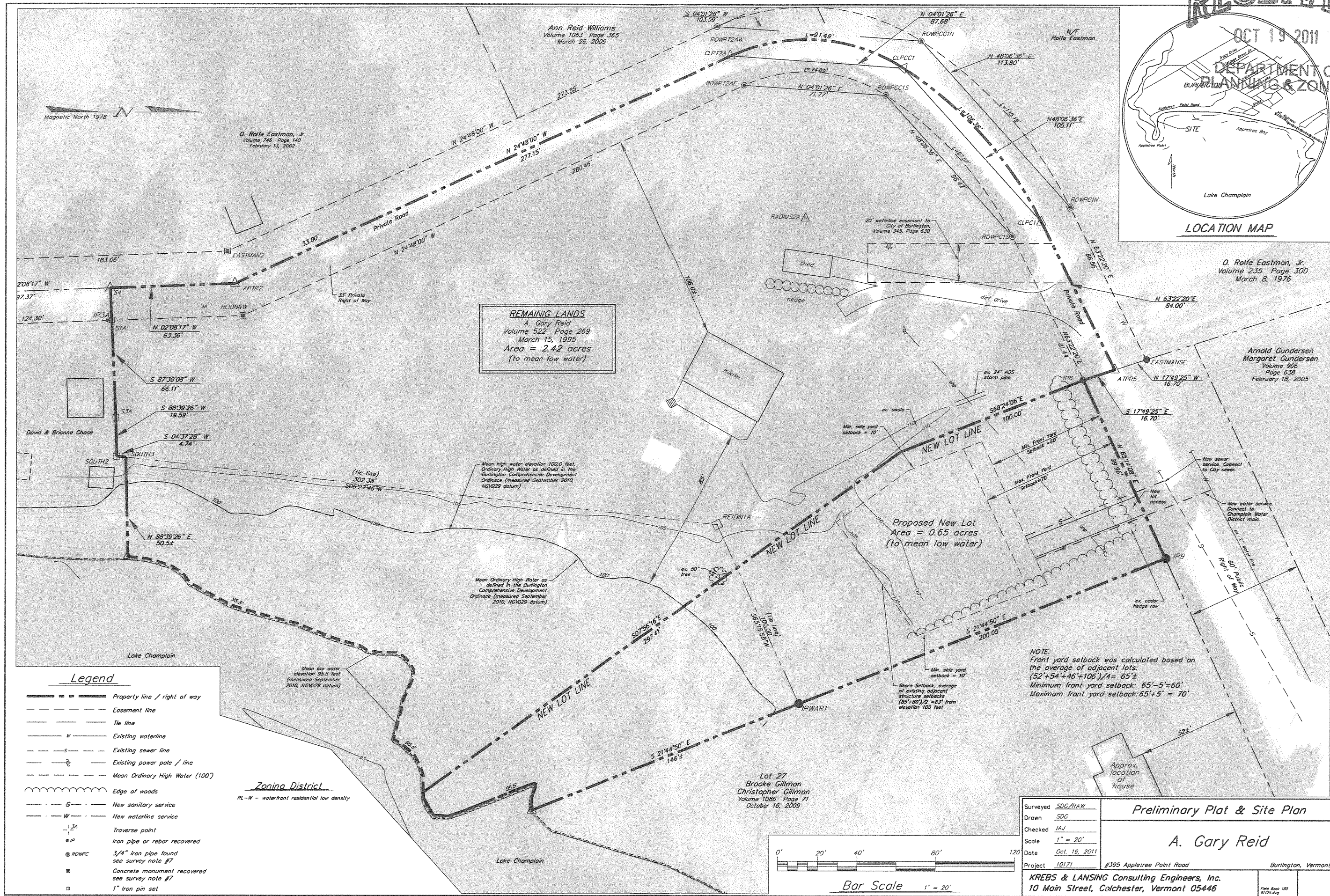
Scott Gustin, AICP, CFM
Senior Planner
Dept. of Planning & Zoning
149 Church Street
Burlington, VT 05401
(802) 865-7189

RECEIVED

OCT 19 2011



LOCATION MAP



Legend

- Property line / right of way
- Easement line
- Tie line
- Existing waterline
- Existing sewer line
- Existing power pole / line
- Mean Ordinary High Water (100')
- Edge of woods
- New sanitary service
- New waterline service
- Traverse point
- Iron pipe or rebar recovered
- 3/4" iron pipe found see survey note #7
- Concrete monument recovered see survey note #7
- 1" iron pin set

Zoning District

RL-W - waterfront residential low density

NOTE:
Front yard setback was calculated based on the average of adjacent lots:
 $(52' + 54' + 46' + 106') / 4 = 65' \pm$
Minimum front yard setback: $65' - 5' = 60'$
Maximum front yard setback: $65' + 5' = 70'$



Bar Scale 1" = 20'

Preliminary Plat & Site Plan

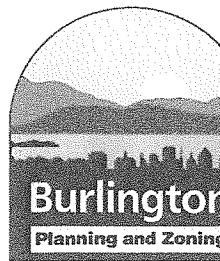
A. Gary Reid

Surveyed	SDG/RAW	Project	10171	#395 Appleton Point Road	Burlington, Vermont
Drawn	SDG				
Checked	JAJ				
Scale	1" = 20'				
Date	Oct. 19, 2011				
KREBS & LANSING Consulting Engineers, Inc. 10 Main Street, Colchester, Vermont 05446					

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
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(802) 865-7195 (FAX)
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David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin *[Signature]*
DATE: June 17, 2014
RE: 14-1109VR; 465 Appletree Point Road

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

Zone: WRL Ward: 4

Owner/Representative: David & Brianne Chase / Al Senecal

Request: Variance from front yard and waterfront setbacks on existing vacant lot.

Applicable Regulations:
Article 12 (Appeals and Variances)

Background Information:

The applicant is seeking a variance from applicable front yard and waterfront setbacks on an existing vacant lot. The subject property was created in 2004 under the previous zoning and subdivision regulations. These previous regulations contained standards different from those in effect today. The front yard setback at the time was 15', and the waterfront setback was 50'. Today's front yard setback is based on the average of neighboring properties (in this case 90' +/- 5'), and the waterfront setback is 75'. The requested variance requests a 25' front yard setback (~17' from the road's edge) and a 20' waterfront setback.

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

Previous zoning actions for this property are as follows:

- 7/26/04, Approval of 2-lot subdivision

Recommendation: Variance approval of front yard setback requirement as per, and subject to, the following findings and conditions:

I. Findings

Article 12: Variances and Appeals

Sec. 12.1.1 Variances

(a) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such

conditions, and not the circumstances or conditions generally created by the provisions of the zoning regulation in the neighborhood or district in which the property is located.

The lot is not especially small at 13,240 sf, nor is it particularly irregular. The problem stems entirely from the way the front yard setback is calculated per Table 4.4.5-3: *Residential District Dimensional Standards*. The front yard setback is based on the average of 2 adjacent lots on both sides of the subject lot, +/- 5'. In this case, the front yard setback is based on the average of 395 Appletree Point Rd and 451 Appletree Point Rd to the east. The two lots to the west are vacant. The application indicates an applicable front yard setback of 100'. Staff measurements show an applicable setback of 90', +/- 5' ($150' + 29' / 2 = 89.5'$). This discrepancy needs to be resolved. In any event, a 90' front yard setback puts any potential construction in the lake. Compliance with the front yard setback is impossible. **(Affirmative finding as conditioned)**

The requested variance from the 75' waterfront setback is unnecessary. While the 75' waterfront setback overlaps substantially with the 90' front yard setback, the waterfront setback is considerably more flexible. Sec. 4.4.5, *Residential Districts*, (d) 1, B, *Encroachments into the Waterfront Setback*, (ii) allows the waterfront setback to be reduced to the average setback of existing structures within 150' of the subject lot. In this case, the abutting property at 451 Appletree Point Rd is within 150' and contains an existing camp structure at just 17' from the waterfront. The requested 20' waterfront setback is compliant with this standard. No variance is needed. **(Adverse finding)**

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

As noted above, a 90' front yard setback places any would-be construction in the lake. Compliance with the front yard setback is impossible. **(Affirmative finding)**

As noted above, no variance from the waterfront setback is necessary. The provisions of Sec. 4.4.5 allow encroachments up to 17' in this case. The requested 20' waterfront setback requires no variance. **(Adverse finding)**

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

The hardship relative to the front yard setback is related to the pre-existing lot and the setbacks in effect at the time it was created. It is not a lot newly created by the applicant under the current regulations. **(Affirmative finding)**

There is no unnecessary hardship relative to the waterfront setback. **(Adverse finding)**

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

The variance from the requirements of the front yard setback would not alter the essential character of the neighborhood or district in which the subject property is located. The variance would enable the construction of a single family home on a ~1/4 acre lot. Such is the predominant development pattern in this area of the city. **(Affirmative finding)**

The variance from the waterfront setback is unnecessary as noted before. **(Adverse finding)**

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

The requested 25' front yard setback allows for a reasonable building envelope and continues to reflect the neighborhood pattern of homes set relatively far back from the road and relatively close to the shoreline. **(Affirmative finding)**

No variance from the waterfront setback is necessary. **(Adverse finding)**

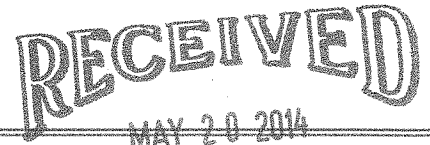
(f) The variance, if granted, will not result in the extension of a non-complying situation or allow the initiation of a nonconforming use of land.

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

If granted, the variance from the waterfront setback would not result in the extension of a noncomplying situation or allow a nonconforming use of land. The requested building envelope complies with the encroachment provisions for the waterfront setback. As such, no variance is needed. **(Adverse finding)**

II. Conditions of Approval

1. This variance approval is for relief from the front yard setback requirement of Table 4.4.5-3, *Residential District Dimensional Standards*. No variance is granted for the waterfront setback.
2. Prior to permit application for construction on the property, the front yard setback shall be verified, subject to staff review and approval.
3. No development is included in this approval. All development is subject to a separate zoning permit.
4. Per Sec. 12.1.3, *Filing a Request, Public Hearing, and DRB Decision*, this variance approval shall be valid for a period of 2 years.



164 Main Street, Suite 101
Burlington, VT 05401
Telephone 802-878-0375, Fax 878-0376
email@krebsandlansing.com

May 14, 2014

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

RE: Variance Request -451 Appletree Point
Lot 2

Dear Scott,

Please find the enclosed Zoning Permit application and plan for Lot 2 of the property located at 451 Appletree Point in Burlington. This property is owned by David and Brianne Chase and is part of a subdivision filed on September 8, 2004. In accordance with the "Variance Request Checklist" we offer the following in addition to our application:

Description of the property to which the variance would apply:

The existing lot is approximately 0.3 acres and currently serves an existing single family home with a garage and boat house. The lot is bounded by the private portion of Appletree Point Road to the north, Lake Champlain to the south, and undeveloped or residential properties to the east and west. Topography is generally flat, except for a 7'-8' high bank along the lakeshore to the south. The property is located in the Waterfront Residential - Low Density District.

Reference to the applicable regulatory provisions:

The existing lot is subject to the regulatory provisions of the *City of Burlington Comprehensive Development Ordinance*, and specifically *Article 4: Zoning Maps and Districts, Sec. 4.4.5 Residential Districts*. Waterfront Residential - Low Density District.

Relief requested by the applicant:

The applicant requests relief from the front yard setback and lakeshore setback requirements as outlined in the Ordinance. This relief will enable the applicant to construct a new single family residence on the parcel.

Information and narrative addressing the grounds why such requested relief is believed proper under the variance criteria pursuant to Sec. 12.1.1, Variances:

The existing lot is not developable in accordance with the setbacks outlined in the *Comprehensive Development Ordinance*. The front yard setback and shoreline setback effectively overlap, leaving the lot with no complying building envelope. This hardship is a function of the existing private road accessing the lot and Lake Champlain, and thus has not been created by the applicant.

Scott Gustin
451 Appletree Point – Lot 2
May 14, 2014

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MAY 20 2014

DEPARTMENT OF
PLANNING & ZONING

The proposed house site and size is in scale with other existing houses on Appletree Point, and will not alter the essential character of the neighborhood or district. The requested setbacks provide for a front yard and setback from the shoreline, while still allowing for a reasonable building envelope on the property. The variance requested will not result in either the extension of a non-complying situation or allow the initiation of a nonconforming use of land.

If you have any questions or comments regarding this application please feel free to contact us at your earliest convenience.

Best regards,

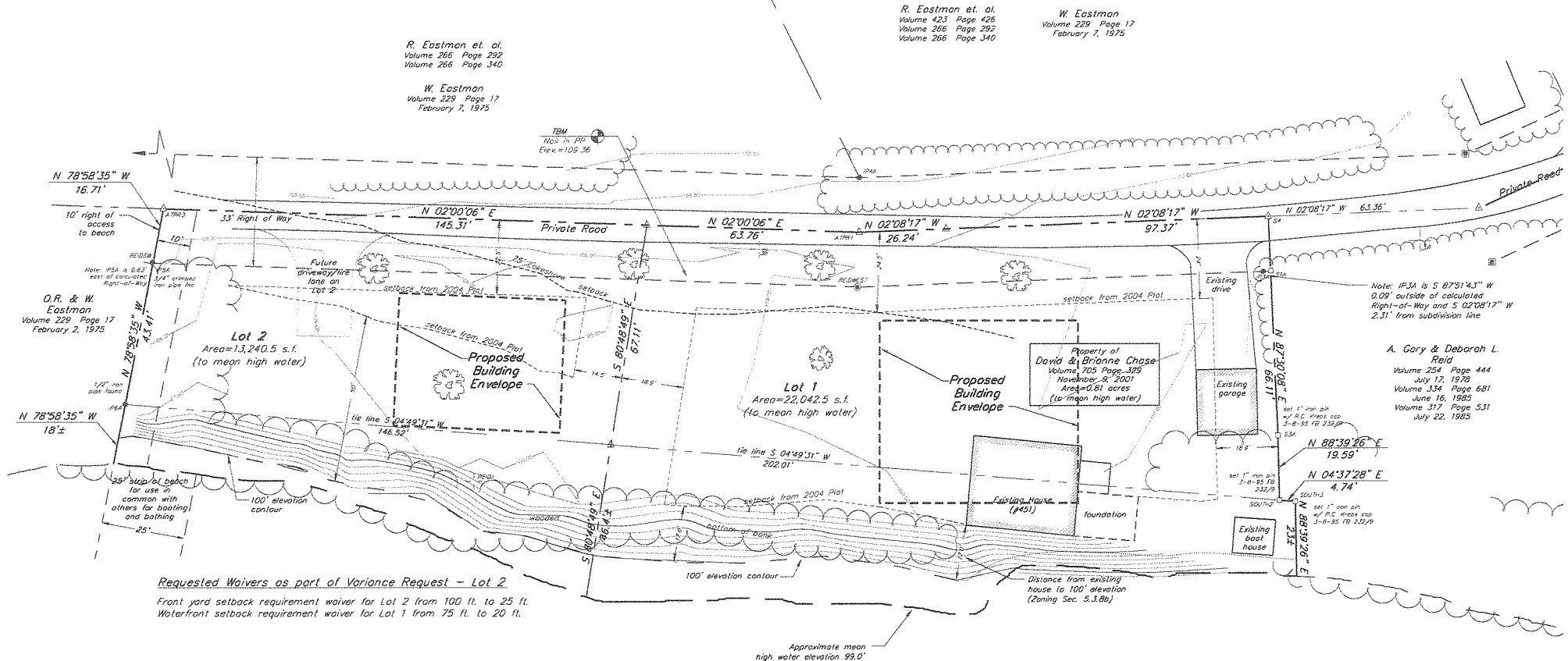


Scott Homsted, P.E. 7893

Enclosures

CC: Al Senecal

14132\Gustin Letter variance.doc



Requested Waivers as part of Variance Request - Lot 2
Front yard setback requirement waiver for Lot 2 from 100 ft. to 25 ft.
Waterfront setback requirement waiver for Lot 2 from 75 ft. to 20 ft.

Requested Waivers as part of Variance Request - Lot 1
Front yard setback requirement waiver for Lot 1 from 100 ft. to 25 ft.
Waterfront setback requirement waiver for Lot 1 from 75 ft. to 18 ft.

Survey Notes:

- All bearings are calculated and referenced to magnetic north. Magnetic north is based on a survey plot entitled, Boundary Survey, Strathmore at Appletree Point, Krebs & Lansing, Job No. 78122. Astronomic north is 15°23'43" east of magnetic north as determined from a solar observation taken of ROWPCN backsighting Point 3 on September 18, 1991.
- A closed traverse was completed in September 1991 using a theodolite (Wild T-2 S/N 286841), and electronic distance meter (AGA Geodimeter 112 S/N 23164) and a steel tape.
- The plot of survey is for the sale use of David & Brianne Chase, and use by other property owners, private or municipal, is specifically unauthorized.
- Any boundary determination, based on deeds or documents recorded in the public records by which title or rights were conveyed to David & Brianne Chase or rights in lands of David & Brianne Chase were otherwise delineated, is subject to the accuracy and legality of those deeds or documents. Where those deeds or documents are improperly executed as a matter of law or contain errors or omissions in fact, or contain or are based upon erroneous conclusions of law, then the indicated boundaries may not be valid.
- In addition to this plot of survey, keys to the title of the lands of David & Brianne Chase were prepared. These documents include chains of title for David & Brianne Chase and adjacent property owners as well as a Surveyor's Report delineating the logic, analysis and decision making process for boundary determination. The Surveyor's Report is part of this survey.

Deed References

Grantor	Grantee	Volume	Page	Recording Date
Susan Shepherd	to David S. & Brianne E. Chase	705	329	November 11, 2001
A. Gary and Deborah L. Reid	to Susan Shepherd	669	144	January 25, 2001
Andrew Michael Shepherd	to Susan Shepherd	669	140	January 17, 2001
A. Gary and Deborah L. Reid	to Andrew M. & Susan Reid Shepherd	519	405	December 28, 1994
A. Gary and Deborah L. Reid	to Andrew M. & Susan Reid Shepherd	499	255	December 29, 1993
Oliver R. Eastman, et. al.	to A. Gary and Deborah L. Reid	334	681	June 16, 1995
Ethel E. Reid	to A. Gary and Deborah L. Reid	317	531	July 22, 1985

Planning and Zoning Information

Owner/Applicant:
David S. & Brianne E. Chase
4854 Spear Street
Shelburne, VT 05482

Area:
0.81 acres (to mean high water elevation - 99')

Zoned:
Waterfront Residential (WRL)
Tax Map ID: 030-3-006-002
The proposed subdivision will be served by municipal water and sewer.

Existing Lot Coverage

Buildings = 1,708 s.f.
1,708 s.f. = 4.8% of total lot area
35,283 s.f.

Roads/Driveways = 2,536 s.f.
2,536 s.f. = 7.2% of total lot area
35,283 s.f.

Total Coverage = 1,708 + 2,536 = 4.2% of total lot area
35,283 s.f.

Proposed Lot Coverage

Lot 1 (Estimated)

Buildings = 3,300 s.f.
3,300 s.f. = 14.9% of Lot 1
22,042 s.f.

Roads/Driveways = 1,366 s.f.
1,366 s.f. = 6.2% of Lot 1
22,042 s.f.

Total Coverage = 3,300 + 1,366 = 21.2% of Lot 1
22,042 s.f.

Lot 2 (Estimated)

Buildings = 2,000 s.f.
2,000 s.f. = 15.1% of Lot 2
13,240 s.f.

Roads/Driveways = 1,350 s.f.
1,350 s.f. = 10.2% of Lot 2
13,240 s.f.

Total Coverage = 2,000 + 1,350 = 25.3% of Lot 2
13,240 s.f.

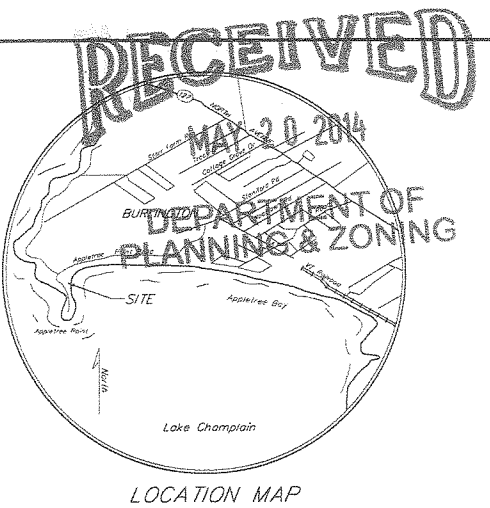
Boundary Notes

- The original boundary of the property conveyed to David & Brianne Chase by Susan Reid Shepherd was surveyed by Krebs & Lansing Consulting Engineers. See Map Reference #1.

Map References

- Plan entitled "Subdivision Plot, A. Gary & Deborah L. Reid", by Krebs & Lansing Consulting Engineers, Project #91124, dated December 9, 1991.

- Legend**
- Property line / right of way
 - High water elevation 99.0
 - Bottom of lake shore bank
 - Edge of woods
 - Traverse point
 - Iron pipe or rebar recovered
 - 3/4" iron pipe found
 - Concrete monument recovered
 - 1" iron pin set
 - Calculated point



Surveyor's Certification

It is hereby certified that this plot is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown hereon actually exist or are marked as "future" and their location, size, type and materials are correctly shown.

Jon A. Jewett L.L.S. 638

Engineer's Certification

It is hereby certified that, to the best of my knowledge, plot fully complies with all engineering requirements set forth in the subdivision regulations of the City of Burlington and all other published engineering requirements of Burlington, Vermont, except as noted in a letter to Steve Goodkind dated:

Jon A. Jewett P.E. #7200

Certification of Fire Marshal as follows:

"I, Fire Marshal, do hereby certify that the subject plot has been examined by me and found to comply with the fire prevention requirements set forth in this chapter governing plots of subdivided land adopted by the City Council with the following exceptions: Existing & proposed residences shall be equipped with a residential sprinkler system that meets NFPA 13R standard

City Fire Marshal

"I, Superintendent of Parks do hereby certify that the subject plot has been examined by me and found to comply with the street planting requirements and park area requirements set forth in the regulations governing plots of subdivided land adopted by the City Council with the following exceptions:

City Superintendent of Parks

Approved by resolution of the City of Burlington Development Review Board on the _____ day of _____, 2004. Subject to all requirements and conditions of Chapter 28 entitled Subdivision Regulations of the Burlington, Vermont Code of Ordinances, signed this _____ day of _____, 2004 by _____

Witness

Chairman

"I, City Engineer, do hereby certify that the subject plot has been examined by me and found to comply with the engineering requirements set forth in the regulations governing plots of subdivided land adopted by the City Council, with the following exceptions: "

City Engineer

The Owner of the land shown on this plot and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plot was made from an actual survey, and that all taxes or other assessments now due on this land have been paid.

Agent

Owner

Date

Date

May 13, 2014	proposed building envelopes	swt	5/13/14
Date revised	Description	Checked	Date
Surveyed	MRT/DJS	Final Plat Property of David S. & Brianne E. Chase	
Drawn	FMP		
Checked			
Scale	1" = 20'		
Date	March 4, 2004		
Project	01203	#451 Appletree Point Road	Burlington, Vermont
KREBS & LANSING Consulting Engineers, Inc.		1	
164 Main Street, Colchester, Vermont 05446		1	

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
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David White, AICP, Director
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Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Ken Lerner
DATE: June 17, 2014
RE: 14-1123CA; 9 Chase Street

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

Zone: RL Ward: 1

Owner/Applicant: Jenkins Properties, LLC

Request: Amend zoning permit 02-431/COA02-431; to allow "as built" conditions: siding, corner boards, utility/mail box screening, and fence – see applicant's statement.

Applicable Regulations:

Article 6 (Development Criteria & Guidelines), Article 12 (Variances/Appeals)

Background Information:

The applicant is seeking approval from the DRB to overturn specific conditions of approval that were recommended by the DAB and adopted by the DRB in 2002 in re: Zoning Permit 02-431/COA 02-055.

Zoning Permit 02-431/COA 02-055; 9 Chase Street:

Application received March 6, 2002

Staff Site Visit: March 18, 2002

Request: Installation of 3" vinyl siding. Decrease number of residential units from 5 to 4. 6' stockade fence along portion of side yard.

No other zoning permits on file

Applicable Regulations: Under 1994 Zoning Ordinance, Article 6 (Design Review)

Design Advisory Board Motion from 3/26/02 meeting: Recommend approval (4-0 vote) to DRB with the following conditions:

1. Recommend the use of wood corner boards instead of vinyl
2. Vinyl siding shall be smooth or brush stroke finish only
3. Proposed treatment on side of structure to cover utility meters and resident mailboxes shall be reviewed and approved by staff prior to release of permit.

Findings adopted by DRB under ordinance in effect in 2002:

1. Article 6: Design Review, Section 6.1.10 Design Review (Applicable Criteria)

(a) *Relate development to its environment.* **The original exterior treatment of this building was wood clapboards. The structure is currently sided with asphalt shingles. Vinyl siding is a preferable exterior façade treatment to the asphalt shingles. The reintroduction of a clapboard style adds a more residential tone to the building and relates it to its surroundings. (Affirmative Finding)**

(b) *Protect Burlington's heritage.* **This proposal will reintroduce the original clapboard reveal of the structure and will more closely resemble the original structure than the current asphalt shingles. However, the use of wood corner boards will add to the historic character of the building. (Affirmative Finding as Conditioned)**

II. Conditions of Approval

- 1. Proposed vinyl siding shall be smooth or brush stroke finish only with a narrow (3") reveal.**
- 2. Corner boards shall be wood or hardiplank.**
- 3. Utility meters and mailboxes are to be boxed and screened. Prior to release of zoning permit, the applicant shall submit details of the screening subject to review and approval by staff.**
- 4. Standard permit conditions 1-14 including the following:**

4. Changes. The project shall be completed as shown on the plans, which have been stamped "approved" and dated by April 16, 2002 by the Department of Planning and Zoning. The project shall not deviate from the approved plans without prior written approval from the Department of Planning and Zoning.

10. Appeals. Appeals of Development Review Board decisions can occur up to thirty (30) days following final decision.

12. Transfer of Ownership. In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.

13. Violations/Penalties. A violation of any of the conditions of this permit or of any provision of the CDO may result in a penalty of up to one hundred dollars (\$100) per day.

14. Incorporation and Reference of All Plans Presented to the Development Review Board. This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant at the Development Review Board meetings and hearings on the

subject application to the extent that they are not in conflict with other stated conditions or regulations.

Recommendation: Denial of changes that were made without any approvals and in direct conflict with adopted conditions of approval. Exterior wires and conduits were not covered by the new siding. The proposal included retaining all wood trim and for it to be painted white (specified in staff report to DAB March 26, 2202); this was not done as proposed.

The only exceptions are that the fence, installed at a lower height (5') than approved (6') may accepted "as built".

Both the DAB and DRB considered the proposal in 2002 and based on their review approved it with certain conditions. The current owner is now requesting that these specific conditions be ignored as they were when the project was implemented.

Reasons for Denial under Current CDO regulations:

Article 6: Development Review Standards

Sec. 6.2.2, Review Standards

(p) Integrate infrastructure into the design

Utility meters must be screened, either with an enclosure or with landscaping. There is a lattice screening that may be considered sufficient. Under this standard, if the meters were not boxed they still must be screened.

As for the exterior wiring and conduits this is not acceptable due to its visibility and it is not clear as to why they were not covered with the siding as they significantly detract from the building's appearance. The mailboxes were included in the boxing/screening requirement which has not been done as required. **(Adverse finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(b) Protection of Important Architectural Resources. The wood trim that existed around the windows in 2002 was proposed to remain (see April 16, 2002 staff memo to DAB. They were not retained and as a result the building has lost one its last remaining historic characteristics. **(Adverse finding)**

(g) Integrate infrastructure into the building design

Utility meters must be screened as noted previously. The wiring and conduits, also as noted, need to be re-thought and hidden from view. **(Adverse finding)**

Sec.12.2.3 Appeals of Development Review Board Decisions *An interested person may appeal a decision of the DRB to the Vermont Environmental Court within 30 days of the date of the written decision as follows;*

Sec. 12.2.4 Exclusivity of Remedy *Except as otherwise provided by state statute, the exclusive remedy of an interested person with respect to any decision or act taken, or any failure to act,*

under this ordinance or any one or more of its provisions shall be the appeal to the DRB, and the appeal to Vermont environmental court from an adverse decision upon such appeal.

Sec. 12.2.5 Finality *Upon the failure of any interested person to appeal to the DRB or to the environmental court, all interested persons affected shall be bound by such decision or act of such administrative officer, such provisions or such decisions of the DRB, as the case may be, and shall not thereafter contest, either directly or indirectly, such decision or act, such provision, or such decision in any proceeding, including without limitation, any proceeding brought to enforce this ordinance.*

The owner in 2002 did not appeal the DRB's decision. A letter was submitted indicating some concerns and requesting an option – using vinyl in lieu of wood or hardiplank corner boards- that was a specific condition of approval. However, this correspondence was subsequent to the DRB decision, and the remedy was to appeal the permit. This was not taken therefore; the DRB's decision is final and as per statute cannot thereafter be contested.

Response to current applicant's correspondence (see attached memo dated 5/19/14):

Siding: The applicant contends that other neighboring buildings have 4" reveal siding.

This is not a valid rationale as there is no evidence as to the history of any other siding proposals, and regardless there is a very specific condition for the subject property based on review by staff, DAB and DRB that the siding is to be 3" reveal.

Corner Boards: Also contends others have vinyl corner boards.

The same issue is that regardless of others' situations. It was a specific condition in the 2002 permit, and even with a concern expressed by the previous owner, it was not appealed.

Utility metes/mailboxes:

The lattice screening for the meters may be acceptable. However, conditions required the mailboxes to be screened; there is no valid reason why they cannot be attractively boxed.

Applicant purchased property in 2007 and is not the party that originally obtained the permit #02-431.

Not only was the permit conditioned that future owners become the permittee (Standard Permit Condition #12, above), but during the 2007 real estate closing, it should have been revealed that there was an open zoning permit, i.e. ZP#02-431/COA02-055, which did not have a certificate of occupancy.

Proposed remedy

While the DRB must decide on the present request, if denied, the following is suggested as a remedy is for the owner:

Enter into an agreement with the City that by a certain date, (given a reasonable life cycle for the existing situation regarding the siding and corner boards), the replacement will occur and the replacement details will meet the original conditions of approval. Also at that time the wood trim will have to be replaced.

As this situation was created by the owner of the property and their failure to appeal, administrative costs incurred (including staff time) associated with the agreement will be subject to applicable fees.

RECEIVED

MAY 20 2014

DEPARTMENT OF
PLANNING & ZONING

5/19/2014

TO: BURLINGTON PLANNING AND ZONING/DRB
RE: ZONING PERMIT #02-431

To Whom It May Concern,

We would request that Zoning Permit #02-431 be amended to approve of the current "As Built" conditions regarding the four listed items on the attached correspondence from Code Enforcement.

Siding- Please find attached some photos of 9 Chase St. and of neighboring buildings on Chase St. and Colchester Ave. These all have 4" reveal siding. 9 Chase St. does not appear to stand out in any way relative to the look of the siding.

Corner Boards- Similarly, the photos show 9 Chase St. and the other properties with vinyl corners. There also appears to have been some communication between the original owner and the P/Z office that might indicate there was some allowance of the vinyl corners.

Utility meters /mail boxes- Attached are photos of the current location of the utility meters and mail boxes. Again, there is correspondence in the file that might indicate that the boxing in of the meters and mail boxes was discussed. There seems to be a safety concern regarding the gas meters and we have had communications with BED that would suggest they are not in favor of boxing in the electrical meters as the new meter reading devices they use would be blocked if the meters are enclosed. You will note that they are well screened however from the roadway with the lattice work. The mail boxes are attached to the front of the building in a very uniform fashion and do not seem to detract from the overall appearance of the building. In addition, the roof line design makes this location safer for the postal person and the tenants as there is no drip edge that could cause ice accumulation during the winter.

Fence- Not sure why it is 5' instead of 6' but in the time the we have owned the property, we have had no complaints from any neighbors that the fence was not high enough.

We purchased the property in 2007, and are not the party that originally obtained permit #02-431.

Thank you in advance for your considerations.

Sincerely,



Brian Jenkins
Jenkins Properties LLC

RECEIVED
MAY 20 2014

DEPARTMENT OF
PLANNING & ZONING



CODE ENFORCEMENT OFFICE

645A Pine St, PO Box 849
Burlington, VT 05402-0849
VOICE (802) 863-0442
FAX: (802) 652-4221

May 14 2014

JENKINS PROPERTIES LLC
24 CLAPPER RD
MILTON VT 05468

RE: Certificate of Occupancy Request at 9 CHASE STREET

Dear Jenkins Properties LLC,

Thank you for submitting a Zoning Certificate of Occupancy request for Zoning Permit #02-431. Unfortunately, this office cannot complete your request at this time as the completed project does not correspond to its approvals (see attached photos with notes).



1. Vinyl siding is brush stroke as permitted, but has a 4" reveal. Permit condition 1 states the reveal is to be 3 inch.
2. Corner boards are vinyl. Permit Condition 2 states the corner boards shall be wood or hardi-plank
3. The mail boxes are attached to the front of the house. Permit Condition 3 states the utility meters and mailboxes are to be boxed and screened.
4. The stockade fence at the west side is permitted for a 6 foot tall but is only 5 foot tall.

RECEIVED

MAY 20 2014

Within seven (7) calendar days from the date of this memo, you MUST:

1. Complete the project as approved and notify this office upon completion; OR DEPARTMENT
2. Submit drawings/photos of the project as built for consideration to the Code Enforcement Office; OR PLANNING & ZONING
3. Submit an application to the Planning/Zoning Department requesting an amendment to the zoning permit to reflect the change(s) and obtain approval for the change(s). (copy of the application shall be submitted to the Code Enforcement Office).⁴
4. Obtain a temporary zoning certificate of occupancy (\$150 fee).

As per the City's Comprehensive Development Ordinance (CDO) Section 1.1.7, "[n]o person may use or occupy any land or buildings or authorize or permit the use or occupancy of land or buildings under his or her control except in accordance with the applicable provisions of this ordinance. Section 3.2.11 requires a zoning certificate of occupancy prior to use or occupancy of any land or structure. The 'use' or 'occupancy' of a building or land relates to anything and everything that is done to, on, or in that building or land."

If you have initiated use or occupancy of the project prior to issuance of the Certificate of Occupancy, you are in violation of the Zoning Ordinance and **MUST immediately cease and desist use or occupancy of the building or land**; failure to do so will result in the issuance of municipal tickets or a notice of violation.

Your submittal package is enclosed. Once you have corrected the project as noted above, you may submit a corrected package and request a Certificate of Occupancy to the Code Enforcement Office. If, within seven (7) calendar days the project is not completed as approved, you fail to obtain approved "As Built" drawings from the Zoning Administrator, you fail to obtain approval for an amended zoning permit, or a Temporary Zoning Certificate of Occupancy is not obtained, this office will proceed with legal enforcement.

There will be no further warnings forthcoming. If the occupancy certificate has not been obtained within ten (10) calendar days and occupancy confirmed, a Municipal Complaint Ticket will be mailed to you via First Class Mail or a Notice of Violation shall be sent.

Please note the first Municipal Complaint Ticket carries a waiver fee of \$100, the second ticket carries a waiver fee of \$150, and the third ticket carries a waiver fee of \$250; there is a five (5) calendar day cure period between each ticket. Further, after the issuance of a Notice of Violation, if not remedied, the City may pursue a civil enforcement action against you and seek up to \$100 per day in fines for the noncompliance with City regulations. See Comprehensive Development Ordinance Article 2, Part 7.

Should you have questions, don't hesitate to call me at 802-863-0442.

Sincerely,



Ted Miles, Code Enforcement Inspector

Tuesday, May 07, 2002

RECEIVED

MAY 09 2002

DEPT. OF
PLANNING & ZONING

City Burlington Zoning Adm.
City Hall
Church St.
Burlington, VT 05401

Dear Heidi Dlubac,

I have read the permit for 9 Chase St. and have a few issues and concerns.

1.) in our meeting with the group before this final board they repeatedly stated that the wood corners or the hardiplank was only a recommendation. When their statement to the next board came out it said that was what was agreed upon and that was not so. I want the option to do those but also the option to do the vinyl siding if I cannot afford the other.

2.) Vt Gas has told me that the meters CANNOT be boxed in and certainly not screened over. Gas can be trapped in the roof and sides and cause an explosion. As you may recall the plan was also to put all the mailboxes there as well to make the building look neater and less cluttered and to make things easier for the mail carrier. No one ever said anything about screening in the front. The sides cannot be anything more than slants to hold up the roof so gas cannot be trapped.

Please call me.

Warm regards,



Anne Keenan
660-3026
79 Spruce St. #4
Burlington, Vt. 05401

This document contains confidential information and is intended only for the use of the individual or entity named. If you have received this document in error, please do not disseminate, copy, or otherwise use the information contained herein. Please notify the sender immediately if you have received this document in error.



Google earth

feet 10
meters 4

*CURRENT CONDITIONS
2012*

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MAR 06 2002

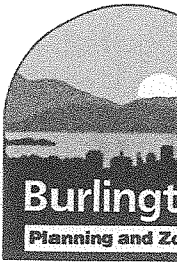
DEPT. OF
PLANNING & ZONING



Department of Planning and Zoning

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

Mark Eldridge, AICP, Director
Ken Lerner, Assistant Director
David White, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Glynis Jordan, AICP, Senior Planner
Heidi Dlubac, Planner
Lisa Chicoine, Zoning Clerk
Kathy Parrott, Department Secretary



CONDITIONS OF APPROVAL

COA 02-055

ZP 02-431

9 Chase Street

Date Approved: April 16, 2002

1. Proposed vinyl siding shall be smooth or brush stroke finish only with a narrow (3") reveal.
2. Corner boards shall be wood or hardiplank.
3. Utility meters and mailboxes are to be boxed and screened. Prior to release of zoning permit, the applicant shall submit details of the screening subject to review and approval by staff.
4. Standard permit conditions 1-14.
 1. **15-Day Posting Period** Zoning permit is not effective until expiration of 15-day appeal period as required by state statute.
 2. **Time Limits** Zoning permit shall become invalid unless work or action authorized by permit is commenced by **April 16, 2004**; The Permittee shall complete the approved construction by **April 16, 2005**
 3. **Required Revisions** Any revisions or additions to plans required as a result of approval must be submitted in triplicate and stamped "approved" prior to issuance of zoning permit.
 4. **Changes** The project shall be completed as shown on the plans, which have been stamped "approved" and dated **April 16, 2002** by the Department of Planning and Zoning. The project shall not deviate from the approved plans without prior written approval from the Department of Planning and Zoning.
 5. **Property Inspection** By acceptance of this permit, Permittee authorizes City Officials and/or their authorized representatives, access to the subject property for purpose of observing work in progress, inspecting and/or measuring the property or improvements as long as the use authorized by this permit remains in effect.
 6. **Certificate of Occupancy** A certificate of occupancy must be issued by the Department of Public Works PRIOR to use and/or occupancy of the subject premises. Prior to issuance, the Department of Planning and Zoning must certify that work has been completed in accordance with approved plans and that applicable conditions have been met. The Permittee may be required to provide a Letter of Credit to obtain a Certificate of Occupancy prior to completion of all required improvements.
 7. **Completion and Maintenance of Improvements and Landscaping** Permittee or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Permittee agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.

8. **Building Permit; Other Permits** Permittee is solely responsible for obtaining BUILDING PERMIT and all other applicable local, state and federal permits.
9. **Off-Site Drainage** Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties.
10. **Appeals** Appeals of a decision of the Zoning Administrator can occur up to fifteen (15) days following such decision. Appeals of Development Review Board decisions can occur up to thirty (30) days following final decision. Any work done in connection with this permit prior to the expiration of all applicable appeal periods is done SOLELY at the risk of the Permittee.
11. **Errors** Permittee is solely responsible for the accuracy of all information contained in the Zoning Permit form and in accompanying documentation. Any errors contained therein may invalidate the Zoning Permit and may result in issuance of a zoning violation citation and prosecution.
12. **Transfer of Ownership** In the event of a transfer of ownership, partial or whole of the subject premises, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.
13. **Violations/Penalties** A violation of any of the conditions of this permit or of any provision of the Burlington Zoning Ordinance may result in a penalty of up to one hundred dollars (\$100) per day.
14. **Incorporation and Reference of All Plans Presented to Development Review Board** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant at Development Review Board meetings and hearings on the subject application to the extent that they are not in conflict with other stated conditions or regulations.

Department of Planning and Zoning

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Heidi Dlubac, Planner
Lisa Chicoine, Zoning Clerk
Kathy Parrott, Department Secretary



TO: Development Review Board

FROM: Heidi Dlubac

DATE: April 16, 2002

RE: COA 02-055; 9 Chase Street

File:	COA 02-055: Received March 6, 2002
Location:	9 Chase Street
Zone:	RL
Owner/Applicant:	Anne Keenan
Site Visit:	March 18, 2002

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.**

Request: Installation of 3" vinyl siding. Decrease number of residential units from 5 to 4. 6' stockade fence along portion of side yard.

Applicable Regulations: Article 6 (Design Review)

Background Information:

- No zoning permits on file

Design Advisory Board Motion from 3/26/02 meeting: Recommend approval (4-0 vote) to DRB with the following conditions:

1. Recommend the use of wood corner boards instead of vinyl
2. Vinyl siding shall be smooth or brush stroke finish only
3. Proposed treatment on side of structure to cover utility meters and resident mailboxes shall be reviewed and approved by staff prior to release of permit.

Recommendation: Consent Approval based on the following findings and conditions:

I. Findings

Article 6: Design Review

Section 6.1.10 Design Review (Applicable Criteria)

- (a) *Relate development to its environment.* The original exterior treatment of this building was wood clapboards. The structure is currently sided with asphalt shingles. Vinyl siding is a preferable exterior façade treatment to the asphalt

shingles. The reintroduction of a clapboard style adds a more residential tone to the building and relates it to its surroundings. (Affirmative Finding)

- (b) *Protect Burlington's heritage.* This proposal will reintroduce the original clapboard reveal of the structure and will more closely resemble the original structure than the current asphalt shingles. However, the use of wood corner boards will add to the historic character of the building. (Affirmative Finding as Conditioned)

II. Conditions of Approval

1. Proposed vinyl siding shall be smooth or brush stroke finish only with a narrow (3") reveal.
2. Corner boards shall be wood.
3. Utility meters and mailboxes are to be boxed and screened. Prior to release of zoning permit, the applicant shall submit details of the screening subject to review and approval by staff.
4. Standard permit conditions 1-14.

Department of Planning and Zoning

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Jay Appleton, GIS Manager
Heidi Dlubac, Associate Planner
Lisa Chicoine, Zoning Clerk
Kathy Parrott, Department Secretary



TO: Design Advisory Board
FROM: Heidi Dlubac
DATE: March 26, 2002
RE: Staff Comments for COA 02-055; 9 Chase Street

COA 02-055; 9 Chase Street (RL, Ward 1) Anne Keenan

Request: Installation of vinyl siding.

Submission date: March 6, 2002

Site visit: March 18, 2002

VALUE ADDED:

- Vinyl siding is preferable exterior façade treatment to current asphalt siding.
- Proposed window trim is to be vinyl for moisture resistance. All remaining wood trim will stay and be painted white.

VALUE NEUTRAL:

- 3" reveal proposed for siding. No samples were provided. Siding shall be smooth or brush stroke finish. Proposed color is soft yellow.
- Utility meters on side of structure shall be boxed and covered with proposed siding material.

VALUE SUBTRACTED:

- Existing wood clapboards under asphalt shingles may contain lead paint. If test for lead is positive, clapboards shall be removed by a State of Vermont licensed lead abatement contractor.

RECOMMENDED MOTION: Pass to DRB

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
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David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin & Mary O'Neil *MO*
DATE: June 17, 2014
RE: 14-0909PD; 112-114 Archibald Street
14-0910PD 27 Bright Street
14-0911PD 35-39 Bright Street
14-0912PD 47 Bright Street

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

Zone: NMU/RM Ward: 2

Owner/Representative: Champlain Housing Trust / Michael Wisniewski

Request: Preliminary plat review of major Planned Unit Development for 44 dwelling units and associated site infrastructure and demolition of existing buildings.

Applicable Regulations:

Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking), Article 9 (Inclusionary and Replacement Housing), Article 10 (Subdivision), and Article 11 (Planned Unit Development)

Background Information:

The applicant is seeking preliminary plat approval for a major PUD involving several properties on Bright and Archibald Streets. Champlain Housing Trust, partnered with Housing Vermont, seeks to combine four parcels (58,977 sf) with 14 existing residential units; redevelop the site retaining one duplex (27 Bright Street) with construction of four new buildings providing 44 residential units, 42 of them new. Proposed for demolition are 114 Archibald St. (9 residential units), 35 Bright Street (1 unit) plus outbuildings, and 47 Bright Street (1 unit.) New development will include construction of 2 duplex townhouses, one triplex, and one three story, 35 unit structure within the interior. The development will provide a net gain of 31 new residential units. All parking is proposed within an enclosed underground parking structure, except for 2 surface parking spaces at the proposed Archibald duplex.

The application involves several properties, and therefore, includes several separate zoning permit applications. All are reviewed concurrently as a single project. Four parcels will be merged into one, but 27 Bright Street will remain a separate parcel.

This proposal underwent sketch plan review with the DRB August 6, 2013. Preliminary plat application was reviewed by the Conservation Board May 4, 2014. The Board applauded the

applicant's efforts to infiltrate 100% of anticipated stormwater with no discharge into the city system. The Design Advisory Board reviewed the preliminary plat application May 13, 2014 and recommended preliminary plat approval with the following conditions:

1. The tree species proposed within the greenbelt on Bright Street will require consultation and approval of the City Arborist.
2. Redevelopment shall be conditioned upon Chapter 26 conformance; EPSC and Stormwater Plan approval by the City Stormwater Administrator.
3. A Corrective Action Plan will be required by DEC for PAH impacted soils on the site prior to development.
4. An area of snow storage (or a plan for removal) will be required.
5. The Fire Marshal shall approve of proposed emergency access areas on the site plan.
6. The availability of handicap parking will be requested of the applicant.
7. A plan of the parking level will be provided to allow assessment of circulation, back up distances and parking space sizes.
8. 11 long term and 4 short term bicycle parking spaces shall be provided on-site. Details and location shall be submitted prior to review by the DRB.
9. Mechanical equipment (such as HVAC) details must be provided.
10. A final review letter from a preservation consultant with concurrence from the Vermont Division for Historic Preservation relative to project impacts will be a requirement prior to issuance of a zoning permit.
11. Signage will be required to comply with Article 7 of the CDO.
12. The applicant will define the anticipated height of the steel sheet piling adjacent to the garage entrance, and the proposed barrier rail.
13. The applicant is encouraged, as appropriate, to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use.

Supplemental information and revised project plans have been submitted in response to the DAB's recommendations.

Previous zoning actions for the subject properties are as follows:

112-114 Archibald Street

- 14-0026SP; 112-114 Archibald Street, Sketch Plan Review, August 6, 2013.
- Request to operate an automotive garage, body and fender service and used car sales at 114 ½ Archibald Street, **Denied**, September 1964. (Had been operating without a permit.) Front building identified as a fish market.

27 Bright Street

Not proposed to be altered.

35-39 Bright Street

- No zoning permits on file for this property.

47 Bright Street

- **Zoning Permit 98-475**; Installation of a stockade style fence across the front property line of the single family home. Approved May 1998.

- **Zoning Permit 97-593**; Construction of a single story attached rear shed, measuring 13'10" x 20' on existing concrete slab for the existing single family home. Materials to be T-111. Approved July 1997.

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

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;

This proposal was reviewed by the Technical Review Committee (TRC) on July 11, 2013. No capacity concerns were expressed relative to water, wastewater, electricity, or traffic. A state wastewater permit will be required, and a capacity letter from the Department of Public Works will be needed. The applicant is involved in discussions with the Fire Marshal's Office relative to fire and emergency vehicle service access. Written approval by the Fire Marshal will be required prior to final plat approval. **(Affirmative finding as conditioned)**

2. The character of the area affected;

The development site is situated between Bright and Archibald Streets. There are a variety of commercial and residential uses within the neighborhood. Multi-family homes are common, as are moderately sized commercial businesses. The built environment exhibits an array of older historic buildings and more recent construction of widely varying scale. The proposed development includes one large central building with 35 dwelling units. Three smaller buildings will front along Bright Street and Archibald Street. The project is reasonably consistent with the character of the area. Care has been taken to limit the apparent scale and massing of the large center building by placing it in the center of the site with smaller buildings lining the periphery. The building itself has been broken into smaller distinct components. **(Affirmative finding)**

3. Traffic on roads and highways in the vicinity;

Traffic information has been provided. Not surprisingly, the net gain in housing units may be expected to result in an increase in traffic generation. Based on ITE data, the existing 11 units generate about 73 trip ends per day, 6 in the AM peak hour and 7 in the PM peak hour. The proposed development would generate an estimated 249 trip ends per day, 21 in the AM peak hour and 26 in the PM peak hour. While ITE data is the basis for most traffic analyses, actual trip generation associated with this development will likely be lower than suggested by ITE due to its urban location, existing transportation system, and the demonstrated history of low vehicle ownership rates of Champlain Housing Trust residents. The Department of Public Works traffic engineer provided the following comments, dated June 10, 2014:

I reviewed the plans and the traffic memorandum and I agree with the assessment from Dubois & King of the traffic impact of the development. The increment in traffic will be negligible in the local street network.

(Affirmative finding)

4. Bylaws then in effect;

As conditioned, the preliminary plat application is in full compliance with all applicable bylaws.
(Affirmative finding as conditioned)

5. Utilization of renewable energy resources;

Rooftop solar panels may be included in the project development. Such inclusion is strongly recommended. **(Affirmative finding)**

6. Cumulative impacts of the proposed use;

This criterion requires that cumulative impacts associated with residential development where it is permitted be deemed negligible. Such is the case here. **(Affirmative finding)**

7. Functional family;

Not applicable.

8. Vehicular access points;

See Sec. 6.2.2 (i).

9. Signs;

No signage is included in this proposal. Signs will require separate zoning permits.

10. Mitigation measures;

The proposed residential development is not expected to generate offsite noise or glare substantial enough to require mitigation. **(Affirmative finding)**

11. Time limits for construction;

The application anticipates project completion within the standard 2-year time frame for zoning permits. Even so, a phasing schedule is recommended. An approved phasing schedule would allow occupancy of some dwellings prior to total project completion. If project phasing is pursued, it must be outlined in a phasing schedule prior to final plat approval. **(Affirmative finding as conditioned)**

12. Hours of operation and construction;

Hours of operation need not be specified for this residential development. Hours of construction need to be specified in a proposed construction schedule. One has not yet been provided and will be required prior to final plat approval. **(Affirmative finding as conditioned)**

13. Future enlargement or alterations;

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

14. Performance standards;

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

15. Conditions and safeguards;

See recommended conditions of approval.

(b) Major Impact Review Standards

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

The proposed stormwater management system will collect runoff from impervious surfaces and infiltrate all of it into the ground. The soils are sandy, and the water table is deep. This site is ideal for such a proposal. The proposed infiltration of 100% of stormwater will lessen impacts on the city's stormwater infrastructure. Final details of the proposed stormwater system will be needed prior to final plat approval. As the proposed use is exclusively residential, no significant air or noise pollution is anticipated. **(Affirmative finding as conditioned)**

2. Have sufficient water available for its needs;

See Sec. 3.5.6 (a) 1.

3. Not unreasonably burden the city's present or future water supply or distribution system;

See Sec. 3.5.6 (a) 1.

4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;

An erosion prevention and sediment control plan in compliance with Chapter 26, Wastewater, Stormwater, & Pollution Control has been provided. The preliminary plan has been reviewed by the Conservation Board and the Stormwater Administrator. Final review and approval will be required prior to final plat approval. **(Affirmative finding as conditioned)**

5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;

See Sec. 3.5.6 (a) 3.

6. Not cause an unreasonable burden on the city's ability to provide educational services;

The proposed development may attract families with school age children, particularly in the 3- and 4-bedroom units. No comments from the School Department have been received, and overall school impacts are expected to be relatively modest. If final plat approval is granted, impact fees would help offset any capital costs for additional children. **(Affirmative finding)**

7. Not place an unreasonable burden on the city's ability to provide municipal services;

The proposed development will generate additional impacts on city services; however, those impacts are expected to be proportionately small. All affected City Departments (Parks & Recreation, Fire, Police, Electric, CEDO, Planning & Zoning, School, and Public Works) have been involved in the review of this project. Insofar as comments have been provided, they are noted in these findings. Impact fees for police, traffic, parks, and libraries will be assessed if final plat approval is granted. **(Affirmative finding)**

8. Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;

See Sec. 6.2.2.

9. Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;

The proposed development will take place within the NMU zone, an area of the city targeted for increased density. This neighborhood in particular is identified as a center for growth and

development in the Municipal Development Plan. The development will provide a mix of new housing types in a neighborhood in need of reinvestment. No adverse impacts on the city's growth patterns are anticipated. **(Affirmative finding)**

10. Be in substantial conformance with the city's municipal development plan;
The proposed development is compliant with the MDP in a number of ways.

The project is located within a neighborhood mixed use zone where higher density development is encouraged and will substantially upgrade housing opportunities from existing conditions (Sec. I, Land Use Policies and Sec. IX, Housing Plan Policies).

The proposed development is located within an identified growth area specifically targeted for additional housing (Sec. I, Neighborhood Activity Centers). It is also contained within the Old North End Enterprise Community and includes the kind of investment and redevelopment specifically called for in this area of the city (Sec. I, The Old North End Enterprise Community).

In light of the project's location and proximity to multiple transportation options, alternative means of transportation will be readily available to residents of the proposed housing (Sec. V, Stressing Other Modes of Travel).

The project will meet or exceed the city's current energy efficiency standards (Sec. VIII).

The proposed development can be found to be in conformance with the City's MDP.
(Affirmative finding)

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;

The proposal will provide a mix of new housing units in a neighborhood with scant recent development. All of the dwelling units will be affordable. **(Affirmative finding)**

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

Modest impacts on the city's park and recreation facilities may result. Payment of impact fees will help offset such impacts. Comments from the Department of Parks & Recreation notes that these impact fees will be directed towards improvements to the nearby Roosevelt Park. **(Affirmative finding)**

Article 4: Maps & Districts

Sec. 4.4.2, Neighborhood Mixed Use Districts:

(a) Purpose

(2) Neighborhood Mixed Use (NMU)

The NMU zone is intended to provide a compact variety of commercial uses within the city's older neighborhoods. It also provides for higher residential density than the nearby residential zones. The proposed development is consistent with these goals.

The existing parcel at 47 Bright Street was previously zoned RM; however, per zoning amendment ZA-14-05, it is to become NMU like the rest of the development site. This amendment has been warned for public hearing with the City Council and is now effective. **(Affirmative finding)**

(b) Dimensional Standards & Density

FAR in the NMU is limited to 2.0. The proposed development has a FAR of 1.1 (64,450 sf building area w/in 59,720 sf property).

Only two setbacks apply to the NMU portion of the proposed development: 1) a 10' setback from the street curb and a 15' district setback along the NMU/RM boundary. The site plans depict acceptable street curb setbacks and also depict the 15' district boundary setback along the NMU/RM boundary to the north.

Lot coverage will increase from an existing 21.1% to 58.5%. The maximum permissible is 80%.

Building height will vary among the structures. The center building is tallest at 34'. This height remains below the 35' height limit. All structures comply with the 20', 2-story height minimum. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The proposed multi-family housing is permitted in the NMU zone. The two new duplexes proposed are generally not permitted in the NMU; however, they may be permitted as part of this PUD (which affords flexibility in housing types). The DRB found the inclusion of duplexes to be acceptable during sketch plan review. **(Affirmative finding)**

(d) District Specific Regulations

1. Ground Floor Residential Uses Restricted

Not applicable.

2. Exception to Minimum Height in NAC District

Not applicable.

3. Exception to Maximum Lot Coverage in NAC District

Not applicable.

4. Development Bonuses/Additional Allowances

Not applicable. No bonuses sought.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.2 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.2 (b) above.

Sec. 5.2.6, Building Height Limits

No exceptions to building height limits are requested.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.2 (b) above.

Part 4, Special Use Regulations

Sec. 5.4.8, Historic Buildings and Sites

Two buildings within the project area are listed on the Vermont State Register of Historic Resources. Both are proposed to be demolished. A consultant's report has been included with the submission materials. Although she conditions her remarks upon final review and consultation with the Vermont Division for Historic Preservation, in general the report reflects the failed condition of both buildings, and the greater public benefit of the prospect of newer, cleaner, safer, affordable housing in the neighborhood.

Herein are the standards for review:

(d) Demolition of Historic Buildings:

The purpose of this subsection is:

- . To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- . Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- . To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition.

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

- A. A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;***

This has been provided. **(Affirmative finding)**

- B. A statement addressing compliance with each applicable review standard for demolition;***

- C. Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:***

- (i) the estimated market value of the property on which the structure lies, both before and after demolition or removal; and,***
- (ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;***

Both the structural engineer and the 36-CFR certified preservation consultant concurred that the poor condition of both buildings, coupled with the loss of integrity and level of alteration make rehabilitation economically unviable. Both concur that the best solution would be to remove the structures and allow redevelopment to occur, conditioned upon compatibility with the context of the neighborhood. **(Affirmative finding)**

D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites;

This application proposes redevelopment of the site. **(Affirmative finding)**
and,

E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.

Attached. **(Affirmative finding)**

2. Standards for Review of Demolition.

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

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

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

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

And all of the following:

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

The project is largely interior to the land area, with demolition proposed on streetfront lots of Bright and Archibald. The remaining streetscape will be maintained, with infill housing to fill voids and to continue the neighborhood pattern of residential development. Other, state listed adjacent historic properties will remain. **(Affirmative finding)**

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

As these are state list (not national) and their level of integrity and physical condition have been documented to be diminished, HABS and HAER standards are not a requirement. Submission photographs, which will be kept in the zoning file, will suffice for documentation for those interested in Burlington's architectural history in this neighborhood. **(Affirmative finding)**
and,

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

(i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;

(ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,

(iii) *The time between demolition and commencement of new construction generally shall not exceed six (6) months.*

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

The applicants have not offered to deed restrict the property. However as a public housing project, a substantial community benefit would be realized by the redevelopment of the subject parcels, providing 44 residential units (42 in four new buildings, and 31 of them new.)

(Affirmative finding as conditioned)

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

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

As noted.

Sec. 5.5.1, Nuisance Regulations

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

Sec. 5.5.2, Outdoor Lighting

Light specs, a photometric, and lighting plan have been submitted. Lighting is proposed to be full cut-off and building-mounted. The duplex and triplex front porches have recessed can lights to be controlled by occupants. All other lights are proposed to be controlled by photo-sensors and timers. All lighting is low cutoff LED; there are no pole mounted lights.

Lighting at building entrances exceeds standards of the ***Outdoor Lighting Manual for Vermont Municipalities***, Table 2, p. 10: *Building Entry – active use, 5 footcandles average maintained.* Measurements on the lighting plan illustrate entryway lighting between 10 fc (duplex 2 on Archibald Street) to 13 fc (east entry, 35-plex) to 17 fc (duplex 1, Bright Street.) Entryway lighting must be revised accordingly.

Walkway lighting appears to meet the applicable standards.

Light levels for within the parking garage are not provided, and need to be to confirm compliance with Sec. 5.5.2 (f) 5. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control

A comprehensive stormwater management plan has been provided in preliminary form. As noted previously, the system will capture all stormwater runoff and infiltrate it into the ground onsite. There will be no direct discharge of runoff into the city system. Final review and approval of the proposed stormwater management plan by the Stormwater Administrator will be required prior to final plat approval. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Sec. 6.1.2 Review Standards

The Bright Street Cooperative neighborhood will combine the four parcels owned by Champlain Housing Trust. 27 Bright Street will be retained as a separate lot, per the submission narrative, yet continue to be operated by CHT as part of the overall project. **(Affirmative finding)**

Part 2, Site Plan Design Standards

Sec. 6.2.2. Review Standards

(a) Protection of important natural features

There are no important natural features on the subject properties. Green space is generally open grassy area with scattered trees. Approximately 8 trees are proposed for removal, located within the site and possibly some around the perimeter near foundation excavation locations. See plan L1.0 for tree and fencing demo diagram. A landscaping/planting plan has been submitted (see Plan L2.0.) The species proposed within the greenbelt on Bright Street has been revised after consultation and approval of the City Arborist. **(Affirmative finding)**

(b) Topographical alterations

The site slopes slightly downward from east to west. Slight modification to the grade will be required to facilitate the development. Due to the parking garage ramp and entrance off of Archibald Street, in combination with the first floor pedestrian entrance to the 35-plex off of Bright Street, existing grades will be modified. **(Affirmative finding as conditioned)**

(c) Protection of important public views

There are no significant public views from or through the property. Not applicable.

