

Burlington Development Review Board

645 Pine Street, Dept. of Permitting & Inspections
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188

Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Brooks McArthur
Kienan Christianson
vacant
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, June 16, 2020, 5:00 PM

PUBLIC HEARING NOTICE

REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/83924828851?pwd=UGgyYUplR0wwL25zeXdK3RFQnJxQT09>

Meeting Password: 045573

Telephone: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or
+1 253 215 8782 or +1 346 248 7799

Webinar ID: 839 2482 8851

- 1. 19-0980CA/MA; 110 Riverside Ave (NAC-R, Ward 1E) Sisters & Brothers Investment Group, LLP**
57-unit apartment building with underground parking. *Re-opened hearing.*
- 2. 20-0742CU; 51 Blodgett Street (RM, Ward 3C) Martha M. Dallas**
One-bedroom bed and breakfast short-term rental.
- 3. 20-0773CU; 10 Baird Street (RL, Ward 5S) Gretchen R. Kruesi**
Requesting a one-bedroom bed and breakfast and 1 space-parking waiver.

Plans may be viewed upon request by contacting the Department of Permitting & Inspections 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 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/drdb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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Department of Permitting and Inspections

Zoning Division
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<http://www.burlingtonvt.gov/PZ/>
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

William Ward, Director
Theodore Miles, Interim Code Compliance Officer
Charlene Orton, Permitting and Inspections Administrator
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: ~~April 21, 2020~~ June 16, 2020
RE: ZP20-0773CU, 10 Baird 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.

File Number: ZP20-0773CU

Zone: RL **Ward:** 5S

Date application accepted: March 13, 2020

Applicant/ Owner: Gretchen Kruesi

Request: One-bedroom Bed and Breakfast/short term rental in existing owner occupied single family residence. One space parking waiver.

Applicable Regulations: Article 3 (Applications and Reviews), Article 8 (Parking)

Background Information:

The applicant is seeking approval to establish a 1-bedroom short term rental associated with the existing residence. Short term rentals are presently treated as bed and breakfasts while the city works to codify standards expressly for short term rentals. A bed and breakfast is a conditional use in the RL zone, wherein the subject property is located. It is predicated on owner-occupancy of the property and limited to 3 bedrooms. The property is presently approved as a single-family home. The owner lives onsite. No site or exterior building alterations are included in this application.

There are no permits on file for 10 Baird Street. This is a private street with condominium residential units (South Meadow). A letter of guidance from a representative of the South Meadow Homeownership Condominium Association is included with the application.

Recommended motion: If the DRB recognizes the availability of parking on the private street and designated condo parking areas as support of a one space parking waiver, **Conditional Use approval subject to the following findings and conditions.**

I. Findings:

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review

Section 3.5.6 (a) Conditional Use Review Standards

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

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

The property is served by municipal utilities. Sufficient water and sewer service are available. A State of Vermont wastewater permit may be required for the new use.

Affirmative finding.

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

The property is located within an established residential neighborhood in the low density residential zoning (RL) district. The RL zoning district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. This district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhoods' development history. The proposed bed and breakfast use is small – just 1 bedroom – and is associated with an owner-occupied residence as required. The MDP does not address bed and breakfasts, but as it will be associated with an owner-occupied residence in the RL zone, it can be found consistent with the intent of the district and municipal development plan. **Affirmative finding.**

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

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

Affirmative finding.

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

No traffic analysis is required for this application. The proposed bed and breakfast will utilize an existing bedroom within a single family home and is expected to generate negligible additional traffic with guest turnover. **Affirmative finding.**

and,

5. *The utilization of renewable energy resources;*

The proposed use will not preclude the future use of wind, water, solar, geothermal or other renewable energy resource. **Affirmative finding.**

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances;* As a change in use to a bed and breakfast (short term rental), Vermont rooms and meals tax will be required. **Affirmative finding as conditioned.**

(b) Major Impact Review Standards Not applicable.

(c) Conditions of Approval:

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

1. *Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.* The proposed bed and breakfast is not expected to produce offsite noise or glare that would require mitigation. **Affirmative finding.**
2. *Time limits for construction.* No construction timeline or phasing are included in this proposal. The standard 3-year timeframe for zoning permits will apply. **Affirmative finding.**
3. *Hours of operation and/or construction to reduce the impacts on surrounding properties.* Hours of operation do not apply to the proposed use. As a bed and breakfast, guests will stay overnight. No construction is associated with this proposal. **Affirmative finding.**
4. *That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions;*
Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time.
5. *Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*
See recommended conditions.

Article 8: Parking

Section 8.1.8 Minimum Off-Street Parking Requirements

Total onsite parking required is 3 spaces (2 for the residence and 1 for the bed and breakfast (1 per bedroom)). The driveway and attached garage can provide the required 2 spaces for the single-family residence. The additional parking space may be provided on street (Baird is a private street), or in identified parking areas, which include visitor spaces within the condominium complex. The applicant identifies themselves as a one-car family and has informed that the association is aware that guests park along the private association roads. Designated parking areas with identified visitor parking are also available within the association. **Affirmative finding** if alternate parking is accepted by the Board in support of a one space parking waiver.

II. Conditions of Approval

1. A State of Vermont wastewater permit may be required. It is the applicant's responsibility to investigate and secure such a permit if required.
2. The short term rental use (bed and breakfast) is limited to 1 bedroom and is contingent on continued owner occupancy of the residence.
3. The applicant is responsible for ensuring compliance with state regulations regarding short term Bed and Breakfast type rentals, including but not limited to payment of required rooms and meals taxes.
4. Standard Conditions 1-15.

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

South Meadow Homeownership Condominium Association, Inc.

March 12, 2020

Gretchen Kruessi
10 Baird Street
Burlington, VT 05401

RECEIVED
MAR 13 2020
BURLINGTON
PERMITTING & INSPECTIONS

Gretchen,

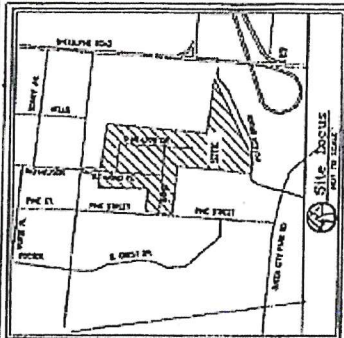
This letter is to acknowledge your recent communication to the South Meadow Executive Board, regarding the renting of your guest bedroom on a short-term basis. The Executive Board has approved your request with the understanding that the conditions listed below will be followed:

- You continue to live full-time at 10 Baird Street, Burlington VT 05401 as your primary residence.
- A maximum of 2 guests are permitted per night stay in your guest bedroom.
- Guests are provided a copy of the rules and regulations of the South Meadow Homeowners Association.
- You maintain communication with neighbors and the Executive Board if any issues should arise.

Should you have any questions or concerns regarding these conditions, please feel free to contact myself, the property manager for the South Meadow Homeowners Association.

Sincerely,

Dominique Morway
Agent for South Meadow Homeowners Association
Direct Line: (802) 864-8527
dominique@ppmvt.com

Exhib. + B

CERTIFICATION

TO CHARLIE HOOKS TRUST, INC., TO BAIN, N.A., CO-OWNERS HOUSING CAPITAL, INC., CITY OF BURLINGTON, SOUTH MOON HOUSING ASSOCIATES, CONNECTICUT ATTORNEYS THE INSURANCE COMPANY AND VARIOUS ATTORNEYS THIS CONFESSION:

October 13, 1943

WILLIAM W. DAVIS, JR., (C)
LAWYER - 5142 G ST. N.W.
WASHINGTON, D.C. 20037

PLAN REFERENCE
 W. HOUSING TRUST, INC. BURLINGTON, VERMONT, ATTN/CDM LAND TITLE
 115 STREET BURLINGTON, VT 05401 AND BY CROSS CONSULTING
 12052, DATED OCT. 23, 2012

RECEIVED
 MAR 13 2020
 BURLINGTON
 PERMITTING & INSPECTIONS

A PLAN ENTITLED "CHAPELHILL HOUSING TRUST, INC., BURLINGTON, VERMONT, ALTA/ACSM LAND TITLE SURVEY, SOUTH MEADOW, PINE STREET, BURLINGTON, VT." PREPARED BY CROSS CONSULTING ENGINEERS, P.C., 400 NORTH STREET, BURLINGTON, VERMONT 05401.

Champlain Housing Trust, Inc.

Plan of South Meadow Upper Tier Condominium

South Meadow

HORIZONTAL SCALE IN FEET
SCALE 1"=100'

City of Burlington
Southern Connecticut State University

Received for Record at City of Burlington, Vt
On 11/02/2012 At 12:40:32 pm

Exhibit D

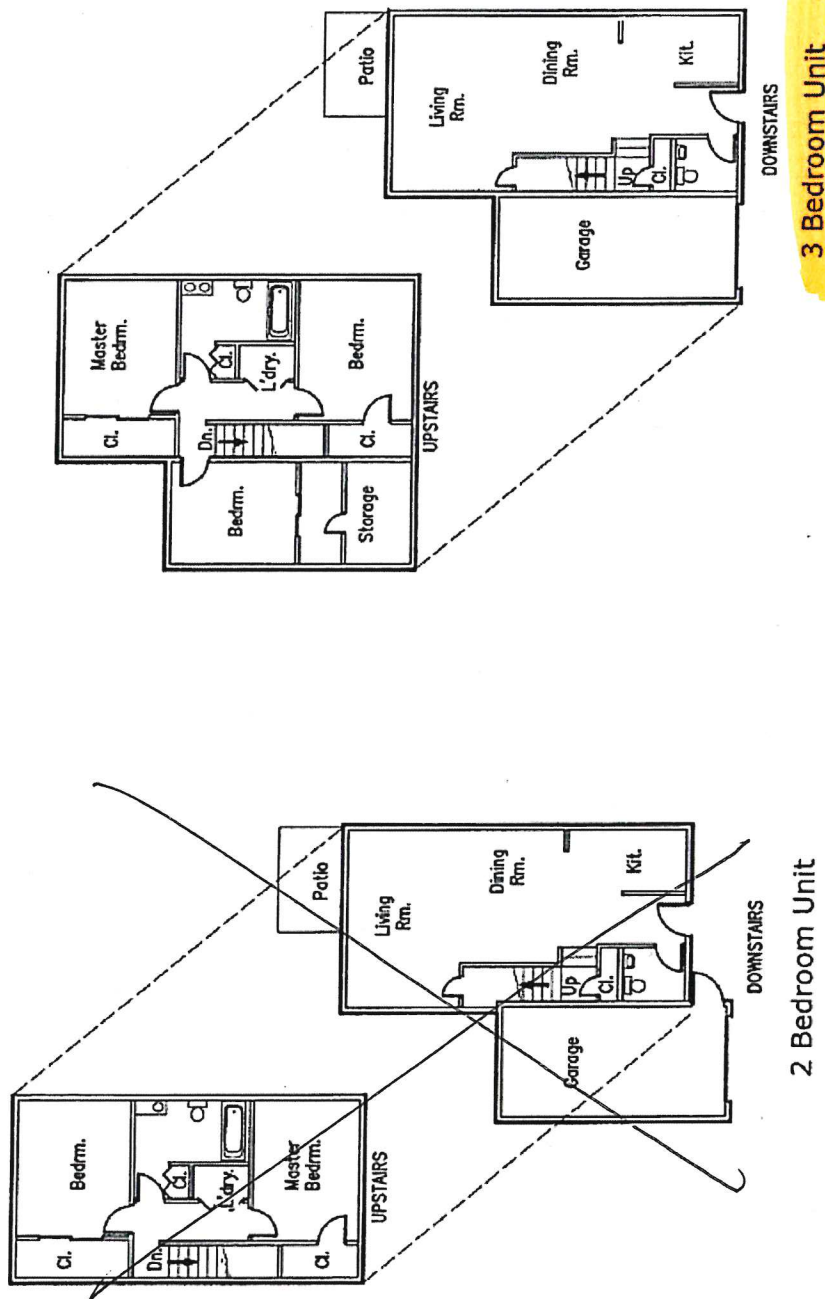
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MAR 13 2020

BURLINGTON
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Tel. 802-522-2113
Fax. 802-522-9681

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St. Albans, Vermont 05478
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Floor Plans

scale: $\frac{1}{16}'' = 1'-0''$

South Meadow Homeownership Condominium

Pine St. Burlington, Vermont

Exhibit D

PROJECT: 12052
DATE: Mar. 27, 2013
DRAWN: WHP
SCALE: $\frac{1}{16}'' = 1'-0''$

RECEIVED

MAR 13 2020

**BURLINGTON
PERMITTING & INSPECTIONS**

Tel. 802-524-2113
Fax. 802-524-9601

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	CONSULTING

ENGINEERS, P.C.
103 Fairfax Rd.
St. Albans, Vermont 05478

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3 Bedroom Unit Building

Building Dimensions

scale: $\gamma_6'' = 1'-0''$

South Meadow Homeownership Condominium
Pine St. Burlington, Vermont

Exhibit E

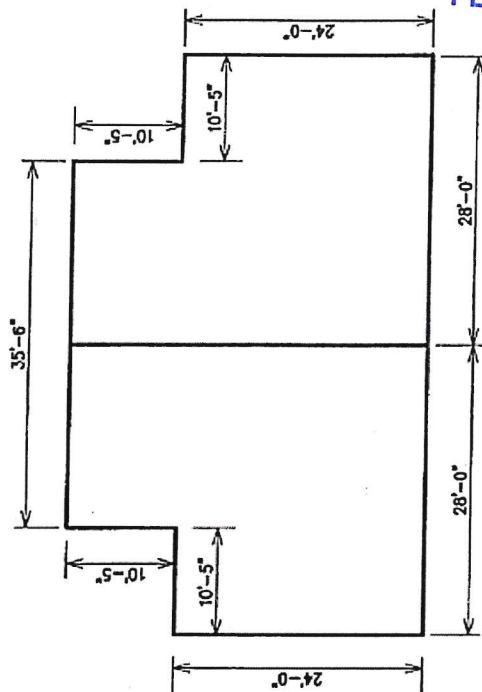
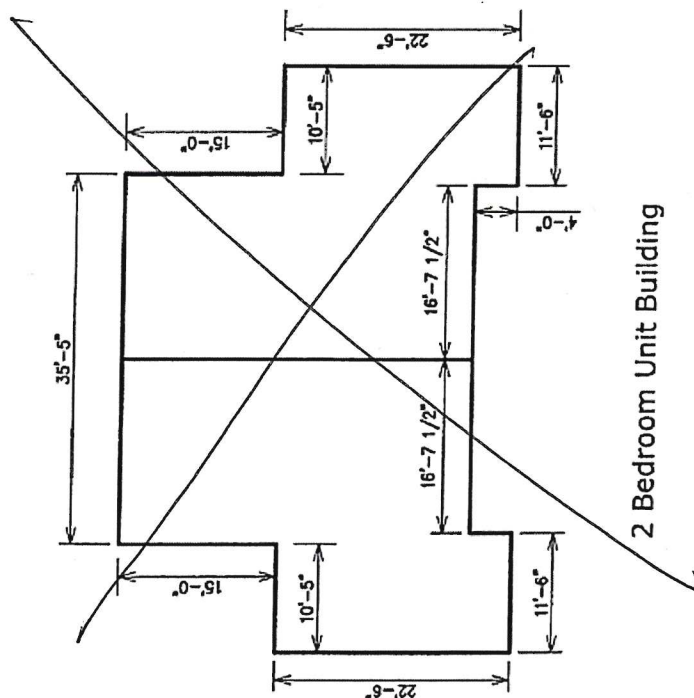
PROJECT: 12052

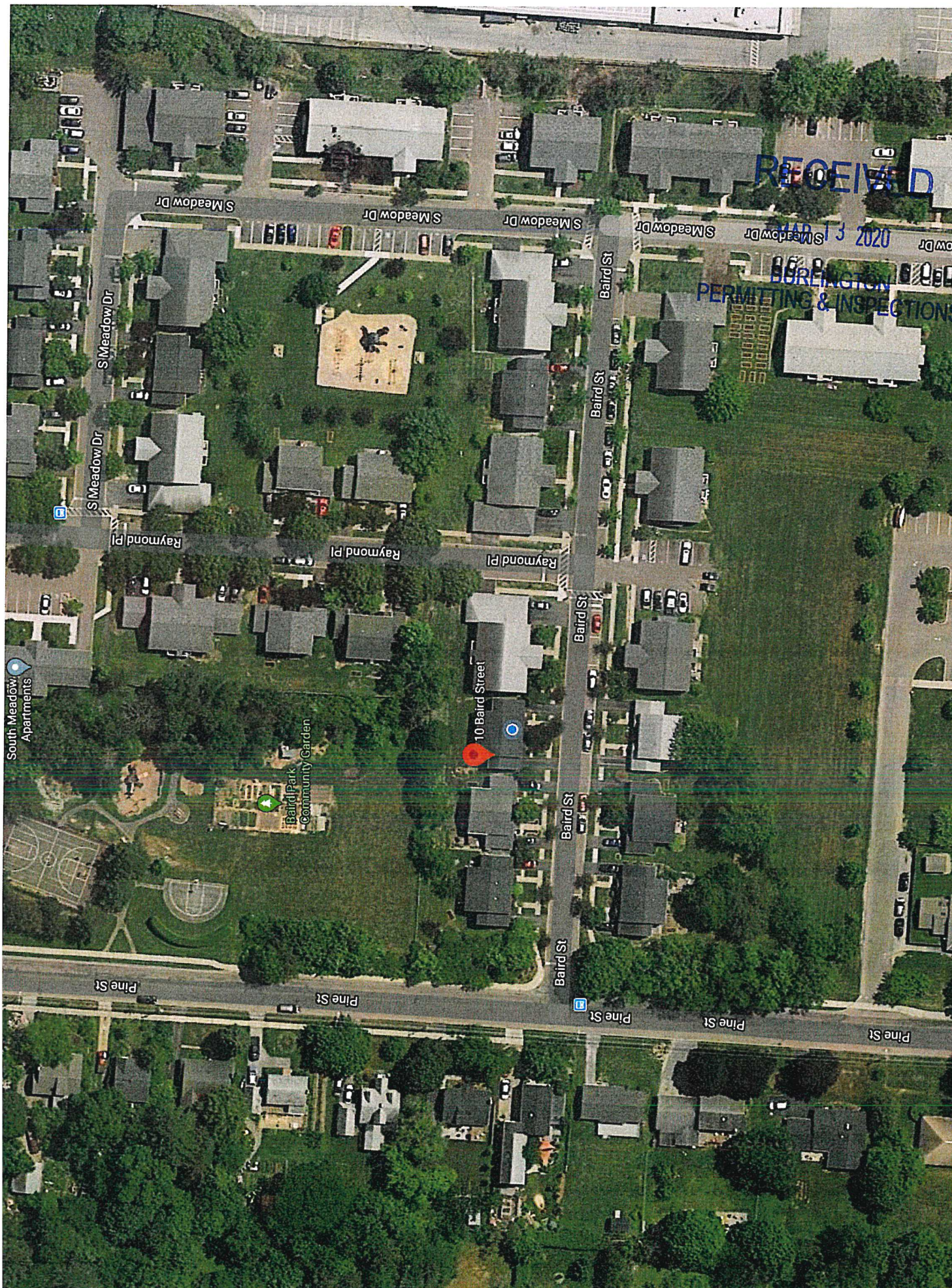
DATE: Mar. 27, 2013

DRAWN: WHP

SCALE: 1/16" = 1'-0"

Q:\2012 Drawings\12052 CHT - South Meadow\Current\Floor Plan Exhibit.dwg Plotted: 3/28/2013 9:20:50 AM





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MAR 13 2020

BURLINGTON
PERMITTING & INSPECTIONS

South Meadow
Apartments

Baird Park
Community Garden

10 Baird Street

Pine St

Pine St

Pine St

Pine St

Pine St

Raymond Pl

Raymond Pl

Raymond Pl

S Meadow Dr

S Meadow Dr

S Meadow Dr

S Meadow Dr

S Meadow Dr

S Meadow Dr

Baird St

Baird St

Baird St

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Burlington Development Review Board

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Burlington, VT 05401
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Kienan Christianson
vacant
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Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday June 16, 2020, 5:00 PM

Remote Meeting

Zoom: <https://us02web.zoom.us/j/83924828851?pwd=UGgyYUplR0wwL25zeXdaK3RFQnJxQT09>

Webinar ID: 839 2482 8851

Password: 045573

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Agenda

- I. Agenda
- II. Communications
- III. Minutes
- IV. Consent

1. 20-0742CU; 51 Blodgett Street (RM, Ward 3C) Martha Dallas

One-bedroom bed and breakfast short-term rental (Project Manager: Ryan Morrison)

V. Public Hearing

1. 20-0773CU; 10 Baird Street (RL, Ward 5S) Gretchen Kruesi

Requesting a one-bedroom bed and breakfast and one space-parking waiver (Project Manager: Mary O'Neil)

2. 19-0980CA/MA; 110 Riverside Ave (NAC-R, Ward 1R) Sisters & Brothers Investment Group, LLP

57-unit apartment building with underground parking (Project Manager: Mary O'Neil)

VI. Sketch Plan

1. 20-0803SP; 230 Main Street (FD5, Ward 8E) Mid-Town Associates Inc.

Sketch Plan Review for demolition of building, install fence, retention of parking spaces (Project Manager: Scott Gustin)

VII. Adjournment

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Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: June 16, 2020
RE: 20-0803SP; 230 Main Street

=====

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Zone: FD5 Ward: 8E

Owner/Applicant: Midtown Associates

Request: Sketch plan review of building demolition and conversion to green space and surface parking.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Reviews), Article 5 (Citywide General Regulations), Article 14 (Downtown Code)

Background Information:

The applicant is requesting sketch plan review of a proposal to demolish the Midtown Motel and convert it to a surface parking lot with green space in front. The building is historically significant, and demolition of it triggers conditional use review in addition to the standards of Sec. 5.4.8. The property is located within the downtown form districts (FD5). Applicable standards are largely administrative, but some key points are noted in this sketch plan report. The applicant has indicated the parking lot would be temporary, but details are lacking. Note that "temporary" as defined in the Comprehensive Development Ordinance is 30 days or less within a 12-month period.

Previous zoning actions for this property are as follows:

- 5/11/98, Approval for front façade changes
- 8/11/97, Approval to install a front awing with signage
- 5/21/86, Approval to establish a frozen dessert business and associated take-out window

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

Demolition of the building would not result in additional demands on existing or planned public utilities, facilities, or services.

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

The subject property is located within the Downtown Center (FD5) zone. This district is intended to enhance the city's vibrant urban center with a variety of high density building types that provide locally and regionally serving office, retail, service, hospitality, entertainment, and civic functions as well as a variety of urban housing choices. The district is intended to reinforce and extend the walkable nature of the adjacent downtown core with shallow front setbacks and active street frontages and provide a transition between larger and smaller scale buildings in adjacent districts. The current Municipal Development Plan makes numerous references to Burlington's unique character, rich architectural heritage, and vibrant pedestrian environment. Demolition of the motel and conversion to a surface parking lot is inconsistent with the intent of this district and with key themes expressed in the Municipal Development Plan.

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

The proposed parking lot use is not expected to generate nuisance impacts greater than surrounding uses.

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

The surface parking lot would likely not generate any more traffic than is presently generated by the current (unpermitted) parking arrangement on the property.

5. Utilization of renewable energy resources;

This proposal does not include any utilization of renewable energy resources.

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

It is the applicant's responsibility to comply with other applicable city and state bylaws and ordinances. Demolition of the structure will require consultation with the Vermont Department of Health for lead and asbestos assessment prior to demolition.

(b) Major Impact Review Standards

Not applicable.

(c) Conditions of Approval:

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

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

Some screening of the parking lot is proposed in the form of green space between the street and surface parking spaces. Parking spaces remain widely visible from both side property lines. Mitigation should be unwarranted, as demolition resulting in a surface parking lot cannot be permitted per the applicable standards of the CDO.

2. Time limits for construction.

No construction schedule is proposed. Given the scope of work, the standard 3-year timeframe for zoning permits is likely sufficient.

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

The proposed days and hours of operation for the parking lot are not noted and should be.

Construction hours should be limited per the standards in the noise ordinance (quiet hours between 10:00 PM and 7:00 AM).

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

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

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

See the recommended conditions.

Article 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.

Part 3: Non-Conformities

No zoning permit has been granted for the use of the property as parking for offsite users. The applicants have submitted information in support of “grandfathering” this use. Such status has not yet been sought or obtained. At best, the parking use may qualify as an unenforceable violation. Either status may not be especially relevant to the proposal, given the proposed change from structured parking to a surface parking lot. As noted under Article 14 below, a surface parking lot

is not permitted in the Downtown districts, whereas structured parking is. Status as either grandfathered or an unenforceable violation precludes change to a new nonconformity.

Sec. 5.4.8, Historic Buildings and Sites

Compliance with Sec. 5.4.8 (d) will require a fully developed redevelopment plan, consistent with the standards of Article 14 (Downtown Code) and sufficient for the Development Review Board to make a determination that the proposed redevelopment is a greater benefit to the community than the existing resource. The demolition as proposed fails to meet this standard.

(d) Demolition of Historic Buildings:

2. Standards for Review of Demolition.

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

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

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.

None of the foregoing criteria have been expressly addressed and will need to be in the zoning permit application. The applicant has indicated that the building's roof needs to be repaired and that doing so is an unnecessary expense, as the building has been long slated for removal as part of a comprehensive redevelopment of this, and adjacent, property. Failure to maintain the building; however, could result in demolition by neglect – an end result best avoided. As proposed, the resultant surface parking lot is an unacceptable end result for an indeterminate period of time.

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 subject property is within the context of a national historic district and is specifically cited in the Modern Architecture of Burlington survey of 2010. Most neighboring properties contain historic buildings, including the fire station and Memorial Auditorium. A large surface parking lot sits immediately to the west. The building demolition and resultant surface parking lot will effectively expand the degree of surface parking further east along Main Street – one of the city's primary gateways. The national historic district and the buildings within will be adversely impacted by the additional surface parking.

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;

If demolished, documentation as required under this criterion will need to occur prior to demolition.

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.

No replacement structure is proposed.

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.

While a small area of green space is proposed, there's no indication that it will be available for public use. If the entire property were to be converted to green or "civic" space (as defined in Article 14) and available for public use, such conversion may be acceptable. As proposed, much of the property will become surface parking with some green space along Main Street. The proposal does not conform to any civic space standard contained in Article 14.

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

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

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

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to result in creating a nuisance under this criterion.

Sec. 5.5.2, Outdoor Lighting

The sketch plans reference LED lighting to city standards, but details are lacking. The permit application must include fixture specifications, locations, and a photometric plan to demonstrate compliance with the standards of this section.

Sec. 5.5.3, Stormwater and Erosion Control

Since the application includes removal of the motel and at least some conversion to green space, a “small project erosion control” plan is required. This plan will require review and approval by the Stormwater Program manager.

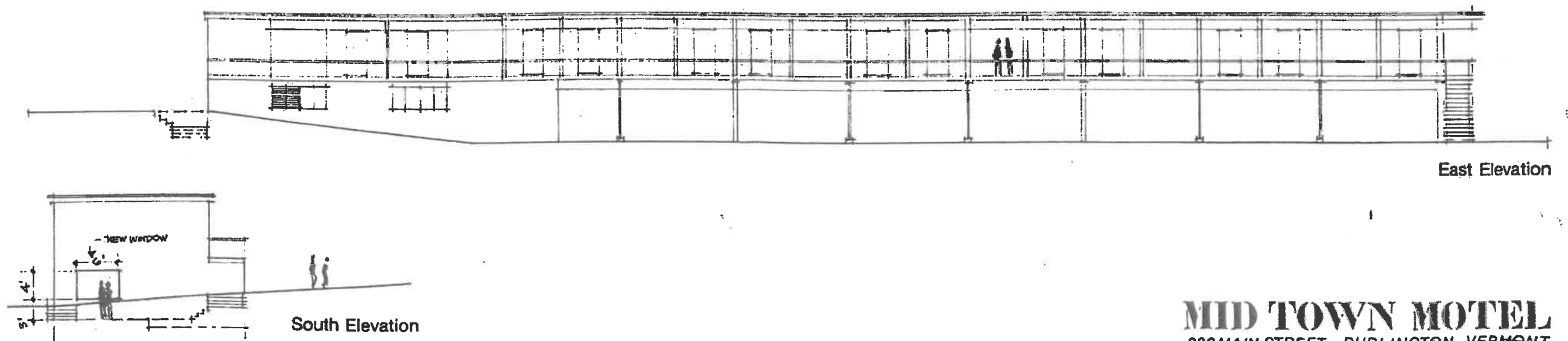
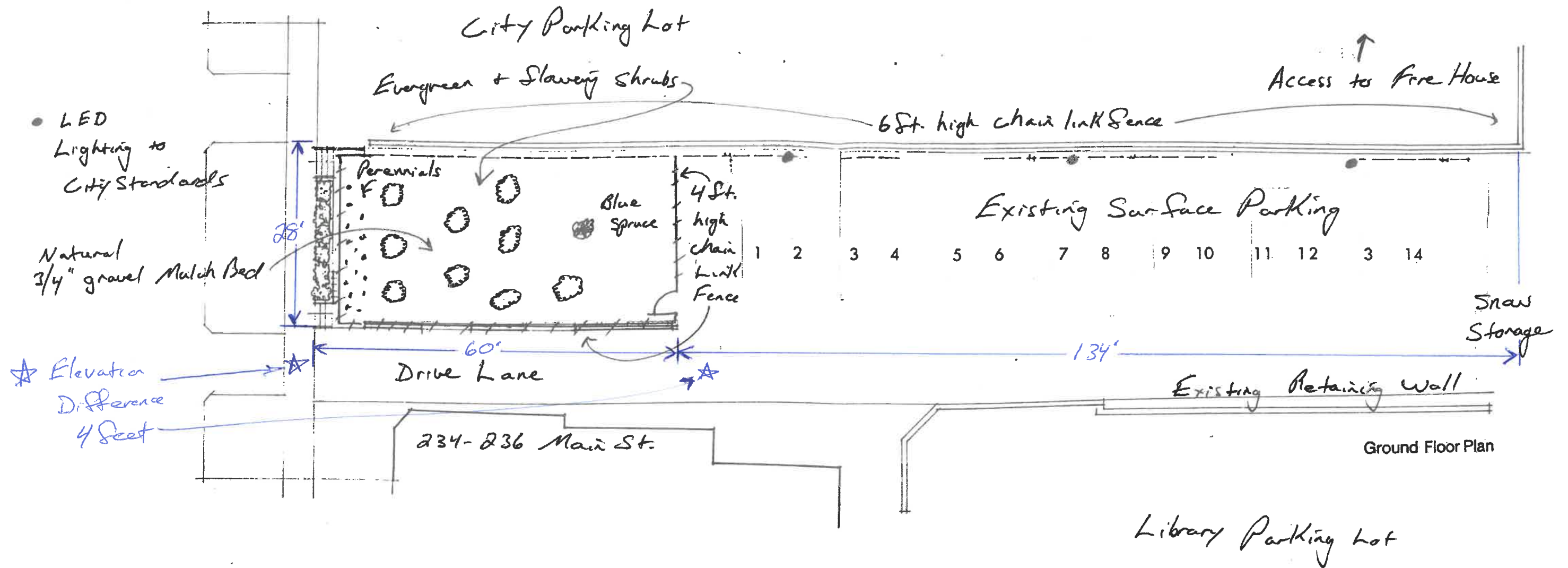
Article 14: Downtown Code

Many of the standards of the downtown code are administrative. For the purposes of sketch plan review, some important points are noted.

The physical parking layout as it exists now is structured, contained in bays under the building and behind the former front office space and walk-up window. This configuration approximates the present standard that allows structured parking behind programmed building space along the street. Following building demolition, only a surface parking lot will remain behind some green space.

Parking lots are expressly prohibited in the downtown zones. A parking lot is defined as “an off-street, ground-level open area within a lot for parking vehicles as an independent commercial principal use. Not synonymous with parking area.” The resultant parking lot will be the principal (and only) use on the property.

Full conversion of the property to one of the variety of civic spaces (i.e. a park) defined in Sec. 14.3.6 could be permissible; however, the proposal does not meet the standards of any one of the civic spaces. Alternatively, a redevelopment proposal including a new building compliant with the provisions of Article 14 could be acceptable. Such redevelopment is not included in this proposal.



MID TOWN MOTEL
 230 MAIN STREET BURLINGTON VERMONT

Proposed Alteration **2**

230—236 Main Street



FINDINGS OF FACT
BURLINGTON ZONING BOARD OF ADJUSTMENT

IN RE Application of Mid-Town Motel

Hearings were held April 1 and 8, 1986 before Board Chair Mary Gade and members Michael Long and James Coffrin. Considered was the request by the owners of the Mid-Town Motel in an R-40 zone to convert an existing commercial use to another calling for expansion of one apartment to make space for a small frozen dessert business and a walk-up/take-out window on the Main Street facade as per Section 10 (A)(10) of the Burlington Zoning Ordinance.

EVIDENCE PRESENTED

Mannie Lionni, architect, and Carmen Tognelli, owner of the property, approached the Board.

Mary Gade read into the record the applicant's written proposal.

"The applicant is proposing to extend the lower level office, apartment and storage area with a 20' x 14' addition to accommodate a relocated bedroom for the housekeeper's apartment. The existing bedroom on the southwest corner will be converted and equipped for a small 14' x 14' frozen dessert business. The public will be served through a new walk-up/take-out window on the Main Street facade.

"The new addition will be built underneath the existing motel units resulting in the loss of one parking space. There are currently a total of fifteen parking spaces. Ten of these spaces are leased for daytime use by the adjacent law offices. (Monday - Friday until 5:00 p.m.)

"Other lower level interior modifications include revised storage areas and a new employees' bathroom.

"The frozen dessert will be manufactured year round to supply a few local dealers and meet the walk-up/take-out window demand. The take-out window will be open April through October as well as special occasions such as First Night.

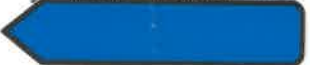
"Hours of operation will be Monday - Friday, 10:00 a.m. - 9:00 p.m. for the manufacturing portion of the business. Summer window hours will be 10:00 a.m. to 10:00 p.m., seven days a week.

"During the summer hours the business will require two full-time personnel (owners) as well as one additional full-time employee or two part-time employees.

"A small passenger vehicle will be used to make local deliveries. The business will receive weekly deliveries of whole milk and quarterly UPS deliveries of imported ingredients. The owner's passenger vehicle will be used to deliver locally."

Mr. Lionni presented a plan of the existing conditions and of the proposed changes. One parking space will be eliminated but Mrs. Tognelli clarified that it is not a real useable space.

The window will be on the lower level of the building.

The parking spaces have been found not to be needed by the Motel. They experience a lot of business that arrives by taxi, walks from the bus station. The spaces are rented during the day. 

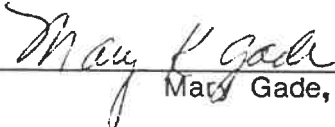
Mrs. Tognelli has contacted the adjacent property owners and none had any objection.

FINDINGS AND ORDER

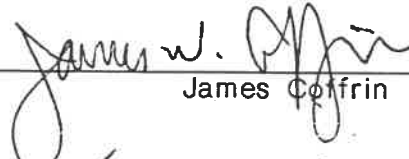
The Board finds that the proposed use will not only not detract from the neighborhood but will be a considerable improvement. Therefore, the permit is GRANTED.

Dated at Burlington, VT this 21st day of May, 1986.

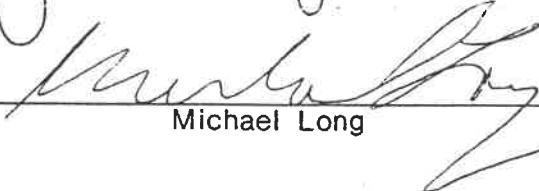
ZONING BOARD OF ADJUSTMENT



Mary Gade, Chair



James Coffrin



Michael Long

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
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William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: June 16, 2020
RE: 20-0742CU; 51 Blodgett 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.

File: ZP20-0742CU

Location: 51 Blodgett Street

Zone: RM **Ward:** 3N

Date application accepted: February 27, 2020

Owner / Applicant: Martha Dallas & Lucy Gluck / Martha Dallas

Parking District: Neighborhood

Request: The applicant seeks approval to rent one bedroom in the single family residence as a bed and breakfast (short term rental room).

Applicable Regulations:

Appendix A (Use Table – All Zoning Districts), Article 2 (Administrative Mechanisms), Article 3 (Applications, Permits, and Project Reviews), Article 4 (Zoning Maps and Districts), Article 5 (Citywide General Regulations), Article 8 (Parking)

Background:

- **Zoning Permit 90-110;** install a skylight. Approved 4/3/90.
- **Zoning Permit 13-0982CA;** convert enclosed rear porch to habitable space and replace windows. Approved 5/3/13.

Overview:

The applicant proposes to rent out one bedroom as a short term rental – currently reviewed as a bed and breakfast use. The building was constructed in 1930 and is owner occupied. The applicant indicates that rentals will occur when the owners are present.

Recommendation: Consent Approval, per the following findings and conditions:

I. Findings

Appendix A: Use Table – All Zoning Districts

Bed and Breakfast (B&B) is a Conditional Use in the RM zoning district. Footnotes 4 & 6 of Appendix A apply to bed and breakfasts. Footnote #4 states: *“No more than 5 rooms permitted to be let in any district where bed and breakfast is a conditional use. No more than 3 rooms permitted to be let in the RL district.”* Footnote #6 states: *“Must be owner-occupied.”* The applicant proposes to rent out one B&B room within the single family residence. The owners

currently reside on the property. As required, this proposal is subject to conditional use review. **Affirmative finding.**

Article 2: Administrative Mechanisms

Part 7, Enforcement:

Section 2.7.8 Withhold Permit

Per this standard, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. There have been no violation notices placed on the property. There is, however, one zoning permit (ZP90-110) that has not been closed out. **Affirmative finding as conditioned**

Article 3: Applications, Permits and Project Reviews

Part 5: Conditional Use and Major Impact Review

Section 3.5.6 Review Criteria

(a) Conditional Use Review Standards

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

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

The proposal will have minimal impact on public utilities, facilities and services. **Affirmative finding.**

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

The property is within an established residential neighborhood and a residential zoning district. The Residential Medium Density (RM) zoning district is intended primarily for medium-density residential development in the form of single-family detached dwellings and attached multi-family apartments. B&Bs have the potential for up to 5 rooms in the underlying zoning district. The proposal should result in little to no change in traffic and circulation impacts. The B&B use is accessory to the owner occupied single family residence, which is consistent with the intent of the zoning district. **Affirmative finding.**

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

No greater impacts are anticipated than other residential uses in the area. **Affirmative finding.**

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

This parcel is located along Blodgett Street, a fully developed residential street. The detached garage and single-width driveway provide adequate space to accommodate the 3 required parking spaces. It is expected that the B&B room will generate 1 additional vehicle when occupied. While

the driveway is a single width driveway, the owners intend to be present when the room is rented and will act as a valet should the need to move vehicles arise. A precedent has been set by the DRB to allow for such situations as long as the owner(s) is present. There are transit stops within walking distance (few hundred feet) along North Street. Sidewalks exist on both sides of Blodgett Street. The proposal is not expected to create adverse impacts on the existing transportation system. **Affirmative finding.**

5. *The utilization of renewable energy resources;*
Nothing within the application prevents the use of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding.**
and;

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances.*
The applicant will have to ensure compliance with state regulations regarding short-term B&B type rentals, including but not limited to payment of required rooms and meals taxes and adherence to applicable life safety standards. **Affirmative finding as conditioned.**

(c) Conditions of Approval

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

1. *Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area;*
Not applicable. No changes to the site are proposed.

2. *Time limits for construction.*
Not applicable. No construction is proposed.

3. *Hours of operation and/or construction to reduce the impact on surrounding properties.*
It is recommended that guest check-ins be limited to 7:00 am – 10:00 pm to minimize noise, traffic, and neighborhood nuisances. **Affirmative finding as conditioned.**

4. *That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions,*
Should the applicant wish to alter the use, such alteration will require review and permitting under regulations in effect at that time. **Affirmative finding as conditioned.**
and

5. *Such additional reasonable performance standards, conditions and safeguards as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*
None identified.

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

3. *The Residential Medium Density (RM) district is intended primarily for medium density residential development in the form of single-family detached dwellings and attached multi-family apartments.*

The property contains a single family residence. One room within the home will be used as B&B short term rental, which is a conditional use within the RM zoning district. **Affirmative finding.**

(b) Dimensional Standards and Density

The density and intensity of development, dimensions of building lots, the heights of buildings and their setbacks from property boundary lines, and the limits on lot coverage shall be governed by the following standards:

Table 4.4.5-1 Minimum Lot Size and Frontage: RL, RL-W, RM and RM-W.

Single detached dwelling, RL Minimum 60' frontage, RL Minimum 6,000 sq ft lot size.

51 Blodgett Street is a 7,095 sf lot, with 67 feet of frontage. **Affirmative finding.**

Table 4.4.5-2 Base Residential Density

Not applicable.

Table 4.4.5-3 Residential District Dimensional Standards

Not applicable. No site or building changes are proposed.

(c) Permitted and Conditional Uses

Up to 5 B&B rooms are allowed as a conditional use in the RM zoning district, per Appendix A.

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

Not applicable.

3. Lot Coverage

A. Exceptions for Accessory Residential Features

Not applicable.

4. Accessory Residential Structures and Uses

Not applicable.

5. Residential Density

A. Additional Unit to multi-family

Not applicable.

B. Additions to Existing Residential Structures

Not applicable.

C. Residential Occupancy Limits

In all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13.

The residential occupancy provisions of the ordinance apply to home. **Affirmative finding.**

6. Uses

A. Exception for Existing Neighborhood Commercial Uses

Not applicable.

7. Residential Development Bonuses

Not applicable.

Article 5: Citywide General Regulations

Part 5: Performance Standards

Section 5.5.1 Nuisance Regulations

Nothing within the application suggests non-compliance with applicable nuisance regulations and performance standards per the requirement of the Burlington Code of Ordinances. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

New lighting is not proposed. **Not applicable.**

Section 5.5.3 Stormwater and Erosion Control

Not applicable.

Section 5.5.4 Tree Removal

Not applicable.

Article 8: Parking

Table 8.1.8-1 Minimum Off-Street Parking Requirements

Single family residences require 2 parking spaces in the Neighborhood Parking District. B&Bs require one parking space per room. In combination, a total of 3 parking spaces will be required. The single-width driveway and one-car garage provides ample space to park 3 vehicles. Stacked parking is allowed so long as an attendant is present to move vehicles if need be. Several B&B's have received such approval, contingent on the owner being present while the B&B is hosting guests. Such is the case here. **Affirmative finding as conditioned.**

II. Conditions of Approval

1. Per **Section 2.7.8, Withhold Permit**, all zoning permits issued after July 13, 1989 must be closed out (issued a Certificate of Occupancy) prior to issuance of a Final Certificate of Occupancy for this permit. See attached permit list. Upon expiration of this new zoning permit, no additional zoning permits may be issued until it, and all prior zoning permits, have been closed out with final certificate(s) of occupancy. It is recommended that certificates of occupancy for the old zoning permits be sought prior to seeking a certificate of occupancy for the new zoning permit.

2. The subject property must be, and remain, owner occupied as long as the bed and breakfast short term rental use remains in operation.
3. The property owner must be present at all times while the B&B rental room is rented to be able to move vehicles in the driveway should the need arise.
4. It is recommended that guest check-ins be limited to 7:00 am – 10:00 pm to minimize noise, traffic, and neighborhood nuisance.
5. All guest parking shall be on-site and off-street.
6. The applicant will have to ensure compliance with state regulations regarding short-term B&B type rentals, including but not limited to payment of required rooms and meals taxes and compliance with Division of Fire Safety standards and Health Department standards.
7. Any additional B&B room, or physical alteration, will require a new zoning permit, subject to regulations in effect at the time of permit application submittal.
8. The applicant/property owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
9. Standard Permit Conditions 1-15.

Alison Davis

From: Martha Dallas <martoxki@gmail.com>
Sent: Thursday, February 27, 2020 12:53 PM
To: Alison Davis
Subject: Re: 51 Blodgett St Zoning Permit Application

RECEIVED

WARNING: External Message

FEB 27 2020

Hi Ali,
Well, that makes it super-easy!

**BURLINGTON
PERMITTING & INSPECTIONS**

Here's the narrative you can give him:

We are providing short-term rental of one bedroom in our home, located at 51 Blodgett St., in Burlington. Our only platform is Airbnb. The room is designed for use by short-term guests and is used nearly exclusively for this purpose. The very rare exception to this would be to host visiting family or friends. We rent it year round, weekdays and weekends, to one or two adults at a time. We occasionally block dates from being booked, for example, if we will be away. We do not rent the room when we are not here. Stated check-in is 3PM to 8PM, however, we can and do make exceptions to this, for example if someone is coming on a flight that arrives late in the evening. We always greet guests in person to orient them to the house and give them a key. Check-out is by 10 AM, though, again, we occasionally make exceptions to this and allow guests to either stay till 11ish, to vacate the room and leave packed bags in our mudroom till early afternoon. If they have an afternoon flight and have large bags, this allows me to prepare the room for upcoming guests and they can hang out in town or come back to get their bags. Guests can also self-check-out, for example, if they have a very early flight. In that case, they just leave the key and depart. We permit them to park in our driveway if they prefer it, but our street tends to have ample parking, so if they park on the street, we don't have the issue of either of us blocking the other.

Thank you both!

Let me know if there are any other details that would be helpful, and if you're interested, [here's](#) the listing.

Take care,
Martha

On Thu, Feb 27, 2020 at 11:05 AM Alison Davis <adavis@burlingtonvt.gov> wrote:

Hi Martha,

Thank you for dropping off your zoning permit application today. I had told you that you needed to provide a floor plan and a site plan, but I just checked with Scott, and he said that is not necessary. All he will need is a short narrative with more detail about time of use (year-round, seasonal) and timing info for checking in and out. Providing that narrative in the form of an email sent to my email should be sufficient.

Thank you,

Ali

3/2/2020

48 Blodgett St - Google Maps

48 Blodgett St

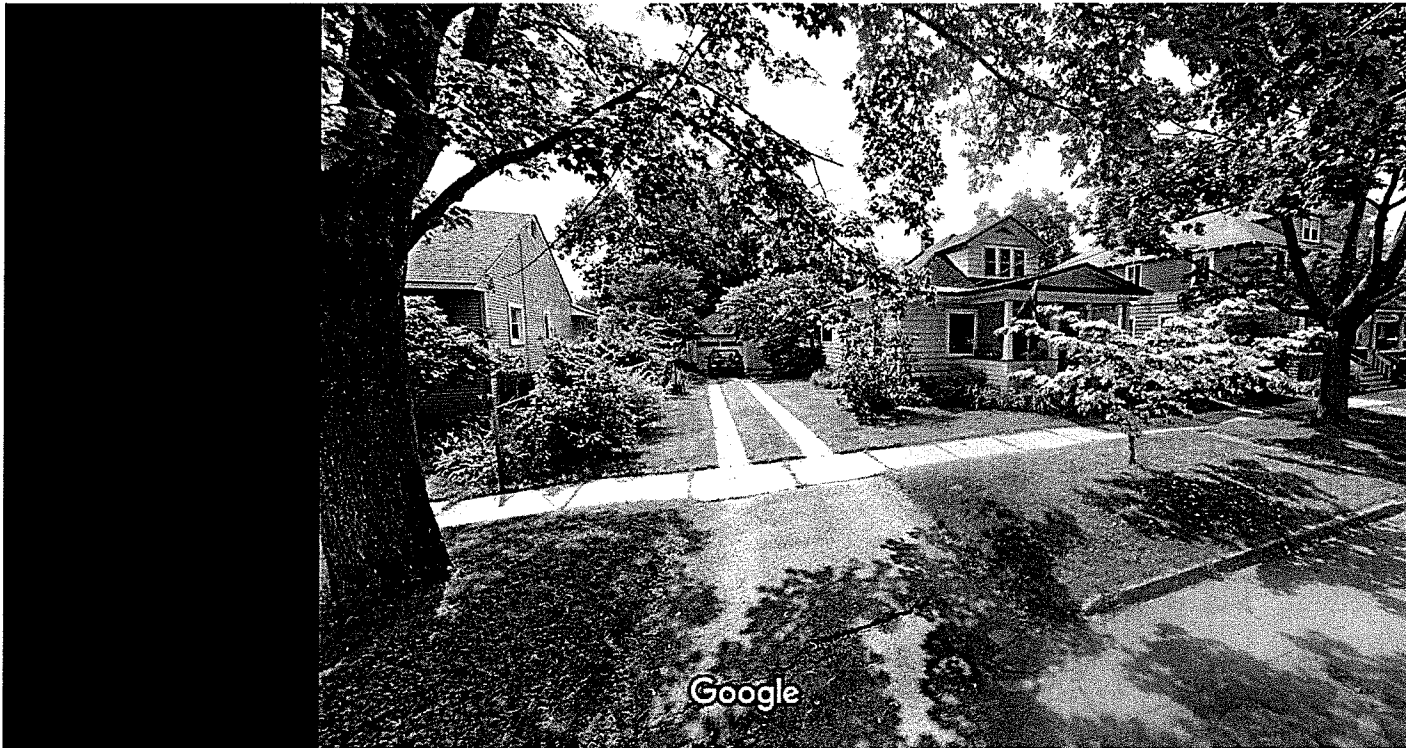
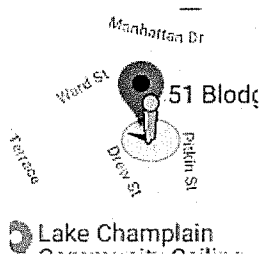


Image capture: Jul 2019 © 2020 G

Burlington, Vermont



Street View



~~48 Blodgett St~~
~~only 48 Blodgett St~~
~~48 Blodgett St~~
~~48 Blodgett St~~

106

150

149

148

BLODGE

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Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

<http://www.burlingtonvt.gov/DPI/>

Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Theodore Miles, Zoning Compliance Officer
Ryan Morrison, Associate Planner
Charlene Orton, Permitting & Inspections Admin
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk



MEMORANDUM

To: Development Review Board

From: Mary O'Neil & Scott Gustin, Principal Planners

Date: June 16, 2020

RE: ZP19-0980CA/MA, 110 Riverside Avenue

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



File Number: ZP19-0980CA/MA

Zone: NAC-R **Ward:** 1

Date application accepted: June 12, 2019 (incomplete)

Date traffic study received: November 12, 2019

Applicant/ Owner: G4 Design Studio/Sisters and Brothers Investment Group / Joe Handy

Request: Reapplication to demolish existing c. 1935 former auto repair structure; construct new 4 story 57 unit apartment building with underground parking on 1.22 acre site. Height bonus exercised by providing Senior Housing. Originally approved with amended conditions, July 2, 2013. Two time extensions procured; permit expired without exercise.

NPA Review Date: May 8, 2019.

Background:

- **ZP18-1007AP** (ZP13-0680CA/MA); Administrative determination that Zoning Permit 13-0680CA/MA had expired. Appeal of administrative decision; Upheld up DRB June 2018; appealed to Vermont Superior Court Environmental Decision. Agreement reached December 27, 2018' Stipulation of Dismissal with Prejudice January 3, 2019.

- ZP13-0680CA/MA, 2nd DRB Time Extension July 25, 2016.
- Application filed for Act 250 June 30, 2015. Per **Section 3.2.9 (f), Exception to Permit Time Limits:** *Except for projects subject to additional state or federal permitting jurisdiction, or which have been appealed to Vermont Environmental Court pursuant to the requirements of Article 12, there shall be no exceptions to the time limits specified in Section 3.2.9 (d) and (e) unless longer or shorter time limits are specifically imposed as permit conditions of approval by the DRB at the time of approval.*

For projects subject to additional state or federal permitting jurisdiction, the date of decision shall be deemed to be the latest date of decision of the state or federal permitting authority.

The application for Act 250 review tolled the approval date. Act 250 approval date July 21, 2016.

- **ZP13-0650CA.MA;** One Year Time Extension approved by DRB June 3, 2014.
- **ZP13-0650CA.MA;** Demolish existing c. 1935 former auto repair structure; construct new 4 story 57 unit apartment building with underground parking on 1.22 acre site. Height bonus exercised by providing Senior Housing. Approved April 23, 2013; hearing re-opened; approved with amended conditions, July 2, 2013.
- **ZP 13-0129; Sketch Plan** review of project. Reviewed by DRB September 18, 2012.
- **Zoning Permit 05-065SN;** 4' x 6' parallel sign for M & H Auto. Approved August 2004.
- **Zoning Permit 04-314;** Increase number of display cars from 25 to 45 and decrease 10 spaces for repair business to 6 spaces. Approved January 2004.
- **Zoning Permit 01-318 / COA 097-029;** Installation of a new nonilluminatd parallel sign over the entry of the existing used car sales establishment within the existing commercial complex. No change in use. Approved February 2001.
- **Zoning Permit 99-362;** Change of use from vacant commercial to auto and light truck repairs. No exterior changes proposed to the structure. Site currently contains a used auto dealer. Approved March 1999.
- **Zoning Permit 99-419 / COA 097-029B;** Installation of a nonilluminated freestanding sign for the existing auto and light truck repair facility. Approved April 1999.
- **Zoning Permit 99-570 / COA 097-029C;** Installation of two signs for the existing auto repair facility. Approved June 1999.
- **Zoning Permit 98-311 / COA 097-029;** replacement of existing sign faces at existing auto sales building. Approved January 1998.
- **Zoning Permit 98-310 / COA 097-029B;** Change of use from retail (see COA 97-029) to used car sales. Maximum outdoor storage of 25 cars. Approved January 1998.
- **Zoning Permit 97-460 / COA 097-029A;** Partial demolition of the existing structure and parking area to facilitate improvements included in COA 97-029. Approved May 1997.

- **Zoning Permit 97-274 / 097-029;** Renovation to the existing commercial complex, addition to create multiple retail storefronts. 1987 net new square feet. Approved January 1997.
- **Zoning Permit 88-031;** one internally illuminated aluminum sign. Approved August 1988.
- **Zoning Permit COA 87-199;** Convert building to auto body shop; minor exterior work. Approved January 1988.
- **Zoning Permit 87-746 / COA 87-199A;** install one sign. Approved April 1988.
- **Zoning Permit 85-491;** construct a chain fence 4' to run along the west boundary of the property. Approved October 1985.
- **Zoning Permit 84-446 / COA 84-118;** Remove front wall of plate glass and replace with 2 x 6 frame, insulate and finish exterior with vinyl siding. Install thermopane picture window. Approved September 1984.
- **Zoning Permit 84-328 / COA 84-088;** construct 30 x 30' one story building to be used as a repair shop to replace a building of the same size and use that was destroyed by fire 4 months previous. Approved July 1984.
- **Zoning Permit 82-546;** parallel sign for "First Quality Carpets." Approved December 1982.
- **Zoning Permit 82-525;** To establish a floor covering and home decoration store. Prior use was a furniture store. Approved December 1982.
- **Zoning Permit 82-344 / COA 82-75;** Change pitch of roof. July 1982.
- **Zoning Permit 82-337 / COA 82-73;** establish use as a building supply and material retail outlet – dealing in hot tubs and plumbing fixtures for residential installation. 1000 sq ft devoted to retail use. Approved July 1982.
- **Zoning Permit 81-292;** Change of use from automobile retail business into a furniture retail business. No structural alterations. Approved December 1980.
- **Zoning Permit 78-162;** Used car sales, service and repair. Build partitions and 3 phase electric power in order to create car painting stalls in existing large garage. No additional coverage. Paint shop presently exists in the small garage at 110 Riverside. Issued October 1978.
- **Zoning Permit 75-891? ;** Erect a pylon sign flat against the building. May 1975.

- **Zoning Permit**, erect a 30' x 60' addition on the north side of the existing garage and remodel the front of the showroom.
Issued August 1971.

Overview:

The application for a 57 unit residential building was originally approved in 2013, with 32 permit conditions. Despite several time extensions, the permit expired. The applicant has re-applied to raze all buildings on this corner site and develop a multi-story 57 unit residential building with 60 parking spaces, 48 of those provided under the building and 12 more on a small surface lot.

(Revised parking, Plan A1-1. 8/1/19). 25% of the units (14) are intended to be low to moderate income Senior Housing to qualify for the additional height bonus.



The Development Review Board considered this application at their November 19, 2019 meeting. The Board closed the public hearing, but upon deliberating the Board acted to re-open the public hearing to receive additional information relative to shoring work at the back of the property and as to stormwater. Additional information was provided, and the project plans were revised slightly as well to relocate a dumpster enclosure out of the residential/NMU zone district setback.

The Development Review Board subsequently considered this application at the February 19, 2020 meeting. The Board again closed the public hearing and deliberated. Upon deliberation, the Board found the additional information to be insufficient and moved to re-open the public hearing to receive additional information as to:

- Current stormwater review based on current conditions;
- City Arborist comments as to trees affected by the project; and,
- City engineer review of the proposed shoring system.

In addition to information to address the foregoing items, the applicant has made a revision to a north elevation entry and has also requested a 5-year zoning permit (rather than the 3-year standard).

This application has been pending since its July 16, 2019 review with the DRB. In re-opening the public hearing, the Board extended the timeline for review. The state of emergency associated with the Covid-19 pandemic has caused substantial additional delay; however, permit timelines have been suspended for 90 days during the declared state of emergency. Re-opening the public hearing June 16, 2020 can be considered timely.

The findings below have been revised to reflect the most current application materials. Changes are **noted in red**. The remainder of the findings remain largely unchanged.

Recommended motion: **Continuation of review** pending resolution of outstanding stormwater management concerns.

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

Per this standard, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. There are a significant number of open permits, all of which must be closed out with issuance of Certificates of Occupancy. See attached list. **Affirmative finding as conditioned.**

Article 3: Applications, Permits, and Project Reviews

Section 3.2.1 (d) Pre-application Neighborhood Meeting

The applicant has provided evidence of an NPA meeting May 8, 2019. **Affirmative finding.**

Sec. 3.2.5 Completeness of Submission, Administrator's Action

This section limits application reviews to 6 months with provision for up to two 3-month time extensions for DRB applications. This application has been pending before the DRB since July 16, 2019 and required an extension. *As noted above, the DRB extended the timeline for review by re-opening the public hearing. The state of emergency associated with the Covid-19 pandemic has had the effect of suspending permit timelines for 90-days.* **(Affirmative finding)**

Part 3: Section 3.3.2 Impact Fees: Applicability

Any new development or additions to existing buildings which result in new dwelling units or in new nonresidential buildings square footage are subject to impact fees as is any change of use which results in an added impact according to Sec. 3.3.4.

Impact fees are assessed for the gross new floor area, with a credit for the existing square footage currently associated with the automobile service use.

As submitted, the estimated Impact Fee calculation:

Estimated Impact Fees (recalculated 11.12.2019, under FY19 schedule):

SF of Project	88,772	Based on Drawing A1-1
	<u>Residential</u>	
Department	Rate	Fee
Traffic	0.196	17,399.31
Fire	0.222	19,707.38
Police	0.044	3,905.97
Parks	0.743	65,957.60
Library	0.460	40,835.12
Schools	0.961	85,309.89
Total	2.626	\$ 233,115.27

Credit for existing service use: 13,666 sq. ft.

	<u>Offices & Other</u>	
Department	Rate	Fee

Traffic	0.676	9,238.22
Fire	0.199	2,719.53
Police	0.351	4,796.77
Parks	0.418	5,712.39
Library	0.000	0.00
Schools	0.000	0.00
Total	1.644	\$ 22,466.91

Estimated Impact Fees Due, based on difference: \$210,648.36

Allocation by Department:

Enter Total Fee:	\$210,648.36	
	Residential	
Department	Rate	Fee
Traffic	0.196	15722.42
Fire	0.222	17808.05
Police	0.044	3529.52
Parks	0.743	59600.81
Library	0.460	36899.56
Schools	0.961	77087.99
Total	2.626	\$210,648.35

Article 3.3.3 Exemptions and Waivers

(a) Exemptions

If units are dedicated to Senior Housing (as proposed, for the height bonus), the following exemption will apply:

(b) School Impact Fee Exemption:

That portion of impact fees attributable to school impacts shall not be required for senior citizen housing projects or for that portion of a project where certain units are reserved specifically for the elderly. Any project, or portion thereof, which meets either state or federal guidelines for elderly housing, shall be deemed a senior citizen housing project and eligible for a full or partial waiver of school impact fees.

A waiver of Impact Fees is applicable to affordable housing units:

Sec. 3.3.3 (c) Affordable Housing Waivers

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

The applicability of any waiver of Impact Fees shall be determined by the Housing Trust Fund Manager in the Community and Economic Development Office. Any such waiver, if

determined, will be provided to staff (with the associated square foot measurement) to facilitate an appropriate impact fee assessment. **Affirmative finding as conditioned.**

Sec. 3.3.7 Time and Place of Payment

Impact Fees must be paid to the city's chief administrative officer/city treasurer according to the following schedule:

- (a) *New Buildings: Impact fees must be paid at least seven (7) days prior to occupancy of a new building or any portion thereof. **Affirmative finding as conditioned.***

Part 4: Site Plan and Design Review

(a) Site Plan Review, and

- (b) **Design Review** will both be applicable for this project.

Section 3.4.3 Submission Requirements

In addition to the applicable application and submission requirements pursuant to Sec. 3.2.2, all applications for a zoning permit subject to Site Plan and/or Design Review under this Part shall provide any additional information necessary for the adequate review of the proposal under the applicable development principles and standards found in Article 6.

Given the historic use of the property for many decades as an automotive service center, it is appropriate to discern the environmental disposition of the parcel prior to development. The applicant submitted a Phase I study in previous review, which had, been reviewed by the Vermont Department of Environmental Conservation. In July of 2019, a communication from the Verterre Group (Environmental Scientists and Field Services) stated that the property is not currently listed as a State of Vermont DEC identified site. The DEC does have a copy of the Phase I report (prepared by this group) dated February 7, 2013. Verterre proposes being on-site during building demolition to investigate if abandoned tanks, buried lifts, drains, and oil/water separators are present. Any contamination will be brought to the attention of the State of Vermont DEC. Verterre will then conduct a Phase II investigation, with results forwarded to the City and the State of Vermont DEC. Staff recommends constructing a timetable for timely assessment, reporting, and creation of an appropriate plan (Corrective Action Plan, if warranted) before advancing development.

Affirmative finding as conditioned.

Part 5: Conditional Use and Major Impact Review

Sec. 3.5.2 Applicability

(b) Major Impact Review

In Neighborhood Mixed Use districts, Major Impact Review is required for the creation of twenty-five or more dwelling units. The development proposes 57 new residential units. Therefore, Major Impact Review is required.

Sec. 3.5.6 Review Criteria

(c) Major Impact Review Standards:

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

110 Riverside Avenue has been mis-identified as Site #94-1733 by the Vermont Department of Environmental Conservation. In an email of January 16, 2013, DEC acknowledges the error, but notes the following:

There are other significant potential environmental issues with 110 Riverside property too. It was a filling station at one time and had at least three gasoline underground storage tanks and a few garage bays for auto repairs (likely with floor drains and/or mechanics pits and associated dry wells or other subsurface drainage appurtenances.) From photographs taken from a UVM archive site, it is apparent that the dispenser pumps are not all located just above the tanks – expanding the areas for potential onsite releases.

While the construction of new residential dwelling units does not immediately trigger alarm, the previous use as commercial / car repair coupled with the expressed concern of the Department of Environmental Conservation warrants attention. There exists the potential for soil contamination, which would have an impact on appropriate soil disturbance as well as storm and groundwater. A Phase I Environmental Site Assessment was submitted to staff March 11, 2013, and the Executive Summary indicates “recognized and historic environmental conditions.” A Phase II is warranted to fully understand the site conditions and to actively pursue a cleanup as recommended by the Conservation Board (and if deemed appropriate by the Department of Environmental Conservation.) The applicant has proposed that Verterre Environmental Scientists be present a building demolition to ascertain risk features (see Section 3.4.3, above), and to conduct a Phase II evaluation, with results forwarded to the City and State DEC. After conferring with staff at the Department of Public Works, staff again recommends construct of a timetable for building demolition, site assessment, soil testing and reporting prior to advancement of a construction timetable to assure a site conducive to redevelopment for residential use. **Affirmative finding as conditioned.**

2. Have sufficient water available for its needs;

A letter dated November 12, 2012 from Burlington’s Department of Public Works informs that Burlington’s water and wastewater treatment facilities have sufficient capacity to handle demand associated with the proposed apartment building. Submission materials reference communication with the Water engineering division, but a companion letter of capacity has not been provided. The application will need to provide renewed confirmation from the Water division to confirm the continued capacity.

Affirmative finding as conditioned.

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

See comment above.

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

See Secs. 5.5.3 and 6.2.2 (b) as revised.

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

Staff received a revised Traffic Study November 12, 2019, which had received preliminary review by the Department of Public Works. It includes the following:

AM Peak (7:30-8:30 am) - 21trips (5 entering, 16 exiting)

PM Peak (4:30 – 5:30 pm) - 25 trips (16 entering, 10 exiting)

The November 2019 staff report pointed out a discrepancy between these numbers and those in the 2012 traffic assessment. The applicants have responded that the ITE Trip Generation manual in effect in 2012 had a more generic “apartment” code. The current manual divides apartments into low, mid, or high-rise. The current standards are applied to the current traffic analysis.

The Trudell November 2019 traffic analysis asserts the 25 PM trips represents 1.5% of the total PM design hour traffic on Riverside Avenue.

Two driveways are proposed; the eastern driveway will allow both ingress and egress, while the west driveway movements will be limited to right-in only for direct access to the parking garage. A crosswalk featuring pedestrian activated flashing beacons is proposed in front of the proposed project to connect the sidewalk that is currently in front of the project with the multi-use path on the north side of Riverside Avenue. Although project generated traffic volume is low, traffic from the project will make use of the adjacent intersection system (Colchester Avenue / Barrett Street) for which an improvement plan is in place. The applicant has agreed to pay a fair share mitigation fee toward those improvements as part of their already approved Act 250 permit.

Affirmative finding.

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

Staff made initial inquiries and repeated notifications to the school district when the plan came for 2013 review, and forwarded information as the project progressed through decision. If the entire building is dedicated to senior housing, there will be no impact to educational services, reflected in the exemption from School impact fees. If the 57 units are intended to be divided by 14 senior units (25% of whole, to be eligible for the additional building height) and the remainder are fair market value, impact fees for the non-senior units should off-set any new demand on city educational services. **Affirmative finding as conditioned.**

7. *Not place an unreasonable burden on the city’s ability to provide municipal services;* Letters of sufficient water supply and wastewater capacity were submitted in 2013 and again in 2019 from the Department of Public Works. A State Wastewater Permit will be required as well. Required impact fees will address other service demands. **Affirmative finding as conditioned.**

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

This site is not identified as having irreplaceable historic or archaeological merit; however, the steep embankment at the rear is a concern with the large development proposed. See Sec. 6.2.2 (b) as to topographic alterations and bank stabilization. **Affirmative finding.**

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;

This is a developed lot. A letter of supply was provided from the Department of Public Works to address water capacity in 2013; an updated letter confirming the same is a condition of any approval. Water pressure issues must be resolved during site development by the applicant. The applicant will be required to work with engineering staff from the Department of Public Works to address and remedy any deficiencies relative to public water pressure/supply infrastructure.

Affirmative finding as conditioned.

9. *Be in substantial conformance with the city's municipal development plan and all incorporated plans;*

planBTV: Comprehensive Plan (2019 Update) includes the following policies that are in sync with this development proposal:

- *Creating new opportunities for mixed-use infill and redevelopment in the most densely developed areas consistent with the City's scale and urban form, while conserving and strengthening adjacent residential neighborhoods. (P. 37)*
- *Expand housing opportunity, fill gaps in the housing tenure ladder, ensure perpetual affordability, and increase the overall supply and inclusiveness of housing. (P. 61)*
- *Neighborhood Center: The purpose of these areas is to provide nodes of neighborhood-supporting commercial activity and services. These are areas that allow for commercial, residential, and community-oriented uses, sometimes in mixed-use buildings, at a higher density than nearby residential areas. These areas feature a variety of building and architectural types and are typically within walking or biking distance of nearby homes.(p. 95)*
- *Evaluate capacity of neighborhood mixed-use areas to support additional development. (Appendices, cross-reference to 2014 Plan Chapters, p. 110.)*
- *Remove barriers and disincentives to housing production, and encourage infill and redevelopment of underutilized sites. (Appendices, Cross- Reference to 2014 Plan Chapters.) p. 114.*
- *Cleanup and redevelop brownfield sites, particularly in the South End. (Appendices, Cross-Reference to 2014 Plan Chapters.) p. 110.*
- *This plan (planBTV) anticipates a more urban configuration of higher-density mixed residential and commercial uses on the south side of Riverside Avenue...Studies are currently underway to identify short and long term improvements that can be made to these important gateways to Burlington. Implementing these enhancements will improve pedestrian and bicyclist safety, efficiency of and access to public transit, enhance these important city gateways, improve the quality of life in nearby residential areas, facilitate connectivity between Burlington and nearby Winooski and better link recreation resources to the city's transportation system. (p.105.)*

Affirmative finding for increased density. **Affirmative finding** for access to bicycle and pedestrian routes with condition of approval that requires installation of a pedestrian-activated crosswalk light.

- **Re: Brownfields:** "The Burlington Brownfields Pilot Initiative is a US Environmental Protection Agency program that facilitates redevelopment of properties with real or perceived contamination issues through the assessment of environmental risk, remediation

planning, and relief from liability. The City has made the cleanup and redevelopment of Brownfields a high priority to improve the environment, increase the tax base, create and retain jobs, and curb sprawl.”

Staff note: Final disposition of the site will be determined after a Phase II analysis. Staff recommends a stepped approval based on advancement through site analysis, reporting, remediation (if warranted), soil stability analysis, more detailed engineered plans and securement of appropriate instruments or approval for encroachments prior to redevelopment of the site.

Affirmative finding as conditioned.

10. 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 57 new housing units, 14 of which will be set aside for low to moderate senior residents of the City. The one and two bedroom units will be most welcome due to their size, location, and easy access to public transportation. **Affirmative finding.**

and/or

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

Impact Fees will substantially offset any impacts to park and recreation needs. **Affirmative finding.**

(c) Conditions of Approval:

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

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

Mitigation measures for this project consist largely of screening for parking and mechanical units. More substantial mitigation measures such as may be associated with commercial or industrial uses are not warranted for this residential project. **Affirmative finding.**

2. Time limits for construction.

The applicant has newly requested a 5-year zoning permit timeline. A 5-year construction window is likely unnecessary for this project. This criterion enables a longer timeframe for construction completion but not for the 1 year to commence construction. The applicant may request up to two 1-year extensions for commencement of construction should the need arise.

Adverse finding as to 5-year permit timeline.

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

This residential application does not require articulation of hours and days of operation. **Not applicable.**

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

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

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

See the recommended conditions.

Article 4: Zoning Maps and Districts

Sec. 4.4.2 Neighborhood Mixed Use Districts

(a) Purpose: *The NAC-Riverside is intended to allow commercial development in areas already predominantly built along this corridor while encouraging emerging mixed-use development. The zone's development standards promote attractive development, an open and pleasant street appearance, and compatibility with adjacent residential areas. Development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, and the businesses themselves. Parking is intended to be placed behind or to the side of principle buildings.*

The proposal, to construct a large multi-unit residential building, conforms to the intent to allow new development in areas already developed along a major traffic corridor. Although no service or commercial use is proposed, residential uses are permitted within the NAC-R. These new residential units will profit from close proximity to the travel corridor and public transit. Parking is proposed both beneath, and next to the primary structure. **Affirmative finding.**

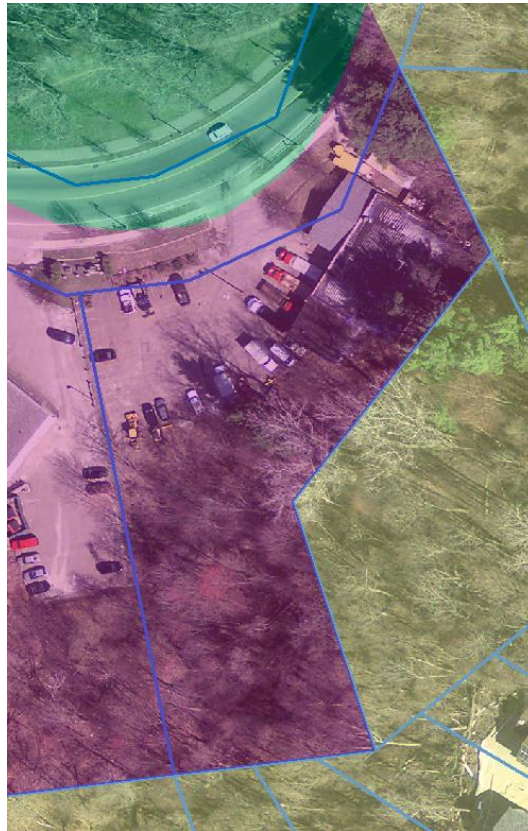
(b) Dimensional Standards and Density

Table 4.4.2-1, Dimensional Standards and Density

NAC-R	Max Intensity(floor area ration)	Max lot coverage	Minimum Building Setbacks			Height
NAC-(Riverside)	2.0 FAR See bonus provision, below.	80%	0 Front*	0 Side**	0 Rear**	Min 22' two stories Max 35'
110 Riverside Avenue proposal	1.49 per plan dated 11.21.12	51.7%	Approx. 40' from Riverside Avenue	50' east 10' west	150'	45' at elevator shaft, 39.5' to roof.
Table 4.4.2-2 Sec. 4.4.2 (d) C., Maximum Bonus)	3.0 FAR					Max height 45'

*All structures shall be setback 12 feet from the curb on a public street.

**** Structures shall be set back a minimum of 15 feet along any property line that abuts a residential zoning district. [In practice, this has only applied to primary structures and not parking areas. See zoning district map, below. Yellow is residential; purple is NAC-R. Per footnote 2, a 15 foot setback is required on any boundary line abutting a residential zone.]**



Affirmative finding, using bonus provision.

(c) Permitted and Conditional Uses

Attached dwellings – Multi-Family (3 or more) is a permitted use in the NAC-R.

(d) District Specific Regulations

3. Development Bonuses/Additional Allowances

B. Senior Housing

A maximum of an additional 10 feet of building height, and corresponding FAR, may be permitted at the discretion of the DRB in the NAC and NAC-Riverside districts where no less than twenty-five per cent (25%) of the total number of onsite units are reserved for low-moderate income senior households as defined by state or federal guidelines, including no less than ten percent (10%) reserved for low-income households. The total gross floor area dedicated to the senior housing shall be equivalent to the gross floor area resulting from the additional allowance.

The applicant has agreed to dedicate 25% of the proposed (57) residential units to low-moderate seniors, with 10% of those reserved for low-income senior households, to achieve an additional 10' in height and corresponding FAR. The proposal exercises the height bonus within this application. Plan A1-1 details the gross floor area of the fourth floor (bonus allowance) as 13,066

sq. ft. The required Senior Housing is 25% of the units, or 14 dedicated residential units to exercise the height bonus. This provision states: *The total gross floor area dedicated to the senior housing shall be equivalent to the gross floor area resulting from the additional allowance.* Therefore, the area dedicated to Senior Housing (14 dedicated senior residential units, 25% of 57.) shall be equivalent to the area of the fourth floor. The senior housing does not need to be located on the fourth floor; but the gross floor area provided by the height bonus shall be equal to or less than the gross floor area of the dedicated senior units.

The applicant shall provide an annotated floor plan to identify the senior housing units to assure the equivalent gross floor area (13,066 sq. ft.) with the gross floor area achieved through the height bonus. Although the entire fourth floor is identified as Senior Housing, an additional four units for a total of 14 are required to secure the height bonus. **Affirmative finding as conditioned.**

Article 5: Citywide General Regulations

Sec. 5.1.1 Uses

(c) Permitted Uses

Per Appendix A, Attached Multi-Family, 3 or more units, is a permitted use in the NAC –R zoning district. **Affirmative finding.**

Part 2: Dimensional Requirements

See Section 4.4.2 (b), above. **Affirmative finding.**

Sec. 5.1.2 (d) Accessory Residential Structures

The plan includes an area for trash, with a plan for a trash enclosure. **Affirmative finding.**

Sec. 5.2.3, Lot Coverage Requirements

See Section 4.4.2 (b), above. **Affirmative finding.**

Sec. 5.2.4, Buildable Area Calculation

For any properties two or more acres in size within any RCO, WRM, RM, WRL, or RL zoning district...

110 Riverside Avenue is not over two acres in size nor part of RCO, WRM, RM, WRL, or RL zoning district; but within the NAC-R zoning district. **Not applicable.**

Sec. 5.2.5, Setbacks

See Sec. 4.4.2 (b) above. Note that the easterly property boundary abuts a Residential district. A 15' district setback applies. The site plan has been revised to relocate the proposed dumpster enclosure outside of this setback. Parking is allowable with a 5' minimum setback. **Affirmative finding.**

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.2 (b) and Sec. 4.4.2 (d). 4. (C), above. **Affirmative finding.**

Sec. 5.2.7, Density and Intensity of Development Calculations

(a) District-specific provisions of Article 4 are based on FAR, not units-per-acre.

(b) Floor Area Ratio

In accordance with the district-specific provisions of Article 4 where the intensity of development is measured on a floor area ratio basis, the calculation of development intensity shall be measured by dividing the gross floor area of all structures on a site, or portion of the site where split by a zoning district boundary, by the gross site area.

For a site of 53,143 square feet (provided on the Engineer's Plan, C2-01), the maximum FAR allowance would be 159,429 sq. ft. (Bonus max 3.0 FAR.) The application proposes 88,772 (69,499 total gross floor area of the building, 19,273 surface parking = 88,772); or 1.67 FAR.

Affirmative finding.

Sec. 5.4.8 Historic Buildings and Sites

(a) Applicability

Although the core building is estimated to have been constructed in 1935, significant modifications and alteration (especially loss by fire) have rendered the extant building without historic merit. The building is not listed on any historic register, nor identified as eligible for historic designation. **Not applicable.**



Sec. 5.4.9 Brownfield Remediation

The City of Burlington encourages the remediation and redevelopment of brownfield sites through the waiver or modification of the requirements of this ordinance in situations where development otherwise authorized by the underlying zoning is constrained due to the presence of surface and subsurface contamination. Specifically, these regulations seek to achieve the following goals:

- *To promote the public health and safety by remediating contaminated sites that pose a threat to human and environmental health; and*
- *To encourage an efficient pattern of development in Burlington by supporting the redevelopment of previously developed sites.*

(c) Application Submission Requirements:

In addition to the submission requirements pursuant to Article 3, the following information as applicable specifying any and all use and development limitations of the site shall also be provided at the time of application:

1. *A VT DEC Approved Corrective Action Plan (CAP) pursuant to 10 VSA 6615a (h);*
2. *A Record of Decision (ROD) issued by the US EPS;*
3. *A VT DEC Approved Corrective Action Plan (CAP) pursuant to VHWMR 7-105(b); and*
4. *Any warranty deed specifying any and all use and development limitations of the site.*

None of the above specified required submission materials have been submitted.

This parcel is identified with a “star” on the Vermont Department of Environmental Conservation Hazardous Sites map. After lengthy communication with DEC, it was ultimately determined that the site had been misidentified as an existing hazardous site. An official of DEC did remark, however, that given the known use of the parcel as an automobile repair shop since the 1930s, there is a probability of site involvement for contaminants. An overlay of a Sanborn Fire Insurance Map with Google Maps indicates the historic presence of at least 3 underground storage tanks (USTs) on the site. There is no documentation for their present condition, or removal. A Phase I ESA was submitted to staff March 11, 2013, who requested a copy be forwarded to the Department of Environmental Conservation. A Phase II study has been recommended, and offered by the Verterre Environmental Group.

Given the historic use of the site and the proposed redevelopment, Burlington’s Department of Public Works recommends further site evaluation to determine the disposition of the soils relative to contaminants.

(See email from Caleb Manna, 11.13.2019.)

If a Phase II study deems a brownfield, the State of Vermont has the authority to require this work be completed under Title 10 VSA 6615b.

If a Corrective Action Plan (CAP) or Site Management

Activity Completed (SMAC) is required, these must be developed and implemented prior to redevelopment of the site. All documentation relative to site evaluation and treatment plan, if warranted, needs to be under the direction and with the approval of the Vermont Division for Environmental Conservation and the City’s Department of Public Works. **Affirmative finding as conditioned.**



Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to result in creating a nuisance as defined under this criterion. **Affirmative finding.**

Sec. 5.5.2 Outdoor Lighting

Sec. 5.5.2 (e) General Outdoor Lighting Standards

5. *All outdoor lighting fixtures, other than those using only low output lamps and alternative specifically allowed under these regulation, shall be “Full Cut-Off” or “Cut-Off” as defined by the Illuminating Engineering Society of North America to*

ensure that glare is minimized, that lighting is directed only to the area to be illumination, that illumination is directed below a horizontal plane, and that illumination does not cast direct light beyond the boundaries of the property on which they are located. Light levels on adjacent properties shall not exceed one tenth (0.1) footcandle as a direct result of the on-site lighting measured 20 feet beyond the property line of the development site.

The submitted photometric plan includes several lighting measurements on the northerly boundary exceeding the .1 threshold 20' outside the property boundary. Revision of the lighting plan, as noted shall be a condition of approval. **Affirmative finding as conditioned.**

5.5.2 (f) Specific Outdoor Lighting Standards

1. Parking Lot Lighting

A. *The Maximum mounting height for any fixture shall be 25 ft.*

Affirmative finding.

A. *The maximum illumination level shall not exceed 4 footcandles at any point.*

The lighting plan does not indicate any illumination levels that exceed 4 fc in the parking lot area. **Affirmative finding.**

B. *The maximum illumination level shall only be computed for the functional area of the parking lot.*

The parking lot area is defined by color on the photometric plan. No separate calculation is offered for the parking lot area; however, the light levels do not exceed the maximum as defined by this section. **Affirmative finding.**

C. *The maximum to minimum uniformity ration shall not exceed 20:1.* **Affirmative finding.**

D. *Illumination levels are encouraged to be reduced by at least 50% within one hour after the end of public business hours.*

This is a residential development; although there are no public business hours, encouragement is offered in the spirit of this standard. **Affirmative finding.**

1. Walkway Lighting:

A. *The average illumination level on a walkway or pathway surface shall not exceed 0.5 footcandles. Maximum lighting levels shall not exceed 2 footcandles.*

Affirmative finding.

Staff notes that a pole mounted light fixture is proposed within the ROW. It is not on the "existing conditions" plan C1-03, but may be visible in photographs of the site. Any lighting installation within the public ROW shall be in cooperation, approval and partnership with Burlington Electric Department. **Affirmative finding as conditioned.**

5. Parking Garage Lighting

A. *Light Levels shall not exceed minimums recommended in IESNA document RP-20-98 or current edition.*

B. *Any fixture visible from the exterior of the garage facility shall be a full cutoff or cut-off fixture or shall be constructed in a manner that prevents glare to be visible from the exterior of the parking garage.*

Revised lighting fixture information for the parking garage was submitted June 15, 2017 and resubmitted for this application. **Affirmative finding.**

Sec. 5.5.3 Stormwater and Erosion Control

The applicant provided updated erosion control and stormwater management plans. Such plans were reviewed by the city stormwater program staff. Location of some stormwater management features within the Riverside Avenue street right-of-way proved problematic and lacked the support of Public Works. No further stormwater revisions have been provided. **No finding possible.**

Sec. 5.5.4 Tree Removal

The limits of the tree clearing are identified on Plan 5-01. This is particularly important, given the steep slope and potential for erosion at the rear of the site. An email from Trudell Engineering notes that they have contacted Knight Consulting to work with this project relative to steep slopes, as they did the original geo exploration in 2012 and made recommendations for slope stabilization and sheeting. The City Arborist has reviewed the tree removal plan and proposed planting plans and is satisfied that his recommendations have been incorporated. **Affirmative finding.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

As noted previously, the site contains no significant natural features as depicted in the Natural Resource Protection Overlay district. Tree clearing limits are noted on the project plans.

Affirmative finding.

(b) Topographical Alterations:

As required, geotechnical details have been provided as to the proposed retaining walls behind the building. Significant cut into the bank is proposed. Sheet piling will hold back the bank to allow space for the building and related parking. Site plan details, elevations, cross sections, and anchoring details have been provided. All have been provided by a Vermont licensed engineer. The City Engineer has reviewed the shoring plans and has identified only one remaining issue as to property rights to install and maintain the retaining wall system with neighboring properties. A draft easement with the adjoining property for anchoring and maintaining the proposed retaining wall has been submitted for review. The applicant requests that execution of the easement be a condition of approval. **Affirmative finding as conditioned.**

(c)Protection of Important Public Views:

Not applicable.

(d) Protection of Important Cultural Resources:

Although the existing building is greater than 50 years old, it is not historically sensitive or to retain any characteristics that would merit attentive examination. **Not applicable.**

(e) Supporting the Use of Renewable Energy Resources:

The proposed building will back into a site cratered on the south by a large elevation change that will likely hinder opportunity to maximize solar gain. Proposed broad expanses of window glass are likely the limited exercise in capturing solar gain. The Design Advisory Board has previously recommended the installation of conduit to permit the future use of rooftop solar. **Affirmative finding.**

(f) Brownfield Sites:

*Where a proposed development involves a known **or suspected brownfield**, the site plan shall indicate areas of known or **suspected** contamination, and the applicant shall identify completed or planned remediation necessary to support the intended use(s).*

110 Riverside Avenue was originally misidentified as Hazardous Site #941733 by the Vermont Department of Environmental Conservation. Since that time, DEC has acknowledged the error, but expressed concern that given the historic use of the site as an automotive service center, there is the potential for site contamination. Sanborn Maps confirm the historic presence of underground storage tanks (USTs; see Sanborn Map overlay above.) An assessment is recommended to explore evidence of any contamination from the longstanding use. A Phase I study was submitted to staff on March 11, 2013; however, no research has been identified that would shed light on the disposition of the USTs.

The applicant has submitted an email from Russell W. Barton, indicating the intent to monitor soil excavation activities and collect soil samples, and more recently from the Verterre Group to conduct a Phase II study. Given the lengthy use as an automotive garage, the common use of pit drains for that use, and the likelihood of extant USTs, further site examination is appropriate. If warranted, a Corrective Action Plan / Site Management Action Complete (SMAC) should be in place prior to soil disturbance, site excavation and redevelopment. The applicant shall work either directly or through consultants with the State of Vermont Department of Environmental Conservation to appropriately and adequately address site conditions and document appropriate remediation, if necessary. Conversely, a site evaluation may identify the site as clean and of no concern to further development, which would free the applicant from further investigation. The DRB requires that approval or certification from DEC on the suitability of the site as remediated for residential use. **Affirmative finding as conditioned.**

(g) Provide for nature's events:

The application includes stormwater management and erosion prevention measures. **See Sec. 5.5.3.**

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas are required. Balconies would provide some measure of weather protection, as will drive-in parking. The pedestrian entrances on the north elevation and the access door to the south (playground) should be revised

to include a canopy or other protection from inclement weather. **Affirmative finding as conditioned.**

(h) Building Location and Orientation:

The proposed residential building is “L” shaped, with the backbone facing Riverside Avenue and the base projecting into the southerly hillside. There is an unusually large Right-of Way expanse of land between the project site and the street, so meeting the required 12’ setback from the public curb does not pose a problem. The developer will be required to work with the Department of Public Works for any work proposed within the ROW, and securement of any encroachment permits as may be necessary. **Affirmative finding as conditioned.**

(i) Vehicular Access:

Two curb cuts are proposed: One for direct access to the underground parking area; the other to the small surface parking lot on the east. A modified version of the traffic pattern was accepted in 2013: right turn only into the garage at the western curb cut as described in the hearing on March 19, 2013. Although VTrans guidance limits access drives to one per parcel, DPW engineering staff are willing to entertain a second ingress for purposes of mitigating congestion on Riverside Avenue.

See Section 3.5.6 c) 5, above. **Affirmative finding as conditioned.**

(j) Pedestrian Access:

Sidewalks are provided to two entrances on the north, and from the building to the playground area on the south. The public sidewalk terminates at the property line on the east; it is not clear how pedestrians can maneuver off-site (no crosswalk within 1900,’ no traffic light, no continuous sidewalk toward Winooski.) The DRB approved either of two options: An extension of the sidewalk on the south side of Riverside Avenue to Colchester Avenue, or alternately, a pedestrian activated crosswalk that would spur a red light for oncoming traffic. For the 2013 review, a pedestrian activated crosswalk was accepted and is therefore submitted for this review. **Affirmative finding.**

(k) Accessibility for the Handicapped:

An internal elevator is proposed to allow access to all levels of the development. Handicapped parking spaces have been identified (A1-1 shows parking spaces 9 and 10 to be H/C; plan C2-01 shows a surface parking space H/C with a loading area as required by ADA. ADA access compliance is under the jurisdictional review of the building inspector, and subject to his or her approval. **Affirmative finding as conditioned.**

(l) Parking and Circulation:

For the 57 unit residential building, one space per unit is required. The application proposes 48 spaces within the underground lot, and a 12 space surface parking area on the east of the lot. As this does not meet the 15 space threshold, the standard to provide parking lot shading does not apply. The applicant is certainly encouraged to provide shade in an attempt to reduce the effect of the parking area on the local microclimate, air quality, and stormwater runoff.

The plan proposes 7 compact parking spaces within the underground lot (per Plan A1-1), which is compliant with the 15% limitation under Article 8. A maximum of 7 compact spaces may be provided (15% of 48 structured spaces.)

A proposed pedestrian walkway is proposed that provides a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to the building entrance and the public sidewalk.

Bicycle parking is provided within the parking garage. Three locations have been identified on Plan A1-1. None provide secure storage (lockers or similar, as recommended by the Design Advisory Board.) From a use standpoint, the isolated location of bike storage facilities is not commensurate with the anticipated need and likely use of the facilities.

Short-term bike storage/parking is identified on the exterior of the building, immediately adjacent to the building entrance and the pedestrian walkway (Plan C-2.01.)

All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works. **Affirmative finding.**

(m) Landscaping and Fences:

A list of proposed plantings and a landscaping plan has been submitted. The C2-01 site plan notes removal of a tree fronting Riverside Avenue and removal of wood planters and stone wall.

A rain garden is proposed for the northeastern part of the ROW, within the public right-of-way (Plan L1-01). The Conservation Board noted that the identification, maintenance and retention of the rain garden should be included within the Homeowners Association (HOA) recording (or similar ownership documentation) to prevent the filling-in and removal of the rain garden in the future. The proposed rain garden will drain to the city overflow, into the city system.

Per Sec. 5.2.5 (b) 2, retaining walls are permitted within setbacks.

Retaining walls greater than 5 feet tall shall incorporate textured surfaces, terracing, and/or vegetation to avoid long monotonous unarticulated expanses and to minimize adverse visual impacts to neighboring properties. The retaining wall system consists of steel sheet piling. This criterion calls for avoidance of long monotonous expanses of retaining wall. Steel sheet piling is commonly used for retaining walls; however, by itself it does not address the intent of this criterion. The applicant has updated the landscaping plan to include vegetative screening of the sheet piling as previously recommended.

As requested, the City Arborist has reviewed the proposal and has noted that the updated landscaping plans meet his recommendations as to preservation of existing trees and planting of new trees along the rear slope.

New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. Consultation with the city arborist will be required as to final details for new street trees.

New fencing will run the length of the proposed retaining walls as a safety measure. Fencing will be black vinyl coated chain link of 4' height. **Affirmative finding as conditioned.**

(n) Public Plazas and Open Space:

While this is proposed to be a private residential development, the plan includes a play and recreational in the rear (south) for the residents. This is a private area, which will be secure from the street area in visibility and access. **Affirmative finding.**

(o)Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

See Section 5.5.2.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility meters/connections shall be illustrated on site plans and building elevations. Plan C2-01 notes removal of existing gas meter; the new location is on the north/east corner of the building. Plan L1-01 shows landscaping as screening.

Utilities must be undergrounded for all new development.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. The dumpster has been moved out of the required 15' district setback from the abutting residential property.

A plan for the dumpster enclosure, enclosed on all four (4) sides to prevent blowing trash, and screened from public view is on plan A0. **Affirmative finding as conditioned.**

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

If the applicant proposes any HVAC or rooftop equipment, the submission should be augmented with that information and anticipated noise level (dB) of each unit. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a)Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development shall maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.

There are no four story buildings on Riverside Avenue; however the looming embankment that rises to the south and connects to Colchester Avenue/Nash Place alters the perspective of the proposed building.

Where the zoning encourages greater intensity and larger scale buildings in high density residential and non-residential zoning districts, buildings that are over 3-stories should provide a transition by employing design elements that reduce the apparent building mass from the street level. Taller buildings and elements are most appropriate where they provide a focal point of a terminal view, anchor a street corner, frame view corridors, or relate to larger scaled structures

The proposed residential building is presented as “layers”; with horizontal elements (materials, colors) that break up the vertical mass. The window alignment accentuates the horizontality of the plan as well. Additionally, the basement/parking level is situated partly below grade and the fourth floor is set back (see plan A6) so the full four stories are not readily apparent.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)

The proposed building has an undulated wall surface that alternates between projecting/receding, articulated with balconies and varying window groupings. The heavy cornice line “caps” the building, providing a strong terminus to the building’s height.

The proposed development site is at a major turn on Riverside Avenue; therefore a visual terminus of a different sort. The building will be clearly visible to travelers from either the north, west, or northeast. In that manner, the building will be monumental as a visual and structural anchor on the Riverside Avenue corridor. **Affirmative finding.**

2. Roofs and Rooflines.

As noted above, the building has a strong cornice line along the proposed flat roof that minimizes the actual structural height. Existing conditions on Riverside Avenue are a mixture of development styles and patterns. A flat-roofed building would not be out-of-place at this location.

Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

None have been identified; however if any are proposed, it is unlikely that they will be visible from the pedestrian way due to the building’s siting and height.

Solar panels, light colored ballast or roof membranes, split roof clerestories, planted or “green” roof technologies (with a clearly articulated maintenance plan) and “gray water” collection are

encouraged. Active rooftop uses are also encouraged to add to the visual complexity and activity of the city's skyline, and afford public access to otherwise unseen views of the city and surrounding landscape.

A working rooftop is encouraged, specifically for stormwater retention/mitigation or for solar collection. The Design Advisory Board has recommended installation of conduit to allow the future inclusion of solar technology. The applicant is encouraged to explore all options.

Affirmative finding.

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an "accessible route" to the building. Attention shall also be accorded to design features which provide protection from the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

There are several pedestrian access points: Two on the north (street) elevation, one on the west, one through the east (parking entrance), and one on the rear for access to the play space. There is a feel of polite entry on the north elevation, if the proposed landscaping is installed and the access walkway is permitted to be constructed within the public ROW. *The previously elevated north entryway has been lowered to meet adjacent grade and has little impact on the appearance of the building. Some related grading work is included with this revision.*

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

The proposed window arrangement displays a rhythm and cadence that break up the building mass yet provide needed daylight to the residences. No awnings are illustrated on the plan, or any building mass that encroaches into the public right-of-way. Much of the site development on the north, however, is within the ROW. Agreement needs to be secured with the department of public works about the feasibility of completing this work (pedestrian walkways, plantings, curbing, utility locations).

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

While no setbacks may be required within the NAC-R district, a 15' setback is required for any development that abuts a residential zoning district. This is the case on all but one property line of 110 Riverside Avenue. A dumpster will need to be relocated out of that setback.

The building along the westerly portion of the site, is set back at least 5' from the property line. This elevation proposes to have both windows and a door, which is acceptable per this standard.

Affirmative finding as conditioned.

(b) Protection of Important Architectural Resources:

The existing buildings on the site have no documented architectural significance or merit; therefore this standard does not apply. Not applicable.

(c) Protection of Important Public Views:

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

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional facade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic.

As previously noted, the proposed building exercises a variety of methods to provide interest: varying materials, planes, recesses, balconies, material colors, window arrangements, and a heavy cornice line.

Buildings in downtown districts that provide open space by way of building setbacks at the ground level shall utilize landscaping, street furniture, public art, sitting walls, fountains, etc. to maintain a sense of the existing street wall, define a sense of entry for the building and create a space that enhances the pedestrian's experience.

Although this is within the NAC-R corridor rather than the downtown, the broad setback due to an extraordinarily large public ROW offers the possibility of providing similar amenities: benches, plantings, public art, or sitting walls.

Urban "open" space shall maximize accessibility for all individuals including the disabled, and encourage social interaction.

Plans detail handicap curb ramps within the public ROW. Confirmation that all pedestrian access walks and at least one building entrance is h/c accessible is required. **Affirmative finding as conditioned.**

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

The principle building elevation (north) is illustrated with brick veneer, standing seam metal roofing, vertical metal siding, and vinyl siding within balcony areas. Vinyl has been proposed for much of the rest of the building, particularly those areas not readily visible from the street. Vinyl is not a notably durable material, and does not age well.

The DAB included an allowance for differing material on the rear elevation, recommending a more substantial clapboard material on visible elevations and within the balconies; but encouraged consistency throughout.

The DAB also favored metal railings, which are identified on plans A6.

Window specs define proposed double hung vinyl windows. Steel entry doors, with glazing are proposed. **Affirmative finding.**

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

New construction will be required to meet the above noted Guidelines for Energy Efficient Construction. As previously noted, solar access is encouraged. The DAB has recommended installation of conduit to allow for its future exercise. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

No signage is included within this application. Any signs will require a separate sign permit. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

All requirements for building ingress and egress shall meet the approval of the building inspector and fire marshal.

An intercom system for resident safety is encouraged per this standard.

Affirmative finding as conditioned.

Article 7: Signs

No signage is proposed. Any signage will require a separate sign permit. **Affirmative finding as conditioned.**

Article 8: Parking

This is a Shared-Use Parking District. Per Table 8.1.8-1, 1 parking space is required per residential unit. With 57 units proposed, 57 parking spaces will be required. The application proposes 60 parking spaces. **Affirmative finding.**

Sec. 8.1.9 Maximum Parking Spaces

The total number of parking spaces provided in all parking districts shall not be more than 125% of the minimum number of spaces required for the Neighborhood Parking District for any given use as required in Table 8.1.8-1.

This is not the Neighborhood Parking District, but the Shared Use Parking District.

(a) Exemptions

1. **Structured parking:** *Spaces provided within the footprint of a structure containing one or more other uses, including rooftop, at-grade, or below grade spaces shall not be counted towards the maximum, provided the floor area dedicated to parking is less than 50% of the total gross floor area of the structure.*

The provided parking is less than 50% of the total gross floor area of the structure; therefore the project is exempt from the maximum parking spaces accounting. **Not applicable.**

Sec. 8.2.5 Bicycle Parking Requirements

Table 8.2.5-1

Long Term Bicycle Parking requirement = 1 for every 4 units

Short Term Bicycle Parking requirement = 1/10 units.

For **57 units**, requirement will be **14 long term** bicycle parking spaces, **6 short term** bicycle spaces. The location of these bicycle parking / storage areas has been identified on the parking lot (floor) plan, with 3 dedicated areas for secure bicycle parking. A short term bicycle parking location to meet the required 6 short term parking spaces is illustrated on Plan C2-01; adjacent to the entrance stairs and pedestrian path. **Affirmative finding.**

Article 9: Inclusionary and Replacement Housing

(See Section 9.1.6, below)

The applicant proposes exercising the opportunity for a height and FAR bonus for providing senior housing. To exercise the height and FAR bonus, 25%, or **14 units will have to be dedicated to low to moderate income senior housing.** The applicant is encouraged to have early discussion with the housing representative from the Community and Economic Development Office, to determine the level of affordability, and whether any bonus provisions or waivers from Impact Fees will apply. In any case, the project must provide 14 senior units (25% of 57 units) to achieve the height bonus (up to 45'), with 10% of the total reserved for low-income households. As previously noted under Sec. 4.4.2 (d) 3.B., the total gross floor area dedicated to the additional senior housing shall be equivalent to the gross floor area resulting from the additional allowance; or 13,066 sq. ft. Confirmation of that area equivalency is required. **Affirmative finding as conditioned.**

Sec. 9.1.6 Exemptions

Exempt from the requirements of this article are:

c) Projects created using the Senior Housing Development Bonus pursuant to the provisions of Article 4.

The redevelopment of 110 Riverside Avenue, proposed to exercise the Senior Housing (height) bonus, is therefore exempt from the requirements of Article 9. Income requirements for affected units, however, shall remain per Sec. 4.4.2 (d) 3. B., Senior Housing. **Affirmative finding as conditioned.**

II. Recommended conditions:

Conditions of approval are recommended only in the event that outstanding stormwater concerns per Sec. 5.5.2 are addressed.

1. **Prior to release of the zoning permit**, revised plans shall be submitted subject to staff review and approval. The revised plans shall address the following:
 - a. Consistency among the plans as to the retaining wall information is needed (~~delete references to prior concrete block proposal~~). Property boundary monuments shall be placed and referenced on project plans.
 - b. Balcony and other railings will be metal.
 - c. A more durable exterior sheathing than vinyl is recommended. Also, the composite trim proposed has a tendency to fade in color over a period of time. Deep colors of Azek (or similar) are therefore not recommended.
 - d. An entry canopy is recommended for all exterior doors, including two on the north and one on the west.
2. **Prior to release of the zoning permit**, the easement with neighboring property for construction and maintenance of the retaining wall system shall be executed and recorded in the city's land records.
3. The applicant shall resolve any water pressure issues as necessary with the water division of Public Works to accommodate the development of new residential units.
4. This plan assumes the accuracy of the provided Estimated Construction Cost (previously submitted as Condition #2: \$4,560,000.) Any increase in the ECC will result in revised application fees as allowed under the Stipulated Agreement of January 3, 2019. Any additional application or development review fees incurred as a result of cost estimation adjustment shall be paid **prior to release of any zoning permit**.
5. There are a number of open permits on the property, which must be closed out with issuance of a Final Certificate of Occupancy. This must occur **before a Certificate of Occupancy may be issued for this zoning permit**.
6. Impact Fees must be paid to the city's chief administrative officer/city treasurer according to the following schedule:
 - (a) *New Buildings: Impact fees must be paid **at least seven (7) days prior to occupancy of a new building or any portion thereof**.*

Fees shall be as noted in Sec. 3.3.2 and 3.3.3, unless revised to reflect a change in the total gross square footage of the development or to reflect the appropriateness of Impact Fee waivers or reductions. Any request for waivers or reductions of Impact Fees shall be accompanied by a Certificate of Inclusionary Housing Compliance issued by the manager of

the city's Housing Trust Fund, confirming applicability for any such waiver or reduction, and providing the Square foot calculation benefiting from the waiver.

7. The project must provide **14 low to moderate income senior housing units, (25% of 57), with not less than 10% of those (6) reserved for low-income households** to secure the building height bonus identified in **Sec. 4.4.2 (d) 3. B; Senior Housing** (up to 45'.)
Although the development is exempt per Article 9 for Inclusionary Housing (See Article 9, Sec. 9.1.6), income eligibility for reserved senior units shall remain. Per the Housing Trust Fund officer:
Under the Senior Housing bonus, 10% of the units are affordable to and occupied by low-income households (80% Area Median Income), and another 15% are affordable to and occupied by moderate-income households (100% of AMI). Article 9 Inclusionary Housing requires at least 15% of the units be affordable to and occupied by households at 65% of AMI.
8. The height bonus is available where no less than 25% of the total number of onsite units are reserved for low-moderate income senior households, including no less than 10% reserved for low-income households. The total gross floor area dedicated to the senior housing must be equivalent to the gross floor area resulting from the additional allowance, or 13, 066 sq. ft. A floor plan has been submitted by Guild Design defining the required floor area dedicated to senior housing. 10 units are identified at the fourth floor; 4 more units specifically for senior housing are identified within the building.
9. The applicant will provide a Phase II study, a CAP or SMAC issued by the Department of Environmental Conservation. Any demolition, site disturbance, development or other work on the site shall be in concert with plans and actions approved by the Vermont Department of Environmental Conservation. The DRB requires approval or certification from the Vermont Department of Environmental Conservation (DEC) on the suitability of the site as remediated for residential use. Absent that, the applicant shall return to the DRB for further review. Any site remediation, which may include Site Management Activity Completion (SMAC) shall be defined by and coordinated by the Vermont Department of Environmental Conservation.
10. Verterre Environmental Scientists and Field Services (or similar contractor) will be on-site during building demolition to investigate the presence of abandoned tanks, buried lifts, drains, and oil/water separators and to discern appropriate remediation. Any contamination will be brought to the attention of the State of Vermont Department of Environmental Conservation (DEC).
11. The applicant submits a pedestrian crossing with the pedestrian activated flashing light signal. This must be acceptable to the Department of Public Works. There will be limited access at the westerly entrance into the garage with stops signs and gate to control improper use.
12. Illumination levels of the parking lot are encouraged to be reduced by at least 50% within one hour after the end of public business hours.
13. Light levels on adjacent properties shall not exceed one tenth (0.1) footcandle as a direct result of the on-site lighting measured 20 feet beyond the property line of the development site. This shall be confirmed with photometric readings that include those adjacent areas within the specified 20' of all property boundaries.

14. Any fixture visible from the exterior of the garage facility shall be a full cutoff or cut-off fixture or shall be installed in a manner that prevents glare to be visible from the exterior of the parking garage.
15. Internal bicycle storage shall be provided to accommodate at least **14 long term bicycle parking spaces**. It is highly recommended that these are locker-style or secure/lockable storage units to prevent theft. Per the ordinance, **6 short term bicycle parking spaces** are required as well (1/10 units.)
16. New or replacement street trees shall be provided consistent with the city's *Street Tree Master Plan*. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist. That information shall be provided to the DRB.
17. Any outdoor signs will require a separate zoning permit.
18. A State Wastewater Permit (on confirmation of the continued validity of issued permit) will be required for water and sewer service. It is the obligation of the owner/applicant to seek this or to provide evidence that prior approval is still valid.
19. ADA compliance is under the jurisdiction of the building inspector.
20. The applicant/owner shall obtain written approval from the Department of Public Works in the development of any part of this project within the public right-of-way, including but not limited to lighting, rain gardens, sidewalk installation, utilities, landscaping, etc.
21. Standard Permit Conditions 1-15.



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Revisions	No.	Description	Date	By
1	revision		1/1/12	xxx

- Use of These Drawings
1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.
 2. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.
 3. Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.
 4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.
 5. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.
 6. It is the User's responsibility to ensure this copy contains the most current revisions. If unsure, please contact TCE.



Project Title

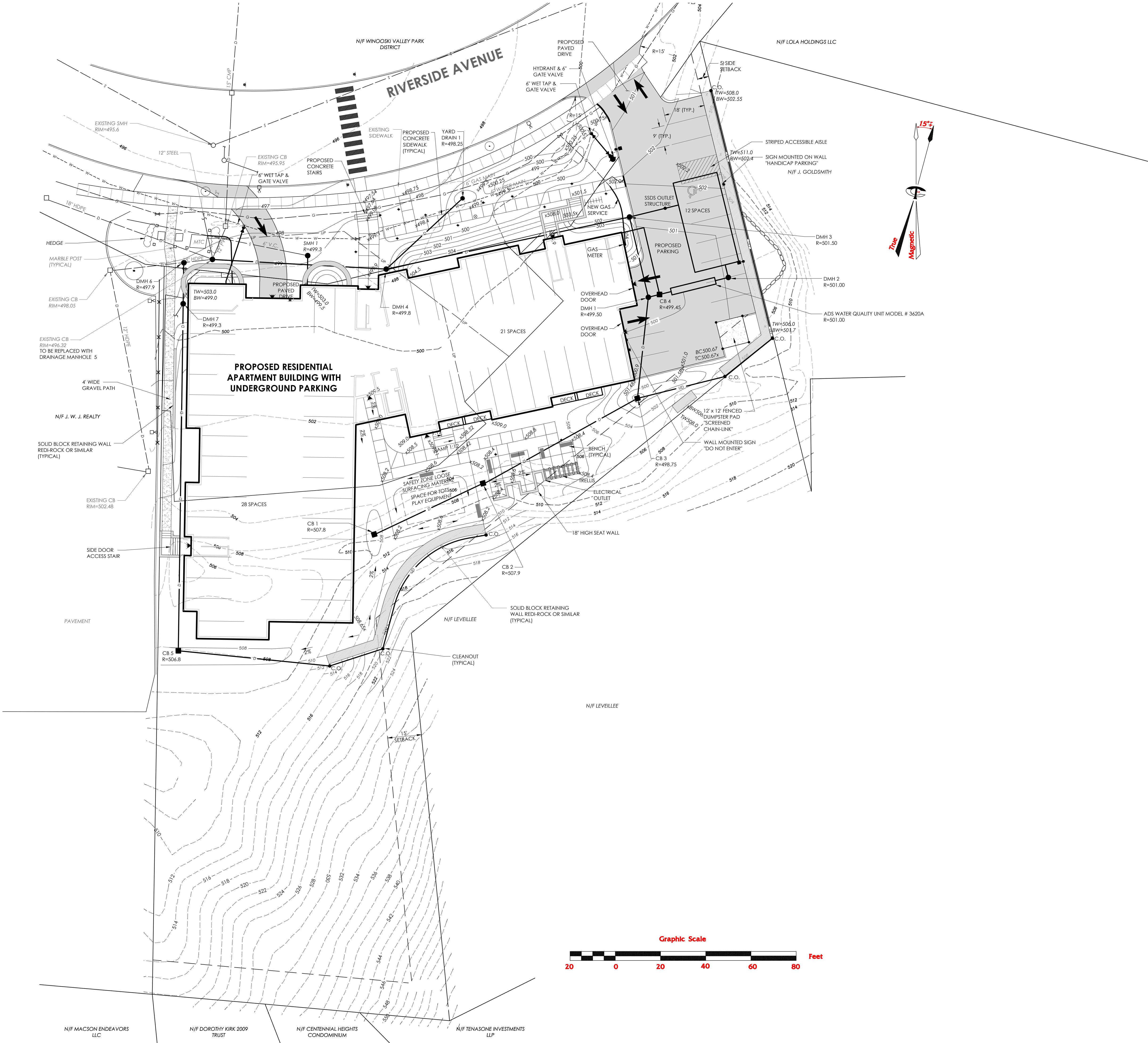
**Sisters and Brothers
Investment Group**
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Grading Plan

Date:	11/21/2012
Scale:	1" = 20'
Project Number:	2010083
Drawn By:	RMP
Project Engineer:	AAL
Approved By:	
Field Book:	

C2-02



Project Reference:



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- Use of These Drawings
1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.
 2. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.
 3. Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.
 4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.
 5. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.
 6. It is the User's responsibility to ensure this copy contains the most current revisions. If unsure, please contact TCE.



Project Title

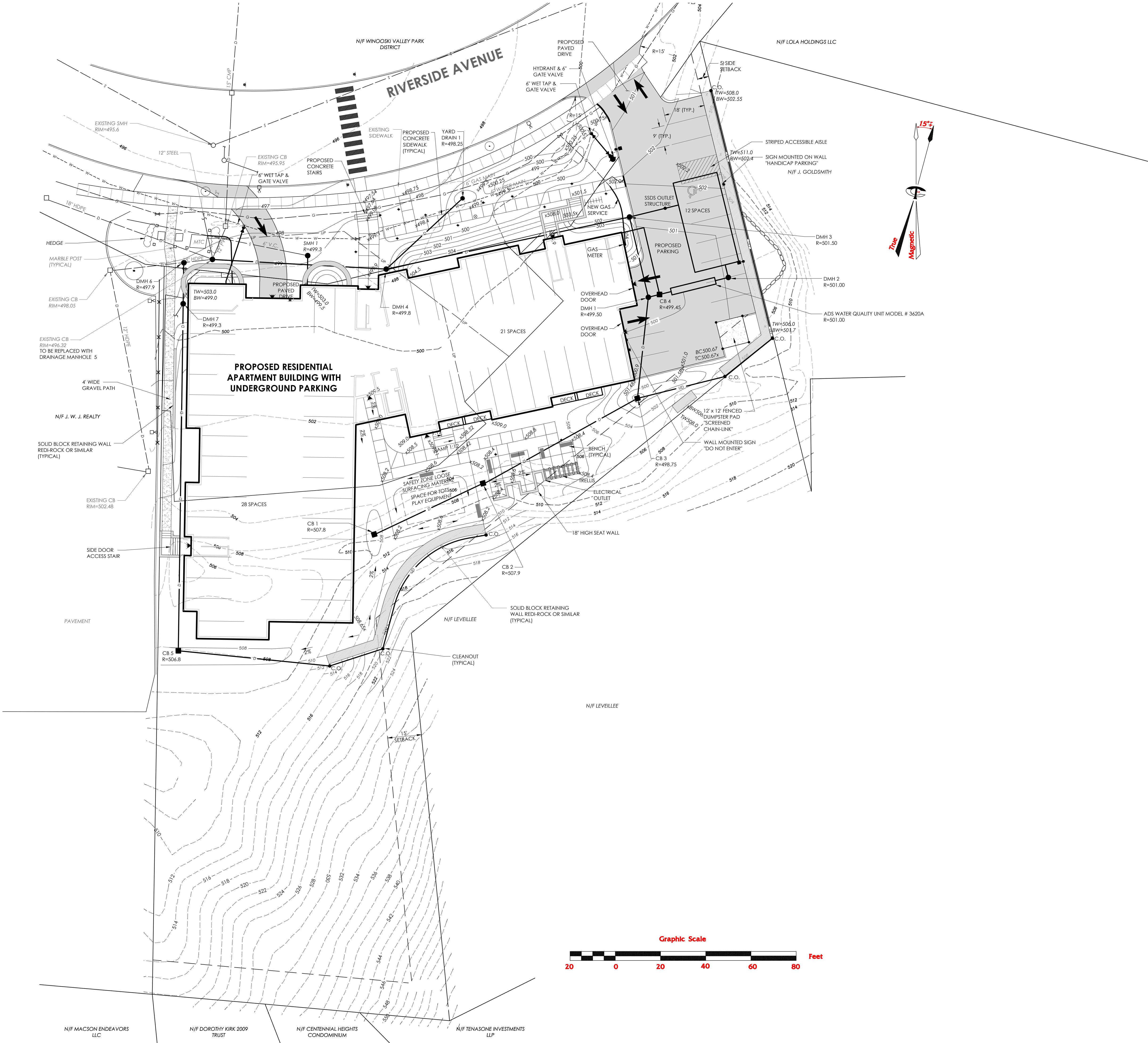
**Sisters and Brothers
Investment Group**
110 Riverside Ave.
Burlington, Vermont

Sheet Title

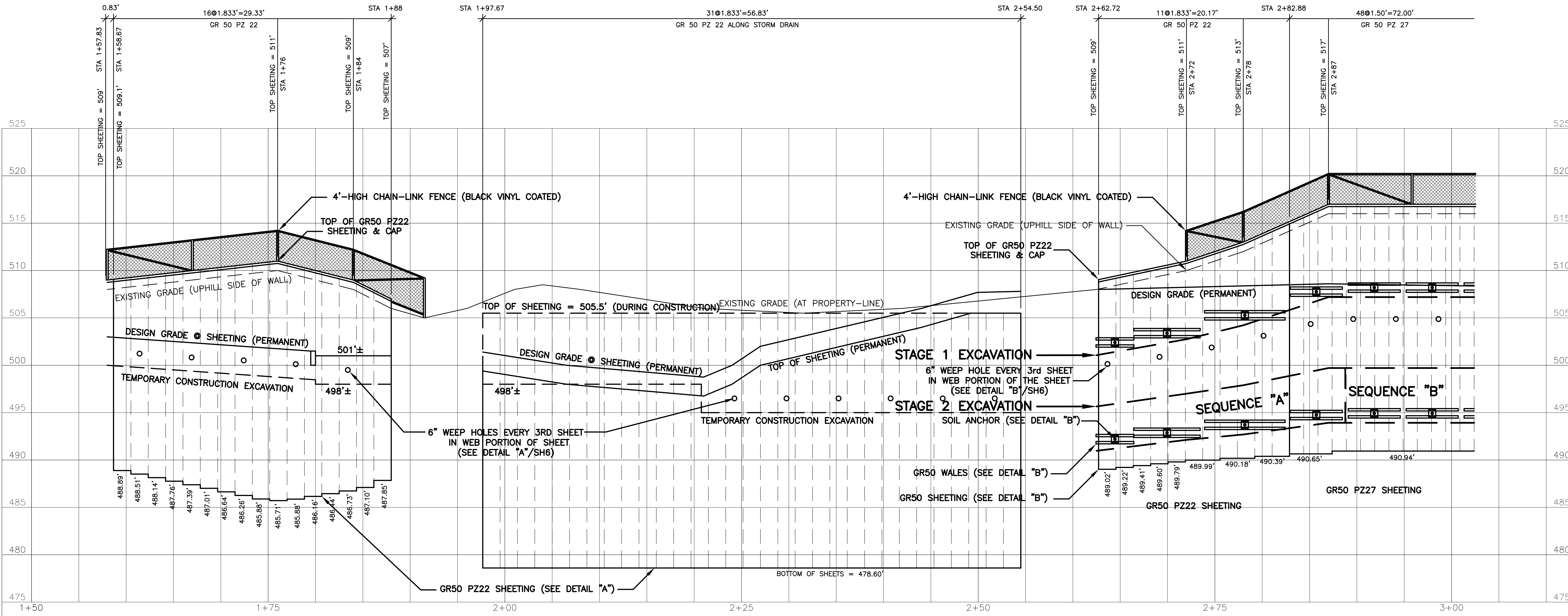
Grading Plan

Date:	11/21/2012
Scale:	1" = 20'
Project Number:	2010083
Drawn By:	RMP
Project Engineer:	AAL
Approved By:	
Field Book:	

C2-02



Project Reference:



NORTH ELEVATION (SOUTH PROPERTY-LINE)

SCALE: 1" = 5' HOR.
1" = 5' VERT.

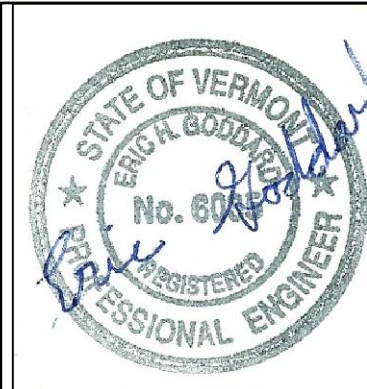
NOTE:
SHOP PRIME ALL SURFACES OF SHEETING & WALES.
FIELD PAINT EXPOSED FACES OF SHEETING & WALES
(RUSTY BROWN COLOR OR AS SELECTED BY OWNER).

SOUTH WALL GENERAL SEQUENCE

1. CLEAR THE TREES & BRUSH FROM THE AREA OF THE SHEETING.
2. DO NOT EXCAVATE PRIOR TO INSTALLING THE SHEETING.
3. DRIVE THE SHEETING (SHOP-PRIMED) TO THE SPECIFIED DEPTHS.
4. STARTING AT THE HIGH POINT, EXCAVATE DOWN TO THE LEVEL OF THE TOP ROW OF ANCHORS (STAGE 1). DO NOT SLOPE THE EXCAVATION AWAY FROM THE SHEETING BY MORE THAN 5%. ALSO, DO NOT OVER-EXCAVATE MORE THAN 12" BELOW THE ANCHOR ELEVATIONS WITHOUT WRITTEN APPROVAL FROM THE GEOTECHNICAL ENGINEER.
5. INSTALL THE TOP ROW OF SOIL ANCHORS AND ALLOW TO SET.
6. AFTER THE SOIL ANCHORS HAVE SET, INSTALL THE TOP ROW OF PRE-FABRICATED STEEL WALES (SHOP-PRIMED) AND ENVELOPE WALES IN CONCRETE (LEAVE ACCESS FOR TENSIONING THE SOIL ANCHOR).
7. AFTER CONCRETE HAS CURED AND THE SOIL ANCHORS HAVE ACHIEVED FULL STRENGTH, TENSION THE TOP ROW OF SOIL ANCHORS TO 75% OF THE SPECIFIED DESIGN LOAD.
8. ONCE ALL THE TOP ANCHORS ARE PRE-LOADED, CONTINUE THE EXCAVATION BY EXPOSING THE TOP 65% OF THE SHEETING (STAGE 2). DO NOT SLOPE THE EXCAVATION AWAY FROM THE SHEETING BY MORE THAN 5%.
9. EXCAVATE THE FIRST ANCHOR INSTALLATION TRENCH (SEQUENCE "A") PERPENDICULAR TO THE SHEETING. DO NOT OVER-EXCAVATE MORE THAN 12" BELOW THE ANCHOR ELEVATIONS WITHOUT WRITTEN APPROVAL FROM THE GEOTECHNICAL ENGINEER. DO NOT SLOPE THE EXCAVATION AWAY FROM THE SHEETING BY MORE THAN 5%.
10. EXCAVATE TO INSTALL THE SEQUENCE "A" BOTTOM ROW OF SOIL ANCHORS. DO NOT OVER-EXCAVATE Laterally. DO NOT OVER-EXCAVATE MORE THAN 12" BELOW THE ANCHOR ELEVATIONS WITHOUT WRITTEN APPROVAL FROM THE GEOTECHNICAL ENGINEER. INSTALL THE SEQUENCE "A" SOIL ANCHORS.
11. AFTER THE SEQUENCE "A" SOIL ANCHORS HAVE PROPERLY CURED TO FULL CAPACITY, INSTALL THE CORRESPONDING BOTTOM ROW OF PRE-FABRICATED STEEL WALES (SHOP-PRIMED) AND ENVELOPE WALES IN CONCRETE (LEAVE ACCESS FOR TENSIONING THE SOIL ANCHOR).
12. AFTER CONCRETE HAS CURED AND THE SOIL ANCHORS HAVE ACHIEVED FULL STRENGTH, TENSION THE SEQUENCE "A" SOIL ANCHORS TO 75% OF THE SPECIFIED DESIGN LOAD.
13. REPEAT STEPS 10 THRU 12 FOR SEQUENCE "B", THEN SEQUENCE "C", AND SO ON UNTIL THE LAST SEQUENCE IS COMPLETED.
14. CLEAN OFF THE EXPOSED SHEETING AND TOUCH-UP THE PRIMER PAINT ON THE SHEETING, WALES & HARDWARE.
15. PAINT THE EXPOSED STEEL WITH 2 COATS OF PAINT (COLOR BY OWNER).
16. INSTALL THE 4'-HIGH FENCE.