(d) Protection of important cultural resources

Two properties are currently listed on the Vermont State Register of Historic Resources. See Section 5.4.8, above.

(e) Supporting the use of alternative energy

The roof of the 35-plex is designed for low profile photo-voltaic (PV) panels, but it is not known until further build-out if funding will allow their inclusion. In any case, they are encouraged. **(Affirmative finding)**

(f) Brownfield sites

The property is included on the Vermont DEC Hazardous Site List as a brownfield with PAH contamination. The development is enrolled in the BRELLA program (formerly the RCPP or Redevelopment of Contaminated Properties Program) and CHT is pursuing an EPA brownfield clean-up grant. A Corrective Action Plan will be required by DEC for PAH impacted soils on the site prior to development; the applicant assures that the CAP will be developed prior to construction. **(Affirmative finding as conditioned)**

(g) Provide for nature's events

As reviewed by the Conservation Board, the project proposes 100% infiltration with no connection to the City stormwater system.

Although there is only an access drive and 2 on-grade parking spaces, an area of snow storage (or a plan for removal) will be required. Revised submission materials include the intent to melt snow

with a system installed under the pavement at the garage ramp. CHT will provide a plan for removal of remaining snow.

There are several open porches that will provide respite from inclement weather for building residents. **(Affirmative finding as conditioned)**

(h) Building location and orientation

Street front buildings along the periphery of the development line up with adjacent structures and reinforce the existing streetscape. The large 35-unit center building is located in the interior behind these new street front buildings. This location avoids disruption of the existing street edge and mitigates the mass of this building as perceived from the street. **(Affirmative finding)**

(i) Vehicular access

One vehicular access point, from Archibald Street, will be provided into the site. A curb cut and driveway exist under current conditions but will be modified to accommodate the proposed development. Adequate access for emergency vehicles and fire apparatus must also be assured; Supplemental submission material confirms that the fire marshal has approved fire department access and site revisions; written approvals dated April 2, 2014 and April 7, 2014. **(Affirmative finding)**

(j) Pedestrian access

All of the new street edge buildings have front walkways that connect to the public sidewalk system. The interior building will connect to the public sidewalk system via new interior walkways. The newly modified driveway appears to preserve the continuity of the public sidewalk across it. It is not clear if the hashed marks that parallel the entrance drive are intended to be another pedestrian path or are illustrated for another matter. See Plan L2.0. **(Affirmative finding)**

(k) Accessibility for the handicapped

The narrative says: "The design will meet applicable state and federal handicapped accessibility requirements for both site and units. All units in the 35plex meet FHA requirements and 5% will meet UFAS and be fully accessible." Revised plans confirm the availability of handicap parking spaces; see Plan A1.0, dated April 24, 2014. **(Affirmative finding)**

(l) Parking and circulation

All new parking will be located under the central building. Two surface parking spaces are proposed behind the duplex at 112-114 Archibald Street; there are four existing parking spaces at 27 Bright Street. Detail of the interior parking garage have been submitted, confirming the adequacy of interior circulation, parking spaces and bike parking availability. **(Affirmative finding)**

(m) Landscaping and fences

Ample garden space will be provided in the form of raised beds throughout the project site. A detailed landscaping plan has been submitted with preliminary plat plans. See plan L1.0 for existing tree and fencing demo diagram, and plan L2.0 (revised, dated May 28, 2014) for a proposed planting plan. Existing fencing will be retained and gaps filled in with wood fencing around 27 and 31 Bright Street. A privacy fence and safety barrier will be installed near the garage entrance ramp. That design has not been determined. The graduated grade of the entrance ramp is

proposed to be supported with steel sheet piling (anticipated height 10') similar to what is adjacent to the parking garage entrance off College Street near South Champlain Street.

Revisions have been made to the proposed landscaping within the green belt after consultation with the city arborist: Celebration Maples are now proposed. **(Affirmative finding)**

(n) Public plazas and open space

No public plazas are proposed, however significant outside area is planned for the use of the residents. A significant courtyard is proposed near Bright Street, with ample eastern and southern exposure to the sun with shading provided by new trees and neighboring buildings.

The garden beds, patios, and walkways accessed from the Archibald Street sidewalk will provide pleasant grounds for resident enjoyment and passive activity. Several clotheslines and play areas are also identified on the plan (See L2.0.) Much opportunity is afforded for natural beauty and residential pleasure on the grounds of the newly developed site. **(Affirmative finding)**

(o) Outdoor lighting

See Sec. 5.5.2

(p) Integrate infrastructure into the design

Utility lines are proposed to be undergrounded from existing municipal services in the street. The submission narrative states that the smaller buildings each have a storage space for trash and recycling and will utilize curbside service. The 35plex has a separate room to the right of the main entry and the trash removal company will bring the totes curbside for removal.

A rooftop ERV (Energy Recovery Ventilation) is proposed behind the elevator tower, which will minimize its visual impact. No cooling towers or condensing units have been identified as part of the plan. **(Affirmative finding)**

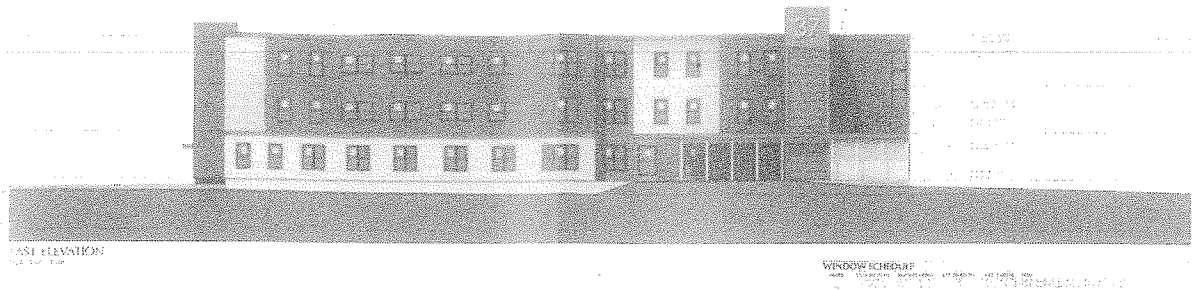
Part 3, Architectural Design Standards

(a) Relate development to its environment:

The smaller buildings proposed to front Archibald and Bright Street are of a scale and character that may successfully be integrated into the existing streetscape. With individual front porches on the duplex and triplex, these buildings relate to the existing neighborhood personality. With the location of the larger building on the interior of the parcel, coupled with underground parking, the building mass is diminished and the site retains an enormous amount of green space for resident use.

1. Massing, Height and Scale:

With the proposed duplex and triplex fronting Archibald and Bright Streets, the building mass remains consistent along both streetscapes. The larger (35 plex) building, situated in the center of the proposed parcel, will be less apparent due to the location; however its height is not without precedent in the neighborhood. Immediately across the street from the Archibald Street frontage exists a newer three story residential structure, fronting the street. This plan, however, minimizes the building mass as perceived from the public ROW. The 35plex has an elongated, winding footprint which will be visually available as glimpsed through other properties and not in its entirety. "Notches" where each of the three wings joins break up the building mass and provide visual interest. **(Affirmative finding)**



2. *Roofs and Rooflines.*

The duplexes are proposed to have compound gabled roofs, while the triplex and the 35-plex to have flat roofs. Both are familiar and presented within the immediate block. **(Affirmative finding)**

3. *Building Openings*

The duplexes and the triplex will have easily identifiable entrances to at least on unit fronting on the public street. Additional entrances are provided off pedestrian paths (or courtyard) on which they front. Both the south elevation (Archibald Street) and the east elevation (Bright Street) of the 35-plex have clearly identifiable entrances off pedestrian walkways.

Window openings maintain consistent patterns and proportions appropriate to the proposed residential use. The window pattern is varied, as broken up between wings of the 35-plex, and provides interest to the architecture. No awnings or canopies have been identified that may encroach into the public right-of-way, which would require an encroachment permit. Canopies on the rear 35-plex are within the project development area.

The buildings are setback from the property line, so no restriction on window or door openings is anticipated to be required to fire safety code restrictions. **(Affirmative finding)**



(b) Protection of Important Architectural Resources:

The applicant has engaged a Historic Preservation consultant (Liz Pritchett) to assess the area of potential impact, any historic properties involved, and to determine the impact on each. Her report

is attached. In short, the Determination of Potential Effect as reported:

In my professional opinion, removal of the dwellings at 114 Archibald Street, 47 Bright Street and the storage building at 35 Bright Street will have no effect on historic resources because these structures do not appear to be eligible for listing in the National Register due to alterations and lack of architectural distinction. Furthermore, due to the poor condition and further loss of integrity at 39 Bright Street since it was listed in the State Register, that resource now appears only marginally eligible for listing in the National Register. Therefore, the only property that has the potential for adverse effect by the undertaking is 39 Bright Street. The overall determination of effect of the undertaking is an adverse effect to historic resources due to the proposed demolition of the dwelling at 39 Bright Street.

Property	Listed in the SR	Eligible for the NR	Potential for Effect
114 Archibald St.	No	No	No Effect
35 Bright St.	No	No	No Effect
39 Bright St.	Yes	Marginally eligible	Adverse Effect
47 Bright St.	Yes	No	No Effect

And the conclusion of the report:

The determination of effect for the Archibald - Bright Street Project is an ADVERSE EFFECT with one condition. Condition: The plans and specifications for the new buildings and site shall be reviewed and commented on by the Division for Historic Preservation prior to the final determination of effect for the project.
--

This is a preliminary determination only as the overall scope of work for the undertaking is in the early stages of design. While the plans and elevations for the new buildings are being developed, the project's historic preservation consultant in consultation with the Vermont Division for Historic Preservation will review the designs to ensure that all work complies with *The Secretary of the Interior's Standards for Rehabilitation*. A final review letter for the undertaking will be submitted when all plans have been completed. No construction will start until final review for Section 106 is complete and all permits are in place.

A final review letter will be required upon final plat submission. (**Affirmative finding as conditioned**)

(c) Protection of Important Public Views:

There are no public views from these parcels. Not applicable.

(d) Provide an active and inviting street edge:

Duplex 1 and 2 both provide engaging street fronts, with triple windows at the first floor street level and wrap around porches slightly off grade. Windows are regularly spaces, and indicative of interior use. The buildings actually have 2 building fronts as designed, because rear facades serve the second unit, and open to public courtyards and interior lot common spaces.

The 35plex, although not immediately fronting the street, has attractively designed facades facing both street fronts, albeit setback substantially from the street. Visual interest is provided by material placement, alteration to the cornice line, siding changes, rhythm of window placement, window sizes, and articulated porches. The elevator shaft provides an interesting design element distinctive to the plan; especially coupled with the number graphic. Unfortunately, the ordinance limits signage to 2 square feet, so the street number as illustrated is not compliant. **(Affirmative finding)**

(e) Quality of materials:

Proposed materials are fiber cement siding and trim; sloped roofs to be shingles; flat roofs membrane. Colors will be chosen from either the James Hardie or Certainteed Color palette. Windows are proposed to be fiberglass double hung with some awning and casement. Porch railings are proposed to be painted metal.

As the buildings at 35 and 27 Bright are proposed for demolition, no material specifications are not applicable. A final determination from the Vt. Division for Historic Preservation will be required relative to the defined adverse impact of the development, as previously noted. **(Affirmative finding as conditioned)**

(f) Reduce energy utilization:

The narrative defines the plan for highly energy efficient buildings designs. The development will be required to meet all energy efficiency standards as defined by Burlington Electric, and will be available for incentives.

The 35-plex roof will be designed to incorporate solar panels, although their implementation will rely on budget as the development unfolds.

The smaller building sizes fronting Archibald and Bright Street do not suggest the need for shadow studies. The interior location (and spatial separation from neighboring building) of the 35-plex do not raise immediate concern about shadow cast. Ample opportunity remains here, and at adjoining building sites, for the utilization of passive and active solar utility. **(Affirmative finding)**

(g) Make advertising features complementary to the site:

Any signage will require a separate sign permit.

The street identification number ("37") is not permitted due to size and height. Sign installation height in the NMU is limited to 14', or the ceiling height of the first floor. Additionally, parallel signs are limited to 2 sf. per linear foot of building frontage. As the east frontage is broken into different planes, a total will need to be calculated of all parallel building plans fronting Bright Street to determinate appropriate signage size. **(Affirmative finding as conditioned)**

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

The proposed buildings will be sprinklered. Development will be required to meet all applicable building and life safety code as defined by the building inspector and the fire marshal. For this multi-unit building, an intercom system is recommended for residential safety. **(Affirmative finding)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The subject property is located in the Shared Use Parking District. As a result, each dwelling unit requires 1 parking space for a total of 44 spaces. All but two of these parking spaces will be provided underneath the proposed center building. Two surface parking spaces will be provided behind the Archibald Street duplex. **(Affirmative finding)**

Sec. 8.2.5, Bicycle Parking Requirements

The 42 new dwelling units will require 11 long term spaces (1 per 4 units) and 4 short term spaces (1 per 10 units). The preliminary plat plans confirm compliance (see memorandum response, dated June 2, 2014.) Final plat plans must include details compliant with the Department of Public Works' Bicycle Parking Guidelines. **(Affirmative finding as conditioned)**

Article 9: Inclusionary and Replacement Housing

Sec. 9.1.5, Applicability

As the proposed development includes more than 5 new dwelling units, it is subject to the inclusionary housing provisions of this Article. Fifteen percent of the net gain in units must be inclusionary (42 units are proposed, but the net gain in light of demolition is just 31 units). As proposed, all of the units will be affordable. Details as to the degree of affordability and compliance with Article 9 must be provided with final plat plans. **(Affirmative finding as conditioned)**

Article 10: Subdivision

There is no apparent subdivision of land included in this proposal. Four parcels will be merged into one. As a major PUD, a boundary survey done by a VT licensed surveyor must be completed with the final plat application. **(Affirmative finding as conditioned)**

Article 11: Planned Unit Development

Sec. 11.1.6, Approval Requirements

(a) Lot coverage requirements of the district shall be met

Lot coverage is acceptable as noted in Article 4 above. **(Affirmative finding)**

(b) The minimum setbacks required for the district shall be met

As noted previously, setbacks are compliant. **(Affirmative finding)**

(c) The minimum parcel size shall be met if the project is located in a RL or RL-W district

Not applicable.

(d) The project shall be subject to design review and site plan review of Article 3, Part 4

See Article 3 above.

(e) The project shall meet the requirements of Article 10 for subdivision review

See Article 10 above.

(f) All other dimensional, density, and use requirements of the underlying zoning district shall be met as calculated across the entire property

All other dimensional, density, and use requirements appear to be acceptable. **(Affirmative finding)**

(g) Open space or common land shall be assured and maintained in accordance with the conditions as prescribed by the DRB

The development will operate as a cooperative managed in large part by the residents. Management of open space and common lands will be included in this arrangement. **(Affirmative finding)**

(h) The development plan shall specify reasonable periods within which development of each phase of the planned unit development may be started and shall be completed. Deviation from the required amount of usable open space per dwelling unit may be allowed provided such deviation shall be provided for in other sections of the planned unit development.

As proposed, the development would be constructed within 2 years. No phasing schedule has been provided. One is recommended as noted previously. **(Affirmative finding as conditioned)**

(i) The intent as defined in Sec. 11.1.1 is met in a way not detrimental to the city's interests
Sec. 11.1.1, Intent

(a) Promote the most appropriate use of land through flexibility of design and development of land;

The proposal amounts to a moderately dense residential development, largely on interior land that would otherwise be unavailable for new construction. The flexibility of design afforded by way of the PUD process allows for substantial reinvestment in a neighborhood that would otherwise not be possible. **(Affirmative finding)**

(b) Facilitate the adequate and economical provision of streets and utilities;

Multiple residences will be served by existing shared streets and new utilities. The compact development will afford economical provision of infrastructure to support the new residences. **(Affirmative finding)**

(c) Preserve the natural and scenic qualities of open space;

Open space will remain. Much of it will contain raised garden beds for residents. **(Affirmative finding)**

(d) Provide for a variety of housing types;

The proposal includes a variety of housing types – duplex, triplex, and multi-family apartment style. Bedroom counts are diverse, ranging from 1- to 4-bedroom dwellings. **(Affirmative finding)**

(e) Provide a method of development for existing parcels which because of physical, topographical, or geological conditions could not otherwise be developed; and,

As noted above, much of the land to be developed is interior space without direct road frontage. The PUD process enables a comprehensive development package to take place on this site. **(Affirmative finding)**

(f) Achieve a high level of design qualities and amenities.

The Design Advisory Board found the proposed design acceptable and recommended preliminary plat approval. Residents will enjoy amenities of significant open space, garden areas, covered parking, playgrounds, and outdoor gathering areas. **(Affirmative finding)**

(j) *The proposed development shall be consistent with the Municipal Development Plan*
See Sec. 3.5.6 (b) 10.

II. Conditions of Approval

1. This preliminary plat approval in no way grants or implies final plat approval. Final plat application shall be filed in accordance with Section 10.1.9, *Final Plat Approval Process*, of the CDO and per these Conditions of Approval.
2. Prior to final plat application, written acceptance of the adequacy of emergency vehicle access shall be obtained from the Fire Marshal.
3. Prior to final plat application, a boundary survey by a VT licensed land surveyor shall be provided and shall show all proposed boundary adjustments.
4. Final plat plans *should* include a project phasing schedule that calls out what project components will be built and when they will be built.
5. Final plat plans shall include proposed days and hours of construction.
6. Final plat plans shall include the final stormwater system design and shall also include the final details for the erosion prevention and sediment control plan.
7. Final plat plans shall include outdoor lighting details compliant with the standards of Sec. 5.5.2, *Outdoor Lighting*, particularly garage lighting and building entry lighting.
8. Final plat plans shall include bicycle parking details compliant with the Department of Public Works *Bicycle Parking Guidelines*.
9. Final plat plans shall include details as to the amount and extent of affordability of the proposed dwelling units per the requirements of Article 9, *Inclusionary Housing*.
10. Final plat plans shall include a plan for snow removal.
11. Final plat application shall include a final review letter from a preservation consultant with concurrence from the Vermont Division for Historic Preservation relative to project impacts.
12. Unless phased by request to the DRB, the time between demolition of the listed historic buildings and commencement of new construction generally shall not exceed six (6) months.

Bright Street Cooperative

Prepared for: The City of Burlington DRB

Prepared by: Duncan Wisniewski Architecture (Taryn Barrett and Michael Wisniewski)

June 2, 2014

RECEIVED
JUN 02 2014

DEPARTMENT OF
PLANNING & ZONING



memorandum response

The following is a list of responses to the Recommended Conditions of Approval.

1. Trees will be Acer Freemanii 'Celebration' Maples per conversation with City Arborist.
2. Stormwater will be infiltrated in on site basins and we will provide approval from the City Stormwater Administrator.
3. A Corrective Action Plan will be developed prior to construction.
4. We intend to melt the snow with a system installed under the pavement at the garage ramp, CHT will provide a plan for removal of remaining snow.
5. See attached letter for written approval from the Fire Marshal.
6. See attached Parking Level Plan for the 35-Plex showing handicap parking.
7. See attached Parking Level Plan for the 35-Plex showing circulation and spaces drawn to scale.
8. A min. of 11 Long Term bike spaces will be provided in the parking garage area designated 'Bike Parking', and a min. of 4 Short Term spaces are provided in racks off of the courtyard accessed from Bright Street.
9. Roof system will be designed for low profile PV panels which will be included if the budget permits. There will be a roof top ERV behind the elevator tower, approximately 180"w x 50"d x 60"h. At this time we do not anticipate any cooling towers.
10. A final review letter from the Vermont Division of Historic Preservation will be provided prior to issuance of zoning permit.
11. We believe the signage on the Trinity and the two Duplexes comply with the maximum of 2sf. We will revise the 35-Plex to comply.
12. The sheet pilings will be approximately 10' high starting at 227.0 and ending at 237.0 (grade elevations).
13. We will comply with the ordinance to reclaim, sell, and/or salvage building materials from the existing structures scheduled for demolition.
14. We accept the standard Permit Conditions 1-15.

updates post submission

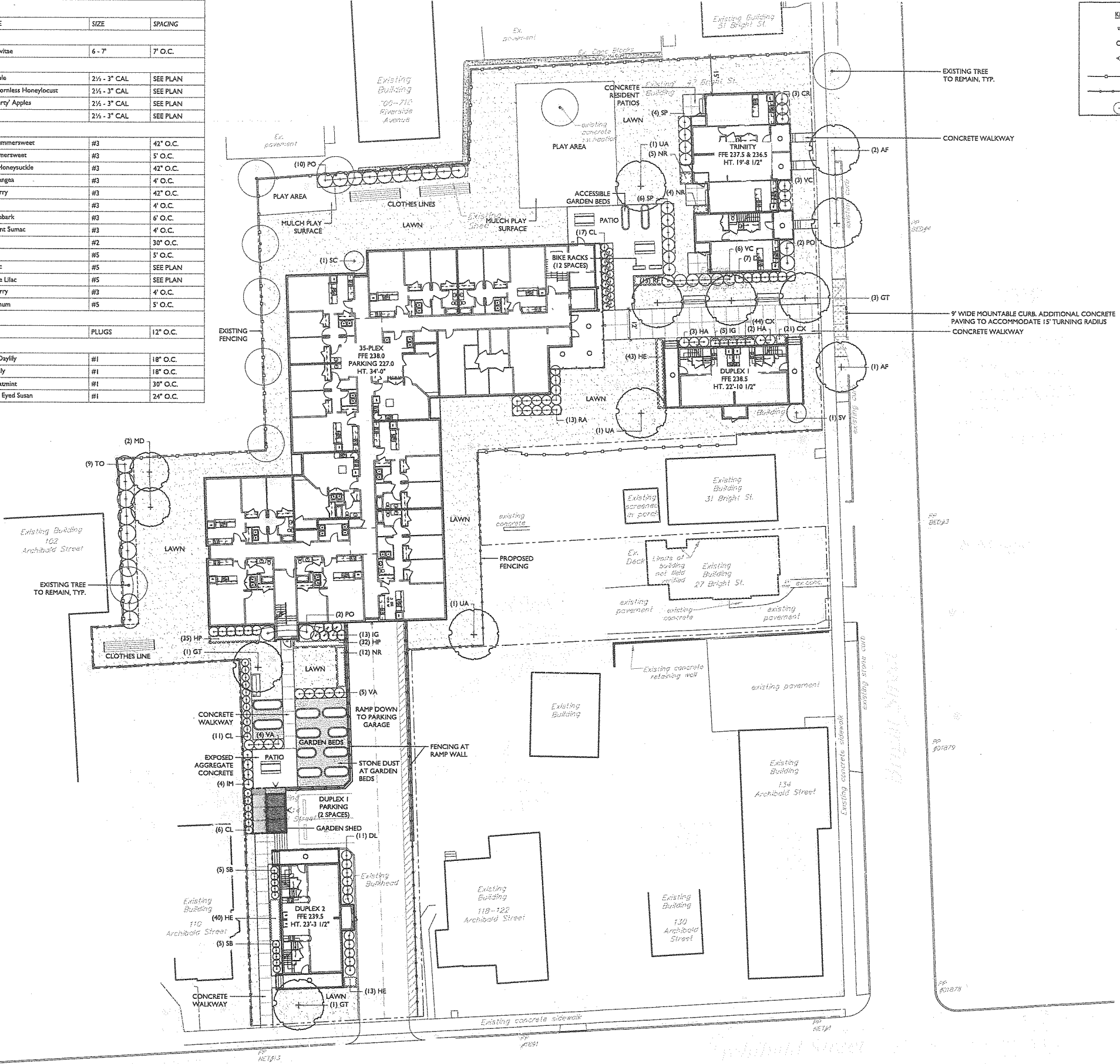
1. See attached elevations for minor windows size adjustments.
2. See attached site plan for revisions including a lawn near the gardens, the play area has been moved North to provide more privacy at the 35-Plex (equipment is undetermined), and the trees have been adjusted to show Celebration Maples at the street edge.
3. We are currently working with a lighting consultant to design the garage lighting plan in accordance with the City Ordinance. We will be revising the lighting at the Trinity and the two Duplexes to comply with the City Ordinance. We would like to discuss providing sufficient light levels at the entry of the 35-Plex for security and due to the setback distance from the public sidewalk.

Sincerely,

Michael Wisniewski

Michael Wisniewski

PLANT SCHEDULE					
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
EVERGREEN TREES					
TO	9	Thuja occidentalis 'Nigra'	American Arborvitae	6 - 7'	7' O.C.
DECIDUOUS TREES					
AF	3	Acer x freemanii 'Celebration'	Celebration® Maple	2 1/4 - 3" CAL	SEE PLAN
GT	5	Gleditsia triacanthos var inermis 'Shademaster'	Shademaster® Thornless Honeylocust	2 1/4 - 3" CAL	SEE PLAN
MD	2	Malus domestica 'Freedom' & 'Liberty'	Freedom® & Liberty® Apples	2 1/4 - 3" CAL	SEE PLAN
UA	3	Ulmus americana 'Princeton'	Princeton Elm	2 1/4 - 3" CAL	SEE PLAN
SHRUBS & VINES					
CL	34	Clethra alnifolia 'Hummingbird'	Hummingbird® Summersweet	#3	42" O.C.
CR	3	Clethra alnifolia 'Ruby Spice'	Ruby Spice® Summersweet	#3	5' O.C.
DL	18	Diervilla lonicera	Northern Bush Honeysuckle	#3	42" O.C.
HA	5	Hydrangea arborescens 'Annabelle'	Annabelle® Hydrangeas	#3	4' O.C.
IG	18	Ilex glabra 'Shamrock'	Shamrock® Inkberry	#3	42" O.C.
IM	4	Ilex meserveae 'Blue Maid'	Blue Maid® Holly	#3	4' O.C.
PO	14	Physocarpus opulifolius 'Copperatina'	Copperatina® Ninebark	#3	6' O.C.
RA	13	Rhus aromatica 'Gro-Low'	Gro-Low® Fragrant Sumac	#3	4' O.C.
SB	10	Spiraea betulifolia 'Tor'	Tor® Spirea	#2	30" O.C.
SP	10	Syringa pubescens subsp. patula 'Miss Kim'	Manchurian Lilac	#5	5' O.C.
SC	1	Syringa vulgaris 'Charles Joly'	Charles Joly® Lilac	#5	SEE PLAN
SV	1	Syringa vulgaris 'MME Lemoine'	Madame Lemoine Lilac	#5	SEE PLAN
VA	9	Vaccinium corymbosum	Highbush Blueberry	#3	4' O.C.
VC	9	Viburnum cassinoides	Witherod Viburnum	#5	5' O.C.
ORNAMENTAL GRASSES					
CX	60	Carex 'Ice Dance'	Ice Dance® Sedge	PLUGS	12" O.C.
PERENNIALS					
HE	96	Hemerocallis 'Happy Returns'	Happy Returns® Daylily	#1	18" O.C.
HP	67	Hemerocallis 'Pardon Me'	Pardon Me® Daylily	#1	18" O.C.
NR	21	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	#1	30" O.C.
RF	13	Rudbeckia fulgida 'Goldstrum'	Goldstrum® Black Eyed Susan	#1	24" O.C.



BRIGHT
STREET
COOPERATIVE

PLANTING PLAN

REVISIONS



DATE 04.01.14

FROM Michael Wisniewski & Taryn Barrett, Duncan Wisniewski Architecture
DEPARTMENT OF PLANNING & ZONING

TO Amy Demetrowitz - CHT
Sue Cobb - HVT
Jeff Hodgson, Bonnie Kirn Donahue - WH
Bill Nedde - KL
Joe Keenan, Barry Simays - BFD

RE **BRIGHT STREET - Fire Department Access/Requirements Review**

GENERAL

- We reviewed the latest drawing presented by DWA, showing all revisions to date including many changes since the last BFD input during technical review.
- BFD would like to access the 35-Plex aerially with either Engine 2 or 4 along the ramp at the Archibald entrance. In the original design the duplex was built over this ramp precluding fire truck access. This ramp starts out at 5.4%, decreases to 5% at the 2 parking spaces, then continues down to the parking garage at a maximum 10.2% slope. These 'straight stick' aerials can reach up to 60' with their ladders, which would park them partially on the 10.2% slope and partially along the 5% slope. The maximum allowed for these engines is 12%. The width of the ramp is adequate at 23 feet, with 20 feet designated towards the drive aisle and 3 feet for pedestrians or bikers. However, when an engine is parked here it will limit vehicle access from the garage to the street. This is not atypical for emergency vehicles to block civilian traffic.
- The ramp will be designed to carry the tower weight even though it is unlikely to be utilized.
- BFD requests a Fire Department Connection (FDC) closer to the street than the entry point of the 35-Plex, either on the Trinity or Duplex 1. The purpose is to reduce the length of 4" lines from the engine parked on Bright Street to the sprinkler system in the building which requires personnel that may be needed to perform other tasks. It was determined that the best location may be along the courtyard on Duplex 1, where it can rise up through the slab under a stair and elbow out the wall. This remote FDC must be labeled according to the NFPA lettering requirements indicating that it does not serve the building for which it is located on, and that it does serve the 35-Plex. An outdoor horn/strobe shall be located over the FDC that will be activated with the 35-Plex system. The FDC must be within 100 feet of the closest hydrant, which Bill is locating along Bright Street proximate to the NE corner of the Trinity.
- Riverside Ave has a 10 inch water line that meets an old 6 inch water line on Bright Street, servicing an existing hydrant at the northern end of the street. The water flow calculations done last fall by DPW and coordinated by KL were presented and are very strong for this existing hydrant. All parties agree to minimize the use of the existing 6 inch line and to tap into the water as close as possible to the existing hydrant, run a new 6 inch line south to a

new hydrant. Bill will contact Rob Green and Adam at the water department about the construction and location of this hydrant.

- Due to the reduced access to the 35-Plex and the length of the building the BFD will require a standpipe in each of the two stairwells for water supply in an emergency.
- The southern pedestrian entry is required to have a horn/strobe, annunciator panel, and a Knox box.
- The Trinity does not require a sprinkler system by code, Michael will verify this with Ned Holt.
- Based on all of the above the original requirement of an open courtyard at the main entry off Bright St. being designed for fire truck access is no longer required given that they will access the building off Archibald. We will still provide a 9' curb cut and a 12' wide paved access for small emergency and service vehicles.

From: Barry Simays BSimays@burlingtonvt.gov
Subject: RE: Bright Meeting 04_Fire Department
Date: April 7, 2014 at 12:17 PM
To: Michael Wisniewski michaelw@duncanwisniewski.com, Demetrowitz Amy amy.demetrowitz@champlainhousingtrust.org, Cobb Sue Sue@hvt.org, Nedde Bill Bill.Nedde@krebssandlansing.com, Joseph Keenan JKeenan@burlingtonvt.gov, Jeff Hodgson jhodgson@wagnerhodgson.com, Bonnie Kirn Donahue bkirn@wagnerhodgson.com, Taryn Barrett tarynb@duncanwisniewski.com

Michael,

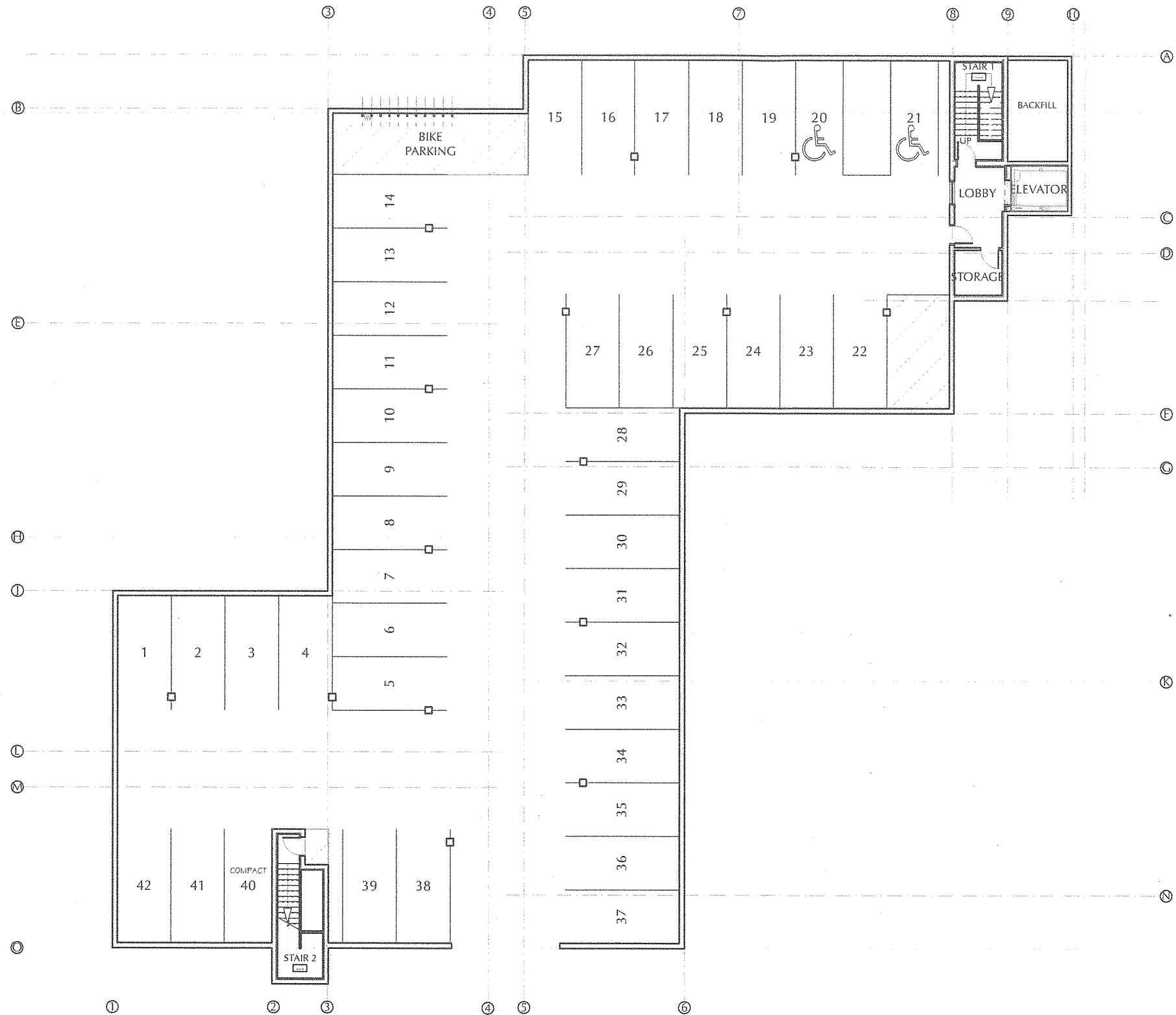
Thank you for providing this summary. The content accurately represents our discussion at this office on 4/1/2014. As stated during the meeting, this office will require a standpipe system in the 35-plex based on significant firefighter access concerns presented by building position, and the excessive hose-lays that would otherwise be required to fight a fire in a remote unit on the top floor.

Thank you again,

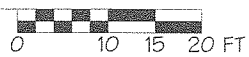
BC Barry Simays, CFI
Fire Marshal
Burlington Fire Department
132 North Avenue
Burlington, VT 05401
(802) 864-5577
(802) 658-7665 (Fax)
bsimays@burlingtonvt.gov

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PARKING LEVEL PLAN
Scale: 1" = 20 ft



BRIGHT STREET COOPERATIVE

BURLINGTON, VERMONT

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DUNCAN WISNIEWSKI ARCHITECTURE
A FIRMWARE COMPANY

PRELIMINARY PLAT

35-PLEX

Duncan Wisniewski 
ARCHITECTURE

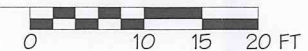
255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 04.24.14

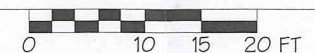
A1.0



A EAST ELEVATION
Scale: 1/16" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/16" = 1'-0"



BRIGHT STREET COOPERATIVE

BURLINGTON, VERMONT

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PRELIMINARY PLAT

Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T. 802.864.6693

35-PLEX

DATE: 06.02.14

A2.0



3 WEST ELEVATION
Scale: 1/16" = 1'-0"



4 NORTH ELEVATION
Scale: 1/16" = 1'-0"

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**Duncan
Wisniewski** 
ARCHITECTURE
255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T. 802.864.6693

35-PLEX

DATE: 06.02.14

A2.1

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/drbb

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Bob Schwartz
Jim Drummond
Missa Aloisi
Alexandra Zipparo (Alt.)
Israel Smith (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday June 17 2014, 5:00 p.m.

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

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Consent**
 1. **14-1066SD: 395 APPLETREE POINT ROAD (RL-W, Ward 4) A Gary Reid**
Two lot subdivision. No development included. (Project Manager: Scott Gustin)
- V. **Public Hearing**
 1. **14-1108VR: 451 APPLETREE POINT RD (RL-W, Ward 4) Brianne Chase/AI Senecal**
Variance from front yard and lakefront setbacks on lot with existing camp. (Project Manager: Scott Gustin)
 2. **14-1109VR: 465 APPLETREE POINT RD (RL-W, Ward 4) Brianne Chase/AI Senecal**
Variance from front yard and lakefront setbacks on existing vacant lot. (Project Manager: Scott Gustin)
 3. **14-1089AP: 17 EASTMAN WAY (RL-W, Ward 5) Lois Helland/Randolph Amis**
Appeal of Notice of Violation #269613. (Project Manager: Jeanne Francis/Ken Lerner)
 4. **14-0909PD: 112-114 ARCHIBALD STREET (NMU, Ward 2) Champlain Housing Trust**
14-0910PD: 27 BRIGHT STREET (NMU, Ward 2) Champlain Housing Trust
14-0911PD: 35-39 BRIGHT STREET (NMU, Ward 2) Champlain Housing Trust
14-0912PD: 47 BRIGHT STREET (NMU, Ward 2) Champlain Housing Trust
Preliminary Plat review to demolish 3 existing residential buildings (retain the duplex at 27 Bright Street) and construct 4 new residential buildings and associated site improvements. 2 existing units plus 42 new units for a 44-unit development. (Project Manager: Scott Gustin/Mary O'Neil)
- VI. **Certificate of Appropriateness**
 1. **14-1123CA: 9 CHASE STREET (RL, Ward 1) Jenkins Properties LLC**
Amend ZP#02-431 conditions 1 and 2 to allow 4in reveal vinyl siding and vinyl corner boards; amend condition 3 to allow mailboxes on front. (Project Manager: Ken Lerner)
- VII. **Master Sign Plan Review**
 1. **14-1101MP: 151 SAINT PAUL STREET et al (DT, Ward 5) Catamount/Van Ness, LLC**
Master sign plan. (Project Manager: Scott Gustin)
- VIII. **Other Business**
- IX. **Adjournment**

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

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

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

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

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

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BRIGHT STREET COOPERATIVE

Preliminary Plat Application
to the City of Burlington



APPLICANT: CHAMPLAIN HOUSING TRUST

April 11, 2014

Bright Street Cooperative

Prepared for: The City of Burlington DRB

Prepared by: Duncan Wisniewski Architecture (Taryn Barrett and Michael Wisniewski)

April 11, 2014

COVER LETTER

The Champlain Housing Trust (CHT), partnered with Housing Vermont (HVT), has the honor of presenting the Bright Street Cooperative preliminary plat application to the City of Burlington Development Review Board. Burlington and communities throughout Vermont have benefited from their long commitment to revitalizing neighborhoods and providing permanently affordable housing.

Housing Cooperatives have proven to bestow a sense of ownership to residents which fosters commitment and stability for the neighborhood. At this time there are no vacancies in the Flynn Avenue, House of Hildegard, Queensbury Housing, Rose Street Artists' and the Thelma Maple Housing Co-Ops in Burlington and South Burlington. The proposed Bright Street Cooperative will be the largest yet by 14 units with a total of 42 apartments.

This proposal, with a mix of buildings and unit types, establishes a strong streetscape along Bright and Archibald Streets with multiple pedestrian features and connections. The scale of the two streets and the diverse building context is respected and reflected. Underground parking hides the cars and maximizes the green space which features hardscape, gardens, play areas, clotheslines and porches.

We would like you to consider the Bright Street Cooperative for the next available Design Advisory & Design Review Board meetings.

An application fee check in the amount of \$14,010 is included. All attachments are listed in the Appendix.

Sincerely



Michael Wisniewski

INDEX

FORMS (Attached)

- ZONING PERMIT APPLICATION FORM

APPLICATION FEE: ECC \$6.9 Million = \$14,010 Fee.

- \$10 Filing Fee +
- \$300 per lot or unit = \$12,600 or,
- \$200 + \$2/\$1,000 ECC = \$14,000 or,
- \$.10/sq. ft. = \$6,433.
- Development Review Fee: (due prior to release of DRB approval)
- \$3/\$1,000 ECC = \$20,700 or,
- \$0.20/sq. ft. = \$12,865.

TEXT

- PROJECT OVERVIEW
- ZONING NARRATIVE

APPENDIX

- SECTION 106 HISTORIC BUILDINGS EVALUATION REPORT
- STRUCTURAL ASSESSMENT REPORT
- TRAFFIC EVALUATION FOR THE BRIGHT STREET CO-OP
- RAB LIGHTING CUT SHEETS

DRAWINGS (Bound Separately)

- 1.0 ARCHITECTURAL SITE PLAN 1:20
- 2.0 AERIAL PERSPECTIVE
- 3.0 STREET PERSPECTIVE
- 4.0 CONTEXT PHOTOGRAPHS
- 5.1 35-PLEX ELEVATIONS
- 5.2 35-PLEX ELEVATIONS
- 6.0 TRINITY ELEVATIONS
- 7.0 DUPLEX ELEVATIONS
- 8.0 ARCHITECTURAL WALL CROSS SECTIONS
- L1.0 EXISTING TREE AND FENCING DEMO DIAGRAM
- L2.0 PLANTING PLAN
- RAB SITE LIGHTING PLAN
- RAB WALKWAY LIGHTING PLANS
- RAB SITE LIGHTING SCHEDULES
- EX-1 EXISTING CONDITIONS PLAN
- SP-1 SITE PLAN
- SP-2 SITE DEMOLITION PLAN
- CD-1 CIVIL DETAILS
- CD-2 CIVIL DETAILS
- CD-3 CIVIL DETAILS
- CD-4 CIVIL DETAILS
- CD-5 CIVIL DETAILS
- CD-6 CIVIL DETAILS
- CD-7 EROSION PREVENTION & SEDIMENT CONTROL



Department of Planning and Zoning

149 Church Street, City Hall

Burlington, VT 05401-8415

Phone: (802) 865-7188

Fax: (802) 865-7195

www.burlingtonvt.gov/pz

Zoning Permit Application

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

PROJECT LOCATION ADDRESS: 112-114 ARCHIBALD; 27, 35-39, 47 BRIGHT STREET

PROPERTY

OWNER*: c/o AMY DEMETROWITZ

*If condominium unit, written approval from the Association is also required

POSTAL ADDRESS: 88 KING STREET

CITY, ST, ZIP: BURLINGTON, VT 05401

DAY PHONE: 802-862-6244

EMAIL: AMY.DEMETROWITZ@CHAMPLAINHOUSINGTRUST.ORG

SIGNATURE:

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

APPLICANT: c/o MICHAEL WISNIEWSKI

POSTAL ADDRESS: 255 SOUTH CHAMPLAIN STREET

CITY, ST, ZIP: BURLINGTON, VT 05401

DAY PHONE: 802-864-6693

EMAIL: MICHAELW@DUNCANWISNIEWSKI.COM

SIGNATURE:

Michael Wisniewski

Description of Proposed Project: DEVELOP 42 NEW HOUSING UNITS TO FORM A P.U.D. AS A HOUSING COOPERATIVE. THE MAIN PEDESTRIAN ACCESS IS FROM BRIGHT STREET AND VEHICULAR ACCESS IS OFF OF ARCHIBALD STREET. THE PROJECT HAS A MIX OF UNIT TYPES, OUTDOOR SPACES, AND UNDERGROUND PARKING.

Existing Use of Property: ☐ Single Family ☒ Multi Family: #14 Units ☐ Other: _____

Proposed Use of Property: ☐ Single Family ☒ Multi Family: #44 Units ☐ Other: _____

Will 400 sq ft or more of land be disturbed, exposed and/or developed?

Yes ☒ No ☐

(If yes, you will need to provide the 'Erosion Prevention and Sediment Control Plan' questionnaire with a site plan)

For Single Family & Duplex, will total impervious area be 2500 sq ft or more?

Yes ☒ No ☐

(If yes, you will need to provide the 'Stormwater Management Plan' questionnaire with a site plan)

Are you proposing any work within or above the public right of way?

Yes ☒ No ☐

(If yes, you will need to receive prior approval from the Department of Public Works)

Estimated Construction Cost (value)*: \$6,900,000.00

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

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

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

Type: SN _____ AW _____ FC _____ BA _____ COA 1 _____ COA 2 _____ COA 3 _____ CU _____ MA _____ VR _____ HO _____ SP _____ DT _____ MP _____

Check No. _____ Amount Paid _____ Zoning Permit # _____

PROJECT OVERVIEW

EXISTING SITE/DEMOLITION.

The PUD site abuts Archibald Street and Bright Street in the Old North End of Burlington and has been assembled from four parcels totaling 58,977 sf/1.35 acres. The entire site is zoned Neighborhood Mixed Use.

The site appears to be flat but slopes approximately 4' down from Archibald St. to the Northwest corner. It is presently developed along the two streets but the interior is open. Most of the perimeter is fenced.

The proposal seeks to demolish deteriorating structures at 114 Archibald Street (9 residential units), 35 Bright Street (1 unit) plus outbuilding, and 47 Bright Street (1 unit); totaling 11 residential units. The existing structures have been reviewed by Liz Pritchett of Liz Pritchett Associates and James Duggan, the Historic Preservation Review Coordinator for the Vermont Division for Historic Preservation. They have concluded that the buildings can be removed and that the new design is appropriate for the neighborhood. See attached Section 106 Historic Review.

27 BRIGHT ST.

The existing duplex with two parking spaces at 27 Bright Street will remain in its entirety with no changes. It will be subdivided from the larger PUD with a new property line aligning with the west boundary of 31 Bright St. It is fenced off from the main site and there are no shared functions or connections. Generally when referring to the PUD design in terms of units, parking spaces we are not including this property, but lot coverage is included.

NEW PROPOSED.

4 new buildings containing 42 new housing units yields a net gain of 31 units on the site. There are two duplex townhouse structures, one triplex townhouse and one three story, 35 unit structure with underground parking. The dwellings range from townhouses in the duplex and triplex to flats in the three story structure. The dwellings vary in layout and unit type ranging from 1BR to 3BR with one 4BR unit in the triplex. The 35plex contains common spaces with an independent entrance off the front porch for meetings and social functions in the cooperative and neighborhood.

All parking is in an enclosed parking structure (42 spaces) except for two surface parking spaces at the Archibald duplex for a total of 44 + 4 existing at 27 Bright St.

Proposed lot coverage, including 27 Bright St. is 58%; 80% is allowed.

CONTEXT

The neighborhood context is quite varied in both use and building type/size. It includes single family homes, small apartments, three story multifamily and commercial/industrial. The building styles include traditional from a variety of historical periods with pitched roofs as well as more recent structures with flat roofs.

Although there are some gaps and anomalies it is generally a traditional Old North End neighborhood, relatively dense and pedestrian oriented. Buildings are close to the street as well as each other. In some places parking dominates the front yard.

SITE DESIGN

Our goal from the beginning was to develop a strong streetscape on Archibald and Bright in scale with the neighborhood context, infill the interior to gain density and link the two elements with greenspace and pedestrian connections. This was made feasible by deciding to provide underground parking below the three story structure. There are only two surface spaces; therefore virtually the entire site is available for either dwellings or greenspace. Access to the garage is by means of a curb cut on Archibald St. and a two lane ramp down to the garage entrance.

The duplexes and triplex with individual front porches define the streetscape on Archibald St. and Bright St. There is a court between the Bright Duplex and Triplex which provides the pedestrian link to the 35plex through a large porch. It is the main entrance to the site as well as allowing limited emergency and maintenance access to the larger building. There is a smaller link to the rear entrance off of Archibald.

The smaller buildings each have a storage space for trash and recycling and utilize curbside service. The 35plex has a separate room to the right of the main entry and the trash removal company brings the totes curbside for removal.

The fire & emergency access design has been reviewed and approved by the Burlington Fire Department. They are requiring standpipes in the 35plex stairways.

LANDSCAPE DESIGN/OPEN SPACE

The landscape design focuses on the defining the street, pedestrian links and a variety of open space functions. Some existing trees are incorporated into the design and some will be removed.

The street edge is defined with street trees in the greenbelt and by minimizing curb cuts to one 20' drive and one 9' emergency and service entry with a bollard. The streetscape is brought into the site with a courtyard between two structures leading to the main entry porch of the 35plex.

Off the main hardscaped courtyard is an exposed aggregate patio with benches, tables, handicapped accessible barbecue and bike racks which leads to a play area and outdoor clotheslines.

Raised bed gardens and a garden shed are provided on the south side of the 35plex with some hardscape and the rear pedestrian link to Archibald. A second clothesline is provided in the southwest corner.

SITE LIGHTING & ELECTRIC/CATV/PHONE

There is existing street lighting on both Archibald and Bright Streets. Our intention is to minimize site lighting insofar as possible to just the critical pedestrian and vehicular paths. All the lights are building mounted; there are no pole mounted site lights.

The Duplex and Triplex front porches have recessed can lights controlled by the occupant. All other lights are controlled by photoeye sensors and timers. All lighting is low cutoff LED. Cut sheets and lighting analysis are included; the design meets the zoning requirements.

All utilities will be underground from existing municipal services in the street.

CIVIL

Krebs & Lansing has communicated with DPW to assure that the design meets city requirements and that there is the ability to provide water and sewer services. Last fall fire flow tests were carried to verify the design is tenable and that there is sufficient pressure for the sprinkler system.

Underground infiltration structures are used to mitigate stormwater flow. 80% lot coverage is allowed and we are proposing less than 50%. The amount of open space helps contribute to on site infiltration.

BUILDING DESIGN

The Bright Street streetscape to the left of our main entrance is primarily gabled roof, smaller residential structures; to the right of our entrance the pattern changes to flat roofed slightly larger apartments. We chose to continue this pattern with a gabled duplex on the left and a flat roofed triplex on the right. The same duplex is used on Archibald St. which is also fronted by smaller gabled structures. Each resident has a slightly elevated porch most of which face the street and the triplex has a rear patio fronting on green space.

The 35plex is three stories tall with a flat roof and is similar in scale to other neighborhood structures such as Thelma Maple Coop. Following the site configuration results in breaking it into three separate wings which helps break down its scale and mass. We emphasized this by creating a notch on the inside corner where the wings join. From the streets it will be difficult to ever see the whole building at once; one will have glimpses between buildings and the winding shape means you usually will only see one or two of the three wings at any given time. The mass is further broken down by alternating the upper and lower story tones and colors as you move around the building.

It is entered off the courtyard through a large wrap around porch which also serves as a social space. The elevator has been pulled out of the mass of the building in order to maximize the efficiency of the parking garage and we are using it as a vertical design element punctuating the building entry and courtyard.

The materials are fiber cement siding and trim; sloped roofs will be architect grade composition shingles, flat roofs will be ballasted or unballasted membrane. The 35plex roof is designed for photovoltaic panels but we will not know until well into construction if they will be added during the initial buildout. Windows will be primarily fiberglass double hung with some awning and casement. Porch railings are painted metal.

The colors will be chosen from the full range of prefinished James Hardie or Certainteed color palette with some trim be custom painted on site based on the final color palette. We have not selected a palette but the overall intent is to be quiet and muted with some bold accents as noted below.

The three building designs reflect the diversity of the neighborhood in design and massing although there will be many common eave and porch details. To provide some common identity we have chosen two elements: Each building will have a section of boldly colored, oversized fiber cement or similar lap panels marking the entry into the site or building. Each building will have oversized address numbers; the 35plexe will have a backlit address.

OTHER

A traffic study is included which indicates negligible impact.

The design will meet applicable state and federal handicapped accessibility requirements for both site and units. All units in the 35plex meet FHA requirements and 5% will meet UFAS and be fully accessible.

The retaining walls for the garage ramp, since one side is nearly on the property line, will be a steel sheet piling similar to what is at College and South Champlain St. entry to parking. The detailing for the safety fence on its top is still to be determined.

The perimeters of the site will be defined with a mixture of existing (some needing repair) and new fencing of various types. Much of the existing is either chain link or wood stockade. Both 27 and 31 Bright St. will have existing wood fencing or new to fill in the gaps. Between our garage ramp and 118-122 Archibald we need both a privacy fence and a safety barrier. As noted above, this fence has not yet been detailed.

The building designs will be highly energy efficient and we will be working closely with BED to utilize all available incentives. The 35plex roof is designed to incorporate photovoltaic panels either in this phase or the future.

ZONING NARRATIVE

The application to the Department of Planning and Zoning in the City of Burlington for the Bright Street Cooperative (known to the city as 112-114 Archibald; 27, 35-39, 47 Bright St.) is made on behalf of Champlain Housing Trust (c/o Amy Demetrowitz) by Duncan Wisniewski Architecture (Michael Wisniewski). This project falls into the permit type “COA Level III”, for a planned unit development. The proposed development consists of one 35-Plex with underground parking, two Duplexes, and one Triplex as well as the existing duplex at 27 Bright Street which will remain unchanged. Additionally there are 44 parking spaces (plus four existing at 27 Bright) and a variety of other cooperative components including a courtyard, a play set, gardens, clotheslines, and landscaping. The following is the required narrative which explains compliance with the Comprehensive Development Ordinance and an appendix of submitted forms and drawings.

1. Zoning District & Overlay District Requirements (Article 4, Section 4.4.2)

According to the Official Zoning Map three of the four PUD parcels (112-114 Archibald, 27 Bright St., and 35-39 Bright St.) are in the NMU or Neighborhood Mixed Use district. The fourth parcel (47 Bright St.) is shown in the Residential Medium Density district, however, as of January 13, 2014 the city council approved this parcel to become a part of the NMU district. The PUD boundary limits are additionally subject to the Design Review Overlay (DR) district.

The proposed Bright Street Cooperative is intended to meet the residential component of the NMU district and be a continuum of the adjacent housing types that vary from single family to multi-family housing structures. Duplex 1 & 2 and the Trinity Triplex are oriented towards the public sidewalks along Archibald and Bright Street. These smaller buildings are intended to reestablish the existing pattern of housing along the two streets. As the largest of the 4 housing structures, the 35-Plex in the interior of the site is accessed through a prominent courtyard directly off of Bright Street between Duplex 1 and Trinity. There is a secondary means of pedestrian access and vehicular access off of Archibald Street.

Dimensionally, the NMU district limits intensity to 2.0 FAR, lot coverage to 80%, and building height between 20-35 FT. The 1.37 acre lot totals 59,720 SF with a proposed building floor area of 64,450 SF for all residential buildings and floors and the shed. The estimated existing lot coverage is 19% and the proposed lot coverage is 58%, well under the limit. The height of the buildings range from 19'-8" at the Trinity to 34'-0" FT at the top of roof sheathing of the 35-Plex (not including parapets or the elevator tower). These heights were calculated from the average construction grade around the perimeter of each building to the top of the roof sheathing of a flat roof and the mid-span of roof sheathing at a sloping roof. Although there are no setback requirements from property lines within the NMU district a 15 FT required boundary between the NMU and the RM district at the north of the site is observed, as well as a minimum 12 FT boundary from the front of any structure to the curb of the public streets.

2. Conditional Uses and Major Impact (Article 3, Part 5)

The Bright Street Cooperative falls under 3.5.2 (a) Conditional Use Review as a Planned Development and (b) Major Impact Review as a development with more than 5 units. Per Appendix A - Use Table attached Multi-Family Dwelling units of 3 or more units are permitted in the NMU district. However, “duplexes as stand alone projects shall only be allowed as a result of conversion of an existing single family home”. The two duplexes proposed in this PUD mediate between the existing housing typologies found nearby and the 35-Plex at the back of the site. They also assist in providing variety in scale to the proposed project, which is in tune with the variety of building sizes throughout the rest of the local NMU district. Finally, the proposed duplexes are representative in scale to the four proposed demolished structures. Since they are part of a larger PUD the strategy of including these duplexes was accepted during the Sketch Plan process.

3. Special Uses and Performance Standards (Article 5)

See above for lot coverage, buildable area, setbacks, and building height restrictions.

- 5.4.8 Historic Buildings and Sites (pg 198). Liz Pritchett Associates has completed a Historic Buildings Evaluation Report for the buildings that are proposed to be demolished. The conclusion of the report is as follows.
 - 112-114 Archibald St. (c. 1880) “does not appear eligible for either the State or National Registries”, nor is it listed in the Vermont Historic Sites and Structures Surveys (VHSSS).
 - 39 Bright St. (c. 1860) is listed in the VHSSS, however, some elements have been altered since this listing. While other historic elements remain, the entire building is structurally inadequate and “is only marginally eligible for the National Registry.”
 - 35 Bright St. (c. 1920) is a storage building listed as “non-contributing in the VHSSS,” according to the structural report it “does not appear to be stable and is beyond repair.”
 - 47 Bright St. (c. 1875) is listed in the VHSSS survey, however, the features identified at this time were incorrect. Due to significant alterations the building “appears no longer eligible for listing in the National Registry as part of the Old North End historic district.” Similarly to the other buildings on this site the structural components require expensive repairs and the recommendation of the structural engineer is demolition and replacement.
- The determination for the effect of the Archibald to Bright Street Project is that the removal of these existing buildings and replacement with new housing is a worthy undertaking and the new designs were reviewed and approved by the Division for Historic Preservation.
- 5.4.9 Brownfield Remediation (pg 202). A portion of the property (35-39 and 47 Bright St.) has been investigated in a Phase II Environmental Site Assessment, which had identified the parcels as brownfields. The entire proposed PUD is enrolled in the BRELLA program (formerly the RCPP or Redevelopment of Contaminated Properties Program) and CHT is pursuing an EPA brownfield clean-up grant. It is the intent and the recommendation of the report to implement a Corrective Action Plan for the site to properly manage contaminated soils. A waiver is not sought after related to the brownfield qualification.
- 5.5.2 Outdoor Lighting (pg 205). See landscape site plan.
- 5.5.3 Stormwater and Erosion Control (pg 213). See civil site plan.
- 5.5.4 Tree Removal (pg 213) See landscape site plan.

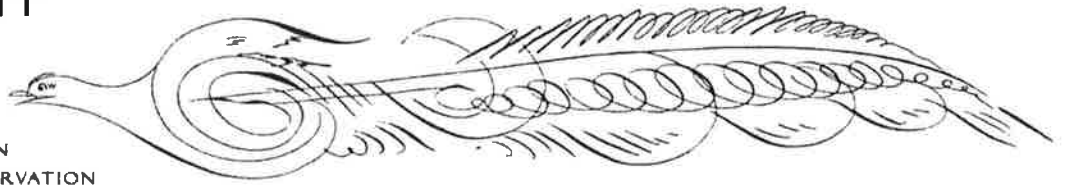
4. Land Division and Site Development Principles and Design Standards (Article 6)

The Bright Street Cooperative neighborhood will unite the 4 parcels owned by Champlain Housing Trust. 27 Bright St. will be subdivided as a separate. Site plan design standards have been taken into careful consideration. The combination of soil remediation, new grading, and increased lot coverage will result in the removal of approximately 8 trees centrally located within the site and possibly some around the perimeter near foundation excavation locations. As a result of the parking garage ramp and entrance off of Archibald St. in combination with the first floor pedestrian entrance to the 35-plex off of Bright St. existing grades will be modified. The layout of the housing types is specifically intended to fit into the existing pedestrian rhythms of Archibald and Bright Street. The front porch relationship of Duplex 1 & 2 and Trinity to the sidewalk scales the development down to the pedestrian level and will be further softened with new landscaping. The courtyard, gardens, and bicycle parking will all encourage human activity and gathering throughout the site and along the street. The outdoor lighting is limited to the minimum for function and safety and is all low cutoff LED.

While the individual buildings along Bright St. and Archibald have a variety of architectural detailing they are similar in scale (2-stories flat and gabled roofs) and use (mainly residential). Scattered around the historic North End neighborhood and nearby to the proposed PUD are also a variety of 3 story buildings and many others with large footprints. Much of the character of this end of town is derived from this diversity. The proposed buildings mimic and maintain this diversity in scale and form, with architectural details that create connectivity among the PUD and create an identity of the cooperative. Materials for the site and architecture are selected with the intent to balance budget, sustainability, and aesthetics; some of which are extruded fiberglass windows, painted fiber cement siding in a variety of textures, architectural asphalt shingles, ballasted roof, metal railings and accents, and painted composite trim.