STA	TOP ANCHOR	ANCHOR ELEVATION	TOP WALE	BOTTOM ANCHOR	ANCHOR ELEVATION	BOTTOM WALE	SEQUENCE
2+64.45	100-KIP	502.41	(2)C10x20x4'-0"	200-KIP	492.21	(2)MCx12x31x4'-0"	A
2+69.95	100-KIP	503.39	(2)C12x25x7'-0"	200-KIP	492.87	(2)Cx15x40x7'-0"	
2+78.17	150-KIP	505.27	(2)C15x33.9x8'-6"	300-KIP	493.71	(2)MCx18x58x8'-6"	
2+85.72	150-KIP	507.77	(2)MC12x31x5'-6"	300-KIP	494.75	(2)Cx15x50x5'-6"	
2+91.84	150-KIP	508.19	(2)MC12x31x5'-6"	300-KIP	494.92	(2)Cx15x50x5'-6"	B
2+97.95	150-KIP	508.19	(2)MC12x31x5'-6"	300-KIP	494.92	(2)Cx15x50x5'-6"	

3	06/07/20	Updated finish grades along East Wall sheeti
2	05/31/20	Added below-grade sheeting @ storm drain.
1	01/03/20	Corrected bottom wale at STA 2+78.17
0	12/30/19	Final Design



North Elev. (South Side)
EXCAVATION SHEETING
110 RIVERSIDE AVE.
HOUSING
BURLINGTON, VT

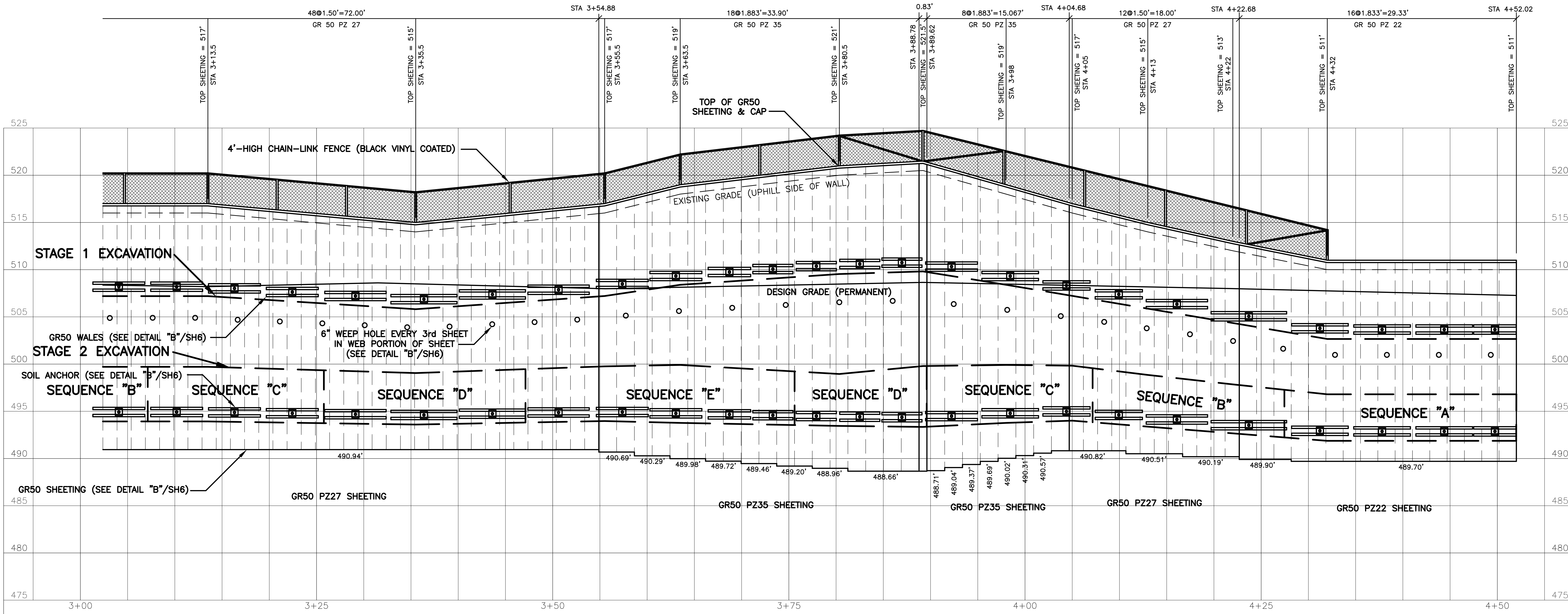
DWG. NO.

SH2

PROJ. NO.
19239

KNE KNIGHT CONSULTING ENGINEERS, INC.
183 COMMERCE STREET, WILLISTON, VT., 05495 - TEL. 879-6343

DATE: 09/06/20
SCALE: NOTED



NORTHWEST ELEVATION (WEST WALL)

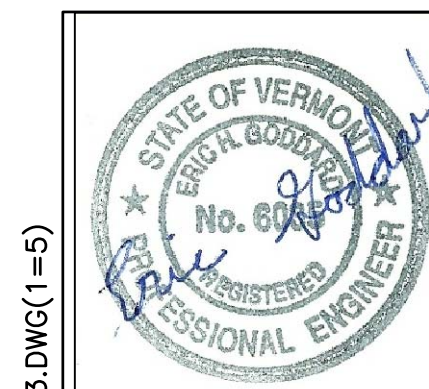
SCALE: 1" = 5' HOR.
1" = 5' VERT.

NOTE:
SHOP PRIME ALL SURFACES OF SHEETING & WALES.
FIELD PAINT EXPOSED FACES OF SHEETING & WALES
(RUSTY BROWN COLOR OR AS SELECTED BY OWNER).

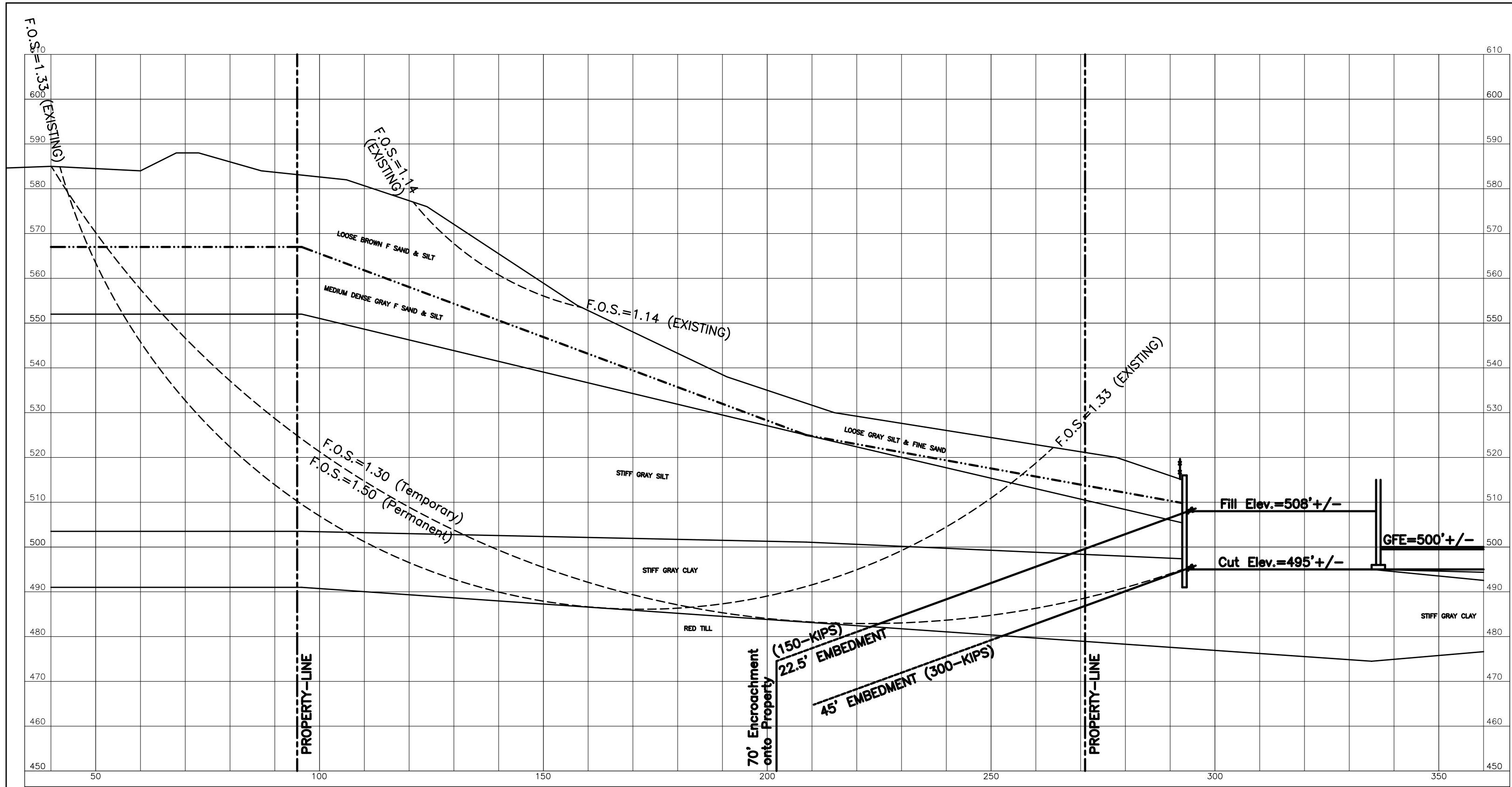
SOUTH WALL GENERAL SEQUENCE

1. CLEAR THE TREES & BRUSH FROM THE AREA OF THE SHEETING.
2. DO NOT EXCAVATE PRIOR TO INSTALLING THE SHEETING.
3. DRIVE THE SHEETING (SHOP-PRIMED) TO THE SPECIFIED DEPTHS.
4. STARTING AT THE HIGH POINT, EXCAVATE DOWN TO THE LEVEL OF THE TOP ROW OF ANCHORS (STAGE 1). DO NOT SLOPE THE EXCAVATION AWAY FROM THE SHEETING BY MORE THAN 5%. ALSO, DO NOT OVER-EXCAVATE MORE THAN 12" BELOW THE ANCHOR ELEVATIONS WITHOUT WRITTEN APPROVAL FROM THE GEOTECHNICAL ENGINEER.
5. INSTALL THE TOP ROW OF SOIL ANCHORS AND ALLOW TO SET.
6. AFTER THE SOIL ANCHORS HAVE SET, INSTALL THE TOP ROW OF PRE-FABRICATED STEEL WALES (SHOP-PRIMED) AND ENVELOPE WALES IN CONCRETE (LEAVE ACCESS FOR TENSIONING THE SOIL ANCHOR).
7. AFTER CONCRETE HAS CURED AND THE SOIL ANCHORS HAVE ACHIEVED FULL STRENGTH, TENSION THE TOP ROW OF SOIL ANCHORS TO 75% OF THE SPECIFIED DESIGN LOAD.
8. ONCE ALL THE TOP ANCHORS ARE PRE-LOADED, CONTINUE THE EXCAVATION BY EXPOSING THE TOP 65% OF THE SHEETING (STAGE 2). DO NOT SLOPE THE EXCAVATION AWAY FROM THE SHEETING BY MORE THAN 5%.
9. EXCAVATE THE FIRST ANCHOR INSTALLATION TRENCH (SEQUENCE "A") PERPENDICULAR TO THE SHEETING. DO NOT OVER-EXCAVATE MORE THAN 12" BELOW THE ANCHOR ELEVATIONS WITHOUT WRITTEN APPROVAL FROM THE GEOTECHNICAL ENGINEER. DO NOT SLOPE THE EXCAVATION AWAY FROM THE SHEETING BY MORE THAN 5%.
10. EXCAVATE TO INSTALL THE SEQUENCE "A" BOTTOM ROW OF SOIL ANCHORS. DO NOT OVER-EXCAVATE Laterally. DO NOT OVER-EXCAVATE MORE THAN 12" BELOW THE ANCHOR ELEVATIONS WITHOUT WRITTEN APPROVAL FROM THE GEOTECHNICAL ENGINEER. INSTALL THE SEQUENCE "A" SOIL ANCHORS.
11. AFTER THE SEQUENCE "A" SOIL ANCHORS HAVE PROPERLY CURED TO FULL CAPACITY, INSTALL THE CORRESPONDING BOTTOM ROW OF PRE-FABRICATED STEEL WALES (SHOP-PRIMED) AND ENVELOPE WALES IN CONCRETE (LEAVE ACCESS FOR TENSIONING THE SOIL ANCHOR).
12. AFTER CONCRETE HAS CURED AND THE SOIL ANCHORS HAVE ACHIEVED FULL STRENGTH, TENSION THE SEQUENCE "A" SOIL ANCHORS TO 75% OF THE SPECIFIED DESIGN LOAD.
13. REPEAT STEPS 10 THRU 12 FOR SEQUENCE "B", THEN SEQUENCE "C", AND SO ON UNTIL THE LAST SEQUENCE IS COMPLETED.
14. CLEAN OFF THE EXPOSED SHEETING AND TOUCH-UP THE PRIMER PAINT ON THE SHEETING, WALES & HARDWARE.
15. PAINT THE EXPOSED STEEL WITH 2 COATS OF PAINT (COLOR BY OWNER).
16. INSTALL THE 4'-HIGH FENCE.

STA	TOP ANCHOR	ANCHOR ELEVATION	TOP WALE	BOTTOM ANCHOR	ANCHOR ELEVATION	BOTTOM WALE	SEQUENCE
3+04.08	150-KIP	508.19	(2)MC12x31x5'-6"	300-KIP	494.92	(2)Cx15x50x5'-6"	B
3+10.20	150-KIP	508.19	(2)MC12x31x5'-6"	300-KIP	494.92	(2)Cx15x50x5'-6"	
3+16.32	150-KIP	508.02	(2)MC12x31x5'-6"	300-KIP	494.88	(2)Cx15x50x5'-6"	C
3+22.44	150-KIP	507.63	(2)MC12x31x5'-6"	300-KIP	494.79	(2)Cx15x50x5'-6"	
3+29.12	150-KIP	507.21	(2)MC12x31x6'-6"	300-KIP	494.69	(2)MCx18x42.7x6'-6"	
3+36.37	150-KIP	506.87	(2)MC12x31x7'-0"	300-KIP	494.61	(2)MCx18x45.8x7'-0"	D
3+43.62	150-KIP	507.38	(2)MC12x31x7'-0"	300-KIP	494.74	(2)MCx18x45.8x7'-0"	
3+50.62	200-KIP	507.87	(2)C15x33.9x6'-6"	400-KIP	494.87	(2)MCx18x58x6'-6"	
3+57.37	200-KIP	508.49	(2)MC12x31x5'-6"	400-KIP	494.92	(2)MCx18x51.9x5'-6"	E
3+63.04	200-KIP	509.33	(2)MC12x31x5'-6"	400-KIP	494.78	(2)MCx18x51.9x5'-6"	
3+68.71	200-KIP	509.75	(2)MC12x31x4'-6"	400-KIP	494.67	(2)MCx18x42.7x4'-6"	
3+73.31	200-KIP	510.06	(2)MC12x31x4'-3"	400-KIP	494.59	(2)MCx18x42.7x4'-3"	
3+77.91	200-KIP	510.37	(2)MC12x31x4'-3"	400-KIP	494.50	(2)MCx18x42.7x4'-3"	
3+82.51	200-KIP	510.60	(2)MC12x31x4'-3"	400-KIP	494.43	(2)MCx18x42.7x4'-3"	D
3+86.97	200-KIP	510.74	(2)MC12x31x4'-3"	400-KIP	494.37	(2)MCx18x42.7x4'-3"	
3+92.23	200-KIP	510.33	(2)MC13x35x5'-6"	400-KIP	494.49	(2)MCx18x51.9x5'-6"	
3+98.44	200-KIP	509.32	(2)MC13x35x6'-0"	400-KIP	494.79	(2)MCx18x58x6'-0"	C
4+04.39	150-KIP	508.33	(2)MC12x31x5'-0"	300-KIP	494.99	(2)MC13x50x5'-0"	
4+09.93	150-KIP	507.39	(2)MC12x31x5'-0"	300-KIP	494.62	(2)MC13x50x5'-0"	
4+16.08	150-KIP	506.35	(2)MC12x31x6'-6"	300-KIP	494.13	(2)MCx18x45.8x6'-6"	B
4+23.70	150-KIP	505.06	(2)MC13x35x8'-0"	300-KIP	493.53	(2)MCx18x58x8'-0"	
4+31.22	100-KIP	503.79	(2)C12x25x6'-0"	200-KIP	492.93	(2)MC13x35x6'-0"	
4+37.80	100-KIP	503.66	(2)C12x25x6'-0"	200-KIP	492.87	(2)MC13x35x6'-0"	
4+44.38	100-KIP	503.66	(2)C12x25x6'-0"	200-KIP	492.87	(2)MC13x35x6'-0"	A
4+49.75	100-KIP	503.66	(2)C10x20x4'-6"	200-KIP	492.87	(2)MC12x31x4'-6"	

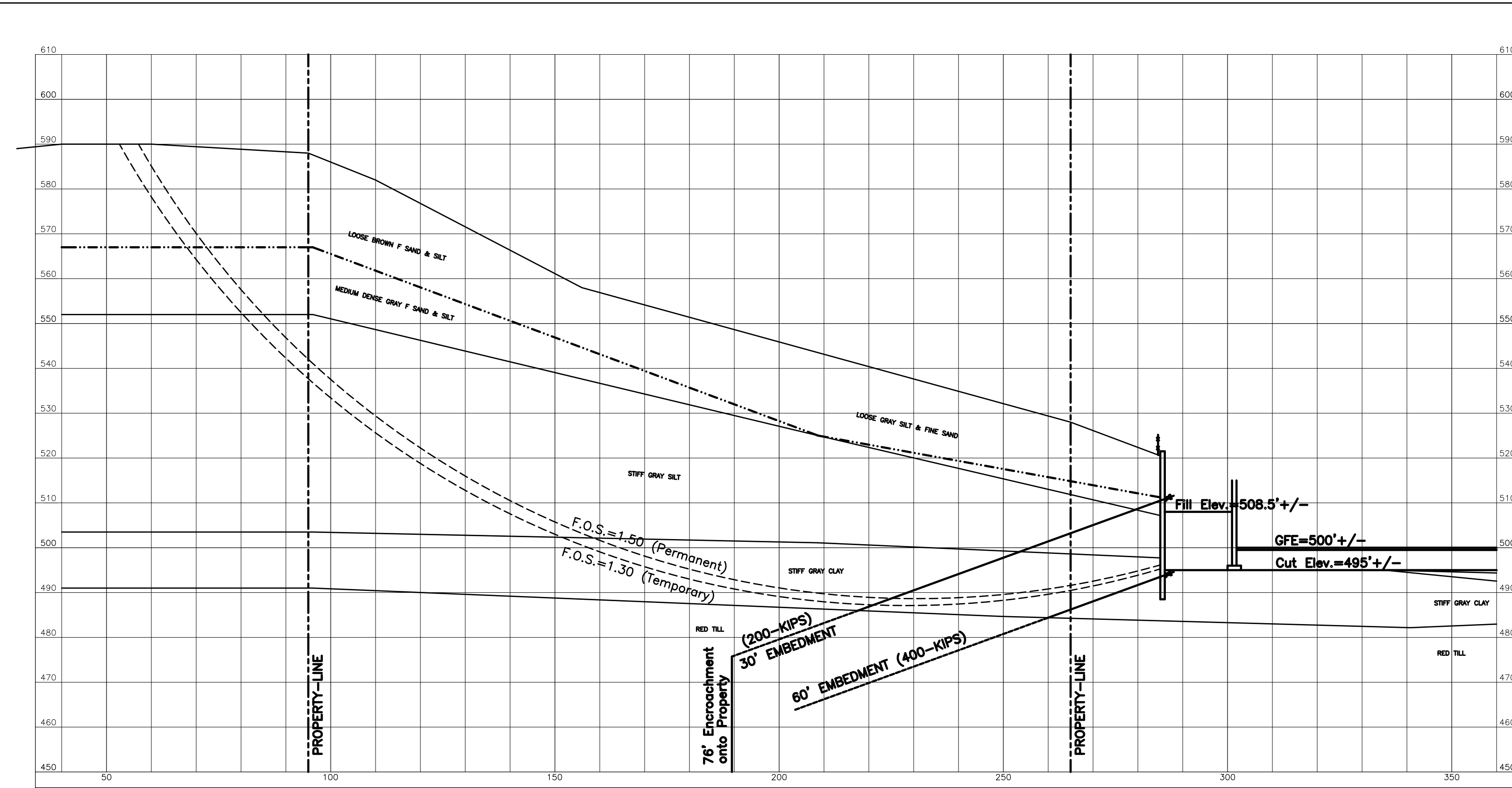


0	12/30/19	Final Design	
NW Elev. (West Wall)			DWG. NO.
EXCAVATION SHEETING			SH
110 RIVERSIDE AVE.			
HOUSING			PROJ. NO.
BURLINGTON, VT			
			19239
	KNIGHT CONSULTING ENGINEERS, INC.		DATE: 09/06/20
	183 COMMERCE STREET, WILLISTON, VT., 05495 - TEL. 879-6343		SCALE: NOTE



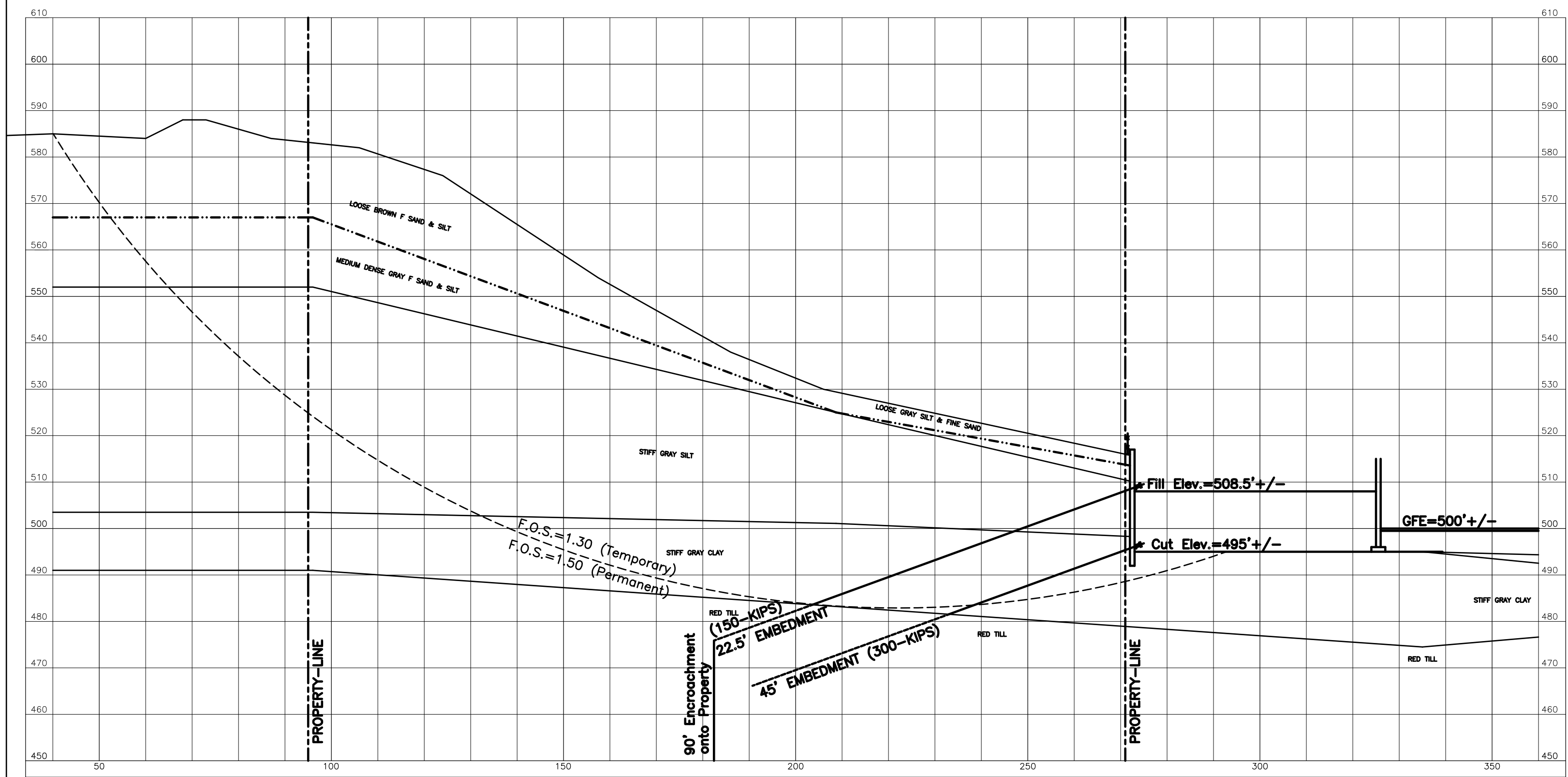
SECTION C (515' Uphill & 508' Downhill)

SCALE: 1" = 20' HOR.
1" = 20' VERT.



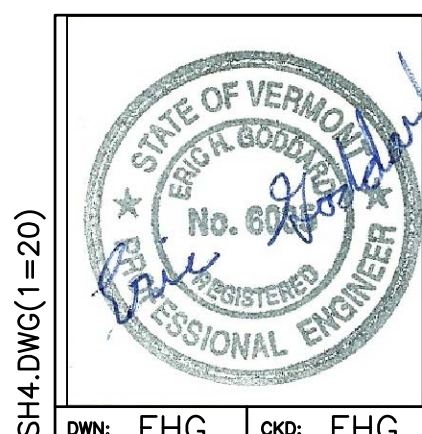
SECTION C WEST (520.5' Uphill & 508.5' Downhill)

SCALE: 1" = 20' HOR.
1" = 20' VERT.



SECTION C EAST (516' Uphill & 508.5' Downhill)

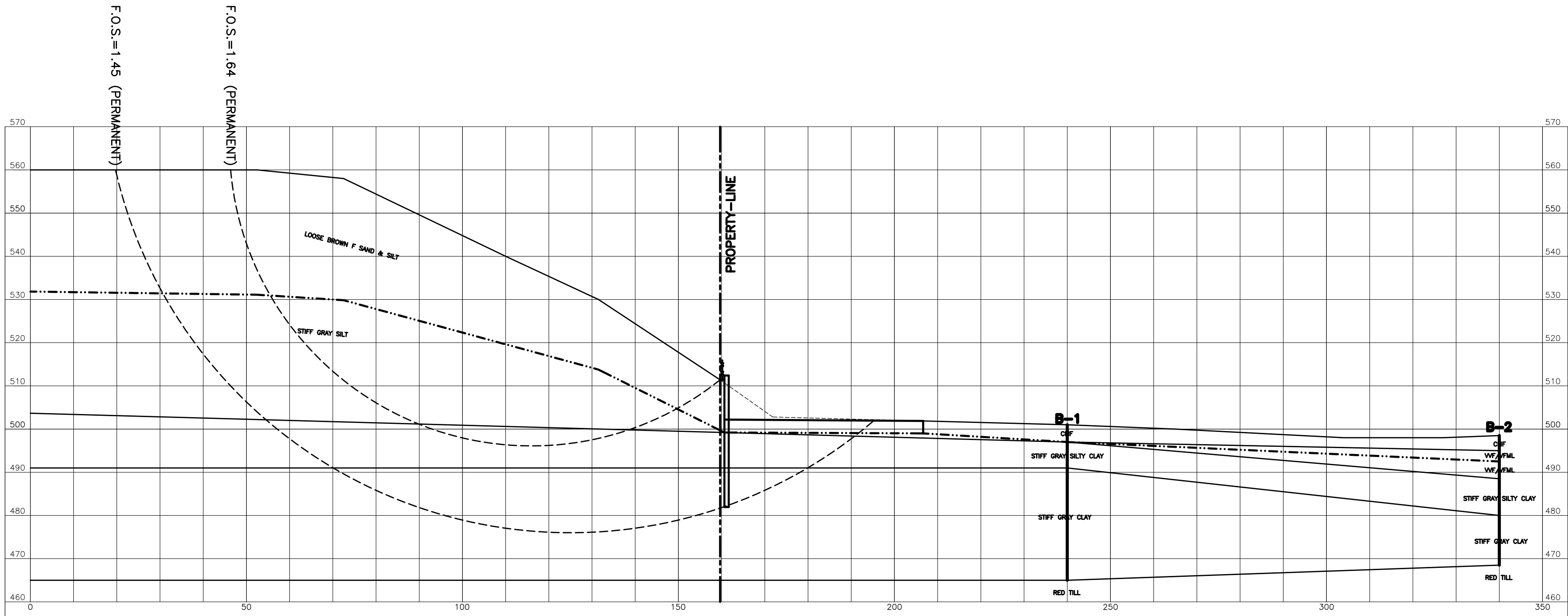
SCALE: 1" = 20' HOR.
1" = 20' VERT.



0	12/30/19	Final Design
Sections		
EXCAVATION SHEETING		
110 RIVERSIDE AVE.		
HOUSING		
BURLINGTON, VT		
KNIGHT CONSULTING ENGINEERS, INC.		
183 COMMERCE STREET, WILLISTON, VT., 05495 - TEL. 879-6343		
DWG. NO.	SH4	PROJ. NO.
19239	DATE: 09/06/	SCALE: NOTED

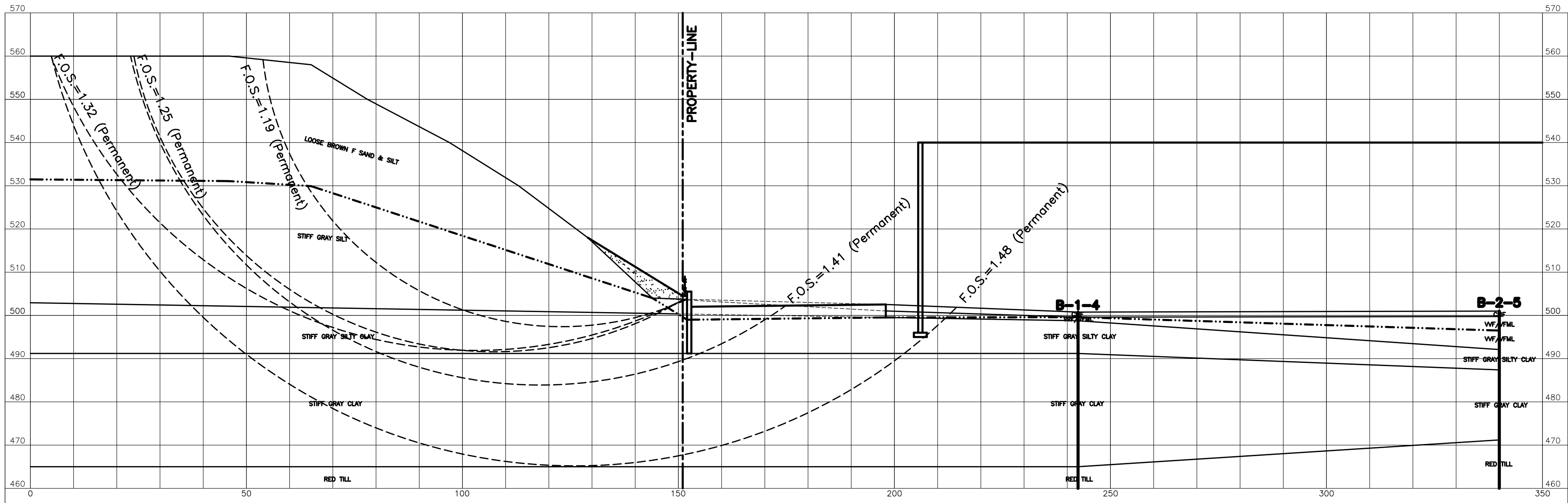
SH4.DWG(1=20)

DWN: EHG OKD: EHG



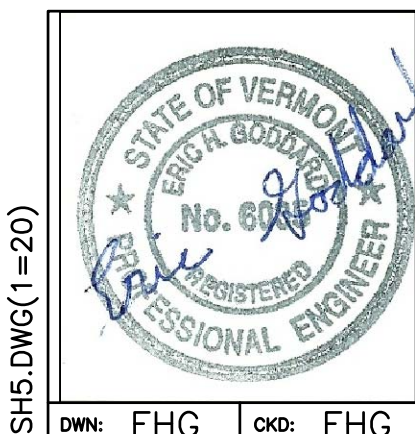
SLOPE SECTION D (PERMANENT)

SCALE: 1" = 10' HOR.
1" = 10' VERT.

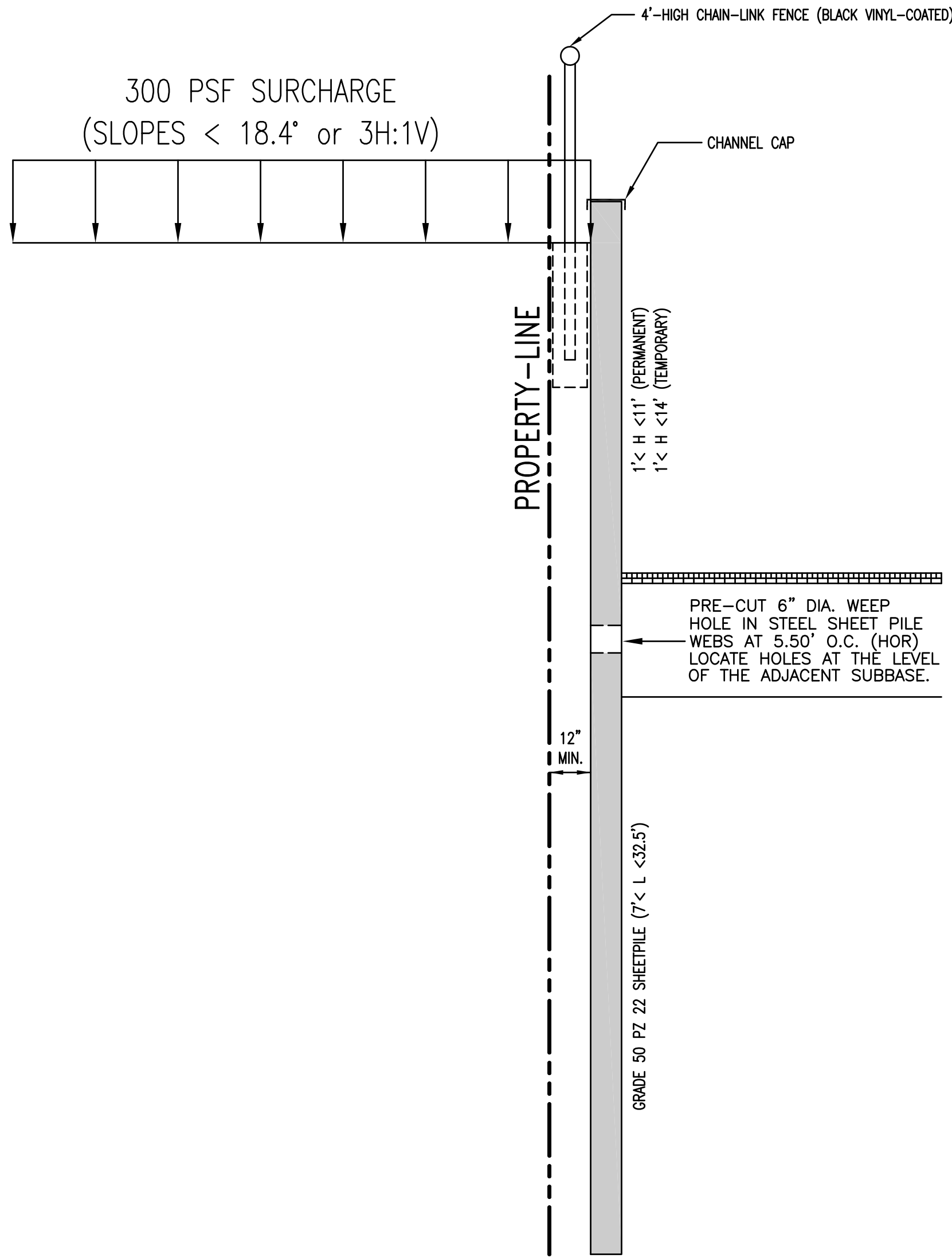


SLOPE SECTION E (PERMANENT)

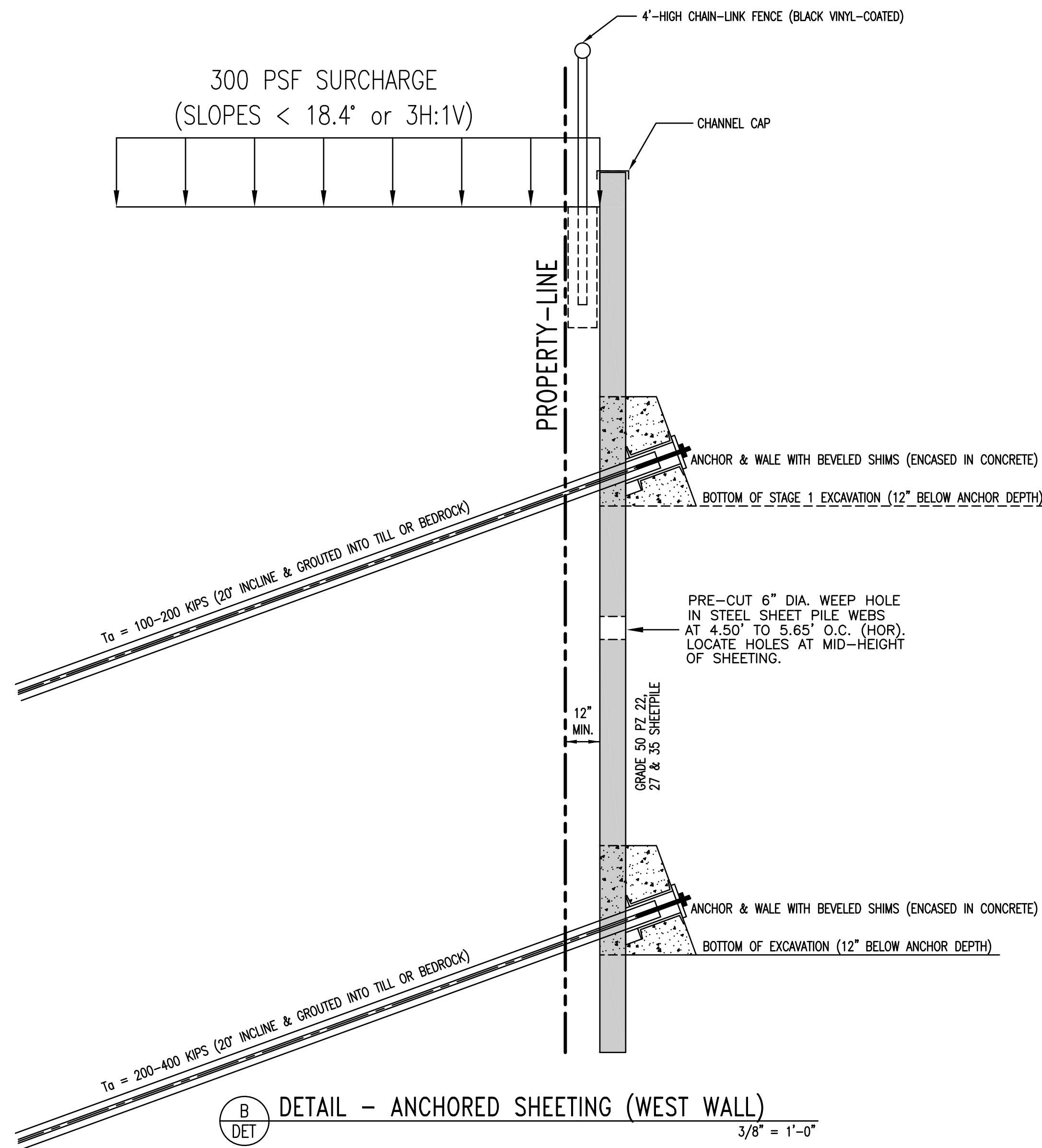
SCALE: 1" = 10' HOR.
1" = 10' VERT.



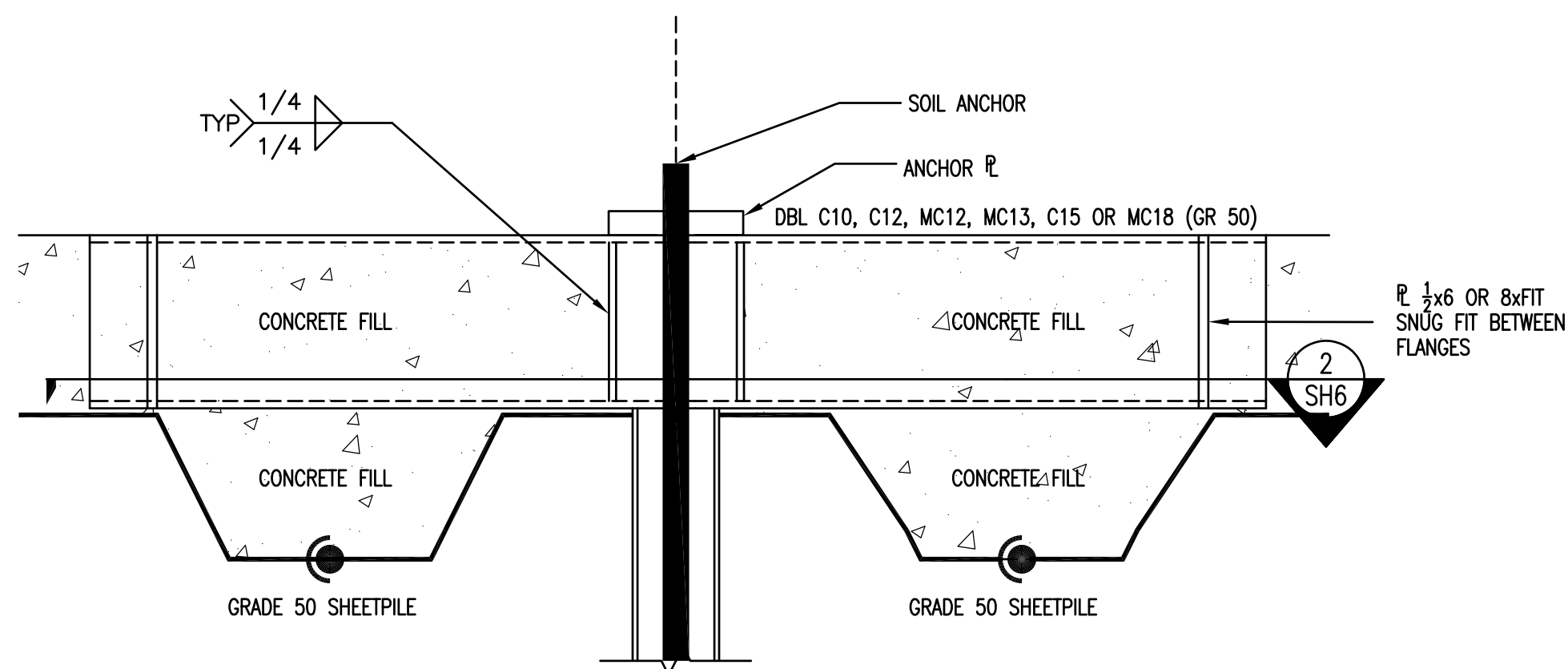
0	12/30/19	Final Design
Sections		
EXCAVATION SHEETING		
110 RIVERSIDE AVE.		
HOUSING		
BURLINGTON, VT		
KCE KNIGHT CONSULTING ENGINEERS, INC.		
183 COMMERCE STREET, WILLISTON, VT., 05495 - TEL. 879-6343		
DWG. NO.	19239	DATE: 09/06/2019
PROJ. NO.	19239	SCALE: NOTED



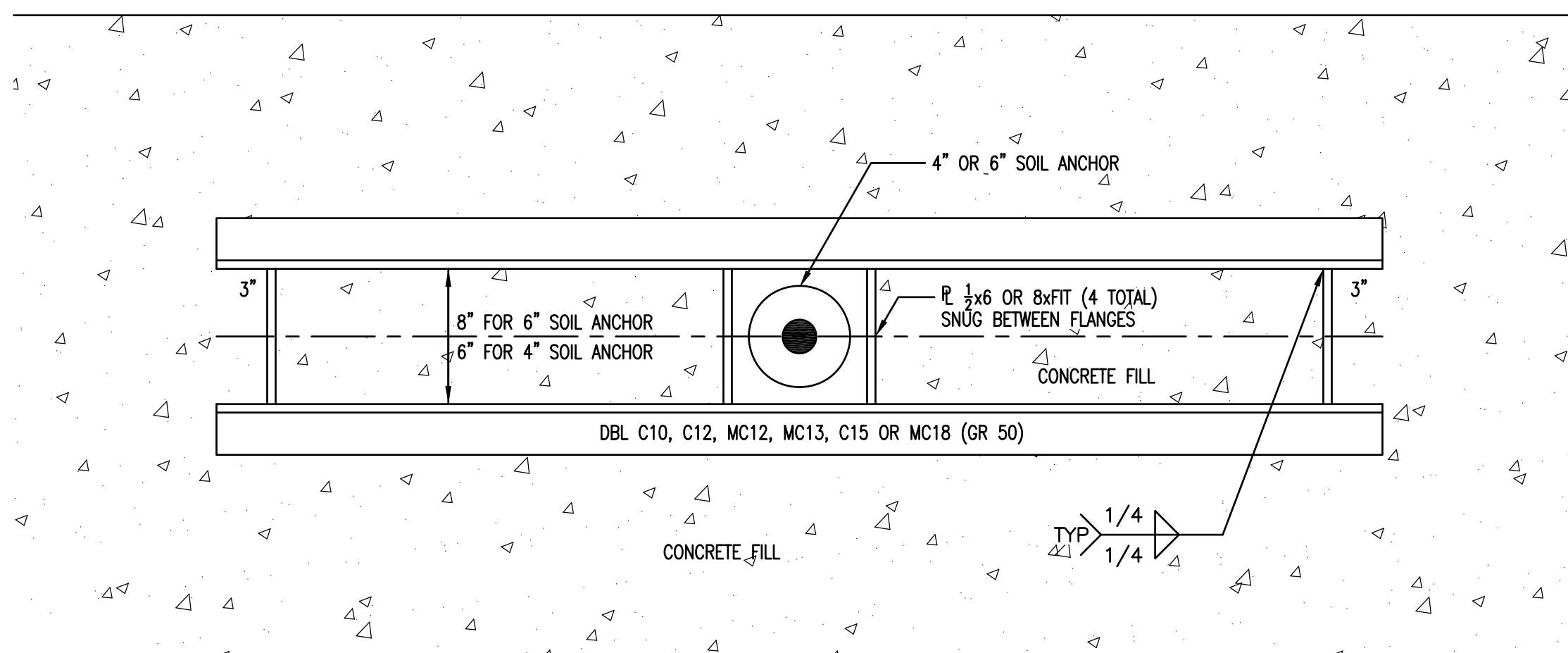
DETAIL - CANTILEVERED SHEETING (EAST WALL)
3/8" = 1'-0"



DETAIL - ANCHORED SHEETING (WEST WALL)
3/8" = 1'-0"



DETAIL - ANCHOR CONNECTION
1-1/2" = 1'-0"



SECTION - SOIL ANCHOR WALES
1-1/2" = 1'-0"

TECHNICAL SPECIFICATIONS - 110 Riverside Avenue Apartments Permanent Sheetpiling

- 1A. SPECIAL CONDITIONS
- A. GENERAL:
- 1) OBTAIN ALL REQUIRED PERMITS BEFORE COMMENCING WORK.
 - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL DIMENSIONS AND ELEVATIONS.
 - 3) CONTACT OWNER FOR TIME AND METHODS OF OPERATION AND MOVEMENT OF LOADS OR MATERIALS THROUGH OR OVER THE SITE.
 - 4) BARRICADES SHALL BE PLACED AROUND ALL OPEN EXCAVATIONS TO PROTECT PEDESTRIANS OR VEHICULAR TRAFFIC ADJACENT TO THE WORK AREA.
 - 5) FOR WORK NOT RELATED TO THE RETAINING WALL AND 4'-HIGH BARRIER FENCE, SEE OTHER DRAWINGS.
 - 6) ALL TECHNICAL QUESTIONS SHALL BE DIRECTED TO KNIGHT CONSULTING ENGINEERS, AT (802) 879-6343x2.
- B. SCOPE OF WORK: THE WORK OF THIS CONTRACT INCLUDES PROVIDING AND INSTALLING THE FOLLOWING, BUT MAY NOT BE LIMITED TO:
- 1) INSTALLATION OF NEW STEEL SHEETING.
 - 2) TEMPORARY PROTECTION OF EXISTING STRUCTURES AND UTILITIES.
 - 3) EXCAVATION & INSTALLATION OF SOIL ANCHORS & WALES.
 - 4) INSTALLATION OF 4'-HIGH CHAIN-LINK BARRIER FENCE.
- 2A. EARTHWORK/RELATED ITEMS:
- A. MATERIALS: (REFER TO CIVIL DRAWINGS & SPECIFICATIONS)
- B. EXCAVATION:
- 1) CARE SHALL BE TAKEN WHEN EXCAVATING DOWNHILL OF THE SHEETING SO AS NOT TO DISTURB THE EXISTING SOILS THAT ARE TO REMAIN AS THIS MAY CAUSE PERMANENT LOSS OF SOIL STRENGTH.
 - 2) EXCAVATION OF MATERIAL SHALL BE DONE BY HAND AT ANY EXISTING FOOTINGS AND UTILITIES. EXISTING FOOTINGS AND FOUNDATIONS SHALL BE PROTECTED AGAINST UNDERMINING AND DAMAGE. EXCAVATE TO THE ELEVATIONS INDICATED.
 - 3) DIVERSION DITCHES, DIKES, OR OTHER SUITABLE MEANS WILL BE USED TO PREVENT SURFACE WATER FROM ENTERING AN EXCAVATION AND TO PROVIDE ADEQUATE DRAINAGE OF THE AREA ADJACENT TO THE EXCAVATION. WATER WILL NOT BE ALLOWED TO ACCUMULATE IN AN EXCAVATION.
 - 4) EXCAVATIONS DEEPER THAN FIVE (5') WILL BE SAFELY SHORED OR LAID BACK TO A 1.5:1 SLOPE ABOVE THE TRENCH BOTTOM. WHEN A PERSON IS IN THE TRENCH, A LADDER OR OTHER SUITABLE MEANS OF EXIT MUST BE PROVIDED.
 - 5) CONTACT OWNER FOR DISPOSITION OF ANY UNDERGROUND UTILITIES NOT SHOWN ON DRAWINGS.
 - 6) THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITIES FROM DAMAGE AND EXCESSIVE SETTLEMENT DURING EXCAVATION, BACKFILLING, COMPACTION, AND DEWATERING ACTIVITIES. THE CONTRACTOR SHALL REPAIR ANY SUCH DAMAGE AT HIS OWN EXPENSE. IF THE CONTRACTOR ELECTS TO USE BRACED EXCAVATIONS HE SHALL SUBMIT SHEETING, SHORING, AND BRACING PLANS AND CALCULATIONS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO COMMENCING BRACING OPERATIONS. THE PLANS AND CALCULATIONS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF VERMONT.
 - 7) THE CONTRACTOR SHALL PROPERLY BARRICADE OPEN EXCAVATIONS TO INSURE SAFETY FOR PEDESTRIAN AND VEHICULAR TRAFFIC NEARBY.
- 2D. CHAIN LINK FENCE:
- A. MATERIALS:
- 1) GALVANIZED & VINYL COATED FENCE - CHAIN LINK FENCE SHALL BE 4'-HIGH AND CONFORM TO THE REQUIREMENTS OF ASTM A-116 (LATEST EDITION). FABRIC SHALL BE HOT-DIPPED GALVANIZED STEEL #9 GAUGE (BLACK VINYL COATING) WITH A UNIFORM SQUARE MESH MEASURING APPROXIMATELY TWO INCHES BETWEEN ITS PARALLEL SIDES. FABRIC SHALL BE FASTENED TO TOP, BOTTOM, AND ALL LATERAL SUPPORTS AT 2' O.C. BY MEANS OF #6 GAUGE ZINC COATED WIRE CLIPS. POSTS, RAILS, AND BRACES SHALL BE ZINC-COATED STEEL WITH A BLACK VINYL COATING. POSTS SHALL BE BRACED AS REQUIRED TO ADEQUATELY RETAIN FENCE ENDS AND CORNERS.
- B. INSTALLATION:
- 1) REFER TO CONTRACT DRAWINGS FOR ALL DIMENSIONAL REQUIREMENTS.
- 3A. CONCRETE, REINFORCING & EMBEDDED ITEMS:
- A. FOR GENERAL REQUIREMENTS, REFER TO ACI 318 & 350.
- B. MATERIAL/QUALITY (EXTERIOR STRUCTURAL CONCRETE):
- 1) MINIMUM COMPRESSIVE STRENGTH: 3000 PSI @ 28 DAYS.
 - 2) TRANSIT MIX MUST CONFORM TO ASTM C94: MIN. CEMENT 5 1/2 BAGS/C.Y.
 - 3) WATER/CEMENT RATIO: 0.50 (MAX.)
 - 4) AIR ENTRAINMENT: 5-7% BY VOLUME.
 - 5) SUMP: 2-4 INCHES
 - 6) CEMENT: TYPE I OR II, GRAY.
 - 7) REINFORCING STEEL - ASTM A615 GRADE 60; DEFORMATION PER ASTM A305.
 - 8) NO CHLORIDE OR OTHER UNAUTHORIZED ADMIXTURES SHALL BE USED.
 - 9) FIELD TESTING PER ACI.
- 5A. STRUCTURAL STEEL (WALES & ANCHORAGE HARDWARE):
- A. FOR GENERAL REQUIREMENTS, REFER TO AISC, 9TH EDITION.
- B. MATERIAL - STRUCTURAL TUBES SHALL BE A500, GRADE B. STEEL PIPE SHALL BE A53, TYPE E, GRADE B. STEEL BEAMS, H-PILES & CHANNELS SHALL BE A572, GRADE 50. ALL OTHER STRUCTURAL STEEL SHALL BE A36.
- C. FABRICATION - SHALL BE IN ACCORDANCE WITH THE AISC SPECIFICATION, 9TH EDITION.
- D. SHOP DRAWINGS - SUBMIT 4 COPIES OF STRUCTURAL STEEL DRAWINGS FOR APPROVAL BEFORE FABRICATION OF STEEL.
- E. WELDING SHALL BE DONE IN ACCORDANCE WITH AWS SPECIFICATIONS BY PREQUALIFIED WELDERS (AWS CERTIFIED) ONLY. USE E70XX ELECTRODES UNLESS OTHERWISE NOTED.
- F. SHOP PAINT OR FINISH: COMMERCIAL BLAST CLEAN PER SSPC-SP6. APPLY ONE COAT OF TNEDEC 37-77 CHEMPRIME OR APPROVED EQUAL. PAINT SHALL BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 5B. HOT-ROLLED STEEL SHEETING:
- A. ALTERNATE SHEETING SECTIONS WILL BE EVALUATED ON A CASE-BY-CASE BASIS. DESIGN ELASTIC SECTION MODULUS SHALL BE REDUCED BY DEDUCTING 0.0625" THICKNESS LOSS ON EACH FACE (0.125" TOTAL) DUE TO CORROSION LOSS.
- B. MATERIAL - THE SHEETING ON THE DRAWINGS REFLECTS ASTM A-572 (GRADE 50) HOT-ROLLED PZ SHEETING.
- C. SHOP PAINT OR FINISH: COMMERCIAL BLAST CLEAN PER SSPC-SP6. APPLY ONE COAT OF TNEDEC 37-77 CHEMPRIME OR APPROVED EQUAL. PAINT SHALL BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 9C. PAINTS AND FINISHES:
- A. REFER TO THE MANUFACTURER'S APPLICATION REQUIREMENTS.
- B. MATERIALS:
- 1) ABOVE-GROUND SHEETING, WALES & ANCHORAGE HARDWARE (ALL SHOP PRIMED):
 - a) 2 COATS TNEDEC 66 EPOXOLINE, (4-6 MILS D.F.T. EACH)
 - b) USE A FLAT RUSTY BROWN COLOR AS SELECTED BY THE OWNER.
- C. SUBMIT TO THE OWNER COLOR SAMPLES FOR ALL FINISHES (WHERE APPLICABLE) FOR SELECTION AND/OR APPROVAL, EVEN WHERE COLORS HAVE BEEN SPECIFIED.
- D. APPLY ALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, TO CLEANED AND PROPERLY PREPARED SURFACES. TAKE ALL RECOMMENDED PRECAUTIONS RELATING TO VENTILATION, FIRE AND TEMPERATURE, SAFETY CLOTHING, MIXING RESTRICTIONS, ETCETERA. REMOVE ANY SPILLED FINISHES FROM SURFACES FOR WHICH THEY WERE NOT INTENDED.
- 31A. SOIL ANCHORS:
- A. DESIGN:
- 1) DOUBLE-CORROSION PROTECTION (50-YEAR MINIMUM DESIGN LIFE).
 - 2) DESIGN ULTIMATE BOND STRENGTH SHALL BE 200% OF THE DESIGN ANCHOR LOAD.
 - 3) MULTI-STRAND GROUTED SOIL ANCHOR WITH BOTH UNBONDED & BONDED ZONES.
- B. TESTING:
- 1) PROOF TEST TO 133% OF THE ANCHOR DESIGN LOAD.
 - 2) PRE-TENSION TO 75% OF THE DESIGN ANCHOR LOAD AND LOCK-OFF.

PLANT SCHEDULE: TREE PLANTING ON SLOPE

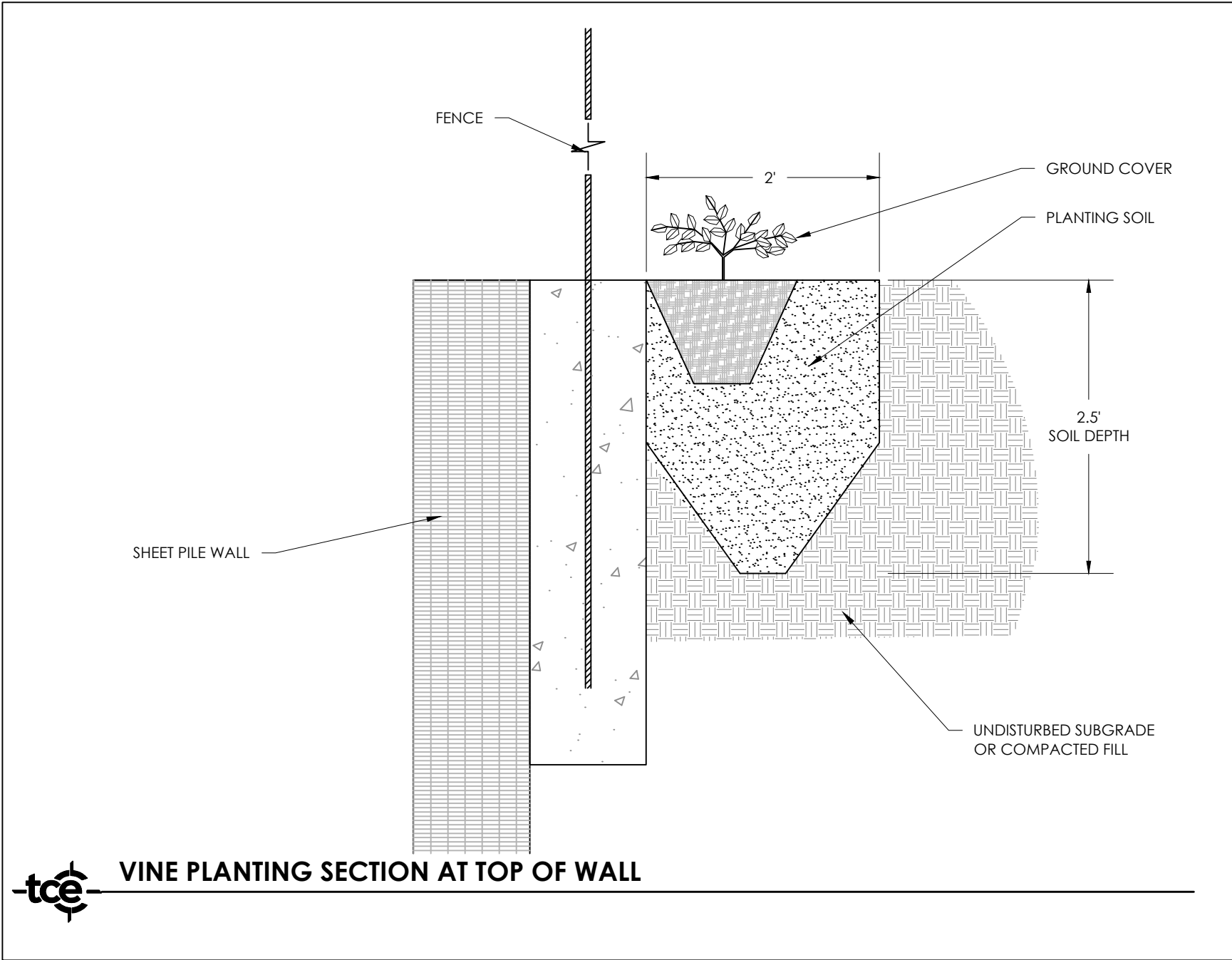
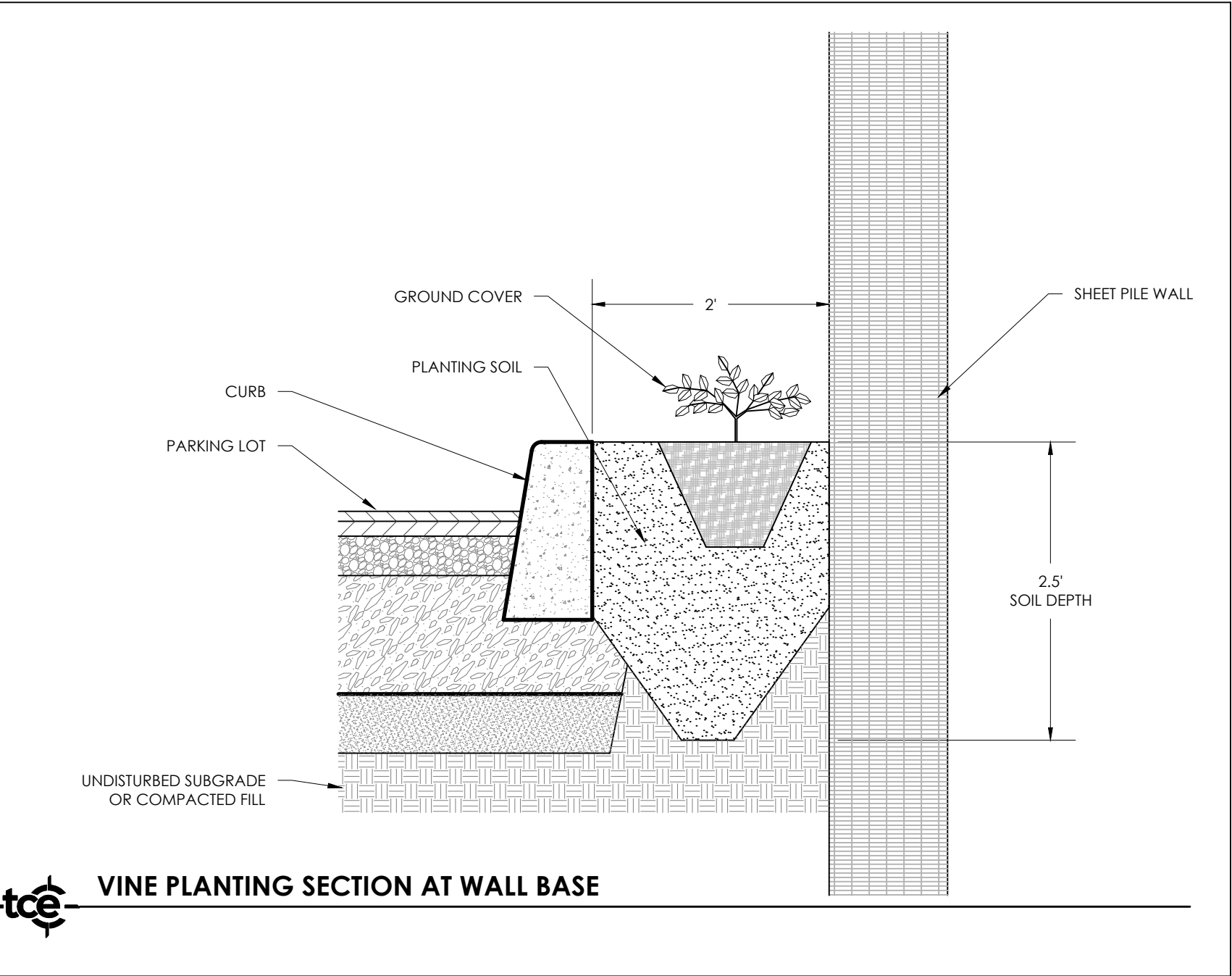
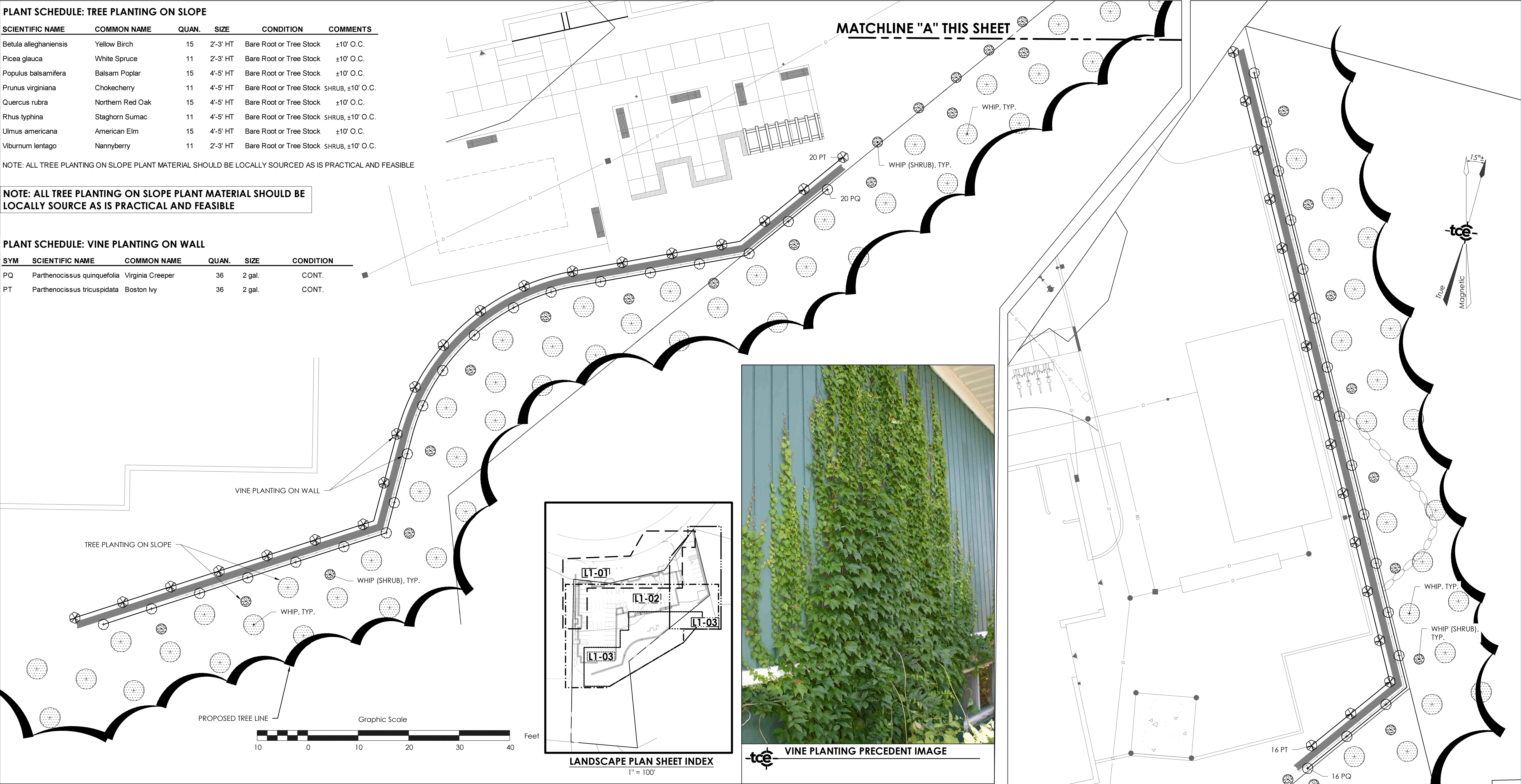
SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	CONDITION	COMMENTS
Betula alleghaniensis	Yellow Birch	15	2'-3' HT	Bare Root or Tree Stock	±10' O.C.
Picea glauca	White Spruce	11	2'-3' HT	Bare Root or Tree Stock	±10' O.C.
Populus balsamifera	Balsam Poplar	15	4'-5' HT	Bare Root or Tree Stock	±10' O.C.
Prunus virginiana	Chokecherry	11	4'-5' HT	Bare Root or Tree Stock	SHRUB, ±10' O.C.
Quercus rubra	Northern Red Oak	15	4'-5' HT	Bare Root or Tree Stock	±10' O.C.
Rhus typhina	Staghorn Sumac	11	4'-5' HT	Bare Root or Tree Stock	SHRUB, ±10' O.C.
Ulmus americana	American Elm	15	4'-5' HT	Bare Root or Tree Stock	±10' O.C.
Viburnum lentago	Nannyberry	11	2'-3' HT	Bare Root or Tree Stock	SHRUB, ±10' O.C.

NOTE: ALL TREE PLANTING ON SLOPE PLANT MATERIAL SHOULD BE LOCALLY SOURCED AS IS PRACTICAL AND FEASIBLE

NOTE: ALL TREE PLANTING ON SLOPE PLANT MATERIAL SHOULD BE LOCALLY SOURCE AS IS PRACTICAL AND FEASIBLE

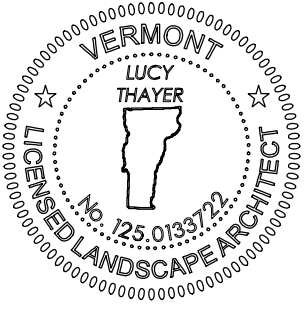
PLANT SCHEDULE: VINE PLANTING ON WALL

SYM	SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	CONDITION
PQ	Parthenocissus quinquefolia	Virginia Creeper	36	2 gal.	CONT.
PT	Parthenocissus tricuspidata	Boston Ivy	36	2 gal.	CONT.



Revisions	No.	Description	Date	By
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- Use of These Drawings
1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.
 2. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.
 3. Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.
 4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.
 5. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.
 6. It is the User's responsibility to ensure this copy contains the most current revisions.



Project Title

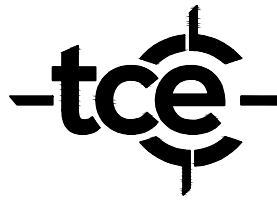
Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Planting Plan Retaining Wall

Date:	02/14/2020
Scale:	1" = 10'
Project Number:	2010083
Drawn By:	RMP
Project Engineer:	AAD
Approved By:	
Field Book:	

L1-03



ENGINEERING • SURVEY
PLANNING • ENVIRONMENTAL

478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495
802 879 6331 | WWW.TCEVT.COM

Revisions			
No.	Description	Date	By
1	For Local Submittal	2/15/19	AAD
2	Per DPW Comments	11/6/19	AAD
3	Geotech Notes & Dumpster	1/16/20	AAD

Use of These Drawings
1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.

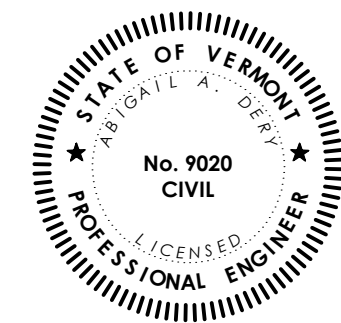
2. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.

3. Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.

4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.

5. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.

6. It is the User's responsibility to ensure this copy contains the most current revisions.



Project Title

**Sisters and Brothers
Investment Group**
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Planting Plan: South

Date: 11/21/2012

Scale: 1" = 10'

Project Number: 2010083

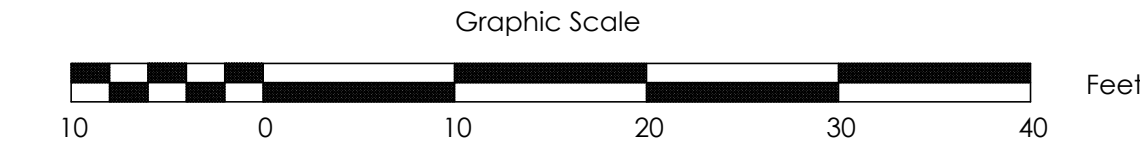
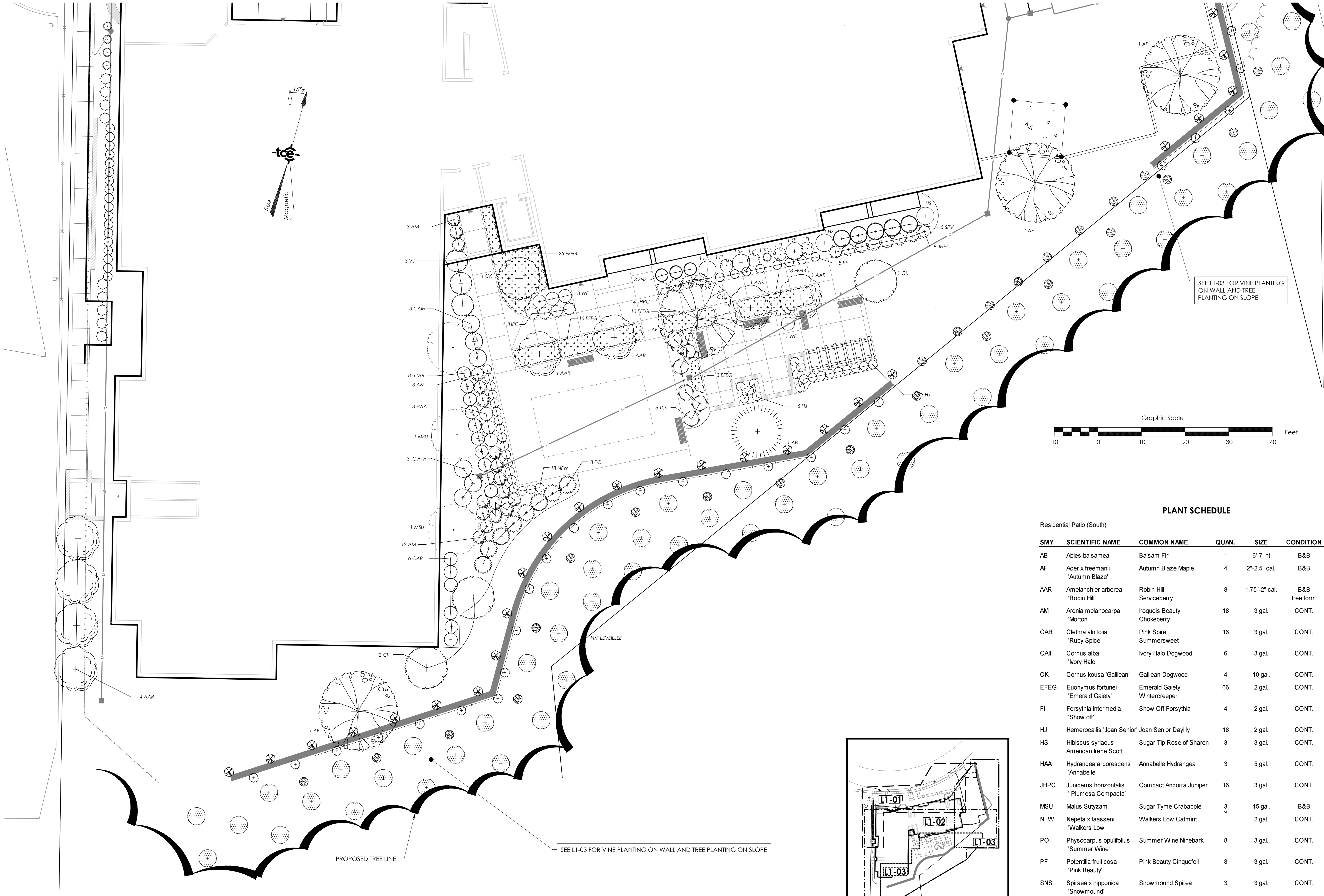
Drawn By: RMP

Project Engineer: AAD

Approved By:

Field Book:

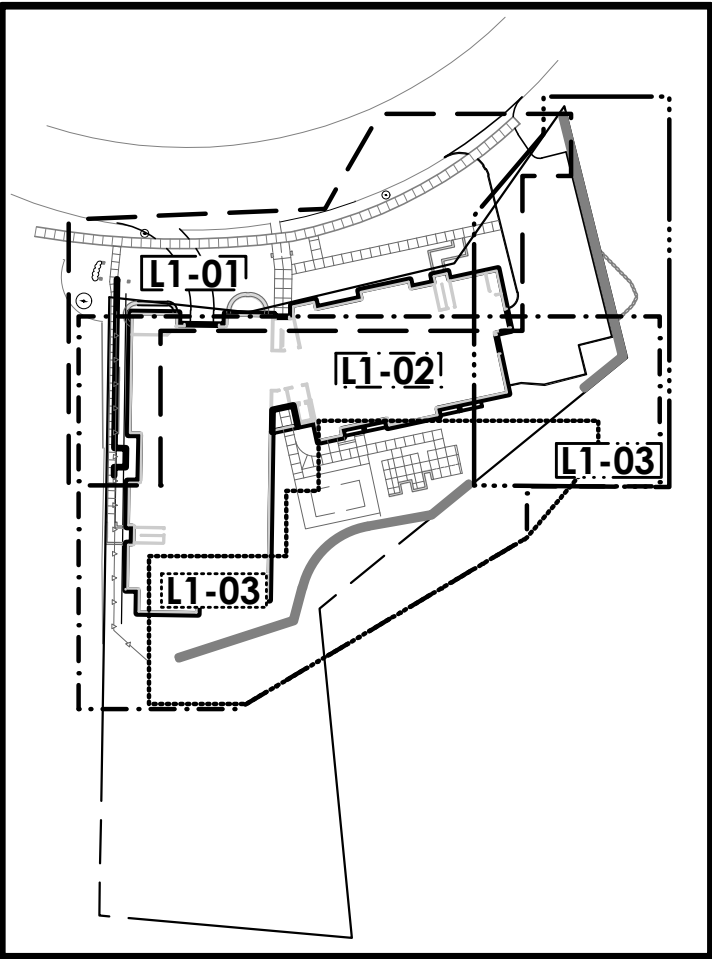
L1-02



PLANT SCHEDULE

Residential Patio (South)

SMY	SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	CONDITION
AB	Abies balsamea	Balsam Fir	1	6'-7' ht	B&B
AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	4	2"-2.5" cal.	B&B
AAR	Amelanchier arborea 'Robin Hill'	Robin Hill Serviceberry	8	1.75"-2" cal.	B&B tree form
AM	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	18	3 gal.	CONT.
CAR	Clethra alnifolia 'Ruby Spice'	Pink Spire Summersweet	16	3 gal.	CONT.
CAIH	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	6	3 gal.	CONT.
CK	Cornus kousa 'Galilean'	Galilean Dogwood	4	10 gal.	CONT.
EFEF	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	66	2 gal.	CONT.
FI	Forsythia intermedia 'Show off'	Show Off Forsythia	4	2 gal.	CONT.
HJ	Hemerocallis 'Joan Senior'	Joan Senior Daylily	18	2 gal.	CONT.
HS	Hibiscus syriacus 'American Irene Scott'	Sugar Tip Rose of Sharon	3	3 gal.	CONT.
HAA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3	5 gal.	CONT.
JHPC	Juniperus horizontalis 'Plumosa Compacta'	Compact Andorra Juniper	16	3 gal.	CONT.
MSU	Malus Sutyazan	Sugar Tyme Crabapple	3	15 gal.	B&B
NFW	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	2	2 gal.	CONT.
PO	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	8	3 gal.	CONT.
PF	Potentilla fruticosa 'Pink Beauty'	Pink Beauty Cinquefoil	8	3 gal.	CONT.
SNS	Spiraea x nipponica 'Snowmound'	Snowmound Spirea	3	3 gal.	CONT.
SPV	Spiraea vanhouttei	Vanhoutte Spirea	5	3 gal.	CONT.
SP	Syringa patula 'Miss Kim'	Miss Kim Manchurian Lilac	2	2.5-3' ht	CONT.
TOS	Thuja occidentalis 'Smaragd'	Smaragd Arborvitae	1	5'-6' ht	B&B
TOT	Thuja occidentalis 'Techny'	Techny Arborvitae	6	3 gal.	CONT.
VJ	Viburnum x juddii	Judd Viburnum	3	5 gal.	CONT.
WF	Weigela florida 'French Lace'	French Lace Weigela	4	3 gal.	CONT.



LANDSCAPE PLAN SHEET INDEX
1" = 100'



PERMITS ONLY
NOT FOR
CONSTRUCTION
6/1/20

STEVE GUILD DESIGN, LLC

ONE STEELE STREET, BURLINGTON, VT 05401
PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com

110 RIVERSIDE AVE.

NEW APARTMENT BUILDING
BURLINGTON VERMONT

SHEET TITLE:
EXTERIOR
ELEVATION

DRAWING NO.
A6

June 1st, 2020

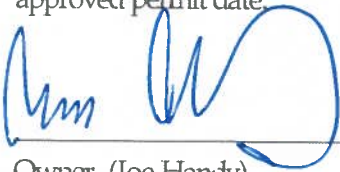
Scott Gustin
Principal Planner & Assis. Admin Officer
Dept of Permitting & Inspection
Burlington, VT 05401

Project: 110 Riverside Ave

RE: Requesting zoning permit be extended to 5 years versus one (1) year from the approved permit decision date.

Dear Scott,

With the uncertainty of today's environment due to the pandemic and its potential economic impact the owner would like to have an option to extend the construction start date to five (5) years from the approved permit date.



Owner (Joe Handy)

6/1/20
Date



Steve Guild <steve@g4designstudios.com>

RE: 110 Riverside retaining wall

1 message

Norm Baldwin <nbaldwin@burlingtonvt.gov>

Wed, May 6, 2020 at 4:45 PM

To: Steve Guild <steve@g4designstudios.com>, Scott Gustin <SGustin@burlingtonvt.gov>, "Abby A. Dery, P.E." <Abby.Dery@tcevt.com>, Eric Goddard <egoddardkce@gmail.com>, Joe Handy <joe handy@handyvt.com>, "Jeremy Matosky, P.E." <Jeremy.Matosky@tcevt.com>

Cc: Susan Molzon <smolzon@burlingtonvt.gov>, Laura Wheelock <lwheelock@burlingtonvt.gov>

Steve,

As it relates to the retaining wall system proposed. I have only one remaining issue.

- The applicant has not provided documentation that demonstrates they have property rights to install and maintain the anchor systems proposed on the adjacent properties.

Eric has shared with me that he is Licensed as a Professional Engineer in the State of Vermont in both the Structural and Geotechnical disciplines as a result the stamped drawings as supported by his credentials in both disciplines, as a result that is no longer an issue in my opinion.

As noted I had a conversation in middle of April with Eric and I did not get back to the larger group communicating how we left the conversation. My apologies, however the property rights issue remains unresolved in my opinion unless others have new information I am not aware of.

From: Steve Guild <steve@g4designstudios.com>**Sent:** Wednesday, May 06, 2020 12:46 PM**To:** Scott Gustin <SGustin@burlingtonvt.gov>; Norm Baldwin <nbaldwin@burlingtonvt.gov>; Abby A. Dery, P.E. <Abby.Dery@tcevt.com>; Eric Goddard <egoddardkce@gmail.com>; Joe Handy <joe handy@handyvt.com>; Jeremy Matosky, P.E. <Jeremy.Matosky@tcevt.com>**Subject:** 110 Riverside retaining wall

[WARNING]: External Message

Hi Scott,

Eric Goddard (Knights engineering) suggested that I reach out to you and mention Norm's & his telecon on 4/14/2020. Eric has not heard back from Norm if he has any remaining concerns following the 4/14/2020 telecon. I Cc Norm on this email. Is there anything else you need from me?

Norm,

Hello Scott,

I only provided verbal comments to a representative of the applicant when I met with her on site in late winter. I have reviewed the landscape plan for plantings along and behind the retaining wall at the rear of the property and I am satisfied that the applicant has incorporated my recommendations for bank stabilization with new vegetation in the plan and has limited encroachment on existing vegetation to the extent possible. Please let me know if you would like me to participate in the DRB meeting. V.J.



V.J.Comai , City Arborist

Burlington Parks, Recreation & Waterfront

645 Pine Street Suite B Burlington, VT 05401

Direct Line: (802) 862-8245

Cell: (802)- 735- 3055

Pine St. Office: (802) 865-7247

General Info Line: (802) 864-0123

EASEMENT FOR SUPPORT

KNOW ALL PERSONS BY THESE PRESENTS that I, Nathaniel M. Hayward, of the Town of South Hero, County of Grand Isle, and State of Vermont, GRANTOR, in consideration of Ten and More Dollars paid to my full satisfaction by Sisters and Brothers Investment Group, LLP, of the City of Burlington, County of Chittenden and State of Vermont, GRANTEE, by these presents, do freely GIVE, GRANT, SELL, CONVEY, and CONFIRM unto the said Sisters and Brothers Investment Group, LLP, and its successors and assigns forever, the perpetual use and easement for support on and under certain lands located at 380 Colchester Avenue, in the City of Burlington, County of Chittenden and State of Vermont, for the purpose of providing support to a retaining wall to be constructed by the Grantee at 110 Riverside Avenue, in the City of Burlington and State of Vermont, and more particularly described herein:

Being a perpetual easement for support for the purposes of maintaining a certain retaining wall to be located on property owned by the Grantee herein by virtue of a certain Warranty Deed from _____ to Sisters and Brothers Investment Group dated _____ and recorded at Volume ____, Page ____ of the Land Records of the City of Burlington; specifically, for the installation, use, and maintenance of certain underground fixtures to be installed by Grantee for the purpose of securing Grantee's retaining wall, all as shown on a plan entitled "Exhibit A, Permanent and Temporary Construction Easements, Sisters & Brothers Investment Group, 110 Riverside Avenue, Burlington, Vermont" and prepared by Trudell Consulting Engineers, dated _____, and shown and designated on said Exhibit A as "proposed permanent easement area subsurface for soil anchors."

Said easement for support is located on a portion of all and the same lands and premises conveyed to the Grantor herein, Nathaniel M. Hayward, by Warranty Deed of Ghislaine I. Leveillee, dated March 7, 2014, and recorded at Volume 1244, Pages 201-203 of the Land Records of the City of Burlington.

Said easement shall be used by the Grantee, its successors and assigns, for underground support of the aforementioned retaining wall only, and after construction by the Grantee, and no other use of said easement is hereby authorized or permitted.

Grantee, its successors and assigns, shall have the right to construct, reconstruct, repair, maintain, and replace said supports and soil anchors at its sole cost and expense.

Grantee further agrees, for itself and its successors and assigns, that any ground lying either inside or outside the area of the easement and within the easement itself which shall be disturbed by the installation, replacement, maintenance or repair of said subsurface structures shall be restored to its previous condition at Grantee's own cost and within a reasonable time of any disturbance, not to exceed thirty days therefrom.

Reference is hereby made to the above-mentioned plan and deed and the records thereof, and the references therein made all in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, Sisters and Brothers Investment Group, LLP, and its successors and assigns forever, to its own use and behoof forever; And I the said GRANTOR, Nathaniel M. Hayward, my heirs, executors, administrators, successors, and assigns, do covenant with the said GRANTEE, Sisters and Brothers Investment Group, LLP, and its successors and assigns forever, the GRANTOR is lawfully seized in fee simple of the aforesaid lands, that said lands are free from all encumbrances, except any easements, rights of way, covenants and restrictions of record, and that the GRANTOR has good right and title to sell and convey the rights aforesaid and shall WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this _____ day of February, 2020. GRANTOR

Nathaniel M. Hayward

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

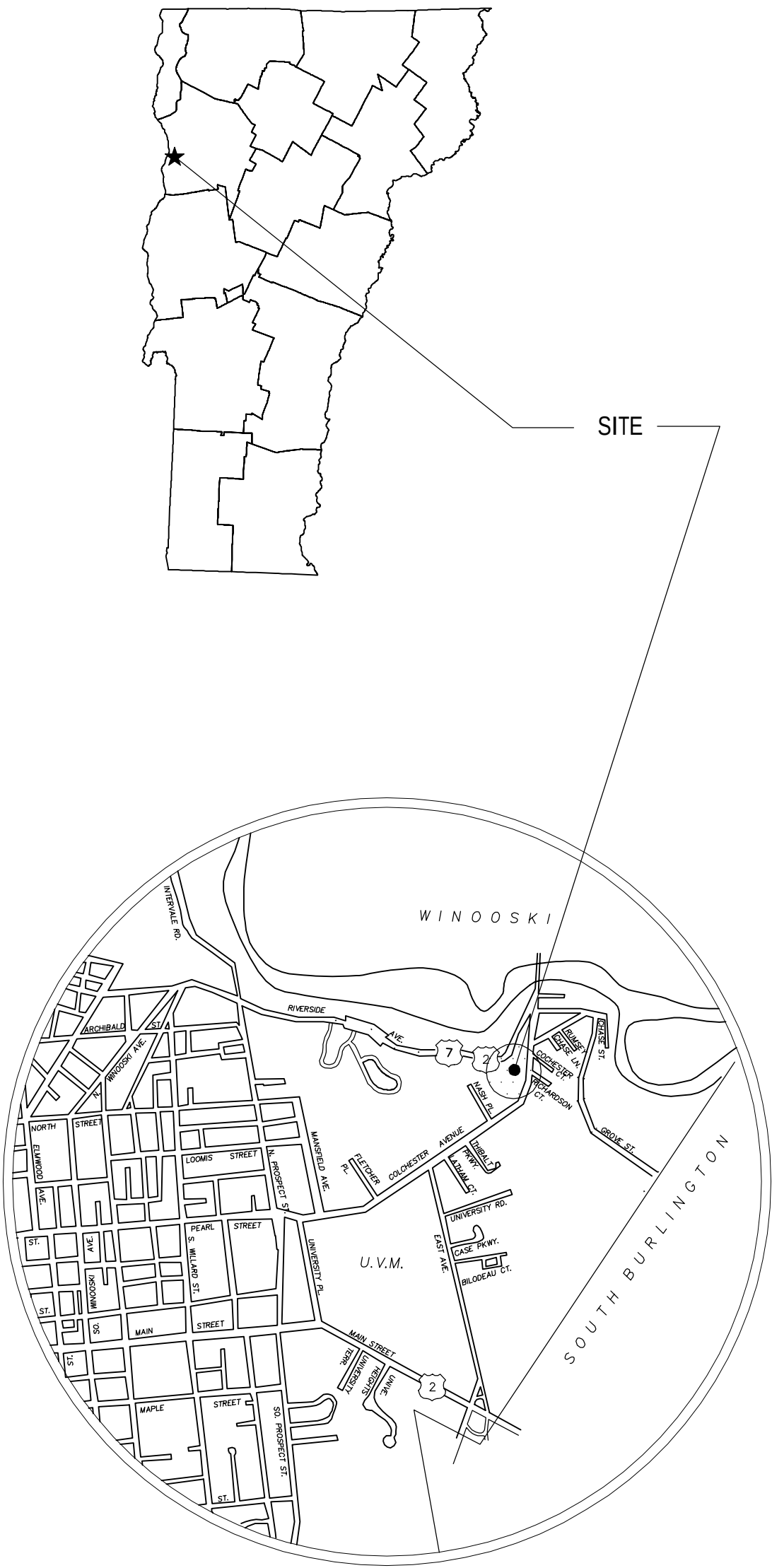
At Burlington, Vermont, this ____ day of February, 2020, personally appeared Nathaniel M. Hayward and acknowledged this instrument, by him, sealed and subscribed, to be his free act and deed.

Before me, _____
Notary Public
My commission expires 1/31/2021
Name: _____

Commission Number: _____

SISTERS & BROTHERS INVESTMENT GROUP

110 RIVERSIDE AVE.
BURLINGTON, VERMONT

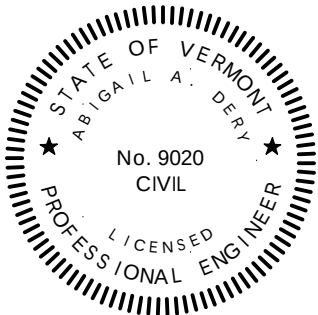


DRAWING INDEX

C1-01	STANDARD NOTES & LEGEND
C1-03	EXISTING CONDITIONS
C2-01	SITE PLAN
C2-02	GRADING PLAN
C2-03	UTILITY PLAN
C4-01	WATERSHED DELINEATION PLAN
C5-01	DEMOLITION & EROSION CONTROL PLAN
L1-01	PLANTING PLAN
L1-02	PLANTING PLAN
L2-01	LIGHTING PLAN
C8-01	SITE DETAILS
C8-02	STORM DETAILS
C8-03	WATER DETAILS
C8-04	SEWER DETAILS



PLAN INTENT:
THESE PLANS ARE INTENDED FOR
PERMITTING PURPOSES.



USE AND INTERPRETATION OF THE DRAWINGS	
1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such.	
2. Only drawings specifically marked "For Construction" are intended to be used in conjunction with contract documents, specifications, owner/contractor agreements and to be fully coordinated with other disciplines, including but not limited to, the Architect, if applicable. These Drawings shall not be used for construction layout. Contact TCE for any construction surveying services or to obtain electronic data suitable for construction layout.	
3. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are to exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.	
4. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings and have met with all applicable parties/disciplines to insure these plans are properly coordinated with other aspects of the Project. The Owner and Architect, are responsible for any buildings shown, including an area measured five (5) feet around any building.	
5. It is the User's responsibility to ensure this copy contains the most current revisions.	
BEFORE USING THESE PLANS ENSURE THAT YOU HAVE THE LATEST REVISION	
LAST REVISED:	1/16/20

TCE PROJECT NO: 10-083

Applicant/Owner:

SISTERS & BROTHERS INVESTMENT GROUP
75 S. WINOOSKI AVE.
BURLINGTON, VERMONT 05401

Civil Engineer:

TRUDELL CONSULTING ENGINEERS (TCE)
ATTN. JEREMY MATOSKY, PE, CPESC
478 BLAIR PARK ROAD
WILLISTON, VT 05495
PHONE: (802)879-6331

Architect:

Steve Guild Design
One Steel Street
Burlington, VT 05401
802-363-1482

Structural:

Concepts in Structures, LLC
Roland VanDyk
139 Cozzens Road
Huntington, VT 05462
802-540-3030

Geotechnical:

Knight Consulting Engineers
Eric Goddard
51 Knight Lane
Williston, VT 05495
802-879-6376

	LINE		
	EXISTING	PROPOSED	REMOVED/ABANDONED
SITE			
PAVED DRIVE OR ROAD	=====	=====	-----
GRAVEL DRIVE OR ROAD	=====	=====	-----
PAVED DRIVE OR ROAD WITH CURB	=====	=====	-----
TREE LINE	~~~~~	~~~~~	~~~~~
TRAIL	-----	-----	-----
WETLAND LIMIT	-----	-----	-----
TOPOGRAPHIC CONTOURS	----- 124 -----	----- 124 -----	-----
STREAM	----->-----	----->-----	----->-----
SILT FENCE	-----	-----	-----
UTILITIES			
SEWER MAINS AND SERVICES	----- S -----	----- S -----	-- S ----- S ----- S -----
SEWER FORCEMAIN	----- FM -----	----- FM -----	-- FM ----- FM ----- FM -----
WATER MAINS AND SERVICES	----- W -----	----- W -----	-- W ----- W ----- W -----
STORM DRAINAGE	----- D -----	----- D -----	-- D ----- D ----- D -----
CURTAIN DRAIN	----- CD -----	----- CD -----	-- CD ----- CD ----- CD -----
UNDERDRAIN	----- UD -----	----- UD -----	-- UD ----- UD ----- UD -----
ROOF DRAIN	----- RD -----	----- RD -----	-- RD ----- RD ----- RD -----
FOOTING DRAIN	----- FD -----	----- FD -----	-- FD ----- FD ----- FD -----
LIQUID PROPANE OR NATURAL GAS	----- G -----	----- G -----	-- G ----- G ----- G -----
OVERHEAD POWER	----- OHP -----	----- OHP -----	-- OHP ----- OHP ----- OHP -----
UNDERGROUND POWER	----- UP -----	----- UP -----	-- UP ----- UP ----- UP -----
OVERHEAD TELEPHONE	----- OHT -----	----- OHT -----	-- OHT ----- OHT ----- OHT -----
UNDERGROUND TELEPHONE	----- UT -----	----- UT -----	-- UT ----- UT ----- UT -----
OVERHEAD POWER & TELEPHONE	----- OHP&T -----	----- OHP&T -----	-- OHP&T ----- OHP&T -----
UNDERGROUND POWER & TELEPHONE	----- UP&T -----	----- UP&T -----	-- UP&T ----- UP&T -----
OVERHEAD POWER, TELEPHONE & CABLE	----- OHP&T&C -----	----- OHP&T&C -----	-- OHP&T&C ----- OHP&T&C -----
UNDERGROUND POWER, TELEPHONE & CABLE	----- UP&T&C -----	----- UP&T&C -----	-- UP&T&C ----- UP&T&C -----
CABLE TELEVISION	----- CTV -----	----- CTV -----	-----
FIBER OPTIC	-----	-----	-----
SURVEY			
PROPERTY LINE	=====	=====	-----
RIGHT-OF-WAY LINE	=====	=====	-----
EASEMENTS	-----	-----	-----
STONEWALL	-----	-----	-----
FENCE	----- X -----	----- X -----	----- X -----
BUILDING SETBACKS	-----	-----	-----

	SYMBOL		
	EXISTING	PROPOSED	REMOVED/ABANDONED
SITE			
SIGN	◊	◊	◊
WETLAND FLAG	★	★	★
UTILITIES			
SEWER MANHOLE (SMH)	○	●	○
SEWER CLEANOUT (CO)	◊	◊	◊
PUMP STATION (PS)	⊕	⊕	⊕
STORM DRAINAGE MANHOLE (DMH)	○	●	○
CATCH BASIN (CB)	□ ○	■ ●	□
STORM DRAINAGE CLEANOUT	◊	◊	◊
OUTLET OR END SECTION	>	>	>
VALVE	⊗	⊗	⊗
CURB STOP (CS)	⊗	⊗	⊗
FIRE HYDRANT (HYD)	⊕	⊕	⊕
WATER SUPPLY WELL	⊕	⊕	⊕
END CAP	⊔	⊔	⊔
BLOWOFF	⊕	⊕	⊕
UTILITY POLE	⊔	⊔	⊔
MTC OR TRANSFORMER	⊔	⊔	⊔
TELEPHONE MANHOLE	○	●	○
TELEPHONE PEDESTAL	□	■	□
LUMINAIRE	⊔	⊔	⊔
BOLLARD LIGHT	⊔	⊔	⊔
TELEVISION PEDESTAL	◊	◊	◊
FIELD			
CALCULATED POINT	△	△	△
TCE CONTROL POINT STEEL REBAR	▲	▲	▲
TCE CONTROL POINT PK NAIL	●	●	●
OBSERVATION WELL	▲	▲	▲
PERCOLATION TEST	⊕	⊕	⊕
SOIL TEST PIT	⊕	⊕	⊕
SOIL BORING	⊕	⊕	⊕
BENCHMARK	⊕	⊕	⊕
SURVEY			
FOUND	●	○	⊘
	●	○	⊘
	■	□	⊠
	■	□	⊠
	●	○	⊘

CONSTRUCTION NOTES:

- CONTRACT DOCUMENTS THESE PLANS WERE PREPARED BY TRUDELL CONSULTING ENGINEERS (TCE) AND ARE INTENDED TO BE USED IN CONJUNCTION WITH THE STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT, #C-700 PREPARED BY THE ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE (EJCDC), LATEST EDITION. COPIES ARE AVAILABLE AT WWW.NSPE.ORG/EJCDC.
- UNDERGROUND IMPROVEMENTS: THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE ASSUMED BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE AVAILABLE AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER.
- DIFFERING SUBSURFACE OR PHYSICAL CONDITIONS: IF CONTRACTOR BELIEVES THAT ANY SUBSURFACE OR PHYSICAL CONDITION AT OR CONTIGUOUS TO THE SITE THAT IS UNCOVERED OR REVEALED EITHER: (1) IS OF SUCH A NATURE AS TO ESTABLISH THAT ANY "TECHNICAL DATA" ON WHICH CONTRACTOR RELIED IS MATERIALLY INACCURATE; OR (2) IS OF SUCH A NATURE AS TO REQUIRE A CHANGE IN THE PLANS/ CONTRACT DOCUMENTS; OR (3) DIFFERS MATERIALLY FROM THAT SHOWN OR INDICATED IN THE PLANS/CONTRACT DOCUMENTS; OR (4) IS OF AN UNUSUAL NATURE, AND DIFFERS MATERIALLY FROM CONDITIONS ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE PLANS/CONTRACT DOCUMENTS; THEN CONTRACTOR SHALL, PROMPTLY AFTER BECOMING AWARE THEREOF AND BEFORE FURTHER DISTURBING THE SUBSURFACE OR PHYSICAL CONDITIONS OR PERFORMING ANY WORK IN CONNECTION THEREWITH (EXCEPT IN AN EMERGENCY), NOTIFY OWNER AND ENGINEER ABOUT SUCH CONDITION. CONTRACTOR SHALL NOT FURTHER DISTURB SUCH CONDITION OR PERFORM ANY WORK IN CONNECTION THEREWITH (EXCEPT AS AFORESAID) UNTIL RECEIPT OF WRITTEN ORDER TO DO SO.
- UTILITIES: PRIVATE AND PUBLIC UTILITIES SUCH AS ELECTRIC, TELEPHONE, GAS, CABLE, FIBER OPTIC ETC., ARE THE RESPONSIBILITY OF THE RESPECTIVE UTILITY COMPANY. ANY INFORMATION SHOWN BY TCE SHOULD BE CONSIDERED PRELIMINARY (USUALLY TO ASSIST WITH PERMITTING), FINAL DESIGN, CONSTRUCTION AND MAINTENANCE ARE THE RESPONSIBILITY OF RESPECTIVE UTILITY COMPANIES. COMPLIANCE WITH EASEMENTS AND REGULATIONS (STATE AND LOCAL) ARE THE RESPONSIBILITY OF RESPECTIVE UTILITY COMPANY.
- DIGSAFE: IN ACCORDANCE WITH VERMONT STATE LAW (VSA TITLE 30 CHAPTER 86 AND PSB RULE 3.800) THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT DIGSAFE SYSTEMS, INC. "DIGSAFE" AT LEAST 48 HOURS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, BUT NOT MORE THAN 30 DAYS BEFORE COMMENCING EXCAVATION ACTIVITIES, EXCEPT IN AN EMERGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRE-MARKING THE SITE AND MAINTAINING DESIGNATED MARKINGS. FOR MORE INFORMATION ON DIGSAFE REQUIREMENTS SEE WWW.DIGSAFE.COM
- JOB SITE SAFETY: NEITHER THE PROFESSIONAL ACTIVITIES OF TRUDELL CONSULTING ENGINEERS (TCE), NOR THE PRESENCE OF TCE OR ITS EMPLOYEES AND SUB CONSULTANTS AT A CONSTRUCTION SITE, SHALL RELIEVE THE GENERAL CONTRACTOR AND ANY OTHER ENTITY OF THEIR OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERVISING OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. TCE AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR OTHER ENTITY OR THEIR EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PRECAUTIONS. THE CLIENT AGREES THAT THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY, AND WARRANTS THAT THIS INTENT SHALL BE MADE EVIDENT IN THE CLIENTS AGREEMENT WITH THE GENERAL CONTRACTOR. THE CLIENT ALSO AGREES THAT THE CLIENT, TCE AND TCE'S CONSULTANTS SHALL BE INDEMNIFIED AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S GENERAL LIABILITY INSURANCE POLICY.
- CODES AND STANDARDS COMPLIANCE: TCE SHALL EXERCISE USUAL AND CUSTOMARY PROFESSIONAL CARE IN ITS EFFORTS TO COMPLY WITH CODES, STANDARDS, REGULATIONS, AND ORDINANCES IN EFFECT. THE OWNER ACKNOWLEDGES THAT SUCH REQUIREMENTS MAY BE SUBJECT TO VARIOUS AND CONTRADICTORY INTERPRETATIONS. TCE, THEREFORE, WILL ITS REASONABLE PROFESSIONAL EFFORTS AND JUDGMENT TO INTERPRET APPLICABLE REQUIREMENTS AS THEY APPLY TO THE PROJECT. TCE, HOWEVER, CANNOT AND DOES NOT WARRANT OR GUARANTEE THAT THE PROJECT WILL COMPLY WITH ALL INTERPRETATIONS OF SUCH REQUIREMENTS.
- CONSTRUCTION OBSERVATION: TCE MAY VISIT THE PROJECT AT APPROPRIATE INTERVALS DURING CONSTRUCTION TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND TO DETERMINE IF THE WORK IS PRECEDING IN GENERAL ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE OWNER HAS NOT RETAINED TCE TO MAKE DETAILED INSPECTIONS OR TO PROVIDE EXHAUSTIVE OR CONTINUOUS PROJECT REVIEW AND OBSERVATION SERVICES. TCE DOES NOT GUARANTEE THE PERFORMANCE OF, AND SHALL NOT HAVE RESPONSIBILITY FOR, THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUB-CONTRACTOR, SUPPLIER OR ANY OTHER ENTITY FURNISHING MATERIALS OR PERFORMING ANY WORK ON THE PROJECT. TCE SHALL NOT SUPERVISE, DIRECT OR HAVE CONTROL OVER THE CONTRACTOR'S WORK NOR HAVE ANY RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF THE CONTRACTOR. IF THE OWNER DESIRES MORE EXTENSIVE PROJECT OBSERVATION OR FULL-TIME PROJECT REPRESENTATION, THE OWNER SHALL REQUEST SUCH SERVICES BE PROVIDED BY TCE AS ADDITIONAL SERVICES.
- UTILITIES SHOWN ARE APPROXIMATE AND DO NOT NECESSARILY REPRESENT ALL UTILITIES LOCATED ON OR ADJACENT TO THE AREA SURVEYED. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
- ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN ARE TO BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS (WITH TIES) FOR ALL UNDERGROUND UTILITIES. THOSE PLANS SHALL BE SUBMITTED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
- ALL GRAZED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
- MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
- IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS, LOCAL PUBLIC WORKS STANDARDS AND ALL CONSTRUCTION SAFETY REGULATIONS.
- ANY DEWATERING-NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM(S) IN QUESTION.
- ALL SYSTEM COMPONENTS (TANKS, PIPES, JOINTS) SHALL BE WATERTIGHT.
- CONTRACTOR SHALL SUBMIT FINAL PROPOSED SHORING SCHEME TO THE GEOTECHNICAL ENGINEER TO CHECK COMPLIANCE WITH OVERALL SLOPE STABILITY FACTORS-OF- SAFETY.

GENERAL NOTES:

- CONTRACTOR TO ADJUST ANY POTABLE WATER LINE CROSSINGS AND CONSULT WITH ENGINEER TO MEET REQUIREMENTS SHOWN ON THE DETAIL SHEET "WATER/SEWER CROSSING" DETAIL.
- SEWER LATERAL CONNECTIONS ARE SHOWN FOR CLARITY. CONTRACTOR TO CONSULT WITH ENGINEER AND SUPPLY BENDS, CLEANOUTS, ETC. AS NECESSARY TO FACILITATE PROPER CONNECTION BETWEEN FOUNDATION WALL AND SEWER MAIN LINE.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL RELEVANT PARTIES (INCLUDING, BUT NOT LIMITED TO OWNER, ARCHITECT AND UTILITY COMPANIES) TO DETERMINE FINAL LAYOUT AND DESIGN.
- DESIGN AND CONSTRUCTION OF PEDESTRIAN WALKS, RAMPS AND DECKS BETWEEN BUILDINGS AND PARKING LOTS IS PROVIDED BY THE ARCHITECT AND INCORPORATED INTO THE BUILDING DESIGN.
- ALL CURB STOP VALVES TO BE INSTALLED WITH ACCESS COVER AT FINISHED GRADE.
- ALL WATER LINE TAPS SHALL BE LIVE TAPS; EXISTING WATER LINE MUST REMAIN IN SERVICE DURING CONNECTION, UNLESS INDICATED OTHERWISE.

SURVEY NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT PERTINENT EXISTING CONDITIONS AS OF THE DATE OF SURVEY. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY USING A TOPCON TOTAL STATION, PERFORMED BY TRUDELL CONSULTING ENGINEERS ON APRIL 26, 2011.
- BEARINGS SHOWN ARE MAGNETIC NORTH TAKEN ALONG A LEG OF THE SURVEY TRAVERSE.
- VERTICAL DATUM IS ASSUMED BASED ON TCE CONTROL POINT #1 ELEV.=500.0.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE ASSUMED BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE AVAILABLE AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER. ENGINEER SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE ENCOUNTERED. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY. DIGSAFE MUST BE CONTACTED PRIOR TO ANY EXCAVATION.



ENGINEERING • SURVEY

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Revisions

No.	Description	Date	By
1	Conservation Board	1/17/13	AAD
2	For Local Submittal	2/15/19	AAD
3	Per DPW Comments	11/6/19	AAD

Use of these Drawings

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Project Title

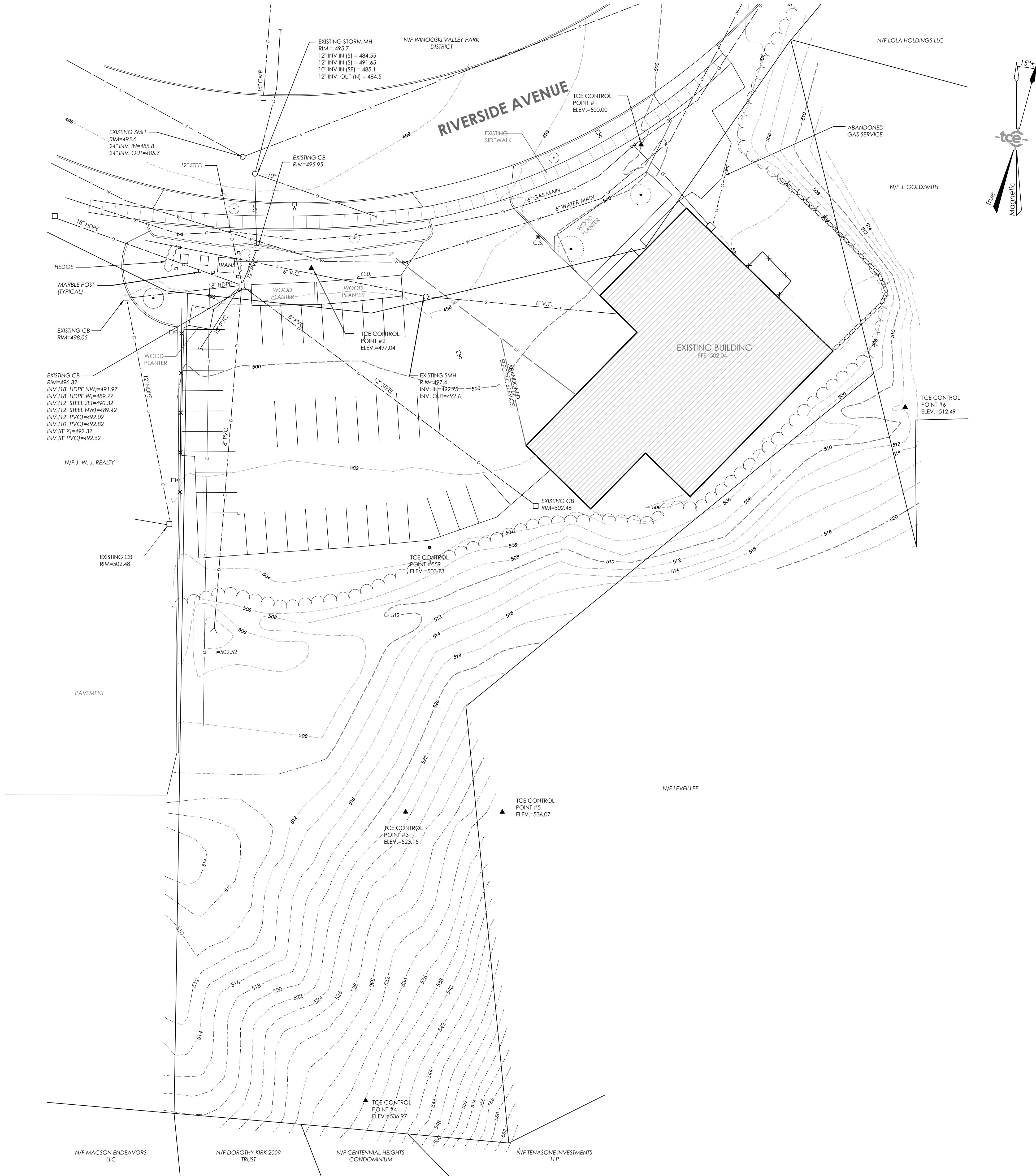
**Sisters and Brothers
Investment Group**
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Legend & Notes

Date:	11/21/2012
Scale:	
Project Number:	2010083
Drawn By:	RMP
Project Engineer:	AAL
Approved By:	
Field Book:	

C1-01



- GENERAL NOTES:**
- OWNER OF RECORD: SISTERS AND BROTHERS INVESTMENT GROUP
 - TAX PARCEL ID: 046-3-081
 - PHYSICAL ADDRESS OF PROPERTY: 110 RIVERSIDE AVE. BURLINGTON, VERMONT 05401
 - PARCEL SIZE: 1.22 ACRES±
 - LOT COVERAGE: BUILDINGS - 6,887 SQ. FT. OR 13.0%
OVERALL - 21,409 SQ. FT. OR 40.4%
 - PARKING: 36 SPACES
- SURVEY NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT PERTINENT EXISTING CONDITIONS AS OF THE DATE OF SURVEY. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY USING A TOPCON TOTAL STATION, PERFORMED BY TRUDELL CONSULTING ENGINEERS ON APRIL 26, 2011.
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Revisions		Date	By
No.	Description		
1	For Local Submittal	2/15/19	AAD

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Project Title

Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Existing Conditions

Date:	11/21/12
Scale:	1" = 20'
Project Number:	2010083
Drawn By:	PJM
Project Engineer:	AAL
Approved By:	
Field Book:	



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Revisions			
No.	Description	Date	By
1	Conservation Board	1/17/13	AAD
2	Crosswalk & Driveway	3/28/13	AAD
3	For Local Submittal	2/15/19	AAD
4	Per DPW Comments	2/15/2019	AAD
5	Geotech Notes & Dumpster	1/16/2020	AAD

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Project Title

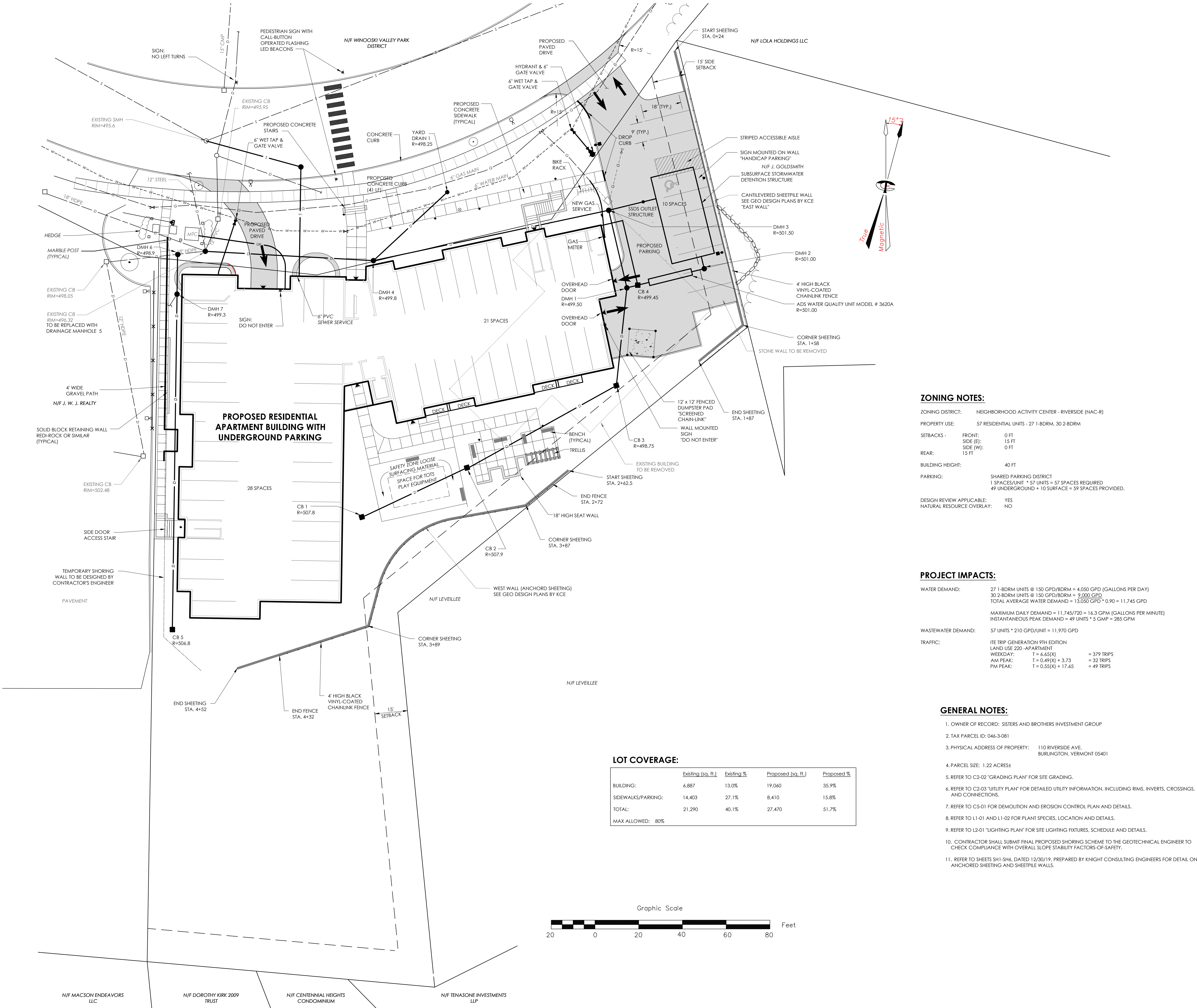
Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

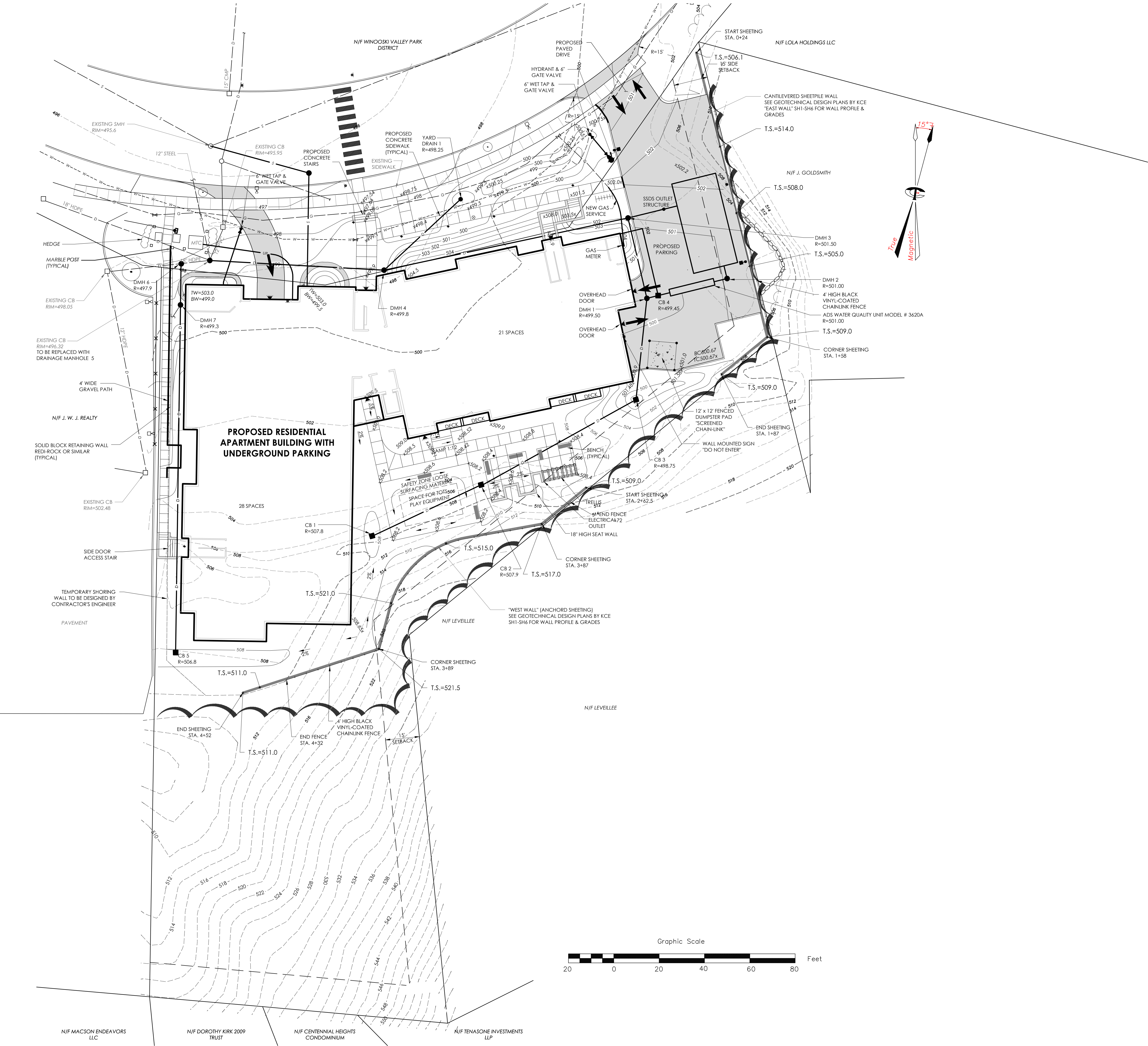
Sheet Title

Site Plan

Date: 11/21/2012
Scale: 1" = 20'
Project Number: 2010083
Drawn By: PJM
Project Engineer: AAL
Approved By:
Field Book:

C2-01



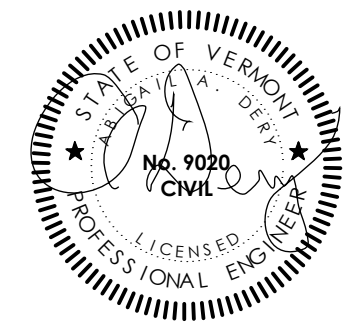


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Revisions			
No.	Description	Date	By
1	For Local Submittal	2/15/19	AAL
2	Per DPW Comments	11/6/19	AAD
3	Geotech Notes & Dumpster	1/16/20	AAD

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Project Title

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Investment Group**
110 Riverside Ave.
Burlington, Vermont

Sheet Title

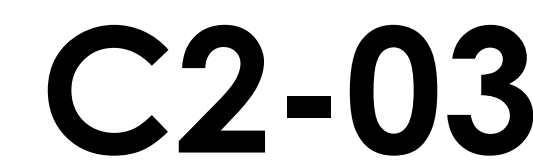
Grading Plan

Date:	11/21/2012
Scale:	1" = 20'
Project Number:	2010083
Drawn By:	RMP
Project Engineer:	AAL
Approved By:	
Field Book:	