LIZ PRITCHETT
ASSOCIATES

HISTORIC PRESERVATION
ARCHITECTURAL CONSERVATION



HISTORIC BUILDINGS EVALUATION REPORT

For

Section 106 Review

**114 Archibald Street, 35-39 Bright Street, 47 Bright Street,
Burlington, VT**

Prepared for:

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October 2013

1. Introduction

This Historic Buildings Evaluation Report for Champlain Housing Trust has been prepared by Liz Pritchett, historic preservation consultant in accordance with standards set forth in 36 C.F.R. 800, regulations established by the Advisory Council on Historic Preservation to implement Section 106 of the National Historic Preservation Act. Project review consists of identifying the project's potential impacts to historic buildings, structures, historic districts, historic landscapes and settings, and to known or potential archaeological resources. Tasks to complete this review included research of the historic resources within the project area, review of applicable files at the Division for Historic Preservation (DHP), meetings with the DHP and Champlain Housing Trust, and site visits to the project area. This report provides an inventory of historic resources in the project area, describes the undertaking, and makes a determination of the potential effect of the undertaking. This report will also be applicable for purposes of State of Vermont Act 250.

The determination of effect of the undertaking is an Adverse Effect to historic resources in the project area.

2. Description of the Proposed Project

Champlain Housing Trust (CHT) is proposing to redevelop a large site in the northeast quadrant of the Old North End. The site comprises several adjoining parcels, 114 Archibald Street, 35-39 Bright Street and 47 Bright Street. Each parcel contains a historic dwelling, and a storage building (35 Bright Street) is located on the 35-39 Bright Street parcel. Much of the property at the northwesterly portion of the site is open and consists primarily of grass lawn.

Due to the poor condition of the buildings on the site as described below, CHT intends to demolish and replace the existing structures with new buildings that will provide safe, decent, affordable housing. One major goal for the project is to improve the quality of the housing stock in this neighborhood, which has the reputation of being one of the less favorable areas in which to live in the Old North End.

The plans for the new structures are in the conceptual design phase only. (See attached Site Plan). The preliminary designs indicate one new, one to two-story dwelling fronting Archibald Street, several similarly-sized dwellings along Bright Street, and larger structures with underground parking set back at the northwest portion of the site. The intention is for the new buildings along the street to have massing that would be similar to the existing 1 ½ to 2-story historic buildings, with green space for children's play areas and gardens surrounding the structures. Additional off-street parking will be located behind the Archibald Street building.

3. Inventory and Significance of Architectural Resources

Context and History of the Project Area

Bright Street is a one-block long street that extends north-south between Riverside Avenue at the north and Archibald Street at the south. According to historic maps, Bright Street was developed in the 1860s, about ten years earlier than Archibald Street. By 1869, Beer's map indicates that two dwellings were located on the west side of the Bright Street. One, which appears to be the property with today's address of 39 Bright Street, is shown on the map as owned by Wheelock & Frederick. The 1877 Birdseye map of Burlington shows seven dwellings with four on the west side and three on the east. The 1890 Hopkins Map indicates that by the end of the 19th century the street was fully developed. At that time Mrs. C. A. Mason lived at 39 Bright Street, and 47 Bright Street was owned by M. Flannery. The white storage building at 35 Bright Street first appears on the 1926 Sanborn Fire Insurance Map listed as a store, indicating that the owner of this property contributed to the commercial activity on the street.

Archibald Street extends east-west between North Prospect on the east and Spring Street on the west. The context and history of Archibald Street is similar to Bright Street. It was developed between 1870 and 1900 to house largely middle class working families. The Winooski Mills, which employed a substantial number of people in both Burlington and Winooski, were nearby and Riverside Avenue to the north provide an easy route to jobs. Additional employment opportunities at the lumber yards and wood mills along the Burlington Waterfront were reached from this part of the city via trolley. While only four dwellings are shown on Archibald Street on the 1869 Beers Map, by 1877, a total of ten dwellings are shown on the Birdseye Map of Burlington. By 1890, Archibald Street was nearly fully developed with numerous houses lining both sides of the street. J. Whitcomb is listed as the owner of 114 Archibald Street on the 1890 Hopkins Map. St. Joseph's Convent was built at the east end of the street and St. Mary's Roman Catholic Cemetery occupied the block across the street between Archibald and Riverside Avenue.

According to research conducted by the Vermont Division for Historic Preservation, the Old North End neighborhood comprising the area in and around Bright Street, Hyde Street and North Winooski Avenue was settled by Lithuanian, Polish and Russian Jews who had fled persecution from their own countries. The neighborhood enjoyed a period of vitality through the 1920s during which there was a healthy mix of commercial and residential development. The area suffered a substantial downturn during and after the Great Depression and by the 1940s had fallen into economic decline and experienced a loss of ethnic identity.

Today both streets in the project area retain many of the historic, vernacular, one to two story, wood frame houses and commercial buildings constructed in the nineteenth and early twentieth century. Some of the commercial properties now appear vacant. Most of the buildings are in fair to good condition, but have undergone alterations such as changes

to siding, windows, fenestration patterns, and porches. In the last fifty years, some historic buildings have been taken down and replaced with new structures for housing such as the long, linear, three-story apartment building across the road from 114 Archibald Street.

Based on site visits and research conducted at the Vermont Division for Historic Preservation, some buildings on Bright and Archibald Streets, despite their alterations, appear eligible for the National Register as contributing resources to an Old North End historic district, but others, due to more substantial changes, appear no longer eligible. The Division for Historic Preservation considers the entire North End of Burlington to be eligible for listing in the National Register of Historic Places as one large historic district.

114 Archibald Street, c. 1880
Photographs 1-26

The vernacular, one and one-half story, gable front, wood frame house that faces south on the north side of Archibald Street has been substantially modified with new additions and alterations to such a degree that the original appearance of the dwelling is very difficult to read. The gable front form has been obscured by a c. 1940, two-story, flat roof porch with an enclosed railing and square, half-height posts. Modern additions that appear to have been constructed within the last 50 years include the one-story, flat roof projection off the east side of the front block, a two-story, flat roof enclosed stair tower also on the east side of the building, and a long, rectangular, gable roof rear wing with an open, unpainted stair system on the east side. The front and center blocks of the building have vinyl siding, and the rear wing has vertical board siding. Historic exterior trim has either been removed or covered with the vinyl siding, and all that remains visible includes two window surrounds on the front elevation, flat stock trim around windows and doors on the front porches, and a few sections of molded eaves details. Most of the windows are modern replacements, although two six-over-one windows are found on the east elevation. The interior integrity has also been substantially impacted due to a modified floorplan, and nearly all new wall and ceiling finishes.

According to the engineering report (see attached) prepared by J. Ina Hladky, the building is in very poor condition with a variety of significant structural problems. Due to alterations, the multi-family dwelling at 114 Archibald Street does not appear eligible for either the State or National Registers. It is not listed in the Vermont Historic Sites and Structures Survey (VHSSS).

39 Bright Street, c. 1860 – Listed in the Vermont Historic Sites and Structures Survey
Photographs 27-81

This vernacular, one and one-half story, gable front house retains its historic rectangular massing, redstone foundation, and a bay window (probably added c. 1890 or later). The front porch retains its historic roof form and molded eaves cornice, but the square half-posts and closed wood shingle apron are recent alterations. When the building was listed in

the State Register the porch had historic turned posts, and a brick chimney, also noted in the SR forms, has been removed. Two, two-over-two historic windows remain on the west end of the north elevation, and the other windows are recent one-over-one replacements as is the half-glass front door, which has been inserted into a reduced-size door opening. Clapboard siding remains on the first floor front elevation, and the other elevations have asphalt siding that resembles bricks. Window trim, except on the front elevation where it has been sheltered by the porch, is heavily weathered, cracked and split. The asphalt roof has a raking eaves and modern box cornice. Significant cracks exist in the redstone foundation. A small, one-story shed roof ell extends off the rear elevation. The visible sag in the roof ridge of the main block and rear ell indicate structural problems. The interior of the building appears to retain a historic floorplan, but the quality and appearance of the features and finishes is very poor due to age and use. Heavy layers of paint cover chipped and worn surfaces, plaster is cracked and peeling in places, and ceilings are low, especially on the second floor, which is an attic that has been converted to living space. The building is centered on a wide, deep lot with a large backyard; the lot appears to be the largest parcel on the street.

According to the report prepared by J. Ina Hladky, the entire building appears structurally inadequate because of deflecting roofs, bowed eaves lines, and other concerns. Due to the overall poor condition of the building, and extensive alterations to the front porch, siding, windows and doors, it appears the structure is only marginally eligible for the National Register as contributing to an Old North End historic district.

A. 35 Bright Street, Storage building, c. 1920 - Listed as non-contributing in the Vermont Historic Sites and Structures Survey
Photographs 27, 28, 31-36

This one-story, gable front, rectangular building has composite siding, wood trim, a raking eaves with a box cornice, asphalt shingle roofing covered with a significant amount of moss, and a concrete foundation. The substantial sag in the roof ridge suggests structural problems. A c. 1950 pedestrian door is offset to the north on the front elevation, and a hinged vertical board double door is located on the west gable end. According to the report prepared by structural engineer, J. Ina Hladky, the building does not appear to be stable and is beyond repair. The building does not exhibit distinctive architectural features and is not highly significant. It is listed as non-contributing in the VHSSS.

47 Bright Street, c. 1875 - Listed in the Vermont Historic Sites and Structures Survey
Photographs 27, 28, 38, 82-99

The vernacular, one and one-half story, gable front, wood frame dwelling at 47 Bright Street has a rectangular form and is identified as an I-house for its one-room wide main block. In 2006 the building was included in the Vermont Historic Sites and Structures Survey. However, some of the features were incorrectly identified in the survey. The

building does not have clapboard siding as stated in the survey; it has asbestos siding over asphalt siding that resembles bricks. The survey identifies windows as one-over-one; the historic windows have been replaced with one-over-one vinyl insert windows and the window trim has been replaced with flat stock casings without the typical historic projecting window sill. The porch is similarly changed with new square posts and a closed railing. The entry door off the front porch is a metal replacement. The long, one-story rear addition (not noted in the survey) may contain historic components, but its irregular fenestration patterns, variety of windows and doors, as well as an exterior concrete block chimney appear as non-significant features. The molded cornice is identified in the survey as historic; except for the I-form of the house, the cornice appears to be the only other remaining historic feature. Like the other two dwellings inventoried in this survey, the interior of 47 Bright Street does not retain significant floorplan features or finishes. Modern window and door trim, worn plaster walls, some of which have been replaced with sheetrock or T-111 paneling, and new cabinetry, define the altered interior that does not possess significance.

Structural engineer for the project, J. Ina Hladky, recommends, based on the inadequate structural components which would require expensive repairs, that the building should be demolished and replaced. In addition, due to alterations, the building at 47 Bright Street appears no longer eligible for listing in the National Register as part of an Old North End historic district.

Summary of National Register Eligibility

Based on site visits and review of the engineering report prepared by J. Ina Hladky, it appears that within the project area, only the c. 1860 house 39 Bright Street appears marginally eligible for the National Register. The multi-family, c. 1880 dwelling at 114 Archibald Street has been substantially modified with new additions and changes to windows and interior alterations to such a degree that it no longer retains sufficient architectural integrity to remain eligible for the National Register as part of a historic district. The c. 1920 storage building at 35 Bright Street does not possess historic or architectural distinction and is not eligible for National Register listing. The c. 1880 house at 47 Bright Street, due to substantial alterations, no longer retains sufficient integrity to be entered in the National Register and likely no longer qualifies for the Vermont State Register.

Regarding the seven aspects of integrity as outlined by the National Park Service to determine National Register eligibility (setting, location, design, materials, workmanship, feeling and association), it is clear the exterior integrity of all three houses is substantially compromised due to changes in the aspects of materials, workmanship, and design. These changes include new siding, windows and doors, altering door and window openings, porch modifications, and modern additions. The aspect of the original feeling or overall character has also been altered in my opinion due to the changes in materials,

workmanship and design. The other three aspects of setting, location, and association (with patterns of history in Burlington) remain largely intact.

It is only at 39 Bright Street that despite changes to windows, doors, siding and porches, the retention of the distinctive bay window, redstone foundation and historic massing appear to provide sufficient architectural integrity so that the building appears marginally eligible for the National Register as contributing to a historic district. The other two dwellings and the storage building suffer from further lack of distinction and overall compromised integrity due to impacts to four of the seven aspects of integrity (materials, design, workmanship and feeling) making these building unlikely candidates for either individual listing in the NR or as part of a historic district.

4. Determination of Potential Effect

In my professional opinion, removal of the dwellings at 114 Archibald Street, 47 Bright Street and the storage building at 35 Bright Street will have no effect on historic resources because these structures do not appear to be eligible for listing in the National Register due to alterations and lack of architectural distinction. Furthermore, due to the poor condition and further loss of integrity at 39 Bright Street since it was listed in the State Register, that resource now appears only marginally eligible for listing in the National Register. Therefore, the only property that has the potential for adverse effect by the undertaking is 39 Bright Street. The overall determination of effect of the undertaking is an adverse effect to historic resources due to the proposed demolition of the dwelling at 39 Bright Street.

Property	Listed in the SR	Eligible for the NR	Potential for Effect
114 Archibald St.	No	No	No Effect
35 Bright St.	No	No	No Effect
39 Bright St.	Yes	Marginally eligible	Adverse Effect
47 Bright St.	Yes	No	No Effect

5. Recommended Mitigation Measures

The following mitigations measure is recommended to handle the potential adverse effect of the undertaking.

Develop plans and elevations for the housing project that will assure the undertaking will comply with *The Secretary's Standards*. The new buildings should be designed with materials, massing and design elements including landscape features that blend with the surrounding environment and historic resources that are part of the Old North End, which has been determined eligible by the Vermont Division for Historic Preservation as eligible for listing as a historic district in the National Register of Historic Places.

The larger, taller buildings that are proposed to be located at the rear of the site should not dominate the view shed and should appear secondary, set back behind the more traditionally sized buildings that will front Archibald and Bright Streets adjacent to existing historic structures that currently define the character of the neighborhood.

6. Conclusion

The Archibald - Bright Street Project is a worthy undertaking that will provide decent, safe affordable housing in a neighborhood that now is considered by many to be one of the least desirable places to live in the Old North End. Many buildings are run down and suffer from deferred maintenance, needing upgrades to siding, windows, landscaping and paint. The poor condition of much of the housing stock in the neighborhood, such as the buildings in this project, makes the area unappealing. The proposed undertaking will remove blighted buildings, replacing them with appropriate new structures that will be compatible with the surrounding historic resources in the neighborhood, and provide badly needed energy efficient new housing that will improve and enhance the character of this part of the Old North End. The high cost of rehabilitation of the deteriorated buildings, all of which would require extensive structural upgrades and repairs, would not be a reasonable use of funds; removal of the existing buildings and replacing them with new housing is justified in this particular undertaking.

The determination of effect for the Archibald - Bright Street Project is an

ADVERSE EFFECT with one condition.

Condition: The plans and specifications for the new buildings and site shall be reviewed and commented on by the Division for Historic Preservation prior to the final determination of effect for the project.

This is a preliminary determination only as the overall scope of work for the undertaking is in the early stages of design. While the plans and elevations for the new buildings are being developed, the project's historic preservation consultant in consultation with the Vermont Division for Historic Preservation will review the designs to ensure that all work complies with *The Secretary of the Interior's Standards for Rehabilitation*. A final review letter for the undertaking will be submitted when all plans have been completed. No construction will start until final review for Section 106 is complete and all permits are in place.

114 ARCHIBALD STREET



1. 114 Archibald Street looking north.



2. Context view of Archibald Street looking northeast; 114 Archibald Street on left.



3. Context view; Archibald Street looking southeast from location in front of 114 Archibald Street.



4. Context view; looking east from 114 Archibald Street.



5. Context view looking southwest from 114 Archibald Street toward large, modern, 3-story apartment house.



6. Context view from 114 Archibald Street looking west.



7. House directly west of 114 Archibald Street.



8. View looking northwest of 114 Archibald Street.



9. West elevation of 114 Archibald Street.



10. Additional view of the west elevation.



11. View looking south along the east elevation of 114 Archibald Street.



12. Detail of east elevation; note bowed roof at eaves and variety of adjacent roof slopes.



13. Two historic six-over-one windows on the east elevation.



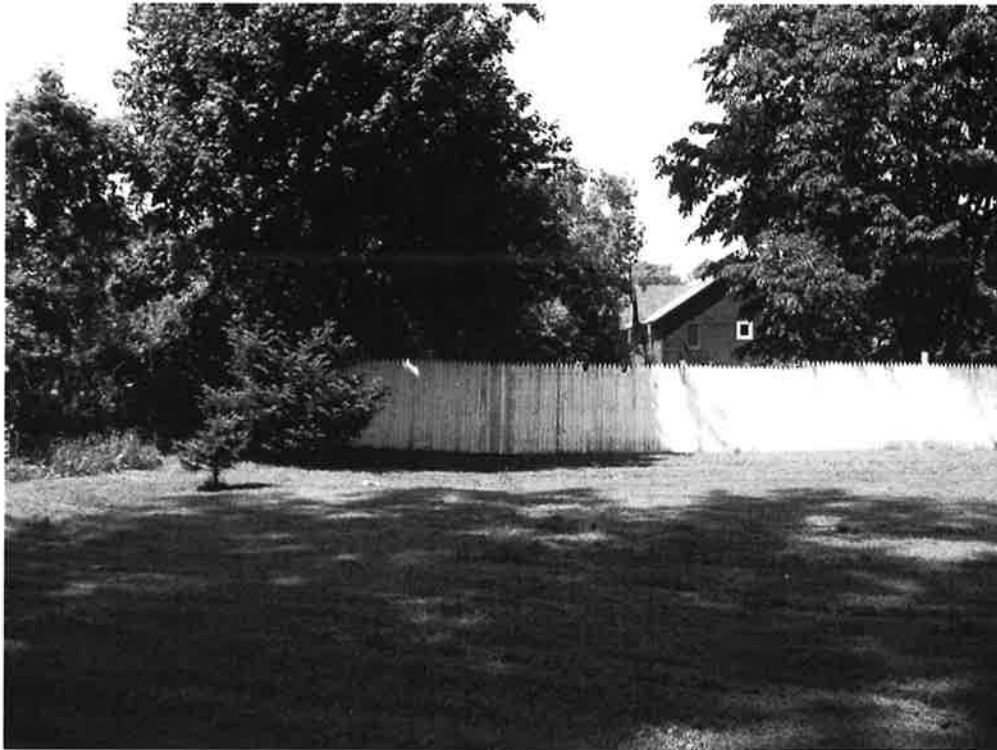
14. View of modern rear addition looking northwest.



15. View looking south showing east elevation of 114 Archibald Street.



16. Rear (north) elevation of the modern rear addition.



17. View to north showing lawn to the north of the rear addition of 114 Archibald Street.



18. Additional view of open space at site, here looking easterly toward buildings on Bright Street. The rear section of 35-39 Bright Street is barely visible on the left beyond the white fence.



19. The window trim details around the two windows on the front elevation of the building are among the few remaining historic features on the building;



20. The front entry door is also historic, dating from around c. 1950.



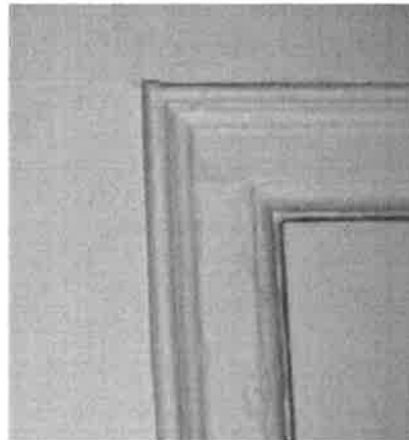
21. First floor unit in historic front portion of building; note that overall, historic features and finishes have been replaced, and floorplan configurations have also been changed.



22. The front units on both floors retain historic kitchen cabinets; note modern ceiling tiles.



23. Another view of a kitchen with all new features and finishes.



24. Historic kitchen cabinet (left) and a remnant of historic door trim (right) on one interior door.



25. The second story front porch (left), door to porch (right).



26. The stone and concrete foundation in the basement.

35-39 BRIGHT STREET



27. Context view looking northwest on Bright Street.
35 Bright St., left (storage shed), 39 Bright St., center (house); 47 Bright St., right (green house).



28. Context view of Bright Street looking northwest. Note white gabled shed near center of photograph which is part of 35-39 Bright Street.



29. Context view of Bright Street looking south east; east side of street just south of Riverside Ave.



30. East side of Bright Street at south end of street.



31. Storage shed, north and front (east) elevation. Note significant sag in roof.



32. (Left) View of south wall on left which is bowing out.



33. (Right) Hole in roof eaves found at the north elevation.



34. Rear (west) gable end.



35. Composite / Homasote siding.



36. View of site between the white shed and 39 Bright Street, showing the depth of the parcel.



37. View of west end of parcel that is a maintained lawn.



38. 39 Bright Street (left) and 47 Bright Street (right).



39. Front and south side of 39 Bright Street.



40. & 41. View of porch with detail of front entry showing historic porch cornice, clapboards and remains of an early door surround. Also note replacement flat trim at raking cornice of main block above, replacement porch posts and entry door within a partially infilled historic door opening.



42. Detail of historic bay window.



43. North elevation with two historic two-over-two windows at the far right. Note early redstone foundation.



44. (Left) North roof slope has a significant sag.

45. (Right) former clean-out remains in the foundation for a chimney on the north elevation that has been removed.



46. View looking northeast of the rear and south elevations. Structural concerns are evident in the shed roof of the rear ell which is sagging at the center of the west end roof eaves.



47. Detail of the southwest corner of the rear ell and main block. All porch features are new.



48. & 49. Details of the replacement box cornice on both the rear ell and main block.



50. (Left) a substantial crack is visible in the south side foundation near the bay window; cracks also exist in the bay window (right) foundation.



51. Detail of the wood trim on the bay window.



52. The bay window front elevation looking west.



53. (Left) The bay window cornice is in poor condition in many areas such as above.



54. (Right) The bay window has replacement vinyl sash and storms.



55. Front porch looking south.



56. Vinyl windows and wood clapboards at front porch.



57. (Left) Front porch railing and posts are new.



58. (Right) Detail of front elevation window and trim.



59. Typical window and trim on side elevations in very poor condition.



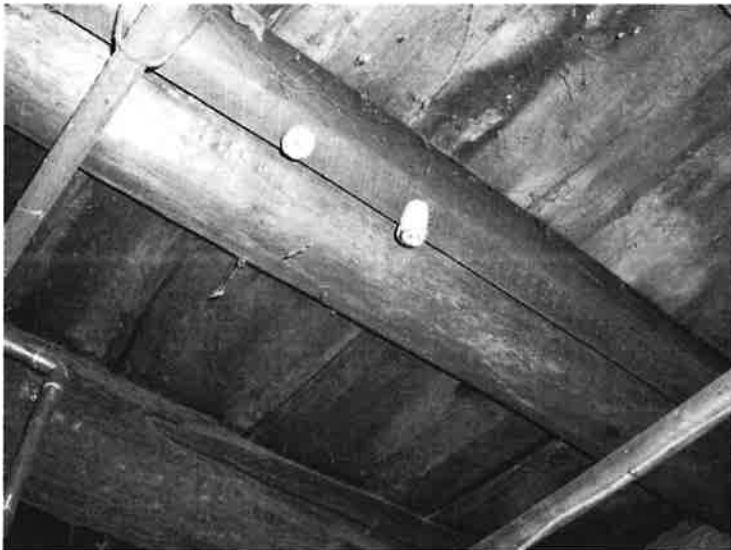
60. Detail of weathered trim and single pane window.



61. Additional view of typical vinyl window and storm, and deteriorated trim.



62. Additional view of window trim and sash.



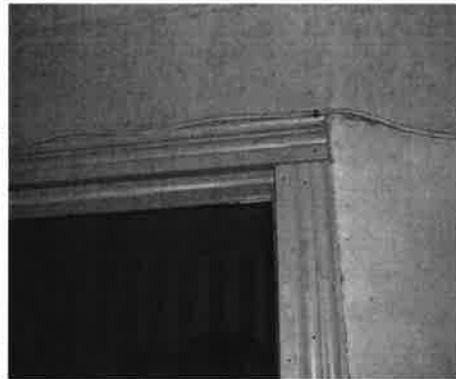
63. Framing in the basement reveals original joists with later sistered lumber.



64. The stone and concrete basement foundation.



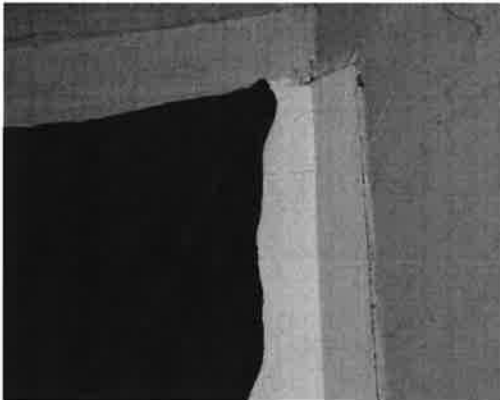
65. Interior view of replacement front entry door and flat stock trim.



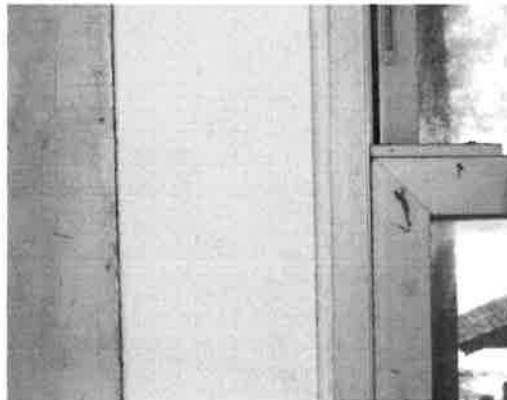
66. & 67. View within front bedroom off entry hall of modern door and trim.



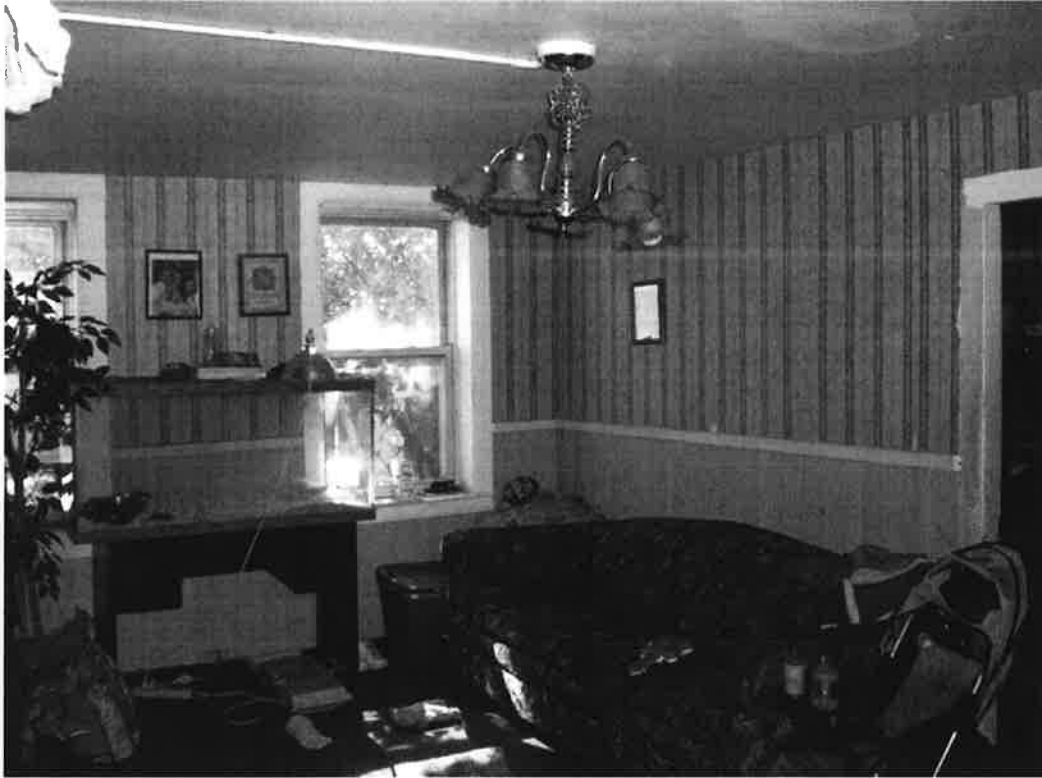
68. Front bedroom view (mostly obscured with curtains) of bay window.



69. (Left) Layers of plaster abut the flat trim around the bay window.



70. (Right) Bay window flat stock trim and vinyl sash.



71. Typical interior view of worn features and finishes, here looking southwest in the living room.



72. & 73. Typical views of window (left) and interior door trim (right). Note the many layers of paint.



74. Typical view of the worn vertical board wainscoting and door trim.



75. View of kitchen in rear ell looking west.



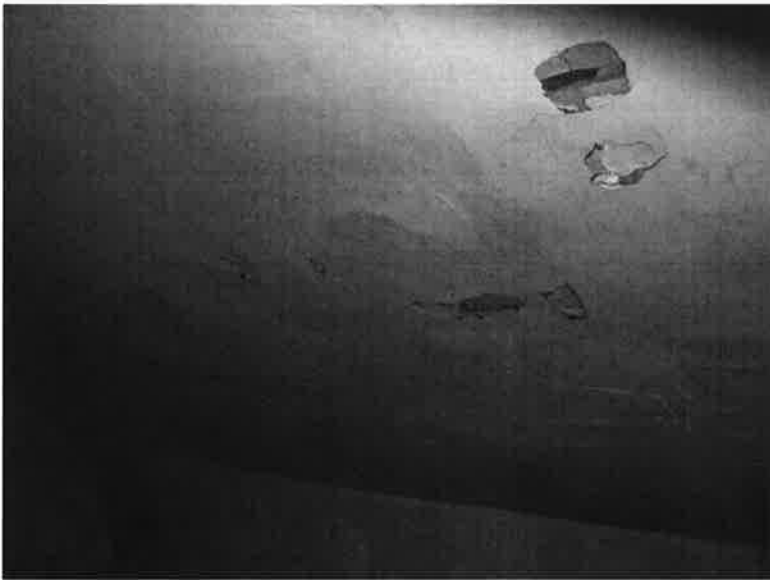
76. Looking down stairs to first floor of main block.



77. Second floor looking west from top of stairs. Note worn features and finishes.



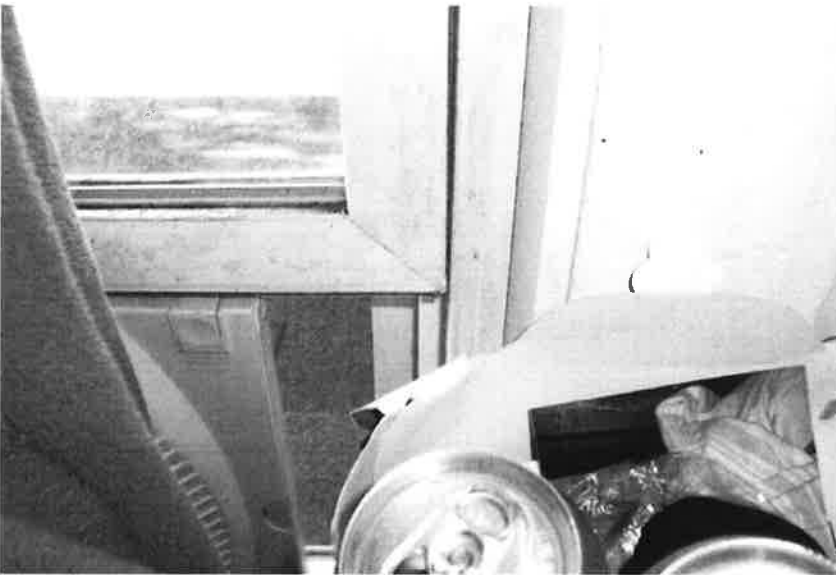
78. Looking east at top of stairs.



79. The plaster ceilings on the second floor are failing.



80. Typical view of replacement trim and window on second floor.



81. Additional view of a second floor window.

47 BRIGHT STREET



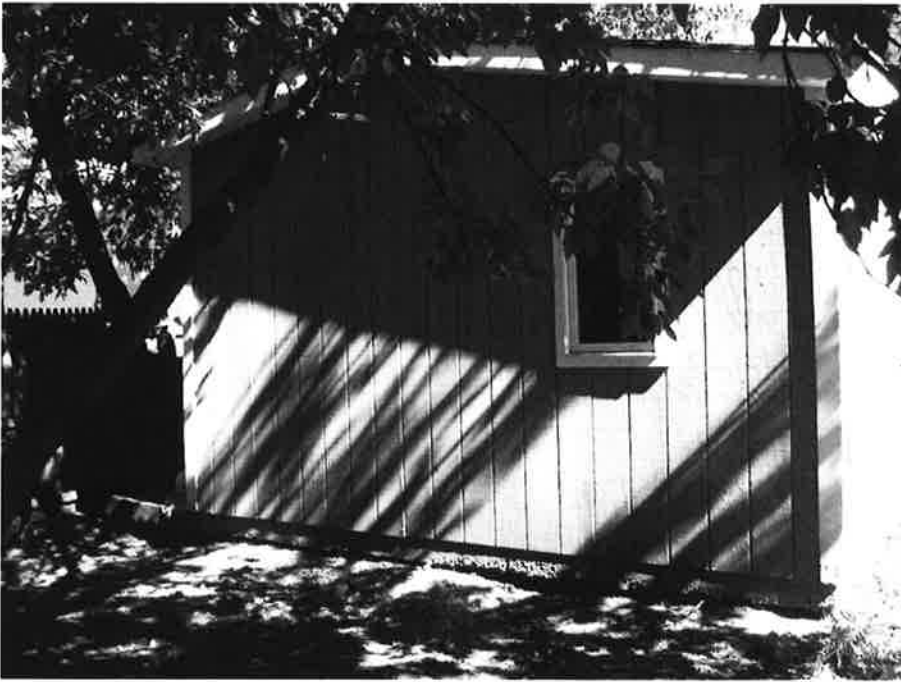
82. 47 Bright Street. Front elevation. Note replacement windows and front door, asbestos shingle siding, intrusive concrete block chimney on south elevation.



83. South elevation of 47 Bright Street. Rear additions and concrete block chimney appear to be non-significant additions, and the side porch appears to have been replaced with new posts and closed railing.



84. Additional view of the south elevation of the rear additions.



85. West end of westerly addition has T-111 siding.



86. North elevation showing asphalt siding under asbestos siding. Peaked window lintels may be historic.



87. & 88. View of two historic windows on the north elevation.



89. The molded cornice appears to be historic.



90. & 91. Front porch ceiling and frieze band appears old; other elements including posts are new.



92. Remnants of older door trim including a peaked lintel remain in a modified opening with a new door.



93. The kitchen has modern cabinetry.



94. (Left) Stairs to the second floor from the kitchen.



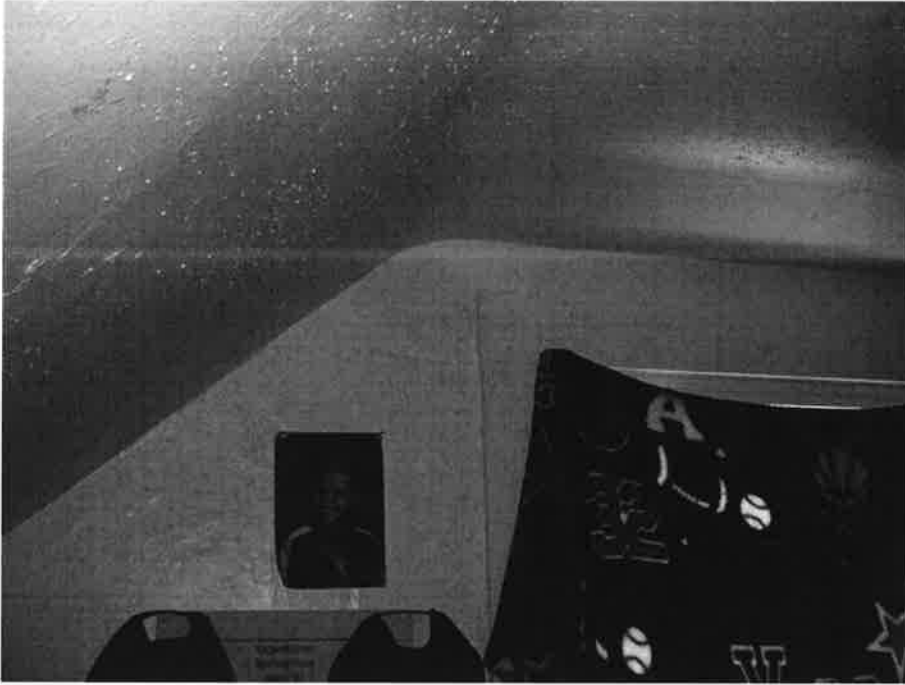
95. (Right) Door from kitchen to front bedroom. Note 1/4" wall paneling.



96. Interior view of west end appendage looking southwest.



97. Second floor has worn features and finishes.



98. Detail of the cracked and worn wall and ceiling finishes on the second floor.



99. The stone foundation in the basement.

J. Ina Hladky, Structural Engineering, Inc.

10 Athens Dr., Essex Jct., VT 05452

Phone #: (802) 878 – 3504

Email: inahladky@gmail.com

October 10th, 2013

Ms. Lee McKim Buffinton

Real Estate Development Administrator

Champlain Housing Trust

88 King Street

Burlington, VT 05401

Re: Bright Street and Archibald Street Structural Assessment

Dear Ms. Buffington,

In accordance with your request, I have performed a structural assessment of 3 buildings located on Bright Street and Archibald Street in Burlington, Vermont. My findings are described on pages 2 through 8.



J. Ina Hladky p.E.

114 Archibald Street

This building consists of a small, two-story, rectangular original building that has received several additions over the years of various sizes, styles, and quality. The only place where the framing of the building could be observed was the first floor framing of the original house in the basement. The original floor joists were undersized so wood and steel ally columns were added at different locations without any footings and without proper attachments to the beams or joists. In general, the floor framing is inadequate and would need reframing, and the basement walls would need to be repaired at several locations.

There seems to be a lack of foundation under some parts of the building, especially at the decks and entrances.

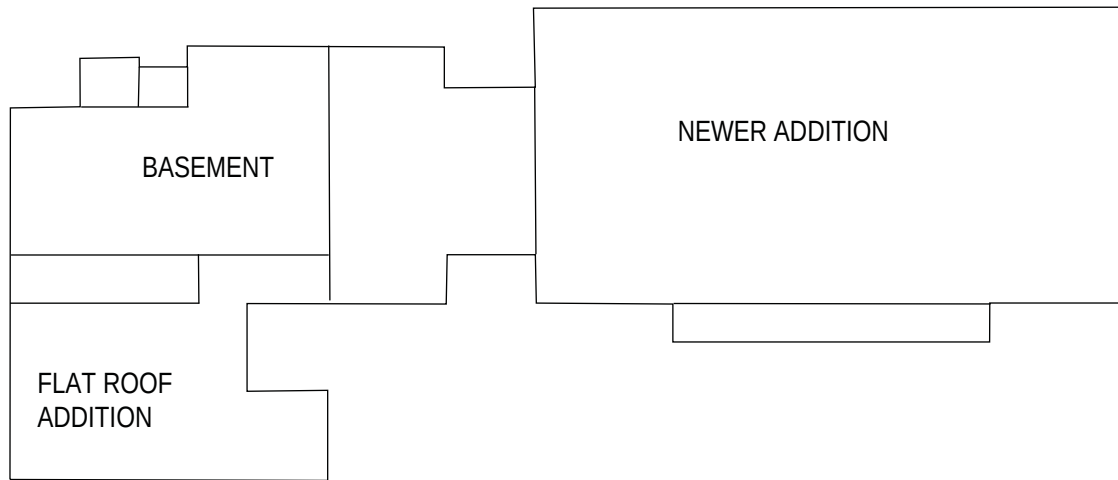
The second floor framing and roof framing were inaccessible. As the second floor dips and pitches down and up in all directions, it would appear that the second floor framing is inadequate, as well. I am afraid that the connections between the floor joists, beams, and posts are failing.

Based on visual observation of the roof, the roof would need a lot of reinforcing, especially the flat portions of the roof that are most definitely under-designed.

The newer rear addition does not appear to have any major structural issues.

I would strongly recommend tearing down the building and constructing a new one in its place because, as it stands, the current structure would need to undergo extensive repairs.

114 ARCHIBALD STREET



35 Bright Street

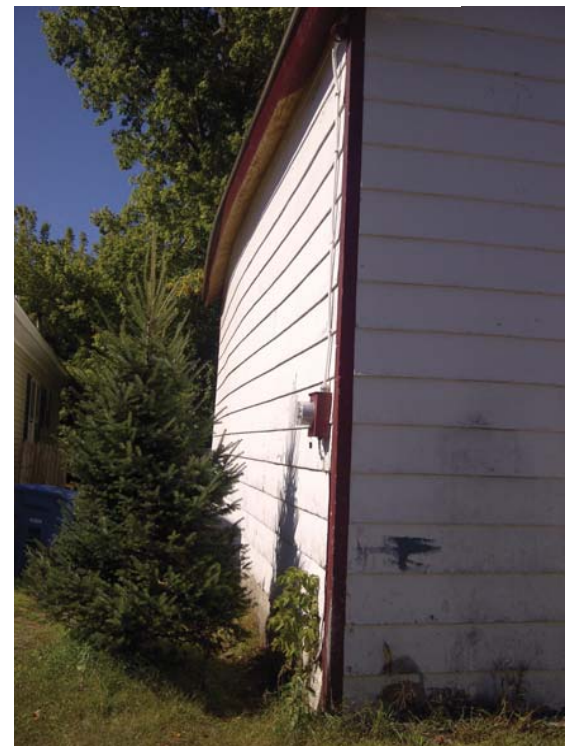
This building is a rectangular one-story structure 16 feet wide and 30 feet long. This building was not accessible so my review is based on visual observations of the building from the outside. The walls are bowing out (pictures 1 and 2), the roof has a significant dip in the middle of the ridge (picture 3), and it appears that there are no frost walls (picture 1) or other type of sound foundations. This building does not appear to be stable and is beyond repair; it should be torn down.



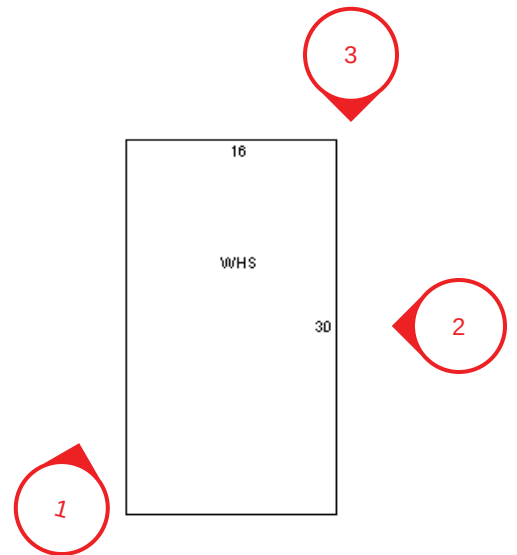
1



3



2



39 Bright Street

The main part of the building is a two-story structure with the second story in the attic. The rear part of the building is a one-story structure with a flat roof. The whole building has a full basement. Only the first floor framing was visible in the basement. The framing is in very bad shape, floor joists are under-designed, and there is a steel beam in the back part of the building that is supposed to cut the floor joists' span in half, but one end of the beam is not supported at all. The columns have no footings, joists have been cut or otherwise compromised, and the whole floor is pitching in different directions.

The second floor framing was not visible, but the floors have so much deflection that could be observed from below that it is clear the floor framing is inadequate. The ceiling height in the attic is low; the roof's rafters are visibly deflecting. The flat roof is seriously under-designed (picture #1).

There are cracks in the basement wall, with the most visible being under the bay window (see picture #2). At another spot, the wall was patched (picture #3), but not enough.

The entry porch roof and floor framing, as well as the foundations, are inadequate (partially seen on picture #4).

The building should be torn down and replaced with a new structure because such major repairs would be necessary to make the building structurally sound as to be prohibitively expensive.

39 BRIGHT STREET



1



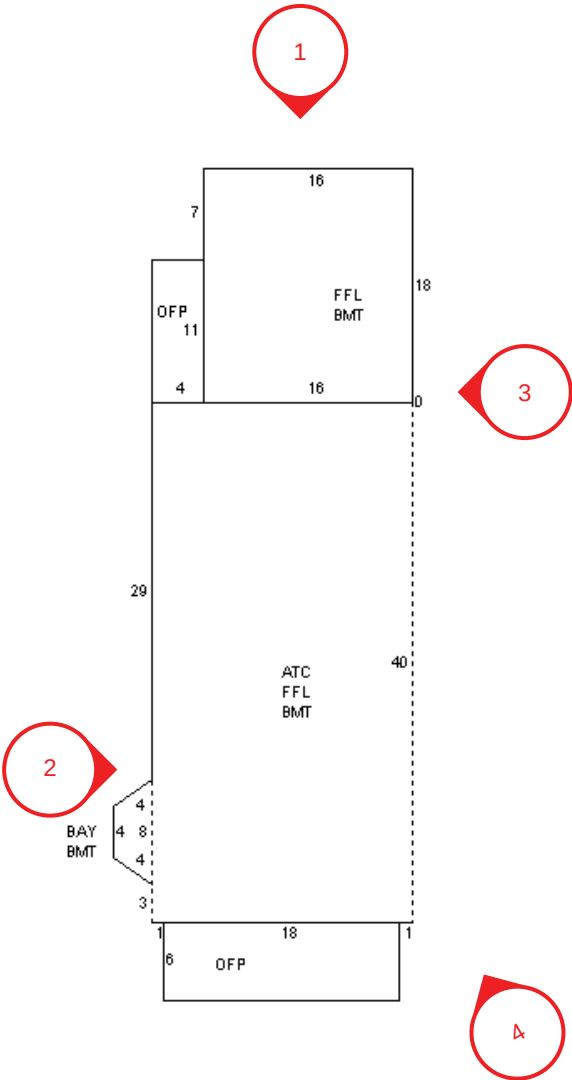
2



3



4



47 Bright Street

This building seems to have originally been a two-story structure with crawlspace. The second story is within the roof framing. There appear to be several additions on one side and in the back. These additions are slab-on grade with flat roof structure. The structural framing of this building could not be observed, but based on the visual inspections of the building from both outside and inside, it is clear that the whole structure is inadequate. The high roof ridge is dipping, eaves are bowing out, and the low roofs are deflecting (see pictures 1-3). The second floor is pitching in different directions. It appears that there is a beam clear spanning the front room and supporting the floor joists above. This beam is drooping significantly in the middle.

The foundations could not be observed, but it appears that the low additions lack any foundations (picture 4).

My recommendation, based on the inadequate structural components which would require extensive repairs, is that the building should be demolished and replaced with a new one.

47 BRIGHT STREET



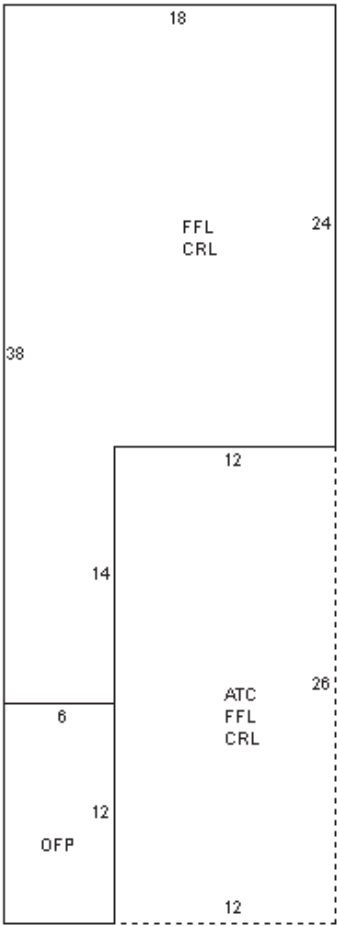
1



2



3



1



4

Memorandum

To: Amy Demetrowitz, Champlain Housing Trust
 From: Lucy Gibson, P.E., Dubois and King
 Date: 4/1/14
 Re: Traffic Evaluation for the Bright Street Co-op

Introduction

This memo assesses the traffic generated by a 42-unit affordable housing complex located on Bright Street in Burlington, Vermont planned by the Champlain Housing Trust. The new project will include demolition of 11 existing units, resulting in a total of 31 net new housing units. Current and future projected automobile trips were calculated using guidelines outlined by the Institute of Transportation Engineers (ITE) Trip Generation Manual. Other considerations, such as the project's urban location, parking configuration, and selected design features are also evaluated.

Project Location

The project site is situated on Bright Street in Burlington's historic Old North End. The site is surrounded by Riverside Avenue to the north, Archibald Street to the south, Bright Street to the east, and Intervale Avenue to the west. Its urban location allows residents to live in close proximity to numerous destinations such as convenience stores, restaurants, bus stops, and public parks.



Figure 1: Project Location

Project Description

The planned 42-unit housing complex will offer affordable housing to Burlington residents of diverse incomes, household sizes, and socioeconomic backgrounds. The project will include the demolition of 11 existing units and the construction of 42 new units with 12 one-bedroom units, 24 two-bedroom units, 5 three-bedroom units, and 1 four-bedroom unit. The units will be housed in four separate buildings: one containing 35 units, another containing 3 units, and two duplexes.

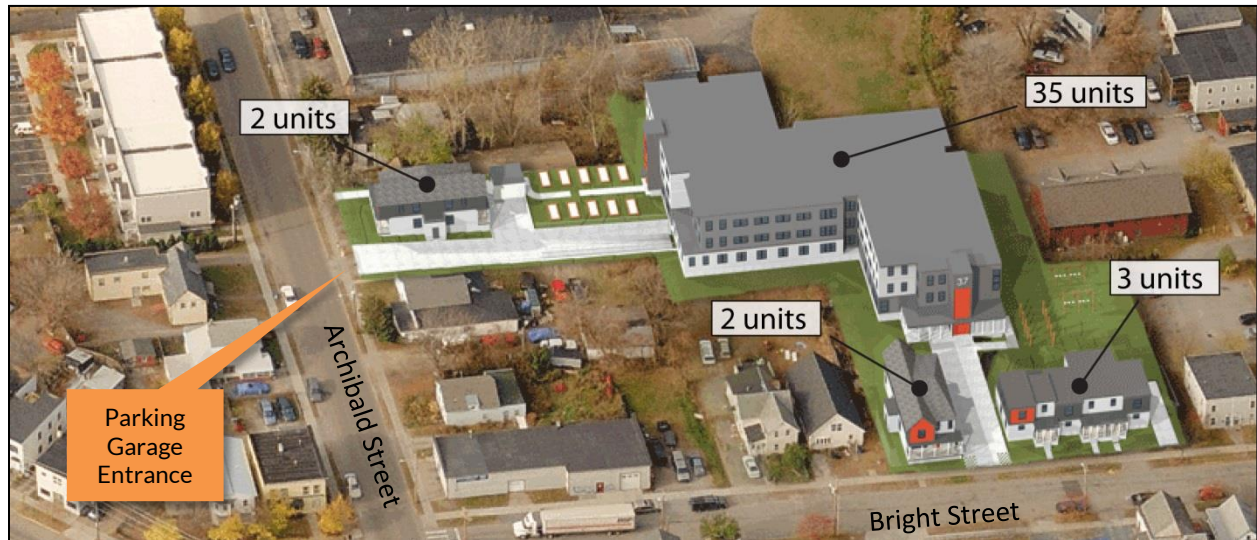


Figure 2: Rendering of Bright Street Co-op (Source: Champlain Housing Trust)

The project will feature energy efficient construction, underground parking, shared outdoor space, and will promote a “co-op” style of management whereby future tenants will assume some managerial duties of the complex. The parking garage will provide one space per unit, or a total of 42 parking spaces, with an access from Archibald Street. There is a service entrance on Bright Street, and a court that will not typically be used by vehicles, but provides access for emergency vehicles. Construction is expected to commence in late 2014 and conclude by the summer of 2015.

Parking

Parking for the development will be located in a garage beneath the building containing 35 units. A ramp will extend from Archibald Street, run adjacent to the duplex building, and extend into the parking garage. On street parking is also available on Bright Street and Archibald Street in addition to numerous surrounding streets in the Old North End.

Projected Increase in Traffic

Vehicle trips were calculated for both the existing 11 units and the future 42 total units on Bright Street using the ITE Trip Generation Manual. Traffic generated from developments in more urban locations such as Bright Street are often overestimated. The following table summarizes the existing and future traffic generated from the site, and provides the total number of new trips generated over the AM peak, PM peak, and over a 24 hour time period. This analysis shows a net increase of 15 vehicle trips during the

morning peak hour, and 19 during the afternoon peak hour. However, the data used to develop trip generation rates in this guide has been collected in suburban locations reliant on the use of automobiles.

Condition	Land Use	Size	24 Hour Volume	AM Peak		PM Peak	
				Entering	Exiting	Entering	Exiting
Existing	Apartments ITE Code 220	11	73	1	5	4	3
Future	Apartments ITE Code 220	42	249	4	17	17	9
Net New	-	31	176	3	12	13	6

Table 1: ITE Trip Generation; Existing, Future, and Net New

The average annual daily traffic (AADT) on Archibald Street directly east and west of its intersection with Bright Street is provided for context. The project could increase traffic by 176 trips over the course of the day, which will be negligible on a street that currently has traffic of more than 4,000 vehicles per day.

	Location	AADT
Archibald Street	East of Bright Street	4,500
Archibald Street	West of Bright Street	4,300

Table 2: Average Annual Daily Traffic on Archibald Street

Mitigating Factors: Urban Context, Automobile Ownership

A number of other factors specific to the Bright Street project will likely result in fewer automobile trips than projected by the ITE calculations including the site's urban context and the demographics of its residents. Because the housing complex will be located in the compact urban environment of the Old North End, vehicles are not necessarily required to complete common trips such as going to the store to buy groceries, visiting a friend, or traveling to and from work. The neighborhood also has pedestrian and bicycle infrastructure such as sidewalks and bike lanes, in addition to frequent public transit service that make non-automobile trips a viable and efficient form of transportation. In addition residents of this neighborhood generally have lower median incomes and lower rates of automobile ownership relative to the City of Burlington and Chittenden County as a whole. It is likely that future residents of the Bright Street Co-op will own fewer cars and drive less in part because of economic constraints.

Conclusion

Existing and future traffic generated by the Bright Street Co-op, calculated using the ITE Trip Generation Manual, will be a negligible increase on the local street network. The site's urban location and the low rates of automobile ownership of its tenants indicate that the future traffic will actually be considerably less than projected using the ITE rates.

SLIM12Y

12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

LED Info

Watts: 12W
 Color Temp: 3000K (Warm)
 Color Accuracy: 82
 L70 Lifespan: 100000
 LM79 Lumens: 1,019
 Efficacy: 72 LPW

Driver Info

Type: Constant Current
 120V: 0.12A
 208V: 0.08A
 240V: 0.07A
 277V: 0.06A
 Input Watts: 14W
 Efficiency: 85%

Technical Specifications

UL Listing:

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

IP Rating:

Ingress Protection rating of IP66 for dust and water.

LED:

Multi-chip, long-life LED.

Lifespan:

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

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 350mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15Amps, Power Factor 99%.

THD:

10.4% at 120V

Input Watts:

14W.

Output Lumens:

1,019.

Color Accuracy (CRI):

82 CRI

Correlated Color Temp. (Nominal CCT):

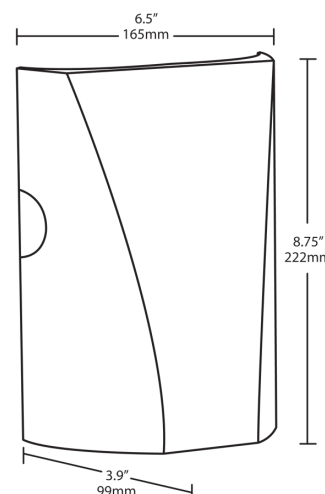
3000K

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.



Thermal Management:

Superior heat sinking with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 8 ft.

HID Replacement Range:

The SLIM12 can be used to replace 70W MH based on delivered lumens.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

ADA Compliant:

SLIM™ is ADA Compliant.

DLC Listed:

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



SLIM12Y - continued

Dark Sky Approved:

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

Color Consistency:

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

Color Stability:

LED color temperature is warrantied 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 for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Green Technology:

Mercury and UV free, and RoHS compliant.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

Country of Origin:

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

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

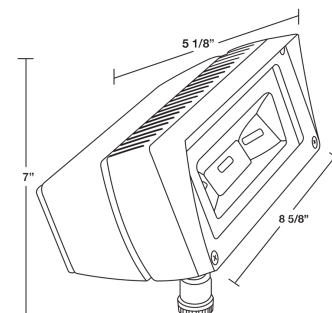


FFLED18Y

Rectangular shaped LED floodlight designed to replace 70W Metal Halide. Patent Pending airflow technology ensures long LED and driver lifespan. Use for building facade lighting, sign lighting, LED landscape lighting and instant-on security lighting.

Color: Bronze

Weight: 4.8 lbs



LED Info

Watts: 18W
 Color Temp: 3000K (Warm)
 Color Accuracy: 84
 L70 Lifespan: 100000
 LM79 Lumens: 1,422
 Efficacy: 64 LPW

Driver Info

Type: Constant Current
 120V: 0.2A
 208V: 0.15A
 240V: 0.13A
 277V: 0.11A
 Input Watts: 22W
 Efficiency: 81%

Technical Specifications

Lumen Maintenance:

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

IP Rating:

Ingress Protection rating of IP65 for dust and water.

NEMA Type:

7H x 6V Beam Spread.

Airflow:

Patent pending Airflow technology heat sink for superior cooling.

LEDs:

18 Watt high performance LEDs.

Driver:

Constant Current, Class 2, 100 - 277V, 50 - 60 Hz, 100 - 277VAC 0.4 Amps.

THD:

10.6% at 120V

Surge Protection:

6kV

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management Housing:

Die-cast aluminum housing, lens frame and mounting arm.

Mounting:

Heavy-duty mounting arm with O ring seal & stainless steel screw.

Color Consistency:

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

Color Stability:

LED color temperature is warrantied 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 (SSL) Products, ANSI C78.377-2008.

Equivalency:

The FFLED18 is Equivalent in delivered lumens to a 70W Metal Halide.

Reflector:

Semi-specular anodized aluminum.

Gaskets:

High-temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy Lighting Facts label.



FFLED18Y - continued

California Title 24:

FFLED18 complies with California Title 24 building and electrical codes.

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 end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The FFLED design is protected by U.S. Pat. D643,147, Canada Pat. 140798, China Pat. ZL201130171304.1, Mexico Pat. 36757 and pending patent in Taiwan.

UL Listing:

Suitable For Wet Locations. Suitable for mounting within 1.2M(4FT) of the ground.



NDLED4R-50Y-S-W

High-end, new construction LED downlights in 4" and 6" make installation a breeze when you're framing out a space from the ground up or when you have access from the top of the ceiling.

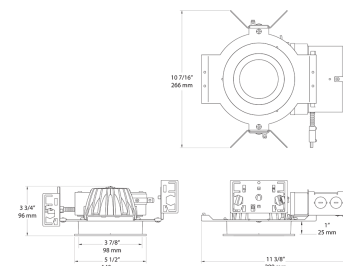
Color: White trim specular silver cone Weight: 0.0 lbs

LED Info

Watts: 0W
Color Temp: 3000K (Warm)
Color Accuracy: N/A
L70 Lifespan: 100000
LM79 Lumens: 0
Efficacy: N/A

Driver Info

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



Technical Specifications

UL Listed:

Suitable for wet locations covered ceiling.

Photometrics:

Photometrics are based on prorated reports. Contact the RAB Lighting Design department for the most up-to-date data.

Housing:

Professional-grade, die-cast aluminum construction.

Trim Ring:

White powder coated die cast trim ring.

Trim Cone:

Specular silver 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.

Dimming:

Dimmable. Requires rough-in with dimming driver.

Optics:

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

Easy Installation:

The EZ-Connector makes installation easy.

Color Consistency:

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

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 end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

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

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.



ND4R12F

Easy to install 4" and 6" rough-in with die-cast aperture ring, removable driver, thermal protector and adjustable butterfly brackets. This rough-in is designed to make new construction recessed downlighting easy

Color: N/A

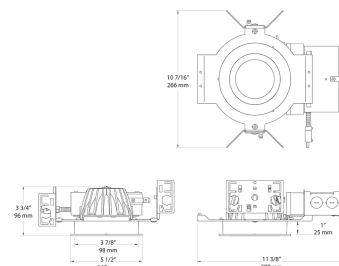
Weight: 0.0 lbs

LED Info

Watts: 12W
 Color Temp: Sold Separately
 Color Accuracy: N/A
 L70 Lifespan: N/A
 LM79 Lumens: 0
 Efficacy: 0 LPW

Driver Info

Type: Constant Current
 120V: 0.123A
 208V: 0.08A
 240V: 0.07A
 277V: 0.06A
 Input Watts: 0W
 Efficiency: N/A



Technical Specifications

UL Listed:

Suitable for wet locations covered ceiling.