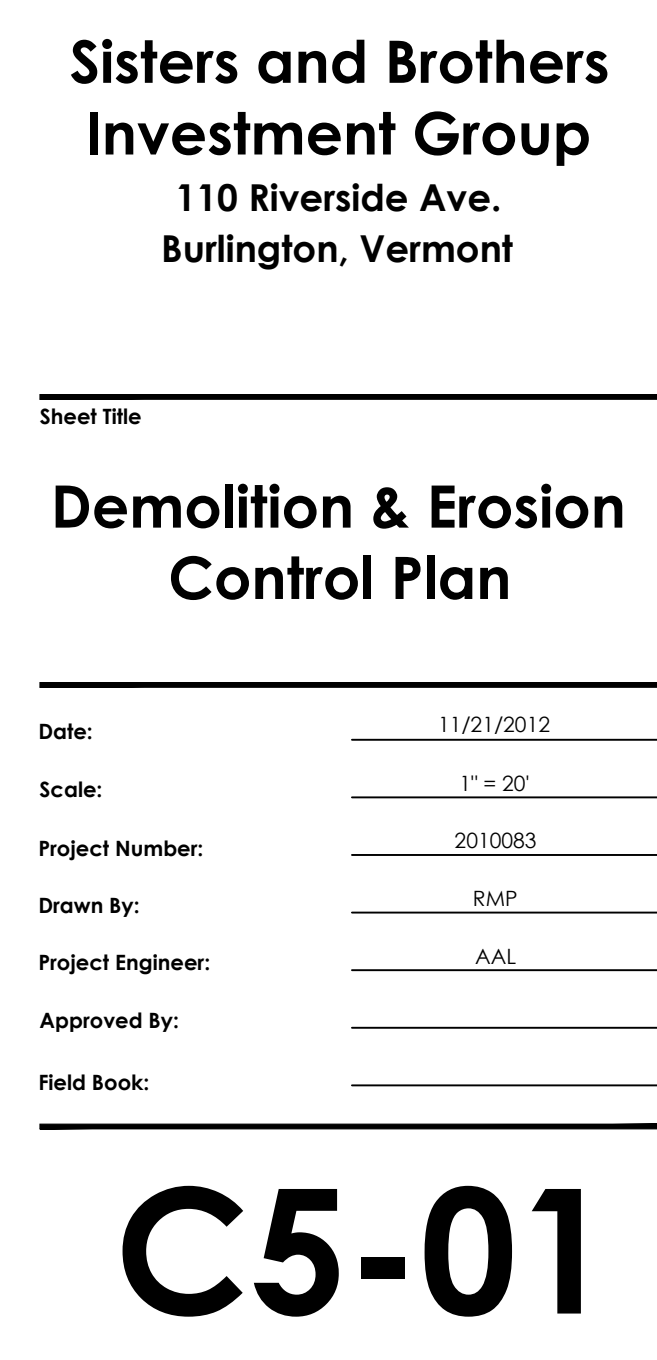
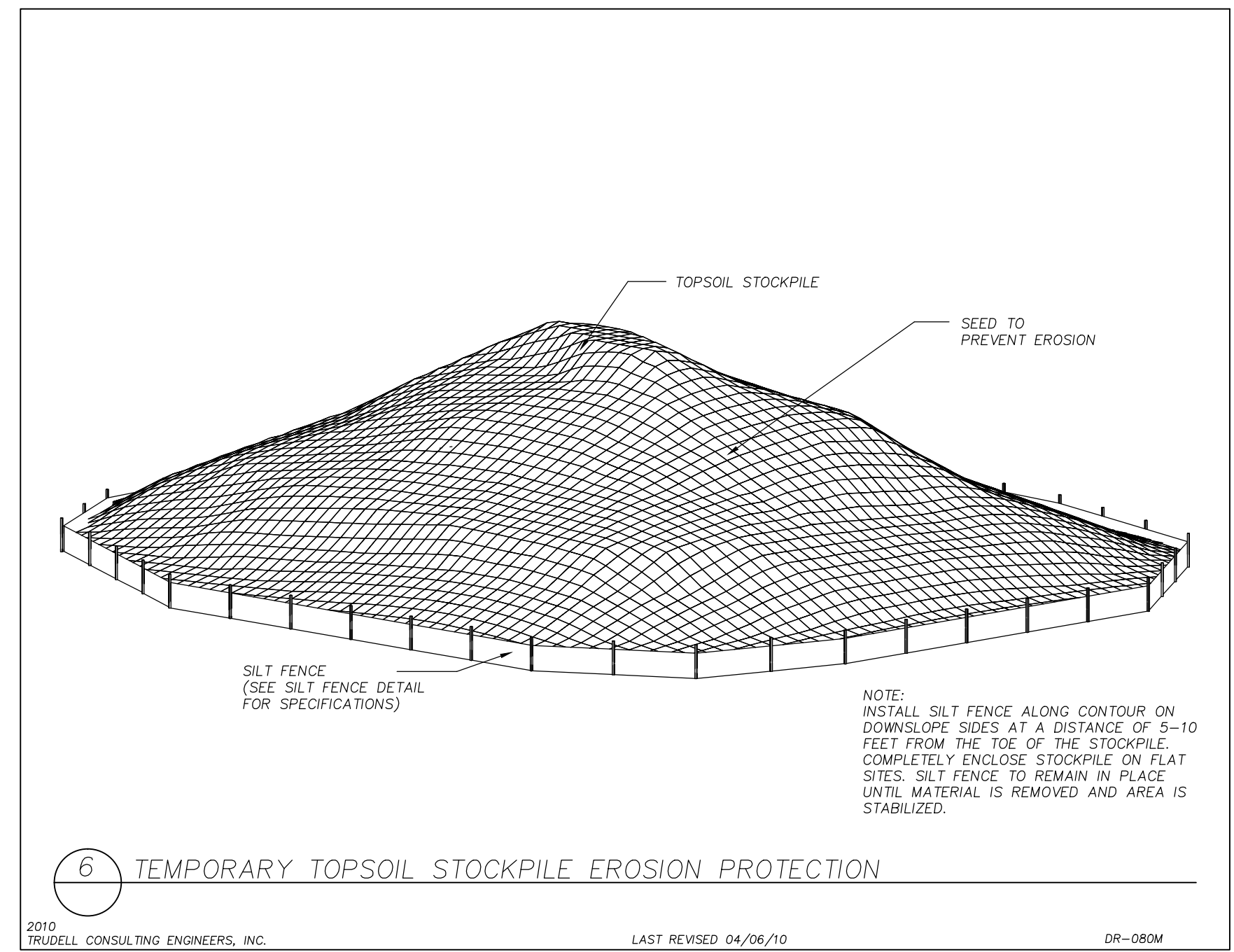
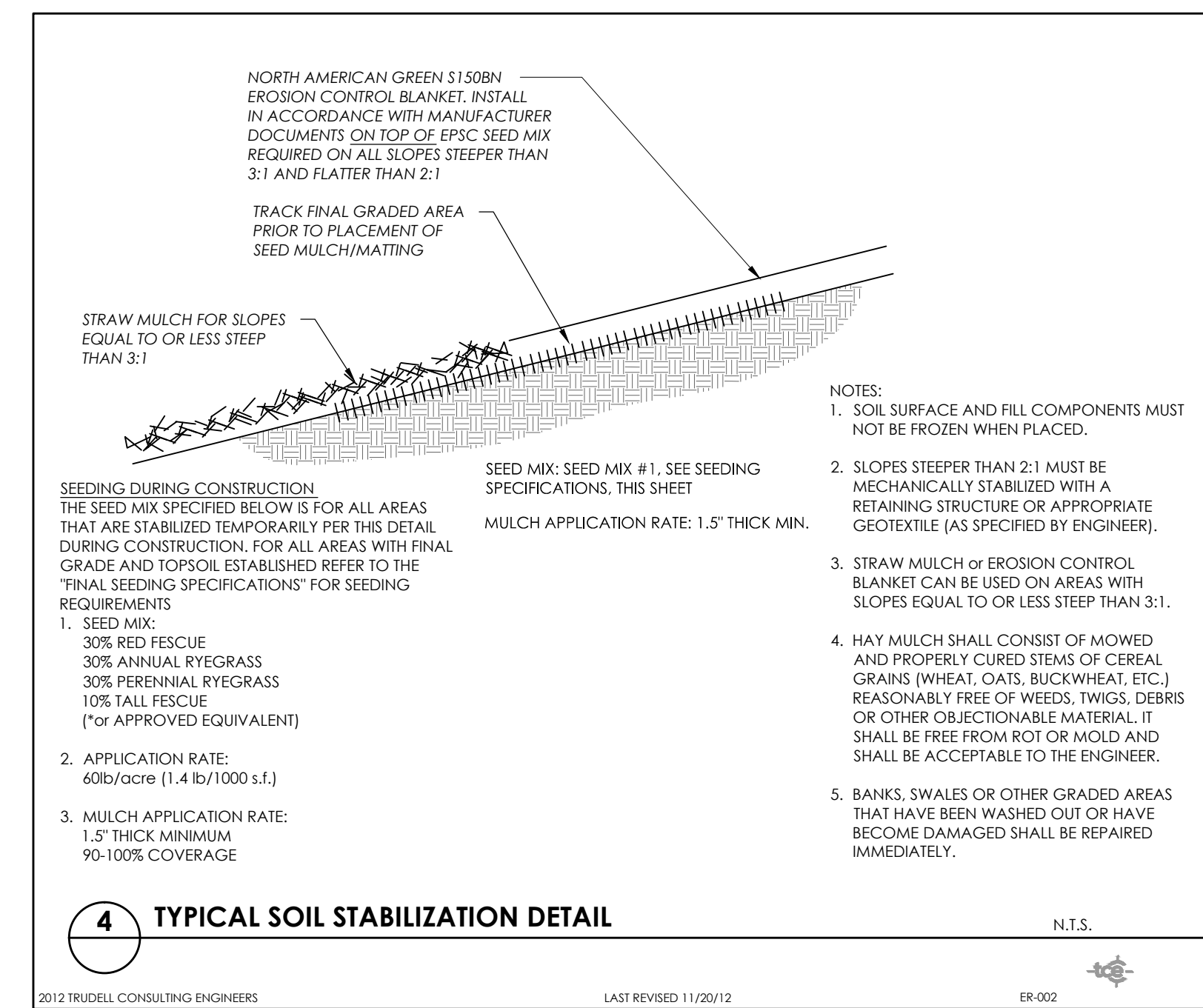
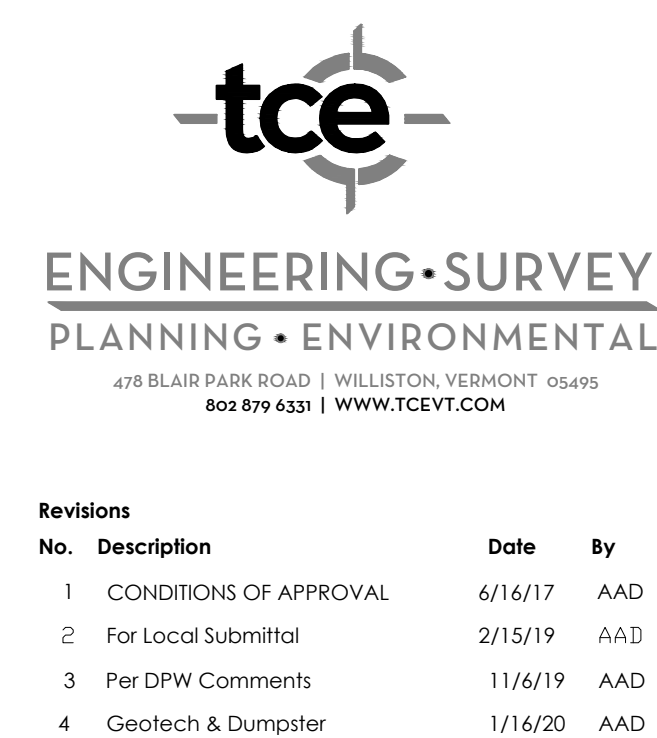
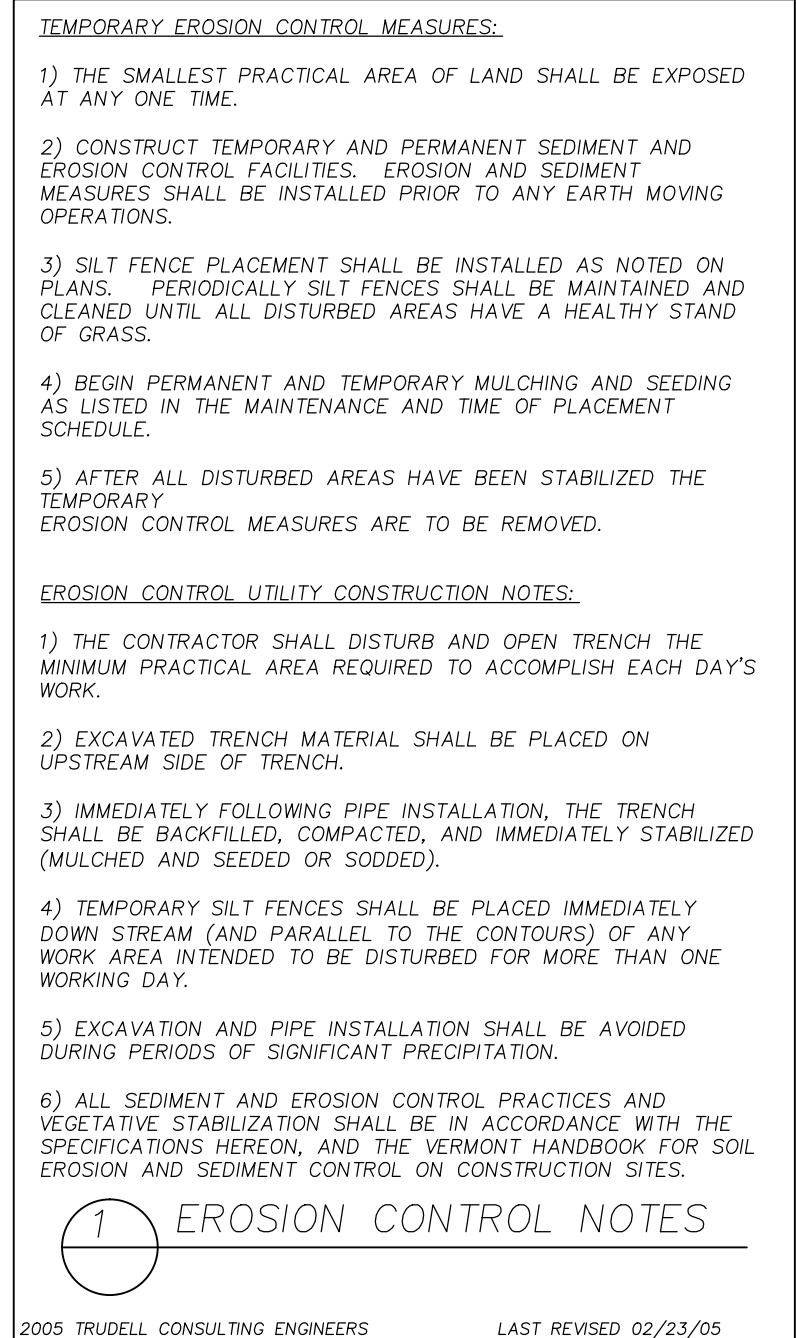
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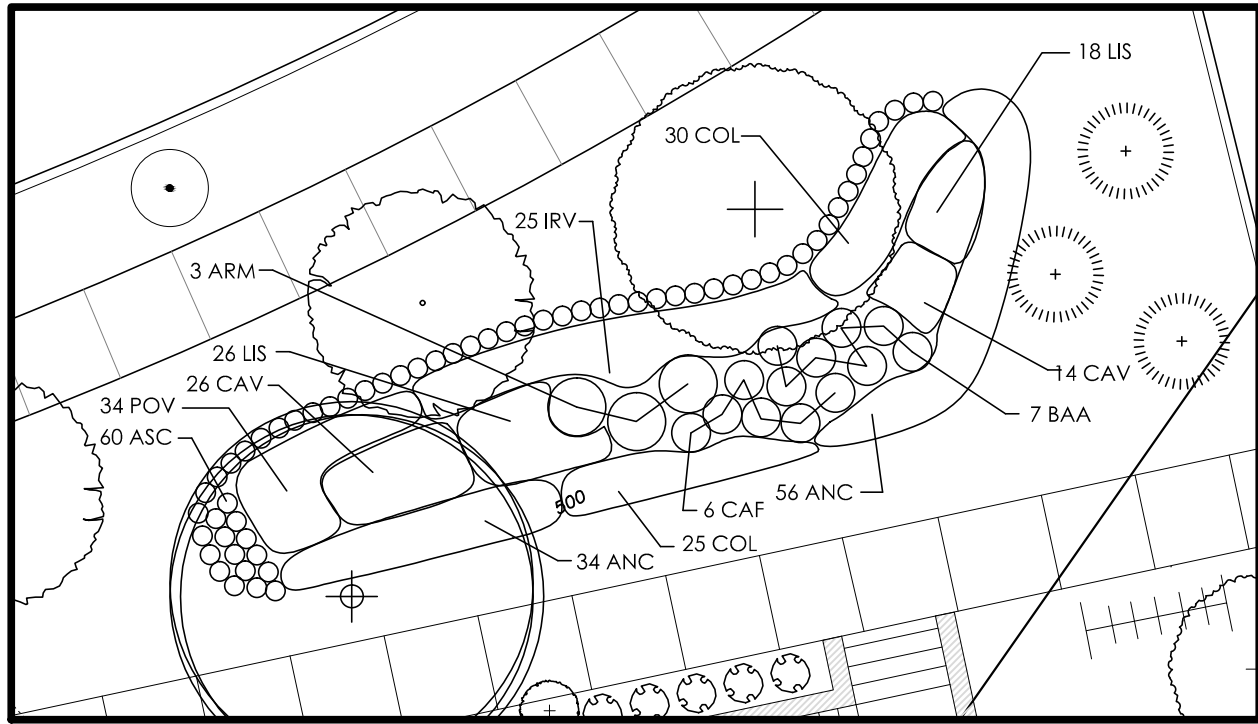


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INSET
1" = 10'

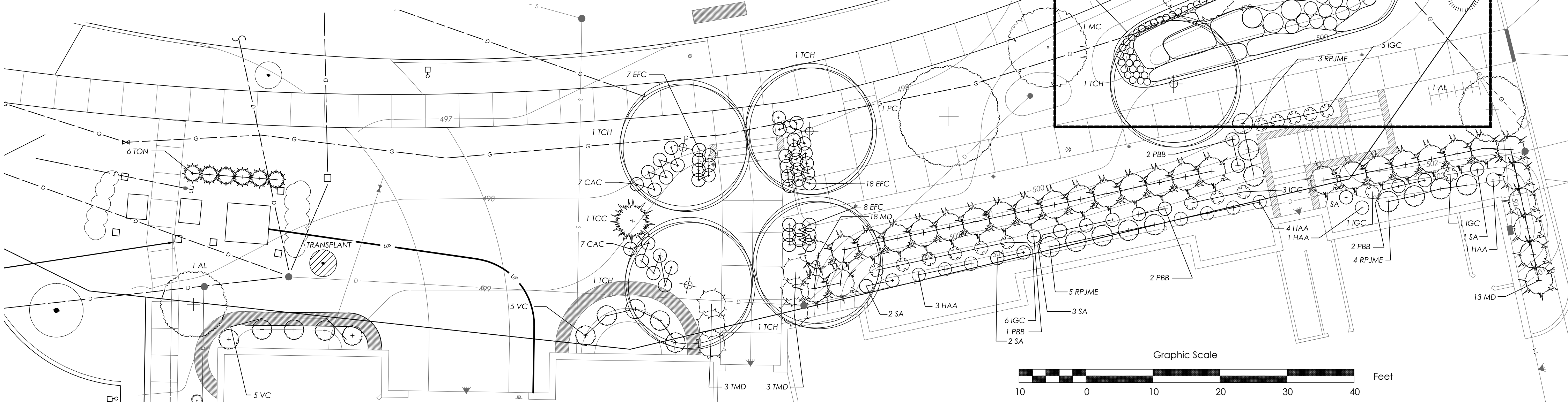




RAIN GARDEN DETAIL

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	SPACING
ANC	<i>Anemone canadensis</i>	Windflower	45	plug	18" O.C.
ARM	<i>Aronia melanocarpa</i>	Black chokeberry	3	7 gal. cont.	42" O.C.
ASC	<i>Asarum canadense</i>	Wild ginger	60	plug	12" O.C.
BAA	<i>Baptisia australis</i>	Wild blue indigo	7	2 gal. cont.	24" O.C.
CAF	<i>Calamagrostis 'karl foerster'</i>	Feather reed grass	6	2 gal. cont.	18" O.C.
CAV	<i>Carex vulpinoidea</i>	Brown fox sedge	40	plug	12" O.C.
COL	<i>Coreopsis lanceolata</i>	Threadleaf coreopsis	55	plug	12" O.C.
IRV	<i>Iris versicolor</i>	Blue flag iris	25	plug	18" O.C.
LIS	<i>Liatris spicata</i>	Blazing star	44	plug	12" O.C.
POV	<i>Polygonatum odoratum variegatum</i>	Solomon's Seal	34	plug	12" O.C.

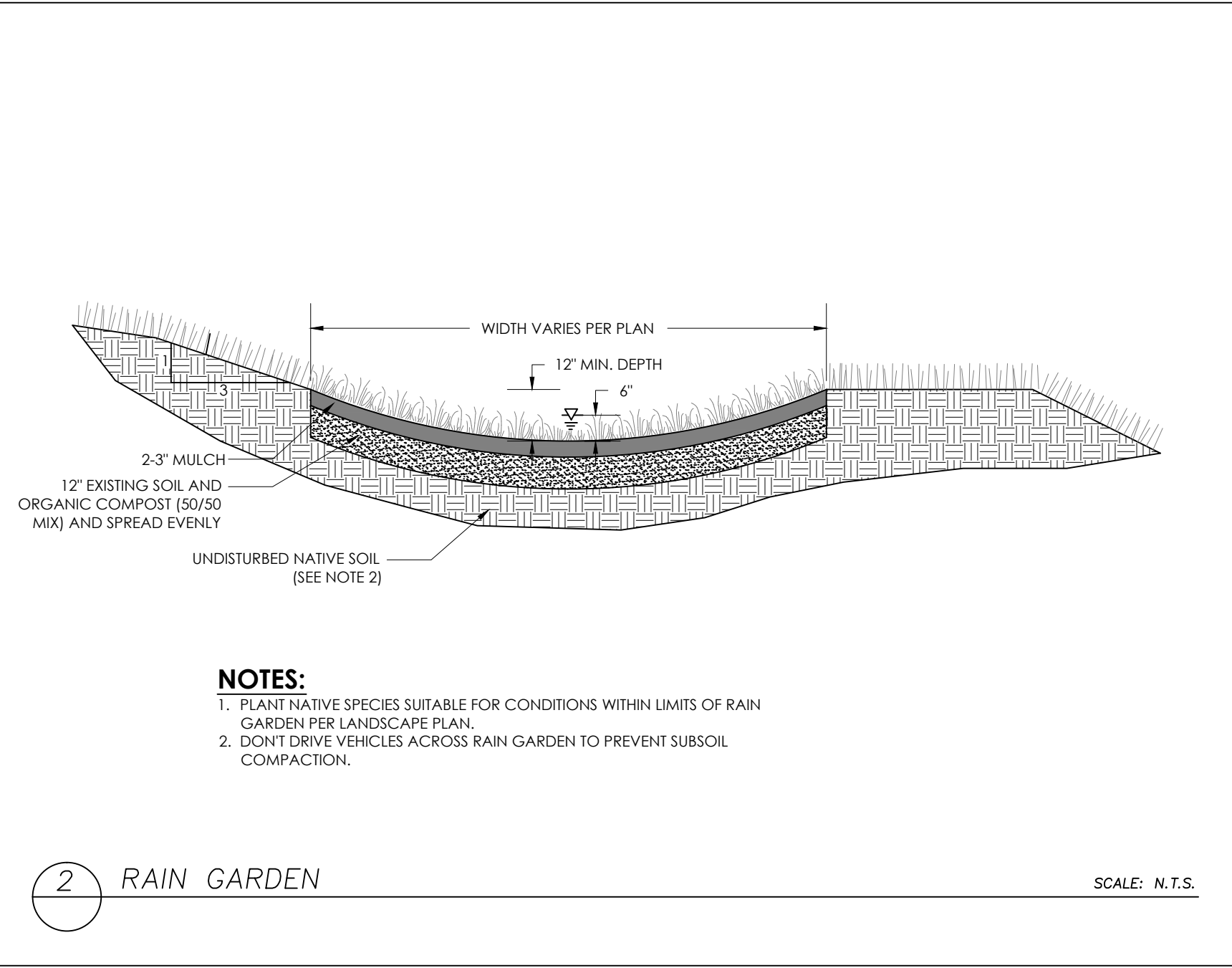
RAIN GARDEN
SEE DETAIL
THIS SHEET



PLANT LIST

FRONT

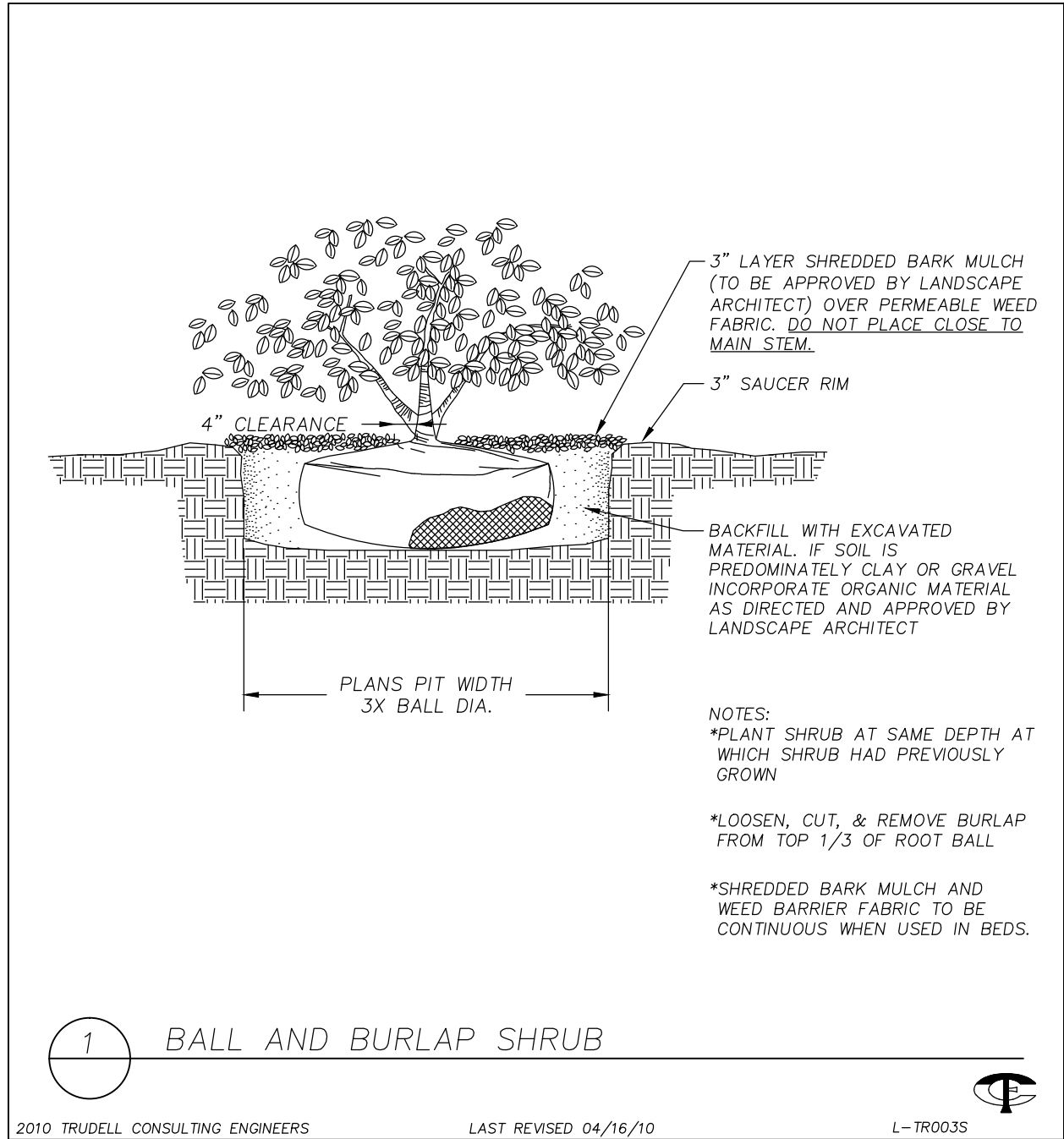
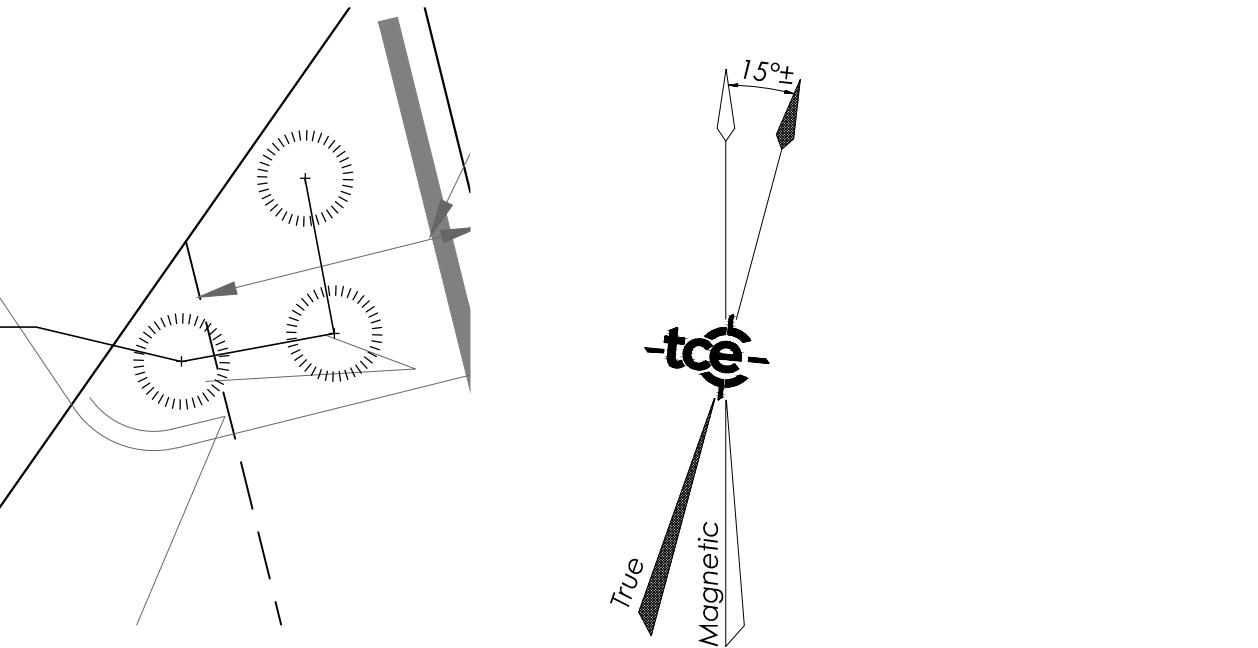
KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	COMMENTS
AL	<i>Amelanchier laevis 'Cumulus'</i>	Allegheny Serviceberry	2	11/2"-13/4"	B&B
CAC	<i>Clethra alnifolia 'Compacta'</i>	Dwarf White Summersweet	14	3gal.	CONT.
EFC	<i>Euonymus fortunei coloratus</i>	Purple Leaf Wintercreeper	33	2 gal.	CONT.
HAA	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	9	5 gal.	CONT.
IGC	<i>Ilex glabra 'Compacta'</i>	Compact Inkberry	16	3 gal.	CONT.
JCS	<i>Juniperus chinensis seagreen</i>	Seagreen Juniper	9	3 gal.	CONT.
MC	<i>Malus Centzam</i>	Centurion Crabapple	2	15 gal.	B&B
MD	<i>Microbiota decussata</i>	Russian Cypress	31	3 gal.	CONT.
PBB	<i>Pieris x 'Brouwer's Beauty'</i>	Brouwer's Beauty Andromeda	7	3 gal.	CONT.
PMM	<i>Pinus mugo mughus</i>	Dwarf Mugo Pine	6	3 gal.	CONT.
PF	<i>Potentilla fruticosa 'Mango Tango'</i>	Mango Tango Potentilla	18	3 gal.	CONT.
PC	<i>Pyrus calleryana 'Autumn Blaze'</i>	Autumn Blaze Callery Pear	2	21/2" - 3"	B&B
RPJME	<i>Rhododendron PJM 'Elite'</i>	Elite PJM Rhododendron	11	3 gal.	CONT.
SA	<i>Symphoricarpos albus</i>	Snowberry	9	3 gal.	CONT.
TCC	<i>Taxus cuspidata 'capitata'</i>	Pyramidal Upright Japanese Yew	1	4'-5'	B&B
TMD	<i>Taxus media densiformis</i>	Dense Yew	6	18"-24"	CONT.
TON	<i>Thuja occidentalis nigra</i>	Dark American Arborvitae	6	4'-5'	B&B
TOS	<i>Thuja occidentalis</i>	Smaragd Arborvitae	4	5'-6'	B&B
TCH	<i>Tilia cordata 'Chancellor'</i>	Chancellor Littleleaf Linden	5	2 1/2"-3"	B&B
VC	<i>Viburnum cassinoides</i>	Witherod Viburnum	10	7 gal.	CONT.



NOTES:
1. PLANT NATIVE SPECIES SUITABLE FOR CONDITIONS WITHIN LIMITS OF RAIN GARDEN PER LANDSCAPE PLAN.
2. DON'T DRIVE VEHICLES ACROSS RAIN GARDEN TO PREVENT SUBSOIL COMPACTION.

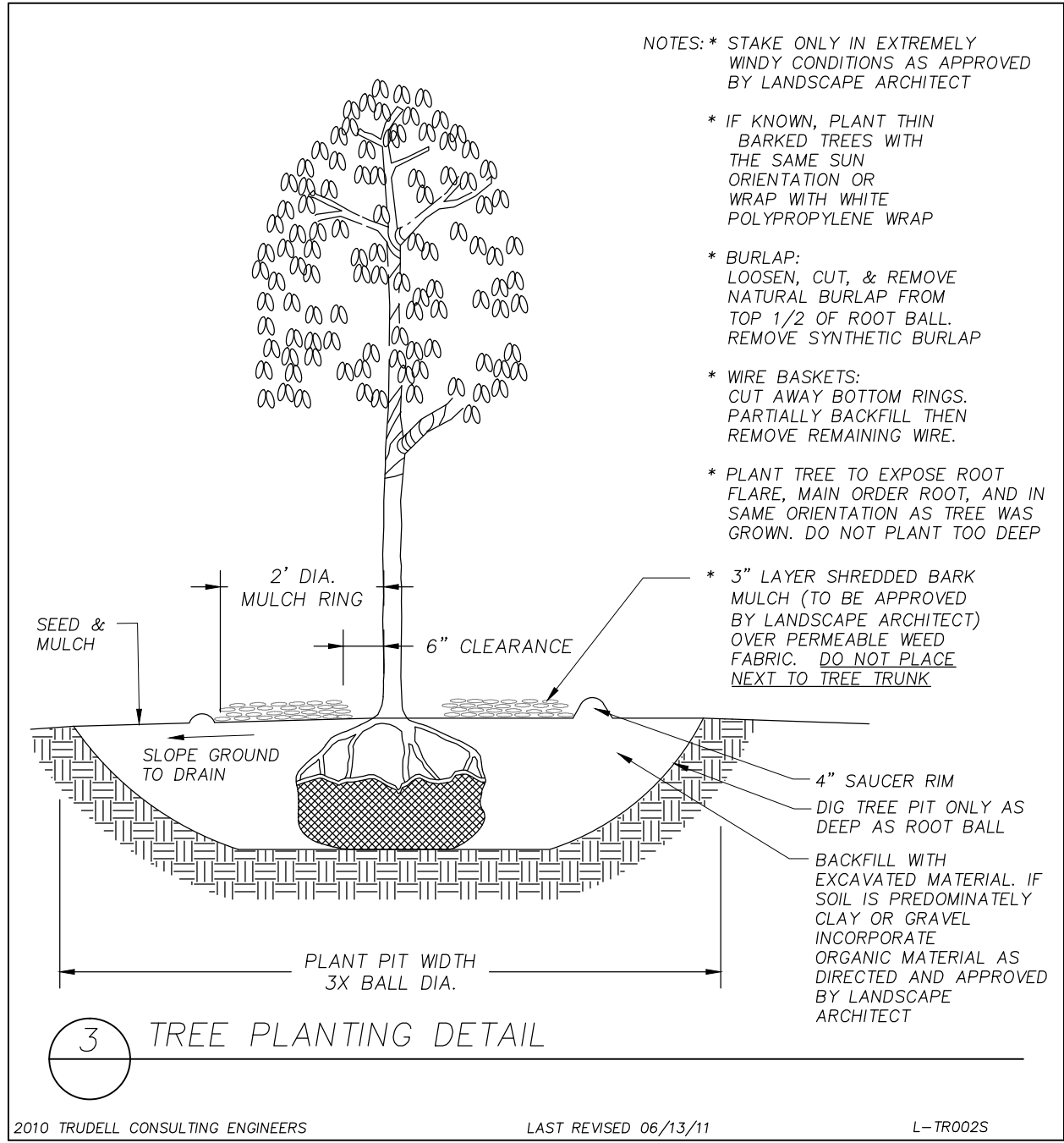
RAIN GARDEN

SCALE: N.T.S.



BALL AND BURLAP SHRUB

2010 TRUDELL CONSULTING ENGINEERS LAST REVISED 04/16/10 L-TR0035



TREE PLANTING DETAIL

2010 TRUDELL CONSULTING ENGINEERS LAST REVISED 06/13/11 L-TR0025



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802.879.6331 | WWW.TCEVT.COM

Revisions			
No.	Description	Date	By
1	For Local Submittal	2/15/19	AAD
2	Per DPW Comments	11/6/19	AAD
3	Geotech & Dumpster	1/16/20	AAD

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Project Title

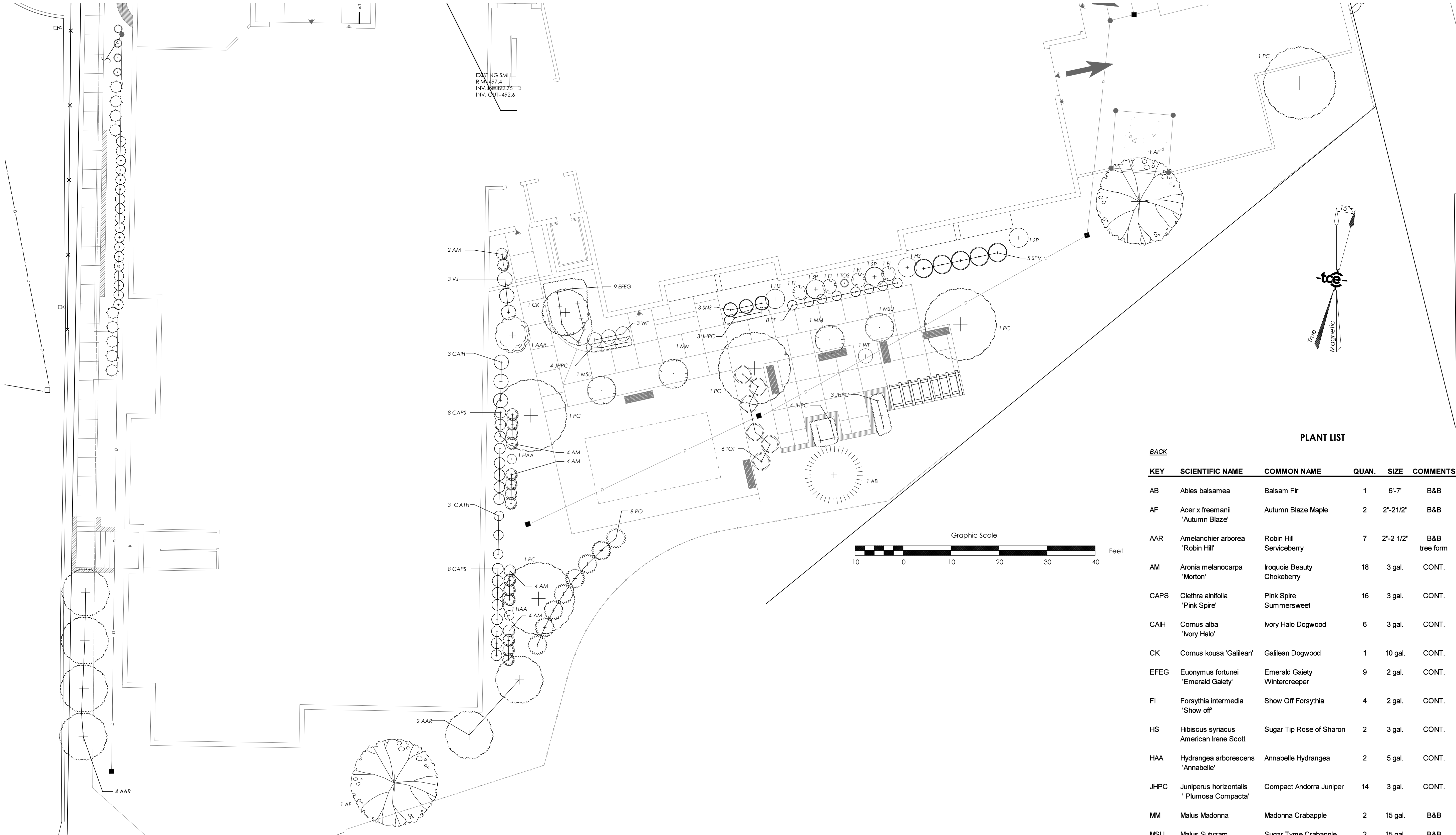
Sisters and Brothers
Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Planting Plan

Date:	11/21/2012
Scale:	1" = 10'
Project Number:	2010083
Drawn By:	RMP
Project Engineer:	AAL
Approved By:	
Field Book:	

L1-01



PLANT LIST

[BACK](#)

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	COMMENTS
AB	Abies balsamea	Balsam Fir	1	6'-7'	B&B
AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2	2"-2 1/2"	B&B
AAR	Amelanchier arborea 'Robin Hill'	Robin Hill Serviceberry	7	2"-2 1/2"	B&B tree form
AM	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	18	3 gal.	CONT.
CAPS	Clethra alnifolia	Pink Spire Summersweet	16	3 gal.	CONT.
CAIH	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	6	3 gal.	CONT.
CK	Cornus kousa 'Galilean'	Galilean Dogwood	1	10 gal.	CONT.
ELEG	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	9	2 gal.	CONT.
FI	Forsythia intermedia 'Show off'	Show Off Forsythia	4	2 gal.	CONT.
HS	Hibiscus syriacus American Irene Scott	Sugar Tip Rose of Sharon	2	3 gal.	CONT.
HAA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	2	5 gal.	CONT.
JHPC	Juniperus horizontalis 'Plumosa Compacta'	Compact Andorra Juniper	14	3 gal.	CONT.
MM	Malus Madonna	Madonna Crabapple	2	15 gal.	B&B
MSU	Malus Sutyzam	Sugar Tyme Crabapple	2	15 gal.	B&B
PO	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	8	3 gal.	CONT.
PF	Potentilla fruticosa 'Pink Beauty'	Pink Beauty Cinquefoil	8	3 gal.	CONT.
PC	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Callery Pear	5	2 1/2" - 3"	B&B
SNS	Spiraea x nipponica 'Snowmound'	Snowmound Spirea	3	3 gal.	CONT.
SPV	Spiraea vanhouttei	Vanhoutte Spirea	5	3 gal.	CONT.
SP	Syringa patula "Miss Kim"	Miss Kim Manchurian Lilac	1	2'-2 1/2'	CONT.
TOS	Thuja occidentalis 'Smaragd'	Smaragd Arborvitae	1	5'-6"	B&B
TOT	Thuja occidentalis 'Techny'	Techny Arborvitae	6	3 gal.	CONT.
VJ	Viburnum x juddii	Judd Viburnum	3	5 gal.	CONT.
WF	Weigela florida 'French Lace'	French Lace Weigela	4	3 gal.	CONT.



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Revisions	No.	Description	Date	By
	1	For Local Submittal	2/15/19	AAD
	2	Per DPW Comments	11/6/19	AAD
	3	Geotech Notes & Dumpster	1/16/20	AAD

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Project Title

Sisters and Brothers
Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Planting Plan

Date: 11/21/2012
Scale: 1" = 10'
Project Number: 2010083
Drawn By: RMP
Project Engineer: AAL
Approved By:
Field Book:

L1-02



ENGINEERING•SURVEY
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No.	Description	Date	By
1	CONDITIONS OF APPROVAL	6/16/17	AAD
2	For Local Submittal	2/15/19	AAD
3	Per DFW Comments	11/6/19	AAD
4	Geotech Notes & Dumpster	1/16/20	AAD

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Project Title

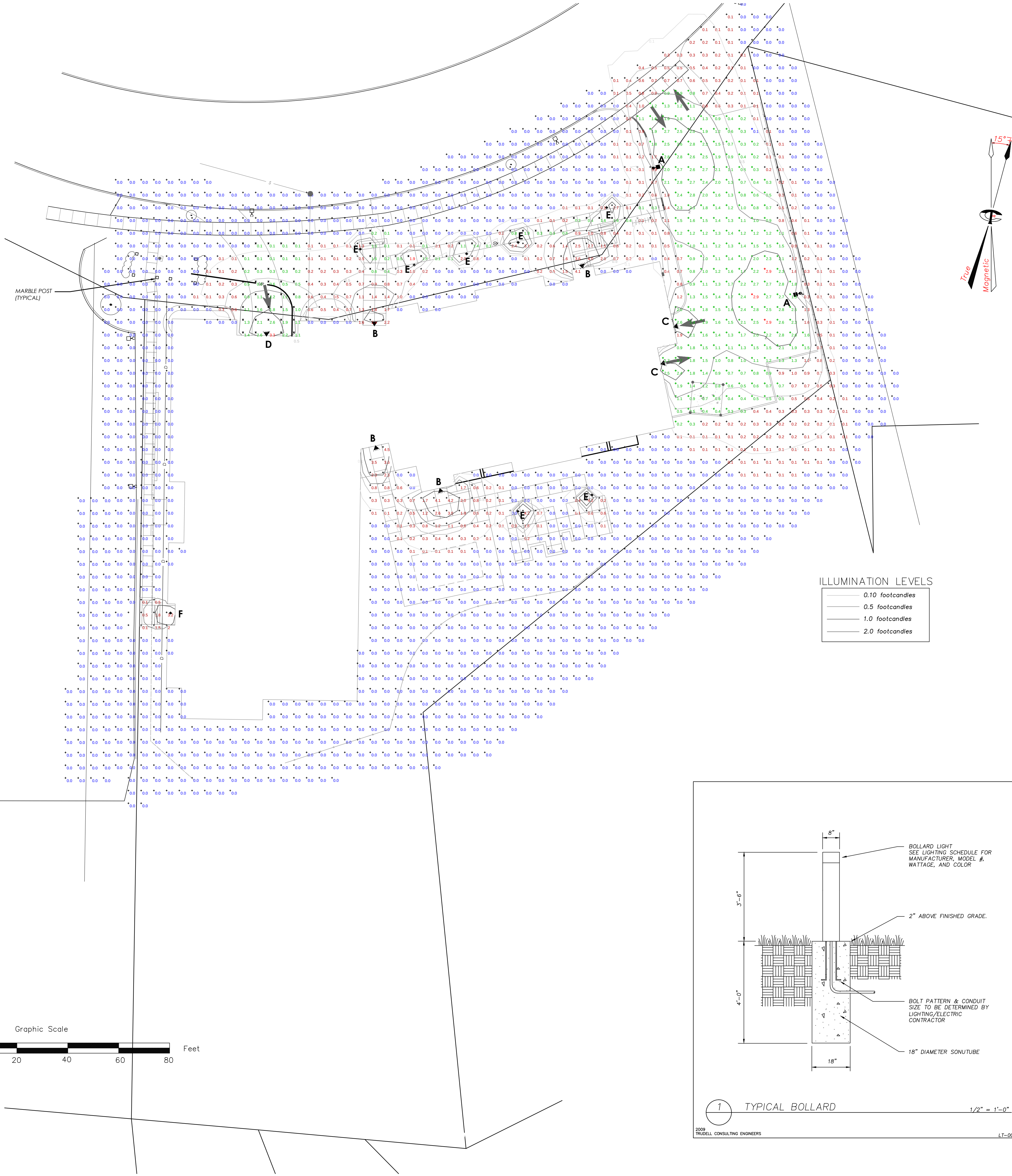
**Sisters and Brothers
Investment Group**
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Lighting Plan

Date: 11/21/2012
Scale: 1" = 20'
Project Number: 2010083
Drawn By: RMP
Project Engineer: AAL
Approved By:
Field Book:

L2-01

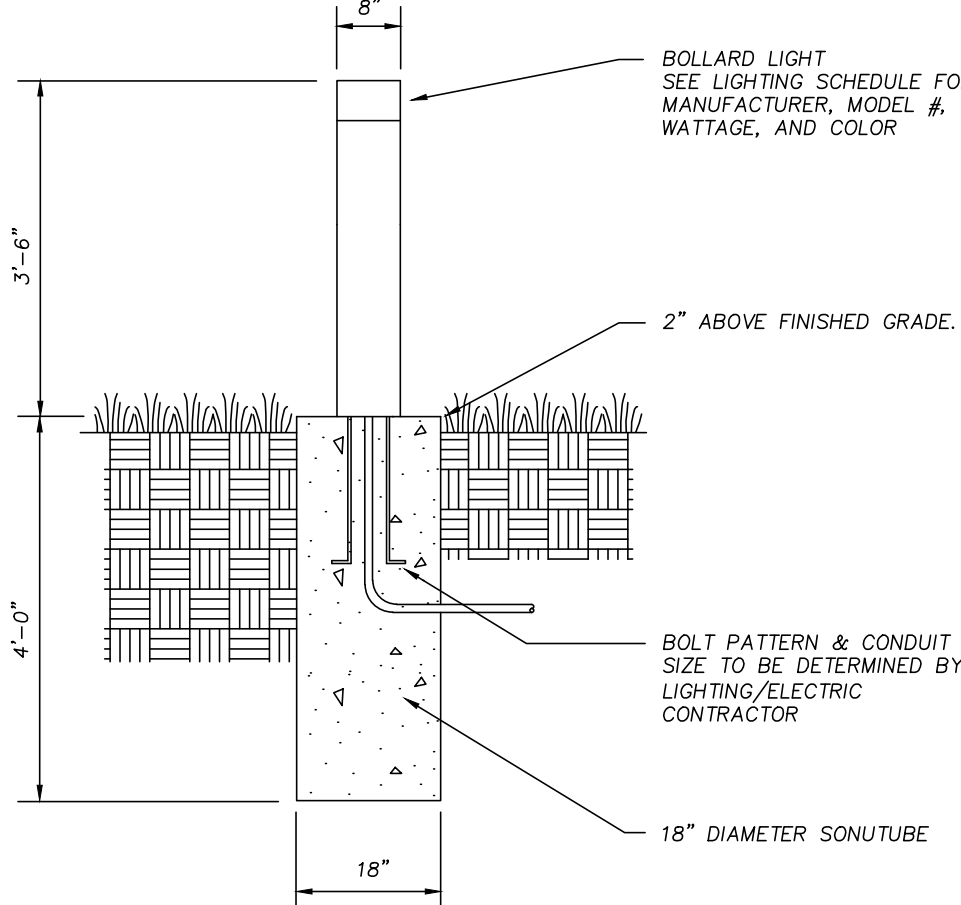


NOTES:
1. PARKING AREA LIGHT LAYOUT AS SHOWN FOR PERMITTING AND INSTALLATION PURPOSES.
2. DISCREPANCIES BETWEEN L2-01 AND OTHER CIVIL, ELECTRICAL, OR ARCHITECTURAL PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION.
3. QUANTITIES AND CATALOG NUMBER SHOWN IN TABLE SHOULD BE VERIFIED BY ELECTRIC CONTRACTOR PRIOR TO ORDERING.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF LUMINAIRES TO BE REMOVED/REPLACED.

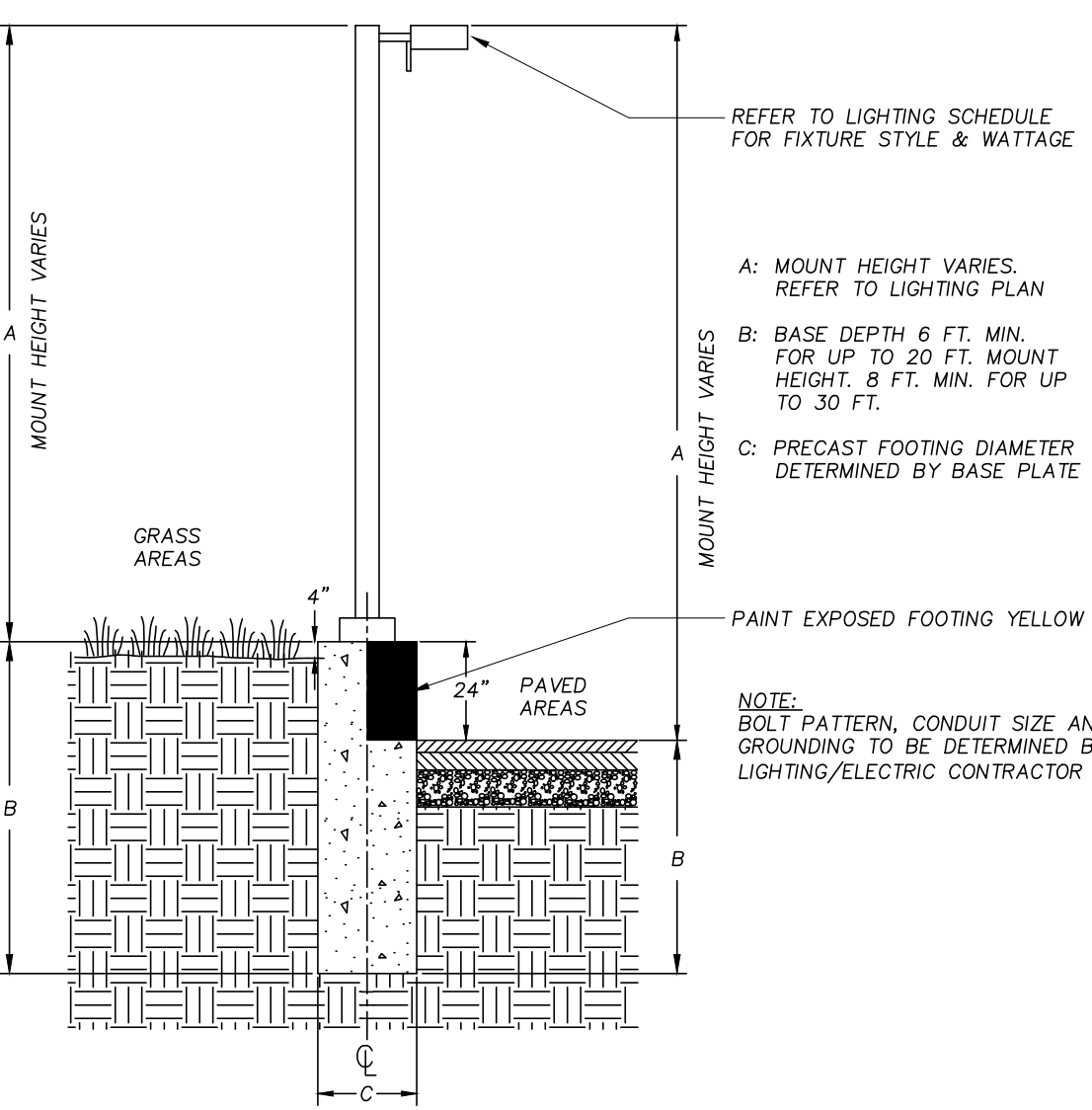
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Overall Site	+	0.9 fc	7.5 fc	0.0 fc	N / A	N / A
Parking Area	◇	1.5 fc	2.9 fc	0.1 fc	29.0:1	15.0:1
Walkway	X	0.5 fc	1.9 fc	0.0 fc	N/A	N/A

Symbol	Label	Qty	Catalog Number	Description	Lamp	Mount Height
■	A	2	ARE-EDG-3MB-08	BetaLED Area Light- Type III w/ Backlight Shield	80 LEDs - 90 Watts	15 ft
◀	B	5	SLIM-12-N	Rab LED Slim Wallpack Neutral	12 Watt LED Array	10 ft
◀	C	2	SLIM-12-N	Rab LED Slim Wallpack Neutral	12 Watt LED Array	15 ft
◀	D	1	SLIM-18-N	Rab LED Slim Wallpack Neutral	18 Watt LED Array	15 ft
◆	E	7	WPLED-5	Rab LED Square Bollard Neutral	5 Watt LED Array	3.5 ft
◆	F	1	220-PW	RECESSED FIXTURE Neutral	26W CFL	9 ft