Photometrics:

Photometrics are based on prorated reports. Contact the RAB Lighting Design department for the most up-to-date data.

Driver:

On/Off Non-Dimming, Constant Current, Class 2, 100-277V, 50/60Hz, 4KV Surge Protection, 350mA, 100-240VAC 0.3-0.15A 277VAC 0.15A, Power Factor 99%, THD ≤ 20%.

Dimming Driver:

Dimmer must be compatible to the driver.

Ambient Temperature:

Suitable for use in 55°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Equivalency:

DLED 12W is equivalent to 75W R30.

Aperture Size:

4" Rough-In.

Drop Ceiling Installation:

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

Butterfly Brackets:

The Butterfly bracket allows to mount with the following 1/4 x 1/2" bar stock, C Channel, 1/2" conduit, or nailer bars.

Easy Installation:

The EZConnector makes installation easy.

Thermal Protector:

Thermal protector included. Disables power if temperature exceeds safe operation levels.

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 end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

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

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

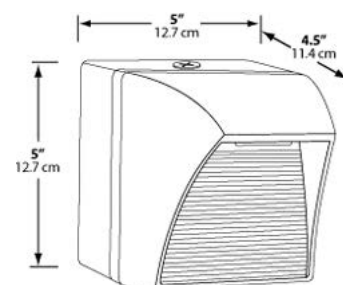


WPLED5Y

LED 5W Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 2.0 lbs



LED Info

Watts: 5W
Color Temp: 3000K (Warm)
Color Accuracy: 88
L70 Lifespan: 100000
LM79 Lumens: 128
Efficacy: 24 LPW

Driver Info

Type: Constant Current
120V: 0.18A
208V: 0.18A
240V: 0.18A
277V: N/A
Input Watts: 5W
Efficiency: 94%

Technical Specifications

UL Listing:

Suitable for wet locations in downlight position only.
Suitable for mounting within 1.2m (4ft) of the ground.

Lifespan:

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

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Patents:

The WPLED design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

LEDs:

5W, high-output, long-life LED.

Drivers:

Constant current, Class 2, 100 - 240VAC, 50 - 60 Hz, 0.18 Amps.

Fixture Efficacy:

24 Lumens per Watt

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Surge Protection:

1 KV

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Integral cast aluminum mounting pad for optimum heat sinking to ensure cool operation with maximum LED life and light output.

Housing:

Precision die cast aluminum housing and mounting plate. 1 1/2" backbox with three 1/2" conduit entry points.

Gaskets:

High temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Color Accuracy:

88 CRI

Color Temperature (Nominal CCT):

3000K

Color Consistency:

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

Color Stability:

LED color temperature is warrantied 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.

Equivalency:

The WPLED5 is Equivalent in delivered lumens to a 13W CFL or 60W incandescent.

Green Technology:

Mercury and UV free.



WPLED5Y - continued

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

California Title 24:

WPLED5 complies with California Title 24 building and electrical codes.

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 end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

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

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

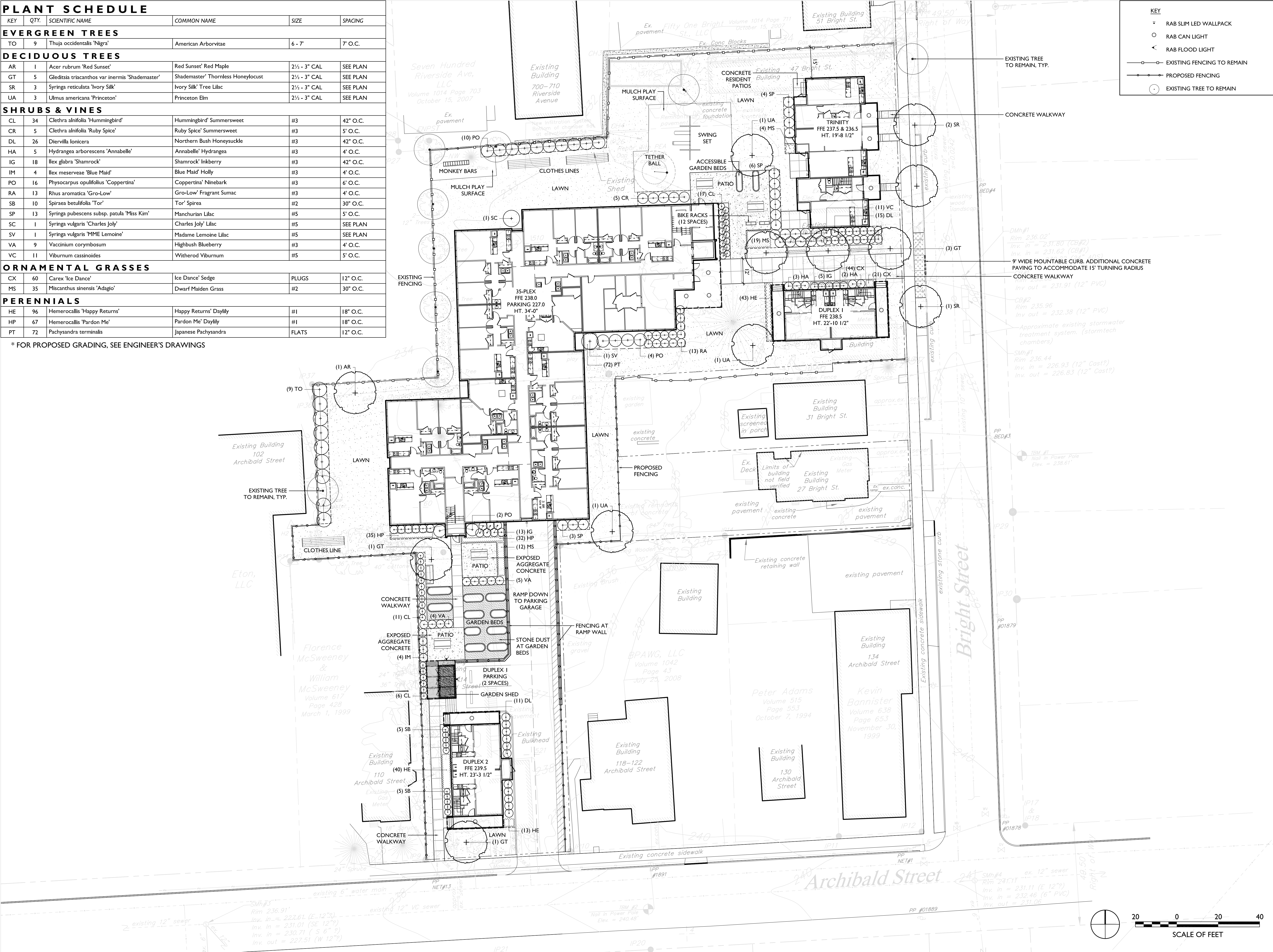
GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.



PLANT SCHEDULE					
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
EVERGREEN TREES					
TO	9	Thuja occidentalis 'Nigra'	American Arborvitae	6 - 7'	7' O.C.
DECIDUOUS TREES					
AR	1	Acer rubrum 'Red Sunset'	Red Sunset' Red Maple	2½ - 3" CAL	SEE PLAN
GT	5	Gleditsia triacanthos var inermis 'Shademaster'	Shademaster' Thornless Honeylocust	2½ - 3" CAL	SEE PLAN
SR	3	Syringa reticulata 'Ivory Silk'	Ivory Silk' Tree Lilac	2½ - 3" CAL	SEE PLAN
UA	3	Ulmus americana 'Princeton'	Princeton Elm	2½ - 3" CAL	SEE PLAN
SHRUBS & VINES					
CL	34	Clethra alnifolia 'Hummingbird'	Hummingbird' Summersweet	#3	42" O.C.
CR	5	Clethra alnifolia 'Ruby Spice'	Ruby Spice' Summersweet	#3	5' O.C.
DL	26	Diervilla lonicera	Northern Bush Honeysuckle	#3	42" O.C.
HA	5	Hydrangea arborescens 'Annabelle'	Annabelle' Hydrangea	#3	4' O.C.
IG	18	Ilex glabra 'Shamrock'	Shamrock' Inkberry	#3	42" O.C.
IM	4	Ilex meserveae 'Blue Maid'	Blue Maid' Holly	#3	4' O.C.
PO	16	Physocarpus opulifolius 'Coppertina'	Coppertina' Ninebark	#3	6' O.C.
RA	13	Rhus aromatica 'Gro-Low'	Gro-Low' Fragrant Sumac	#3	4' O.C.
SB	10	Spiraea betulifolia 'Tor'	Tor' Spirea	#2	30" O.C.
SP	13	Syringa pubescens subsp. patula 'Miss Kim'	Manchurian Lilac	#5	5' O.C.
SC	1	Syringa vulgaris 'Charles Joly'	Charles Joly' Lilac	#5	SEE PLAN
SV	1	Syringa vulgaris 'MME Lemoine'	Madame Lemoine Lilac	#5	SEE PLAN
VA	9	Vaccinium corymbosum	Highbush Blueberry	#3	4' O.C.
VC	11	Viburnum cassinoides	Witherod Viburnum	#5	5' O.C.
ORNAMENTAL GRASSES					
CX	60	Carex 'Ice Dance'	Ice Dance' Sedge	PLUGS	12" O.C.
MS	35	Miscanthus sinensis 'Adagio'	Dwarf Maiden Grass	#2	30" O.C.
PERENNIALS					
HE	96	Hemerocallis 'Happy Returns'	Happy Returns' Daylily	#1	18" O.C.
HP	67	Hemerocallis 'Pardon Me'	Pardon Me' Daylily	#1	18" O.C.
PT	72	Pachysandra terminalis	Japanese Pachysandra	FLATS	12" O.C.

* FOR PROPOSED GRADING, SEE ENGINEER'S DRAWINGS



WAGNERHODGSON
LANDSCAPE ARCHITECTS
T802.864.0010 F802.864.6267 www.wagnerhodgson.com

BRIGHT STREET COOPERATIVE

PLANTING PLAN

REVISIONS

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DRAWING NO.

JOB NO. 412

SCALE 1" = 20'-0"

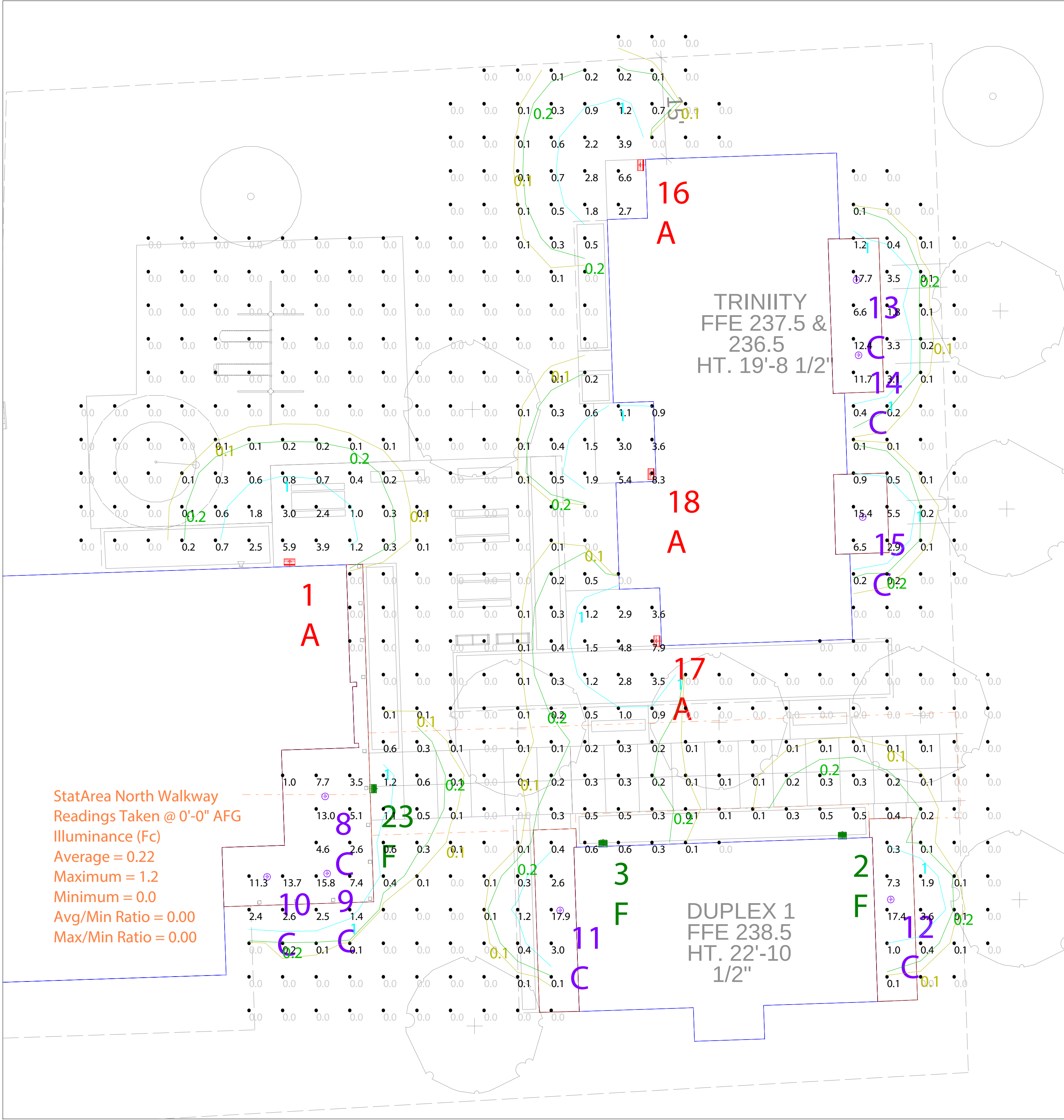
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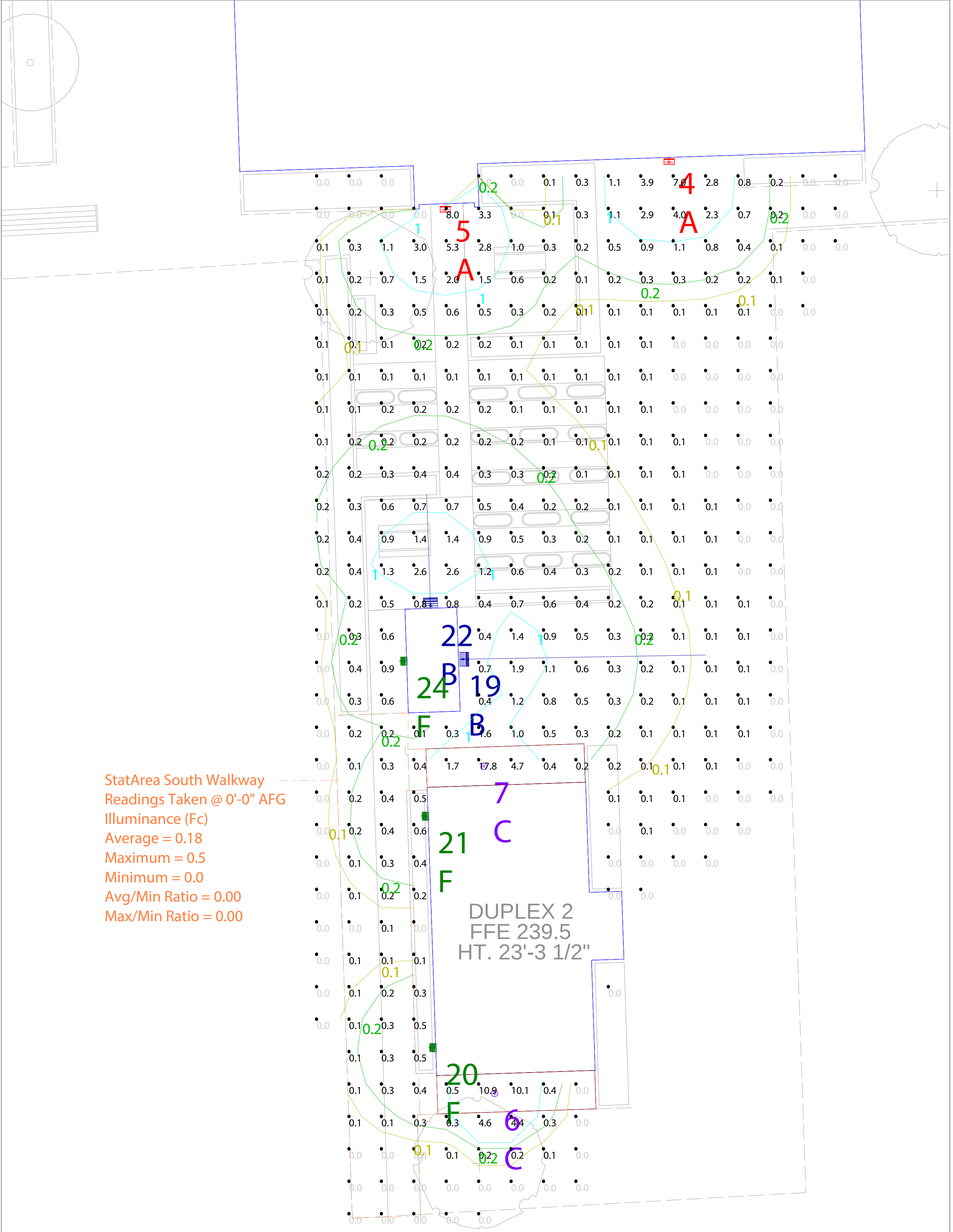


	RAB Lighting 170 Ludlow Avenue Northvale, NJ 07647 Tel: (888) 722-1000 Fax: (888) 722-1232 WWW.RABWEB.COM	Prepared For: Holbrook Associated 35 Reservoir Park Drive Rockland, MA 02370 Tel: 888-839-1578	Job Name: Bright Street Cooperative Burlington, VT Lighting Layout Version C	Scale: as noted	This information is confidential and the sole property of RAB Lighting. It is not to be reproduced or distributed to others without the written permission of RAB Lighting. The calculation and results thereof as shown in this report are based on information provided by the customer. Therefore design parameters such as surface reflectances, size, mounting height, depreciation factors, orientation and tilt must be verified. RAB Lighting disclaims all implied warranties with regard to actual installed light levels as compared to those based on inaccurate or incomplete data. RAB LIGHTING NEITHER WARRANTS NOR REPRESENTS THE APPROPRIATENESS, COMPLETENESS OR SUITABILITY OF DESIGN ILLUSTRATION FOR SATISFYING ANY APPLICABLE REGULATORY CODE REQUIREMENTS. NOT FOR CONSTRUCTION.
				Date: 4/8/2014	
				Drawn By: BEL	

Filename: C:\Users\brittany\jnych\Desktop\Bright Street Cooperative\AGI files\REVISED2\Bright Street Cooperative Layout 040114C.AGI



Scale: 1 inch= 10 Ft.



Scale: 1 inch= 10 Ft.

Luminaire Schedule											
Symbol	Tag	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename
	A	6	SLIM12Y	SINGLE	1019	1.000	LED Slim Wallpack 12W 3000K	14.3	14.3	85.8	SLIM12Y-Warm - ITL73995.IES
	B	2	FFLED18Y	SINGLE	1432	1.000	LED Floodlight 18W 3000K	22.1	22.1	44.2	FFLED18Y - Warm - ITL78797.IES
	C	10	NDLED4R-50Y-S-W +ND4R12F	SINGLE	841	1.000	LED Downlight 12W 3000K	14.3	14.3	143	NDLED4R-50Y-S-W - Warm - ITL76511MOD.ies
	F	6	WPLED5Y	SINGLE	128	1.000	LED Wallpack 5W 3000K	5.3	5.3	31.8	WPLED5Y-Warm - LSI27623.IES

Calculation Summary											
Label	Description				CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts Ground Plane	Readings Taken @ 0'-0" AFG				Illuminance	Fc	0.68	17.9	0.0	N.A.	N.A.
StatArea North Walkway	Readings Taken @ 0'-0" AFG				Illuminance	Fc	0.22	1.2	0.0	N.A.	N.A.
StatArea South Walkway	Readings Taken @ 0'-0" AFG				Illuminance	Fc	0.18	0.5	0.0	N.A.	N.A.

Expanded Luminaire Location Summary								
LumNo	Tag	Label	X	Y	Z	Orient	Tilt	Roll
1	A	SLIM12Y	202.053	320.681	8	90	0	0
2	F	WPLED5Y	284.357	280.308	11	90	0	0
3	F	WPLED5Y	248.71	279.134	11	90	0	0
4	A	SLIM12Y	120.358	167.127	8	270	0	0
5	A	SLIM12Y	85.845	159.788	8	270	0	0
6	C	NDLED4R-50Y-S-W +ND4R12F	93.416	23.001	7.5	0	0	0
7	C	NDLED4R-50Y-S-W +ND4R12F	91.754	73.438	7.5	0	0	0
8	C	NDLED4R-50Y-S-W +ND4R12F	207.274	286.321	8	0	0	0
9	C	NDLED4R-50Y-S-W +ND4R12F	207.569	274.83	8	0	0	0
10	C	NDLED4R-50Y-S-W +ND4R12F	198.632	274.338	8	0	0	0
11	C	NDLED4R-50Y-S-W +ND4R12F	242.275	269.343	7.5	0	0	0
12	C	NDLED4R-50Y-S-W +ND4R12F	291.495	270.968	7.5	0	0	0
13	C	NDLED4R-50Y-S-W +ND4R12F	286.398	363.218	7.5	0	0	0
14	C	NDLED4R-50Y-S-W +ND4R12F	286.705	352.015	7.5	0	0	0
15	C	NDLED4R-50Y-S-W +ND4R12F	287.319	327.922	7.5	0	0	0
16	A	SLIM12Y	254.803	380.313	7.5	180	0	0
17	A	SLIM12Y	257.227	309.417	8	180	0	0
18	A	SLIM12Y	256.366	334.297	8	180	0	0
19	B	FFLED18Y	88.387	89.905	8	1	78	0
20	F	WPLED5Y	84.109	30.03	11	180	0	0
21	F	WPLED5Y	82.934	65.735	11	180	0	0
22	B	FFLED18Y	83.568	98.184	8	92	65	0
23	F	WPLED5Y	214.33	287.438	8	0	0	0
24	F	WPLED5Y	79.58	89.633	8	180	0	0
Total Quantity: 24								



A : SLIM12Y



B : FFLED18Y



C : NDLED4R-50Y-S-W +ND4R12F



F : WPLED5Y

NOTES:

* CALCULATED VALUES DO NOT INCLUDE CONTRIBUTIONS FROM EXISTING LIGHT SOURCES

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting, Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting, Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.



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170 Ludlow Avenue
Northvale, NJ 07647

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Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 888-839-1576

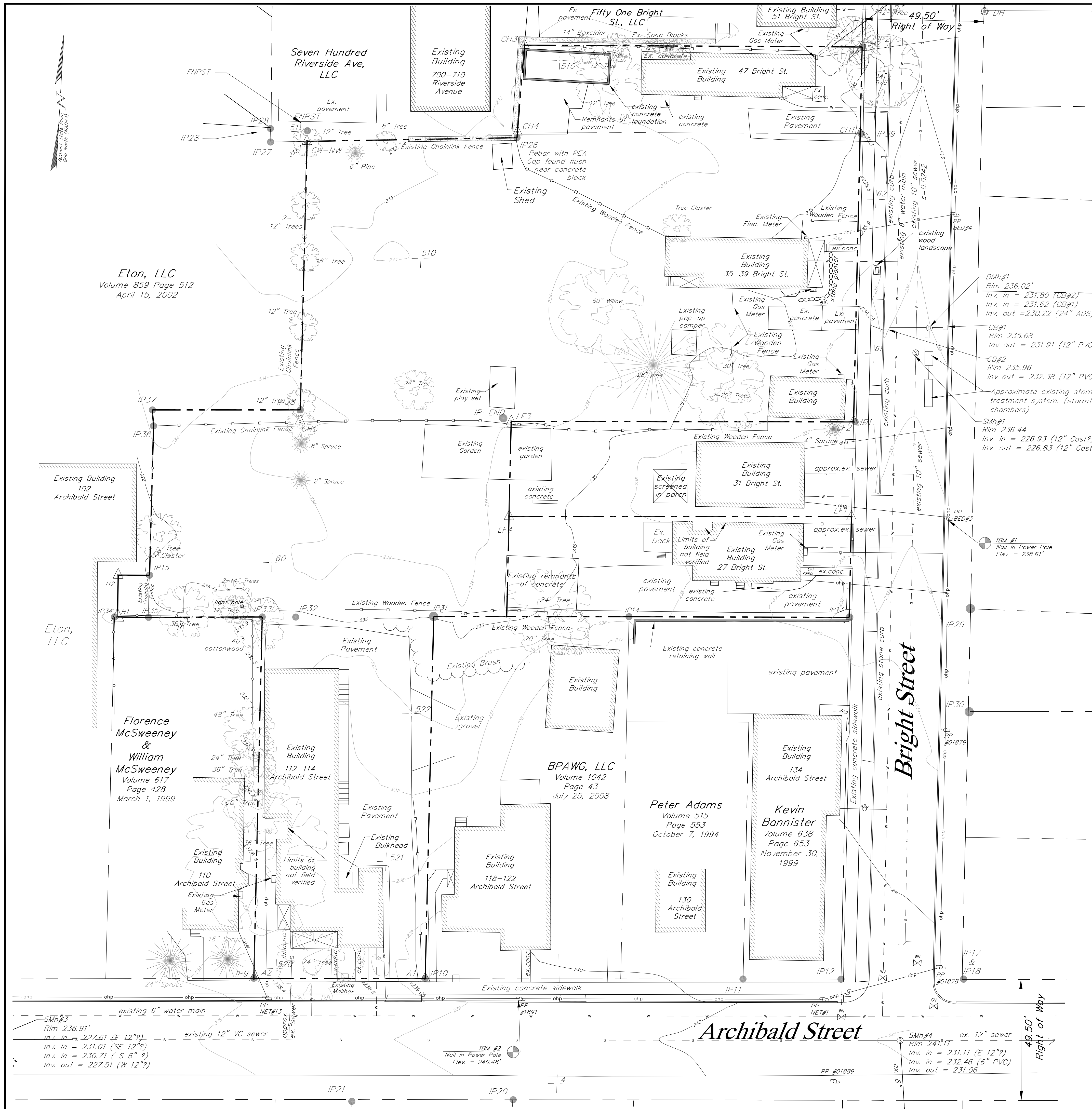
Job Name:
Bright Street Cooperative
Burlington, VT
Lighting Layout
Version C

Scale: as noted

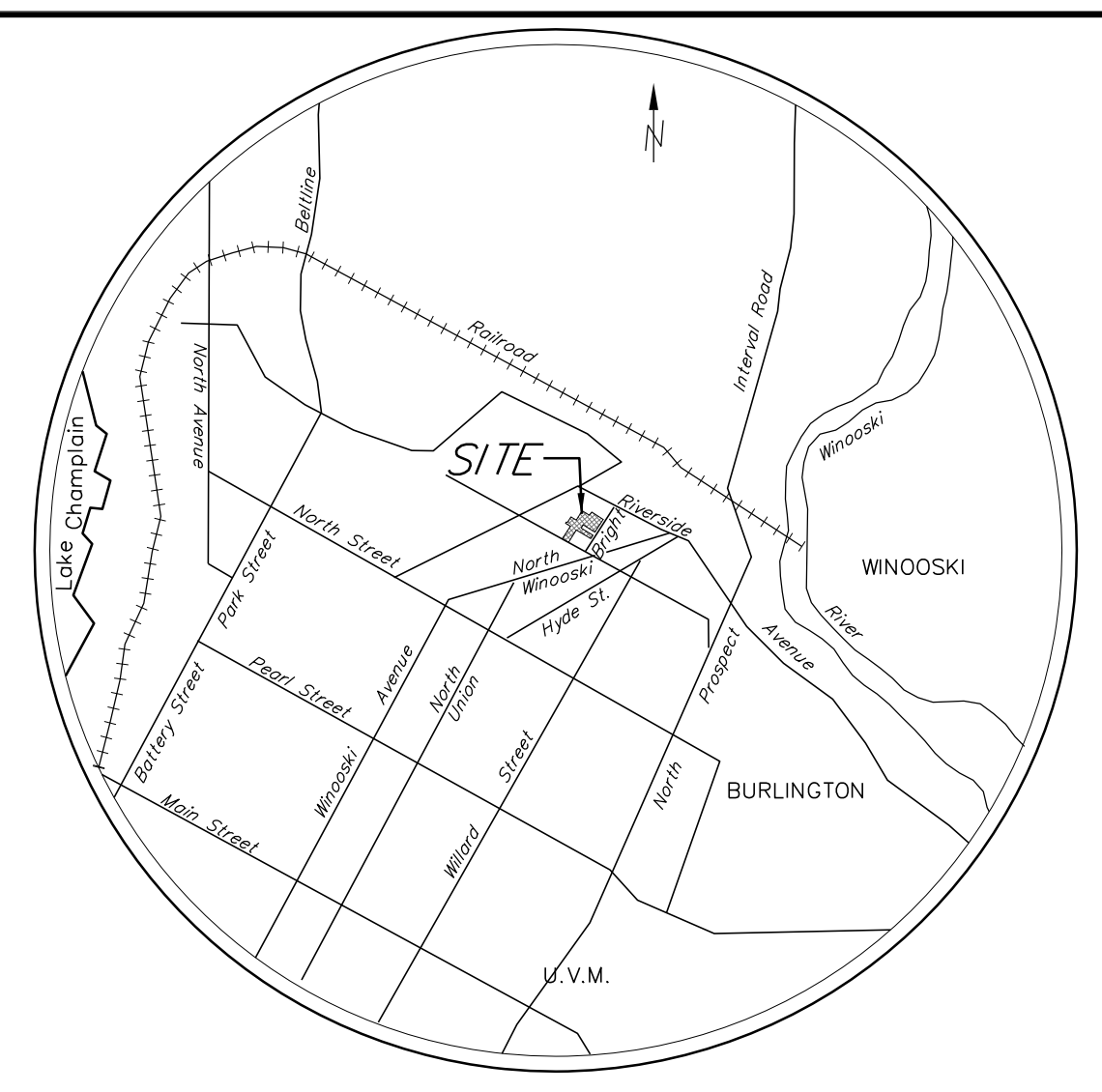
Date:4/8/2014

Drawn By: BEL

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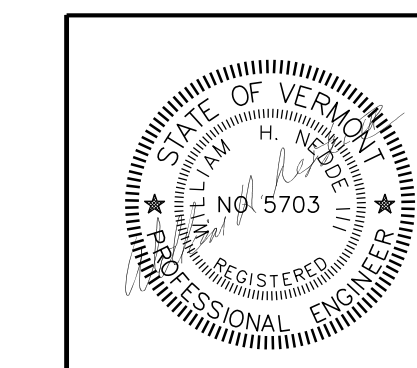
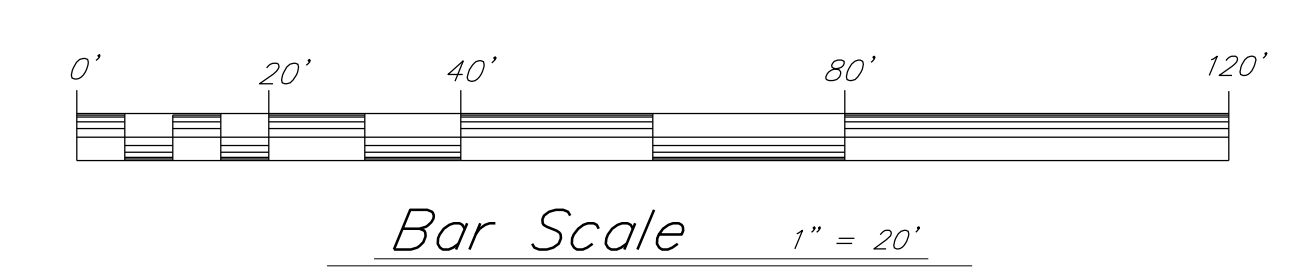


- Notes:**
- Existing topographic information is from a field survey completed by Krebs & Lansing in October of 2013.
 - Elevations are based on the NAVD 88 vertical datum.
 - Utilities shown on this plan are based on visible evidence found in the field. Underground utilities are not warranted to be exact or complete. Contact Dig Safe prior to any excavation.
 - This is not a boundary survey. See Boundary Survey prepared by Krebs & Lansing Engineers for boundary information.
 - Waterline information is based on City of Burlington Mapping.
 - Existing gas service lines shown on this plan are approximate and not complete. Contact VGS for complete and accurate information regarding existing gas lines.

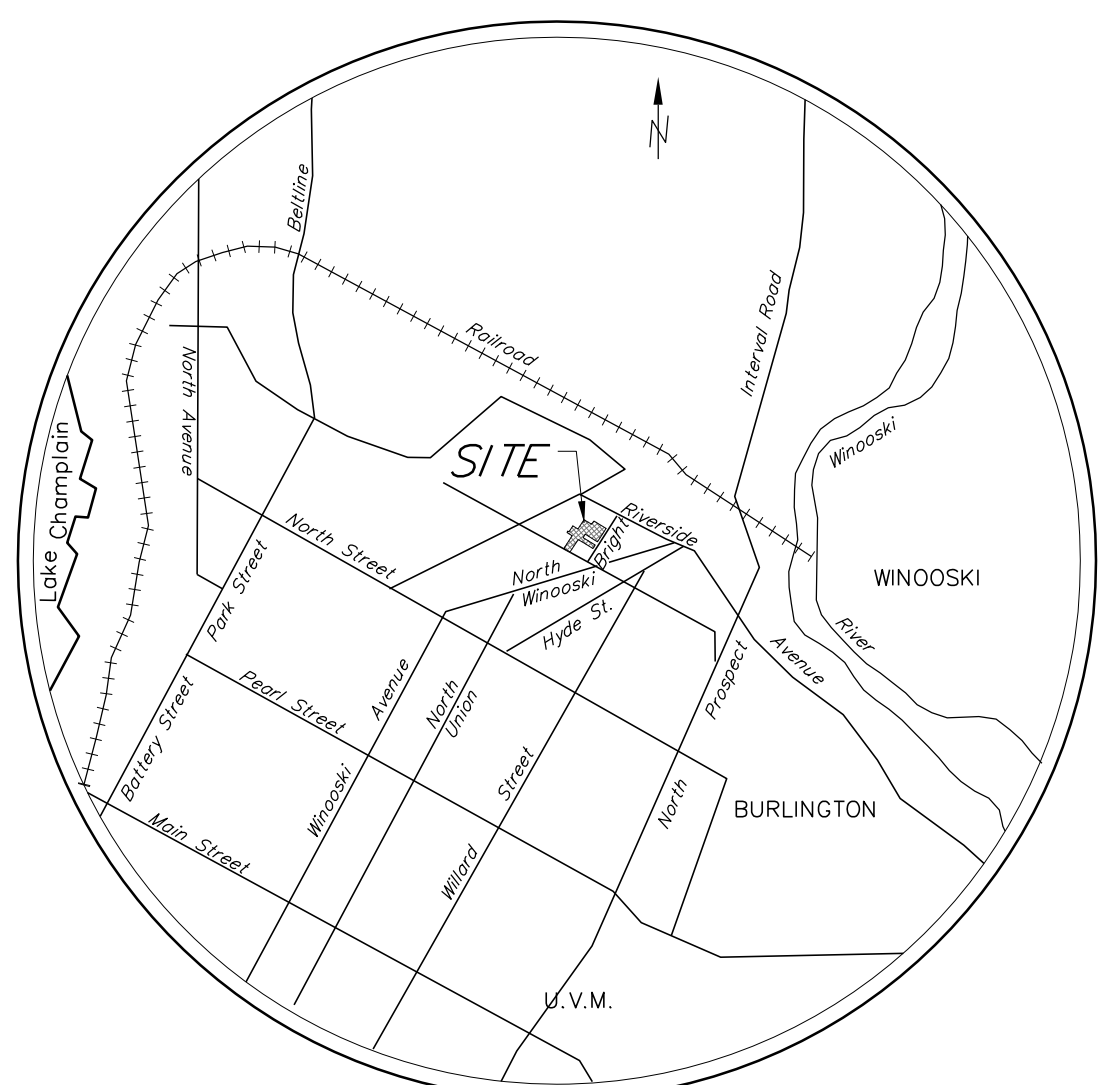
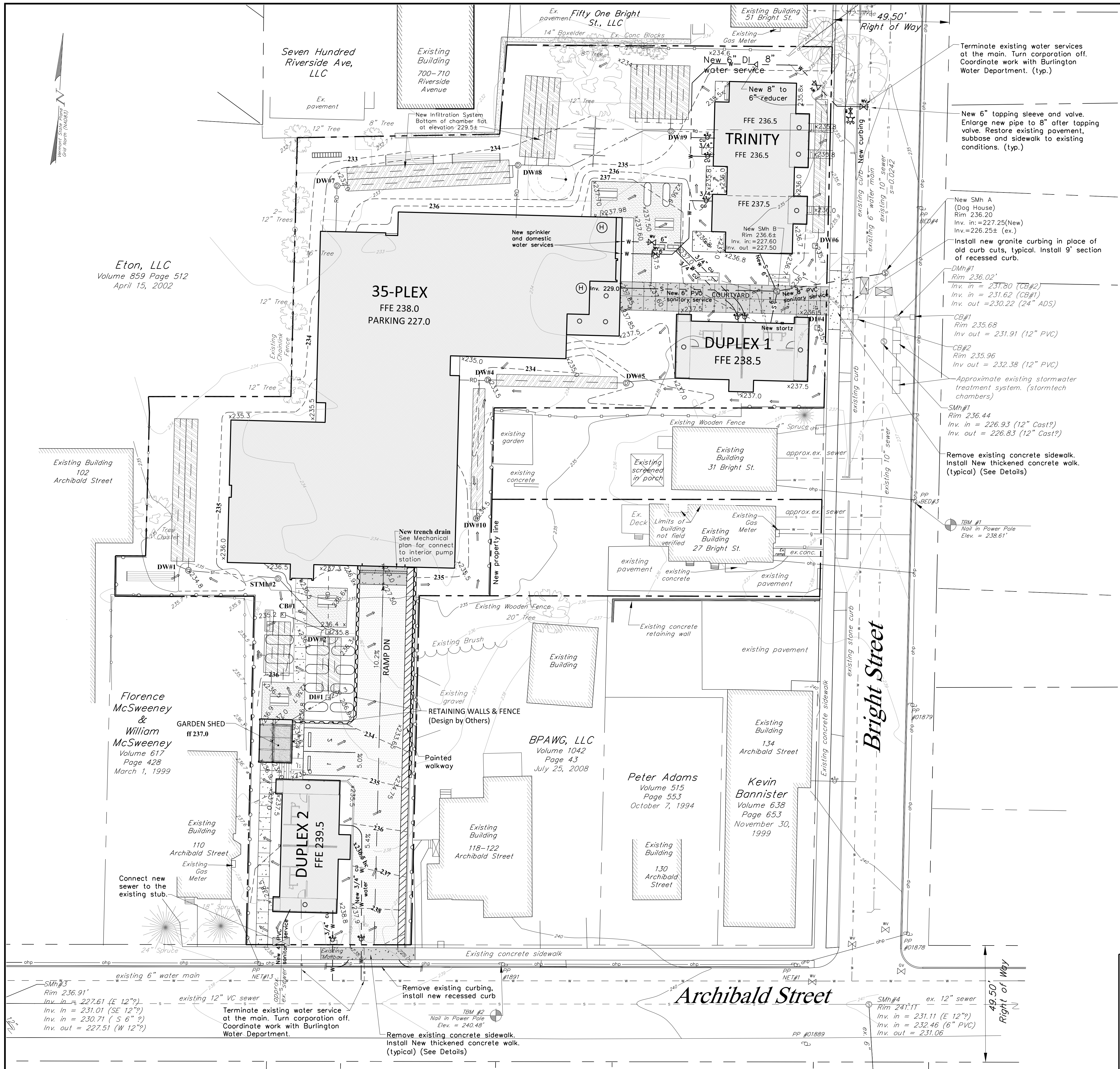


Location Map
N.T.S.

- Legend**
- Survey Control Point
 - Existing Sign
 - Existing Light Pole
 - Existing Deciduous Tree
 - Existing Evergreen Tree
 - Existing Spot Grade Elevation
 - Existing Contour
 - Existing Gas Line/Valve
 - Existing Sewer Line/Manhole
 - Existing Sewer Forcemain
 - Existing Storm Line/Manhole/Basin
 - Existing Overhead Electric Line/Power Pole
 - Existing Overhead Utility
 - Existing Communications Line
 - Existing PBX Line
 - Existing Underground Electric & Telephone Line
 - Existing Site Lite Line
 - Existing Steam Line
 - Existing Wetland
 - Existing Guardrail
 - Existing Tree Line
 - Existing Chain Link Fence
 - Existing Barbed Wire Fence
 - Existing Stockade Fence
 - Existing Underground Power
 - Existing Water Line/Hydrant/Valve/Shutoff
 - Approximate Property Line
 - Existing Setback
 - Existing Easement



Date revised	Description	Checked	Date
Survey	RAK/RAW		
Drawn	RAW		
Checked	IAJ		
Scale	1" = 20'		
Date	April 4, 2014		
Project	13220	Bright Street	Burlington, Vermont
KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446			
EX-1			



Location Map
N.T.S.

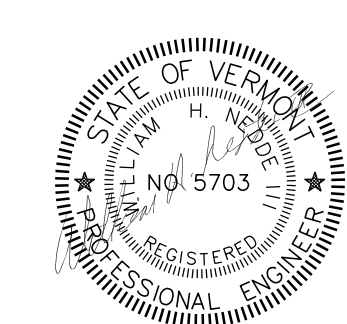
Legend

- Pre-construction Excavation
- New Deciduous Tree
- New Evergreen Tree
- Finish Grade Spot Grade Elevation
- Finish Grade Direction of Flow
- Finish Grade 5-foot Contour Interval
- Finish Grade 1-foot Contour Interval
- New Gas Line/Valve
- New Sewer Line/Manhole
- New Sewer Forcemain
- New Storm Line/Manhole/Basin
- New Underdrain
- New Roof Drain
- New Water Line/Hydrant/Valve/Shutoff
- New PBX Line
- New Underground Power
- New Clearing Limits
- New Chain Link Fence
- New Stockade Fence
- Construction Fence
- Barrier Fence
- Silt Fence
- New concrete
- New Structural concrete
- New concrete (exposed aggregate)
- New pavement and subbase

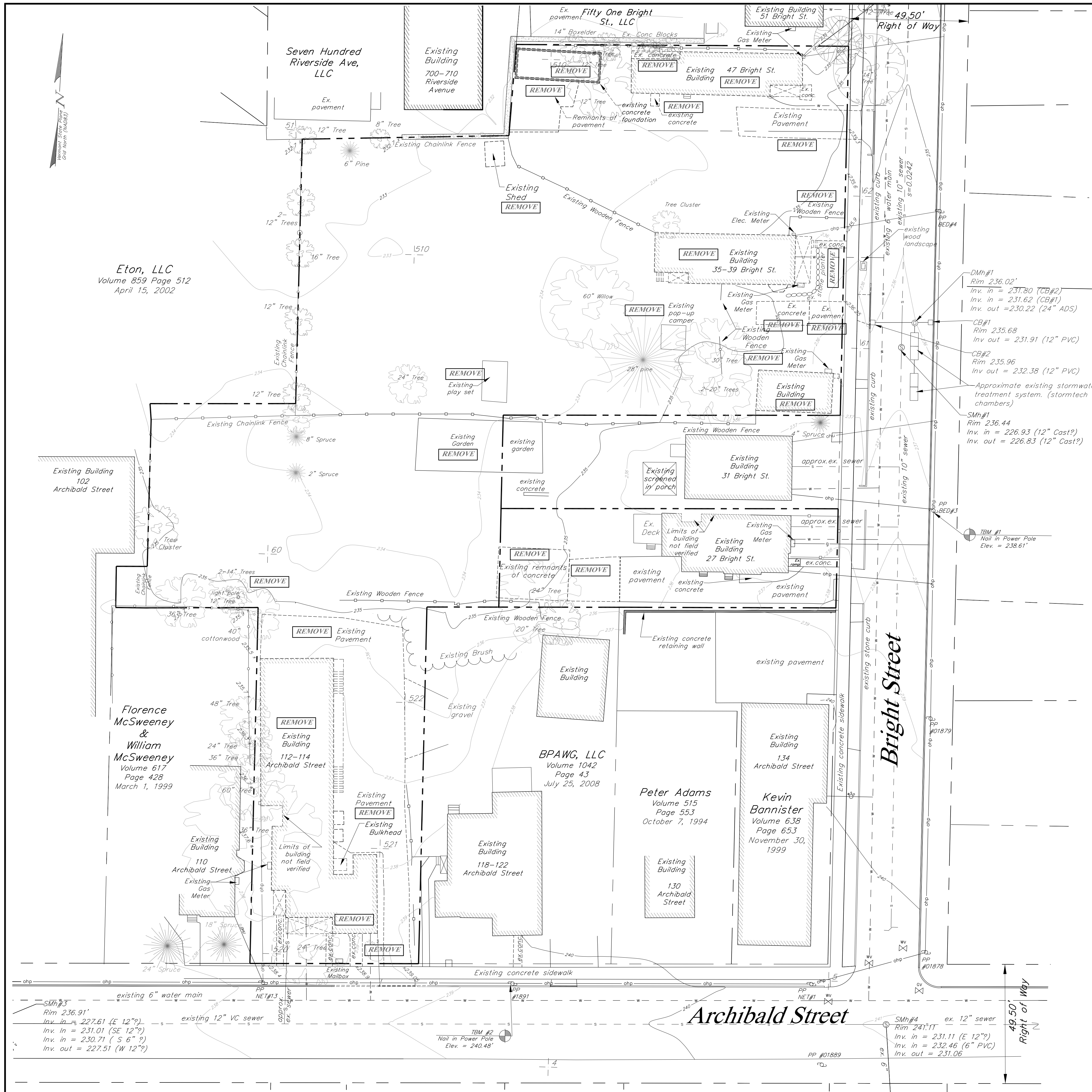
See Notes On Sheet EX-1:



Date revised	Description	Checked	Date
Design	WHIN		
Drawn	TJB		
Checked			
Scale	1" = 20'		
Date	April 4, 2014		
Project	13220	Bright Street	Burlington, Vermont
KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446			
SP-1			© Krebs & Lansing 2013 bright base current.dwg

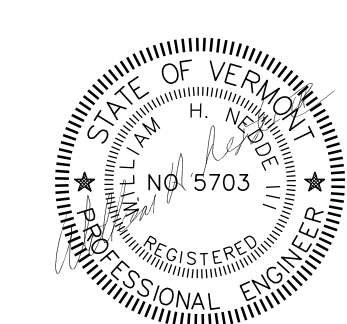
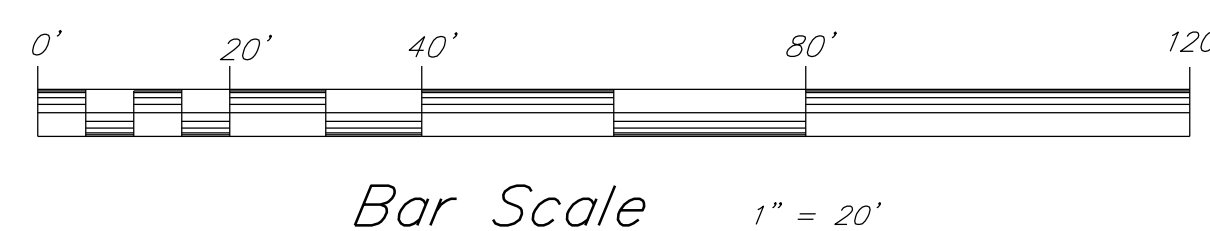


PERMIT REVIEW ONLY



Demolition Notes

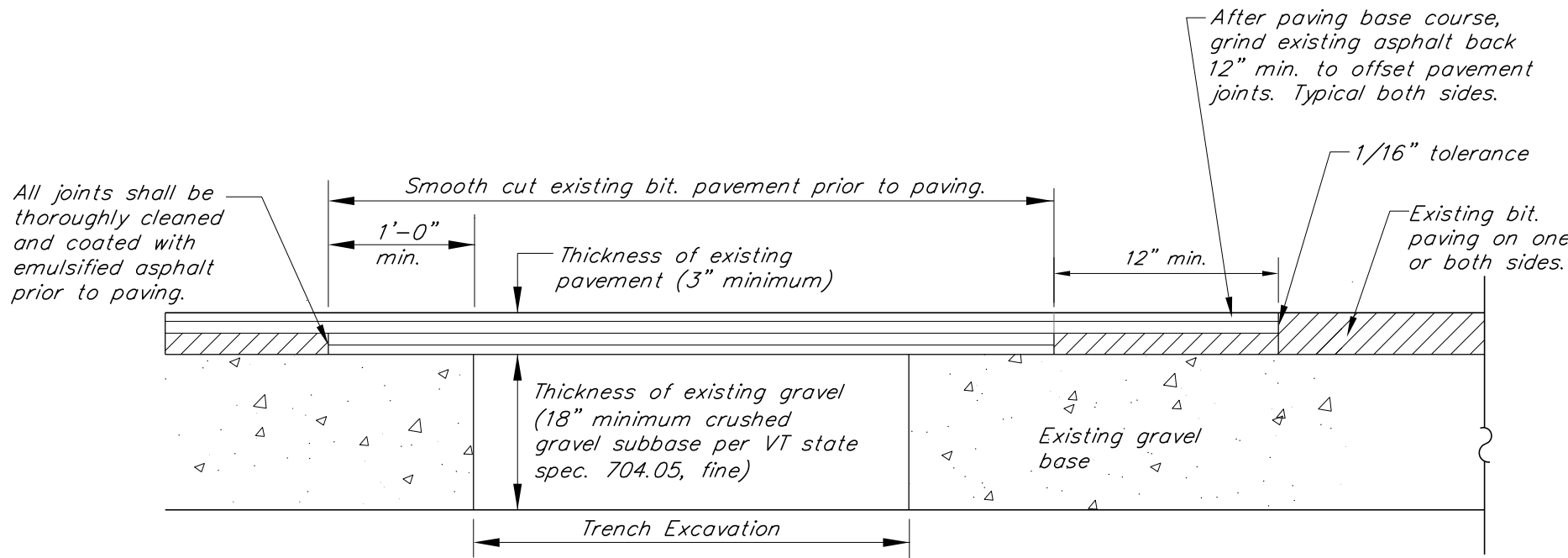
1. The location of underground electrical lines which service the site lights are not shown on the Civil Plans. Other electrical lines may exist which are not shown on this plan.
2. Refer to specifications for detailed scope of demolition work.
3. Prior to disrupting existing utilities, Contractor shall be responsible for confirming status of all utilities to be abandoned.
4. All abandoned utilities outside 6 ft. of the new building footprints shall be cut, capped, and abandoned in-place unless the removal of the abandoned utility is required during construction. All abandoned utilities within 6 ft. of the new building footprints shall be removed. All abandoned manholes, catch basins, and utility vaults shall be demolished and removed. Plug open ends of all abandoned pipes or conduits with concrete or water tight end cap. See Structural Plans for backfill requirements for all items removed from within the influence of the new building footprints. Use sand fill (703.03) for all demolition backfill outside the influence of the new building footprints (95% standard proctor compaction).
5. The Contractor shall establish snow fence protection barrier at the drip edge of all existing trees to remain within 10 ft. of construction disturbance.
6. All excess fill, stumps, rock, topsoil, waste, and other material is the exclusive property of the Contractor and shall be removed from the property and disposed of in a State approved disposal location.
7. Contractor shall maintain water and sanitary services to all existing buildings to remain.
8. Contractor shall demolish and remove all existing infrastructure necessary to construct the new project as designed. This plan does not show every item to be demolished and may not accurately show the limits of the items to be partially demolished.
9. See Specifications for recycling requirements for site and building.
10. This drawing refers to Civil Site Engineering items, located outside the building, only.
11. See Landscape Architect plans for demolition of existing trees, other existing vegetation and fencing.



Date revised	Description	Checked	Date
Designed	WHN		
Drawn	TJB		
Checked			
Scale	1" = 20'		
Date	April 4, 2014		
Project	13220	Bright Street	Burlington, Vermont
KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446		SP-2	

Construction Notes

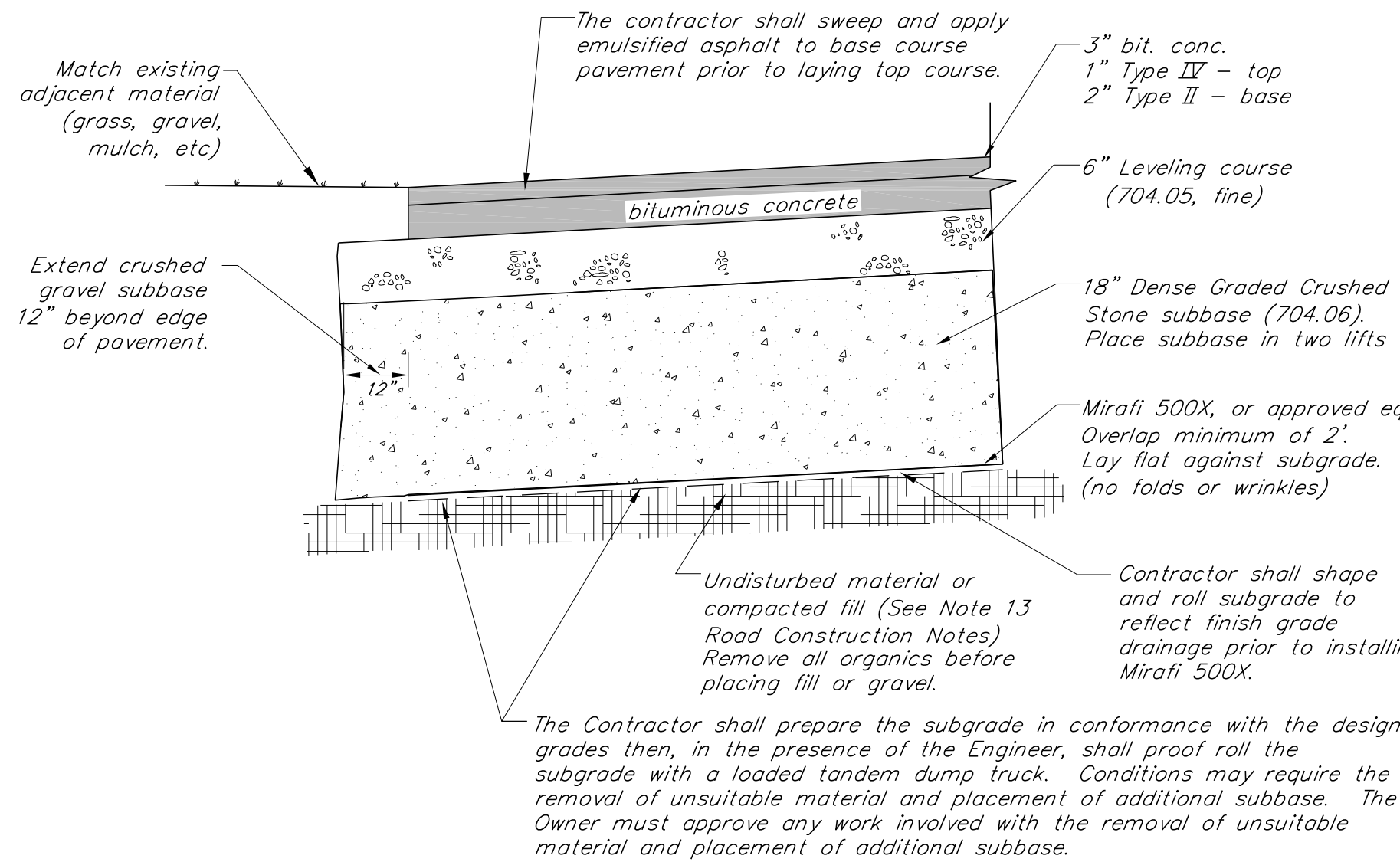
- The methods and materials of construction shall conform to the latest standards of the City of Burlington and the State of Vermont. All work shall be in conformance with all permits and approvals issued for the project. In case of conflict, the more stringent specification shall apply as directed by Engineer. All work shall be done in a workmanlike manner and completed in the time specified by Owner.
- The Contractor shall be responsible for all work and materials shown and required to make the job complete. These drawings do not show every fitting or appurtenance. Materials shall be as specified on the drawings. Manufacturer's product specifications shall be submitted for all materials to the Engineer for approval prior to installation.
- The location and size of existing underground utilities is not warranted to be exact or complete. The Contractor shall field locate all utilities and shall contact the affected utility company, the Engineer and the City of Burlington prior to making any hook ups. The Contractor shall be solely responsible for all existing utilities and their uninterrupted services. All off-site backfill, sheeting and shoring, dewatering, clearing and grubbing, erosion control, dust control, traffic control, grading, and all incidentals shall be included as part of the required work.
- Repair of all disturbed areas, grading, seeding, mulching, repair of roads and curbs, paving, and other incidentals are included as part of the required work. All disturbed areas shall be loamed and mulched until permanent ground cover is established.
- The Contractor shall verify all horizontal control and temporary bench marks before use.
- The workmen and public shall be protected by the Contractor from any and all hazards connected with the construction work. Open trenches, materials, or equipment within the working limits are to be guarded by the use of adequate barricades or flag men. All barricades left in position overnight are to be properly lighted. Kerosene pots are not acceptable. When work narrows the usable pavement, flag men shall be employed to aid the flow of traffic so that there will be no undue delays. The Contractor shall be held responsible for the safety of all workmen and the general public and all damages to property occurring from or upon the work occasioned by negligence or shall be held responsible for the safety of all workmen and the general public and all damages to property occurring from or upon the work occasioned by negligence or day or night within the working area. All work shall be in conformance to OSHA regulations, Title 19, Parts 1926.651 and 1926.652, and applicable to VOSHA regulations.
- Definition of "Preconstruction Excavation" for these contract documents shall be:
The site contractor shall expose utility and obtain all necessary information, including but not limited to, invert elevation, size, depth, pipe type, joint location, etc. Contractor shall transit survey the location and elevations of the utility. Contractor shall provide the engineer with sketches indicating horizontal and vertical information of pipe or conduit type and size, cross-section information, concrete encasement information (top and bottom elevations, width, etc.), joint location, etc. of each required existing underground utility. Accuracy of horizontal location is within 1 foot, and accuracy of vertical elevation is within 0.02 ft. (1/4"). Coordinate all excavation with City, Owner, and Engineer. Preconstruction excavations shall occur prior to ordering structures and prior to utility construction, to facilitate redesign if necessary.
- Contractor shall contact Dig Safe prior to any excavation.
- All new storm extending from catch basin structures shall be laid with a laser to elevation and slope as shown on the plans.
- The Contractor shall sawcut all existing pavement to be removed. The Contractor shall minimize the pavement area disturbance. Contractor shall be responsible for all pavement repair and restoration necessary to complete the work.
- The Contractor shall be responsible for all construction layout.
- Temporary silt fence shall be erected prior to any clearing or construction. Fencing may be erected in phases, but in no case shall construction of clearing proceed fencing. Special areas may be designated by the Owner for preservation of existing trees. These areas shall be the Contractor's responsibility to insure no damage is done to designated trees.
- Existing plantings are located in general areas as shown on the plans. Contractor shall protect plantings scheduled to remain so as not to damage these or their root systems.
- Contractor shall comply with all permits and approvals issued for this project.
- Contractor shall sign on as the Co-Permittee for the State of Vermont Erosion Prevention and Sediment Control permit for the project.
- Slope stability upon unsaturated soil conditions. If during construction saturated soils are encountered, contact the Engineer immediately.