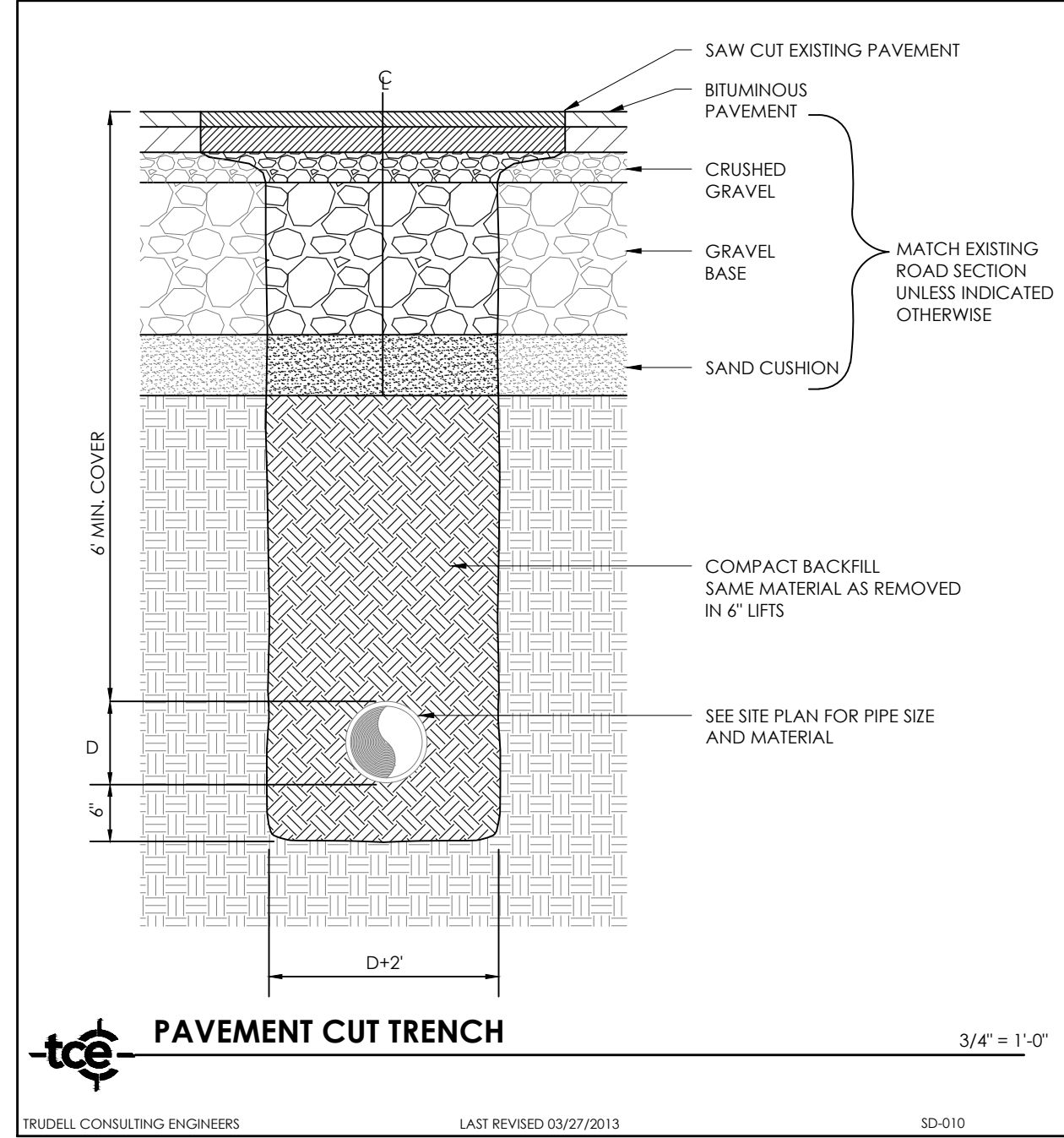
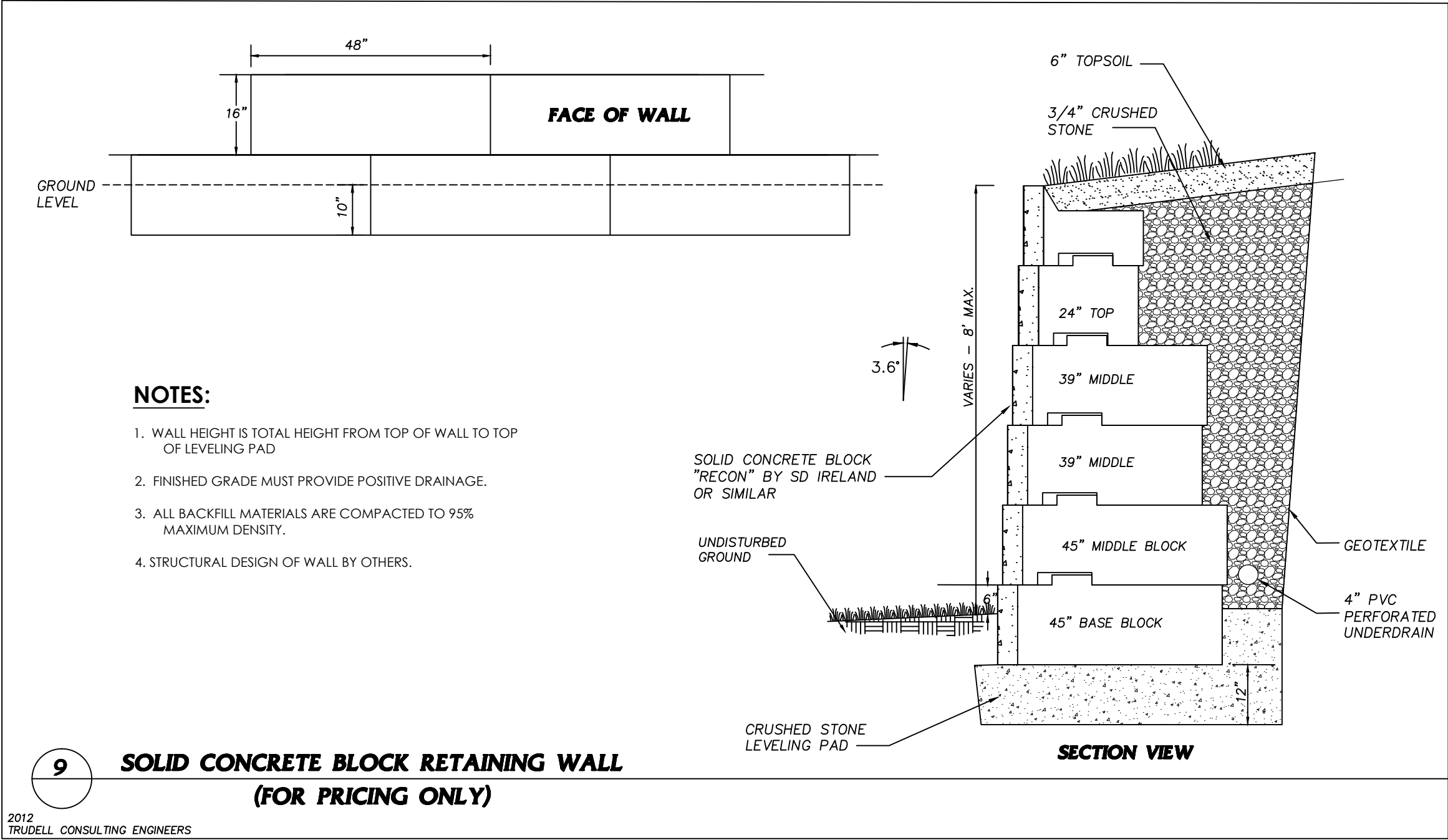
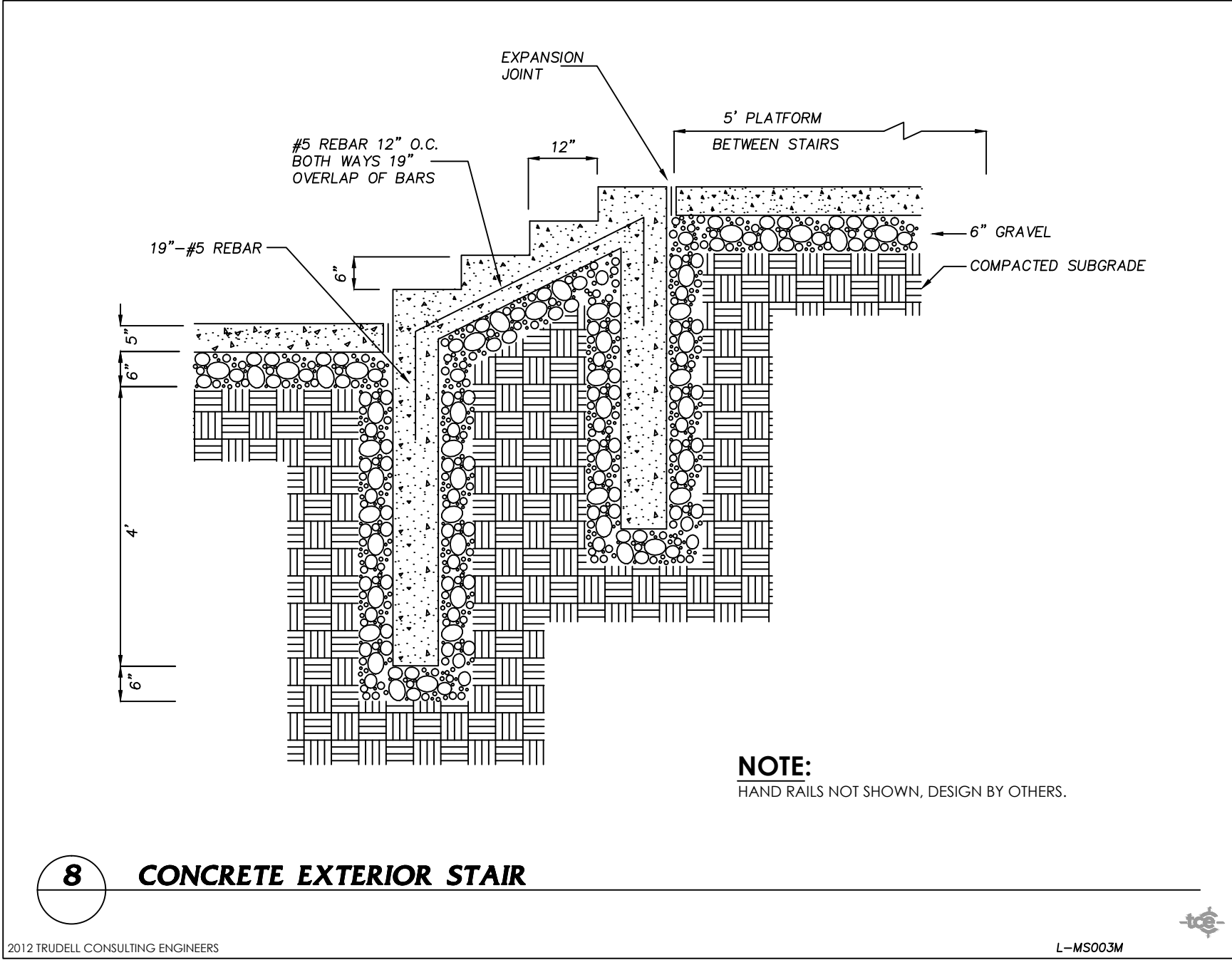
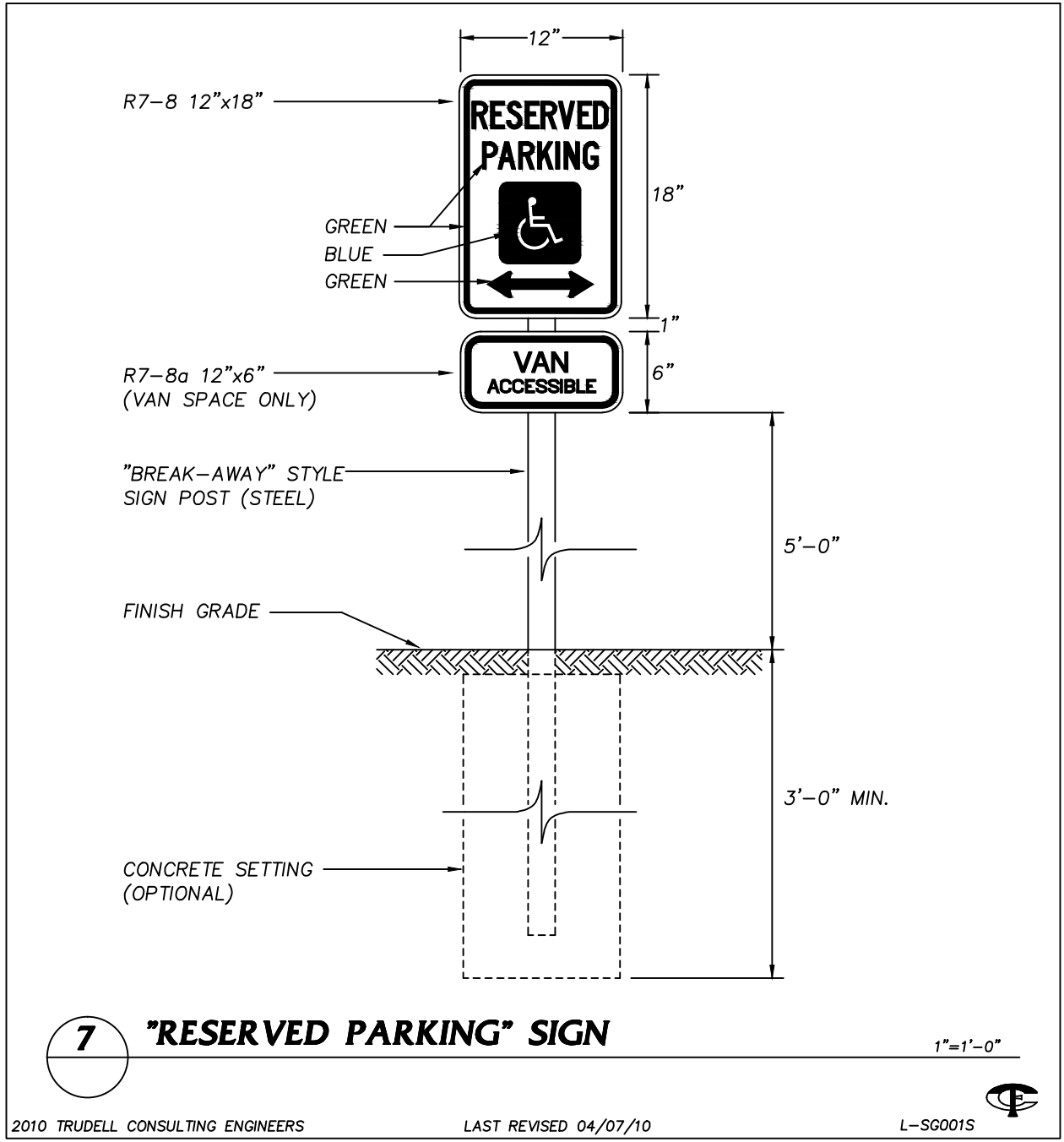
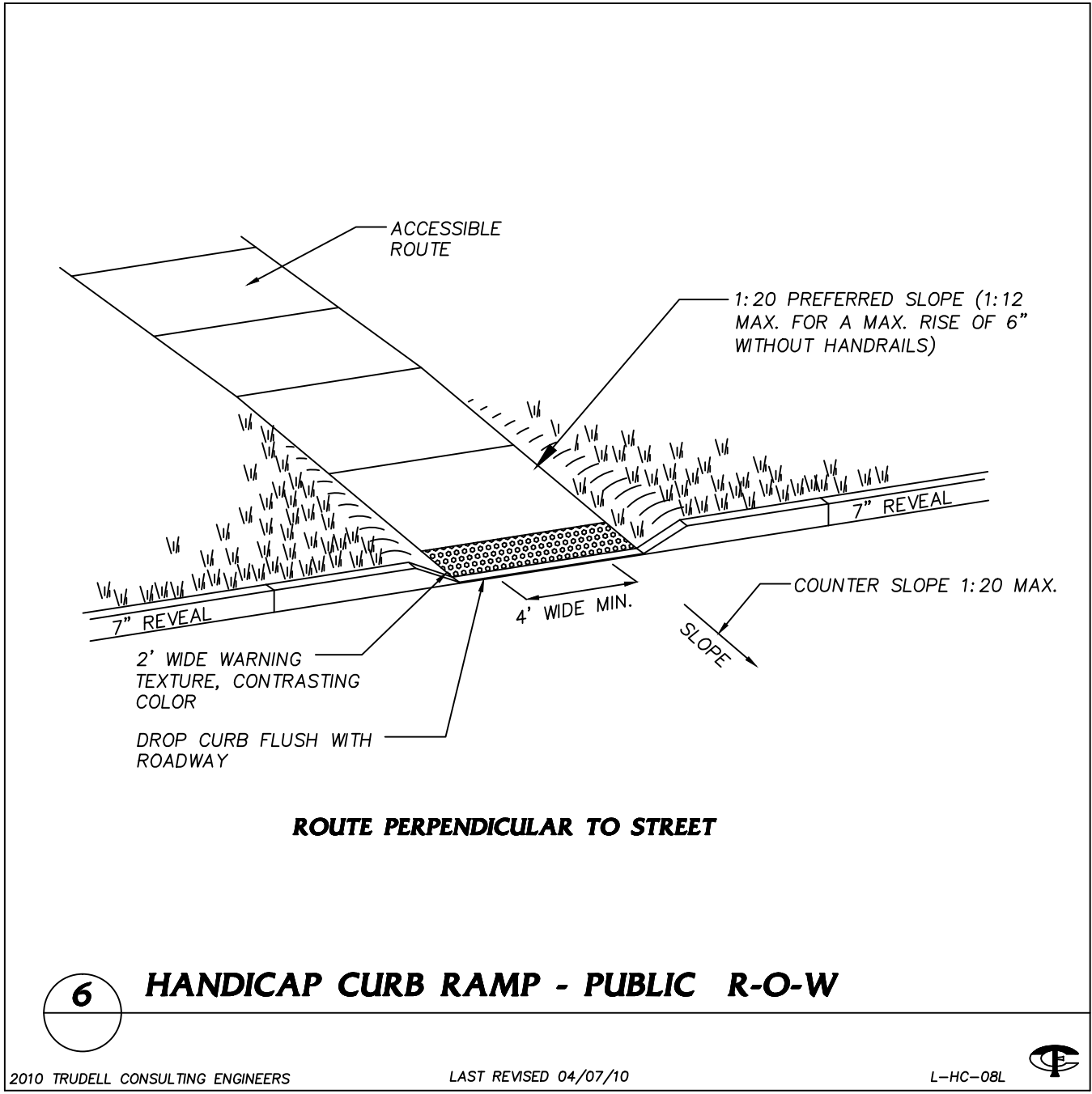
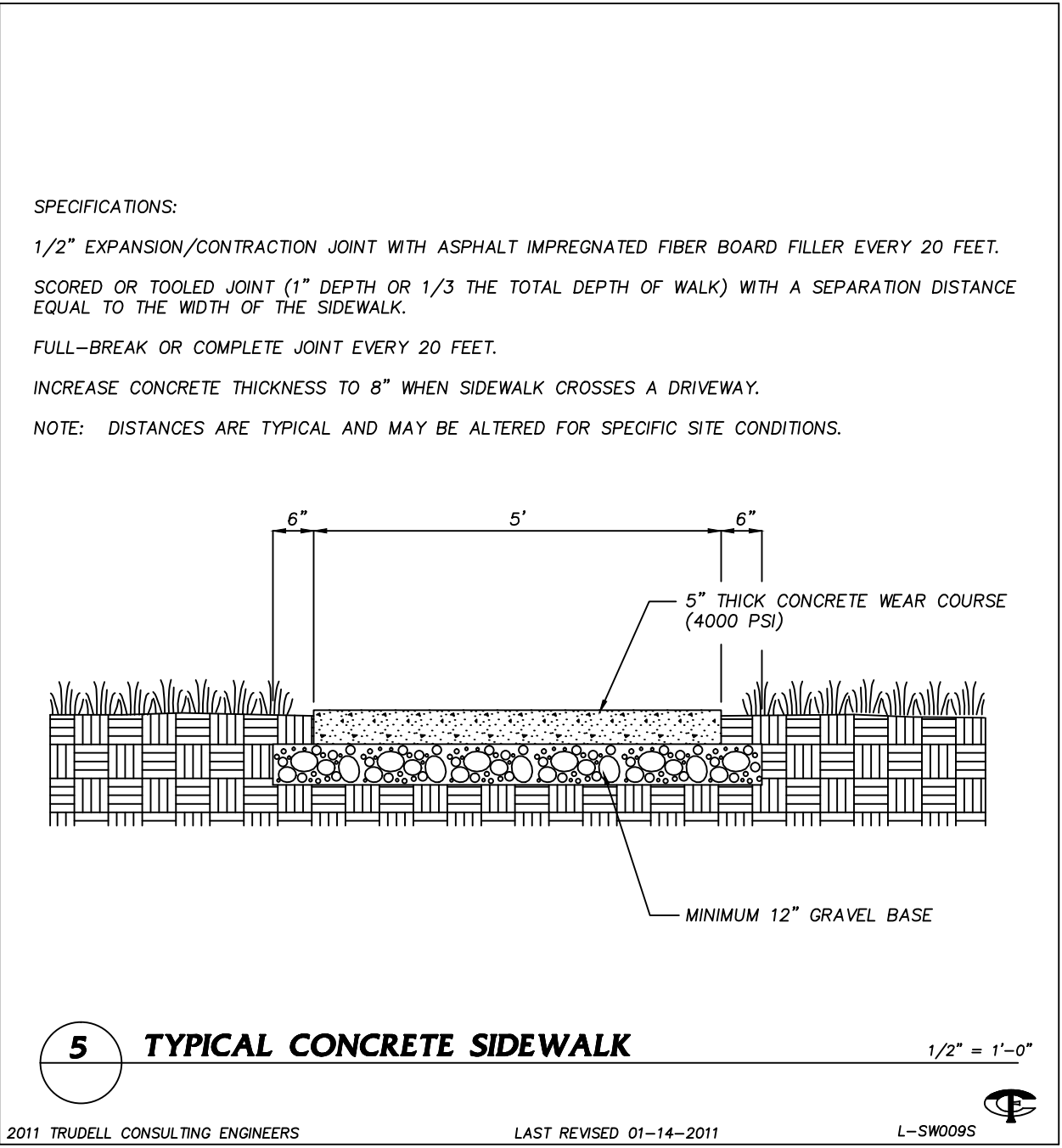
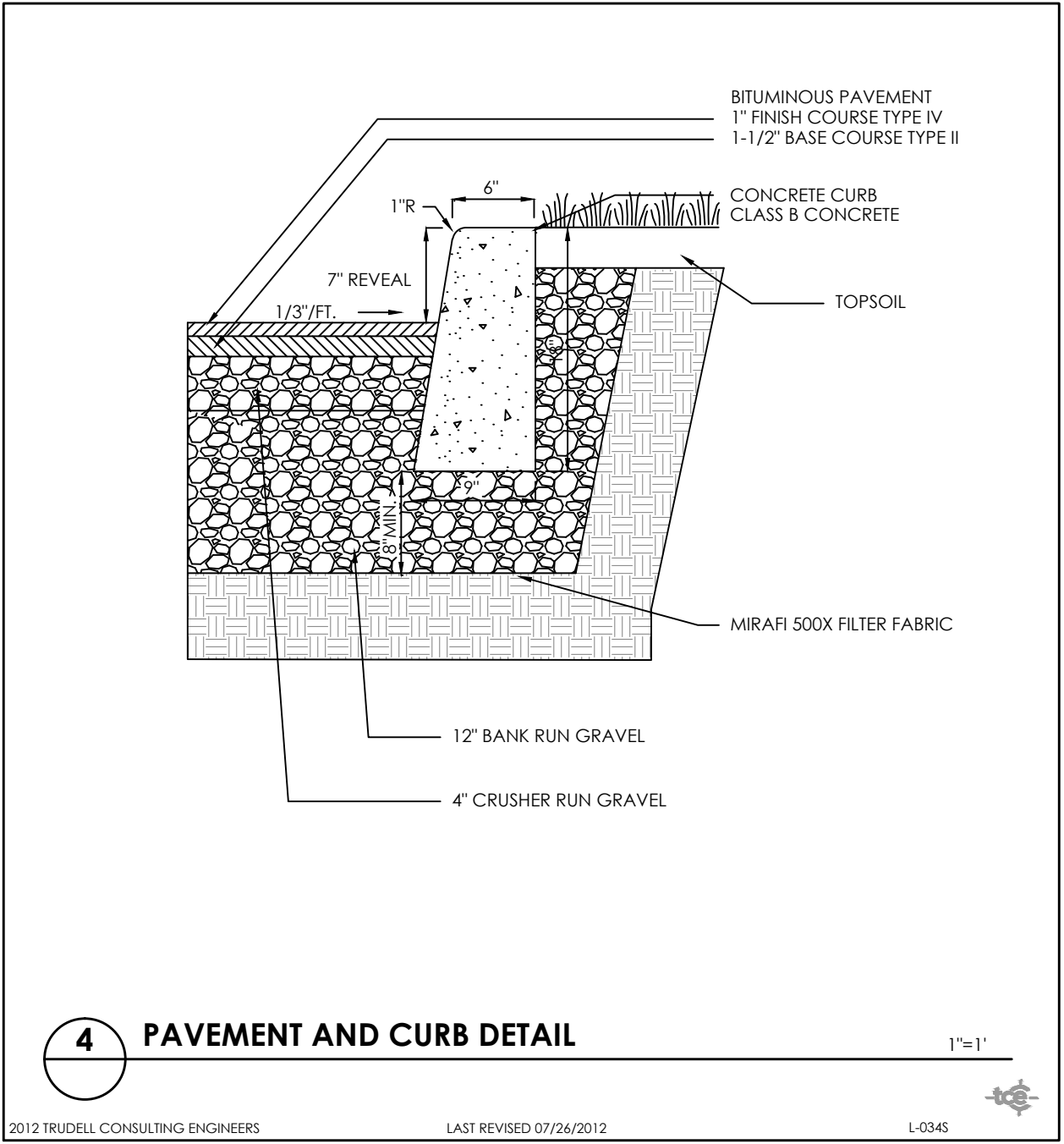
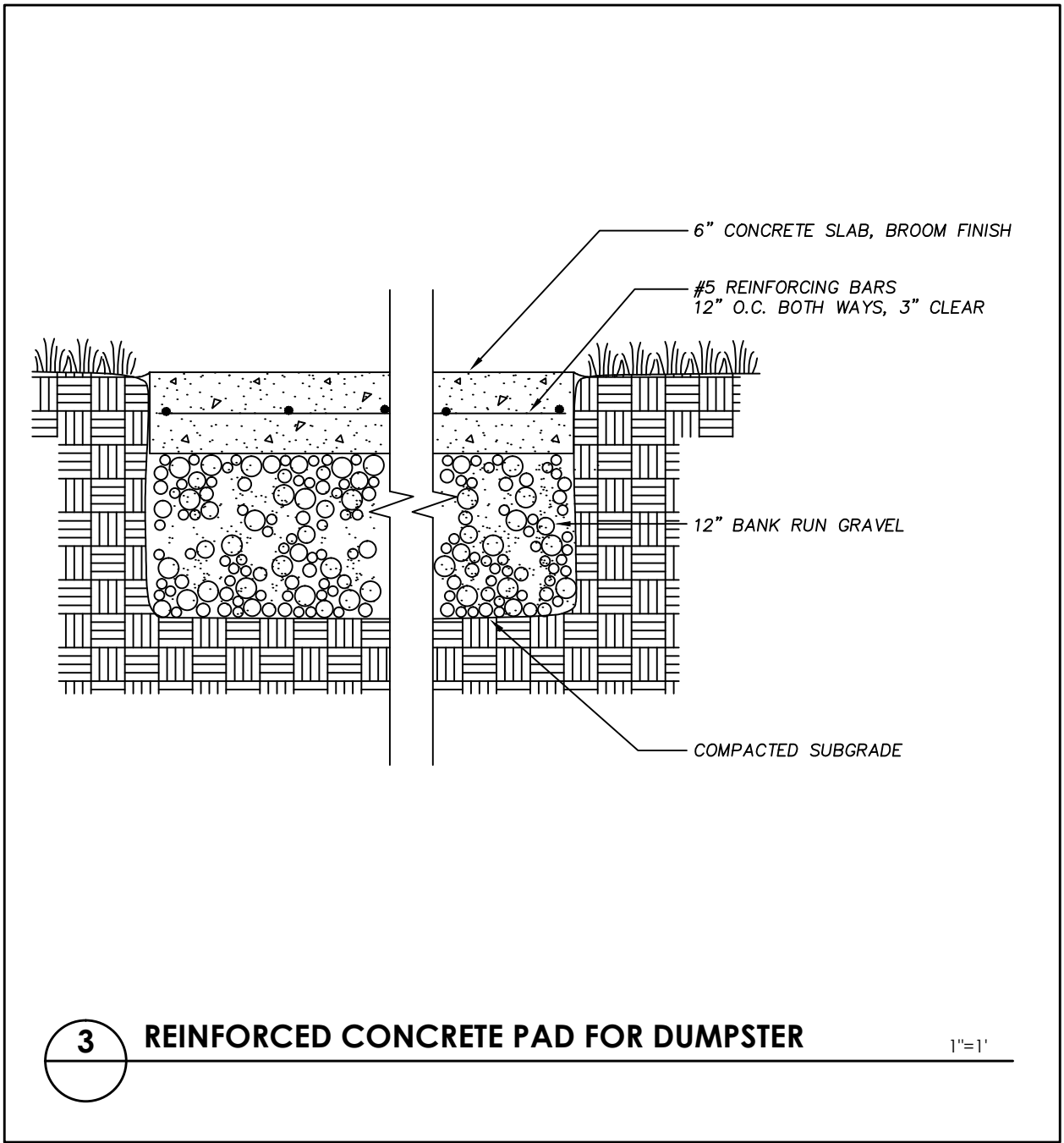
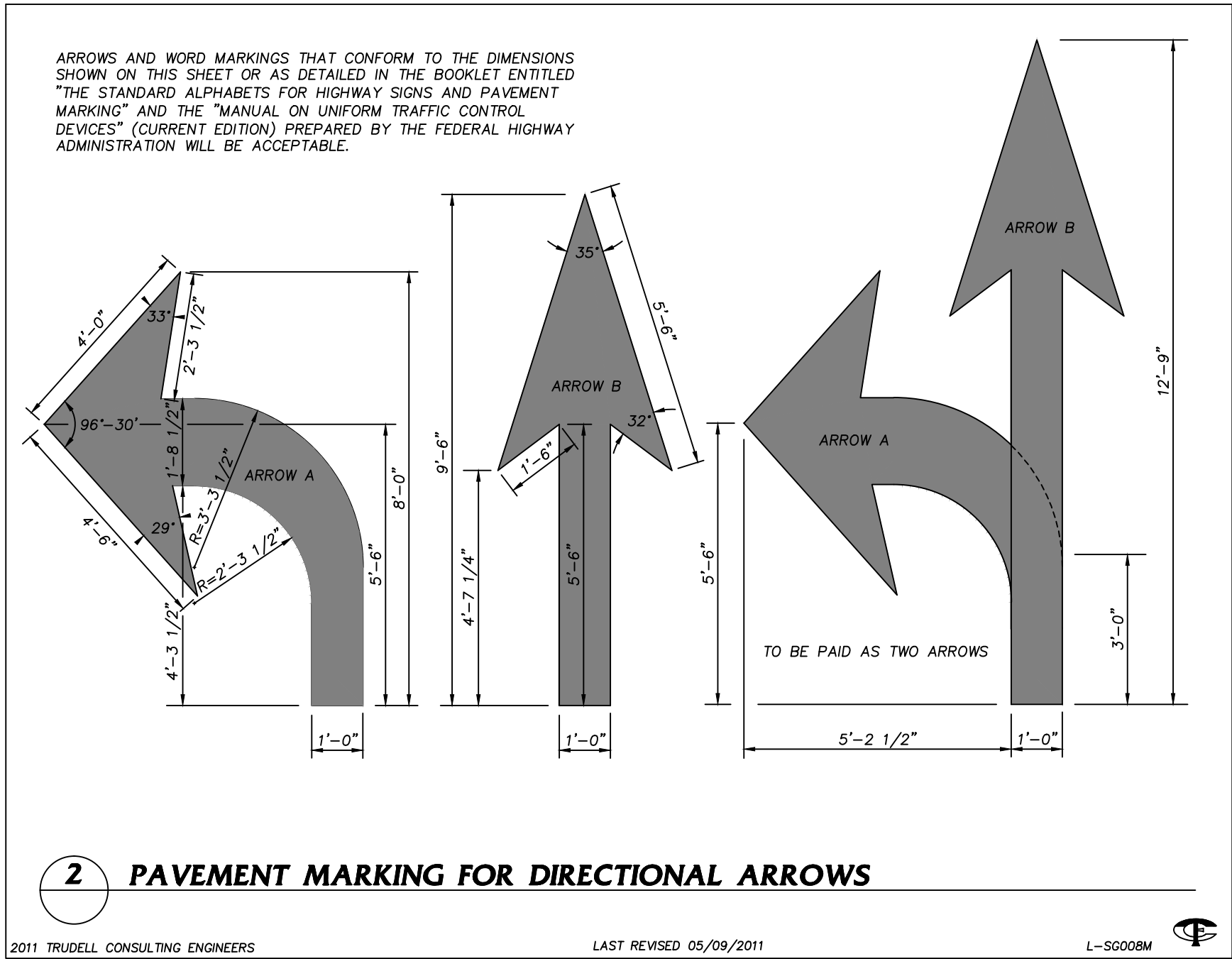
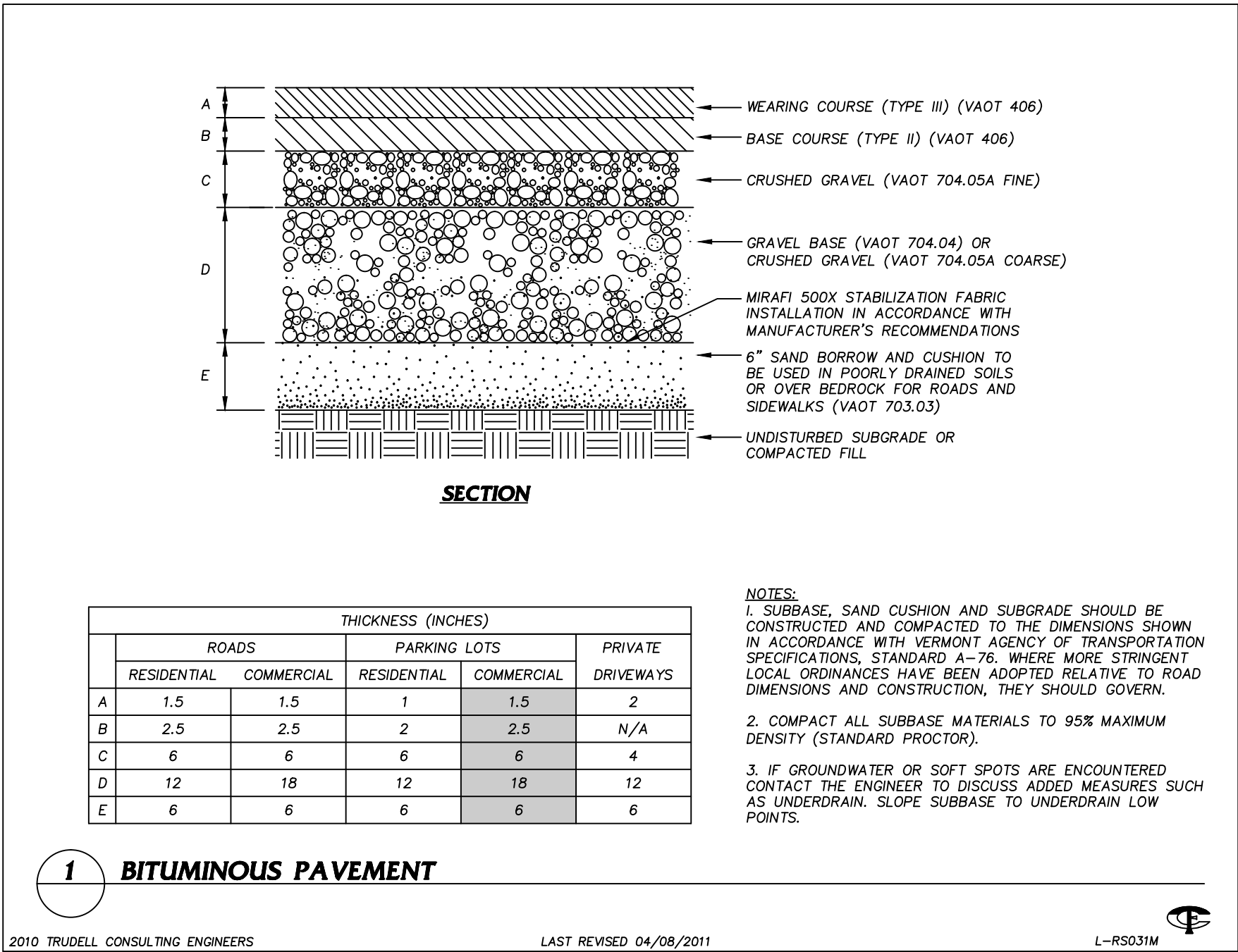
0.10 footcandles
0.5 footcandles
1.0 footcandles
2.0 footcandles



1 TYPICAL BOLLARD
1/2" = 1'-0"
2009 TRUDELL CONSULTING ENGINEERS LT-0015



2 TYPICAL LUMINAIRE
LAST REVISED: 06/05/2010
2010 TRUDELL CONSULTING ENGINEERS LT-0025

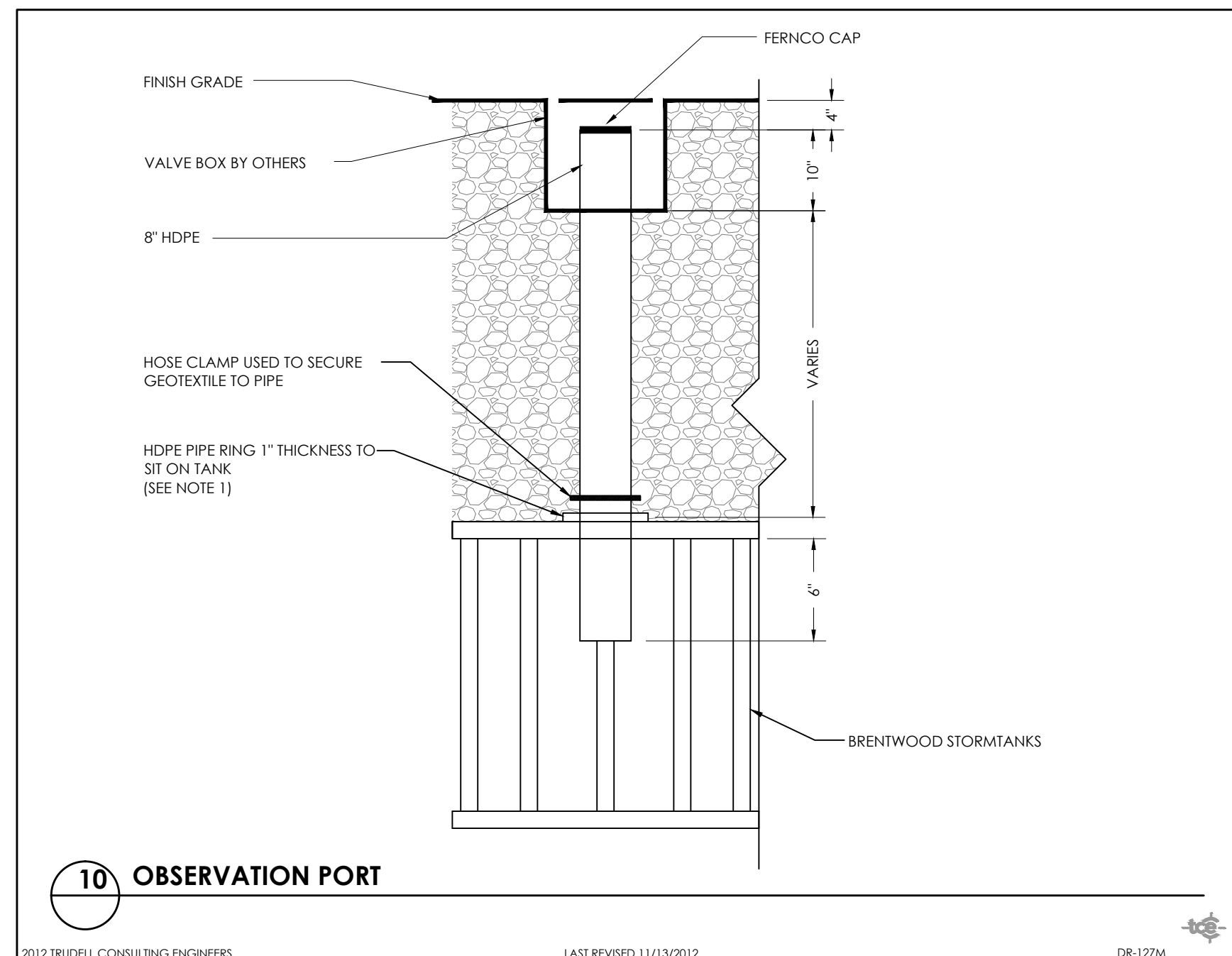
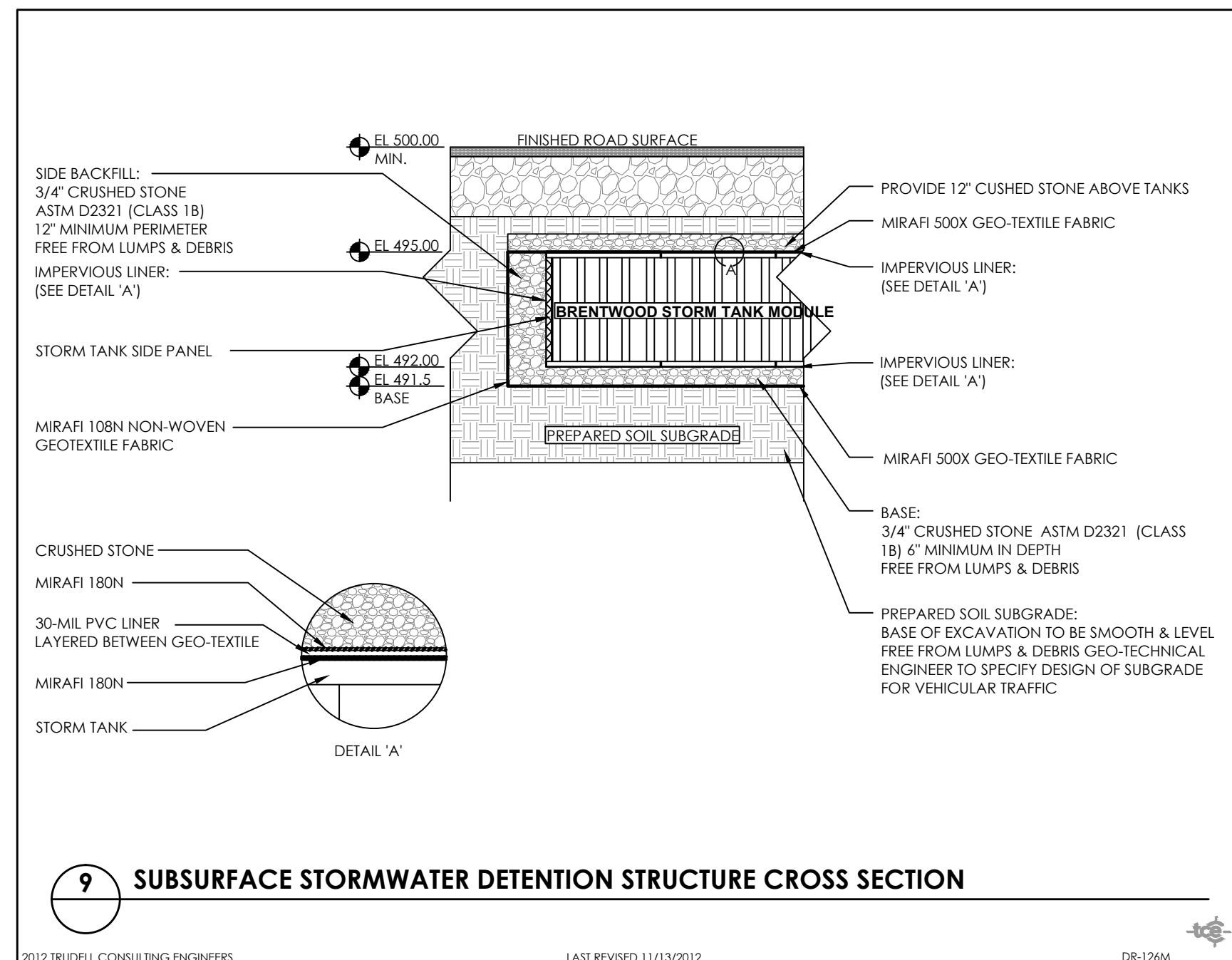
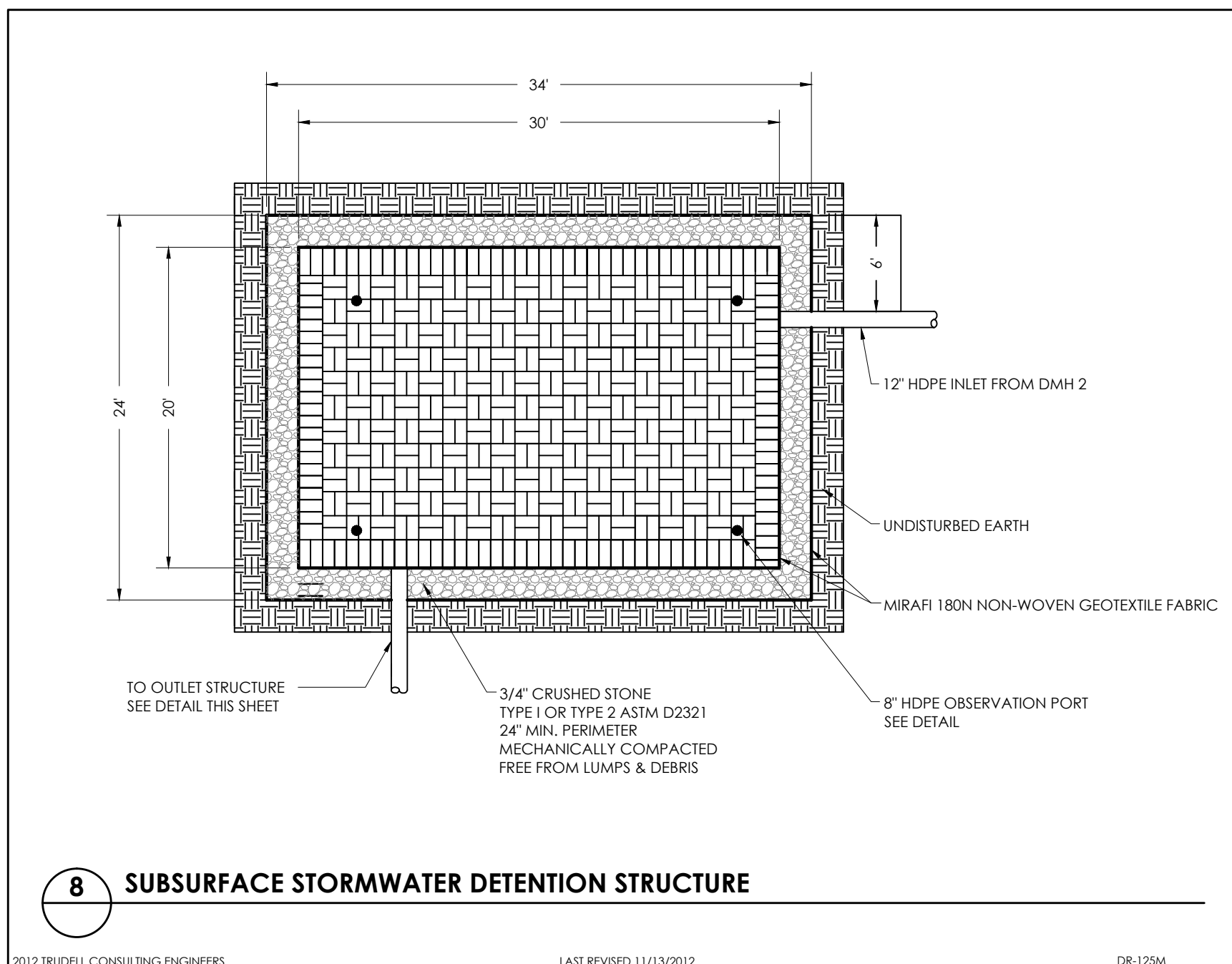
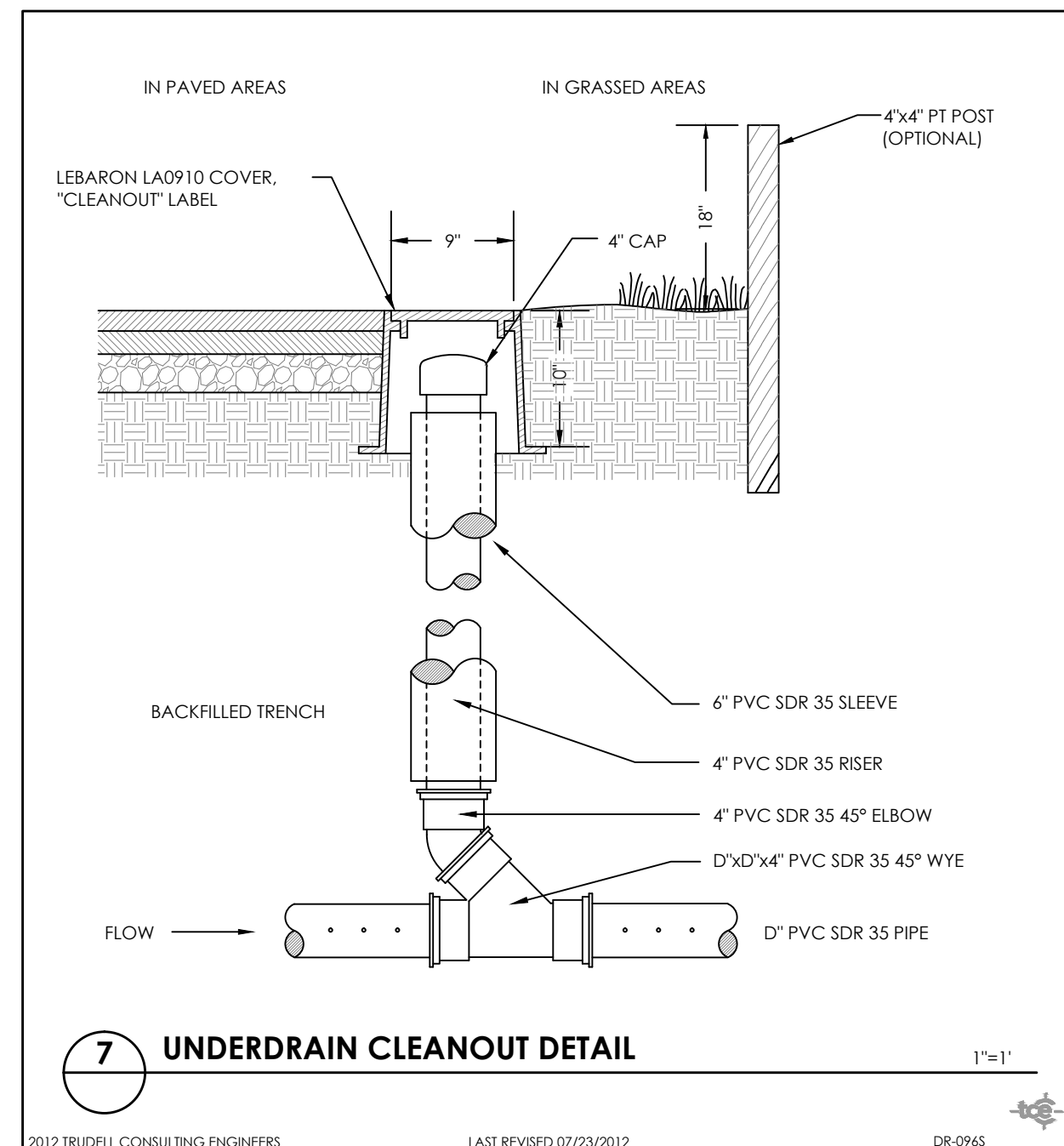
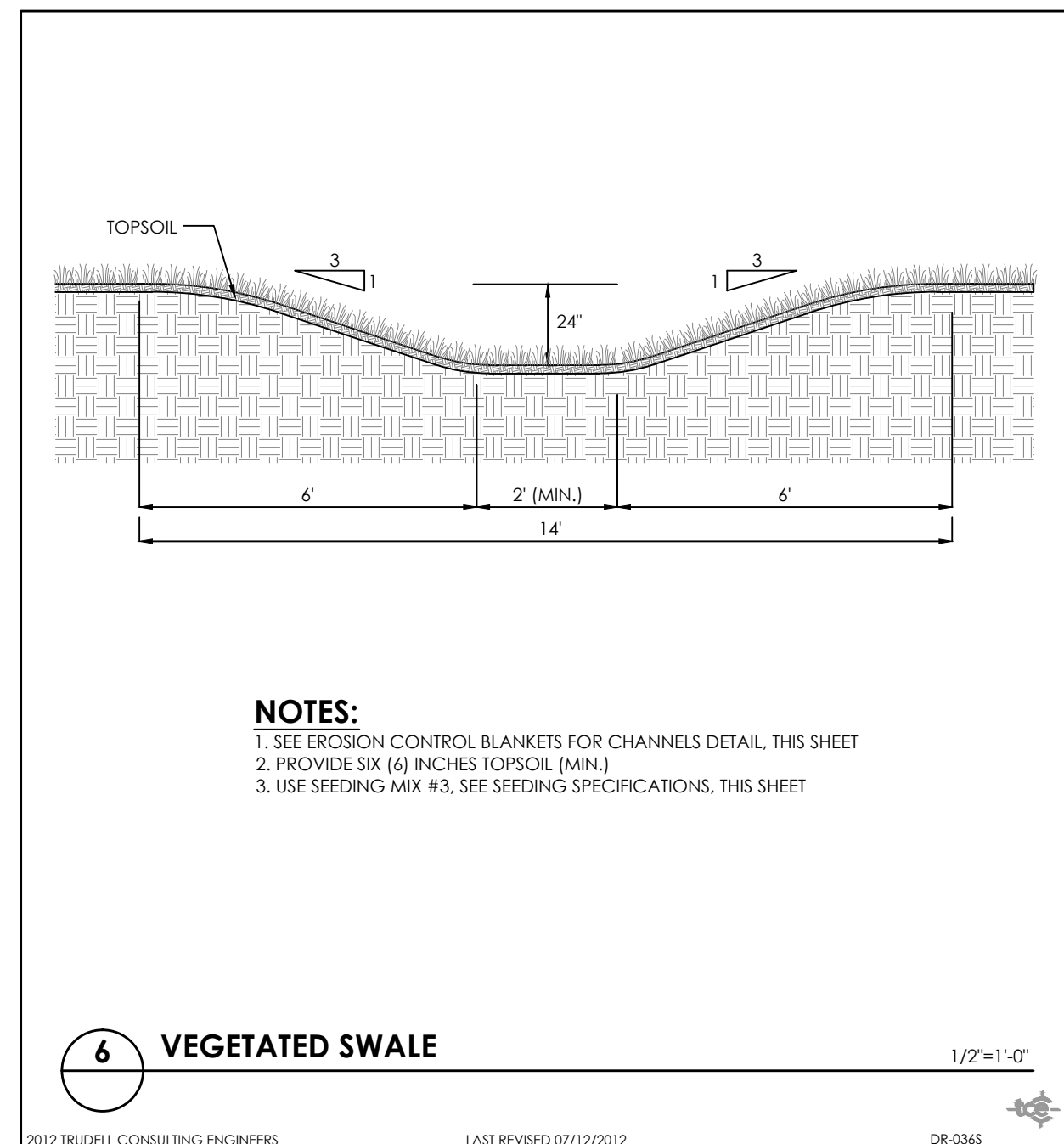
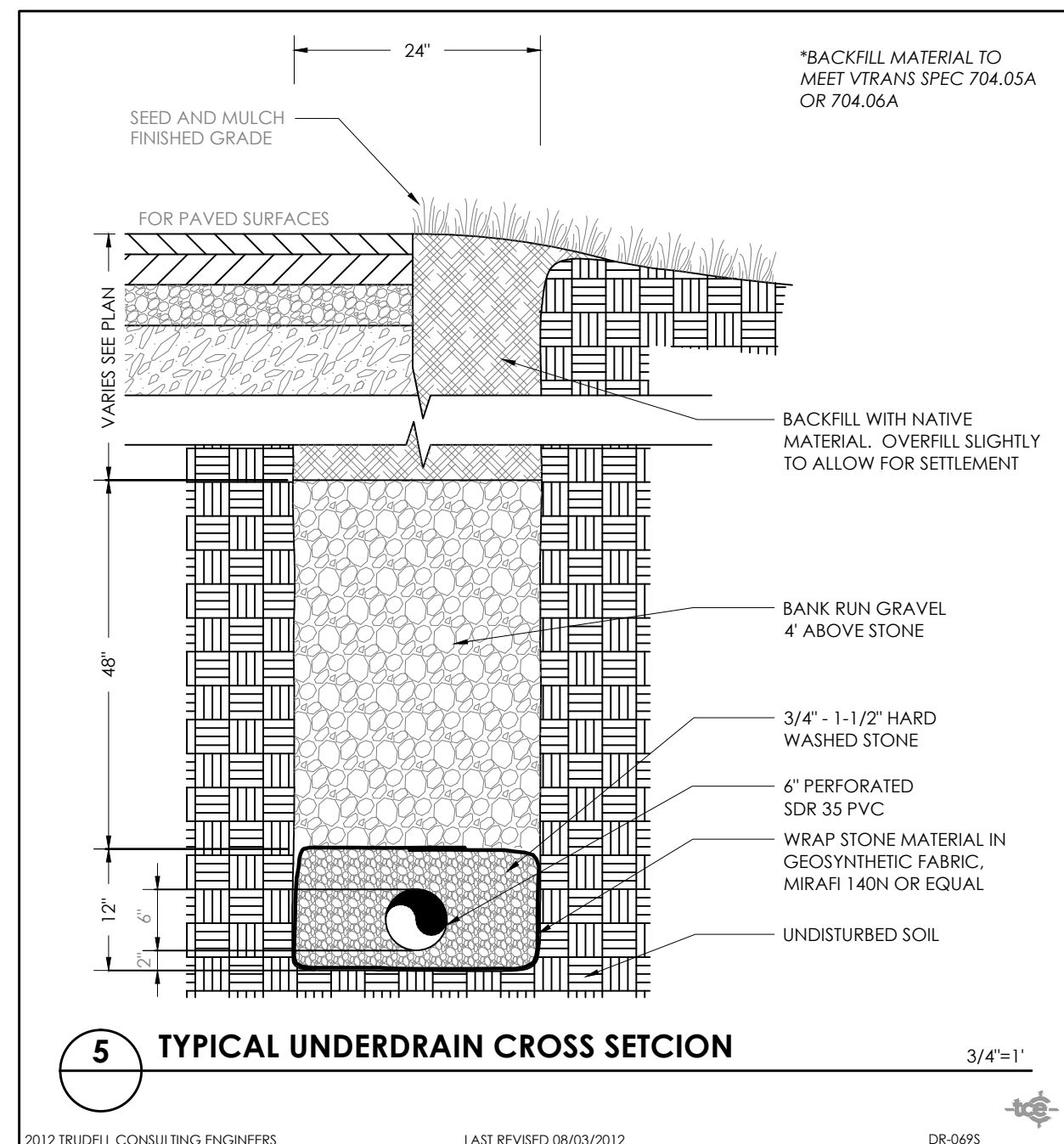
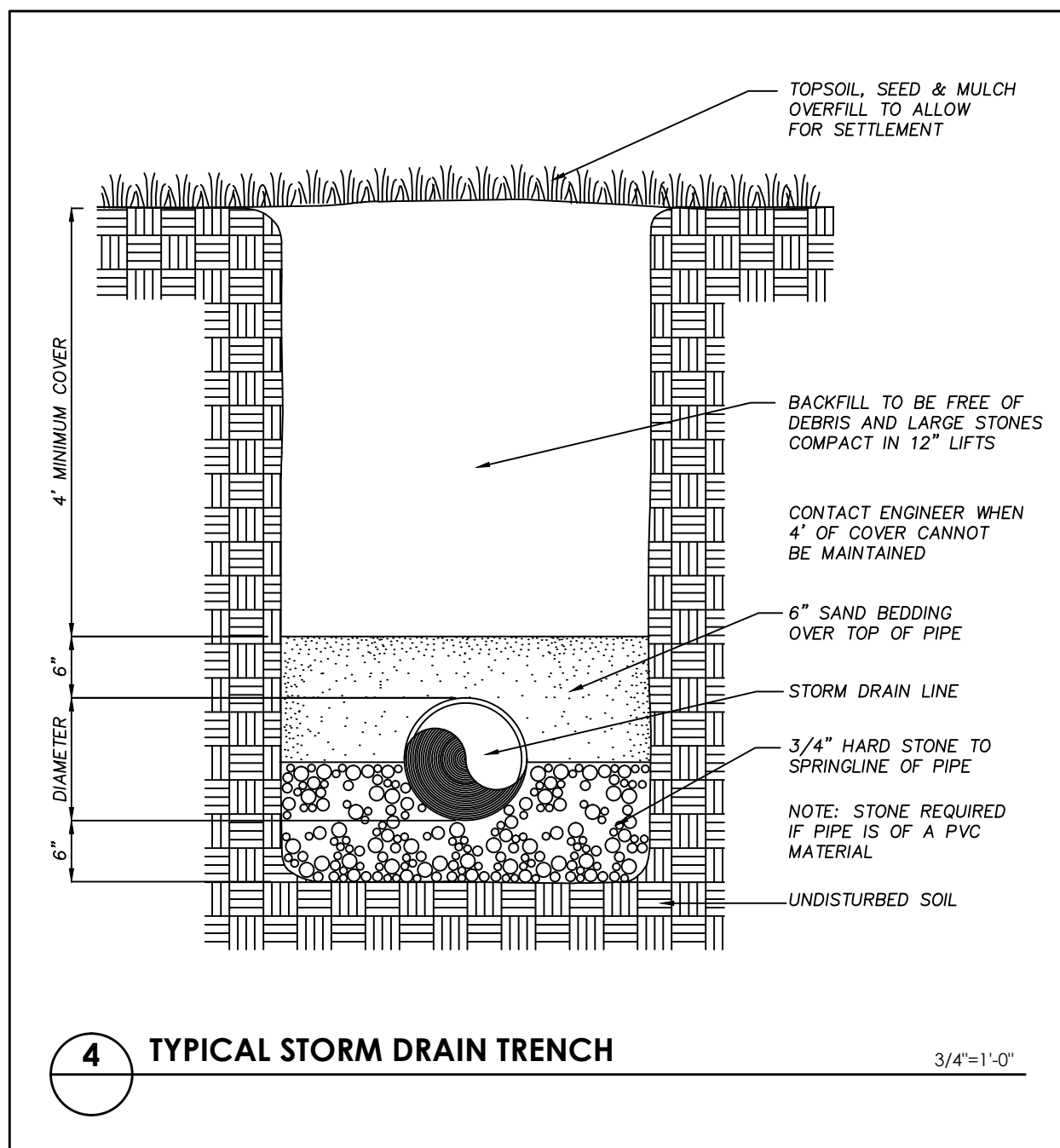
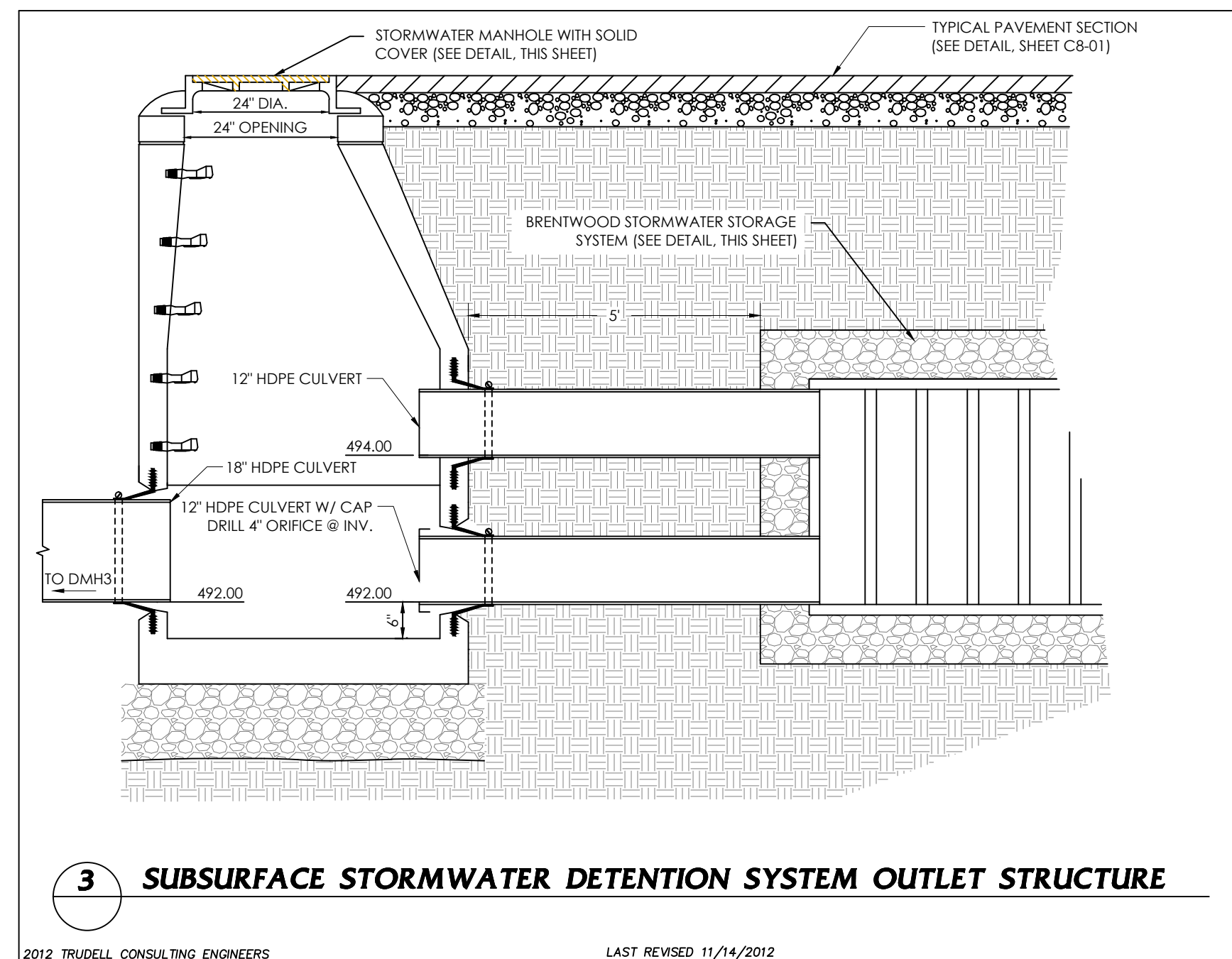
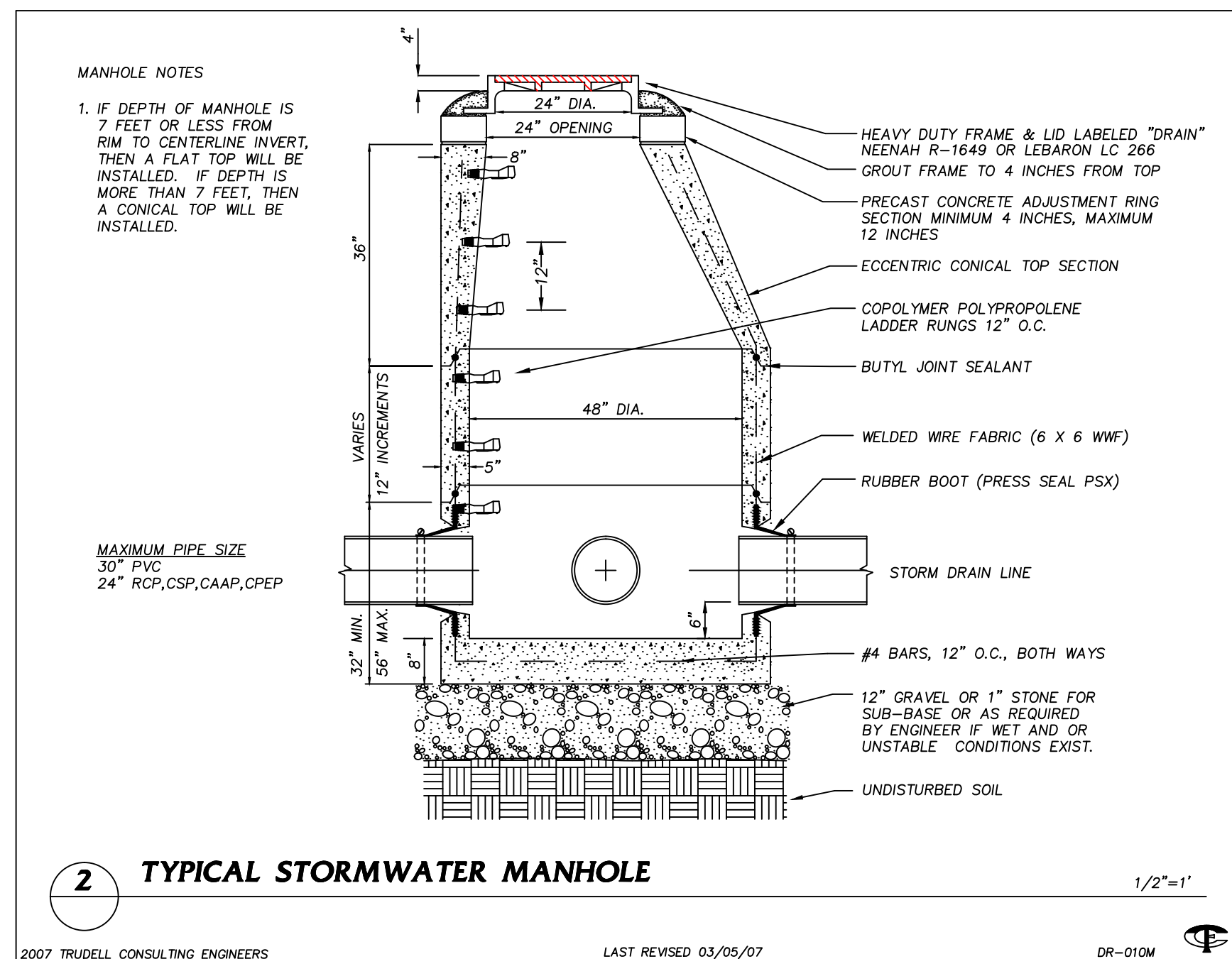
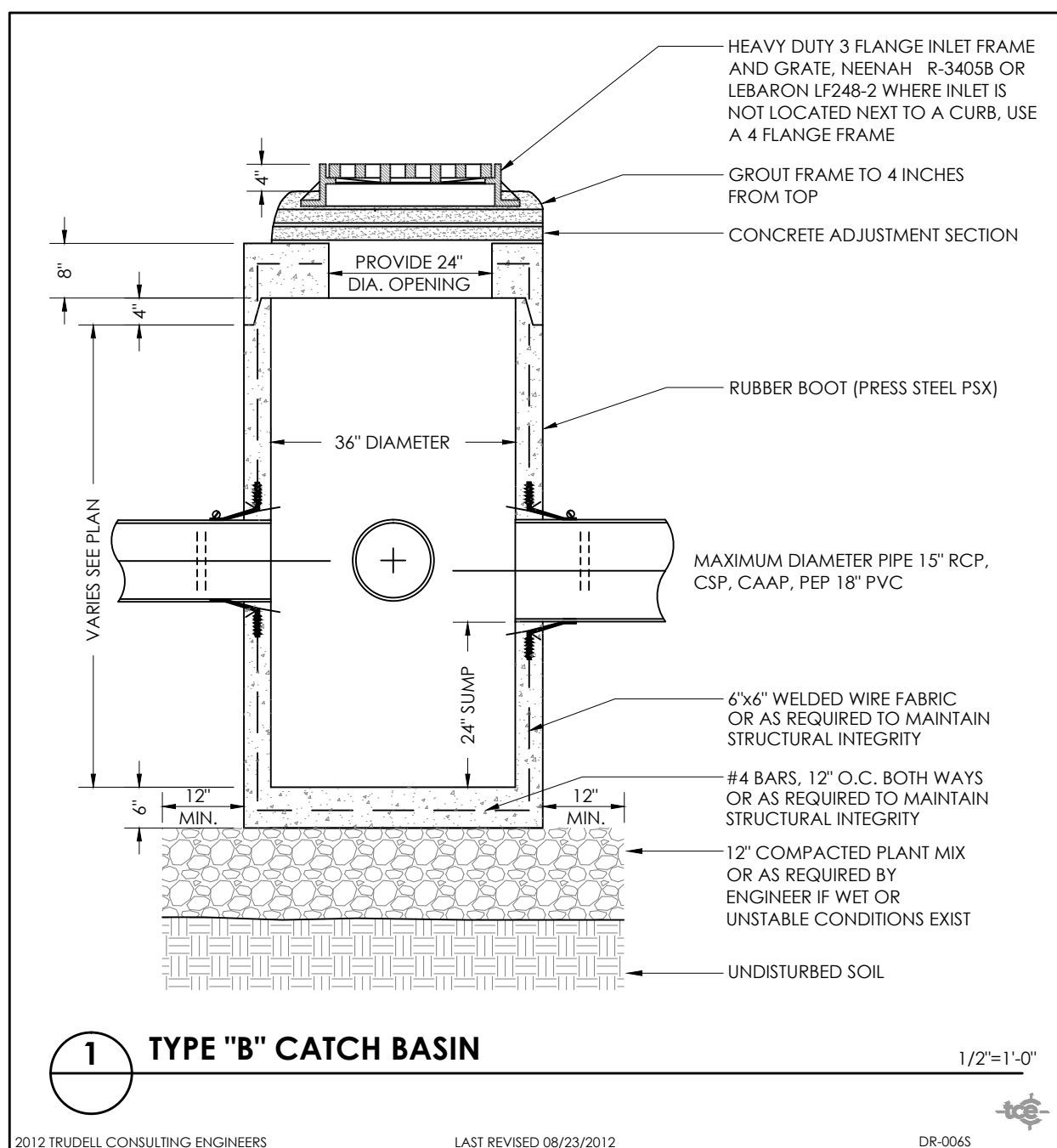


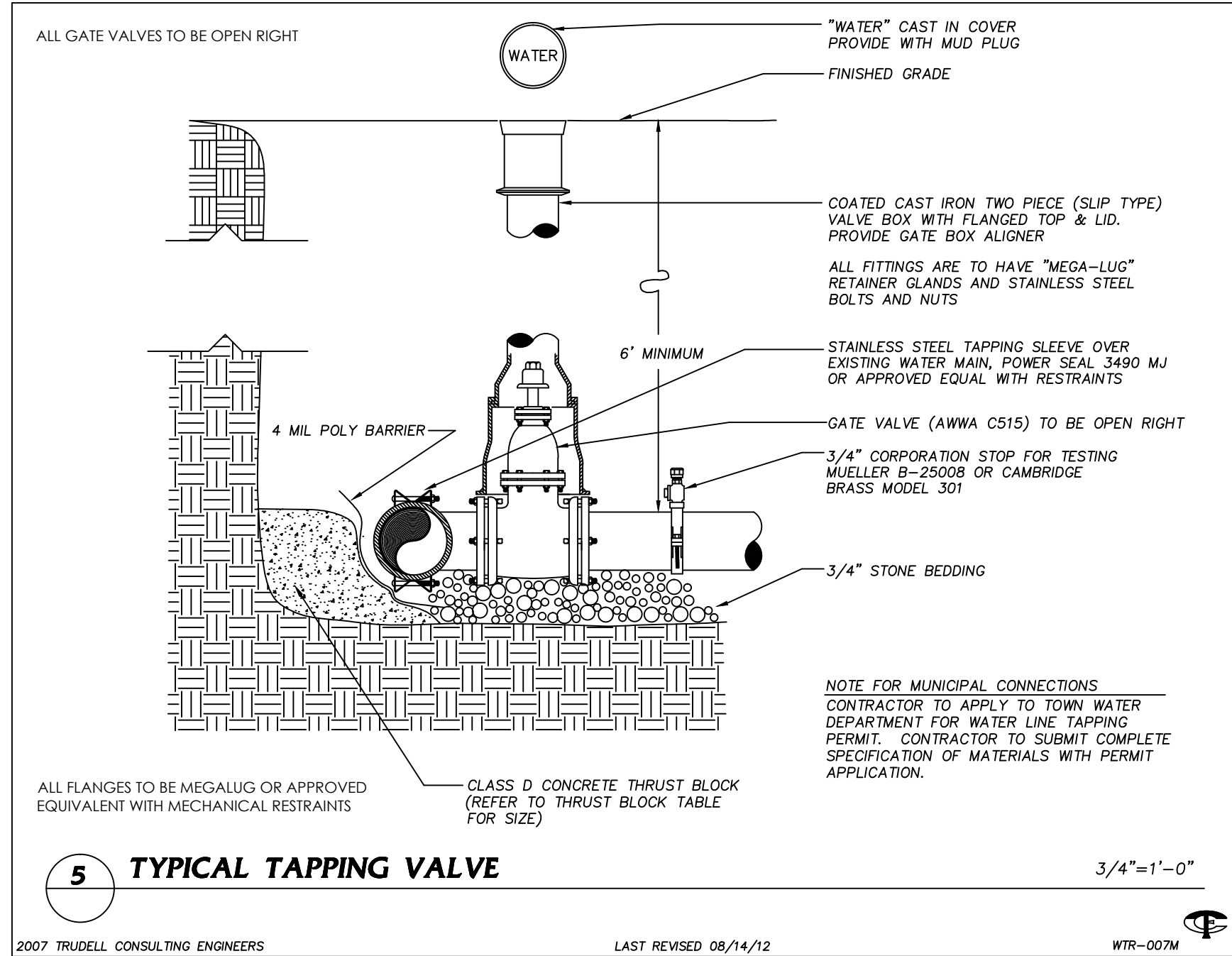
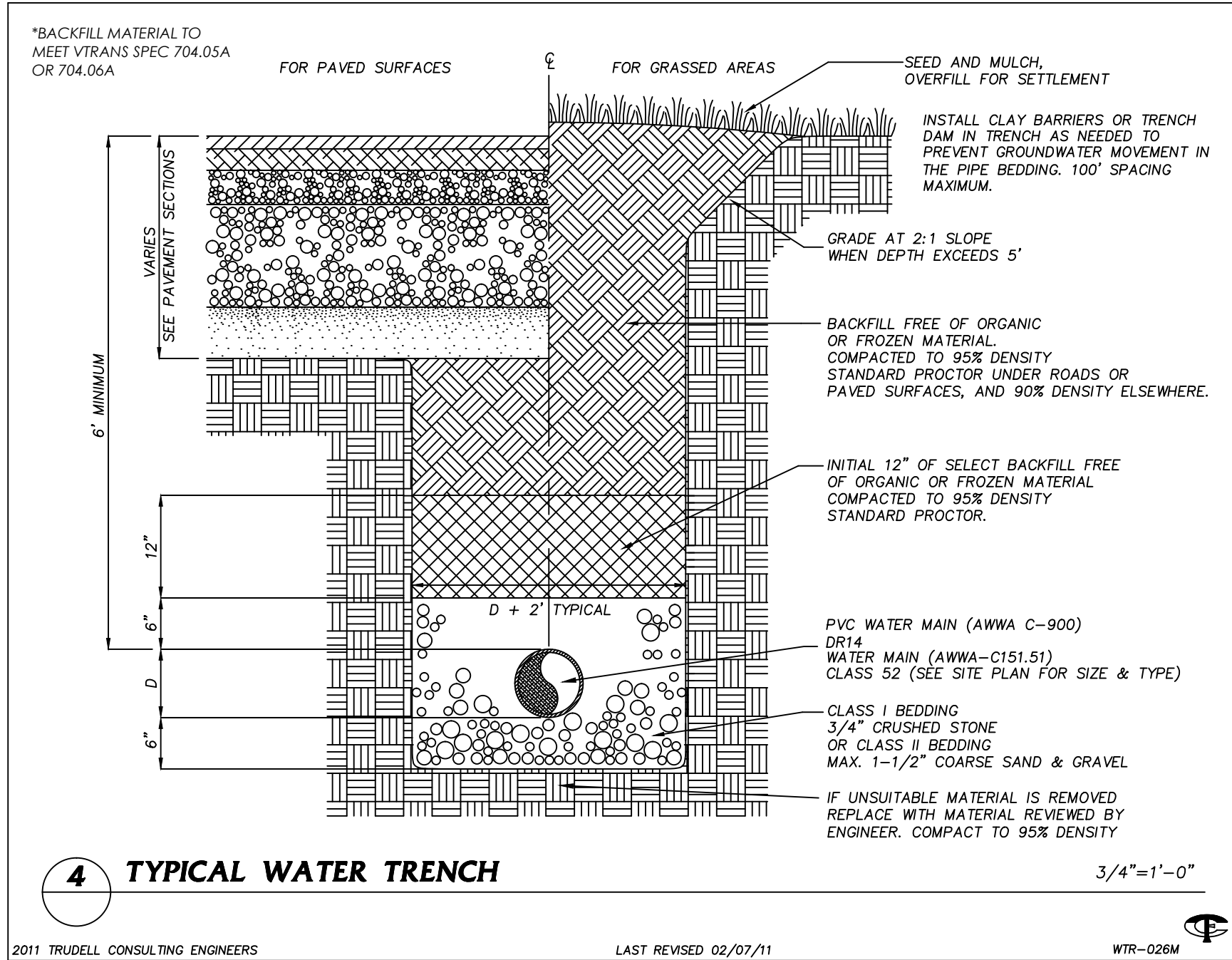
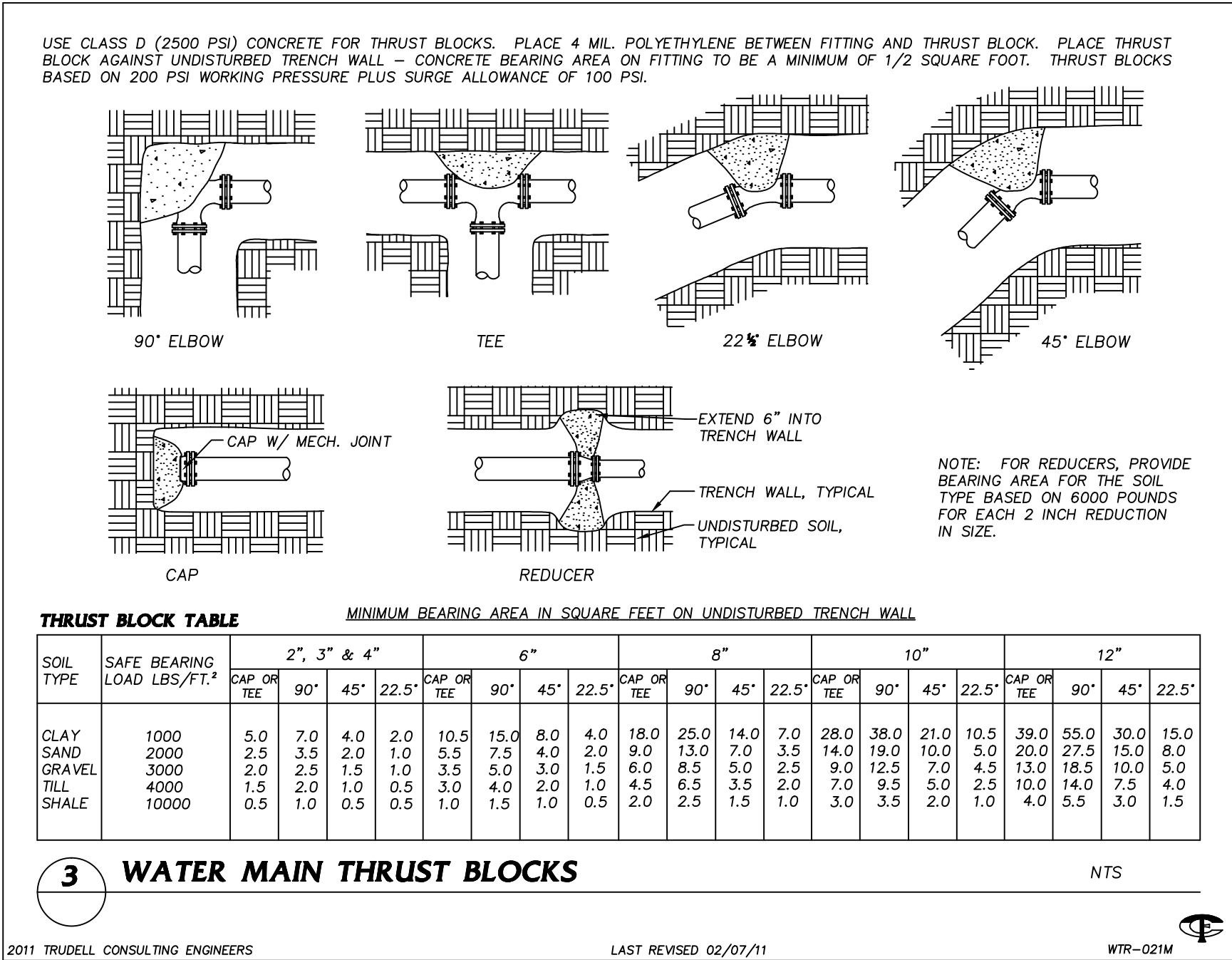
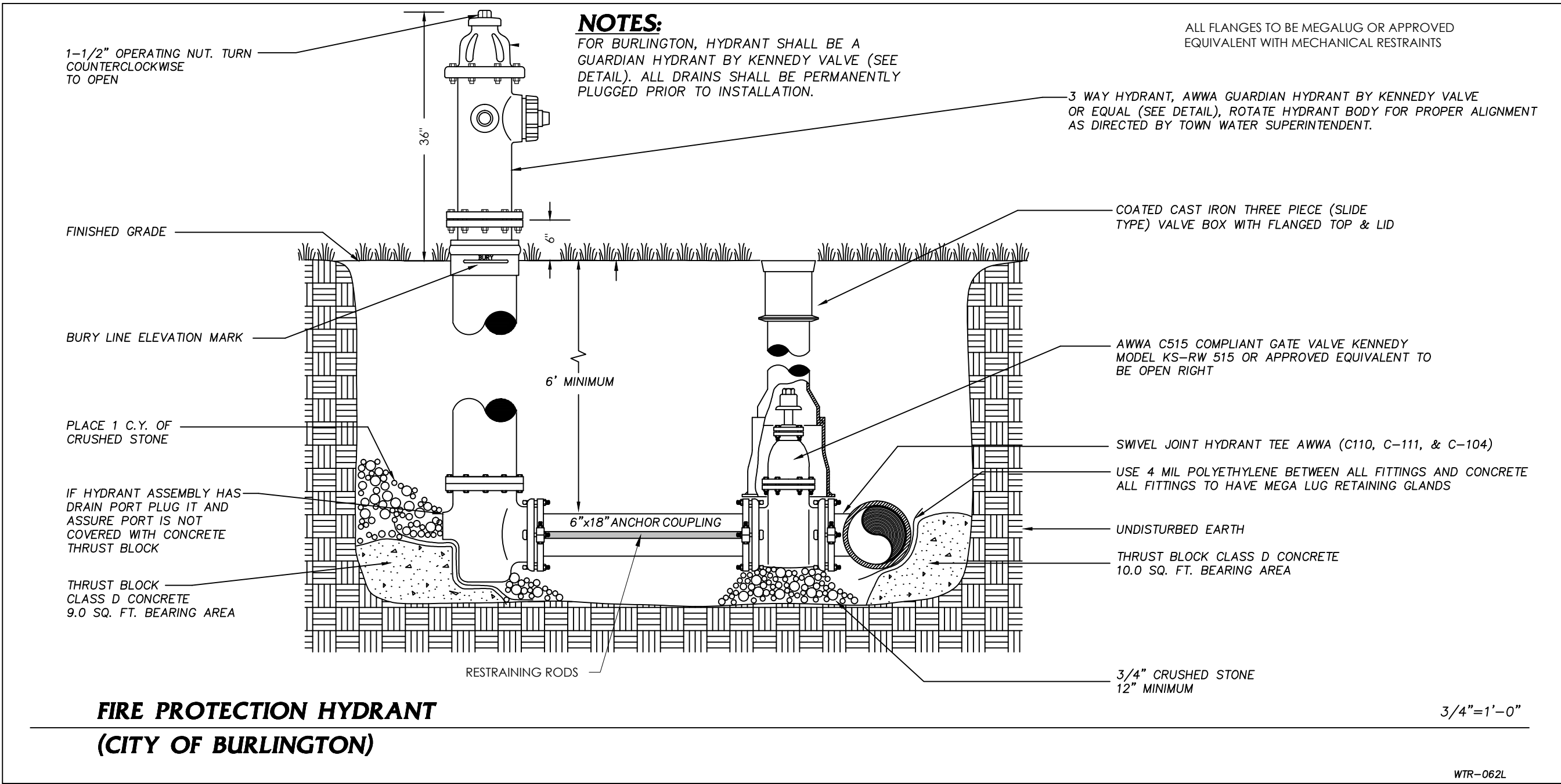
Revisions	No.	Description	Date	By
	1	For Local Submittal	2/15/19	AAD
	2	Pavement Cut Detail Revision	9/24/19	CMJ

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Project Title	Sisters and Brothers Investment Group 110 Riverside Ave. Burlington, Vermont			
Sheet Title	Site Details			
Date:	11/21/2012			
Scale:	Shown			
Project Number:	2010083			
Drawn By:	PJM			
Project Engineer:	AAL			
Approved By:				
Field Book:				





CONTRACTOR'S CERTIFICATION REQUIRED

PRIOR TO THE DESIGN ENGINEER CERTIFYING THAT THE INSTALLATION HAS BEEN INSTALLED IN ACCORDANCE WITH THE PERMITTED DESIGN, THE CONTRACTOR SHALL PROVIDE A CERTIFICATION THAT THE WATER SYSTEM WAS INSTALLED AND TESTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS. STATE PERMITS REQUIRE THERE SHALL BE NO DEVIATIONS FROM THE APPROVED PLANS WITHOUT PRIOR APPROVALS. THE DESIGN ENGINEER SHALL BE NOTIFIED AND ALLOWED TO OBSERVE THE CRITICAL PHASES OF CONSTRUCTION INCLUDING ANY REQUIRED TESTS. LIKEWISE, THE DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS FROM THE APPROVED PLANS. SINCE THE DESIGN ENGINEER DOES NOT CUSTOMARILY OBSERVE ALL PHASES OF THE WORK, OR ALL TESTING, HE MAY RELY ON THE CONTRACTOR'S CERTIFICATION AS THE BASIS FOR FINAL CERTIFICATION. THE CONTRACTOR SHALL THEREFORE SIGN AND RETURN A COPY OF THE FOLLOWING CERTIFICATION UPON COMPLETION OF THE WORK.

"I HEREBY CERTIFY THAT I HAVE INSTALLED, PROPERLY TESTED, AND SUCCESSFULLY PASSED THOSE TESTS, AND THE WATER SYSTEM(S) ARE BUILT IN ACCORDANCE WITH THE APPROVED DESIGN PLANS AND APPLICABLE PERMIT CONDITIONS."

CONTRACTOR NAME _____

AUTHORIZED AGENTS NAME _____

SIGNATURE _____ DATE _____

NOTE ANY DEVIATIONS FROM APPROVED PLANS HERE: _____

6 CONTRACTOR'S CERTIFICATION FOR POTABLE WATER SYSTEMS

2009 TRUDELL CONSULTING ENGINEERS

LAST REVISED 11/06/09

WTR-064S

TESTING WATER MAINS

*ALL TESTING SHALL BE PERFORMED IN THE PRESENCE OF THE TOWN ENGINEER OR PUBLIC WORKS DEPARTMENT AND TRUDELL CONSULTING ENGINEERS (TCE)

A. AFTER THE PIPE HAS BEEN LAID AND 7 DAYS AFTER THE CONCRETE THRUST BLOCKS AND ANCHORS HAVE BEEN PLACED, THE WATER MAIN SHALL BE HYDROSTATICALLY TESTED ACCORDING TO THE LATEST EDITION OF THE AWWA SPECIFICATION C-600.

B. CONTRACTOR SHALL SUPPLY ALL NECESSARY APPARATUS TO PERFORM THE HYDROSTATIC TEST.

C. TEST PRESSURE SHALL BE 200 POUNDS PER SQUARE INCH OR 1.5 TIMES THE WORKING PRESSURE MEASURED AT OR NEAR THE HIGH POINT IN THE SYSTEM, WHICHEVER IS GREATER. TEST SHALL BE A MINIMUM OF 2 HOURS IN DURATION. TESTING ALLOWANCE SHALL BE DEFINE AS THE QUANTITY OF MAKEUP WATER THAT MUST BE SUPPLIED INTO THE NEWLY LAID PIPE OR ANY VALVED SECTION THEREOF TO MAINTAIN PRESSURE WITHIN 5 PSI (34.5 kPa) OF THE SPECIFIED TEST PRESSURE AFTER THE PIPE HAS BEEN FILLED WITH WATER AND THE AIR HAS BEEN EXPELLED. TESTING ALLOWANCE SHALL NOT BE MEASURED BY A DROP IN PRESSURE IN A TEST SECTION OVER A PERIOD OF TIME.

D. THE PROJECT ENGINEER AND THE MUNICIPALITY SHALL BE CONTACTED 48 HOURS PRIOR TO TESTING.

E. ALL VALVES SHOULD BE VERIFIED AS BEING OPEN OR CLOSED AS APPROPRIATE FOR THE PORTION OF THE WATER MAIN BEING TESTED.

F. ALLOWABLE LEAKAGE SHALL BE COMPUTED BY THE FORMULA: $L=(S \times D \times \pi^2)/148,000$ WHERE L IS LEAKAGE IN GALLONS PER HOUR, S IS THE LENGTH OF PIPE TESTED IN FEET, D IS THE NOMINAL DIAMETER OF THE PIPE IN INCHES AND P IS THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH DURING THE TEST.

G. REPLACE AND RETEST ANY WORK FOUND TO BE DEFECTIVE AT NO EXPENSE TO OWNER.

TESTING HYDRANTS

A. AFTER TESTING THE WATER MAINS, OPEN THE HYDRANT FULLY AND FILL WITH WATER. TO PREVENT CAPS FROM BEING BLOWN OFF, VENT AIR FROM ONE OF THE CAPS WHILE IT IS BEING FILLED. WHEN ALL THE AIR HAS ESCAPED, TIGHTEN THE CAP.

B. ALLOW THE PRESSURE TO BUILD UP TO MAIN LINE PRESSURE AND CHECK FOR LEAKAGE AT FLANGES, NOZZLES AND THE OPERATING STEM.

C. CLOSE THE HYDRANT, REMOVE ONE NOZZLE CAP AND PLACE THE PALM OF YOUR HAND OVER THE OPENING. DRAINAGE SHOULD CREATE A NOTICEABLE SUCTION.

7 TESTING WATER MAINS AND HYDRANTS

2010 TRUDELL CONSULTING ENGINEERS

LAST REVISED 04/12/2010

WTR-030S

DISINFECTING WATER MAINS AND SYSTEMS

*ALL TESTING SHALL BE PERFORMED IN THE PRESENCE OF THE TOWN ENGINEER OR PUBLIC WORKS DEPARTMENT AND TRUDELL CONSULTING ENGINEERS (TCE)

A. PRIOR TO BEING PUT INTO SERVICE, WATER MAINS SHALL BE DISINFECTED ACCORDING TO THE LATEST EDITION OF AWWA SPECIFICATION C-651. THE TABLE METHOD IN AWWA STANDARD 651 IS NOT ACCEPTABLE.

B. THE NEW LINE SHALL BE FLUSHED AT A VELOCITY OF NOT LESS THAN 2.5 FEET PER SECOND (OPEN 2-1/2 INCH HYDRANT CONNECTION). FLUSH FOR A PERIOD DETERMINED BY THE ENGINEER FOR THE LENGTH OF MAIN TO BE DISINFECTED.

C. CHLORINATION SHALL BE ACCOMPLISHED BY INTRODUCING A HYPOCHLORITE SOLUTION WITH A CONCENTRATION OF GREATER THAN 25 PARTS PER MILLION OF FREE CHLORINE.

D. USING A NOZZLE AT EACH END HYDRANT, CONTROL THE RATE OF FLOW INTO THE NEW MAIN AND PROPORTIONALLY FEED THE HYPOCHLORITE SOLUTION INTO THE MAIN. AFTER THE CHLORINE HAS REACHED ALL POINTS IN THE SYSTEM, CLOSE THE VALVE SUPPLYING WATER FROM THE EXISTING MAIN AND THE END HYDRANTS. MAINTAIN THE HEAVILY CHLORINATED WATER IN THE MAIN FOR 24 HOURS DURING WHICH TIME ALL MAIN LINE VALVES SHOULD BE OPERATED. AFTER 24 HOURS THE MINIMUM CHLORINE RESIDUAL MUST BE AT LEAST 10 PARTS PER MILLION.

E. FLUSH HEAVILY CHLORINATED WATER FROM THE LINE AND REFILL THE LINE FOR SERVICE (USE CHLORINE DIFFUSER). TAKE AND SUBMIT TWO BACTERIOLOGICAL SAMPLES OF THE WATER TO THE STATE OF VERMONT OR A STATE APPROVED TESTING LABORATORY. IF THE RESULTS ARE UNSATISFACTORY, THE DISINFECTION PROCEDURE WILL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.

F. FINISHED WATER STORAGE STRUCTURES SHALL BE DISINFECTED IN ACCORDANCE WITH CURRENT AWWA STANDARD C652. TWO OR MORE SUCCESSIVE SETS OF SAMPLES, TAKEN AT 24 HOUR INTERVALS, SHALL INDICATE MICROBIOLOGICALLY SATISFACTORY WATER BEFORE THE FACILITY IS PLACED IN OPERATION.

G. DISPOSAL OF HEAVILY CHLORINATED WATER FROM THE TANK DISINFECTION PROCESS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SECRETARY.

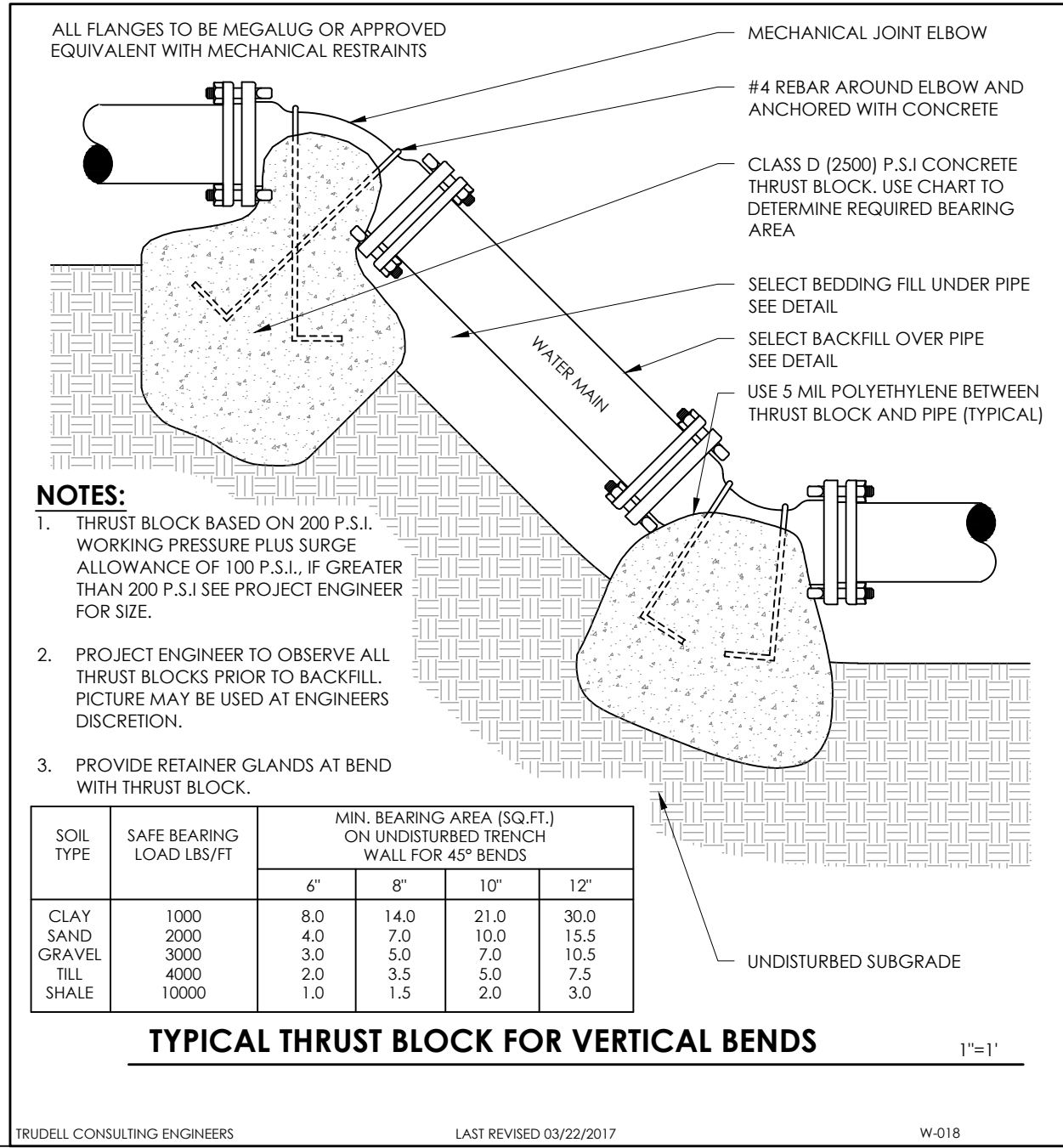
H. THE DISINFECTION PROCEDURE (AWWA CHLORINATION METHOD 3, SECTION 4.3 C652) WHICH ALLOWS USE OF THE CHLORINATED WATER HELD IN THE STORAGE TANK FOR DISINFECTION PURPOSES IS NOT RECOMMENDED. WHEN THAT PROCEDURE IS USED, IT IS REQUIRED THAT THE INITIAL HEAVILY CHLORINATED WATER BE PROPERLY DISPOSED IN ORDER TO PREVENT RELEASE OF WATER WHICH MAY CONTAIN VARIOUS CHLORINATED ORGANIC COMPOUNDS INTO THE DISTRIBUTION SYSTEM.

8 DISINFECTION OF WATER SYSTEM

2010 TRUDELL CONSULTING ENGINEERS

LAST REVISED 02/16/10

WTR-029S



Revisions

No.	Description	Date	By
1	For Local Submittal	2/15/19	AAD
2	Hydrant	07/29/19	CMJ
3	Revisions per City Comments	09/03/19	CMJ
4	Revisions per City Comments	11/06/19	CMJ

Use of These Drawings

- Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.
- By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.
- Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.
- Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.
- These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.
- It is the User's responsibility to ensure this copy contains the most current revisions.



Project Title _____

Sisters and Brothers Investment Group

110 Riverside Ave.

Burlington, Vermont

Sheet Title _____

Date: 11/21/2012

Scale: Shown

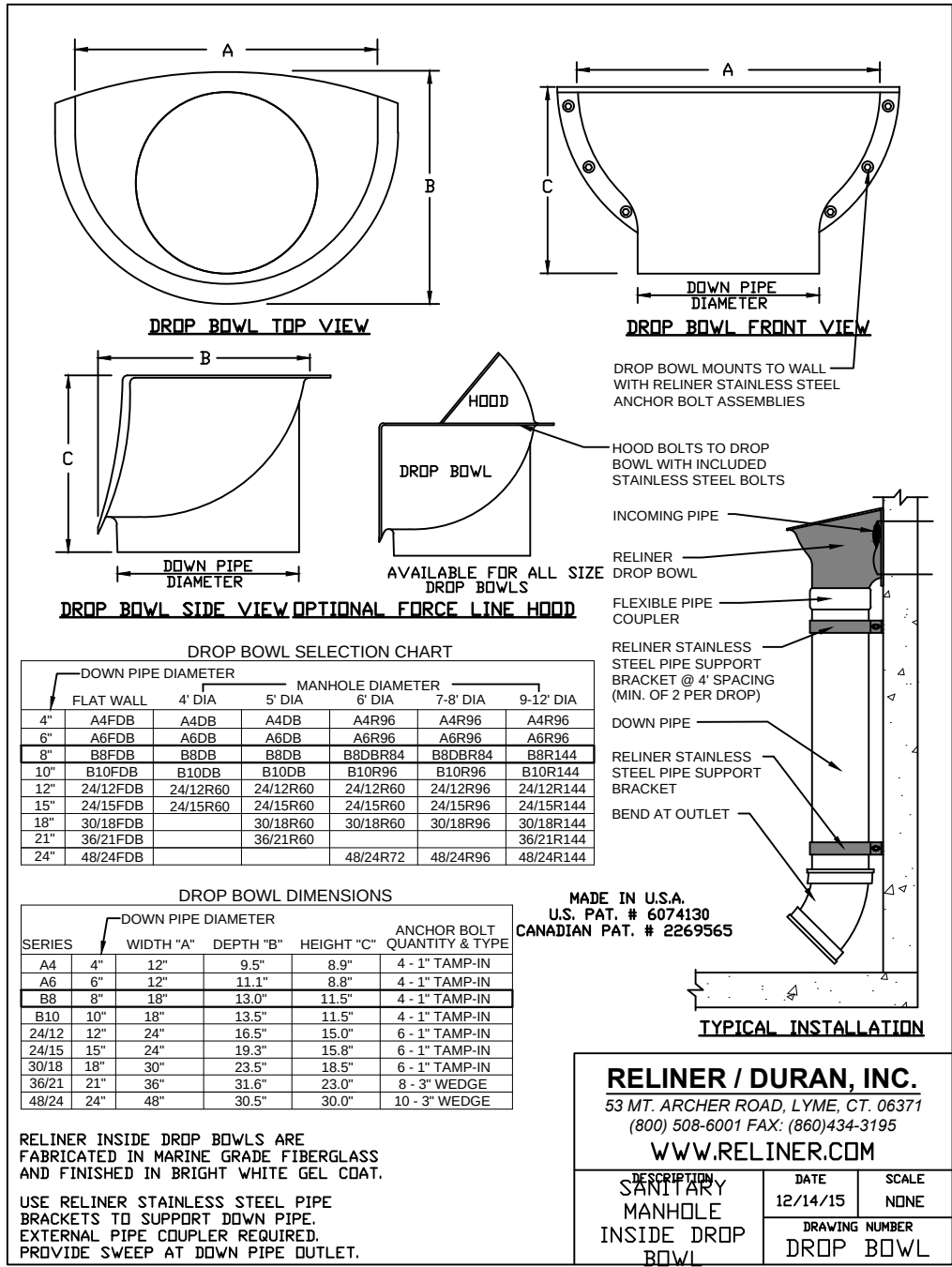
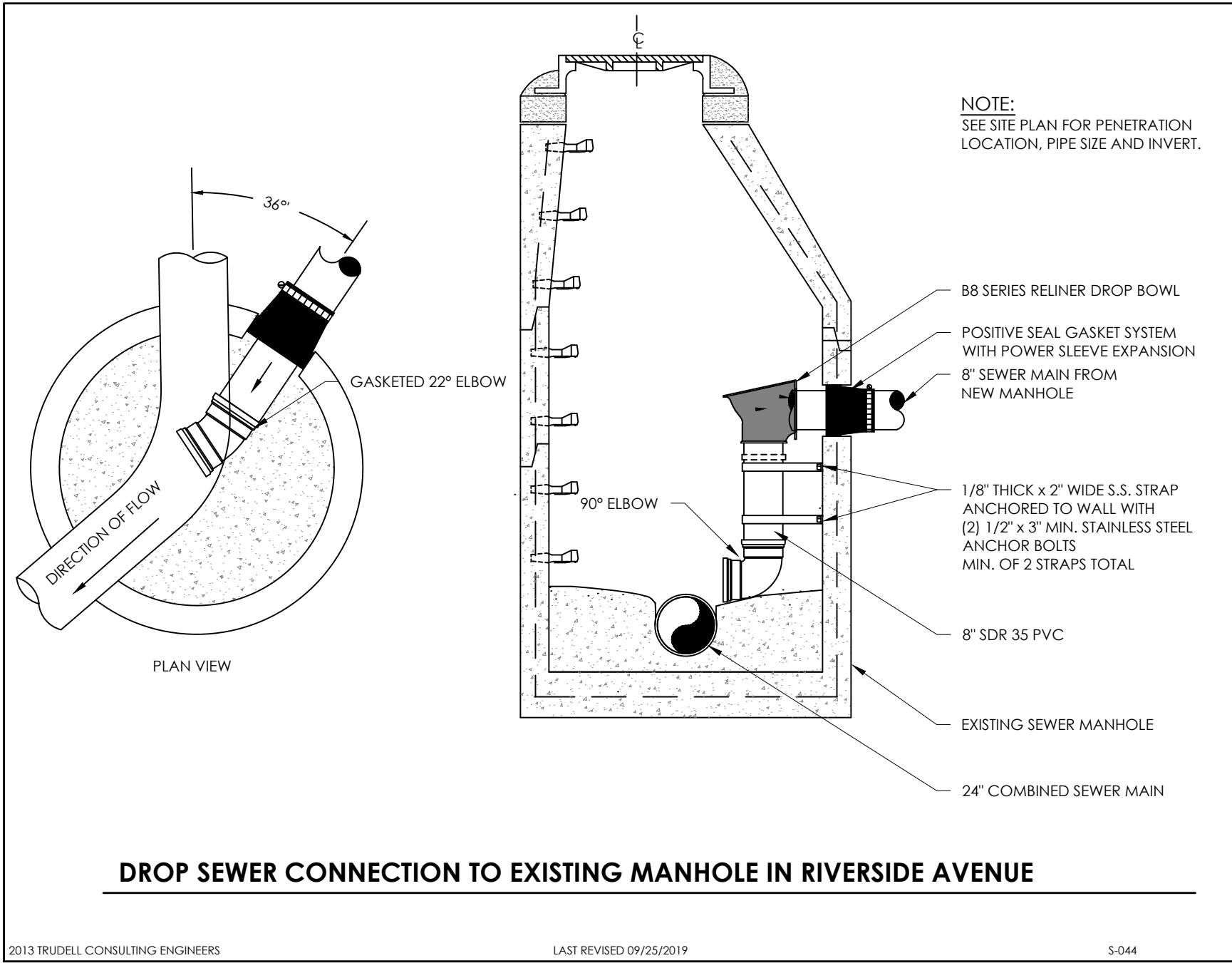
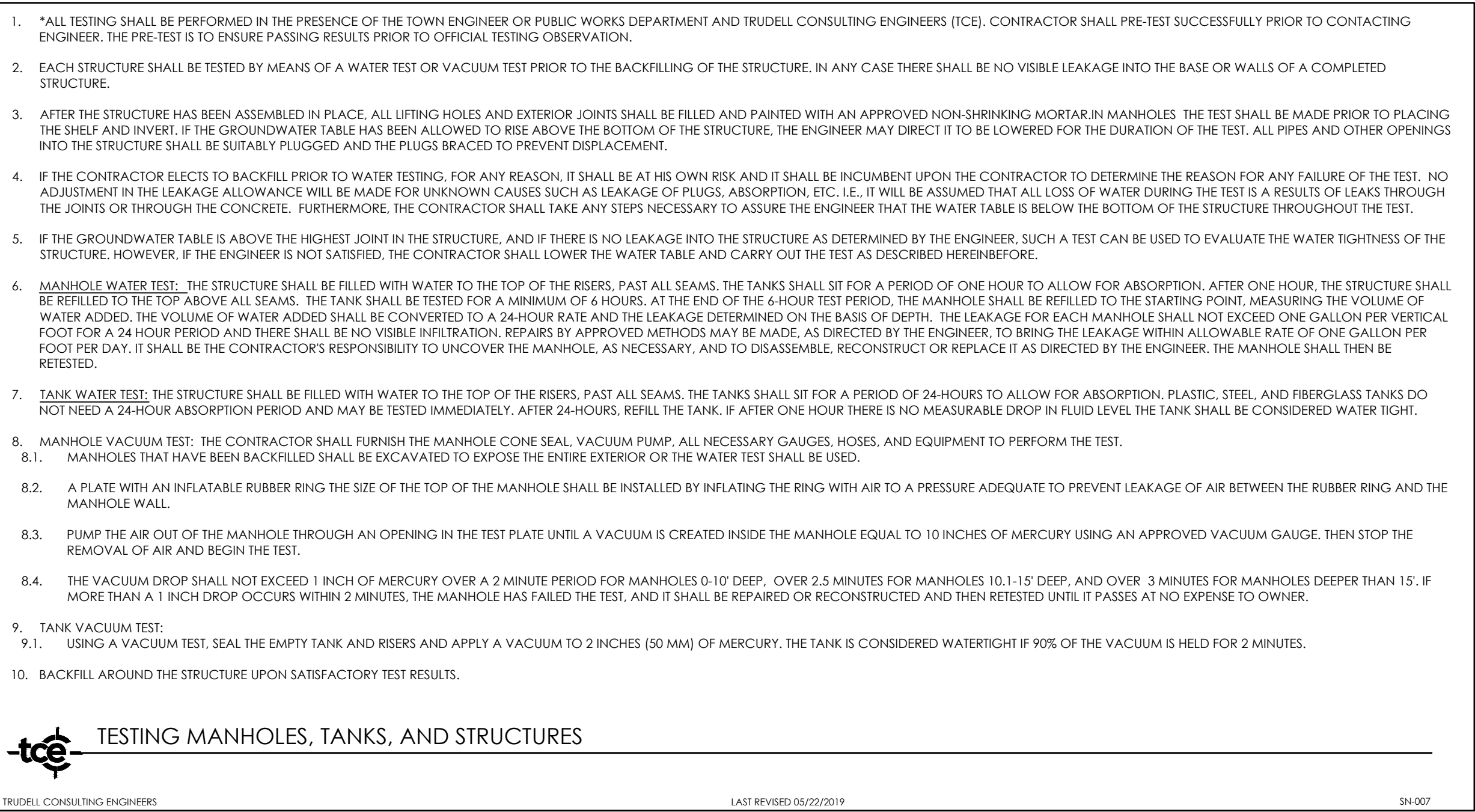
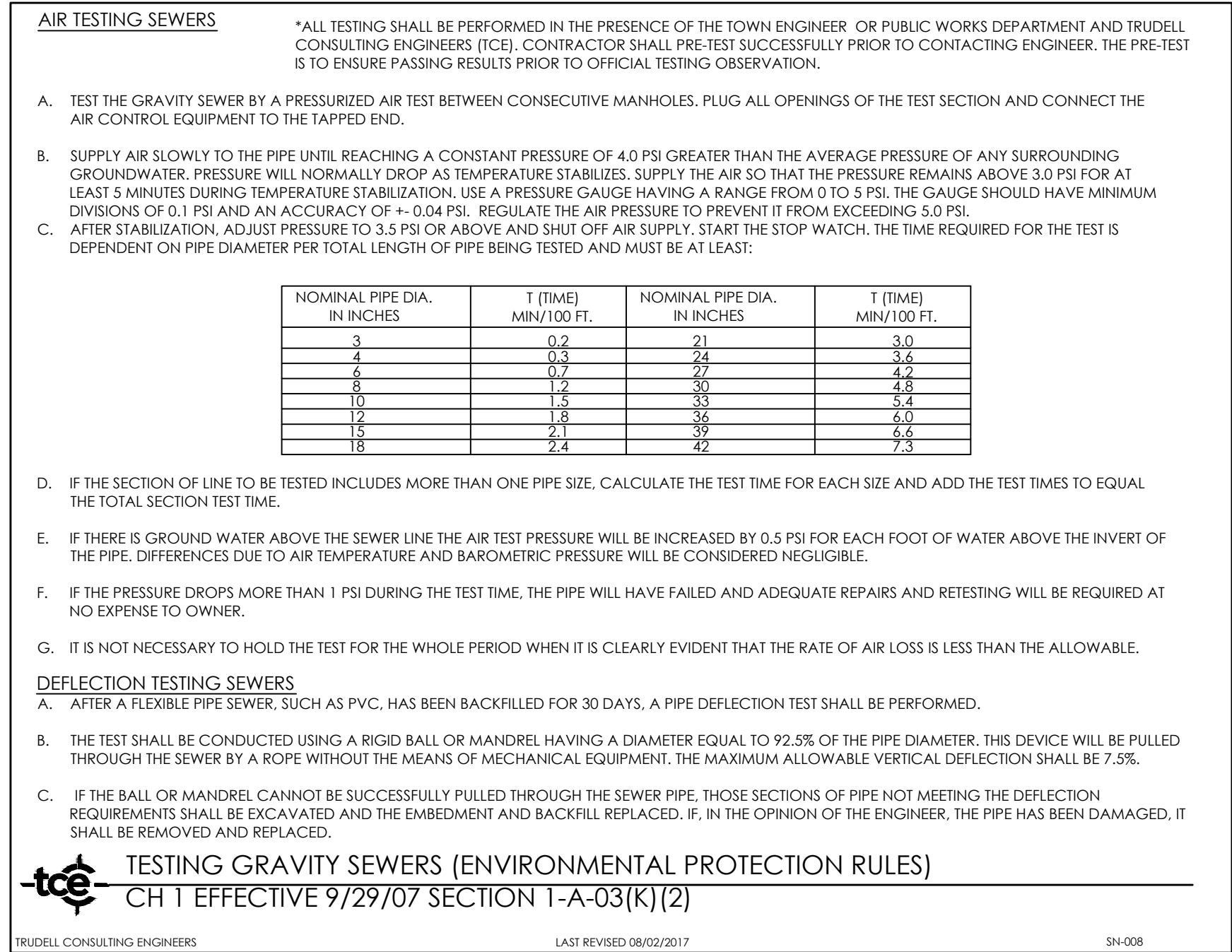
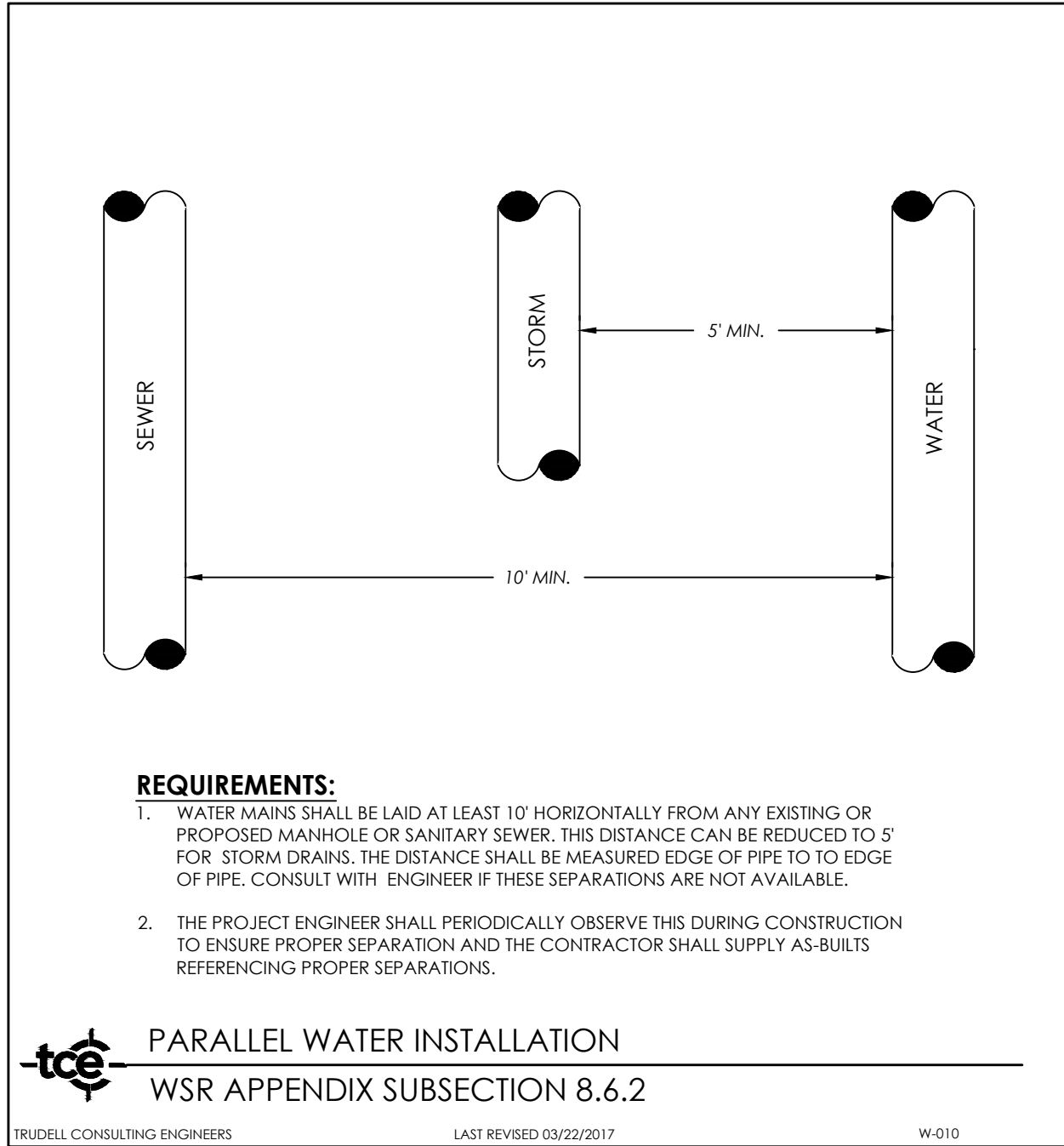
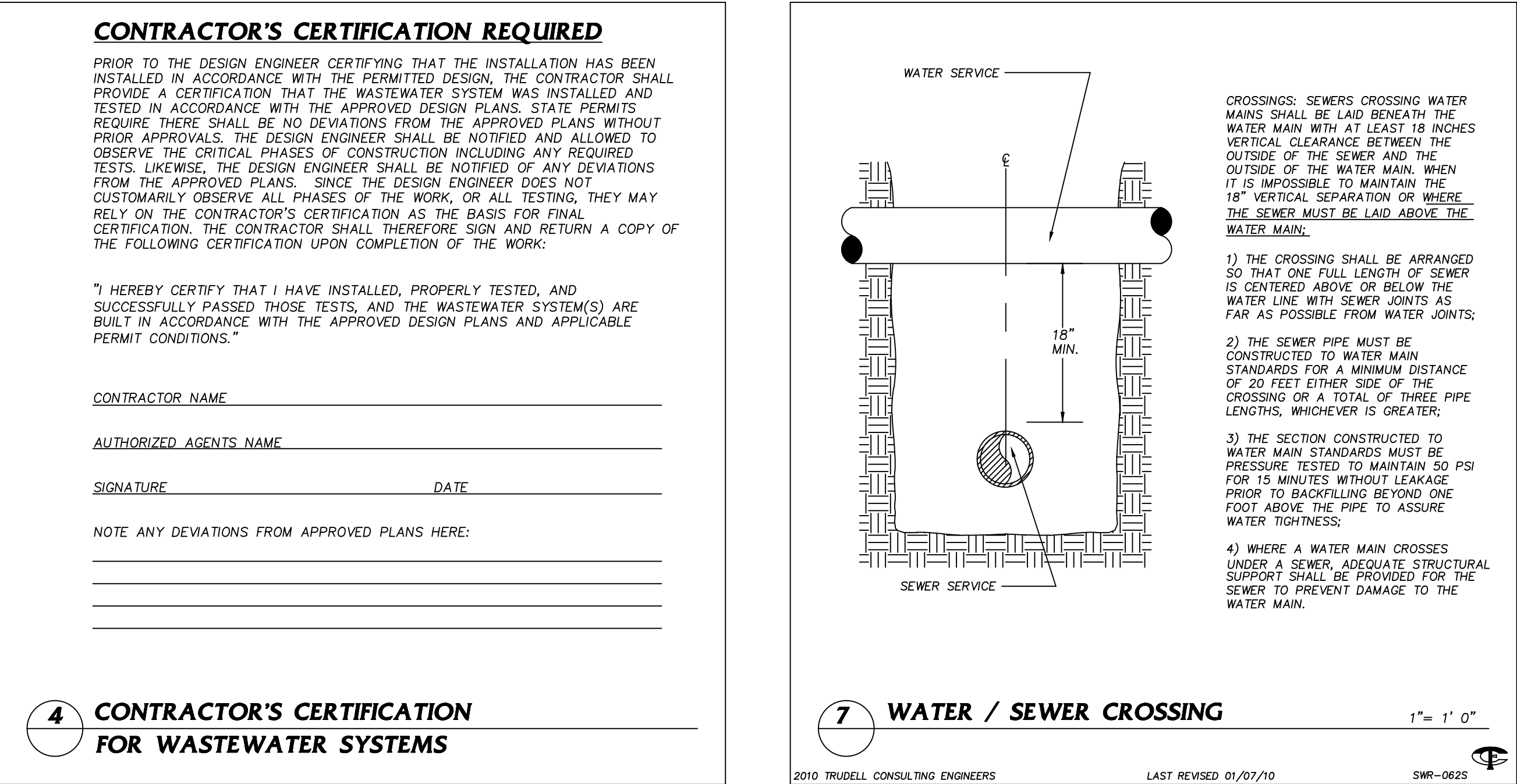
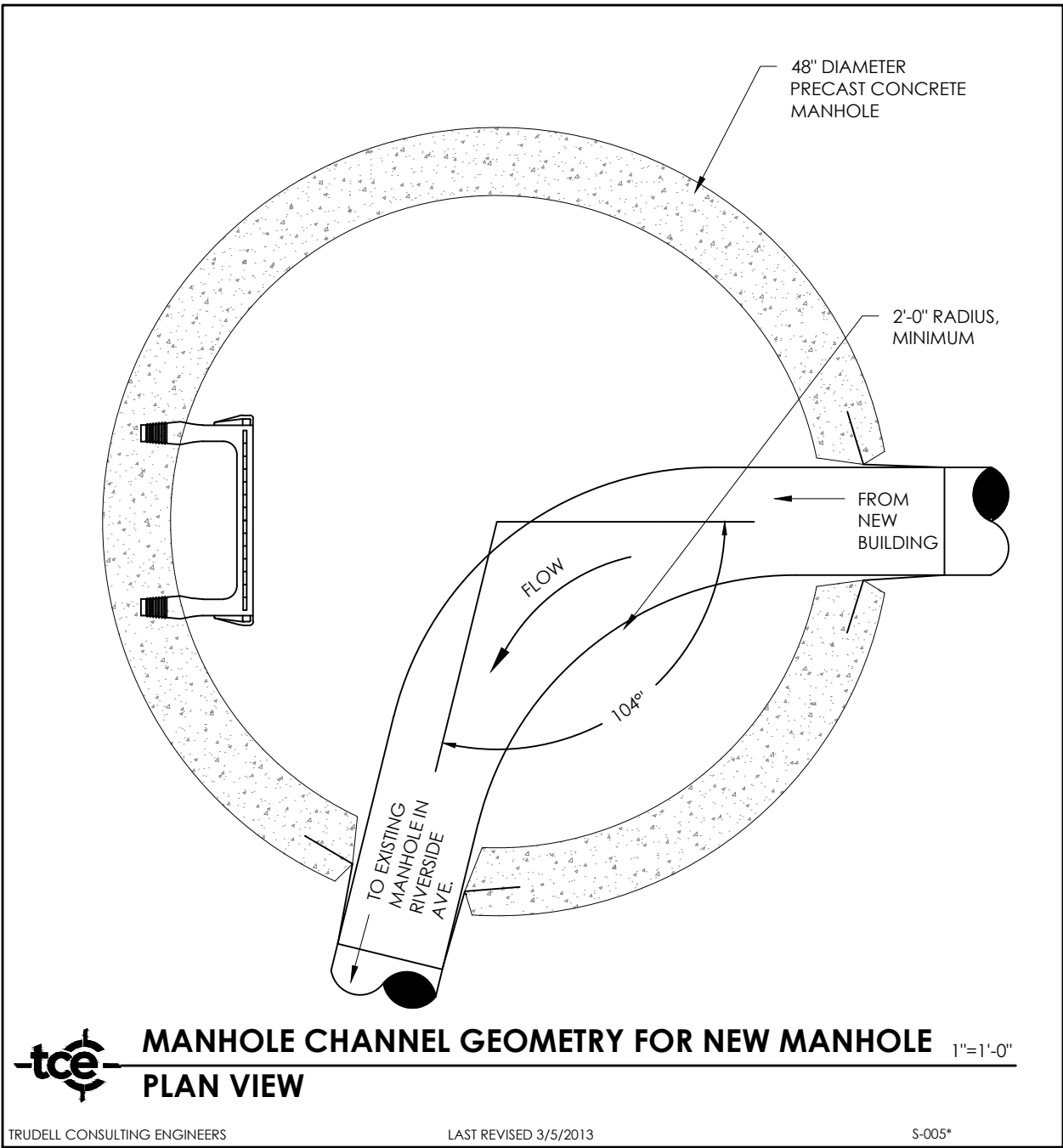
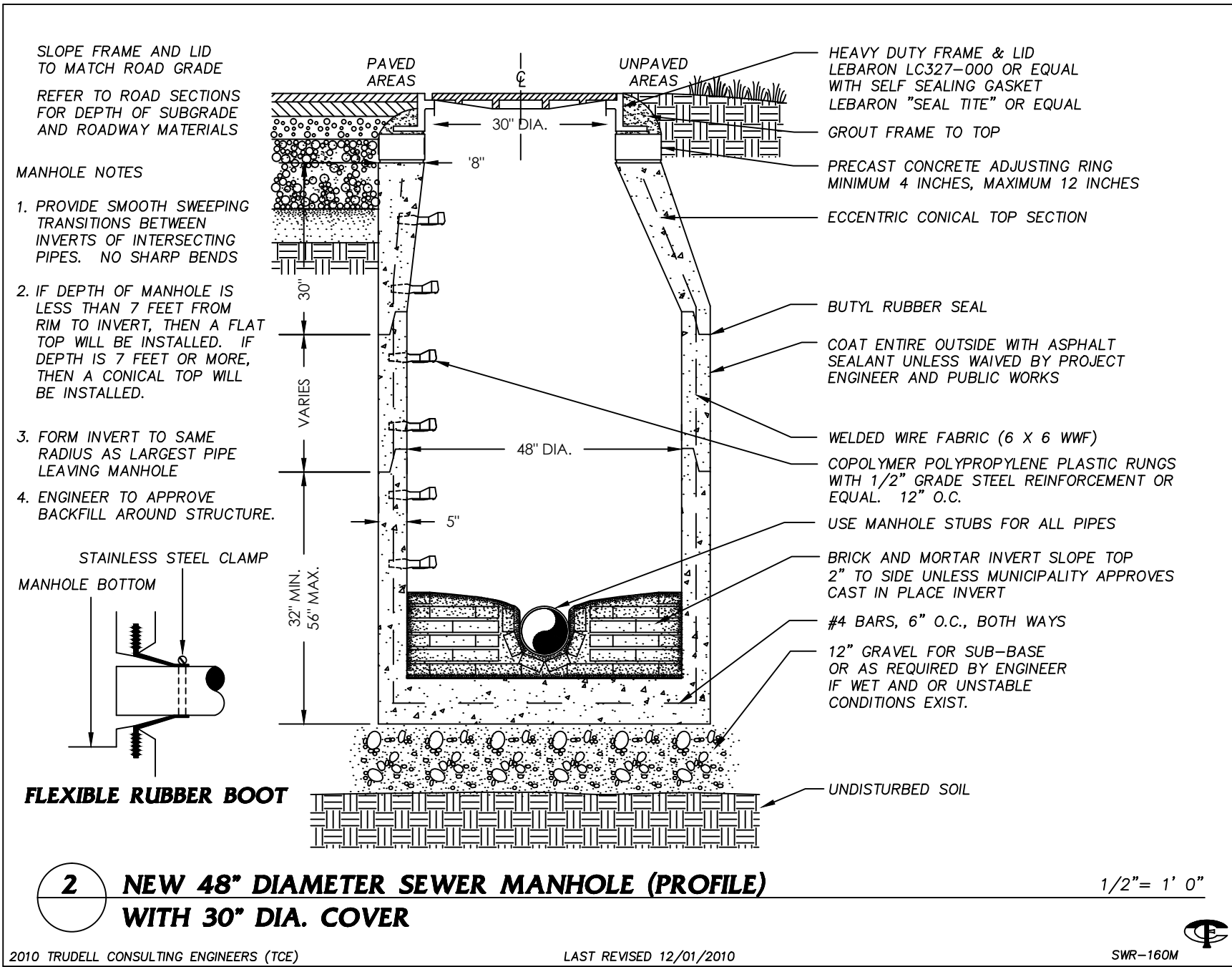
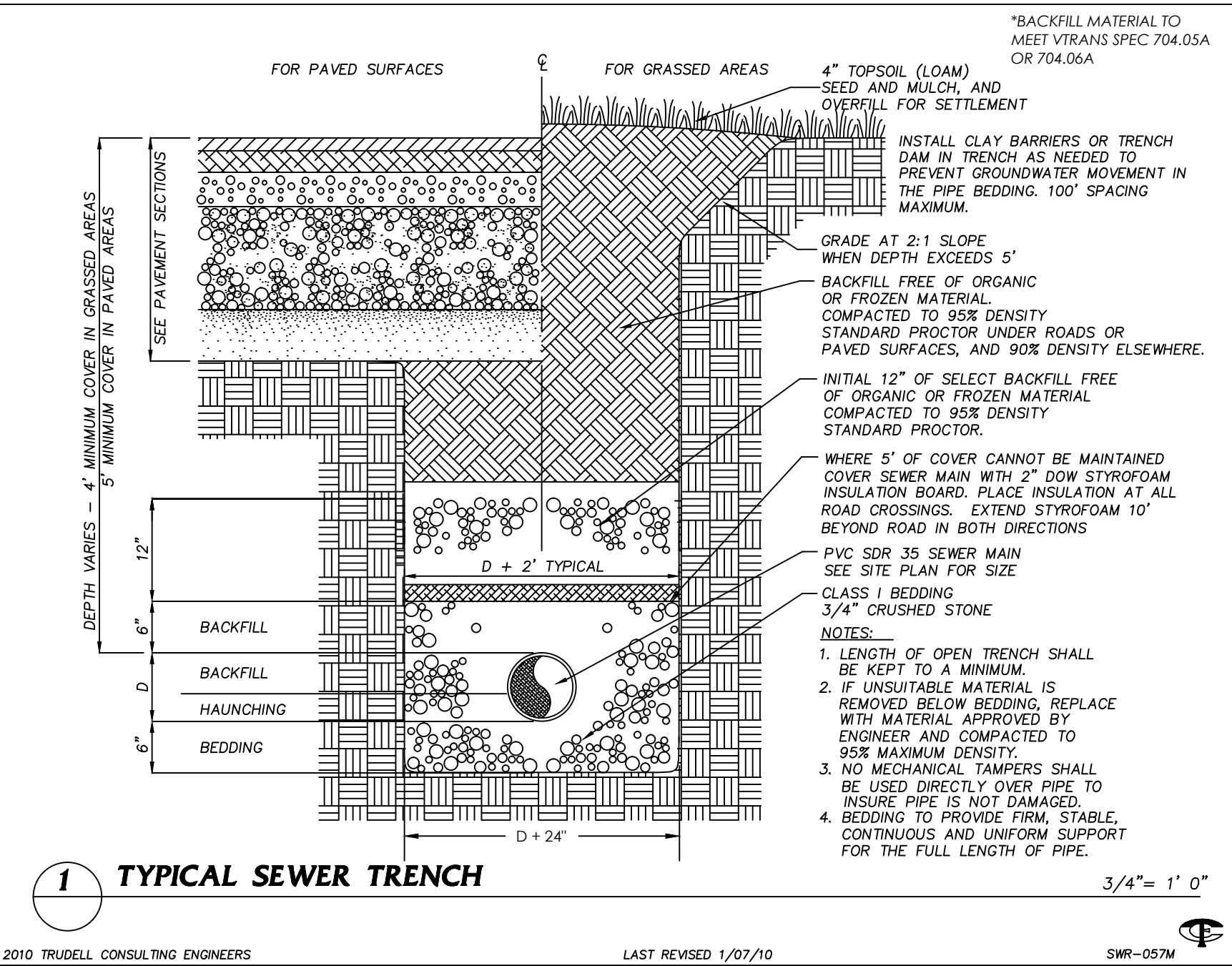
Project Number: 2010083

Drawn By: P.J.M.