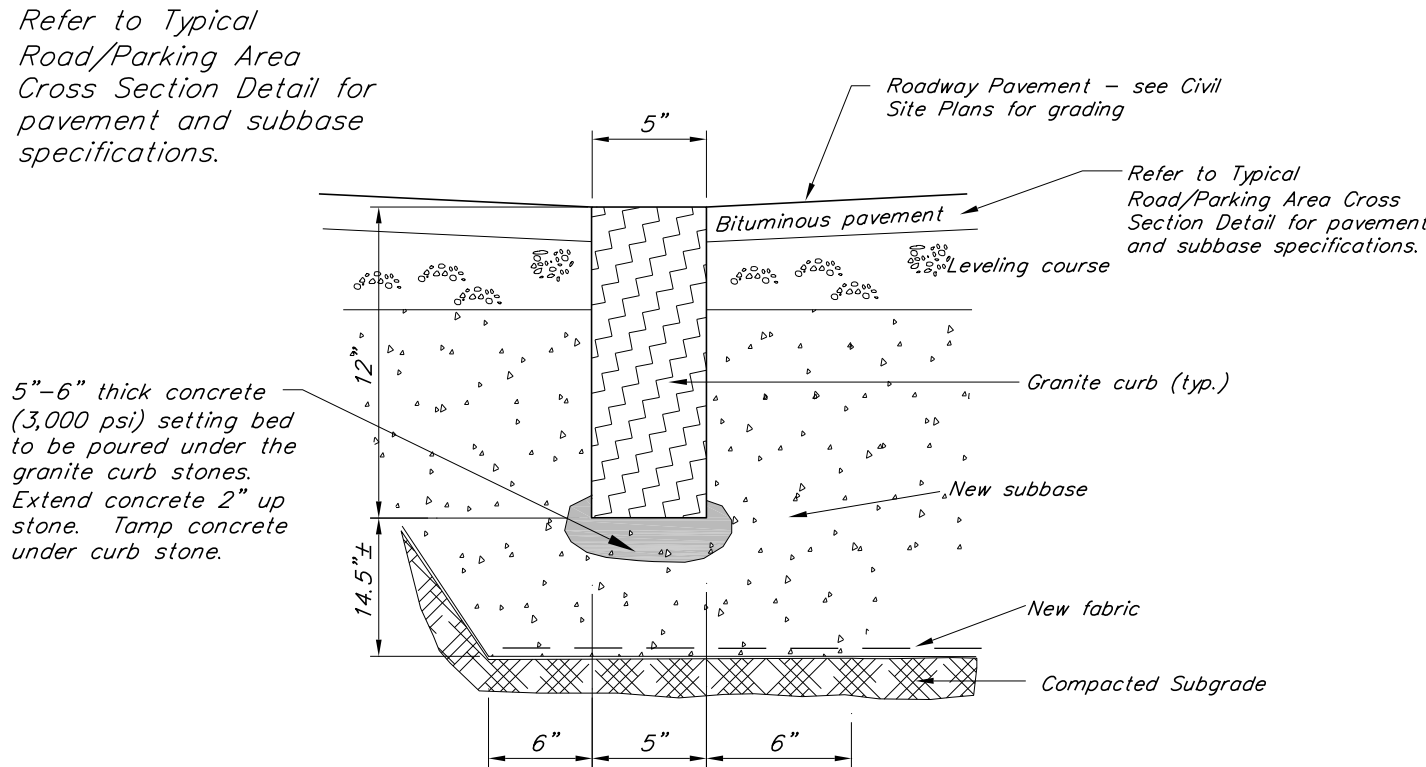
- Set up and maintain signs and other safety control devices.
- Reshape hole and patch area by cutting with a concrete saw into square or rectangular shape and cut side faces vertically. Reshape downward solid material and around hole to sound pavement.
- Backfill trench in 6" lifts and compact each lift to 95% of maximum density of optimum moisture content as determined by ASTM D698 standard proctor.
- Remove all loose material and thoroughly sweep the hole area clean of mud and standing water.
- Apply liquid asphalt tack to vertical faces in a uniform manner. Do not puddle tack coat on bottom of hole.
- Fill top of hole with type IV bituminous concrete and compact in lifts no more than 2" thick. Each lift should be thoroughly compacted with a vibratory plate compactor or a portable roller. Experience has shown that 15 to 20 passes with a vibratory roller and mix temperature above 250°F (121°C) are necessary to ensure good compaction. Hand tamp should only be used for small areas (less than 1 s.f.).
- Clean up area. Do not leave excess fill or excavated material on the pavement. Remove safety signs.

Replacement of Existing Road Subbase and Bituminous Pavement

N.T.S.

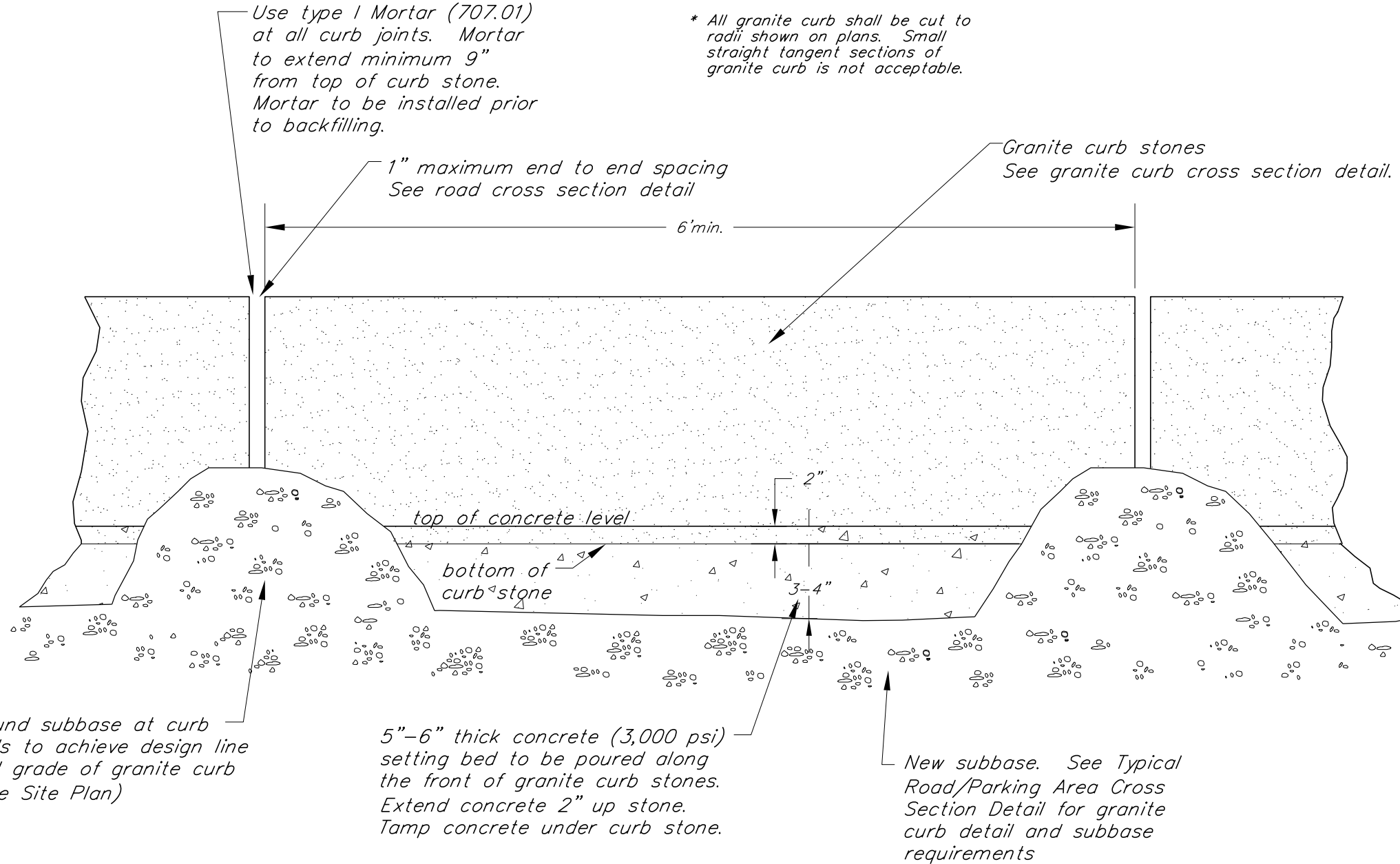


Without Curb



Flush Granite Curb

N.T.S.



Typical Granite Curb Section Detail

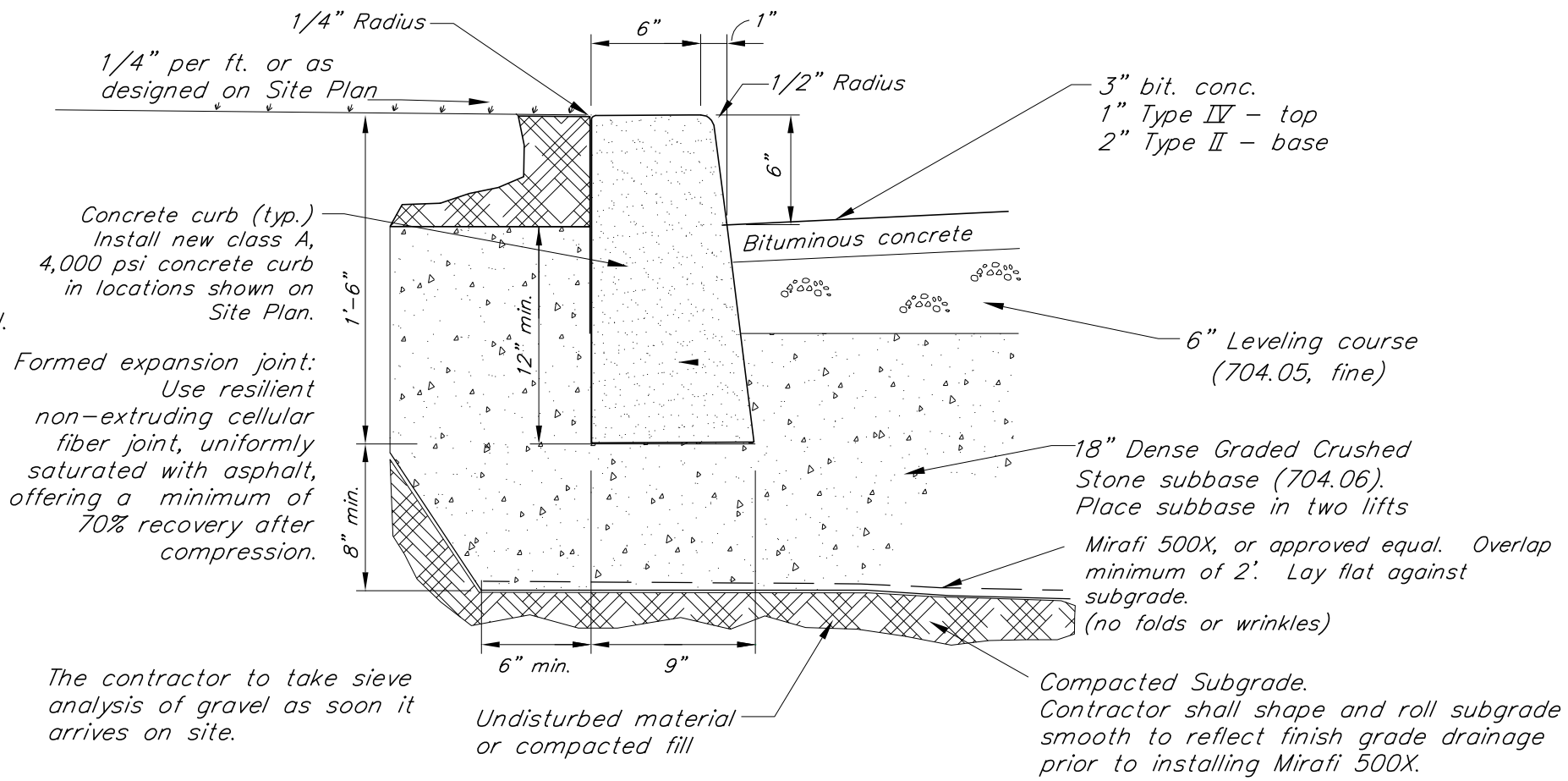
N.T.S.

Concrete Curb

- Broom finish concrete
- All joints to be tool finished
- Expansion/contraction joints every 20' with 1/2" joint filler
- Score 1/3 total depth at 10' intervals
- Apply 2 coats of Euclid Everclear VOX cure/seal compound to all concrete surfaces, per the manufacturer's specifications.

All concrete used in the construction of concrete curb shall be air entrained (5 - 7 %) and made with Portland cement. The concrete shall meet section 501 of the State of Vermont Standard Specification for Class 4 concrete and have min. 28 day compressive strength of 4,000 psi.

Provide a 6' taper at end of curb.



Travel over gravel with any vehicle tracking soil prior to placement of pavement is prohibited.

If gravel is contaminated after placement, the Contractor shall be responsible removal of all contaminated gravel and paying for all recommended sieve analysis as determined by the Engineer.

With Concrete Curb

Typical Road/Parking Area Cross Section Detail

N.T.S.

Road Construction Notes

(All references to road shall apply to parking areas as well.)

- New road shall be constructed to the line and grade shown on the drawings. The road and utility locations shall be as typically detailed unless otherwise shown.
- All road and parking construction shall be completed in accordance with the Vermont Agency of Transportation "Standard Specifications for Construction" 2011, hereafter called Vermont Highway Specifications, specifications found on these plans, and project specifications. In case of conflict, the more stringent specification shall apply as determined by the Engineer.
- The Contractor shall follow Vermont Highway Specifications (2011) Section 203.11 for placing and spreading embankments.
- Fill material for road embankment shall meet Note #13 below and be approved by the Engineer. Fill shall be placed in 12" lifts, wetted and compacted with satisfactory compaction equipment to 95% of maximum density (Standard Proctor).
- Road in fill sections shall be placed and compacted a minimum of 3 feet above top of any utility to be installed before trench is excavated for pipe placement. In trenches and cut sections, the Contractor shall provide all necessary sheeting, shoring and bracing to maintain compliance with all OSHA/VOSHA regulations.
- Methods for construction of subgrade shall conform to Vermont Highway Specifications (2011) 203.12 or as determined by the Engineer.
- Any subgrade or subbase disturbed by Contractor, or rendered unsuitable by construction machinery, shall be removed and replaced with approved granular backfill at the Contractor's expense. The subgrade shall be compacted to attain at least 95% of the maximum density (Standard Proctor) before placing road or embankment materials.
- The Owner will pay for on site soils testing (compaction, sieve, and proctor). The Contractor shall pay for failing tests.
- Sand borrow and cushion shall conform to Vermont Highway Specifications (2011) 703.03. Granular borrow shall conform to the Vermont Highway Specifications 703.04.
- Gravel subbase for pavement shall conform to Vermont Highway Specifications (2011) 704.06, Dense Graded Crushed Stone. Substitute materials identified in VAOT Specifications Section 301 - Subbase are not allowed.
- Leveling course shall conform to Vermont Highway Specifications (2011) 704.05, fine grading. Shoulders shall conform to Section 704.12, Aggregate for Shoulders. Substitute materials identified in VAOT Specifications Section 301 - Subbase are not allowed.
- Bituminous concrete pavement shall conform to Vermont Highway Specifications (2011) Section 404 and 406. Binder course shall be Type I + II, and finish wearing course shall be Type III, IV, or as detailed.
- Embankment fill for all impervious areas, EXCLUDING BUILDINGS, shall be a sieve specification as follows:

Sieve	% Finer
4"	100
2"	85-100
#4	60-100
#200	30 maximum
- Dense graded crushed stone, crushed gravel and sand borrow shall not be contaminated by work. Construction traffic shall not travel over exposed areas of this material.
- Contractor is responsible for all pavement markings (i.e. parking striping, handicap markings, stop bars, etc.) shown or implied on the Plans. This includes both new and replacement of existing.
 - Paint for pavement markings shall be Hydraplast Waterborne Traffic Paint by Franklin Paint Company. It shall be reflective, VOC compliant, fast drying, 100% acrylic waterborne traffic paint.
 - Traffic paint shall be applied with a uniform thickness and at a rate such that no pavement is visible after drying. Additional paint application will be required if underlying pavement is visible.

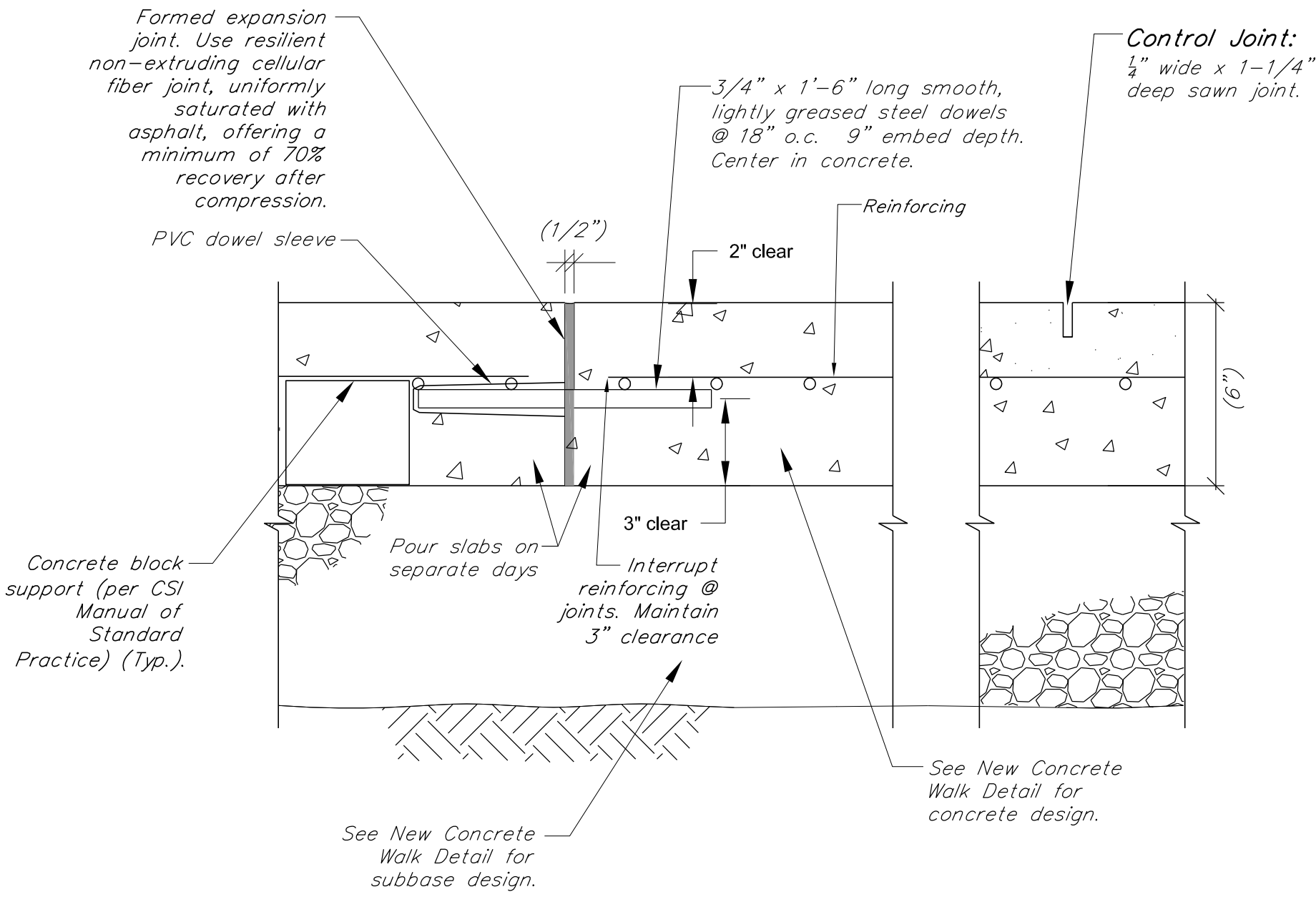
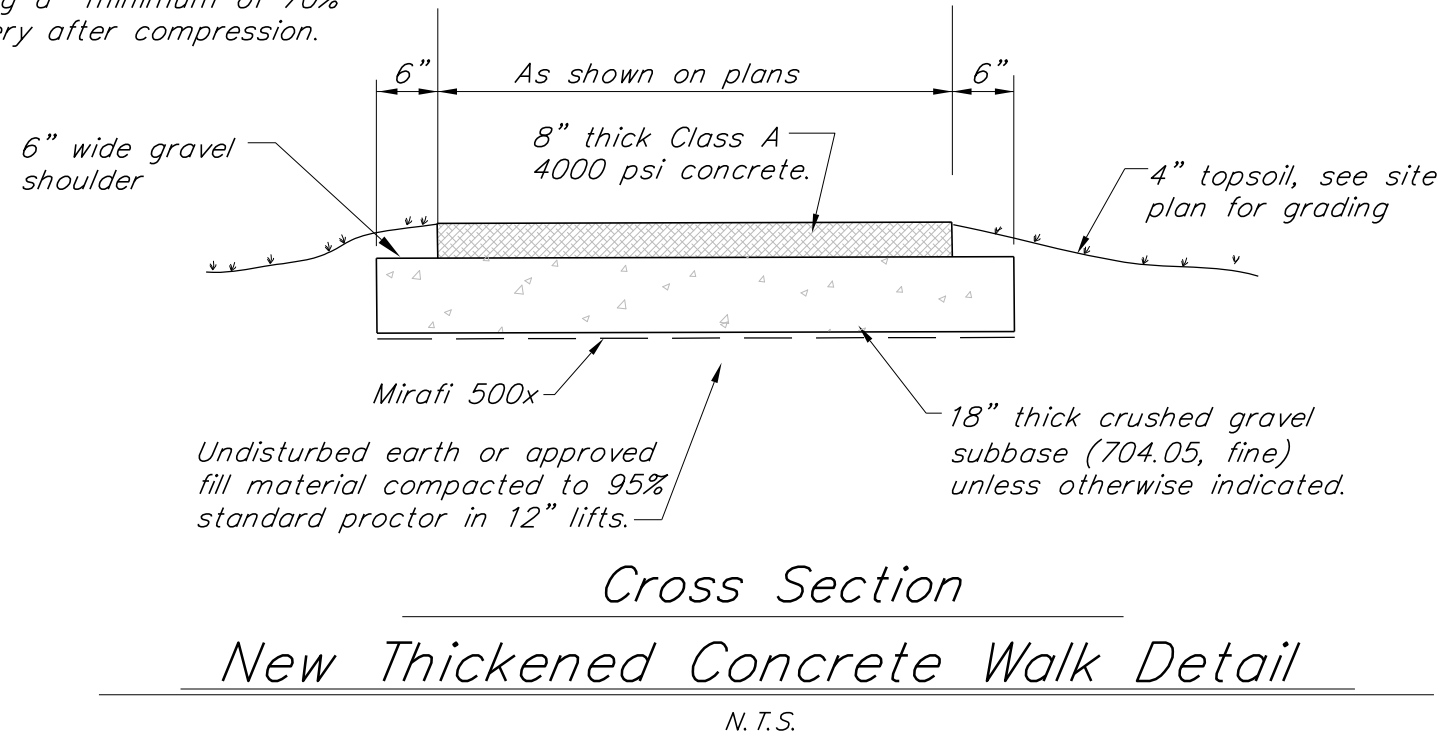
Date revised		Description	Checked	Date
Design	WHN			
Drawn	DMR			
Checked				
Scale	N.T.S.			
Date	April 3, 2014			
Project	13220	Bright Street		
PERMIT REVIEW ONLY		Civil Details		
KREBS & LANSING Consulting Engineers, Inc.		Champlain Housing Trust Inc.		
164 Main Street, Colchester, Vermont 05446		Burlington, Vermont		
The Vermont State Seal		KREBS & LANSING		
Professional Engineer		CD-1		

Concrete Slab

- Broom finish concrete with tooled edges.
- Expansion joints shall be spaced 20 ft. on center unless otherwise indicated on Site Plan.
- Score control joints 1-1/4" depth at intervals equal to width of sidewalk.
- Apply 2 coats of Euclid Everclear VOX cure/seal compound to all concrete surfaces, per the manufacturer's specifications.
- Concrete construction shall conform to section 618.03 of the current VAOT Standard Specifications for Construction

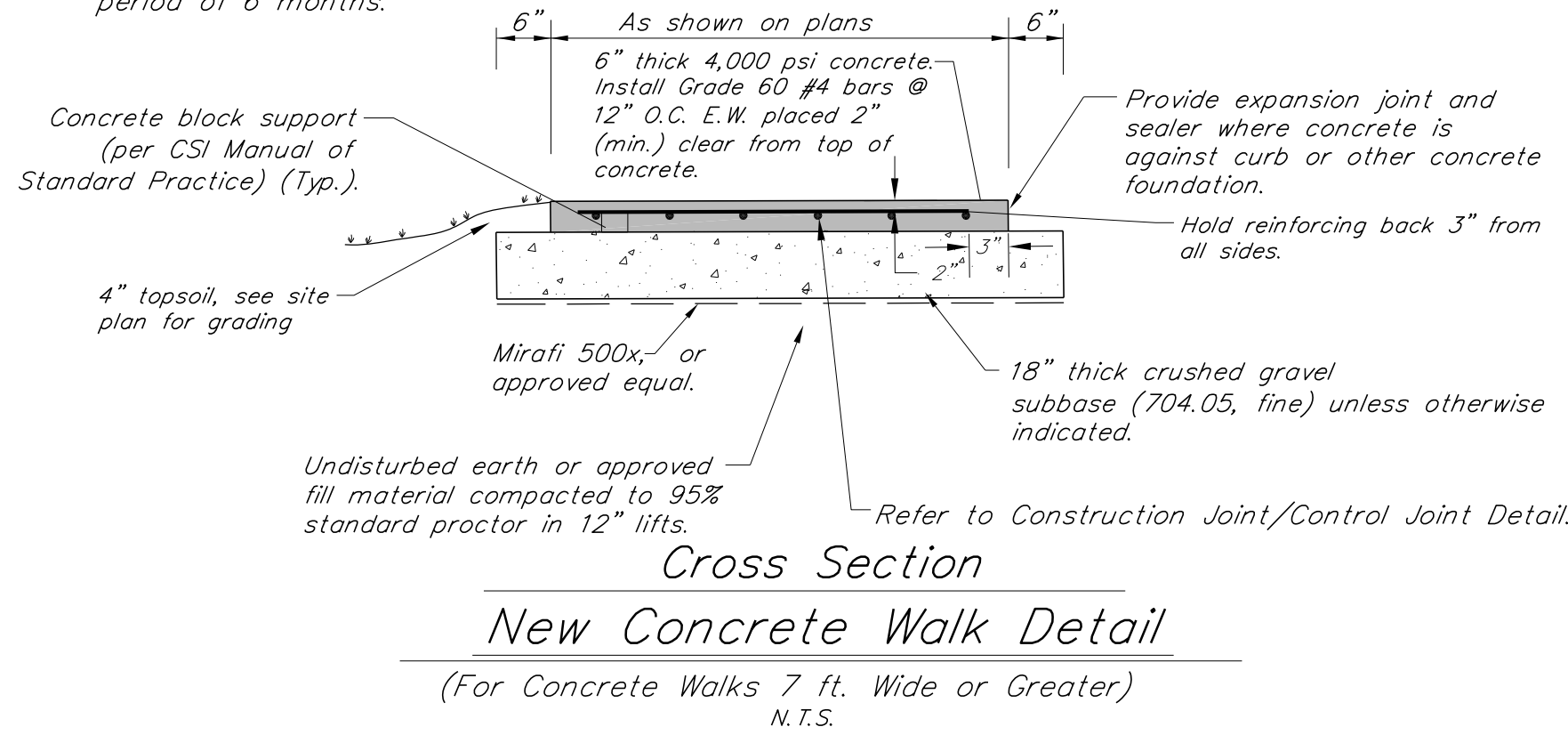
All concrete used in the construction of concrete sidewalk shall be air entrained and made with Portland cement. The concrete shall meet section 501 of the State of Vermont Standard Specification for Class A concrete and have 28 day compressive strength of 4,000 psi.

Joint filler shall be resilient non-extruding cellular fiber joint, uniformly saturated with asphalt, offering a minimum of 70% recovery after compression.



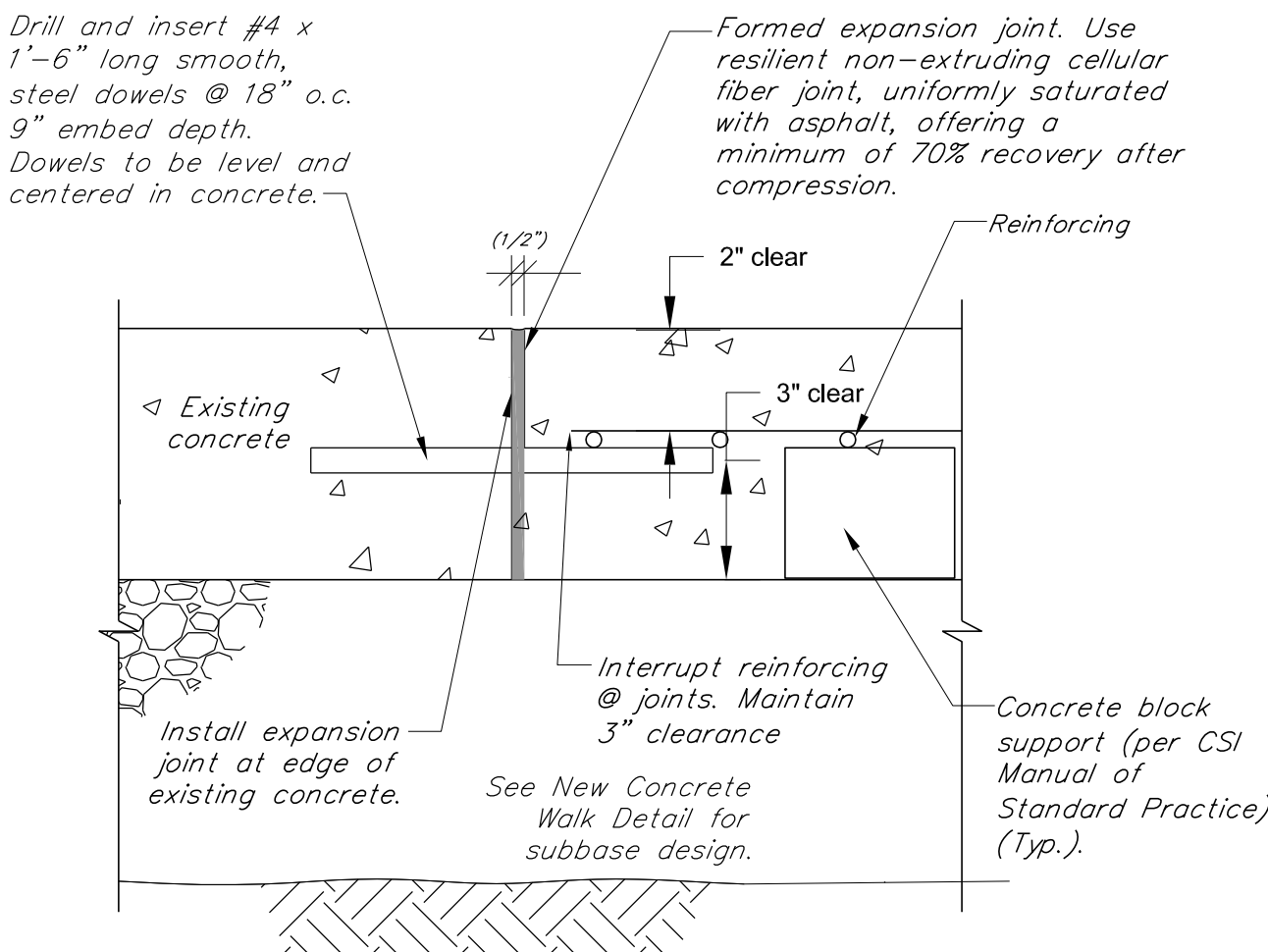
All concrete used in the construction of concrete sidewalk shall be air entrained (5 - 7 %) and made with Portland cement. The concrete shall meet section 501 of the State of Vermont Standard Specification for Class A concrete and have 28 day compressive strength of 4,000 psi.

Note:
Owner or Contractor is not allowed to place deicing materials on newly poured concrete sidewalk for a period of 6 months.



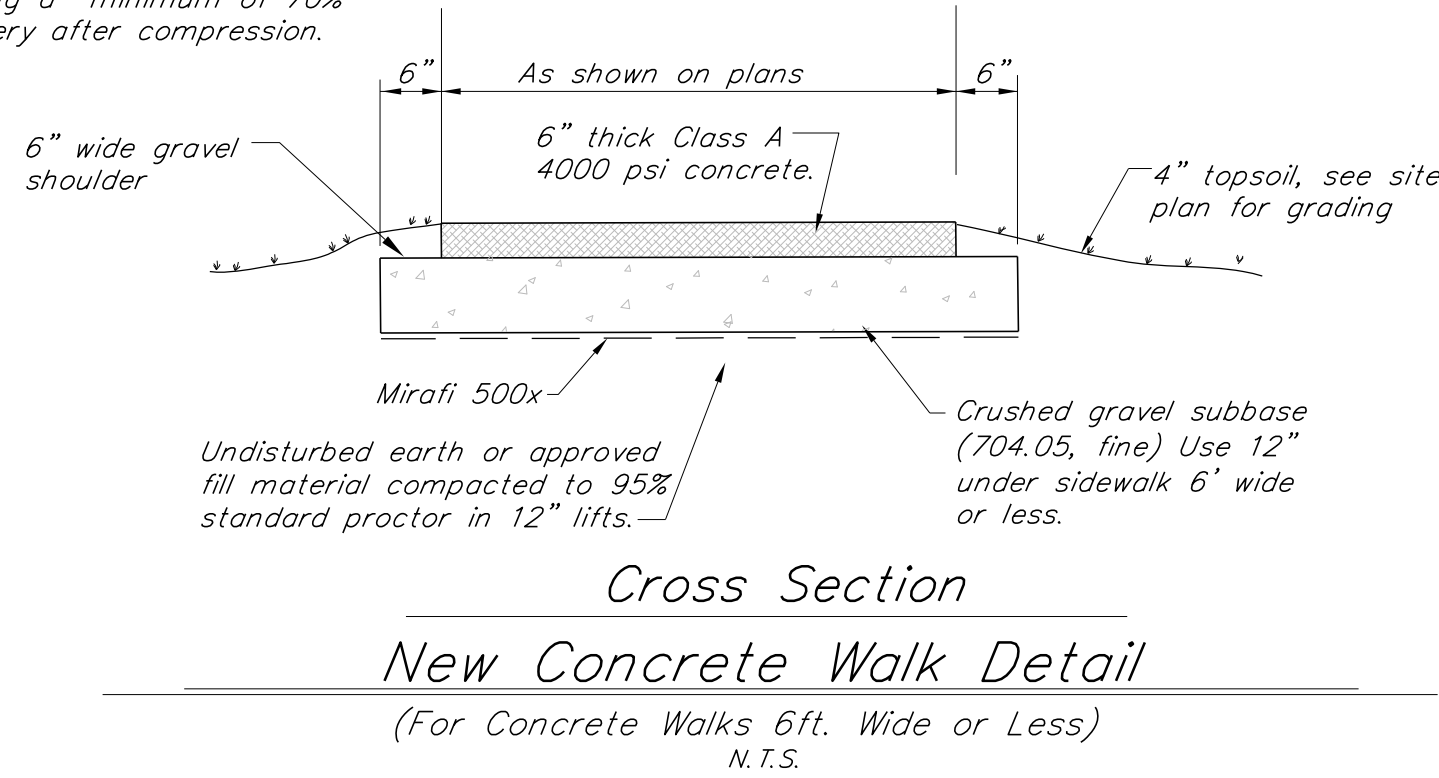
Concrete Slab

- Broom finish concrete with tooled edges.
- Construction joints shall be spaced max. 24' in all directions. See Site Plan for layout.
- Score control joints 1-1/4" depth at intervals equal to width of sidewalk.
- Apply 2 coats of Euclid Everclear VOX cure/seal compound to all concrete surfaces, per the manufacturer's specifications.
- Concrete construction shall conform to section 618.03 of the current VAOT Standard Specifications for Construction



All concrete used in the construction of concrete sidewalk shall be air entrained and made with Portland cement. The concrete shall meet section 501 of the State of Vermont Standard Specification for Class A concrete and have 28 day compressive strength of 4,000 psi.

Joint filler shall be resilient non-extruding cellular fiber joint, uniformly saturated with asphalt, offering a minimum of 70% recovery after compression.

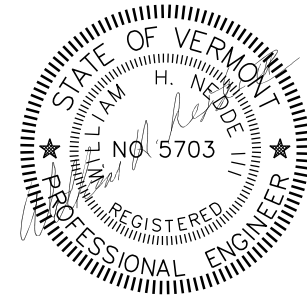


Concrete Slab

- Broom finish concrete with tooled edges.
- Expansion joints shall be spaced 20 ft. on center unless otherwise indicated on Site Plan.
- Score control joints 1-1/4" depth at intervals equal to width of sidewalk.
- Apply 2 coats of Euclid Everclear VOX cure/seal compound to all concrete surfaces, per the manufacturer's specifications.
- Concrete construction shall conform to section 618.03 of the current VAOT Standard Specifications for Construction

Concrete Slab Joint Detail for Connection to Existing Concrete

Cross Section New Concrete Walk Detail

	Date revised	Description	Checked	Date
	Design	WHN	Civil Details	
	Drawn	DMR		
	Checked		Champlain Housing Trust Inc.	
	Scale	N.T.S.		
Date		April 3, 2014	Bright Street	
Project		13220		
PERMIT REVIEW ONLY		KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446		Burlington, Vermont The Vermont Department of Professional Regulation Project Details Drawing date 2014 © Krebs & Lansing 2014 CD-2

Construction Notes

The Contractor will be responsible for all construction of water main, storm and sanitary sewer systems as shown on the plans. The Contractor will be responsible for all necessary adapters, fittings, etc. to make connections to the existing and proposed units. The Contractor shall be responsible for all work shown or implied on the plans and/or referenced in the specifications and permits. The Contractor shall submit, for approval by the Engineer, all types of materials and products used.

Water Main (Applies to new domestic water mains and services) (See also Fire Service Main Notes)

- The pipe for water main shall be CL52 ductile iron. Ductile iron fittings shall conform to AWWA C110, 350 pounds working pressure. Valves shall be manufactured to meet all requirements of AWWA specification C509.
- All pipe shall be installed in accordance with AWWA C600. The pipe shall be kept free of foreign matter and debris during installation. When the process of pipe laying has stopped, any open ends of pipe shall be plugged. There shall be a minimum of 6'-0" (1.82 m) cover over all pipe and service lines. Any pipe deflection shall not exceed fifty (50%) percent of recommended manufacturer's maximum deflection. Backfill materials and procedures shall be as detailed on the drawings. The Contractor shall be responsible for any and all sheeting and/or shoring necessary to comply with OSHA - VOSHA regulations.
- The testing of the water main shall consist of the testing of all installed pipe, services and hydrants in accordance with AWWA C600. The testing shall consist of a pressure test and leakage test. All testing shall be done with potable water and in the presence of the Engineer and a representative from the Burlington Water Department. The pressure test consists of maintaining a minimum internal pipe pressure of 200 psi (140,620 kg/m²) for two (2) hours. If the pressure drops more than 5 psi (3515 kg/m²) in the first hour, this constitutes failure of the test for the particular section of pipe. Failure of any test section will necessitate repair and/or replacement of the failed section.
- Chlorinating of the system shall be accomplished after the water main has been successfully pressure tested and thoroughly flushed. Disinfecting shall be in accordance with AWWA C-651. The disinfecting process shall be deemed acceptable only after two samples of water from the flushed disinfected main shows no evidence of bacteriological contamination. Use minimum 25 mg/l chlorine concentration for 24 hours. The concentration must remain above 10 mg/l. Tablet disinfecting is not acceptable.
- The water main shall be thoroughly flushed with a minimum flow velocity of 2.5 ft/s to flush foreign materials out of the valves and hydrants. Prior to flushing, the Contractor shall contact the Owner, Fire Department in the municipality, the District Water Supply company, and the Engineer.

Fire Service Main

- The pipe for water main shall be CL52 ductile iron. Ductile iron fittings shall conform to AWWA C110, 350 pounds working pressure. Valves shall be manufactured to meet all requirements of AWWA specification C509.
- All pipe shall be installed in accordance with AWWA C600. The pipe shall be kept free of foreign matter and debris during installation. When the process of pipe laying has stopped, any open ends of pipe shall be plugged. There shall be a minimum of 6'-0" cover over all pipes and service lines. Any pipe deflection shall not exceed fifty (50%) percent of recommended manufacturer's maximum deflection. Backfill materials and procedures shall be as detailed on the drawings. The Contractor shall be responsible for any and all sheeting and/or shoring necessary to comply with OSHA - VOSHA regulations.
- The testing of the water main shall consist of the testing of all installed pipe, services and hydrants in accordance with NFPA 24. The testing shall consist of a pressure test and leakage test. All testing shall be done with potable water and in the presence of the Engineer. The pressure test consists of maintaining a minimum internal pipe pressure of 200 psi (140,620 kg/m²) for two (2) hours. The amount of leakage at the joints shall not exceed 2 qt/hr per 100 gaskets or joints, irrespective of pipe diameter. If the pressure drops more than 5 psi (3515 kg/m²) in the first hour, this constitutes failure of the test for the particular section of pipe. Failure of any test section will necessitate repair and/or replacement of the failed section.
- Chlorinating of the system shall be accomplished after the water main has been successfully pressure tested and thoroughly flushed. Disinfecting shall be in accordance with AWWA C-651. The disinfecting process shall be deemed acceptable only after two samples of water from the flushed disinfected main shows no evidence of bacteriological contamination. Use minimum 25 mg/l chlorine concentration for 24 hours. The concentration must remain above 10 mg/l. Tablet disinfecting is not acceptable.
- Acceptable water main flushing requirements are provided below. Prior to flushing, the Contractor shall contact the Owner, Fire Department in the municipality, the District Water Supply company, and the Engineer.

Underground piping, from the water supply to the system riser, and lead-in connections to the system riser shall be completely flushed before the connection is made to downstream fire protection system piping.

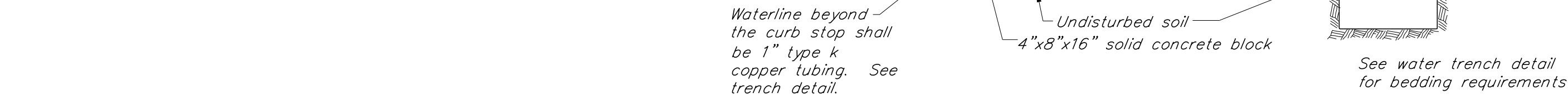
The flushing operation shall be continued for a sufficient time to ensure thorough cleaning.

The minimum rate of flow shall be not less than one of the following:

- Hydraulically calculated water demand flow rate of the system, including any hose requirements. (provided by the mechanical/sprinkler consultant)
- Flow necessary to provide a velocity of 10 ft/sec (3.1 m/sec) in accordance with the table below.
- Maximum flow rate available to the system under fire conditions.

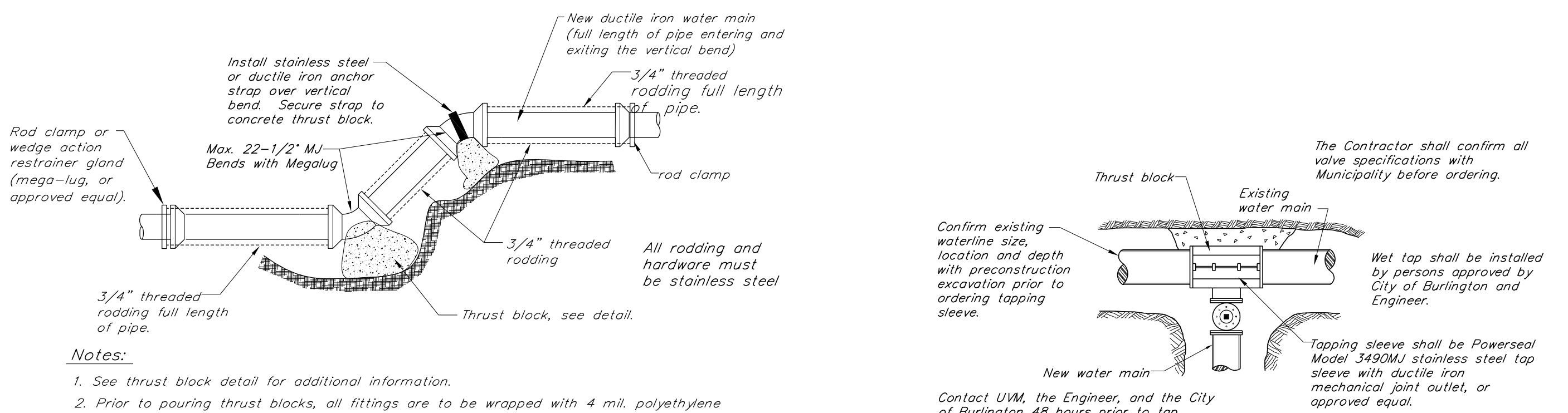
Flow Required to Produce a Velocity of 10 ft/sec (3 m/s) in Pipes

Pipe Size		Flow Rate	
in.	mm	gpm	L/min
4	102	390	1,476
6	152	880	3,331
8	203	1,560	5,905
10	254	2,440	9,235
12	305	3,520	13,323



Water Service Detail

N.T.S.

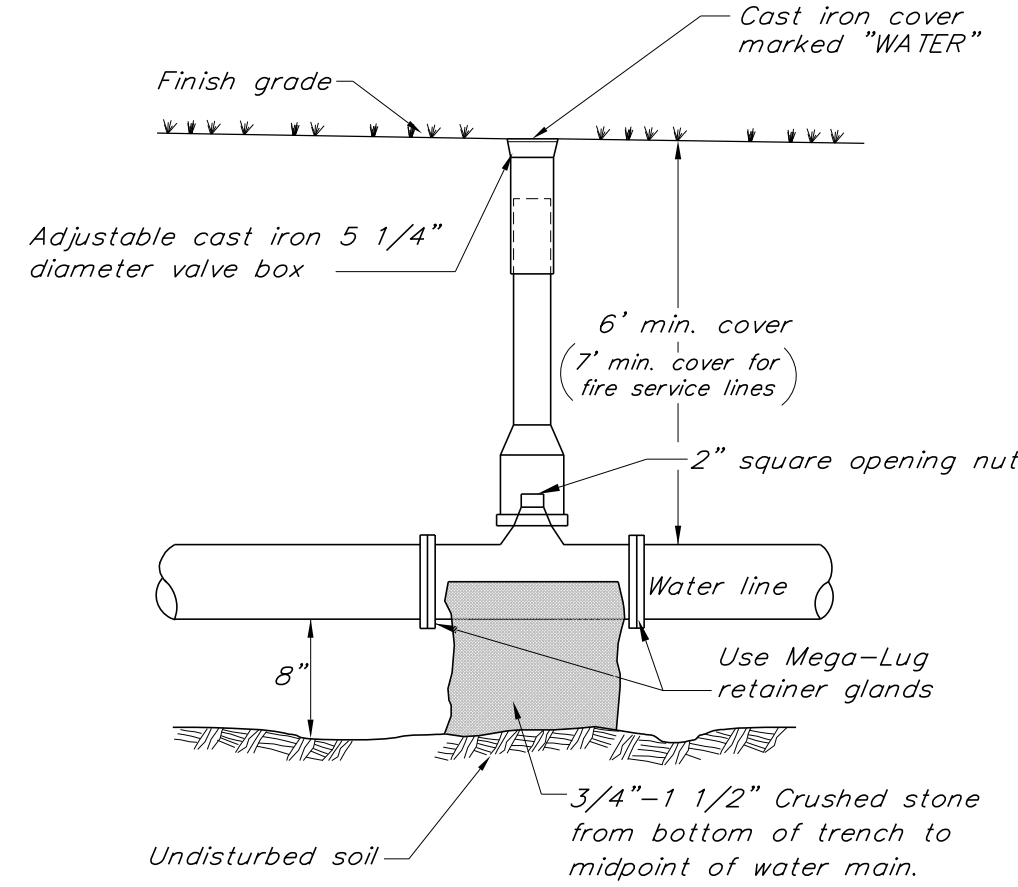


Vertical Bend Thrust Block Restraint Detail

N.T.S.

*The Contractor shall confirm all hydrant * specifications with Municipality before ordering.

- Gate valves shall be A.W.W.A. C 509 Standard Gate Valves with mechanical joints of sizes as required on the plans. All valves shall be of cast or ductile.
- All valves shall be of cast or ductile iron body, parallel brass seats, non-rising stems, inside screw, double disk construction with "O" Ring Stem Seals.
- The gate valves shall open counter-clockwise and be designed for a working pressure of 200 psi. Verify open direction with City of Burlington Water Department.
- All valves to be equipped with a valve box for a minimum of 6 feet (6') of cover material.



Typical Resilient Seat Gate Valve

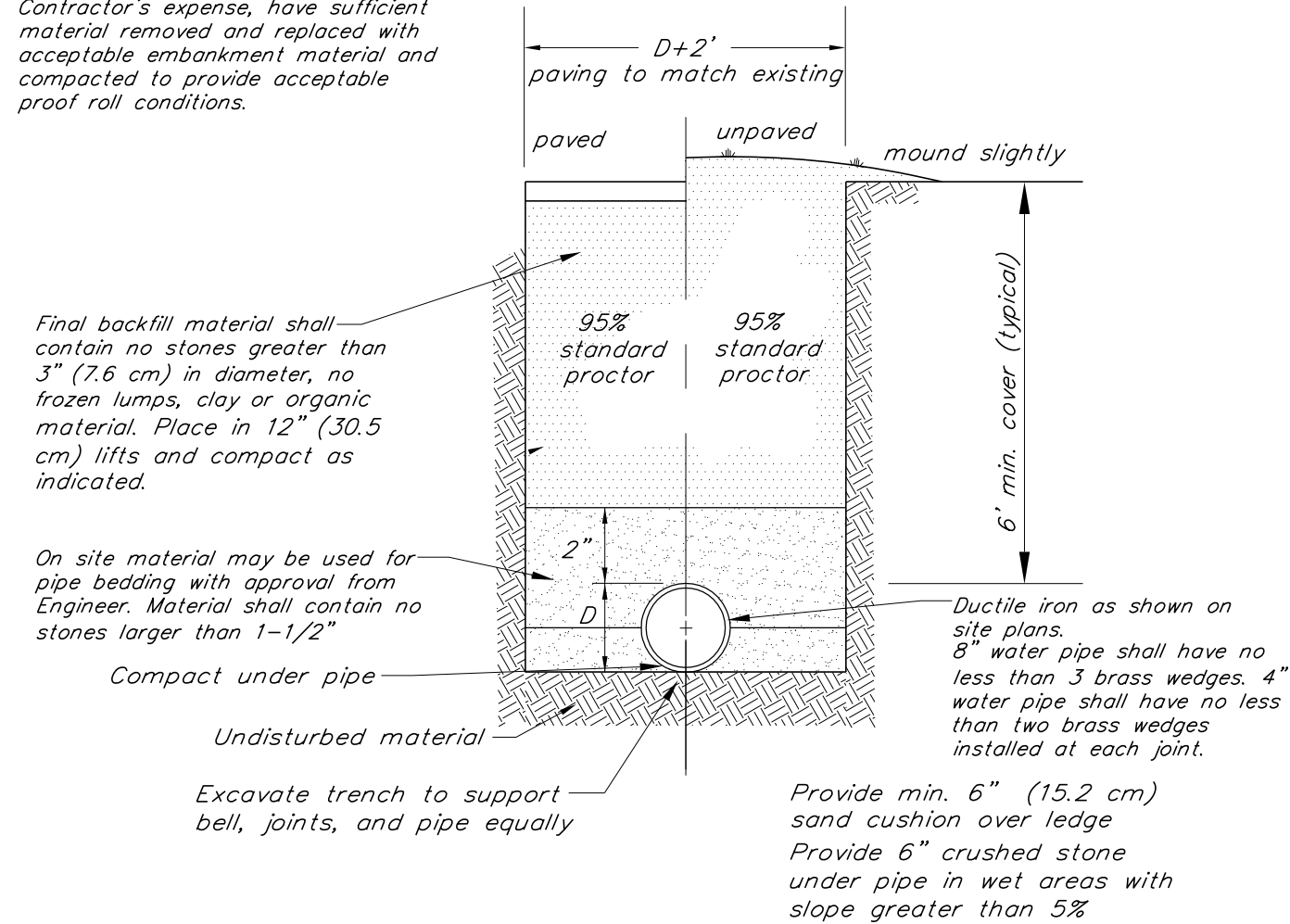
N.T.S.

General Water Main Notes:

- Four-inch and six-inch pipe shall have no less than 2 brass wedges installed at each joint. Eight-inch pipe shall have no less than 3 wedges installed at each joint.
- The Contractor shall coordinate the termination/shutdown of the existing water service with the Burlington Water Department and the Civil Engineer.
- These plans provide design and details of water main beyond 5 ft. outside the building.
- These plans provide design and details of water main beyond 5 ft. outside the building. The Site Contractor shall be responsible for extending the waterline to the plumbing connection within the building. (See Mechanical/Plumbing Engineers plans for scope, design and specifications within 5 ft. of the building.)
- Contractor shall provide all necessary fittings and appurtenances to complete the waterline construction work. This includes temporary fittings and gauges necessary to safely complete the flushing activities required prior to making connections with building plumbing.

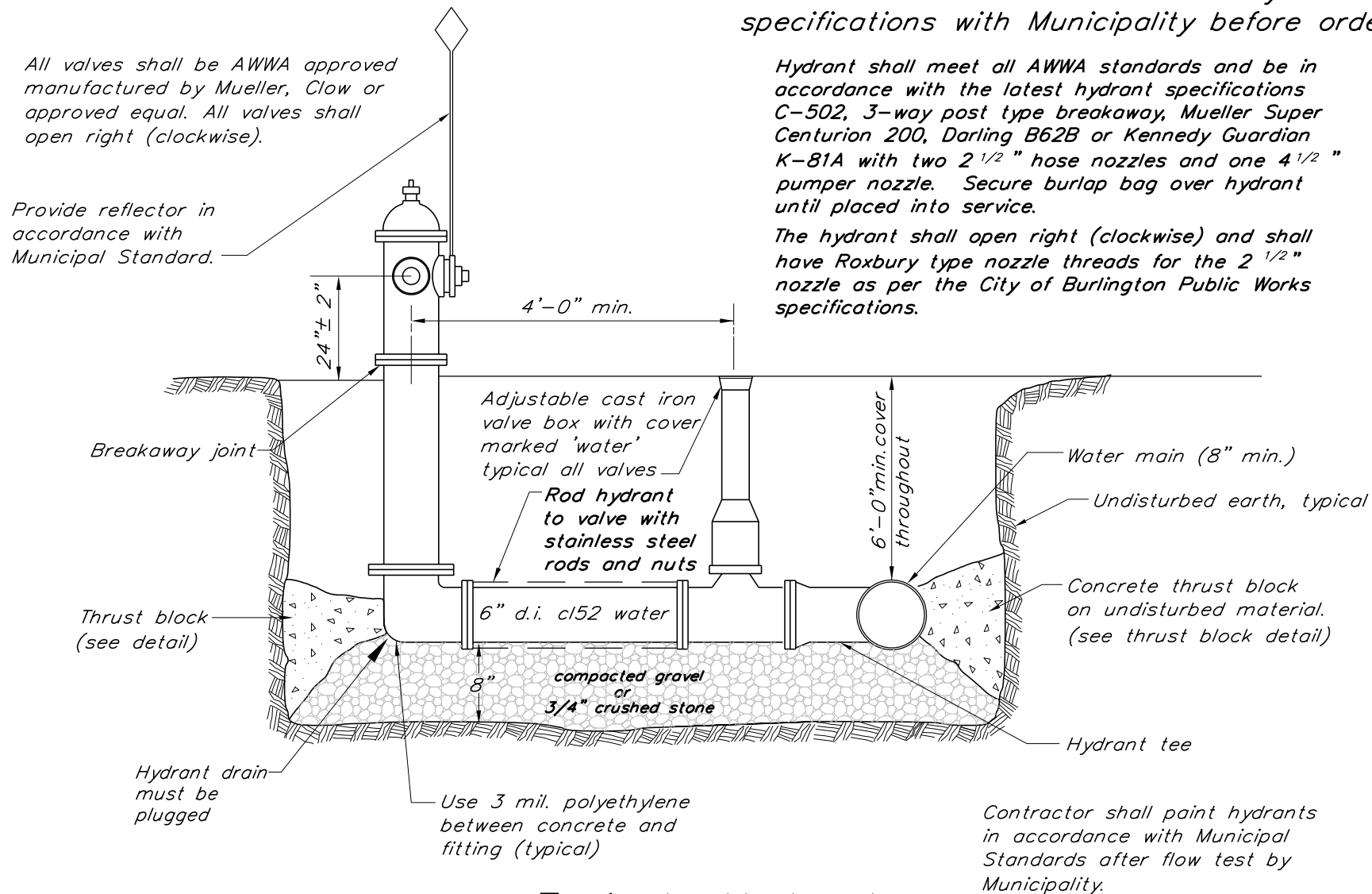
Backfill material under roads or paved areas must pass subgrade proof roll. Any trench area that does not successfully proof roll shall, at the Contractor's expense, have sufficient material removed and replaced with acceptable embankment material and compacted to provide acceptable proof roll conditions.

The Contractor shall be responsible for complying with OSHA - VOSHA regulations.



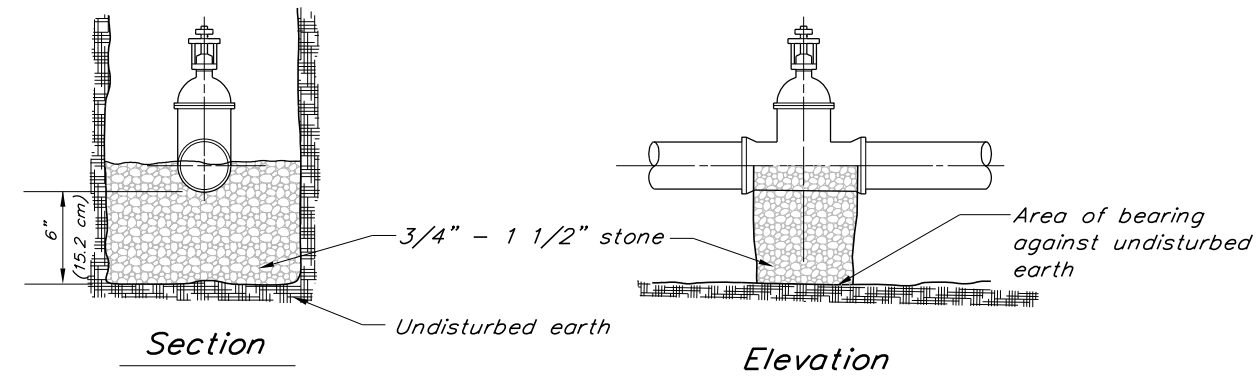
Typical Water Trench Detail

N.T.S.



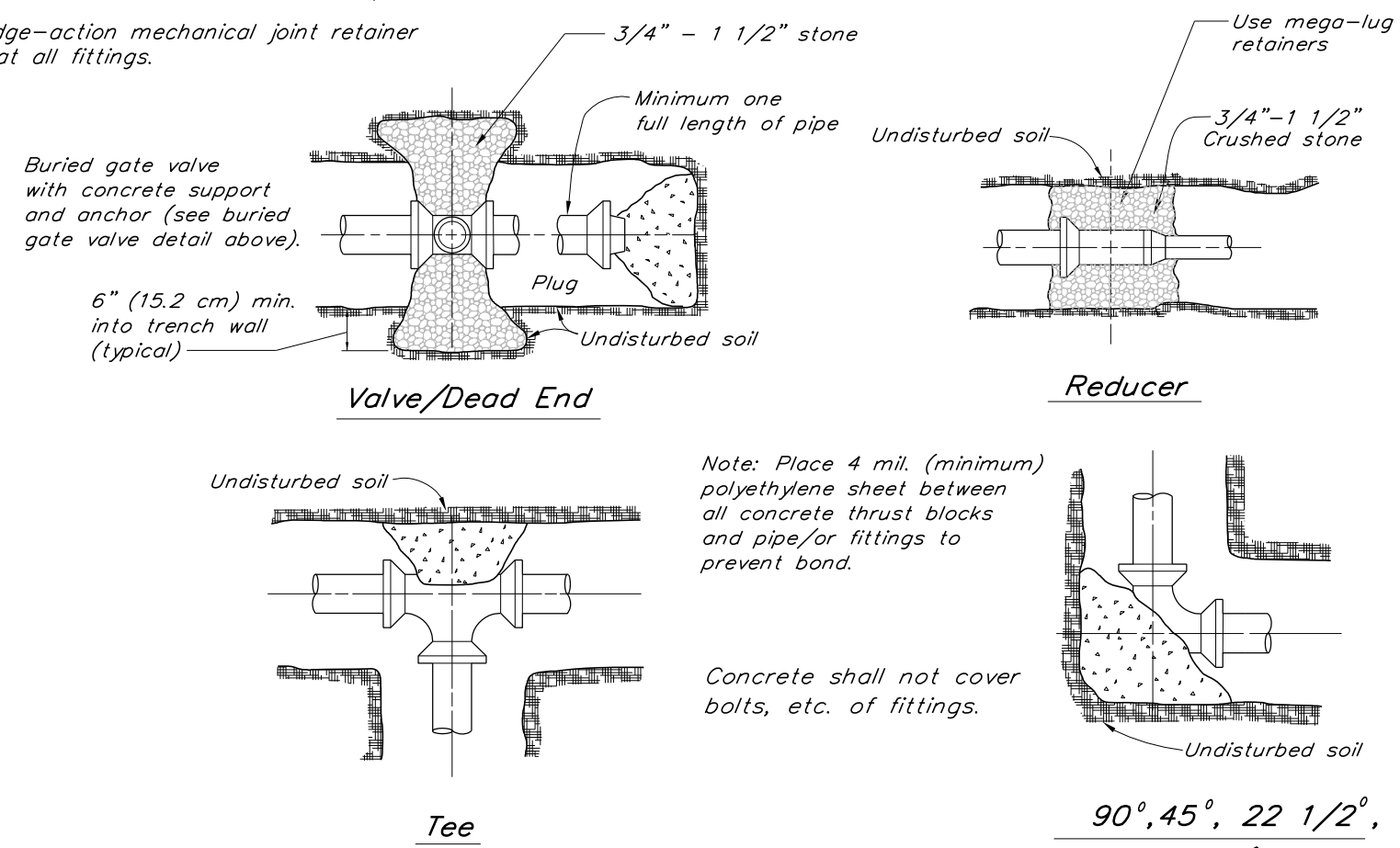
Typical Hydrant

(City of Burlington)
N.T.S.



Note

- A thrust block shall be installed at all water main bends, end caps, and tees.
- Precast thrust blocks are NOT acceptable.
- Redi-mix concrete (2,500 psi min) must be used for thrust blocks. Sacrete is NOT acceptable.
- Use wedge-action mechanical joint retainer glands at all fittings.



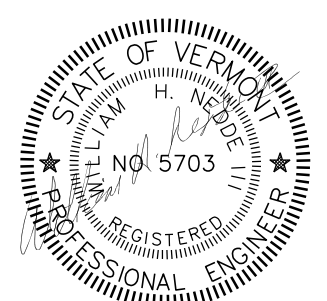
Minimum Area of Bearing Surface of Concrete Thrust Block (in square feet)

3"				4"				6"				8"				12"				SOIL CONDITION	SAFE BEARING LOAD(PSF)
ENDS & TEES	90° ELB.	45° ELB.	22.5° ELB.	ENDS & TEES	90° ELB.	45° ELB.	22.5° ELB.	ENDS & TEES	90° ELB.	45° ELB.	22.5° ELB.	ENDS & TEES	90° ELB.	45° ELB.	22.5° ELB.	ENDS & TEES	90° ELB.	45° ELB.	22.5° ELB.		
0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1.0	1.5	1.0	0.5	2.0	2.5	1.5	1.0	4.0	5.5	3.0	1.5	Sound shale	10,000
1.0	1.0	1.0	0.5	1.5	2.0	1.0	0.5	3.0	4.0	2.0	1.0	4.5	6.5	3.5	2.0	10.0	14.0	7.5	4.0	Cemented gravel & sand	4,000
1.0	1.0	1.0	0.5	2.0	0.5	1.5	1.0	3.5	5.0	3.0	1.5	6.0	8.5	5.0	2.5	13.0	18.5	10.0	5.0	Coarse & fine compact sand	3,000
1.5	2.5	1.5	1.0	2.5	3.5	2.0	1.0	5.5	7.5	4.0	2.0	9.0	13.0	7.0	3.5	20.0	27.5	15.0	8.0	Medium clay (can be soaked)	2,000
3.0	4.5	2.5	1.5	5.0	7.0	4.0	2.0	10.5	15.0	8.0	4.0	18.0	25.0	14.0	7.0	39.0	55.0	30.0	15.0	Soft clay	1,000

Maximum water pressure = 200 PSI (140,620 kg/m²)

Thrust Block Details

N.T.S.

Date revised	Description	Checked	Date
Design	WHN		
Drawn	DMR		
Checked			
Scale	N.T.S.		
Date	April 3, 2014		
Project	13220	Bright Street	Burlington, Vermont
KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446			
PERMIT REVIEW ONLY		By: 	© Krebs & Lansing 2014 Drawing date
		CD-3	

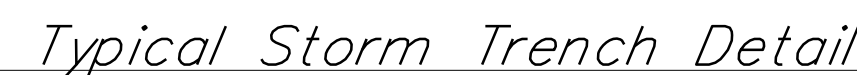
1. All water lines and sewer lines shall be thoroughly tested by the Contractor in accordance with the Environmental Protection Rules (09/29/07), and the Chapter 21 Water Supply Rules (the more stringent rule shall apply).
2. All private or municipal waterlines shall be tested by the Contractor in accordance with the procedures outlined in AWWA C600 and/or NFPA 24.
3. No water main shall be closer than ten (10) feet to any sanitary sewer or sanitary manhole and five (5) feet to any catch basin or storm sewer line. Provide minimum of 18" vertical separation between water main and storm/sanitary sewer crossing.
4. The Contractor shall be responsible for construction as-builts to service locations, and any water main fittings. As-builts shall be recorded in accordance with the outlined procedures.
5. The Contractor shall be responsible for contacting Engineer at least 24 hours prior to starting construction on any portion of the exterior water or sanitary systems. This notification requirement shall continue to the completion of the water and sanitary systems.
6. Utility Testing. The Contractor shall be responsible for scheduling water and sanitary testing, with the Engineer and the Municipality Public Works Department, at a minimum of 24 hours prior to the test. Based on availability of Engineer's staff, the Engineer shall accommodate the testing schedule within 24 hours of the Contractor requested test date/time.
7. The Contractor shall pre-test water for 2 hours. The Contractor shall notify Engineer immediately if pre-test failed.
8. The Contractor shall immediately contact the Engineer if pre-scheduled testing and/or water/sewer construction is canceled. If Contractor does not contact Engineer and Engineer visits the site, the Contractor shall be responsible for Engineer's fees/mileage for site visit.
9. The Contractor shall coordinate water construction with the City of Burlington. The Contractor shall leave thrust blocks and other required sections of new line exposed until City has inspected and approved it.

1. *The location of sewer mains in relation to water mains shall be in accordance with the "Recommended Standards for Sewage Works" so-called Ten State Standards and Water Supply Rules.*
2. *Sewers shall be laid at least 10 feet horizontally from any existing or proposed water main. The distance shall be measured edge to edge. If this distance cannot be obtained, then the pipes shall be installed according to EPR, Chapter 1, Appendix 1-A-03(1)(1)a or b.*
3. *18" separation shall be maintained whether water is over or under sewer. If this distance cannot be obtained, then the pipes shall be installed according to EPR Chapter 1, 11b.*



Sewers crossing water mains shall be laid beneath the water main with at least 18 inches vertical clearance between the outside of the sewer and the outside of the water main. When it is possible to maintain the 18" vertical separation:

- 1.) the crossing shall be arranged so that one full length of sewer is centered above the water line with sewer joints as far as possible from water joints;
- 2.) the sewer pipe must be constructed to water main standards for a minimum distance of 20 feet either side of the crossing or a total of three pipe lengths, whichever is greater;
- 3.) the section constructed to water standards must be pressure tested to maintain 50 psi for 15 minutes without leakage prior to backfilling beyond one foot above the pipe to assure water tightness;
- 4.) where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to prevent damage to the water main.

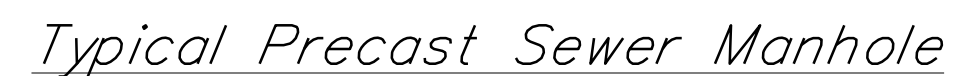


The pipe for storm sewer shall be as shown on the plans and detailed below:
All pipe shall be laid to the line and grade as shown on the plans.

- | | | |
|-------------------|--|---|
| <i>HDPE</i> | - Smooth Walled Corrugated
High Density Polyethylene Pipe | - Pipe shall be silt tight and conform to AASHTO M294*, Type S.
(ADS N12 or approved equal) |
| <i>PVC SDR 35</i> | - Polyvinyl chloride pipe | - Pipe shall conform to ASTM Specification D-3034 or F679, (PVC)
Sewer Pipe and Fittings, SDR35. |

PVC SDR 35 pipe shall not be installed when the temperature drops below 32° F or goes above 100° F unless prior approval is obtained from the Engineer. Extra care is required when handling PVC pipe during cold weather. PVC pipe shall not be stored outside and exposed to prolonged periods of sunlight as pipe discoloration and reduction in pipe impact strength will occur. If PVC pipe is to be stored on site for 1 month or longer it shall be covered with canvas or other opaque material.

1. *All sewer lines and manholes shall be thoroughly tested by the Contractor in accordance with the Environmental Protection Rules (09/29/07).*
2. *All sanitary manholes shall be vacuum tested in the presence of the Engineer. The structure shall be tested prior to backfill. Test procedures and pressure shall be determined jointly by the local approval agency and the Engineer. Failure of any vacuum test shall necessitate repair and/or replacement of the structure and retest. Water testing manholes is not acceptable.*
3. *All sanitary mains shall be air tested in the presence of the Engineer. At a minimum, the test pressure shall be 4 pounds per square inch at the highest point along the test for 4 minutes.*
4. *Utility Testing. The Contractor shall be responsible for scheduling sanitary testing at a minimum of 24 hours prior to the test. Based on availability of Engineer's staff, the Engineer shall accommodate the testing schedule within 24 hours of the Contractor requested test date/time.*
5. *The Contractor shall immediately contact the Engineer if pre-scheduled testing and/or water/sewer construction is canceled. If Contractor does not contact Engineer and Engineer visits the site, the Contractor shall be responsible for Engineer's fees/mileage for site visit.*

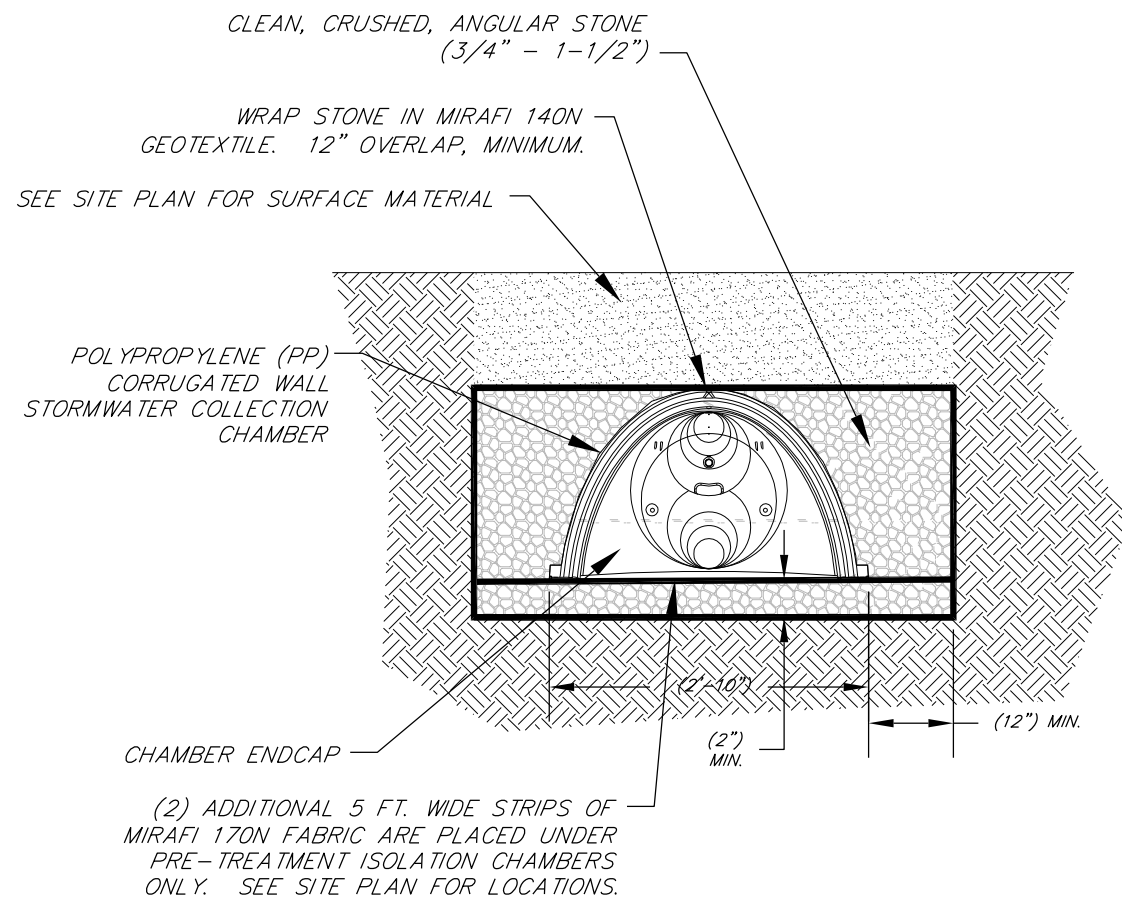


Date revised	Description	Checked	Date
Design <u>WHN</u>	Civil Details Champlain Housing Trust Inc.		
Drawn <u>DMR</u>			
Checked			
Scale <u>N.T.S.</u>			
Date <u>April 3, 2014</u>			
Project <u>13220</u>	<u>Bright Street</u>	<u>Burlington, Vermont</u>	
KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446		See notes Bright-Details Inc. Printing date	© Krebs & Lansing 2014 CD-4

Stormwater infiltration chambers detailed on this plan are based on specifications for the StormTech SC-310 system.

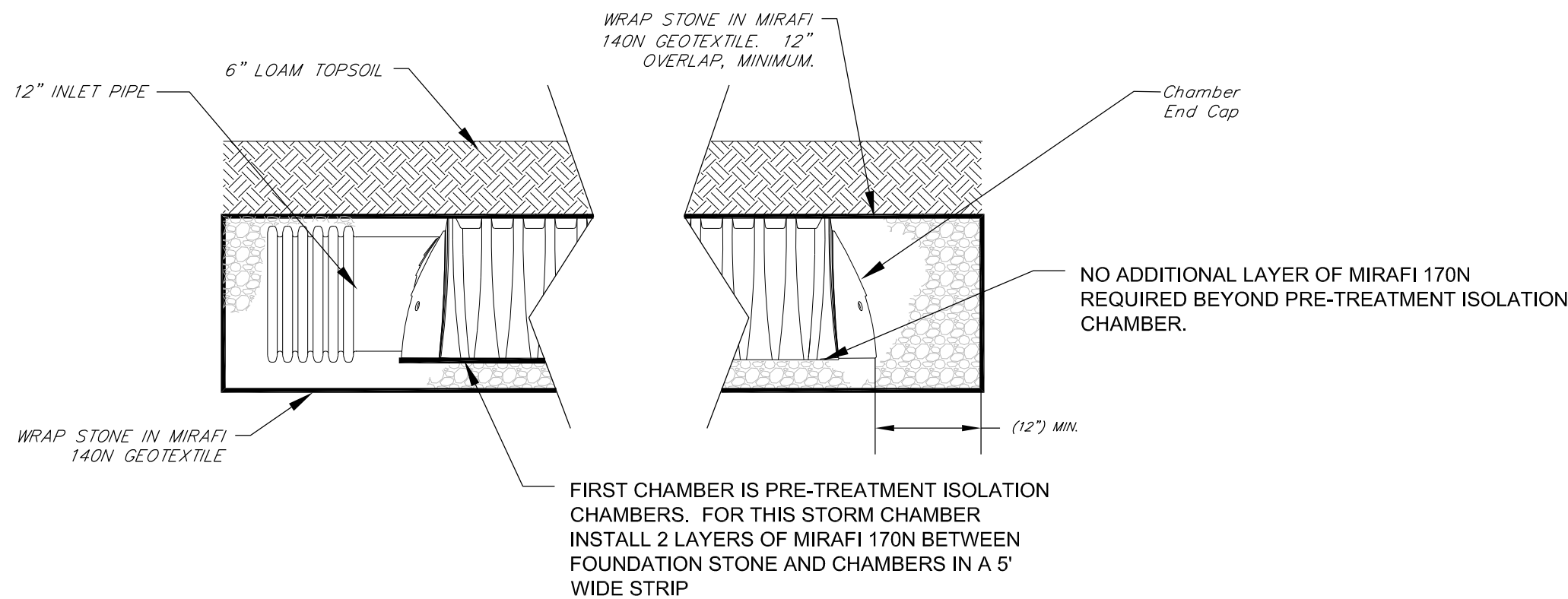
Infiltration System Construction Notes:

All upstream/upslope construction shall be complete and stabilized prior to allowing runoff from entering any infiltration systems. "Stabilized" shall mean paved surfaces, washed crushed stone, or vegetated areas that have established a dense and vigorous vegetative cover.



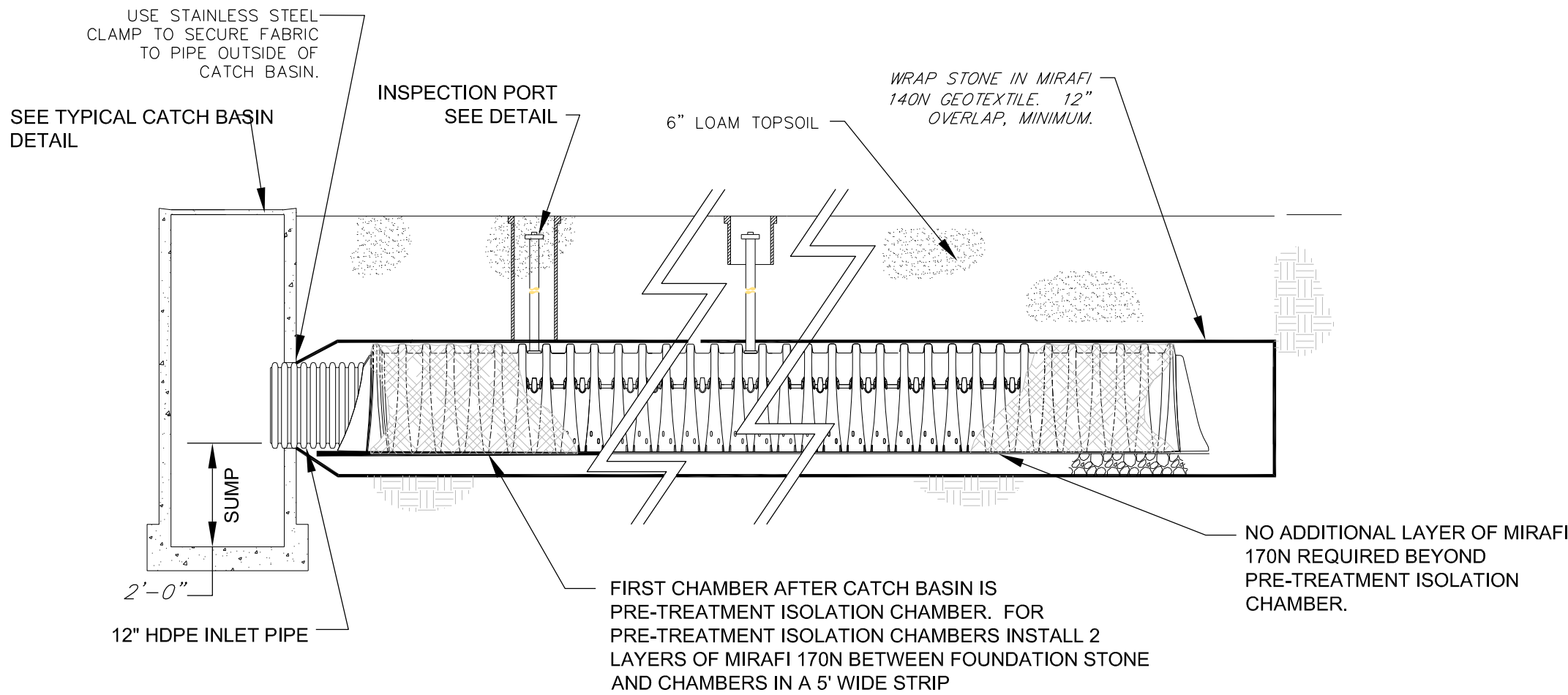
Typical Infiltration Trench Cross Section

N.T.S.



Typical Infiltration Row Inlet and End
(System Southeast of Storage Facility)

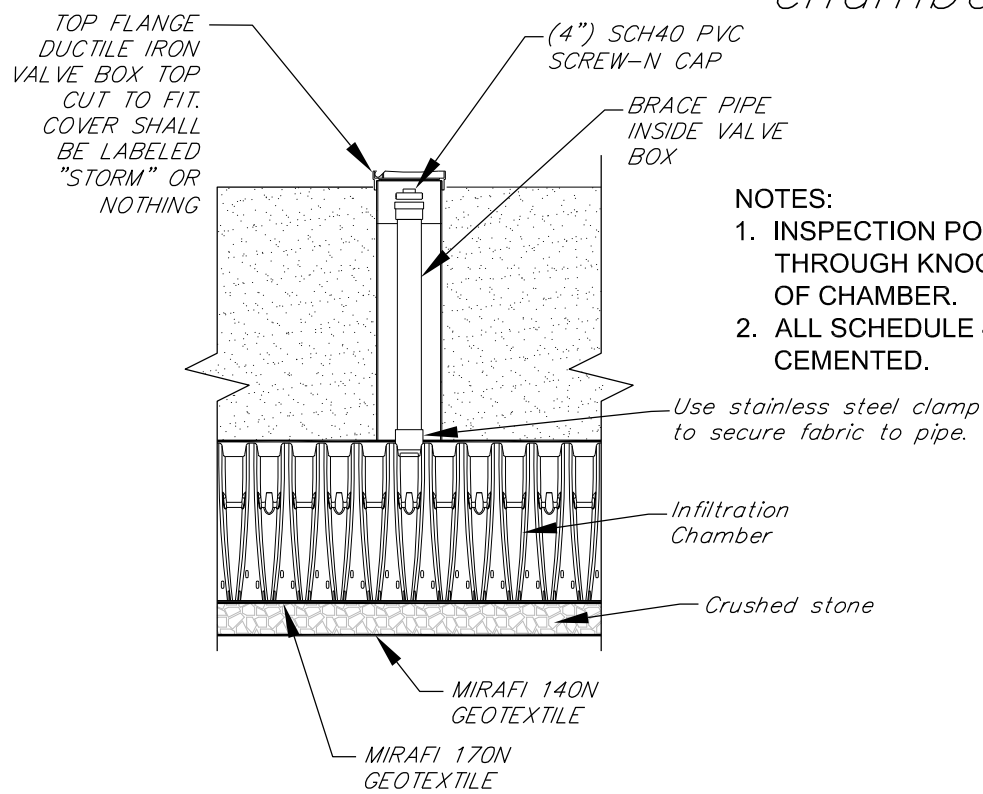
N.T.S.



Overall Trench Cross Section
(System Southeast of Storage Facility)

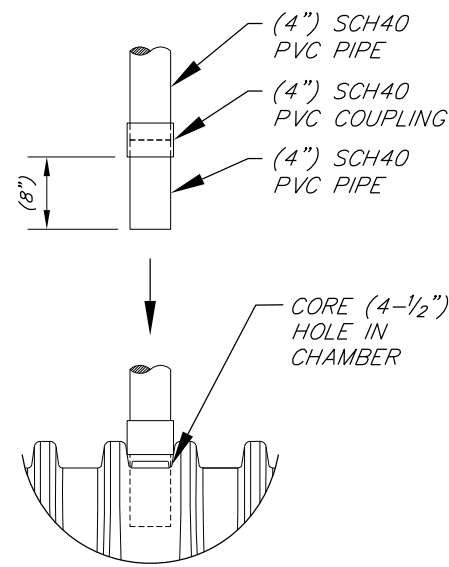
N.T.S.

Inspection ports shall be installed in all pre-treatment isolation chambers and in the first chamber outside the catch basin when no isolation chamber is specified.



Typical Inspection Port Cross Section

N.T.S.



CONNECTION DETAIL
NTS

SIGN MATERIALS:

THE SIGN BASE MATERIALS USED FOR REGULATORY SIGNS MAY BE ANY OF THE FOLLOWING OF THE MINIMUM THICKNESS NOTED.

	24" X 12"		
	24" X 24"		
	24" X 30"		
12" X 18"	24" X 36"	36" X 48"	
18" X 24"	30" X 24"	48" X 60"	
	0.060"	0.080"	0.100"

FLAT SHEET ALUMINUM

ALL PANELS SHALL HAVE RETROREFLECTIVE BACKGROUNDS

ALL SIGN POSTS SHALL BE SQUARE TUBE GALVANIZED STEEL PLACED IN GALVANIZED STEEL ANCHORS – SEE POST AND ANCHOR SELECTION CHART

GENERAL NOTES:

- All square tube steel posts and anchors shall be formed into a size and shape in such a manner that neither flash nor weld shall interfere with the telescoping properties, nor damage the galvanizing.
- Anchor may be driven or set into a dug hole and backfilled. If driven, a driving cap shall be used. The dug hole installation method shall be utilized in areas with poor soil conditions or as directed by the engineer. Backfill shall be compacted as directed by the engineer.
- The tops of sign posts shall be at or near the top of sign. The post shall not extend above the top of sign.
- Sign posts shall be installed a minimum of one foot below ground, inside the anchor. The length of anchor exposed above ground shall not exceed four inches.
- All dimensions shown in inches.

POST AND ANCHOR SELECTION CHART

POST SIZE (IN.)	POST THICKNESS (IN.)	POST WEIGHT (LBS/FT.)	POST GAGE	SECTION MODULUS (IN. ³)	ONE POST SV	TWO POST SV	THREE POST SV	POSTS PERMITTED IN 8' PATH	ANCHOR SIZE (IN.)	ANCHOR GAGE	MINIMUM ANCHOR LENGTH
1.75	.083	1.88	14	0.222	45	90	135	TWO	2.00	12	30
2.00	.109	2.42	12	0.393	80	160	240	TWO	2.25	12	48
2.50	.109	3.35	12	0.673	137	274	411	ONE	3.00	7	48

NOTES:

- All sign posts shall have 7/16 inch holes every one inch on center (all four sides).
- The number of sign posts permitted within an eight foot path assumes that the sign assembly is not protected by guardrail or is located within a guardrail's deflection distance determined per the current "American Association of State Highway and Transportation Officials" (AASHTO) roadside design guide. additional posts may be installed using slip bases that meet "national cooperative highway research program" (NCHRP) report 350 or the AASHTO "Manual For Assessing Safety Hardware" (mash). The appropriate resource shall be determined as described in the mash publication.
- To use the selection value (SV) columns in the table above, multiply a sign's surface area in square feet (H X L) by the sign's height in feet measured from the ground to the centroid of the sign assembly (H). This result must be less than or equal to the corresponding selection value. Note, that for signs with multiple posts, the largest height dimension shall be used to calculate the post selection value.
- The design criteria utilized in sign post and anchor selection is as follows: wind speed of 70 mph (10 year mean recurrence interval), wind pressure of 19 psf, steel minimum yield of 55,000 psi, and an allowable stress of 1.4 (0.60 fy).

Roadway Sign and Post Details

N.T.S.

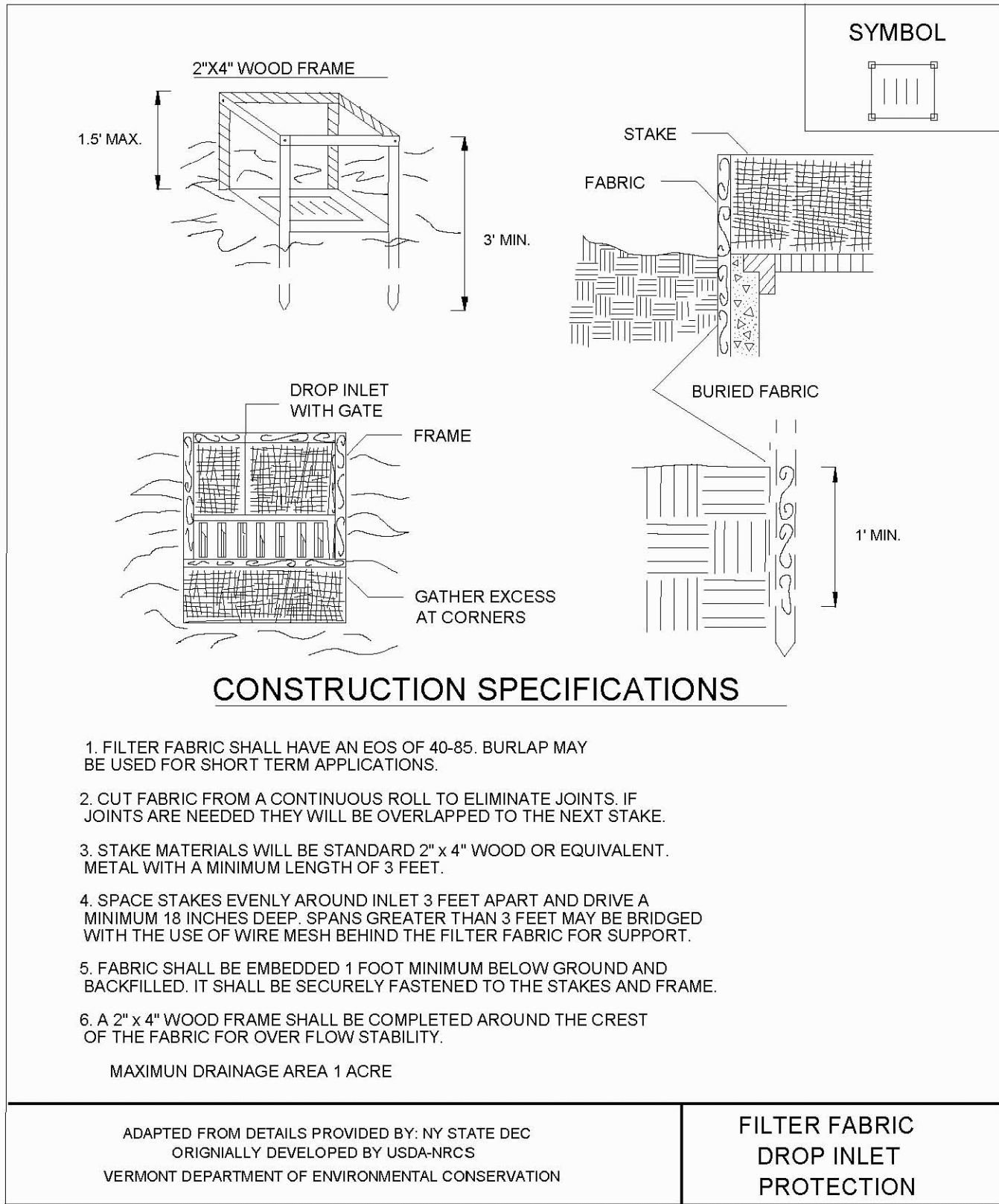
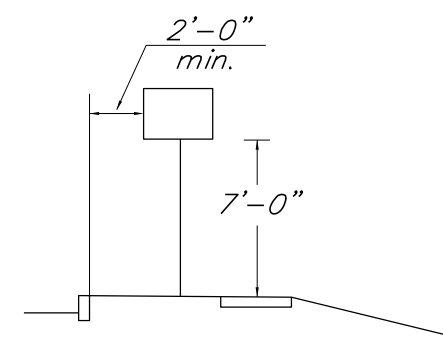
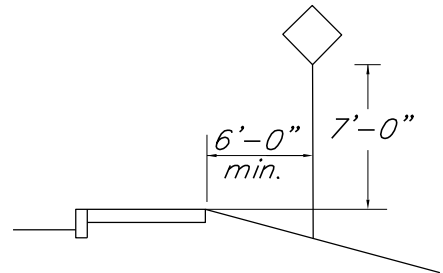
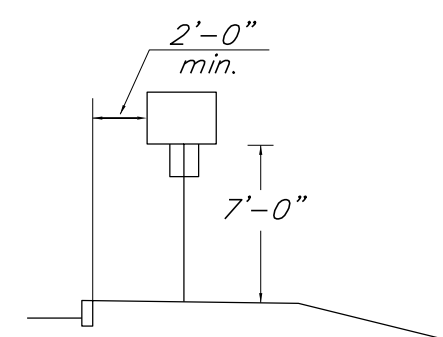


Figure 5.3b Storm Drain Inlet Protection: Filter Fabric



IF SUFFICIENT CLEARANCE IS NOT AVAILABLE BETWEEN CURB AND SIDEWALK MOUNT SIGN BEHIND SIDEWALK AS SHOWN AT TOP. CHECK FOR ADEQUATE R.O.W.



Roadway Sign Height Details

N.T.S.

Date revised	Description	Checked	Date
Design	WHN	Civil Details	
Drawn	DMR		
Checked			
Scale	N.T.S.		
Date	April 3, 2014		
Project	13220	Bright Street	Burlington, Vermont
KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446		CD-5	

Erosion Prevention and Sediment Control Notes

- Contractor shall be responsible for complying with all State and Local erosion prevention and sediment control standards and permit requirements during construction.
 - The limit of disturbance shall be clearly defined by Contractor's surveyor prior to clearing. Erosion and sediment control devices shall be established to trap sediment on site.
 - All erosion control shall be placed as shown on the drawings or as ordered by the Engineer. The Contractor shall maintain the erosion control measures until the Engineer is satisfied that permanent ground cover is established and that further measures are not required. It shall be the responsibility of the Contractor to employ appropriate erosion control as shown on these drawings and any other measures as necessary to trap sediment on site.
 - All areas of disturbance shall be permanently or temporarily stabilized as soon as possible and within 48 hours of final grading. All areas of disturbance shall be at least temporarily stabilized within 7 days of initial disturbance. Any disturbance after 7 consecutive days of exposed soil shall be stabilized daily unless the following exceptions apply:
 - Stabilization is not required if earthwork is to continue in the area in the next 24 hours and there is no precipitation forecast in the next 24 hours.
 - Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 ft. or greater (e.g. house foundation excavation, utility trenches). Stabilization measures shall include mulch and netting, erosion control matting, crushed stone, gravel, or pavement.
 - Refer to the Low Risk Site Handbook for Erosion Prevention and Sediment Control for acceptable methods of stabilization.
 - The Contractor shall use water for dust control. **There will be a ZERO tolerance for dust**
 - The Contractor shall provide inlet protection around all catch basins (existing or new) that collect construction site stormwater runoff. Crushed stone inlet protection may be used in non-paved areas.
 - A stabilized construction entrance (See Detail) shall be installed and maintained at all construction access locations.
 - All paved roads used by construction vehicles shall be swept daily during periods of active construction, or at a greater frequency, if dirt or gravel is tracked from the site. The swept debris shall be immediately removed from the curb face if applicable.
 - All temporary erosion and sediment control measures shall be removed within 30 days after final stabilization or after the measures are no longer needed, unless otherwise authorized.
 - All sediment removed from sediment control practices shall be placed in an approved soil disposal area.
 - All areas that do not have established vegetation by October 15th must be stabilized in accordance with the Winter Construction Requirements listed on this sheet.
 - After permanent seeding the Contractor shall be responsible for watering, if necessary, to ensure adequate vegetative growth.
 - Water from dewatering activities that flows off site must be clear. Water must not be pumped into storm sewers, lakes, or wetlands unless the water is clear.
 - The Contractor shall be responsible for all inspection and maintenance of the erosion prevention and sediment control practices for the project. Inspections and corresponding reports shall be performed at a minimum, once a week and after every precipitation event that results in a discharge from the site.
- Contractor shall call 540-1748 or email Megan Mair (mmair@ci.burlington.vt.us) at least 24 hours prior to initiating earth disturbance and submit name, cell phone number, and email contact information of the erosion control coordinator for the project.

The perimeter of the site and all BMPs will be inspected at the end of each workday to ensure that sediment will not leave the site. If sediment has traveled beyond the site boundary, it shall be swept up or otherwise removed and deposited on-site in an upgradient area at the end of each workday.

Winter Construction Requirements (October 15th - April 15th)

- For areas to be stabilized by vegetation, seeding shall be completed no later than September 15th to ensure adequate growth and cover.
- If seeding is not completed by September 15th, additional non-vegetative protection must be used to stabilize the site for the winter period. This includes the use of Erosion Control Matting or netting of a heavy mulch layer.
- Where mulch is used for temporary stabilization it must be applied at double the standard rate, or a minimum of 3 inches with an 80%-90% cover.
- Stabilized Construction Entrances shall be enlarged to provide for snow stockpiling.
- Limits of disturbance shall be moved or replaced to reflect any revised boundaries of winter work.
- A snow management plan shall be prepared with adequate storage and control of meltwater, requiring cleared snow to be stored down slope of all areas of disturbance and out of stormwater treatment structures.
- A minimum 25 foot buffer shall be maintained from perimeter controls such as silt fence.
- Drainage structures must be kept open and free of snow and ice dams.
- Silt fence and other practices requiring earth disturbance must be installed ahead of frozen ground.
- To ensure cover of disturbed soil in advance of a melt event, areas of disturbed soil must be stabilized at the end of each work day, with the following exceptions:
 - If no precipitation within 24 hours is forecast and work will resume in the same disturbed area within 24 hours, daily stabilization is not necessary.
 - Disturbed areas that collect and retain runoff, such as house foundation or open utility trenches.
- Prior to stabilization, snow or ice must be removed to less than 1 inch thickness.
- Use stone to stabilize areas such as the perimeter of buildings under construction or where construction vehicle traffic is anticipated. Stone paths should be 10-20 feet wide to accommodate vehicular traffic.

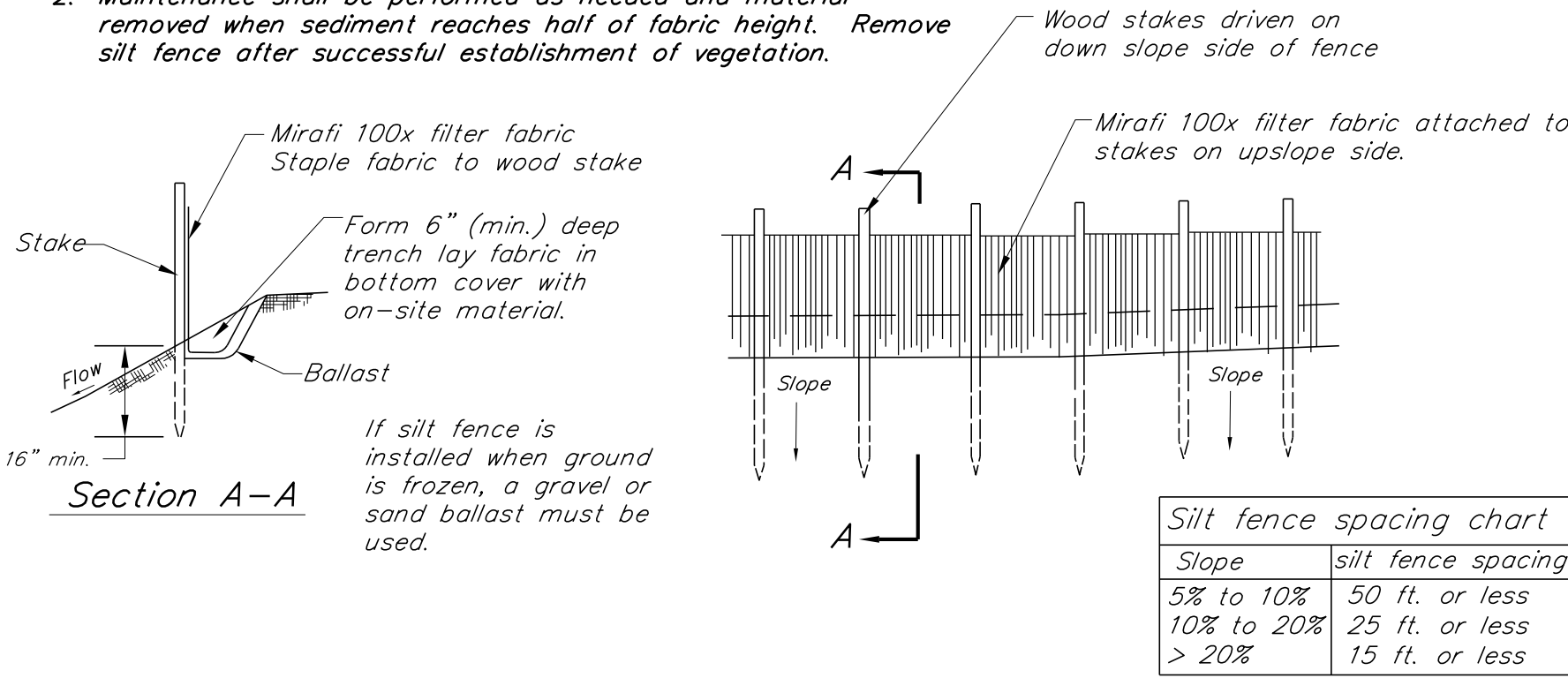
General Grading and Site Work Notes

- All area disturbed and all areas within the clearing limits shall be graded and covered with a minimum of 4" of compacted loam topsoil. The areas to be loamed shall be free and clear of roots, waste material and other deleterious material. Topsoil shall be spread and lightly compacted to a depth of 4". Topsoil shall be approved by the Engineer.
- All cut slopes shall be no steeper than 3h on 1v. All fill slopes shall be no steeper than 2.5h on 1v.
- Temporary silt fence shall be erected prior to any clearing or construction. Fencing may be erected in phases, but in no case shall construction of clearing proceed fencing. Special areas may be designated by the Owner for preservation of existing trees. These areas shall be the Contractor's responsibility to insure no damage is done to designated trees.
- Existing plantings are located in general areas as shown on this plan. Contractor shall protect plantings so as not to damage these or their root systems.
- Slope stability based upon unsaturated soil conditions. If during construction saturated soils are encountered, contact the Engineer immediately

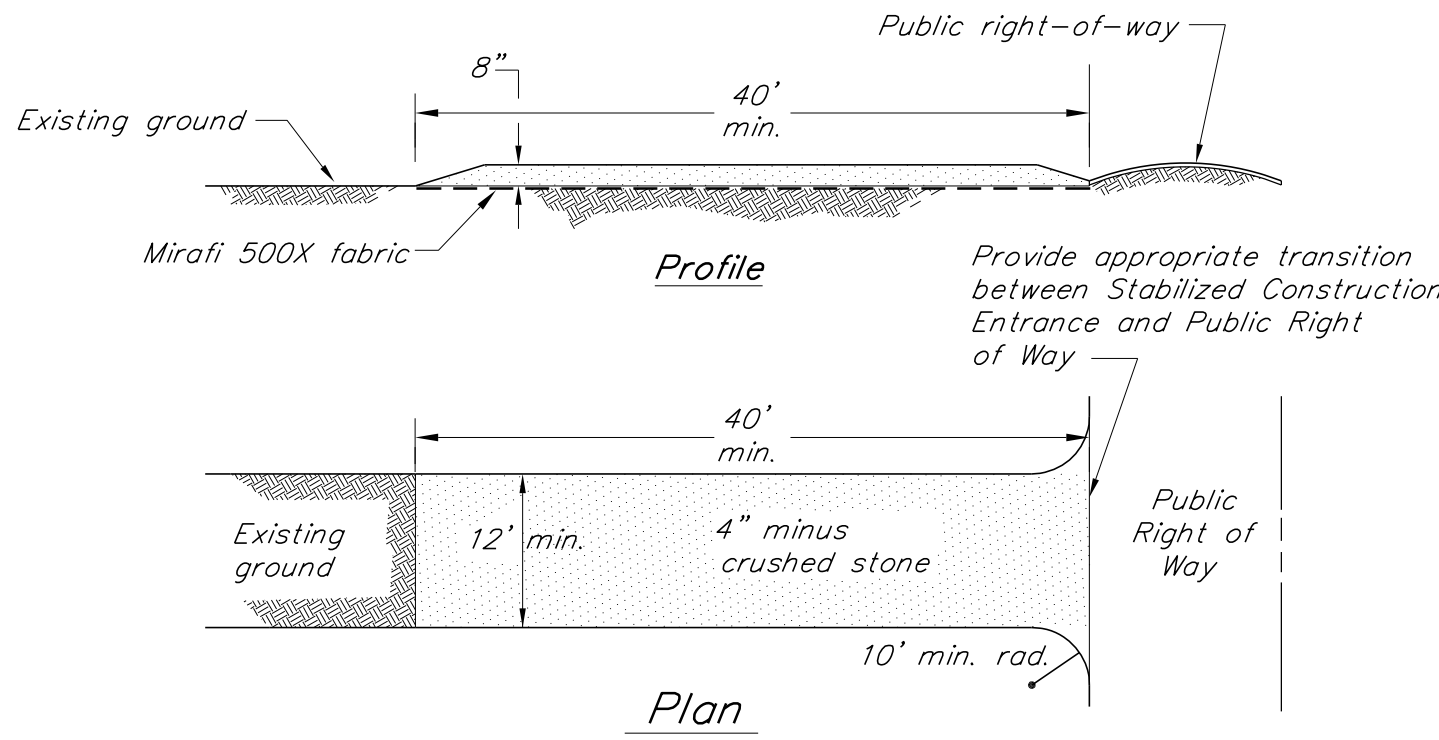
Construction Limit Barriers

- Temporary chain-linked construction fence shall be used to delineate construction limits where practical.
- Orange construction fence or snow fence shall be used to demarcate short-term construction activities as well as around the drip line of any existing trees to remain.
- 3" thick orange polyester mesh webbing may also be used to demarcate construction limits except within 50 feet of any stream, lake, pond or wetland. For this project, polyester mesh webbing should not be used in areas that are proximate to pedestrian or vehicular traffic.

- NOTE:**
- Contractor shall be responsible for the installation, maintenance, and removal of silt fence in all locations shown on the plans.
 - Maintenance shall be performed as needed and material removed when sediment reaches half of fabric height. Remove silt fence after successful establishment of vegetation.



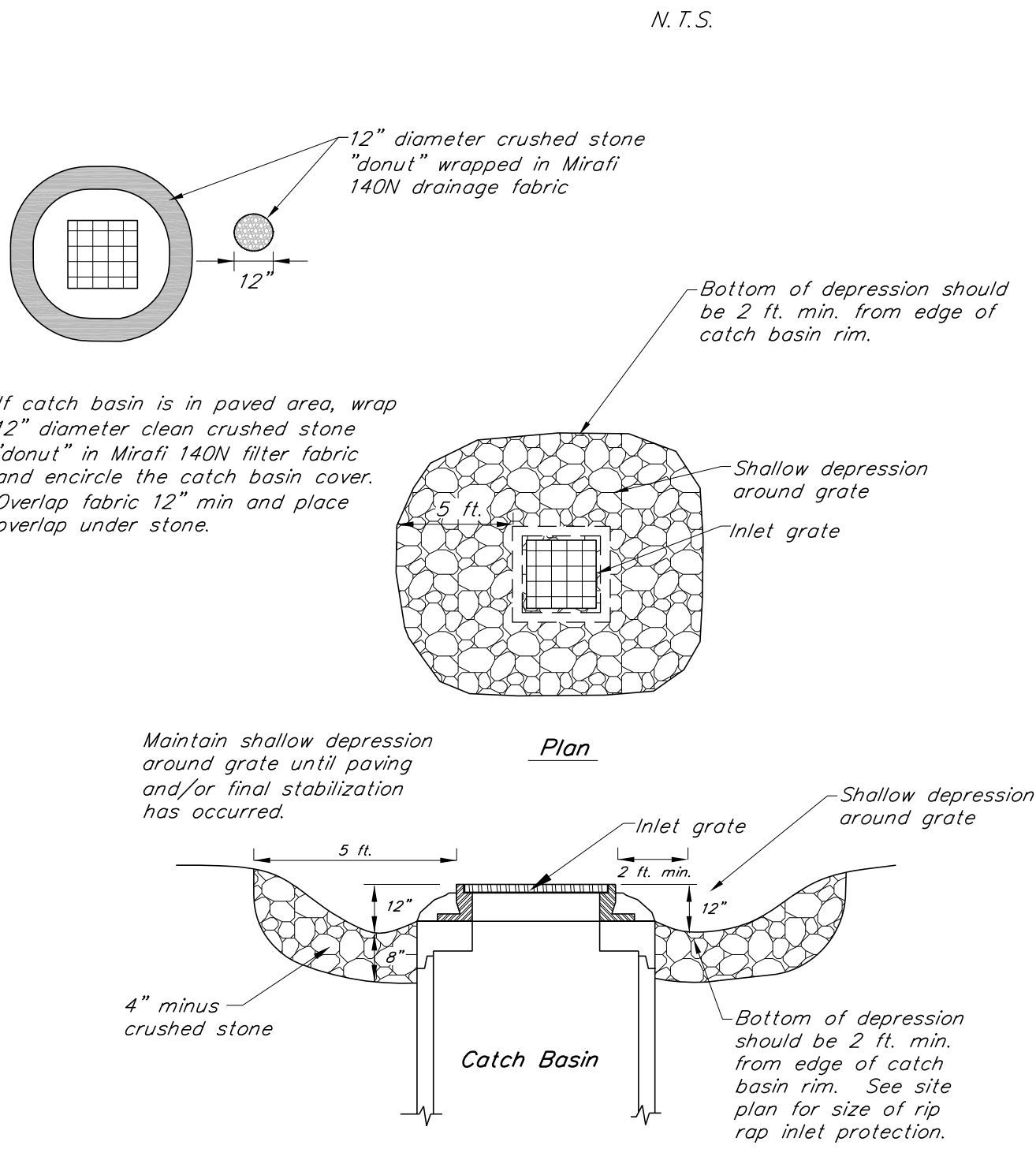
Typical Temporary Silt Fence



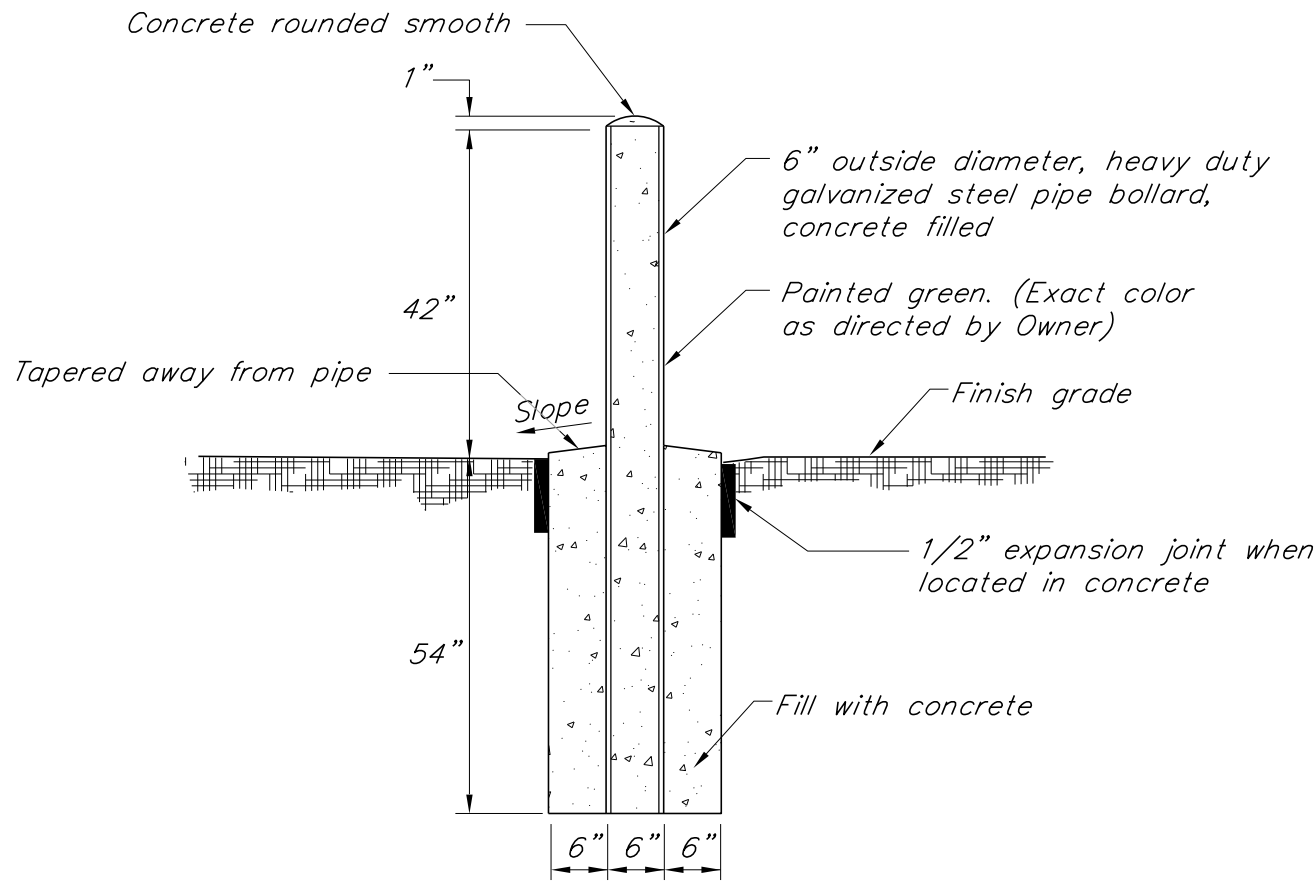
Note:

- Contractor shall be responsible for the installation, maintenance, and removal of a stabilized construction entrance at each construction entrance for the project. The Construction Stabilized Entrance and its continued maintenance shall be a minimum measure to prevent tracking of sediment off-site.
- Contractor to use Mirafi 500x under stone for temporary construction roads.
- Stabilized construction entrances shall be repaired when voids are 80% filled with sediment. Repair shall include adding additional 4" minus crushed stone and/or removal of contaminated stone.

Temporary Stabilized Construction Entrance



Catch Basin Inlet Protection



Bollard Detail

Soil and Seeding Notes

- Topsoil shall be screened and shall have a minimum 4" depth unless additional depth is specified on the plans. Topsoil shall be natural, fertile, friable soil representative of local productive soil and free of clay lumps, stones, subsoil or other foreign matter, not frozen or muddy. Acidly range PH 5-7 not less than three (3) percent humus. Samples will be required for approval. All soil testing costs will be paid by Contractor.
- Commercial fertilizer shall be a complete plant food containing nitrogen (50% organic) phosphoric acid and potash. Soil tests will indicate composition required.
- Hydro seeding is the preferred practice for turf establishment. Specifications are:
Fertilizer: 19-19-19 75 lbs per 1,000 gallons of water
Lime: 100 lbs. per 1,000 gallons of water
Seed: 6 lbs per 1,000 square feet.
71.46% Min. Futuro 3000 Per Rye Grass Germ: 90%
14.81% Min. Dynasty Tall Fescue Germ: 90%
9.74% Min. Creeping Red Fescue Germ: 90%
2.32% Max. Crab
1.61% Max. Inert
0.06% Max. Weed
Mulch: 300 lbs. per 1,000 gallons of water.
Faciler: 5 lbs. per 1,000 gallons of water.
- The grass seed may be applied by hand method at a rate of 6 lbs. per 1,000 sq. ft.
- Areas having soil compaction as a result of construction shall be rato-tilled prior to seeding.
- If hand seeding, only straw mulch is to be used and secured by netting either organic or inorganic. If inorganic is used, it must be removed before the first mowing.
- Starter fertilizer shall be applied at the normal rate at the time of seeding. Fertilizer application will not be allowed in sensitive areas and adjacent to drainage ways as determined by the Engineer.
- Watering is to be done by the Contractor to maintain proper growth. Contractor shall supply the water and all apparatus necessary to apply the water (i.e. hoses, sprinklers, etc.).
- Staking of all topsoiled areas to control foot traffic will be required. Acceptable staking materials will be grade stakes and twine or string with flagging attached for visibility. Contractor is responsible to maintain stakes throughout the warranty period.
- A guarantee through the first growing season is required with any sparse or bare areas larger than 1 sq. ft. to be redone.
- The Contractor shall test topsoil to determine proper application rate of lime and fertilizer. Submit tests to Engineer for approval.
- Seeding is permitted from May 15 - June 15, and August 15 - September 15. Other seeding is possible at other times with prior approval from the Engineer.

CONSTRUCTION STAKEOUT NOTES

The Contractor shall be responsible for all construction stakeout for the project. The Engineer shall provide the Contractor an AutoCAD R2000 drawing of the site design. The drawing will include horizontal and vertical survey control. Additional survey control will be the responsibility of the Contractor.

- The Contractor shall be responsible for using proper survey equipment and having properly trained personnel to use this information. Any Contractor that does not have proper equipment or personnel shall subcontract the work to a competent consultant.
- The horizontal control datum may be based on a coordinate system that is unique for this project. Project north may not refer to astronomic or magnetic north.
- The Contractor shall check the integrity of survey control points by occupying a control point checking distance to back sight and checking distance and angle to another control point prior to any construction stakeout. The contractor shall not proceed with stakeout if either measured distances or angles do not match calculated values.
- Graphical images of infrastructure in the AutoCAD drawing may not be in an accurate representation of its size. It is the Contractor's responsibility to verify size and shape of all items to be staked out.
- After completion of radial stakeout with the survey transit, the Contractor shall check each stakeout point as necessary to verify the horizontal and vertical position of the point and that it is correct in relationship to the rest of the project.
- The Contractor shall complete all construction stakeout to an accuracy of 0.1 feet (excluding building stakeout).

North American Green S75BN

Material Content

Straw	100% (.50 lbs/sq.yd.) (.27 kg/m2)
Netting	Leno woven, 100% biodegradable jute fiber
Weight	approximately 1.64 lbs/1000 s.f.
Thread	Biodegradable
Installed as per manufacturer's specifications.	

Material Specifications

Erosion control blanket shall be a machine-produced mat of 100% agricultural straw.

The blanket shall be of consistent thickness with the straw evenly distributed over the entire area of the mat. The blanket shall be covered on the top side with natural fiber netting having an approximate 1/2" X 1/2" mesh and be sewn together with biodegradable thread.

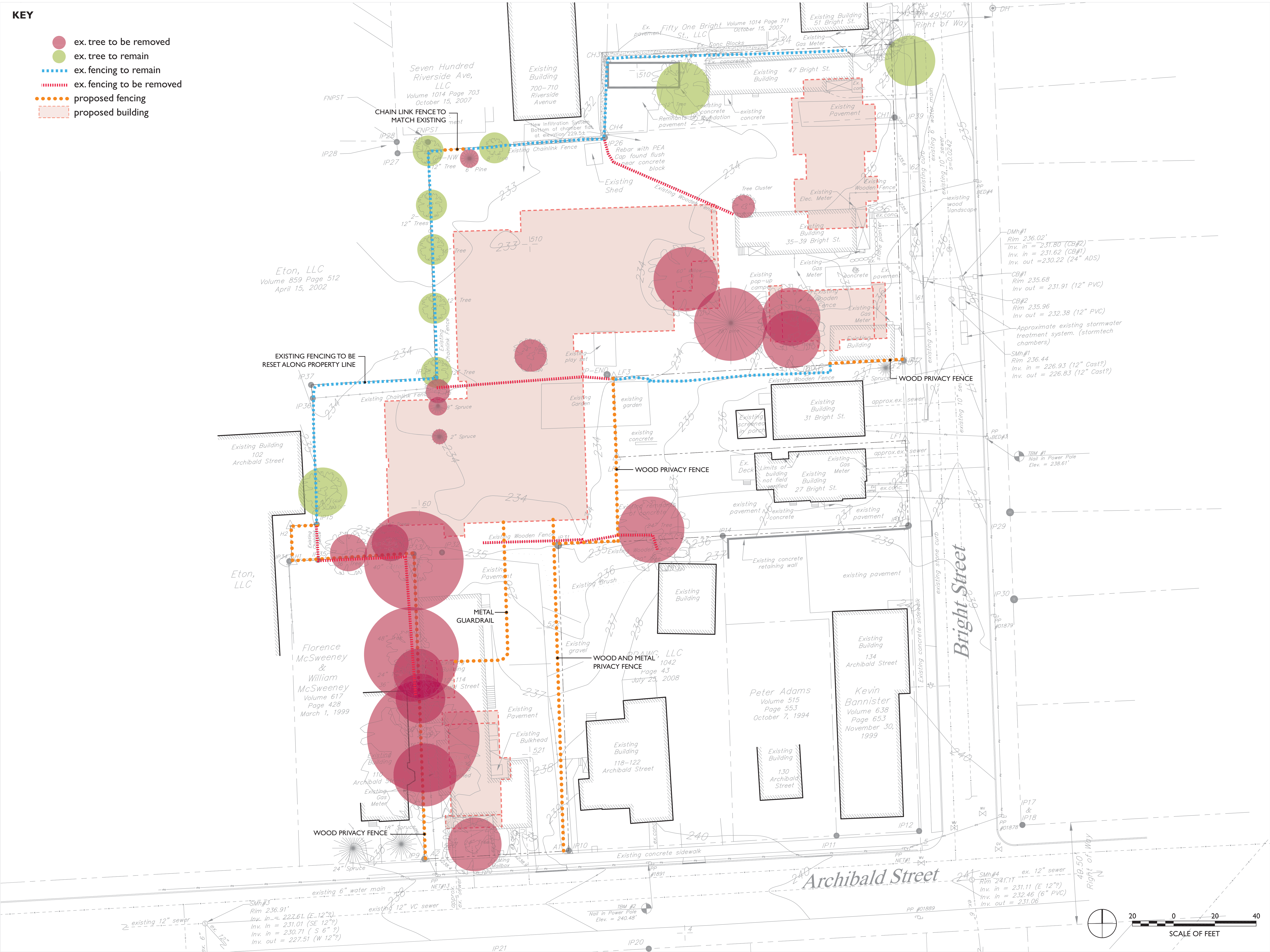
Straw erosion control blanket shall be S75BN as manufactured by North American Green, Inc. (812-867-6632) or equivalent. Erosion control blanket shall have the following properties:

Erosion Control Matting

	Date revised	Description	Checked	Date
Design	WHN			
Drawn	DMR			
Checked				
Scale	N.T.S.			
Date	April 3, 2014			
Project	13220	Bright Street		
		Burlington, Vermont		
		KREBS & LANSING Consulting Engineers, Inc.		
		164 Main Street, Colchester, Vermont 05446		
		The Vermont State Seal		
		KREBS & LANSING		
		CD-6		

KEY

- ex. tree to be removed
- ex. tree to remain
- ex. fencing to remain
- ex. fencing to be removed
- proposed fencing
- proposed building



BRIGHT
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EXISTING TREE &
FENCING DEMO
DIAGRAM

REVISIONS



EAST ELEVATION

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

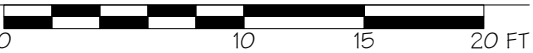
WINDOW SCHEDULE						
MARK	DESCRIPTION	ROUGH OPNG	R.O. HEAD HT.	EXT. COLOR	TRIM	
A	IFDH3056	3'0 1/2" x 5'6 1/2"	7'9"	TBD-LIGHT/DARK	5/4x6 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
B2	IFDH3640 2W	7'0 1/2" x 4'0 1/2"	7'0"	TBD-LIGHT/DARK	5/4x5 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
C2	IFDH2656 2W	5'0 1/2" x 5'6 1/2"	7'9"	TBD	5/4x5 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
C3	IFDH2656 3W	8'0 1/2" x 5'6 1/2"	7'9"	TBD	5/4x5 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
D	IFDH4066	4'0 1/2" x 6'6 1/2"	7'9 1/2"	TBD	5/4x5 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
E	CUSTOM	5'0 1/2" x 8'0"	8'0"	TBD	5/4x5 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
F1	CUSTOM	3'4 1/2" x 2'9 1/2"	2'8 1/2"	TBD	NO TRIM / PVC SILL	
F3	CUSTOM	3'4 1/2" x 5'7 1/2"	5'7 1/2"	TBD	NO TRIM / PVC SILL	
G	CUSTOM	3'4" x #####	5'2 1/4"	TBD	5/4xVARIES JAMB TRIM / 5/4x6 HEAD & SILL TRIM	



SOUTH ELEVATION

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

NOTE: COLORS SHOWN INDICATE LIGHTNESS AND DARKNESS ONLY, HUE AND SATURATION TO BE DETERMINED.



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T: 802.864.6693

35-PLEX

DATE: 04.11.14

A5.1



WEST ELEVATION

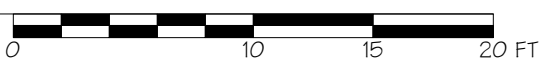
Scale: 1/8" = 1'-0"



NORTH ELEVATION

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

NOTE: COLORS SHOWN INDICATE LIGHTNESS AND DARKNESS ONLY, HUE AND SATURATION TO BE DETERMINED.



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DATE: 04.11.14

A5.2



FRONT ELEVATION

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



RIGHT ELEVATION

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



BACK ELEVATION

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

NOTE: COLORS SHOWN INDICATE LIGHTNESS AND DARKNESS ONLY, HUE AND SATURATION TO BE DETERMINED.



LEFT ELEVATION

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

WINDOW SCHEDULE						
MARK	DESCRIPTION	ROUGH OPNG	R.O. HEAD HT.	EXT. COLOR	TRIM	
A1	IPDH4056	4'0 1/2" x 5'6 1/2"	6'11 1/4"	TBD-LIGHT	5/4x4 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
A2	IPDH4056	4'0 1/2" x 5'6 1/2"	7'7 1/4"	TBD-DARK	5/4x4 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
A3	IPDH4056	4'0 1/2" x 5'6 1/2"	7'7 1/4"	TBD-DARK	NO TRIM / PVC SILL	
A4	IPDH4056	4'0 1/2" x 5'6 1/2"	7'7 1/4"	TBD-LIGHT	5/4x4 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
B	IPDH3050	3'0 1/2" x 5'0 1/2"	7'3 1/2"	TBD-LIGHT	5/4x4 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
C	IFAWN3030	3'0 1/2" x 3'0 1/2"	7'3 1/4"	TBD-LIGHT	5/4x4 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
D	IPDH2646	2'6 1/2" x 4'6 1/2"	7'7 1/4"	TBD-LIGHT	5/4x4 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
E	IPDH2050	2'0 1/2" x 5'0 1/2"	7'7 1/4"	TBD-DARK	5/4x4 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
F	IPDH2040	2'0 1/2" x 4'0 1/2"	6'7 1/4"	TBD-DARK	5/4x4 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	

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TRIPLEX

DATE: 04.01.14

6.0



RIGHT ELEVATION

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

LEFT ELEVATION DUPLEX 2



FRONT ELEVATION

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

BACK ELEVATION DUPLEX 2



LEFT ELEVATION

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

RIGHT ELEVATION DUPLEX 2



BACK ELEVATION

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

FRONT ELEVATION DUPLEX 2



NOTE: COLORS SHOWN INDICATE LIGHTNESS AND DARKNESS ONLY, HUE AND SATURATION TO BE DETERMINED.

NOTE: DUPLEX 2 SIMILAR, GRADES MAY VARY.

WINDOW SCHEDULE						
MARK	DESCRIPTION	ROUGH OPNG	R.O. HEAD HT.	EXT. COLOR	TRIM	
A	IPDH2956 3W	8'0 1/2" x 15'6 1/2"	8'11 1/4"	TBD-LIGHT	5/4x5 JAMB TRIM / FIBER CEMENT PANEL AT HEAD & BELOW PVC SILL	
B	IPDH4056	4'0 1/2" x 5'6 1/2"	7'7 1/4"	BLACK	NO TRIM, PVC SILL	
C	IPDH4056	4'0 1/2" x 5'6 1/2"	6'11 1/4"	TBD-LIGHT	5/4x5 JAMB TRIM / 5/4"x6" HEAD TRIM / PVC SILL	
C'	IPDH4056	4'0 1/2" x 5'6 1/2"	7'7 1/4"	TBD-DARK	5/4x5 JAMB TRIM / 5/4"x6" HEAD TRIM / PVC SILL	
D	IPDH2056	2'0 1/2" x 5'6 1/2"	7'7 1/4"	TBD-DARK	5/4x5 JAMB TRIM / 5/4"x6" HEAD TRIM / PVC SILL	
E	IPDH2050	2'0 1/2" x 5'0 1/2"	6'11 1/4"	TBD-LIGHT	5/4x5 JAMB TRIM / 5/4"x6" HEAD TRIM / PVC SILL	
E'	IPDH2050	2'0 1/2" x 5'0 1/2"	7'7 1/4"	TBD-LIGHT	5/4x5 JAMB TRIM / 5/4"x6" HEAD TRIM / PVC SILL	

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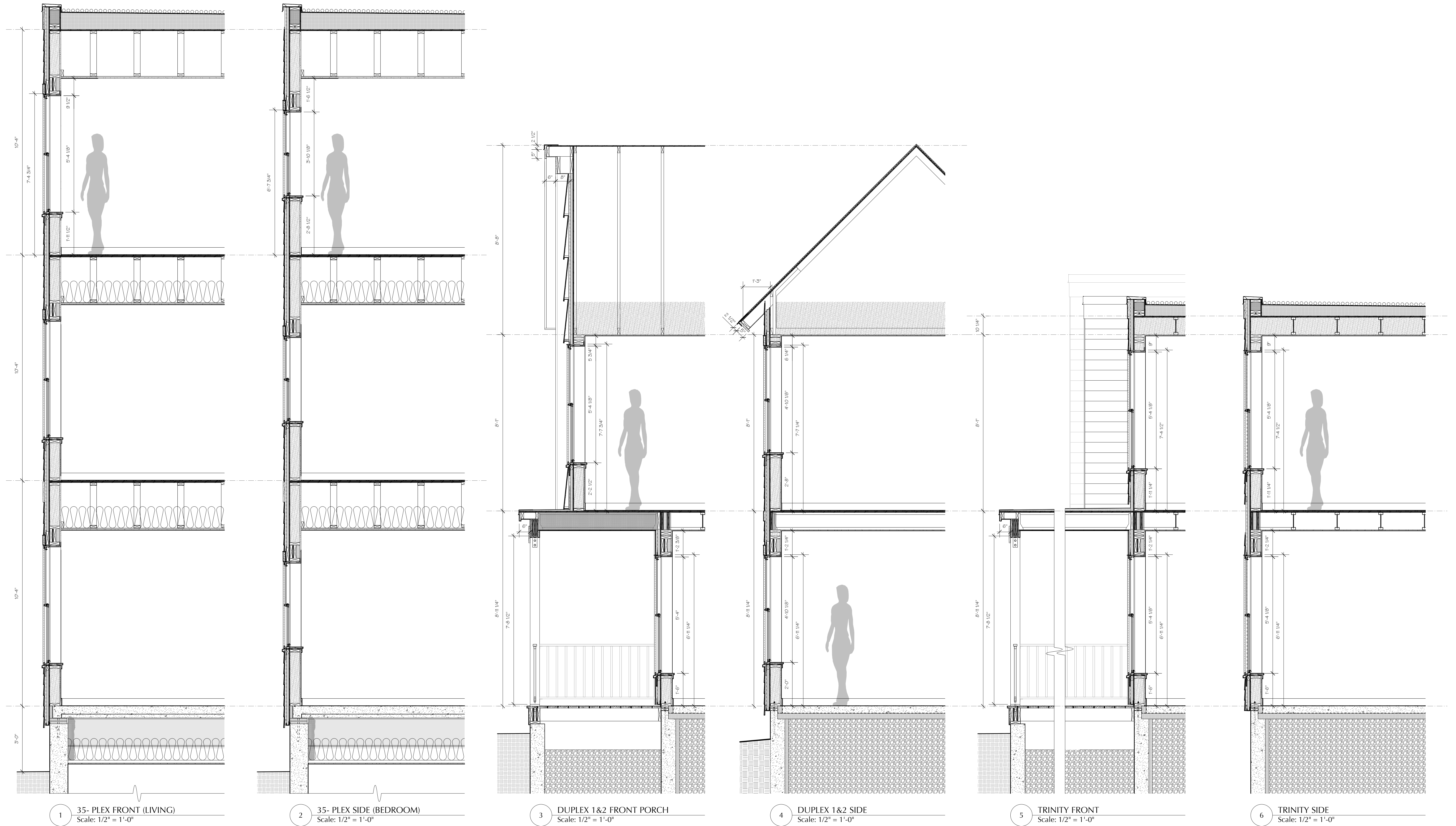
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DATE: 04.11.14

7.0



SCHEMATIC ARCHITECTURAL WALL CROSS SECTIONS

NOTE: WINDOW AND TRIM LOCATIONS AND SIZES WILL ADJUST DURING DESIGN DEVELOPMENT TO MATCH CLAPBOARD LAYOUT.

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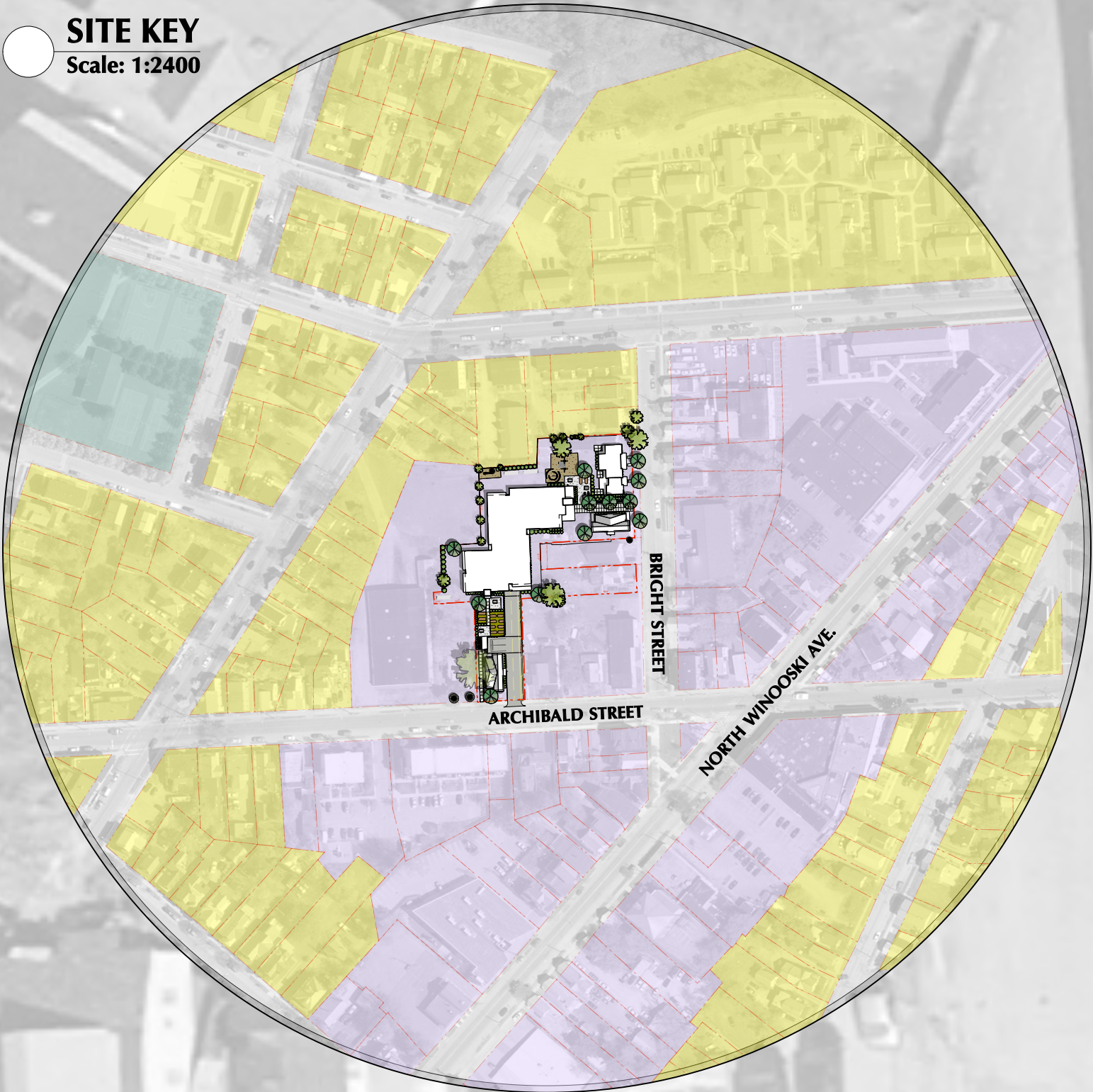
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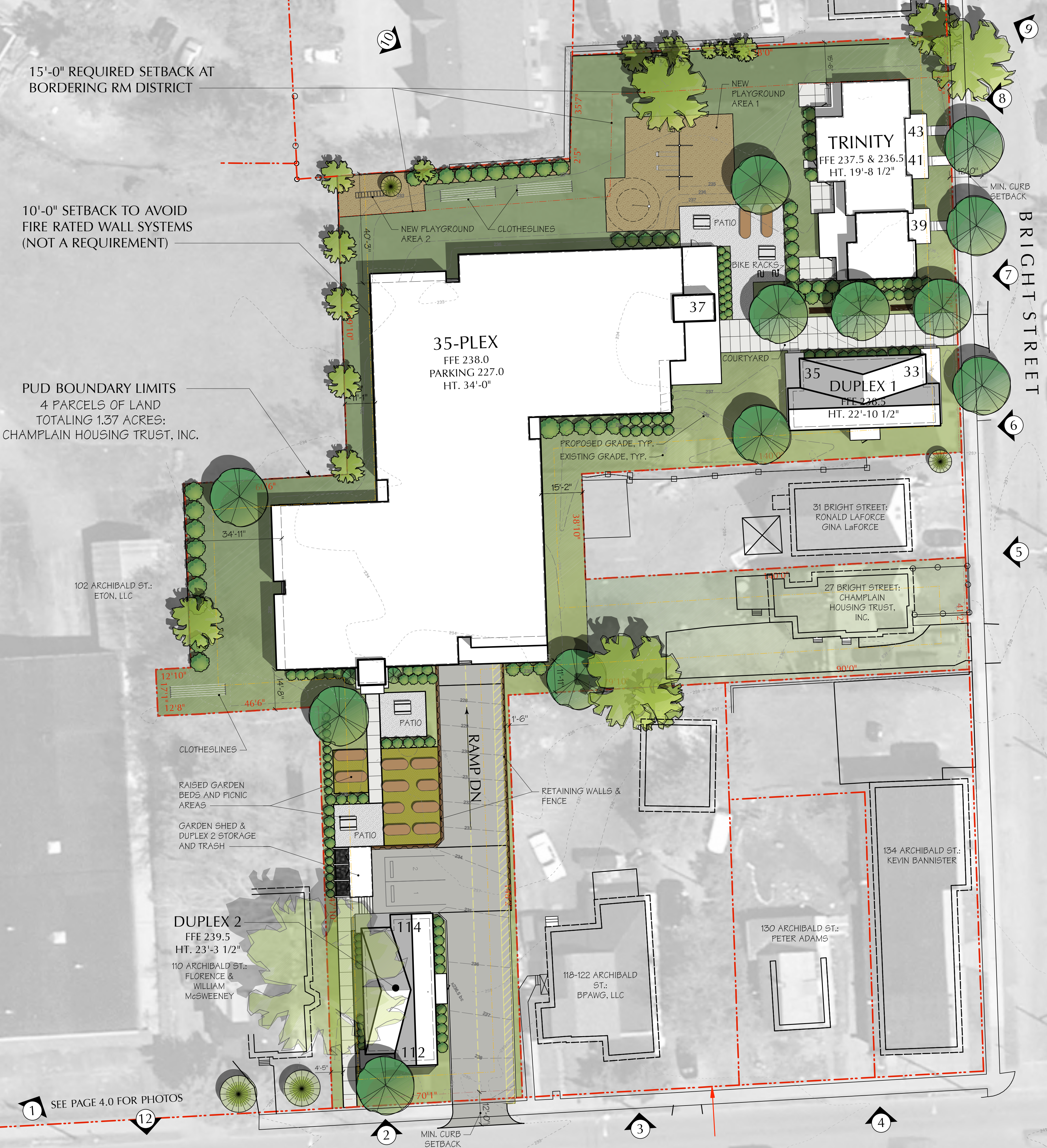
DATE: 04.11.14

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BRIGHT STREET COOPERATIVE PUD	
NUMBER OF UNITS	COVERAGE CALC. TABLE
35-PLEX 42 LOWER LEVEL PARKING SPACES 12 = 1 BR DWELLING UNITS 20 = 2 BR DWELLING UNITS 3 = 3 BR DWELLING UNITS	53,970 SF LOT SIZE EXISTING COVERAGE 3061 SF 112-114 ARCHIBALD ST 1401 SF 35-39 BRIGHT ST 943 SF 47 BRIGHT ST 950 SF MISC. FOUNDATIONS 4,934 SF VEHICULAR HARDSCAPE 87 SF PEDESTRIAN HARDSCAPE <u>11,376 SF TOTAL AREA</u> 21.1 % PERCENTAGE COVERED
TRINITY 2 = 3 BR DWELLING UNITS 1 = 4 BR DWELLING UNITS	
DUPLEX 1 2 = 2 BR DWELLING UNITS	PROPOSED COVERAGE 14,950 SF 35-PLEX 2,486 SF TRINITY 1,442 SF DUPLEX 1 1,442 SF DUPLEX 2 148 SF SHED 4,570 SF VEHICULAR HARDSCAPE 3,751 SF PEDESTRIAN HARDSCAPE <u>28,789 SF TOTAL AREA</u> 58.5 % PERCENTAGE COVERED
DUPLEX 2 2 SURFACE PARKING SPACES 2 = 2 BR DWELLING UNITS	
PARKING	
42 PARKING GARAGE <u>2 SURFACE SPACES</u> 44 TOTAL	
27 BRIGHT STREET	
1 EX'G DUPLEX (2 UNITS) 4+/- EX'G PARKING SPACES	5,750 SF PROPOSED LOT 2,774 SF EXISTING LOT COVERED 48.2% PERCENTAGE COVERED
NOTES	KEY
1. BUILDING HTS. ARE BASED OFF AVERAGE GRADE AROUND FOUNDATION.	 EXISTING TREE
2. THIS PROPERTY FALLS INTO THE DESIGN REVIEW OVERLAY DISTRICT.	 PROPOSED TREE
	 PROPOSED BUSH



PROPOSED SITE PLAN
Scale: 1" = 20 ft



BRIGHT STREET COOPERATIVE

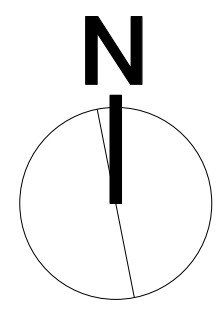
BURLINGTON, VT

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PRELIMINARY PLAT

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255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693



DATE: 04.11.14
1.0



EAST ELEVATION

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

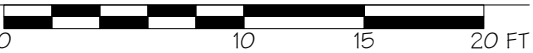
WINDOW SCHEDULE						
MARK	DESCRIPTION	ROUGH OPNG	R.O. HEAD HT.	EXT. COLOR	TRIM	
A	IFDH3056	3'0 1/2" x 5'6 1/2"	7'9"	TBD-LIGHT/DARK	5/4x5 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
B2	IFDH3640 2W	7'0 1/2" x 4'0 1/2"	7'0"	TBD-LIGHT/DARK	5/4x5 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
C2	IFDH2856 2W	5'0 1/2" x 5'6 1/2"	7'9"	TBD	5/4x5 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
C3	IFDH2856 3W	8'0 1/2" x 5'6 1/2"	7'9"	TBD	5/4x5 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
D	IFDH4066	4'0 1/2" x 6'6 1/2"	7'9 1/2"	TBD	5/4x5 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
E	CUSTOM	5'0 1/2" x 8'0"	8'0"	TBD	5/4x5 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
F1	CUSTOM	3'4 1/2" x 2'9 1/2"	2'8 1/2"	TBD	NO TRIM / PVC SILL	
F3	CUSTOM	3'4 1/2" x 5'7 1/2"	5'7 1/2"	TBD	NO TRIM / PVC SILL	
G	CUSTOM	3'4" x #####	5'2 1/4"	TBD	5/4xVARIES JAMB TRIM / 5/4x6 HEAD & SILL TRIM	



SOUTH ELEVATION

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

NOTE: COLORS SHOWN INDICATE LIGHTNESS AND DARKNESS ONLY, HUE AND SATURATION TO BE DETERMINED.



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35-PLEX

DATE: 04.11.14

A5.1



WEST ELEVATION

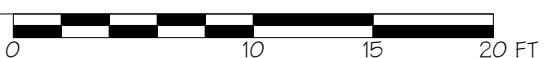
Scale: 1/8" = 1'-0"



NORTH ELEVATION

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

NOTE: COLORS SHOWN INDICATE LIGHTNESS AND DARKNESS ONLY, HUE AND SATURATION TO BE DETERMINED.



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35-PLEX

DATE: 04.11.14

A5.2



FRONT ELEVATION

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



RIGHT ELEVATION

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



BACK ELEVATION

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

NOTE: COLORS SHOWN INDICATE LIGHTNESS AND DARKNESS ONLY, HUE AND SATURATION TO BE DETERMINED.



LEFT ELEVATION

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

WINDOW SCHEDULE						
MARK	DESCRIPTION	ROUGH OPNG	R.O. HEAD HT.	EXT. COLOR	TRIM	
A1	IPDH4056	4'0 1/2" x 5'6 1/2"	6'11 1/4"	TBD-LIGHT	5/4x4 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
A2	IPDH4056	4'0 1/2" x 5'6 1/2"	7'7 1/4"	TBD-DARK	5/4x4 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
A3	IPDH4056	4'0 1/2" x 5'6 1/2"	7'7 1/4"	TBD-DARK	NO TRIM / PVC SILL	
A4	IPDH4056	4'0 1/2" x 5'6 1/2"	7'7 1/4"	TBD-LIGHT	5/4x4 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
B	IPDH3050	3'0 1/2" x 5'0 1/2"	7'3 1/2"	TBD-LIGHT	5/4x4 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
C	IFAWN3030	3'0 1/2" x 3'0 1/2"	7'3 1/4"	TBD-LIGHT	5/4x4 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
D	IPDH2646	2'6 1/2" x 4'6 1/2"	7'7 1/4"	TBD-LIGHT	5/4x4 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
E	IPDH2050	2'0 1/2" x 5'0 1/2"	7'7 1/4"	TBD-DARK	5/4x4 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	
F	IPDH2040	2'0 1/2" x 4'0 1/2"	6'7 1/4"	TBD-DARK	5/4x4 JAMB TRIM / 5/4x6 HEAD TRIM / PVC SILL	

BRIGHT STREET

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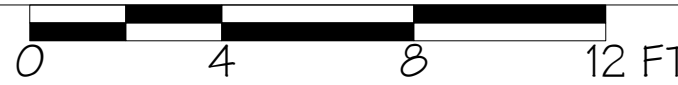
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T: 802.864.6693

TRIPLEX

DATE: 04.01.14

6.0





RIGHT ELEVATION

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

LEFT ELEVATION DUPLEX 2



FRONT ELEVATION

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

BACK ELEVATION DUPLEX 2



LEFT ELEVATION

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

RIGHT ELEVATION DUPLEX 2



BACK ELEVATION

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

FRONT ELEVATION DUPLEX 2



NOTE: COLORS SHOWN INDICATE LIGHTNESS AND DARKNESS ONLY, HUE AND SATURATION TO BE DETERMINED.

NOTE: DUPLEX 2 SIMILAR, GRADES MAY VARY.

WINDOW SCHEDULE						
MARK	DESCRIPTION	ROUGH OPNG	R.O. HEAD HT.	EXT. COLOR	TRIM	
A	IPDH2956 3W	8'0 1/2" x 15'6 1/2"	8'11 1/4"	TBD-LIGHT	5/4x5 JAMB TRIM / FIBER CEMENT PANEL AT HEAD & BELOW PVC SILL	
B	IPDH4056	4'0 1/2" x 5'6 1/2"	7'7 1/4"	BLACK	NO TRIM, PVC SILL	
C	IPDH4056	4'0 1/2" x 5'6 1/2"	6'11 1/4"	TBD-LIGHT	5/4x5 JAMB TRIM / 5/4"x6" HEAD TRIM / PVC SILL	
C'	IPDH4056	4'0 1/2" x 5'6 1/2"	7'7 1/4"	TBD-DARK	5/4x5 JAMB TRIM / 5/4"x6" HEAD TRIM / PVC SILL	
D	IPDH2056	2'0 1/2" x 5'6 1/2"	7'7 1/4"	TBD-DARK	5/4x5 JAMB TRIM / 5/4"x6" HEAD TRIM / PVC SILL	
E	IPDH2050	2'0 1/2" x 5'0 1/2"	6'11 1/4"	TBD-LIGHT	5/4x5 JAMB TRIM / 5/4"x6" HEAD TRIM / PVC SILL	
E'	IPDH2050	2'0 1/2" x 5'0 1/2"	7'7 1/4"	TBD-LIGHT	5/4x5 JAMB TRIM / 5/4"x6" HEAD TRIM / PVC SILL	

BRIGHT STREET

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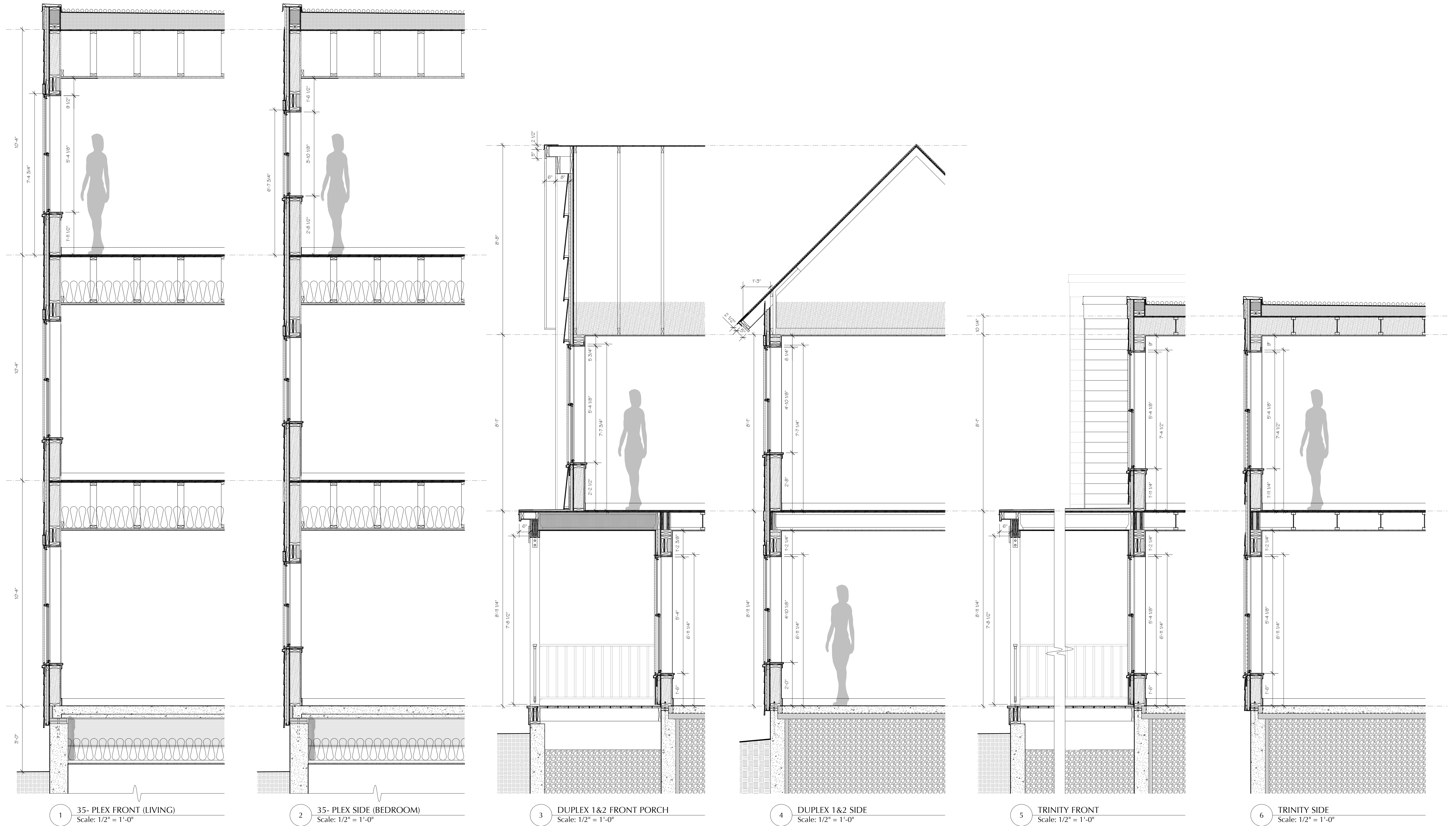
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BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 04.11.14

7.0



SCHEMATIC ARCHITECTURAL WALL CROSS SECTIONS

NOTE: WINDOW AND TRIM LOCATIONS AND SIZES WILL ADJUST DURING DESIGN DEVELOPMENT TO MATCH CLAPBOARD LAYOUT.

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BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 04.11.14

8.0

Department of Planning and Zoning

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

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



TO: Development Review Board
FROM: Scott Gustin *SG*
DATE: June 17, 2014
RE: 14-1108VR; 451 Appletree Point Road

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

Zone: WRL Ward: 4

Owner/Representative: David & Brianne Chase / Al Senecal

Request: Variance from front yard and lakefront setbacks to construct a new single family residence in place of existing camp.

Applicable Regulations:
Article 12 (Appeals and Variances)

Background Information:

The applicant is seeking a variance from applicable front yard and waterfront setbacks on a lot containing a seasonal camp. The lot was created in 2004 under the previous zoning and subdivision regulations. These previous regulations contained standards different from those in effect today. The front yard setback at the time was 15', and the waterfront setback was 50'. Today's front yard setback is based on the average of neighboring properties (in this case 106' +/- 5'), and the waterfront setback is 75'. The requested variance seeks a 25' front yard setback (~ 22' from the road's edge) and an 18' waterfront setback.

Written public comment has been submitted that asserts the property owners were aware of the waterfront setback restrictions at the time of subdivision under the prior subdivision regulations and should not be granted relief from this setback by way of variance. Indeed, there was a 50' waterfront setback in place at the time of subdivision as noted above. However, as noted in these findings, the variance from the waterfront setback is unnecessary and unwarranted.

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

Previous zoning actions for this property are as follows:

- 1/13/04, Denial of 3-lot subdivision
- 7/26/04, Approval of 2-lot subdivision

Recommendation: Variance approval of front yard setback requirement as per, and subject to, the following findings and conditions:

I. Findings

Article 12: Variances and Appeals

Sec. 12.1.1 Variances

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

The lot is not especially small at about ½ acre, nor is it particularly irregular. As with the neighboring property at 465 Appletree Point Road, the problem stems entirely from the way the front yard setback is calculated per Table 4.4.5-3: *Residential District Dimensional Standards*. The front yard setback is based on the average of 2 adjacent lots on both sides of the subject lot, +/- 5'. In this case, the front yard setback is based solely on 395 Appletree Point Rd to the east. The next lot further east is vacant, and the two lots to the west are vacant. The application indicates an applicable front yard setback of 100'. Staff measurements based on the boundary survey of 395 Appletree Point Rd shows an applicable setback of 106', +/- 5'. This discrepancy needs to be resolved. A front yard setback of 106' places any potential new development into the lake. Compliance with the front yard setback is impossible.

The key difference between this property and neighboring 465 Appletree Point Rd is the presence of a camp structure on this lot whereas 465 is vacant. There is an argument that the existing structure, even though nonconforming relative to the front yard setback, allows for reasonable use of the property and negates variance approval. Conversely, the building is a seasonal camp. Any renovations to the structure that affect its existing envelope would be prohibited by the 106' front yard setback. The camp structure is effectively frozen as is. The requested variance would allow for a 25' front yard setback like that requested at 465 Appletree Point Road and would allow for reasonable redevelopment of the property with a single family home. **(Affirmative finding as conditioned)**

The requested variance from the 75' waterfront setback is unnecessary. While the 75' waterfront setback overlaps substantially with the 106' front yard setback, the waterfront setback is considerably more flexible. Sec. 4.4.5, *Residential Districts*, (d) 1, B, *Encroachments into the Waterfront Setback*, (i) allows replacement of a principle structure with a new structure in the same location so long as the new structure does not increase the extent or area of encroachment. The existing structure is 17' – 4' from the waterfront, varying with the 100' elevation. The requested 18' setback complies with this criterion by not increasing the extent of encroachment. So as to avoid increasing the area of encroachment (the 75' setback reaches close to the road), the new structure would be limited to the 1,215 sf footprint of the existing primary structure. Such a footprint enables construction of a reasonably sized single family home. No variance is needed. **(Adverse finding)**

(b) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning regulation and

that the authorization of a variance is, therefore, necessary to enable the reasonable use of property.

As noted above, the 106' front yard setback reaches across the entire property and into the lake. Any new construction or renovation outside of the existing building envelope would be prohibited. Compliance with the front yard setback is impossible. **(Affirmative finding)**

As noted above, no variance from the waterfront setback is necessary. The provisions of Sec. 4.4.5 allow retention of the existing extent and area of encroachment. **(Adverse finding)**

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

The hardship relative to the front yard setback is related to the difference between the pre-existing lot and the setbacks in effect at the time it was created and the present setback requirements. It is not a lot newly created by the applicant under the current regulations. **(Affirmative finding)**

There is no unnecessary hardship relative to the waterfront setback. Retention of a 1,215 sf footprint at or behind the exiting camp structure is sufficient for a new single family home. **(Adverse finding)**

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

The variance from the requirements of the front yard setback would not alter the essential character of the neighborhood or district in which the subject property is located. The variance would enable the construction of a single family home on a ~1/2 acre lot. Such is the predominant development pattern in this area of the city. **(Affirmative finding)**

The variance from the waterfront setback is unnecessary as noted before. **(Adverse finding)**

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

The requested 25' front yard setback allows room for a reasonable building envelope and continues to reflect the neighborhood pattern of homes set relatively far back from the road and relatively close to the shoreline. **(Affirmative finding)**

No variance from the waterfront setback is necessary. **(Adverse finding)**

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

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

If granted, the variance from the waterfront setback would result in the extension of a noncomplying situation, specifically the area of encroachment into the waterfront setback. It would not, however, allow a nonconforming use of land. **(Adverse finding)**

II. Conditions of Approval

1. This variance approval is for relief from the front yard setback requirement of Table 4.4.5-3, *Residential District Dimensional Standards*. No variance is granted for the waterfront setback.
2. Prior to permit application for construction on the property, the front yard setback shall be verified, subject to staff review and approval.
3. No development is included in this approval. All development is subject to a separate zoning permit.
4. Per Sec. 12.1.3, *Filing a Request, Public Hearing, and DRB Decision*, this variance approval shall be valid for a period of 2 years.

KREBS & LANSING
Consulting Engineers, Inc.

RECEIVED
MAY 20 2014

DEPARTMENT OF PLANNING & ZONING
184 Main Street, Suite 101
Colchester, VT 05445
Telephone (802) 878-0375, Fax 878-0376
email@krebssandlansing.com

May 14, 2014

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

RE: Variance Request –451 Appletree Point
Lot 1

Dear Scott,

Please find the enclosed Zoning Permit application and plan for Lot 1 of the property located at 451 Appletree Point in Burlington. This property is owned by David and Brianne Chase and is part of a subdivision filed on September 8, 2004. In accordance with the "Variance Request Checklist" we offer the following in addition to our application:

Description of the property to which the variance would apply:

The existing lot is approximately 0.5 acres and currently serves an existing single family home with a garage and boat house. The lot is bounded by the private portion of Appletree Point Road to the north, Lake Champlain to the south, and undeveloped or residential properties to the east and west. Topography is generally flat, except for a 7'-8' high bank along the lakeshore to the south. The property is located in the Waterfront Residential – Low Density District.

Reference to the applicable regulatory provisions:

The existing lot is subject to the regulatory provisions of the *City of Burlington Comprehensive Development Ordinance*, and specifically *Article 4: Zoning Maps and Districts, Sec. 4.4.5 Residential Districts*. Waterfront Residential – Low Density District.

Relief requested by the applicant:

The applicant requests relief from the front yard setback and lakeshore setback requirements as outlined in the Ordinance. This relief will enable the applicant to demolish the existing house and construct a new single family residence on the parcel.

Information and narrative addressing the grounds why such requested relief is believed proper under the variance criteria pursuant to Sec. 12.1.1, Variances:

The existing lot is not developable in accordance with the setbacks outlined in the *Comprehensive Development Ordinance*. The front yard setback and shoreline setback effectively overlap, leaving the lot with no complying building envelope. This hardship is a function of the existing private road accessing the lot and Lake Champlain, and thus has not been created by the applicant.

Scott Gustin
451 Appletree Point – Lot 1
May 14, 2014

RECEIVED
MAY 20 2014
DEPARTMENT OF
PLANNING & ZONING

The proposed house site and size is in scale with other existing houses on Appletree Point, and will not alter the essential character of the neighborhood or district. The requested setbacks provide for a front yard and setback from the shoreline, while still allowing for a reasonable building envelope on the property. The variance requested will not result in either the extension of a non-complying situation or allow the initiation of a nonconforming use of land.

If you have any questions or comments regarding this application please feel free to contact us at your earliest convenience.

Best regards,



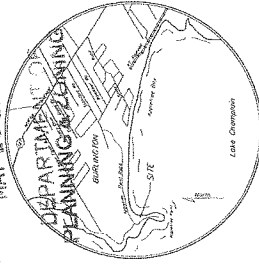
Scott Homsted, P.E. 7893

Enclosures

CC: Al Senecal

14132\Gustin Letter variance.doc

MAY 28 2014



LOCATION MAP

Survivor's Certification

It is hereby certified that this page is true and correct and was prepared from the best of my knowledge of the property of me or persons under my supervision; that no money was paid to any person actually dead; that no "future" and that no

Engineer's Certification
It is hereby certified that, to the best of my knowledge, just duly compared with an engineering requirements set forth in the information requirements of the City of Burlington and of other jurisdiction engineering requirements of

CONFIDENTIAL

NEW YORK TIMES FILE #1000

Confidential to Fire Marshall at Boston

Re: MURKIN. On energy, recall that the Commission has been tentative in its approach and we are to comply with the Fire Marshall's requests set forth in the chapter governing acts of subversion now required by the City Council with the following exceptions. -

During a previous conference with the Council with the exception of the

7. *Submittal of Plans as Needed*
 Verify that the subject has not been reworked by the and found to comply with the street parking requirements and give other requirements set forth in the regulations governing signs of structures with controlled by the City. Do not with the following provisions:

P. J. H. G. van den Broek, J. J. H. van den Broek, J. J. H. van den Broek

Agreed by resolution of the City of Burlington Development Review Board on the _____ day of _____, 2004. Subject to all requirements and conditions of Chapter 18 within Subdivision Regulations of the Burlington, Vermont Code of Ordinances, signed in the city of _____.

Abstract

³ City Engineer, an already certified seal (the subject) had not been registered by the end having to comply with the engineering requirements set forth in the regulations governing post- or sub-posting and complied by the City Council with the following precedents:

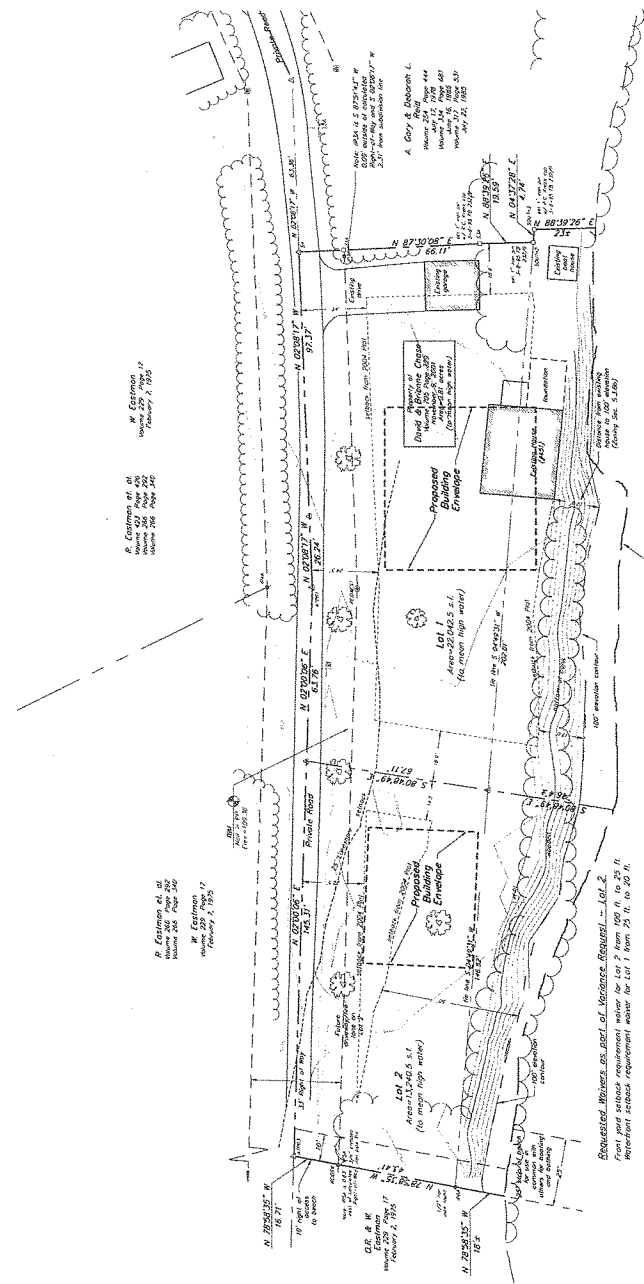
Prigogine, P. 1980. From being to having and to knowing: the new thermodynamics for order out of chaos. New York: Wiley.

The Owner of the land shown on this plot and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plot was made from an actual survey, and that all taxes or other assessments

Account Owner

Date	Date
10/10/2010	10/10/2010
10/11/2010	10/11/2010
10/12/2010	10/12/2010
10/13/2010	10/13/2010
10/14/2010	10/14/2010
10/15/2010	10/15/2010
10/16/2010	10/16/2010
10/17/2010	10/17/2010
10/18/2010	10/18/2010
10/19/2010	10/19/2010
10/20/2010	10/20/2010
10/21/2010	10/21/2010
10/22/2010	10/22/2010
10/23/2010	10/23/2010
10/24/2010	10/24/2010
10/25/2010	10/25/2010
10/26/2010	10/26/2010
10/27/2010	10/27/2010
10/28/2010	10/28/2010
10/29/2010	10/29/2010
10/30/2010	10/30/2010
10/31/2010	10/31/2010

Date	Description	Amount
10/1/15	Balance	100.00
10/1/15	Deposited	50.00
10/1/15	Withdrawal	25.00
10/1/15	Interest	10.00
10/1/15	Total	135.00



Requested Waivers as part of Variance Request - Lot 1

Lake Champlain

Proposed Lot Coverage

Lot 1 (Estimated)
Buildings @ 3,300 s.f.
3,300 s.f. @ 14.9% = 49.27% of Lot 1

Roads/Driveways: $\approx 1,366$ s.f.
 1,366 s.f.
 1,366 s.f. $\approx 6.2\%$ of lot!

$$\text{Total Coverage} = \frac{3,303 + 1,366}{22,942} = 23.2\% \text{ of GGI}$$

Lot 2 (Estimated) 2,000 s.f.

$$\frac{2,000 \pm 1}{1.1,400 \pm 1} = 15.1\% \text{ of Lot 2}$$
$$\frac{1,500 \text{ ft}}{15,000 \text{ ft}} = 10.2\% \text{ of lot 2}$$

$\frac{f(x)}{g(x)}$

105

Planning and Zoning Information

Owner/Applicant:
David S. & Brionne E. Chase
4854 Sycamore Street

Shelburne, VT 05482

Zoned: Waterfront Residential (WRZ)
0.81 acres (to mean high water elevation = 59')

For Map ID: D30-J-006-002
The proposed subdivision will be served by
municipal water and sewer.

Existing Lot Coverage

$\frac{2,000 \text{ g}}{20,000 \text{ g}} = 0.10$
 $0.10 \times 100\% = 10\%$

$\frac{2.56 \text{ g l}}{15.28 \text{ g l}} = 7.2\% \text{ of total for } \text{C}_{10}\text{H}_{16}\text{O}$

$$\text{Total Coverage} = \frac{\frac{1,100}{100,000} + \frac{2,000}{100,000}}{15,380 \text{ K}} = 12.0\% \text{ of total K}$$

Be

Survey Notes:

[illegible]

David R. Anderson

June 2, 2014

RECEIVED

JUN 05 2014

DEPARTMENT OF
PLANNING & ZONING

Scott Gustin, AICP, CFM
Department of Planning and Zoning
City of Burlington
149 Church St.
Burlington, Vermont

Dear Mr. Gustin

I am writing to you and your staff to ask the Department of Planning and Zoning to give measured and thoughtful consideration to the two proposals submitted by applicant Al Senecal on behalf of his clients, the Chase's, which ask for extensive variances to long-existing lake and road and/or front yard setbacks. The property, at 451 Appletree Point Road, was purchased by the Chase's from a family relative in 2011. The property sat fallow for many years until the Chase's, acting as applicants, sought to create a three lot subdivision, while "tipping over" the existing nonconforming lakefront setback onto the two newly created lots.

The regulations pertaining to lake front setbacks disallowed setback averaging except for previously existing nonconforming lots. Any newly created lots would have to adhere to the lake front setback (50 feet) standard in force at that time. The applicant was denied the three lot subdivision, and opted for a two lot split with full knowledge of the lake setback regulation. For them to state now in their letter asking for relief, that "this hardship is a function of the existing private road accessing the lot and Lake Champlain, and thus has not been created by the applicant", does clearly not stand the "duck test". The Chase's, and their extended family, the Eastman's have been the majority land owners on the area roughly known as Appletree Point and its approaches, for nearly a century. It seems surprising that they claim they are victims of "hardships" created by long standing ordinances. In fact, their heirs divided the property, and passed them down intact generationally so that there would be adequate setbacks and sufficient spacing to neighbors and to the general feel and "tone" of this last remaining peninsula in Burlington extending out into Lake Champlain.

In addition the applicant, in the letter supporting the variance, states that the "proposed house site and size is in scale with other existing houses on Appletree Point". While this may apply to some homes on the road to the Point, the homes in the vicinity of these lots do not have 2000-3000 square foot footprints. The very largest of the homes along the lake BEYOND the Strathmore neighborhood perhaps have 1200-1400 square foot footprints.

The proposed home sites, which necessitate the requests for variances, would be grossly incompatible with the existing surroundings and neighborhood.

This proposal will, in fact, greatly "alter the essential character of the neighborhood". It will result in behemoth buildings hulking along the shoreline and towering over the modest roadway that runs out to the point and that all homeowners use.

I might add that significant vegetation, including old trees, will be adversely affected as well. Rainwater and lake effect moisture will also lose buffering that exists in this narrow lot.

June 2, 2014

Finally; currently there are approximately 15-20 smaller lots which exist (this letter writer owns one such lot) around these lots under consideration for variances. All have lake frontage and constitute the basis of the geography of Appletree Point. If, as proclaimed by various official statements of the City of Burlington, and adhered to by all who cherish and protect the lake, and I paraphrase, Lake Champlain, the greenspace and its lake frontage add aesthetically and economically to the vitality of Burlington, then the Department of Planning and Zoning must reject these setback variances as requested. By setting precedent in literally eliminating current, long-standing setbacks to allow for these two proposed house sites, you invite the possibility of the entirety of Appletree Point to be one continuous strip of "MacMansions".

I regret that previous commitments prevent me from appearing before the DRB hearing June 17, in person; please let these sentiments, which reflect most of my neighbors on Appletree Point stand as my testimony and be taken into consideration in these proceedings.

I encourage the Planning and Zoning staff and the DRB to go to the site and erect markers or balloons delineating the home sites to truly appreciate the adverse and permanent effect this will have on Appletree Point and its current homeowners. Looking at a plat does not begin to visualize the real effect of this proposal.

Thank you for your time,
Lauritz Larsen



Larsen Land Trust
506 Appletree Point Road
P. O. Box 3023
Burlington Vermont
05408

Department of Planning and Zoning

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

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



TO: Development Review Board
FROM: Scott Gustin 
DATE: June 17, 2014
RE: 14-1101MP; 151 St. Paul Street

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

Zone: DT Ward: 5
Owner/Representative: Catamount / Van Ness, LLC

Request: Master sign plan

Applicable Regulations:

Article 6 (Development Criteria & Guidelines), Article 7 (Signs)

Background Information:

The applicant is seeking approval for a master sign plan for the site containing TD Bank, the Hinds Lofts, and the new hotel and Armory building. As with all master sign plans, specific individual signs are not included. The sign plan includes sign types, placement, and illumination. Each individual sign will be subject to separate zoning permits as they are installed.

Sign plans offer flexibility but are required to be compatible with the site and buildings and character of the surrounding area pursuant to the provisions of Article 6 (that includes design standards). While individual signs in the plan may vary from the restrictions of Sec. 7.2.3 (signs in Mixed Use Districts), 7.2.4 (signs for the Church Street Marketplace), 7.2.5 (signs in Enterprise Districts), and 7.2.6 (Signs in the Institutional District) in the type and placement of signs on a structure or lot, no individual sign may exceed the size limitations as per Sec. 7.2.3 (a) (3).^{*} Except for such variations approved by the Development Review Board by acceptance of a master sign plan pursuant to this Article, all other requirements, permits, and restrictions regarding signs shall remain in effect.

^{*}In no case may the total area of all parallel signs exceed the lesser of two hundred (200) square feet or fifteen (15%) per cent of the area of the façade to which they are attached for the length of frontage devoted to such establishment.

Recommendation: Review and table Master Sign Plan pending necessary revisions as noted below:

I. Findings

Article 7: Signs

Sec. 7.2.3 Signs in Mixed Use Districts

The master sign plan includes proposed signage for the TD Bank, the Hinds Lofts, and the hotel/Armory buildings. It also incorporates existing signage for the TD Bank building. New signs included in the master sign plan are all parallel. No new freestanding or projecting signs are proposed. The site is located within the Downtown Transition zoning district and is bounded by Main, Saint Paul, King, and Pine Streets.

Total parallel sign area is limited to 2 sf signage per 1 linear foot of building frontage (up to a maximum of 200 sf or 15% of the building façade, whichever is less). The standard height limit is 14' or the ceiling height of the first floor, whichever is less. There is also provision to exceed 14' so long as the sign does not exceed the ceiling height of the first floor, subject to certain criteria. The proposed sign plan seeks relief from these height limits.

The TD Bank building has two existing parallel signs – one facing north (Main St) and one facing east (St. Paul St). Both exceed the standard 14' height limit. They are mounted at 24' 5" and 24' 9", respectively. Both signs were approved as replacements for previous signs at the same locations. The master sign plan proposes a third parallel sign on the west (facing downhill on Main St) to be mounted at 36' 8" high. While the provisions of the master sign plan allow for flexibility in location, the proposed height is substantially higher than even the two pre-existing parallel signs. The requested height is excessive. A reduced height at or below 25' would be acceptable and would be consistent with the mounting height of the existing parallel signs. Note also that the third proposed sign is internally illuminated. Sec. 7.2.3 (a) 4 prohibits internal illumination of signs placed above 14'. Backlit or external illumination would be acceptable alternatives. The two existing parallel signs are backlit. Total parallel sign area for the TD Bank is acceptable at 148 sf (600 sf maximum potential).

The Hinds Lofts building has a temporary marketing parallel sign at the corner of St. Paul and King Streets. The master sign plan proposes to remove this temporary sign and replace it with a similar parallel sign mounted somewhat higher at 20'. There is no obvious reason for mounting the proposed sign at 20' rather than at 14'. There is no sign band or particular building feature at 20' that makes a 14' mounting height deficient. Lacking any compelling reason to exceed the standard height limit, it should be adhered to. No illumination is proposed, and the total sign area is acceptable at 22 sf (400 sf maximum potential).

The new hotel building and the Armory are connected as a sign structure. The proposed signage reflects this connectivity with a cohesive theme. The primary sign for the new hotel is proposed at 58' 6" high on the north (Main St) elevation of the building. While this proposed location may be aesthetically acceptable, no compelling reason has been offered as to why it is needed. This location far exceeds the standard height limit. The application materials point to other top-story signs in the city (Flynn Theatre, Leunig's, Outdoor Gear Exchange, etc.). Most of these signs are pre-existing nonconforming signs or replacements thereof. The Macy's sign on Church Street is conforming, as it is located at the top of the single story entrance to the mall. The City Sports signs were approved as part of a master sign plan, and they are located just mid-way up the building in order to be above the pedestrian canopy. A mounting height of 25' or less could be acceptable and would be consistent with the TD Bank signs included in this master sign plan. Note also that this parallel sign is to be internally illuminated. As noted previously, Sec. 7.2.3 (a) 4 prohibits internal illumination of signs above 14'. The proposed sign area of ~ 76 sf is acceptable (200 sf maximum potential).

Other parallel signs proposed for the new hotel building and the Armory are similar in appearance to the primary sign noted above, but their rectangular shape is vertically oriented. Three of them are proposed, one each on the front and sides of the Armory building. Four small square signs are also proposed on the new hotel building and the Armory. Two of the three rectangular signs (east and west elevation) exceed 14' in height, but only one (on the west elevation) also exceeds the ceiling height of the first floor. Insofar as the east and west rectangular signs are placed consistently on the building (the height varies only due to change in grade), their mounting height is acceptable. The north rectangular sign is mounted at 12' 7.5" and is acceptable. All of the small square signs are mounted at or below the ceiling height of the first floor and are acceptable. All of the rectangular and square signs appear to be internally illuminated. The application incorrectly refers to them as "backlit;" however, backlit illumination as defined in Sec. 7.1.11 of the CDO amounts to opaque letters with illumination from behind (i.e. a halo effect). All of the hotel/Armory signs constitute "internally illuminated" signs as defined by Sec. 7.1.11. While internal illumination is acceptable on some of them (those mounted at or below 14'), varying the type of illumination is discouraged. A single type of illumination (either backlit or external) should be utilized on all of the signage. The total sign area of the new hotel building and Armory is acceptable at 161.3 sf (600 sf maximum potential). **(Adverse finding)**

Sec. 7.3.2 Applicability

Within any Mixed Use, Enterprise, or Institutional Zoning district, all signs located on a site, building, or a complex of buildings located on a single lot with three or more tenants or owners may be granted a zoning permit if the signs comply with a sign master plan submitted by the building owner and reviewed and approved by the DRB under the provisions of Sec. 7.3.4 below and Article 6.

The site is located within the Downtown (mixed use) zone and contains four separate entities. The site is eligible for a master sign plan. **(Affirmative finding)**

Sec. 7.3.4 Flexibility from Existing Standards

*The sign master plan shall be compatible with the site and buildings and character of the surrounding area pursuant to the provisions of Article 6. While individual signs in the plan may vary from the restrictions of Sec. 7.2.3 (signs in Mixed Use Districts), 7.2.4 (signs for the Church Street Marketplace), 7.2.5 (signs in Enterprise Districts), and 7.2.6 (Signs in the Institutional District) in the type and placement of signs on a structure or lot, no individual sign may exceed the size limitations as per Sec. 7.2.3 (a) (3).**

Except for such variations approved by the development review board by acceptance of a master sign plan pursuant to this Article, all other requirements, permits, and restrictions regarding signs shall remain in effect.

**In no case may the total area of all parallel signs exceed the lesser of two hundred (200) square feet or fifteen (15%) per cent of the area of the façade to which they are attached for the length of frontage devoted to such establishment.*

The proposed master sign plan varies from the standard sign regulations in terms of sign placement (i.e. above 14' and the ceiling height of the 1st story). No individual sign exceeds 200 sf. Article 6 is addressed below. **(Affirmative finding)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

Not applicable.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(g) Make advertising features complimentary to the site

The total sign area is compliant; however, mounting heights and illumination are in need of revision as noted above. Stylistically, the proposed signage is clean and consistent. The signs do not overwhelm the buildings to which they will be affixed. Proposed sign locations avoid interfering with any significant architectural features. With revisions as noted above, the proposed sign plan makes adequate provision for signage within this redevelopment site while utilizing some degree of flexibility afforded in the master sign plan process. **(Affirmative finding)**

II. Conditions of Approval

As presented, approval of the master sign plan is not yet warranted. In the event that the problems with mounting height and illumination are resolved prior to the DRB decision, the following conditions are recommended.

1. The individual signs included in this Master Sign Plan are subject to separate zoning permits.
2. All signs installed on the brick exterior of the buildings within this master sign plan approval must be installed in such a way as to be anchored into the mortar of the building's exterior and not into the bricks themselves.

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MAY 15 2014

Banknorth Block Sign Master Plan Application Narrative DEPARTMENT OF
PLANNING & ZONING

The applicant is seeking approval for a master sign plan for the mixed-use PUD including properties at 101 Main Street and 151 St. Paul Street (Catamount Van Ness LLC), 111 Main Street (TD Bank), and 161 St. Paul Street (Hinds Lofts Condominiums). This is most of the city block that is bounded by Main, St Paul, King and Pine Streets and includes all the properties that have overlapping elevations on the highly visible Main Street, St Paul Street and Pine Street frontage. This master sign plan references a set of rendered elevations depicting the locations and types of proposed new signage, as well as photographs showing the existing signage at the various buildings that are part of the PUD.

As the master plan only covers sign types, placement and illumination, the included sign designs are intended to provide the required detail for review of these factors, but are only meant as illustrative examples with respect to their graphic content. However, if the master plan is approved then the applicant is prepared to submit a zoning permit application for the specific new signage proposed for the Hilton Garden Inn and TD Bank.

The specific signage designs for the companion retail space under construction in the Armory Building at 101 Main Street will be developed and applied for separately once a tenant is identified. The only other placeholder sign envelope is for the proposed corner sign located on the east and south face of the Hinds Lofts building that would require approval of a final design by the Condo Association prior to submitting a detailed application for that building.

The proposed plan is compatible with the overall site and its individual buildings, as well as the character of the surrounding area pursuant to the provisions of Article 6, including design standards. The site is located entirely within the Downtown Transition zoning district and is seeking master plan approval to allow for flexibility in the type and placement of signs as envisioned for mixed-use districts in Sec 7.2.3 of the Ordinance. Specifically, relief is being sought from the 14' maximum height restriction under the baseline ordinance requirements for Mixed-Use Districts.

There is precedent elsewhere in the City's downtown core for higher building signage including longstanding examples at the Peoples United Bank building, Bennington Potters, Flynn Theatre, and Leunigs - as well as more recent examples including Macy's, Outdoor Gear

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DEPARTMENT OF
PLANNING & ZONING

Exchange, Panera Bread, and at 35 Church Street, where high parallel signs were recently approved for City Sports. Photos of these precedent signs are included as part of this application.

The attached rendered elevations show the mix of backlit-illuminated parallel signs proposed for the new Hilton Garden Inn hotel and its companion retail space located on the bottom floor of the attached Armory building, as well as one additional building mounted sign on the TD Bank Building (to replace the large freestanding sign being removed next to the Armory) and one corner sign wrapping the east and south elevations of the Hinds Lofts building. All of these proposed back-lit signs will feature opaque solid color field materials and utilize either long-life LED lamping or high-efficiency fluorescent lamping to illuminate the lettering or contrasting graphic elements located within the un-illuminated field material.

Based on feedback from Zoning staff on previously proposed signage for the Armory building, blade-style projecting signs have been replaced with vertically-oriented parallel signs on the building's narrow brick pilasters (see east and west elevations) and along the side of the main entrance door (see north elevation). The corner sign placeholder proposed for the Hinds Lofts building is very similar in size and location to the temporary marketing sign that was previously installed on this building (see photo attached for context). The proposed signs for the Armory and Hinds Lofts buildings are respectful of these buildings' historic character and will be anchored into mortar rather than drilling into the bricks themselves.

The total square footage of the proposed new parallel signs for the North Elevation of the Hotel/Armory building is 95.7 SF.

The total square footage of the proposed new parallel signs for the West Elevation of the Hotel/Armory building is 30.8 SF.

The total square footage of the proposed new parallel signs for the East Elevation of the Hotel/Armory building is 34.8 SF.

The total square footage of the proposed new parallel sign placeholder for the corner sign at the East & South Elevations of the Hinds Lofts is 22 SF.

The total square footage of the proposed new parallel sign for the West Elevation of the TD Bank building is 56 SF.

Banknorth Block - Signage Master Plan Area Calculations

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Existing Parallel Signs:

TD Bank Building	Square Feet
TD north elevation sign	28.00
TD east elevation sign	64.00
TD BANK TOTAL EXISTING PARALLEL SIGN SF:	92.00

Proposed New Parallel Signage:

TD Bank Building	Square Feet
TD new west elev sign	56.00
TD BANK TOTAL PROPOSED NEW SIGN SF:	56.00
TD BANK TOTAL EXISTING PLUS NEW SIGN SF:	148.00

Hotel/Armory Building	Square Feet
Hotel/Armory North Elevation	95.70
Hotel/Armory West Elevation	30.80
Hotel/Armory East Elevation	34.80
HOTEL/ARMORY TOTAL PROPOSED NEW SIGN SF:	161.30
HOTEL/ARMORY TOTAL EXISTING PLUS NEW SIGN SF:	161.30

Hinds Lofts Building	Square Feet
Hinds Lofts corner sign (combined east & south elevations)	22.00
HINDS LOFTS TOTAL PROPOSED NEW SIGN SF:	22.00
HINDS LOFTS TOTAL EXISTING PLUS NEW SIGN SF:	22.00

Building Frontage Summary	Frontage (Linear Feet)	Facade Area (SF)	15% of Area
TD Bank facing Main St*	162.5	5275	791
TD Bank facing St Paul St*	94	3510	527
TD Bank facing Pine St*	67.5	2618	393
Hotel/Armory facing Main St*	143	6086	913
Hotel/Armory facing St Paul St*	112	3537	531
Hotel/Armory facing Pine St*	191.5	5704	856
Hinds Lofts facing St. Paul St	77.5	4124	619
Hinds Lofts facing King St	76	4250	638

*NOTE: only measured façade area visible on renderings & excludes overlapping portions

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TD Bank - Building-Mounted Signs at Main Street Elevation



TD Bank - Building-Mounted Sign at St Paul Street Elevation



TD Bank - Blade-Style ATM Sign at Main Street Elevation



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DEPARTMENT OF
PLANNING & ZONING



TD Bank - Freestanding Sign by St Paul Street Driveway

TD Bank - Freestanding Sign at Main Street Driveway Entrance



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MAY 15 2014

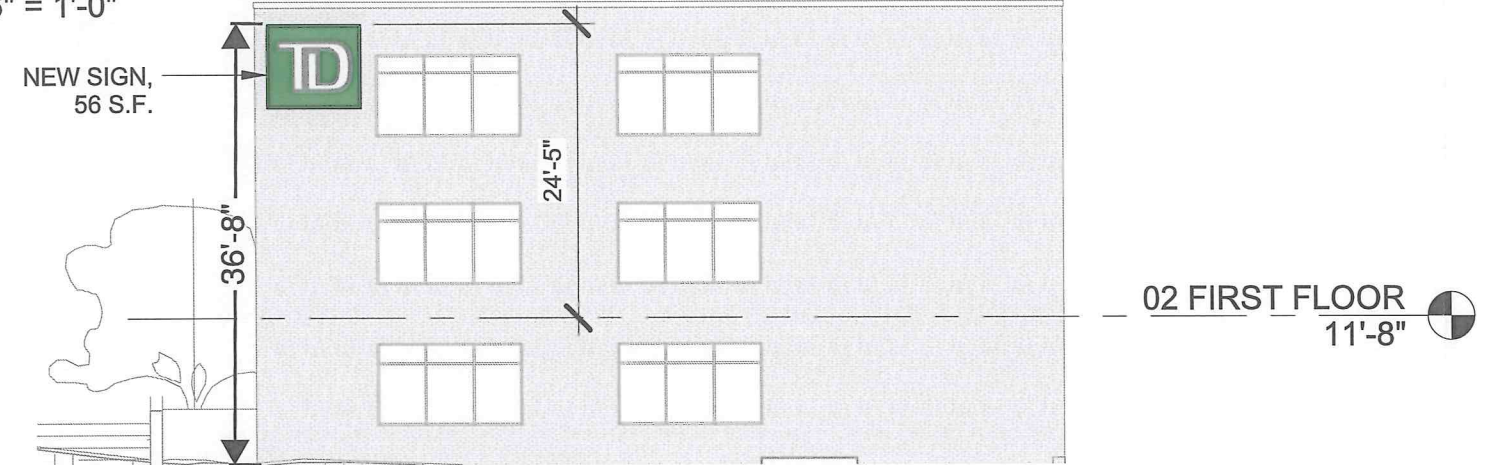
DEPARTMENT OF
PLANNING & ZONING

TD Bank - Freestanding Sign at Main Street Driveway Entrance

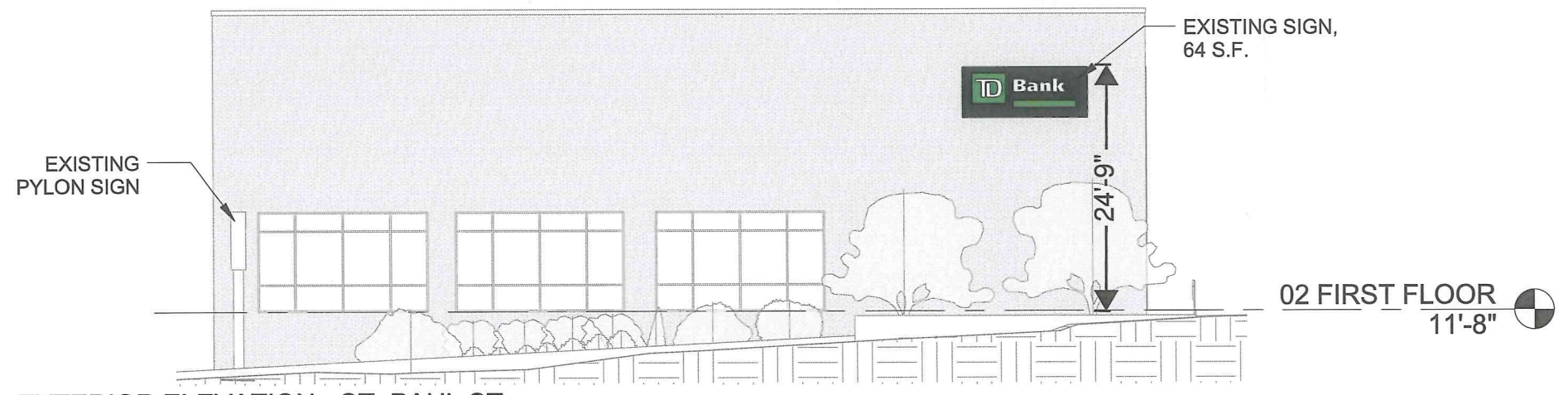




① EXTERIOR ELEVATION - MAIN STREET
1/16" = 1'-0"



② EXTERIOR ELEVATION - DRIVE UP ENTRY
1/16" = 1'-0"



③ EXTERIOR ELEVATION - ST. PAUL ST.
1/16" = 1'-0"

SIGNAGE NOTES

EXISTING SIGNAGE TO REMAIN

- (1) 28 S.F. WALL-MOUNTED PARALLEL SIGN
- (1) 64 S.F. WALL-MOUNTED PARALLEL SIGN
- (1) 36 S.F. FREESTANDING SIGN ON ST. PAUL ST.

TOTAL SIGNAGE AREA = 128 S.F.

BUILDING FRONTAGE:

- MAIN ST. = 162 FT.
- ST. PAUL ST. = 93 FT.

TOTAL FRONTAGE = 255 FT.

ALLOWED SIGNAGE, DOWNTOWN TRANSITION DISTRICT (MIXED USE)
2 S.F./LINEAR FOOT OF STREET FRONTAGE = 510 S.F.

POSSIBLE NEW SIGNAGE AREA = 382 S.F.

PROPOSED NEW SIGNAGE:

TD SHIELD AT DRIVE-THRU ENTRY: 56 S.F.

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PLANNING & ZONING

EXTERIOR ELEVATIONS

1/16" = 1'-0"

4/29



BURLINGTON, VT

111 MAIN STREET
BURLINGTON, VT 05401

Bergme

Bergmeyer Architectural PC
51 Sleeper Street
Boston, MA 02210
Phone 617 542 1025

RECEIVED
MAY 27 2014
DEPARTMENT OF
PLANNING & ZONING

CLIENT:
TD BANK
SIGN NUMBER:
TDB-BS.0007
SIGN CODE:
T-NK-BS-SH-LED-5

LOCATION:
VARIOUS

DATE:
10/10/13

DRAWN BY:
GJF

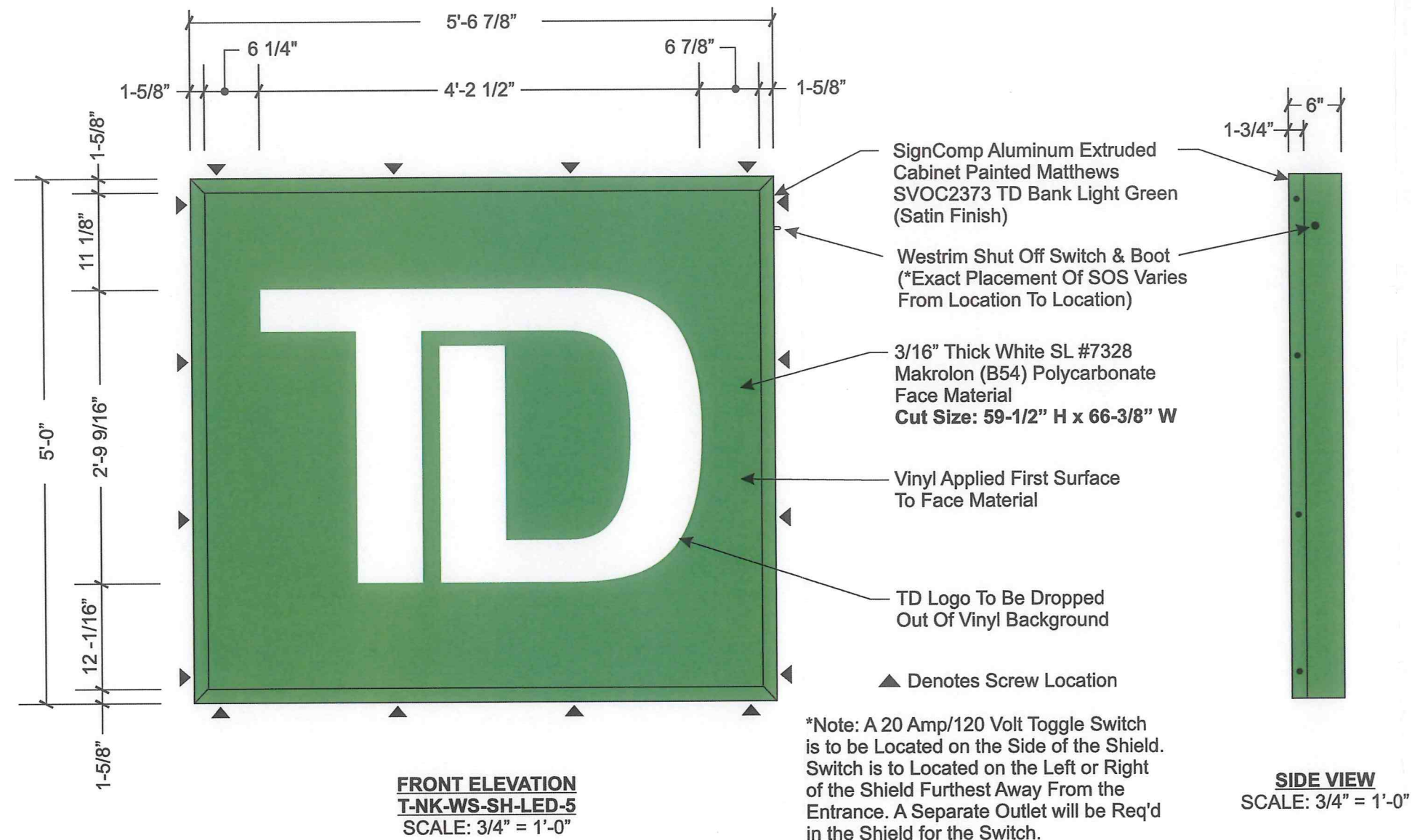
SHEET:
1 OF 3

DWG NUMBER:
B49870

TD COP PAGE NUMBER:
B.02

REVISION:
Number: Date:

THIS IS AN ORIGINAL UNPUBLISHED
CREATED BY TD BANK. IT IS SUBJECT TO
PERSONAL USE IN CONJUNCTION WITH
BEING PLANNED FOR YOU BY TD BANK.
BE SHOWN TO ANYONE OTHER THAN
ORGANIZATION NOR IS IT TO BE
REPRODUCED, OR EXHIBITED IN



COLOR SCHEDULE		
Background	V-2	
Case & Retainer	SP-2	

ELECTRICAL SCHEDULE	
Electrical Load	1.2 Amps @ 120 Volts
Electrical Requirements	(1) 20 Amp/120 Volt Circuits

STANDARD WALL SIGN NOTES	
1.	Sufficient Primary Circuit in Vicinity of Sign by Others.
2.	Final Primary Hook-up by Sign Installer, Where Allowed by Local Codes.
3.	Sign Shall be U.L. Listed.

LABEL PLACEMENT INSTRUCTIONS	
1.	UL Labels Should be Placed on Side of Signs Next to Shut Off Switch so They are Visible for the Local Inspector or Authority Having Jurisdiction During Final Inspection.

NEC ELECTRICAL NOTE	
1.	This sign is intended to be installed in accordance with the requirements of Article 600 of the National

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MAY 27 2014

DEPARTMENT OF
PLANNING & ZONING

CLIENT:

TD BANK

SIGN NUMBER:

TDB-BS.0007

SIGN CODE:

LOCATION:

VARIOUS

DATE:

10/10/13

DRAWN BY:

GJF

SHEET:

2 OF 3

DWG NUMBER:

B49870

TD COP PAGE NUMBER:

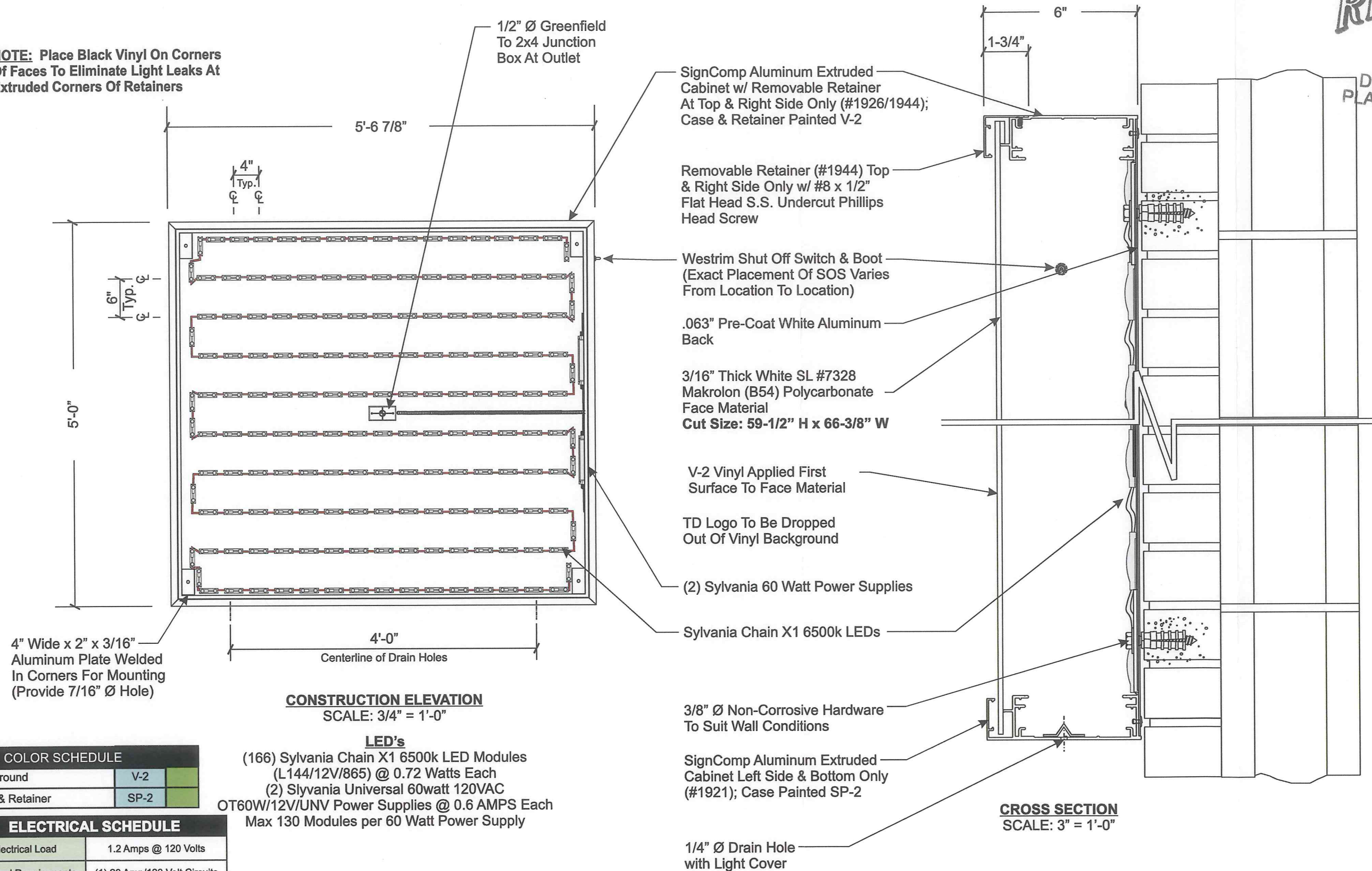
B.02

REVISION:

Number: Date:

THIS IS AN ORIGINAL UNPUBLISHED
CREATED BY TD BANK. IT IS SUBMITTED FOR
PERSONAL USE IN CONJUNCTION WITH THE
BEING PLANNED FOR YOU BY TD BANK. IT
BE SHOWN TO ANYONE OUTSIDE OF THE
ORGANIZATION NOR IS IT TO BE
REPRODUCED, OR EXHIBITED IN ANY MANNER.

NOTE: Place Black Vinyl On Corners
Of Faces To Eliminate Light Leaks At
Extruded Corners Of Retainers



COLOR SCHEDULE

Background	V-2
Case & Retainer	SP-2

ELECTRICAL SCHEDULE

Electrical Load	1.2 Amps @ 120 Volts
Electrical Requirements	(1) 20 Amp/120 Volt Circuits

STANDARD WALL SIGN NOTES

- Sufficient Primary Circuit in Vicinity of Sign by Others.
- Final Primary Hook-up by Sign Installer, Where Allowed by Local Codes.
- Sign Shall be U.L. Listed.

LABEL PLACEMENT INSTRUCTIONS

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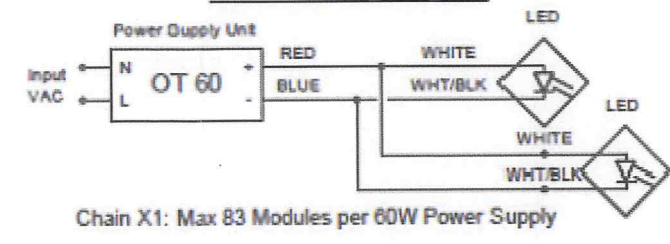
LED's
(166) Sylvania Chain X1 6500k LED Modules (L144/12V/865) @ 0.72 Watts Each
(2) Sylvania Universal 60watt 120VAC
OT60W/12V/UNV Power Supplies @ 0.6 AMPS Each
Max 130 Modules per 60 Watt Power Supply

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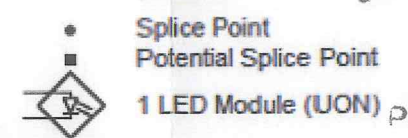
MAY 27 2014

DEPARTMENT OF
PLANNING & ZONING

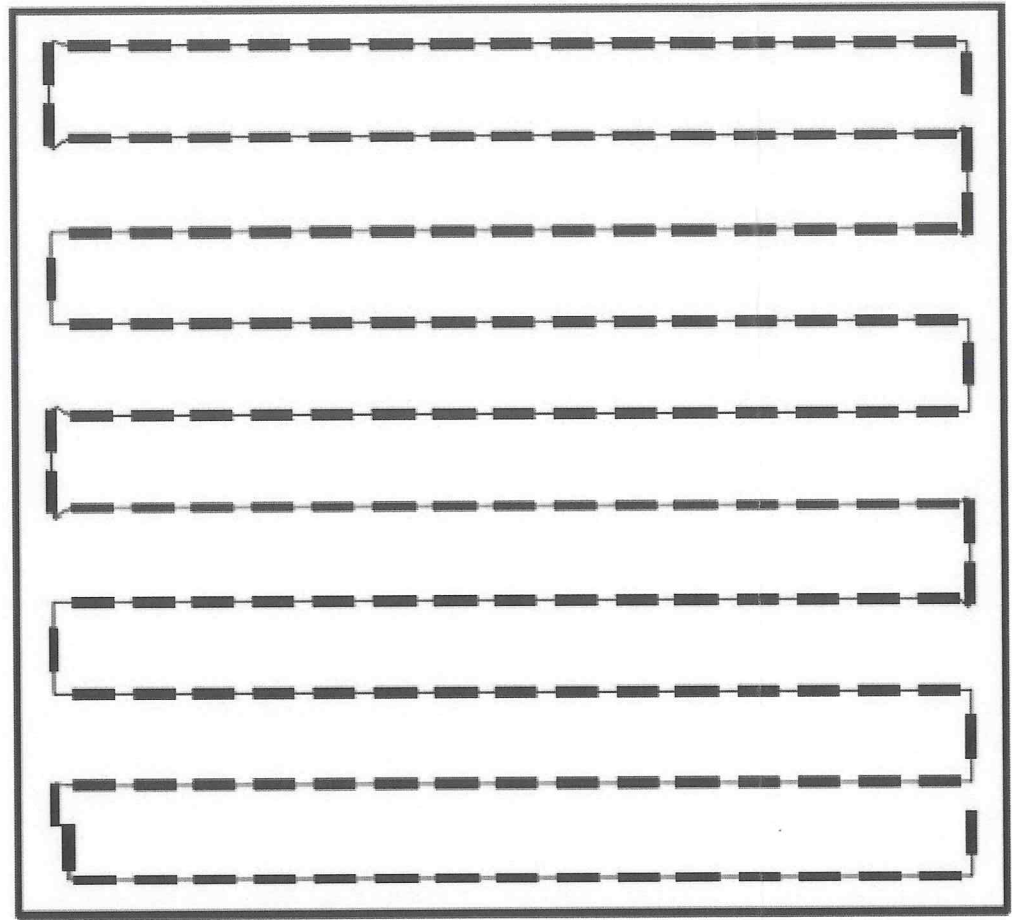
General Wiring Diagram



Legend



Notes:
Only parallel connections allowed.
Run is shown diagrammatically and should only be connected, if necessary, based on load info provided in the "Power Supply Information" chart.
Diagram Shows suggested wiring per power supply



FRONT VIEW: SIGN BOX
SCALE: 3/4"=1'-0"

Notes:

- For PS remote mounting: Power supplies should be installed behind the sign wall at distance from the LED modules within the range specified in the SYLVANIA's "Remote Wiring Distance" document.
- For PS inside channel letters: Power supplies should be installed inside the channel letter in such manner so that it does not significantly block any light output from the LED module. Position varies with the installation process.
- Spacing between boards and strings is approximate, and vary with the installation process.
 - Nominal AC Current is an estimation of the MAXIMUM current drawn by the total amount of power supplies used in the application. It is not based on the total LED load and is unrelated to the current outputted by the power supplies or the current driving the LED chips.
 - Refer to the applicable LED module installation guide and PIB for more installation safety and hazardous information and limitations.

BILL OF MATERIALS

QTY.	NAED	DESCRIPTION
4	71071	L144/12V/865 (CHAIN X1 6500k)
2	51603/51632	OT60W/12V/UNV (120-277)
Application notes:		
Total Board Count:		Total LED Wattage:
166		120 Watts
Total Linear Feet:		Total System Wattage:
83		145 Watts
		Nominal AC Current (A):
		1.2 Amps at 120VAC

REVISIONS			
No.	DATE	BY	COMMENTS

Customer: TD BANK	Signage Name: TD BANK SIGN BOX
	Completion Date: 1/25/2013
Salesperson: SONNY JARMAN	Scale: AS NOTED
	Drawn By: R.C. - ET SSL AL

Contact Information: OSRAM Sylvania www.sylvania.com	100 Endicott Street Danvers, MA 01923 USA 1-800-LIGHTBULB
OSRAM Sylvania provides this BOM and layout estimate for convenience, and gives no warranty, expressed or implied, as to the accuracy of the provided information. Please use this information to get an estimate parts list. This tool should not be your only source of information. The customer should always test the specific parts to determine the most accurate BOM and layout.	



CLIENT:
TD BANK

SIGN NUMBER:
TDB-BS.0007

SIGN CODE:

LOCATION:
VARIOUS

DATE:
10/10/13

DRAWN BY:
GJF

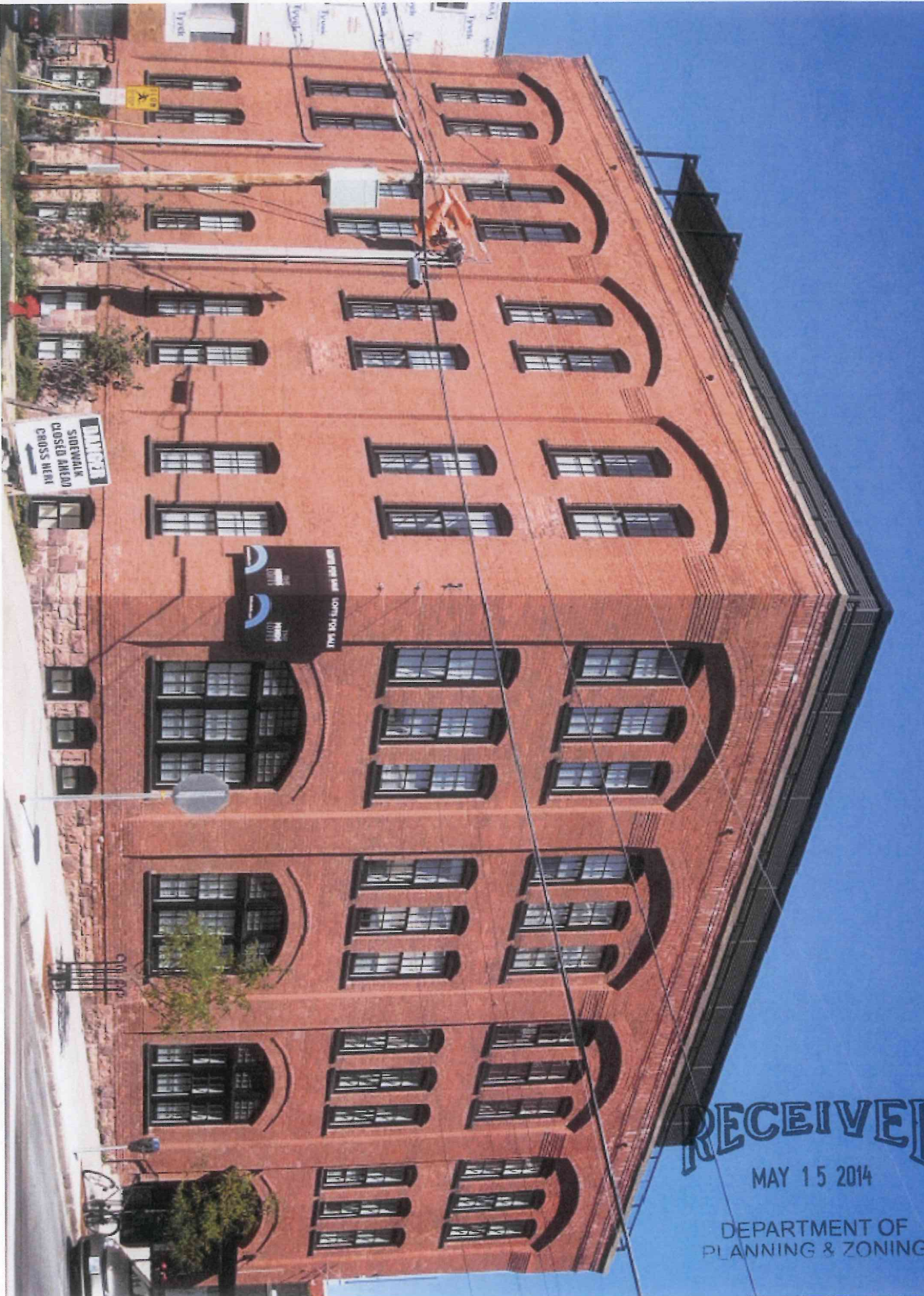
SHEET:
3 OF 3

DWG NUMBER:
B49870

TD COP PAGE NUMBER:
B.02

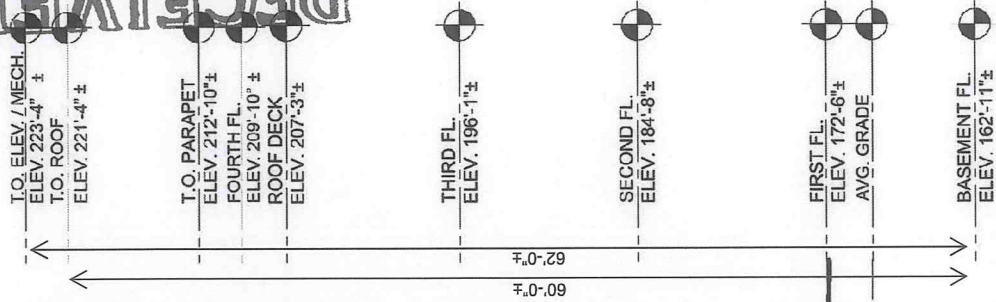
REVISION:
Number: Date:

THIS IS AN ORIGINAL UNPUBLISHED
CREATED BY TD BANK. IT IS SUBMITTED
PERSONAL USE IN CONJUNCTION
BEING PLANNED FOR YOU BY TD BANK.
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Hinds Lofts Building - Photo of Corner Sign Previously Used for Temporary Marketing

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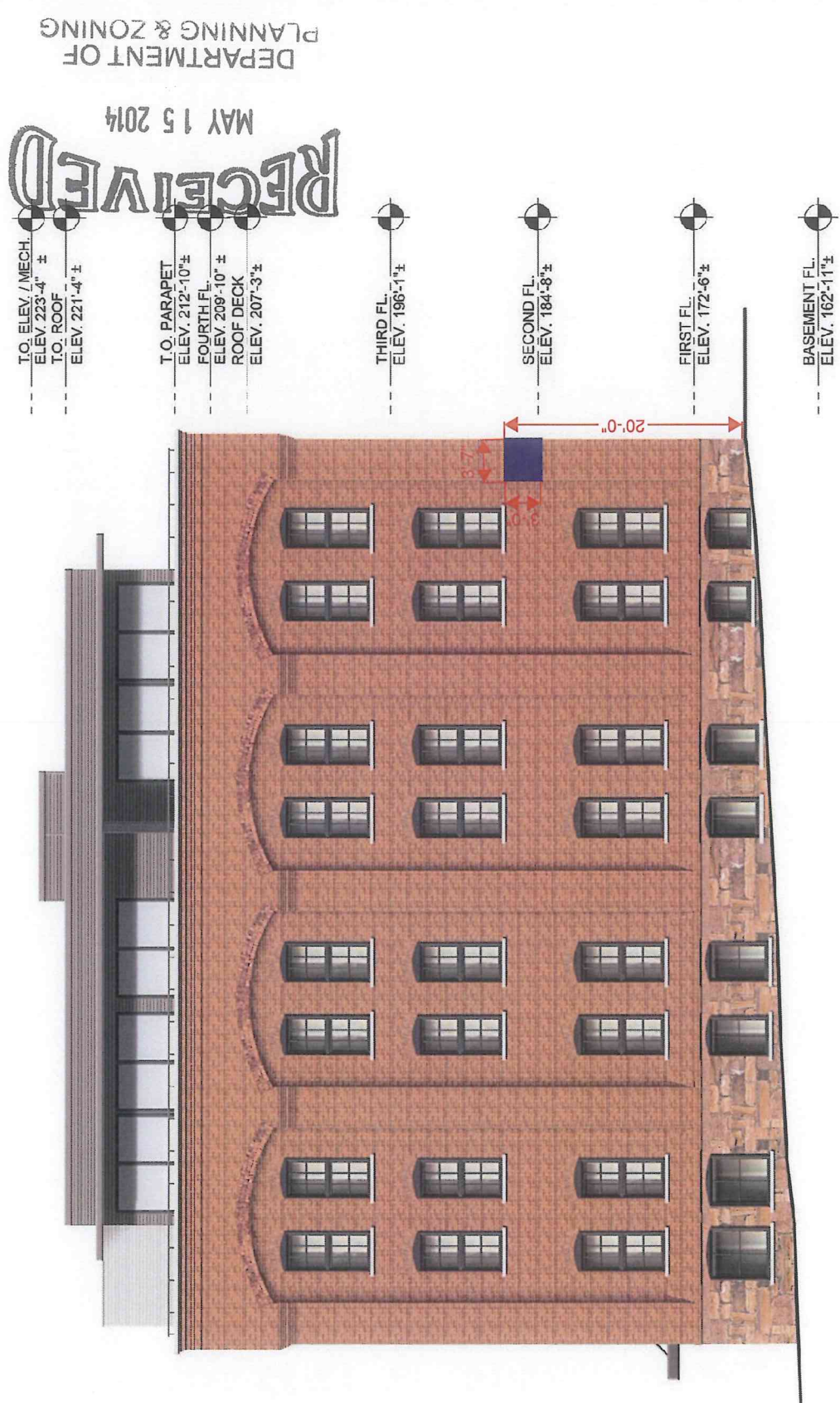
East Elevation (St Paul Street) SCALE: 1/8" = 1'-0"

A-1

October 24, 2006

Redstone Hinds Building • 161 ST PAUL STREET

lemay+youkel



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NORTH ELEVATION - Main Street

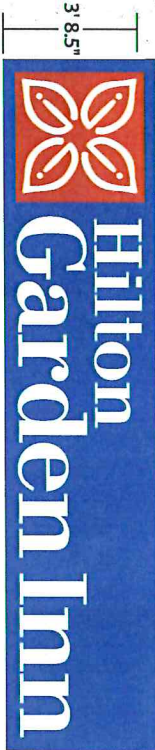
Scale: 1/16" = 1'

Frontage: TBD

Print History	Date	Description	Title	Hilton Garden Inn	Sign Type	HGI-ICLL-24S-W
3163BE	6/14/13		City/State	Burlington, VT	Location	Main St., Left Side (corner of Pine & Main St.)
3163BE-2	10/7/13	update rendering	Customer	Main Course Hospitality Group	Size	3' 8.5" x 19' 2" (71 sq ft)
3163BE-3	12/30/13	update rendering	Acct Exec.	AC	Description	LED channel letterset w/ fiolet
			Quote	25555		White day / white night letters

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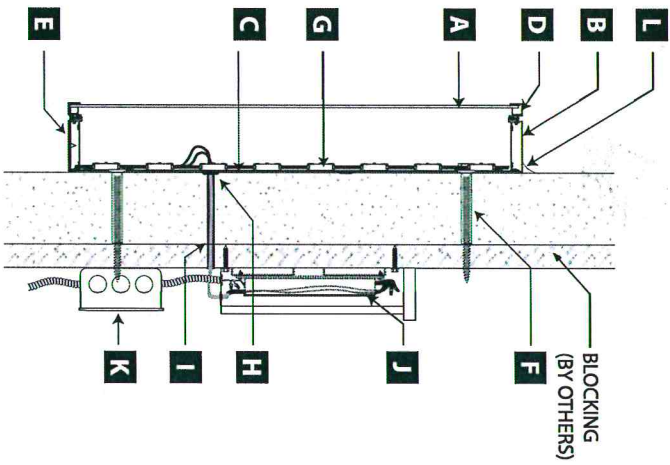
Scale: 3/16" = 1'



TYPICAL BRIDGE DETAIL NTS

MATERIALS / COLORS

- A MATERIAL:**
Fabricated aluminum cabinet w/ cut-thru aluminum faces. Paint to match PMS 2756c blue satin finish. 1/8" white acrylic backer w/ 3M 3630-73 red PVS floret logo.
- B RETURNS:** .040 aluminum coil, painted Akzo 354C2 Metallic Silver (gloss)
- C ALUM. CADCUT BACKS:** .063 aluminum CAD-cut
- D RETAINERS:** SignComp 1 1/2"
- E WEEP HOLES IN LOW POINTS (2) MIN.**
- F HARDWARE:** LONG DECKING SCREW w/ SPACER / SILICONE
- G LIGHTING:**
Internally illuminated with T12 H/O daylight lamps.
- H RUBBER GROMMET**
- I PLTC CABLE SEAL PASS-THRU w/ SILICON (USE SEALTITE IF REQ'D BY LOCAL CODE)**
- J POWER SUPPLIES:** Remote PS12-60 power supplies mounted in transformer enclosures.
- K J-BOX with PRIMARY ELECTRICAL (BY OTHERS)**
- L SILICONE BEAD ON UNSEEN TOP EDGES**



Construction and Mounting Detail

Detail

NOTES

- 1. Light-enhancement paint to be applied to CL interiors.
- 2. UL LABELS REQUIRED - Install in accordance with NEC
- 3. Primary Electrical by others.
- 4. FASCI A: color & construction TBD

Blocking Required. Blocking By Others

Volt: 120 - Power is based off 120 volt.
If signs use anything other than 120 volt, then a difference in price will apply or a step down transformer will need to be used.

TECHNICAL PAGE				UL FILE NO. E70436			
Print	3163BE-3	Quote	25555	Installation Method	FLUSH MONT w/ LONG DECKING SCREWS, SPACERS & SILICONE	Amps	TBD
Date	12/30/13	Line	20			Volts	120
2 of 2				This drawing contains original elements created by Lauretano Sign Group, Inc., and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc. and it is intended for your review and approval purposes only. This drawing is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.			

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LINE 20

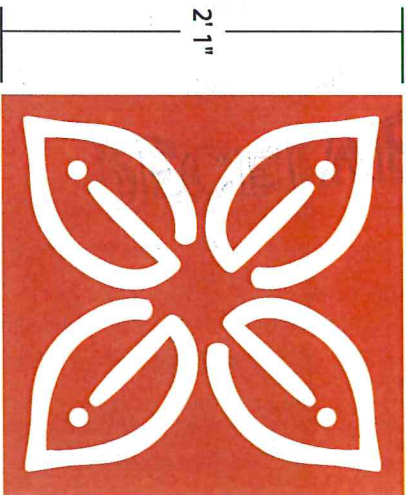
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LINE 23

NORTH ELEVATION - Main Street
 Scale: 1/16" = 1'
 Frontage: TBD

Print History	Date	Description	Title	Hilton Garden Inn	Sign Type	HGI-Floret
22668E	12/16/13		City/State	Burlington, VT	Location	NORTH ELEVATION - Main Street
22668E-2	12/19/13		Customer	Main Course Hospitality Group	Size	2' 1" x 2' 1" (4 sq ft)
			Acct Exec.	AC	Description	LED Floret Logo
			Quote	25555		



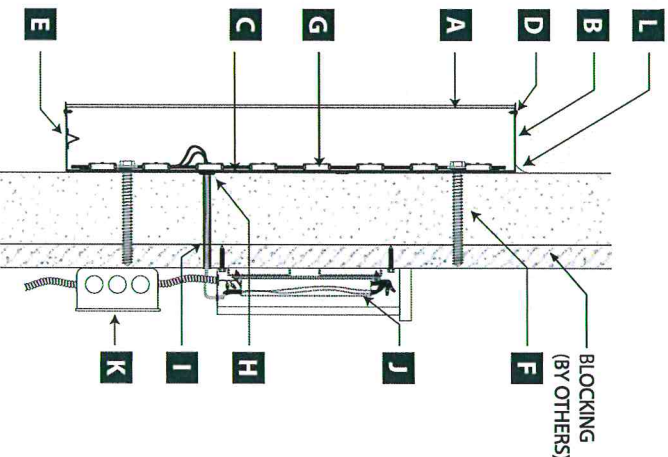
Scale: 1" = 1'

MATERIALS / COLORS

- A** .177 thk. white Gyro SG acrylic w/ 3M PSV 3630-73 Trans. Dark Red PSV 1st surface
- B** .040 aluminum returns, painted Akzo 354C2 Metallic Silver (gloss)
- C** .063 aluminum, paint interior with light enhancement
- D** 1" red Jewelite retainers
- E** WEEP HOLES IN LOW POINTS (2) MIN.
- F** HARDWARE: LAG BOLTS
- G** GE Tetra PowerMAX white LEDs (3 LEDs/module, 1.5 mods./ft.)
- H** RUBBER GROMMET
- I** PLTC CABLE SEAL PASS- THRU w/ SILICONE (USE SEALTITE IF REQD BY LOCAL CODE)
- J** POWER SUPPLIES: Remote PS12-60 power supplies mounted in transformer enclosures.
- K** J-BOX with PRIMARY ELECTRICAL (BY OTHERS)
- L** N/A

NOTES

- 1) BLOCKING BY OTHERS REQUIRED.
- 2) UL LABELS REQUIRED - INSTALL IN ACCORDANCE WITH NEC
- 3) PRIMARY ELECTRICAL BY OTHERS.
- 4) IF AVAILABLE POWER IS NOT 120 VOLT, THEN A DIFFERENCE IN PRICE WILL APPLY OR A STEP DOWN TRANSFORMER WILL NEED TO BE USED.
- 5) FASCI/A: TBD



Typical Construction and Mounting Detail

TECHNICAL PAGE

Print	5266BE-2	Quote	25555	Installation Method	Lag bolts	Amps	TBD
Date	12/19/13	Line	22			Volts	120

UL FILE NO. E70436

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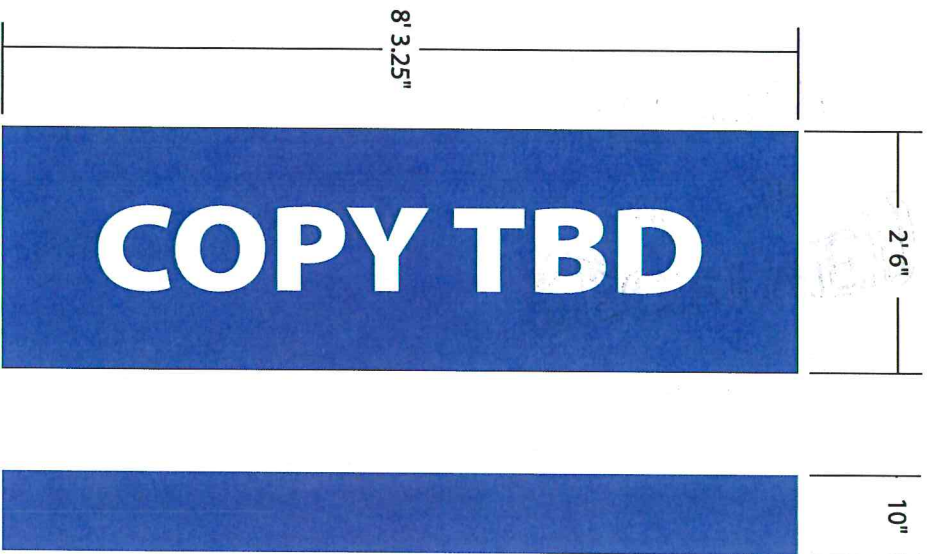


NORTH ELEVATION - Main Street

Scale: 1/16" = 1'

Frontage: TBD

Print History	Date	Description	Title	Hilton Garden Inn	Sign Type	Wall Sign - Ill
267BE	12/16/13		City/State	Burlington, VT	Location	NORTH ELEVATION - Main Street
267BE-2	12/19/13		Customer	Main Course Hospitality Group	Size	8' 3.25" x 2' 6" (20.7 sq ft)
			Acct Exec.	AC	Description	Illuminated Wall Sign
			Quote	25555		



Scale: 1/2" = 1'

END VIEW

MATERIALS / COLORS

Fabricated aluminum cabinet w/ cut-thru aluminum faces. Paint to match PMS 2756c blue satin finish. 1/8" white acrylic backer. Internally illuminated with T12 H/O daylight lamps.

NOTES

- 1) UL LABELS REQUIRED - INSTALL IN ACCORDANCE WITH NEC
- 2) PRIMARY ELECTRICAL BY OTHERS.
- 3) IF AVAILABLE POWER IS NOT 120 VOLT, THEN A DIFFERENCE IN PRICE WILL APPLY OR A STEP DOWN TRANSFORMER WILL NEED TO BE USED.
- 4) FASCIA: BRICK, COLOR TBD

TECHNICAL PAGE				UL FILE NO. E70436	
Print	5267BE-2	Quote	25555	Installation Method	Masonry Screws
Date	12/19/13	Line	23		
2 of 2				Amps	TBD
				Volts	120

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WEST ELEVATION - Pine Street

Scale: 1/16" = 1'

Frontage: TBD

Print History	Date	Description	Title	Hilton Garden Inn	Sign Type	Wall Sign - III
5268BE	12/16/13		City/State	Burlington, VT	Location	WEST ELEVATION - Pine Street
5268BE-2	12/19/13		Customer	Main Course Hospitality Group	Size	9' 6.5" x 2' 8" (25.4 sq ft)
			Acct Exec.	AC	Description	Illuminated Wall Sign
			Quote	25555		

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MATERIALS / COLORS

Fabricated aluminum cabinet w/ cut-thru aluminum faces. Paint to match PMS 2756c blue satin finish.
 1/8" white acrylic backer w/ 3M 3630-73 red PSV floret logo.
 Aluminum top & bottom accents painted AKZO 354C2 silver metallic, gloss finish.
 Internally illuminated with T12 H/O daylight lamps.

NOTES

- 1) UL LABELS REQUIRED - INSTALL IN ACCORDANCE WITH NEC
- 2) PRIMARY ELECTRICAL BY OTHERS.
- 3) IF AVAILABLE POWER IS NOT 120 VOLT, THEN A DIFFERENCE IN PRICE WILL APPLY OR A STEP DOWN TRANSFORMER WILL NEED TO BE USED.
- 4) FASCIA: BRICK, COLOR TBD

TECHNICAL PAGE				UL FILE NO. E70436	
Print	5268BE-2	Quote	25555	Installation Method	Masonry Screws
Date	12/19/13	Line	24	Amps	TBD
				Volts	120

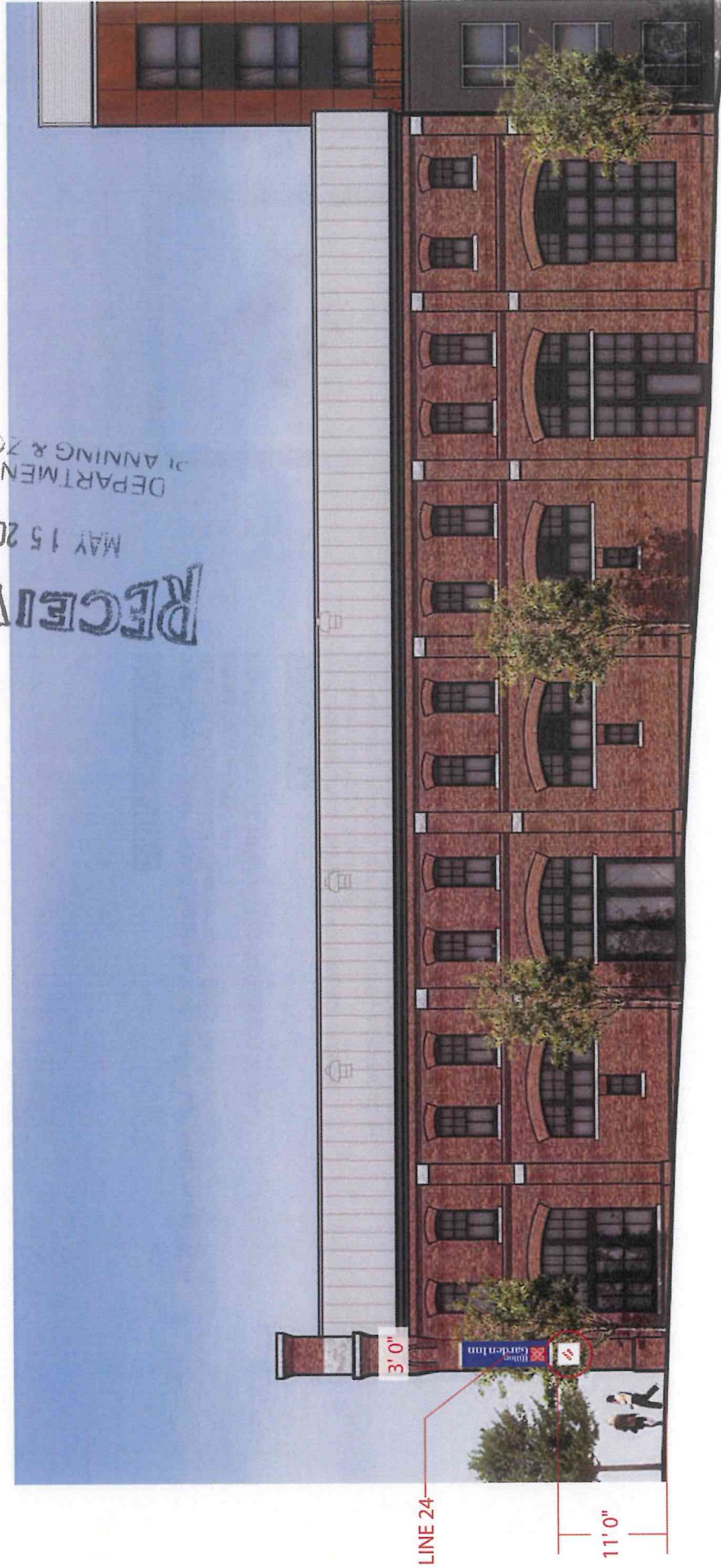
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WEST ELEVATION - Pine Street

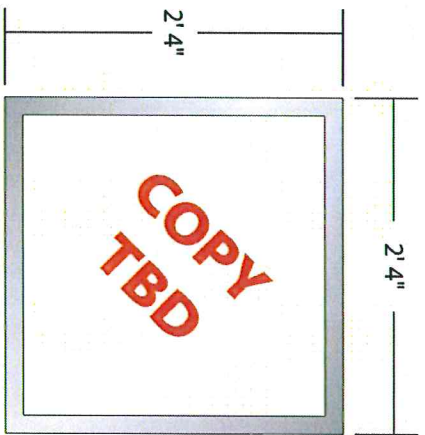
Scale: 1/16" = 1'

Frontage: TBD

Print History	Date	Description	Title	Sign Type	Wall Sign - III
5272BE	12/16/13		City/State Burlington, VT	Location	WEST ELEVATION - Pine Street
5272BE-2	12/18/13		Customer Main Course Hospitality Group	Size	2' 4" x 2' 4" (5.4 sq ft)
			Acct Exec. AC	Description	Illuminated Wall Sign
			Quote 25555		

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MATERIALS / COLORS

SignComp cabinet (#2025 Single face Body) & 1-1/2" retainers (#2055)
 painted AKZO 354C2 silver metallic, gloss finish.
 Lexan face w/ PSV
 Internally illuminated with T12 H/O daylight lamps.

NOTES

- 1) UL LABELS REQUIRED - INSTALL IN ACCORDANCE WITH NEC
- 2) PRIMARY ELECTRICAL BY OTHERS.
- 3) IF AVAILABLE POWER IS NOT 120 VOLT, THEN A DIFFERENCE IN PRICE WILL APPLY OR A STEP DOWN TRANSFORMER WILL NEED TO BE USED.
- 4) FASCIA: BRICK, COLOR TBD

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TECHNICAL PAGE

UL FILE NO. E70436

Print	5272BE-2	Quote	25555	Installation Method	Masonry Screws	Amps	TBD
Date	12/18/13	Line	28			Volts	120

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EAST ELEVATION - St. Paul Street & Armory

Scale: 1/16" = 1'

Frontage: TBD

Print History	Date	Description	Title	Sign Type	Wall Sign - III
5270BE	12/16/13		City/State Burlington, VT	Location	EAST ELEVATION - St. Paul Street & Armory
5270BE-2	12/19/13		Customer Main Course Hospitality Group	Size	9' 6.5" x 2' 8" (25.4 sq ft)
			Acct Exec. AC	Description	Illuminated Wall Sign
			Quote 25555		

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phone: 860.582.0233 fax: 860.583.0949



MATERIALS / COLORS

Fabricated aluminum cabinet w/ cut-thru aluminum faces. Paint to match PMS 2756c blue satin finish.
 1/8" white acrylic backer w/ 3M 3630-73 red PSV floret logo.
 Aluminum top & bottom accents painted AKZO 354C2 silver metallic, gloss finish.
 Internally illuminated with T12 H/O daylight lamps.

NOTES

- 1) UL LABELS REQUIRED - INSTALL IN ACCORDANCE WITH NEC
- 2) PRIMARY ELECTRICAL BY OTHERS.
- 3) IF AVAILABLE POWER IS NOT 120 VOLT, THEN A DIFFERENCE IN PRICE WILL APPLY OR A STEP DOWN TRANSFORMER WILL NEED TO BE USED.
- 4) FASCIA: BRICK, COLOR TBD

END VIEW

TECHNICAL PAGE				UL FILE NO. E70436	
Print	5270BE-2	Quote	25555	Installation Method	Masonry Screws
Date	12/19/13	Line	26	Amps	TBD
				Volts	120

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EAST ELEVATION - St. Paul Street & Armory

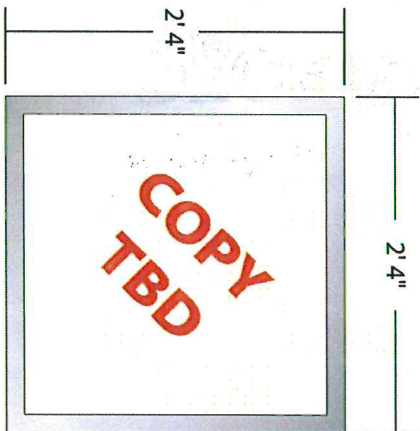
Scale: 1/16" = 1'

Frontage: TBD

Print History	Date	Description	Title	Sign Type	Wall Sign - III
5271BE	12/16/13		City/State Burlington, VT	Location	EAST ELEVATION - St. Paul Street & Armory
5271BE-2	12/19/13		Customer Main Course Hospitality Group	Size	2' 4" x 2' 4" (5.4 sq ft)
			Acct Exec. AC	Description	Illuminated Wall Sign
			Quote 25555		

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MATERIALS / COLORS

SignComp cabinet (#2025 Single face Body) & 1-1/2" retainers (#2055) painted AKZO 354C2 silver metallic, gloss finish.
Lexan face w/ PSV
Internally illuminated with T12 H/O daylight lamps.

NOTES

- 1) UL LABELS REQUIRED - INSTALL IN ACCORDANCE WITH NEC
- 2) PRIMARY ELECTRICAL BY OTHERS.
- 3) IF AVAILABLE POWER IS NOT 120 VOLT, THEN A DIFFERENCE IN PRICE WILL APPLY OR A STEP DOWN TRANSFORMER WILL NEED TO BE USED.
- 4) FASCIA: BRICK, COLOR TBD

TECHNICAL PAGE			UL FILE NO. E70436	
Print	5271BE-2	Quote	25555	Installation Method
Date	12/19/13	Line	27	Masonry Screws
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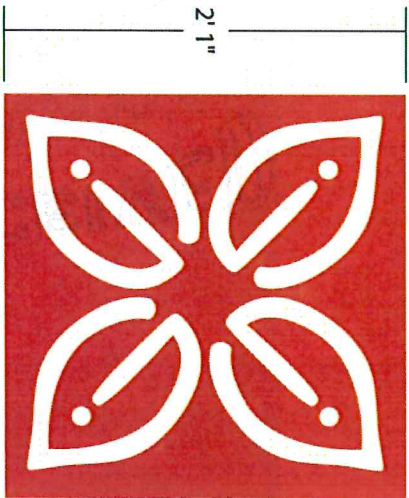


EAST ELEVATION - St. Paul Street & Armory
Scale: 1/16" = 1'
Frontage: TBD

Print History	Date	Description	Title	Hilton Garden Inn	Sign Type	HGI-Floret
5269BE	12/16/13		City/State	Burlington, VT	Location	EAST ELEVATION - St. Paul Street & Armory
			Customer	Main Course Hospitality Group	Size	2' 1" x 2' 1" (4 sq ft)
			Acct Exec.	AC	Description	LED Floret Logo
			Quote	25555		

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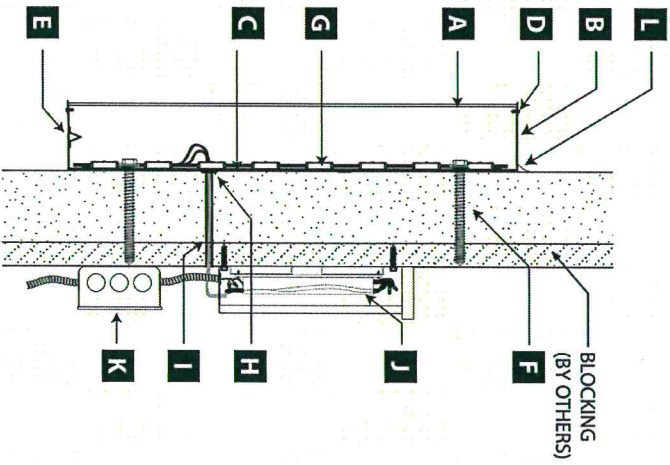
Scale: 1" = 1'

MATERIALS / COLORS

- A** .177 thk. white Gyro SG acrylic w/ 3M PSV 3630-73 Trans. Dark Red PSV 1st surface
- B** .040 aluminum returns, painted Akzo 354C2 Metallic Silver (gloss)
- C** .063 aluminum, paint interior with light enhancement
- D** 1" red Jewelite retainers
- E** WEEP HOLES IN LOW POINTS (2) MIN.
- F** HARDWARE: LAG BOLTS
- G** GE Tetra PowerMAX white LEDs (3 LEDs/module, 1.5 mods./ft.)
- H** RUBBER GROMMET
- I** PLTC CABLE SEAL PASS- THRU w/ SILICONE (USE SEALTITE IF REQ'D BY LOCAL CODE)
- J** POWER SUPPLIES: Remote PS1 2-60 power supplies mounted in transformer enclosures.
- K** J-BOX with PRIMARY ELECTRICAL (BY OTHERS)
- L** N/A

NOTES

- 1) BLOCKING BY OTHERS REQUIRED.
- 2) UL LABELS REQUIRED - INSTALL IN ACCORDANCE WITH NEC
- 3) PRIMARY ELECTRICAL BY OTHERS.
- 4) IF AVAILABLE POWER IS NOT 120 VOLT, THEN A DIFFERENCE IN PRICE WILL APPLY OR A STEP DOWN TRANSFORMER WILL NEED TO BE USED.
- 5) FASCIA: TBD



Typical Construction and Mounting Detail

TECHNICAL PAGE			
Print	5269BE	Quote	25555
Date	12/16/13	Line	25
		Installation Method	Lag bolts
			Lag bolts
			Volts
			120
			Amps
			TBD
			UL FILE NO. E70436

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