Project Engineer: AAL

Approved By: _____

Field Book: _____



Revisions

No.	Description	Date	By
1	For Local Submittal	2/15/19	AAD
2	Sewer Connection Revision	9/25/19	CMJ
3	Manhole Drop Bowl Detail	11/6/19	CMJ

Use of These Drawings

1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.

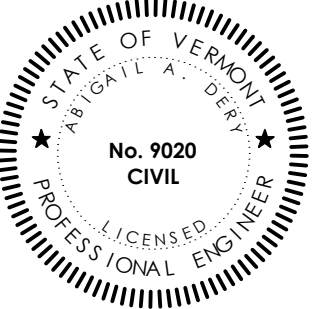
2. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.

3. Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.

4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.

5. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.

6. It is the User's responsibility to ensure this copy contains the most current revisions.



Sisters and Brothers Investment Group

110 Riverside Ave.
Burlington, Vermont

Sheet Title

Sewer Details

Date: 11/21/2012

Scale: Shown

Project Number: 2010083

Drawn By: PJM

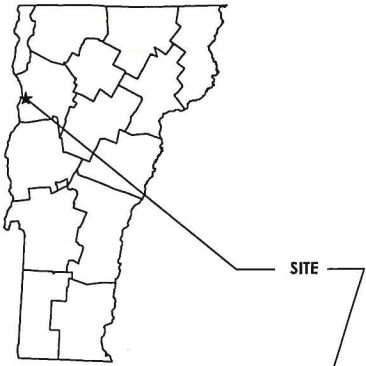
Project Engineer: AAL

Approved By:

Field Book:

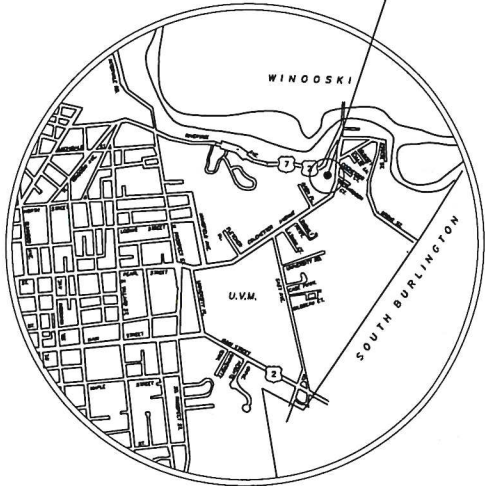
SISTERS & BROTHERS INVESTMENT GROUP

110 RIVERSIDE AVE.
BURLINGTON, VERMONT



DRAWING INDEX

C1-01	STANDARD NOTES & LEGEND
C1-02	BOUNDARY PLAT
C1-03	EXISTING CONDITIONS
C2-01	SITE PLAN
C2-02	GRADING PLAN
C2-03	UTILITY PLAN
C4-01	WATERSHED DELINEATION PLAN
C5-01	DEMOLITION & EROSION CONTROL PLAN
L1-01	PLANTING PLAN
L1-02	PLANTING PLAN
L2-01	LIGHTING PLAN
C8-01	SITE DETAILS
C8-02	STORM DETAILS
C8-03	WATER DETAILS
C8-04	SEWER DETAILS



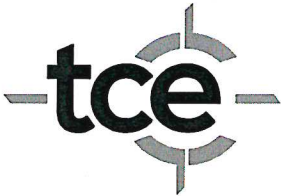
Applicant/Owner:
SISTERS & BROTHERS INVESTMENT GROUP
75 S. WINOOSKI AVE.
BURLINGTON, VERMONT 05401

Civil Engineer:
TRUDELL CONSULTING ENGINEERS (TCE)
ATTN. JEREMY MATOSKY, PE, CPESC
478 BLAIR PARK ROAD
WILLISTON, VT 05495
PHONE: (802)879-6331

Architect:
Steve Guild Design
One Steel Street
Burlington, VT 05401
802-363-1482

Structural:
Concepts in Structures, LLC
Roland VanDyk
139 Cozens Road
Huntington, VT 05462
802-540-3030

Geotechnical:
Knight Consulting Engineers
Eric Goddard
51 Knight Lane
Williston, VT 05495
802-879-6376



PLAN INTENT:
THESE PLANS ARE INTENDED FOR
PERMITTING PURPOSES.

USE AND INTERPRETATION OF THE DRAWINGS	
1. Unless otherwise noted, these drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such.	
2. Only drawings specifically marked "For Construction" are intended to be used in conjunction with contract documents, specifications, owner/contractor agreements and to be fully coordinated with other disciplines, including but not limited to, the Architect, if applicable. These drawings shall not be used for construction layout. Contact TCE for any construction surveying services or to obtain electronic data suitable for construction layout.	
3. These drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.	
4. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings and have met with all applicable parties (architects) to ensure these plans are properly coordinated with other aspects of the Project. The Owner and Architect are responsible for any buildings shown, including an area measured line (S) line) around any building.	
5. It is the User's responsibility to ensure this copy contains the most current revision.	
BEFORE USING THESE PLANS ENSURE THAT YOU HAVE THE LATEST REVISION	
LAST REVISED:	11/6/19



1 NORTHWEST ELEVATION
N.T.S.



2 NORTH ELEVATION
N.T.S.

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3 NORTHEAST ELEVATION
N.T.S.



4 SOUTH ELEVATION
N.T.S.

NO.	DATE	REVISION

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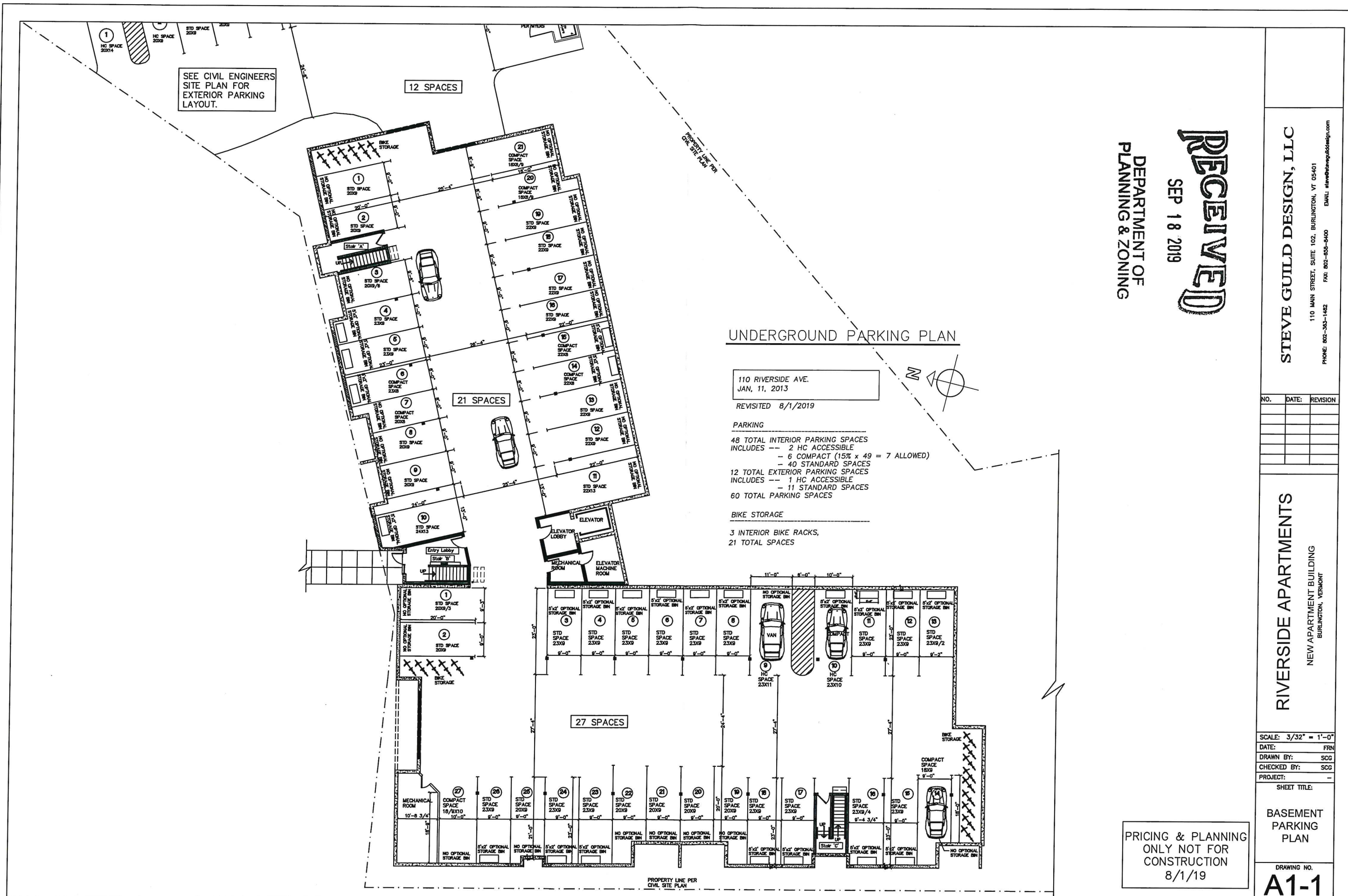
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(802) 497-0695 (802) 497-3110 G4designstudios.com

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
110 RIVERSIDE AVE., BURLINGTON

SCALE: NO SCALE
DATE: 5-31-19
DRAWN BY: SCG
CHECKED BY: SCG
PROJECT: XXXXXXXX
SHEET TITLE:

RENDERINGS

DRAWING NO.
XX



SEE CIVIL ENGINEERS
SITE PLAN FOR
EXTERIOR PARKING
LAYOUT.

12 SPACES

21 SPACES

27 SPACES

UNDERGROUND PARKING PLAN

110 RIVERSIDE AVE.
JAN, 11, 2013
REVISED 8/1/2019

PARKING
48 TOTAL INTERIOR PARKING SPACES
INCLUDES -- 2 HC ACCESSIBLE
-- 6 COMPACT (15' x 49' = 7 ALLOWED)
-- 40 STANDARD SPACES
12 TOTAL EXTERIOR PARKING SPACES
INCLUDES -- 1 HC ACCESSIBLE
-- 11 STANDARD SPACES
60 TOTAL PARKING SPACES

BIKE STORAGE
3 INTERIOR BIKE RACKS,
21 TOTAL SPACES

PRICING & PLANNING
ONLY NOT FOR
CONSTRUCTION
8/1/19

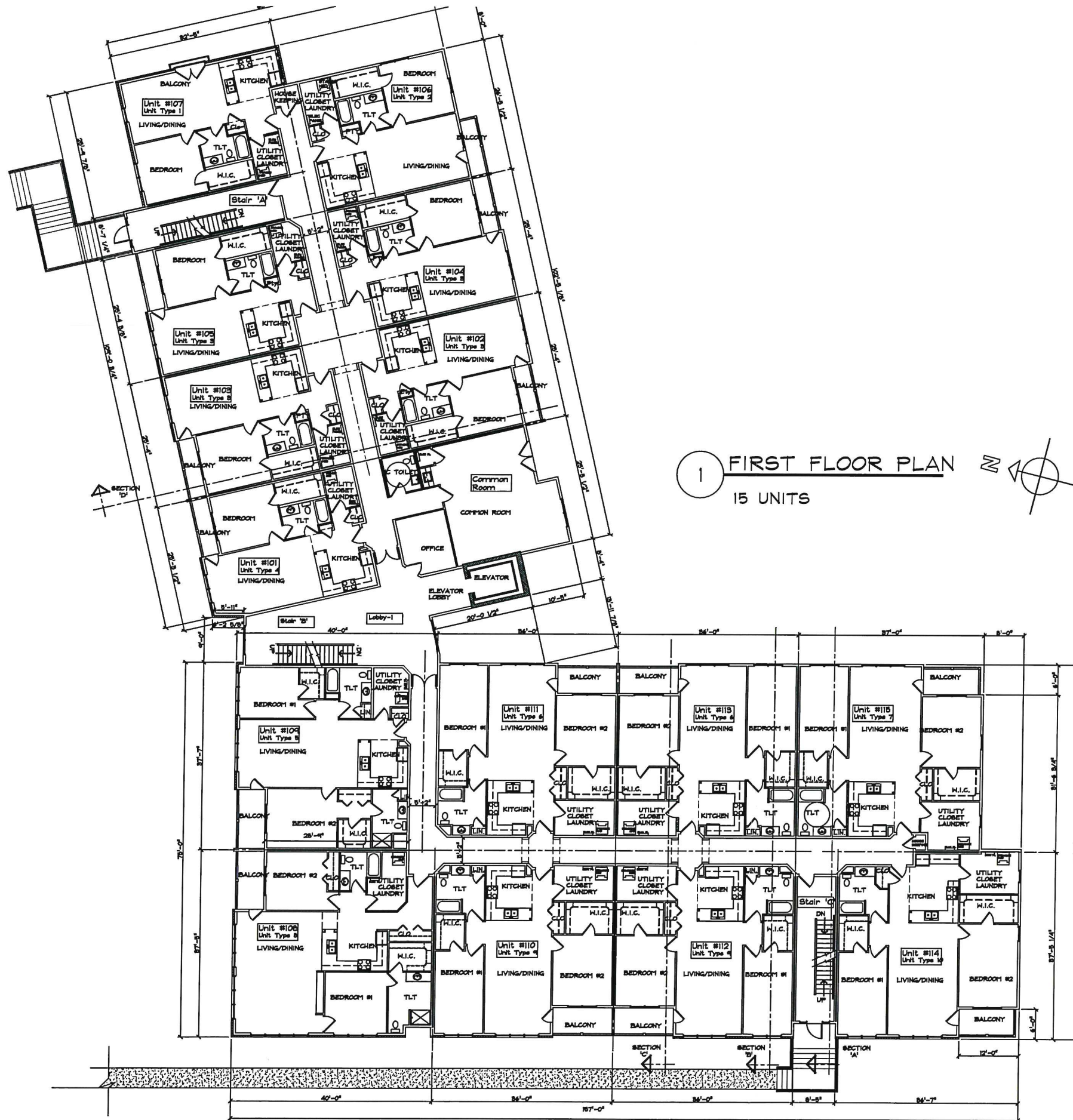
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110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401
PHONE: 802-363-1442 FAX: 802-458-8400 EMAIL: steve@stevedesign.com

NO.	DATE:	REVISION

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 3/32" = 1'-0"
DATE: FRN
DRAWN BY: SCG
CHECKED BY: SCG
PROJECT: -
SHEET TITLE:
BASEMENT
PARKING
PLAN
DRAWING NO.
A1-1



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RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

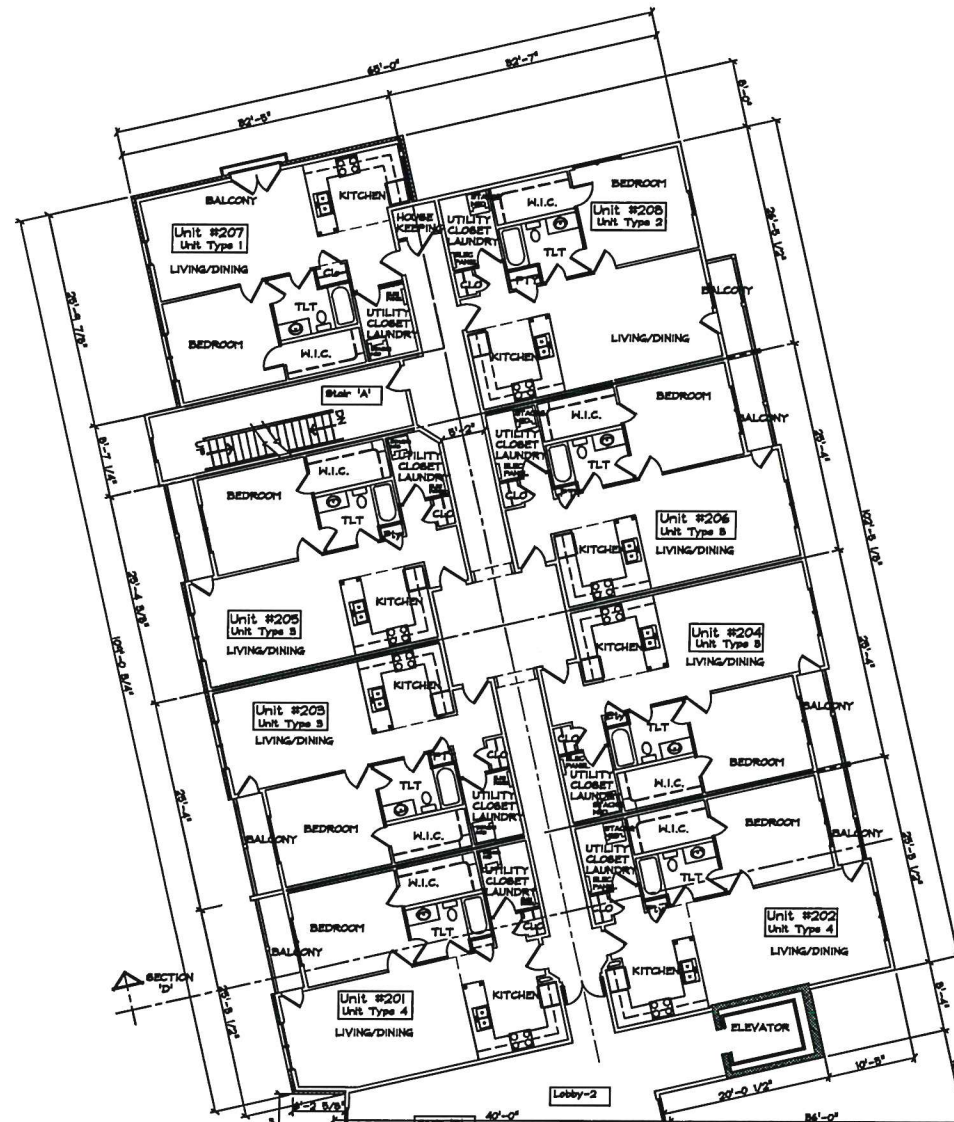
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PROJECT: -

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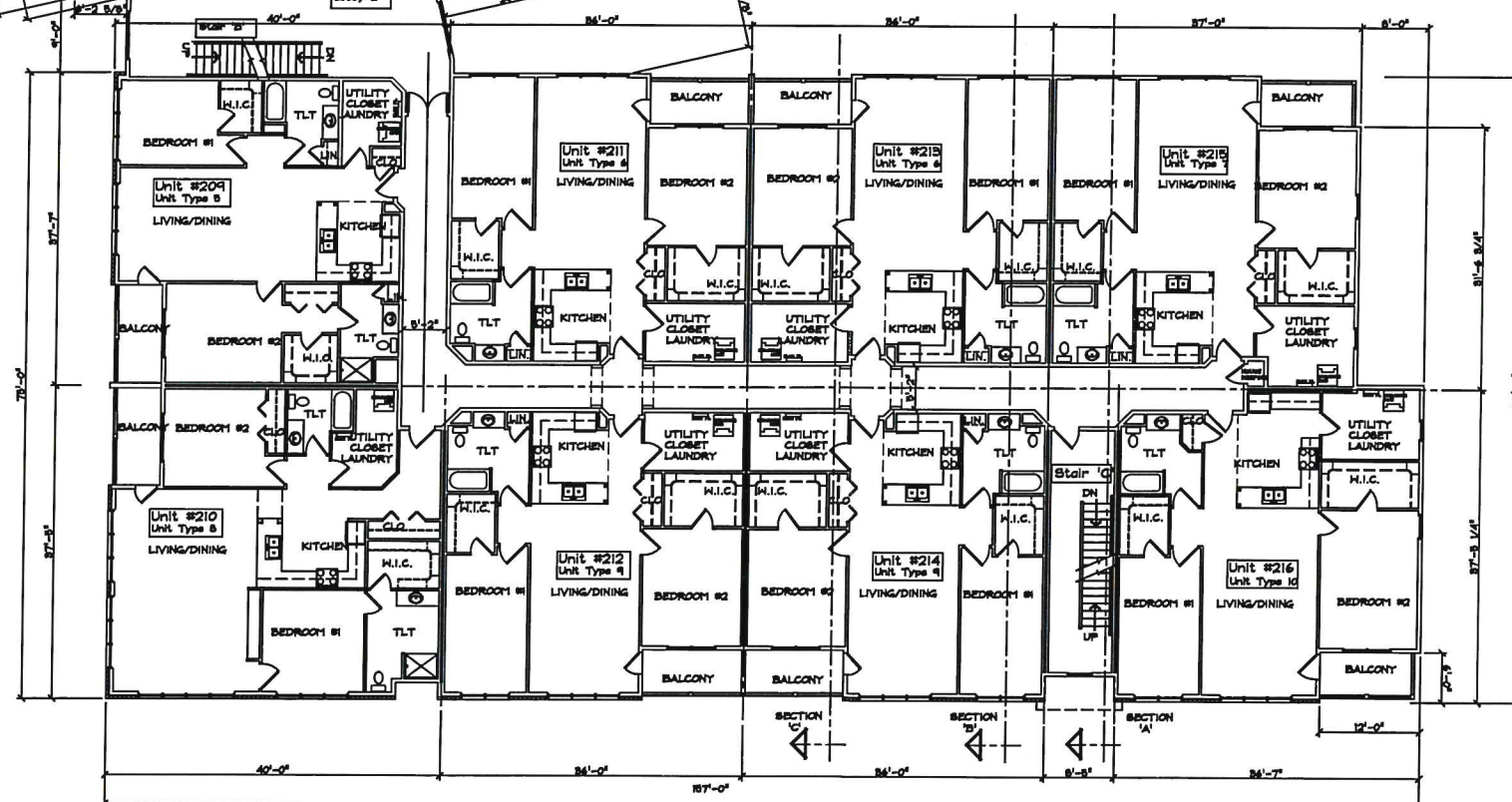
PROPOSED
1ST FLOOR
PLAN

DRAWING NO.

A2



2 SECOND FLOOR PLAN 2
16 UNITS



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NO.	DATE:	REVISION

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NEW APARTMENT BUILDING
BURLINGTON, VERMONT

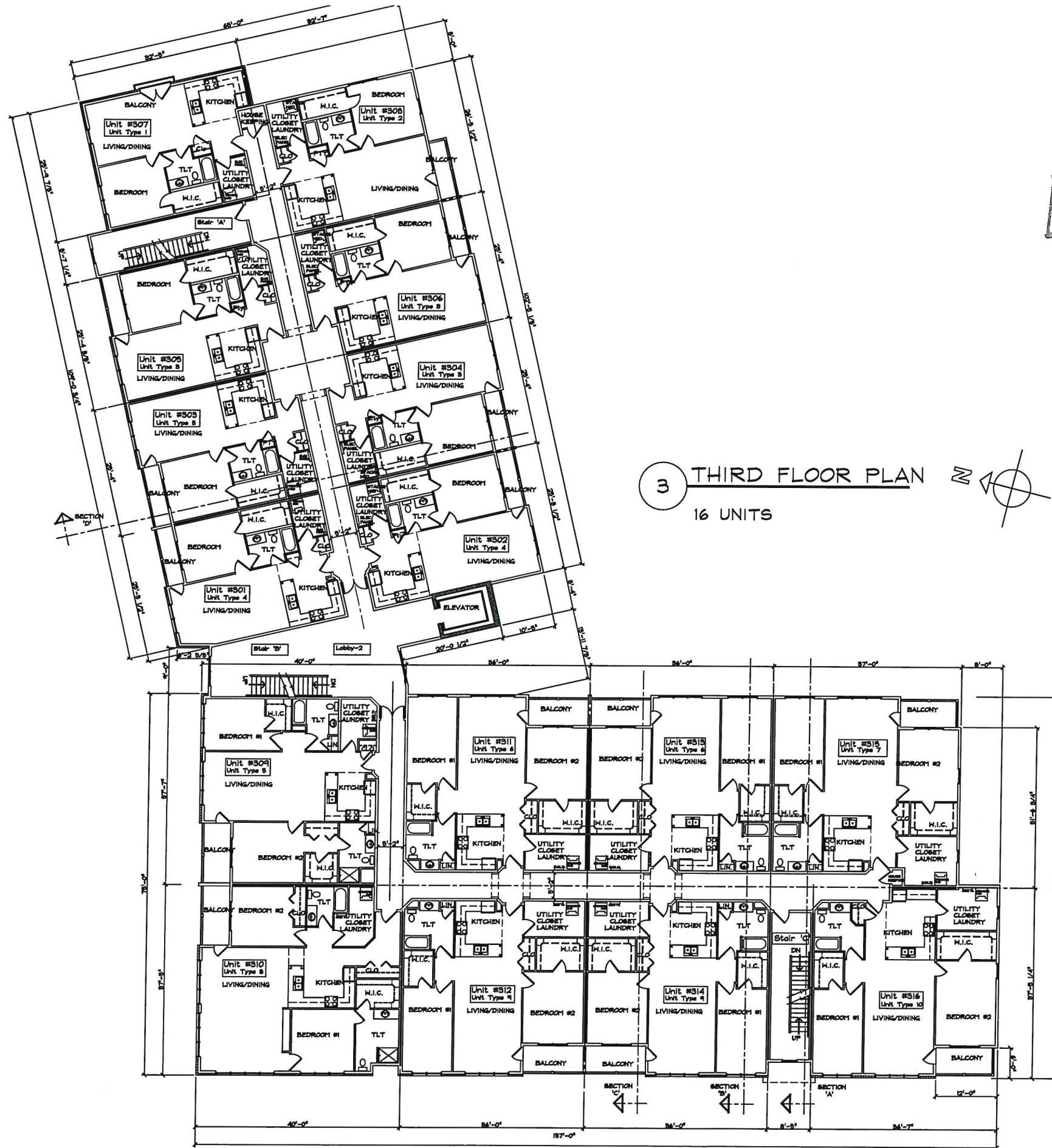
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DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:
2ND FLOOR
PLAN

DRAWING NO.

A3

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3 THIRD FLOOR PLAN
16 UNITS

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NO.	DATE	REVISION

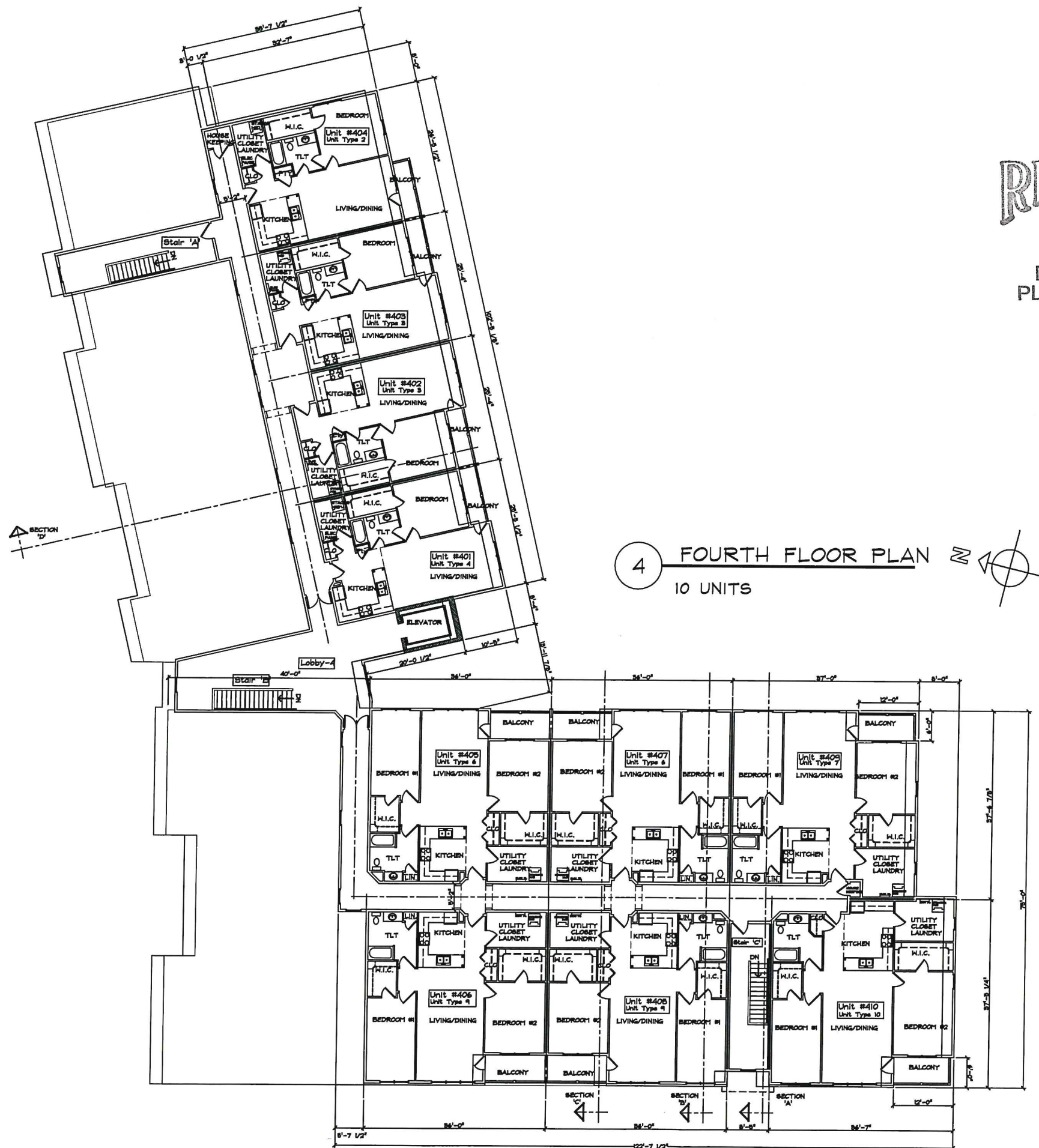
RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 3/32" = 1'-0"
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DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:
3RD FLOOR PLAN

DRAWING NO.
A4

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4 FOURTH FLOOR PLAN
10 UNITS

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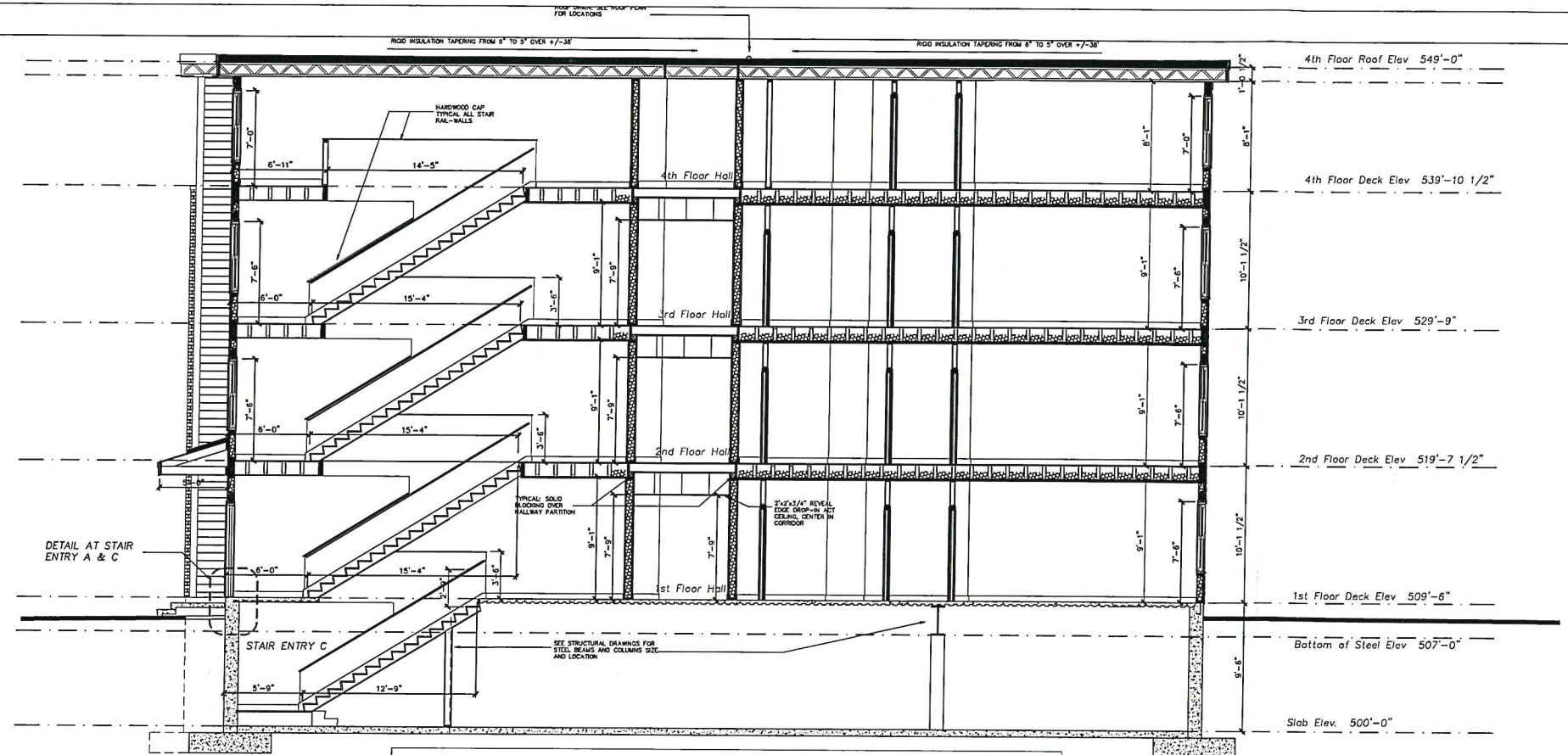
NO.	DATE	REVISION

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

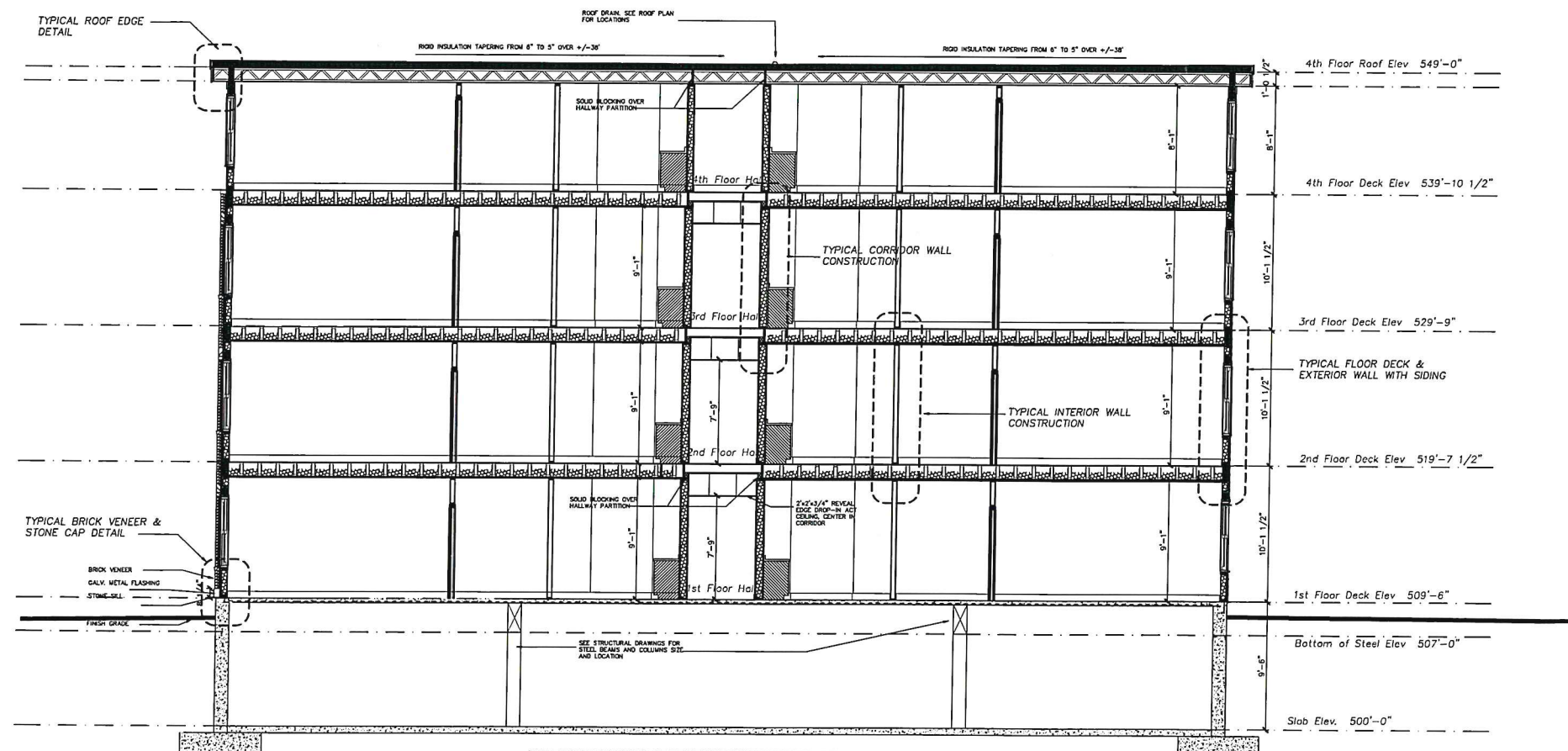
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DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:
4th FLOOR
PLAN

DRAWING NO.
A5



BUILDING SECTION 'A' THRU SOUTH STAIR-C LOOKING NORTH



BUILDING SECTION 'B' LOOKING NORTH

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2/7/13

SCHEMATIC DESIGN 1-30-13
NOT FOR CONSTRUCTION

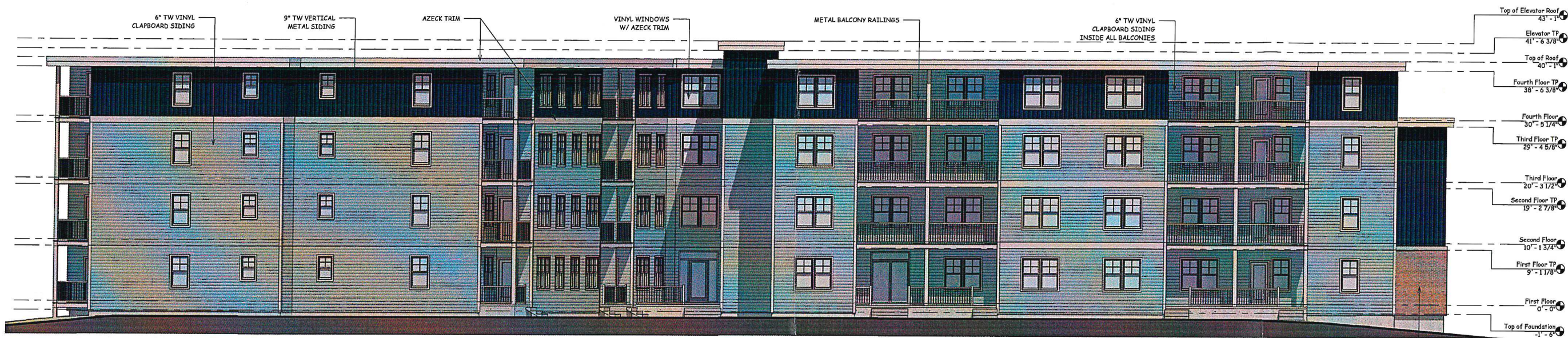
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NEW APARTMENT BUILDING
BURLINGTON, VERMONT

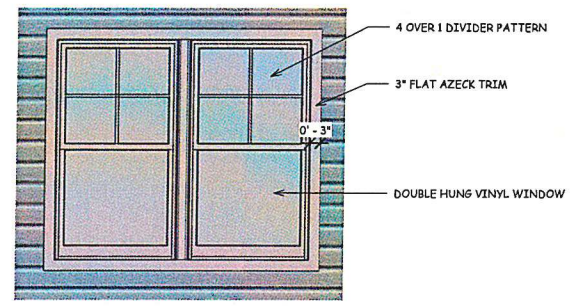
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PROJECT: -

SHEET TITLE:
BUILDING
SECTIONS

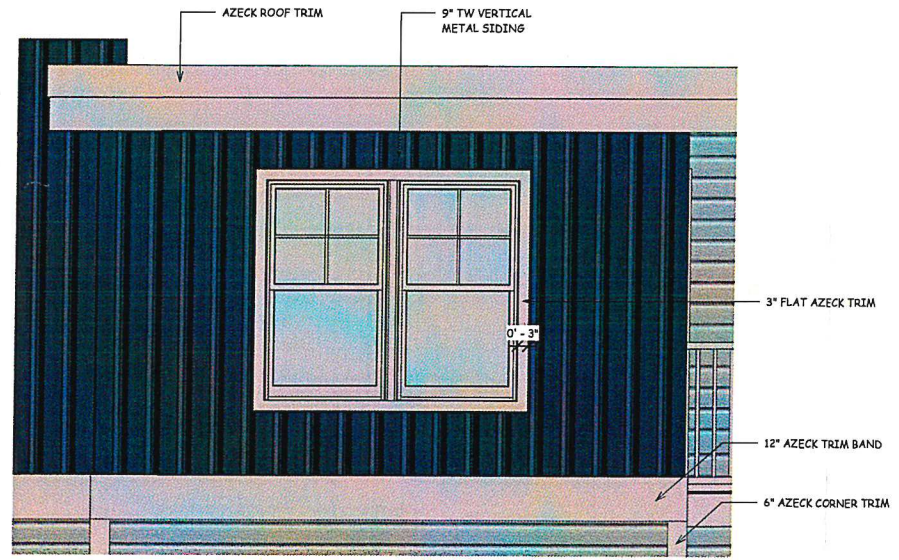
DRAWING NO.
A8



① South-East Elevation
1/8" = 1'-0"



② Window Trim Detail (Typ.)
1/2" = 1'-0"



③ Typical Trim Details
1/2" = 1'-0"

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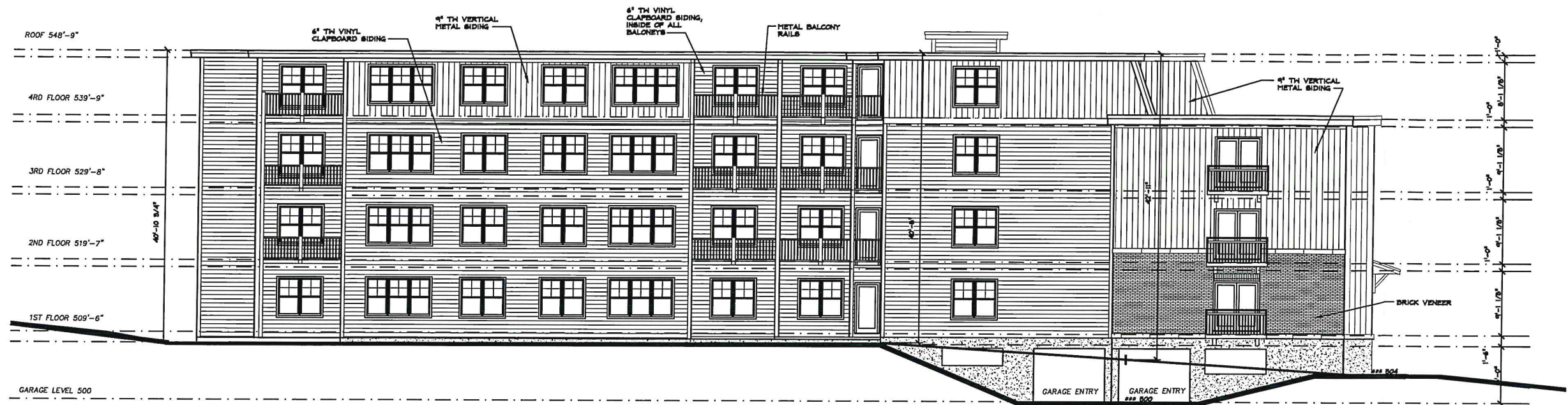
110 RIVERSIDE AVENUE
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: As indicated
DATE: 5/23/2017
DRAWN BY: WGI
CHECKED BY: SG
PROJECT: RIVERSIDE

SHEET TITLE:
COLOR
EXTERIOR
ELEVATION

A-1

5/23/2017 12:12:25 PM



PROPOSED EAST ELEVATION

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NORTH ELEVATION

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1/18/13

STEVE GUILD DESIGN, LLC

110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401

PHONE: 802-303-1482

FAX: 802-658-8400

EMAIL: steve@steveguilddesign.com

NO.	DATE	REVISION

RIVERSIDE APARTMENTS

NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 1/8" = 1'-0"
DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:

EXTERIOR
ELEVATIONS

DRAWING NO.

A6



SOUTH ELEVATION

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PLANNING & ZONING



WEST ELEVATION

STEVE GUILD DESIGN, LLC

110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401
PHONE: 802-303-1462 FAX: 802-658-8400 EMAIL: steve@steveguildesign.com

NO.	DATE	REVISION

RIVERSIDE APARTMENTS

NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 1/8" = 1'-0"
DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:

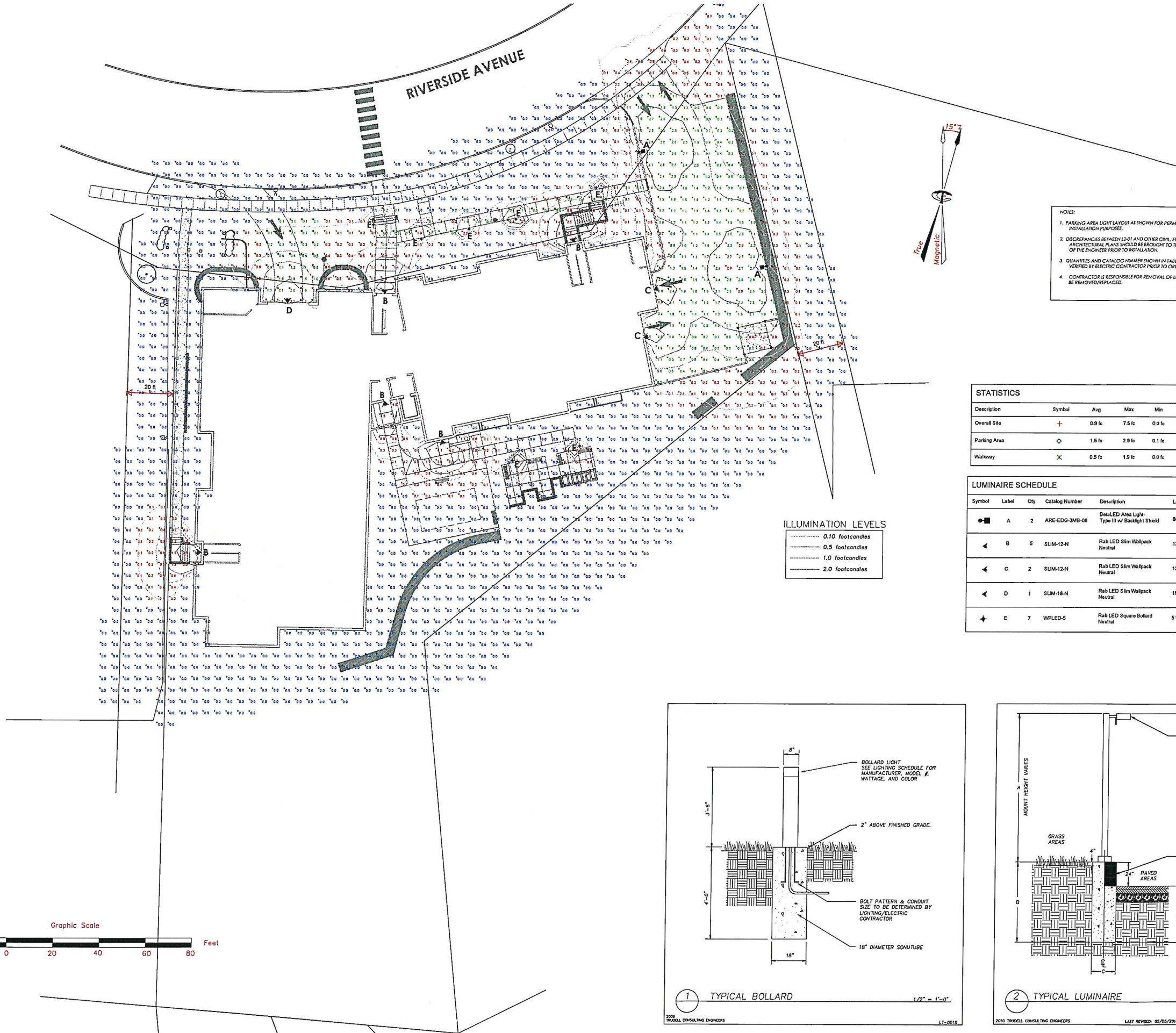
EXTERIOR
ELEVATIONS

DRAWING NO.

A7

PERMITS ONLY
NOT FOR
CONSTRUCTION
1/18/13

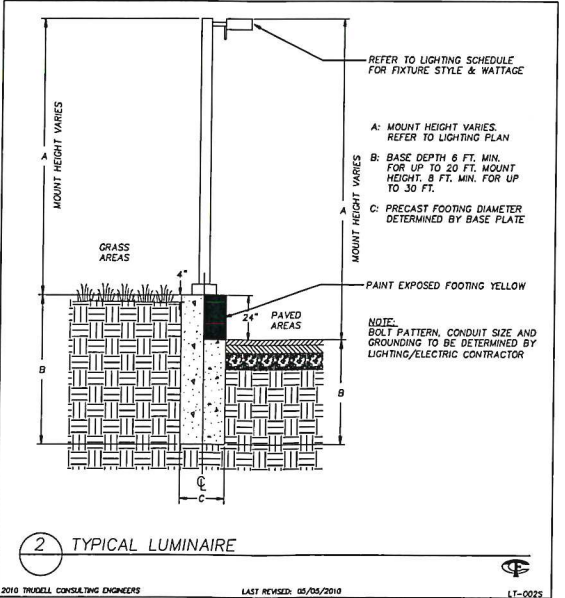
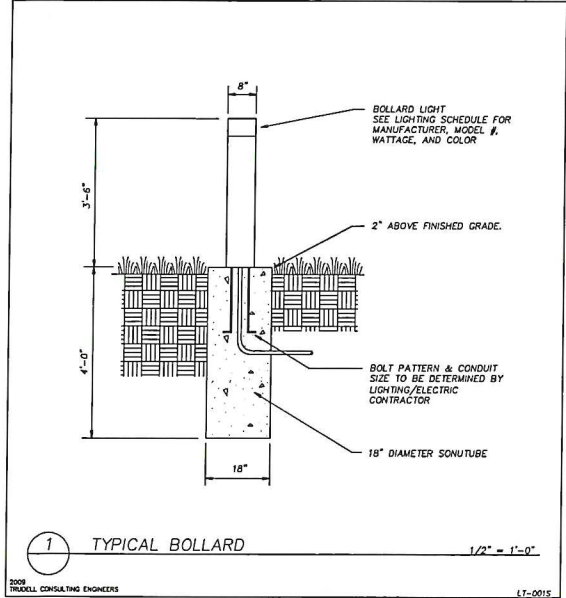
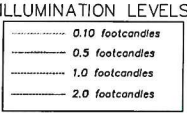
Project Reference:



- NOTES:
1. PARKING AREA LIGHT LAYOUT AS SHOWN FOR PERMITTING AND INSTALLATION PURPOSES.
 2. DISCREPANCIES BETWEEN L2-01 AND OTHER CIVIL, ELECTRICAL, OR ARCHITECTURAL PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION.
 3. QUANTITIES AND CATALOG NUMBER SHOWN IN TABLE SHOULD BE VERIFIED BY ELECTRIC CONTRACTOR PRIOR TO ORDERING.
 4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF LUMINAIRES TO BE REMOVED/REPLACED.

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
Overall Site	+	0.9 fc	7.5 fc	0.0 fc	N/A
Parking Area	○	1.5 fc	2.9 fc	0.1 fc	29.0:1
Walkway	X	0.5 fc	1.9 fc	0.0 fc	N/A

LUMINAIRE SCHEDULE					
Symbol	Label	Qty	Catalog Number	Description	Mount Height
■	A	2	ARE-EDG-3MB-08	Recessed Area Light-Type III w/ Backlight Shield	80 LEDs - 90 Watts
◀	B	5	SLIM-12-N	Rab LED Slim Wallpack Neutral	12 Watt LED Array
◀	C	2	SLIM-12-N	Rab LED Slim Wallpack Neutral	12 Watt LED Array
◀	D	1	SLIM-18-N	Rab LED Slim Wallpack Neutral	18 Watt LED Array
+	E	7	WPLED-5	Rab LED Square Bollard Neutral	5 Watt LED Array



Revisions	No.	Description	Date	By
1	CONDITIONS OF APPROVAL		6/16/17	xx

RECEIVED
JUN 12 2017
DEPARTMENT OF
PLANNING & ZONING

TAX ID:
Use of These Drawings
1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines, utilities, and/or approval from the regulatory authority. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.
2. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines. Including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.
3. Owner and Architect, are responsible for final design and location of buildings shown, including an area measure minimum five (5) feet around any building and coordinate final utility connections shown on these plans.
4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.
5. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, or copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. Errors or omissions are discovered, they shall be brought to the attention of TCE immediately.
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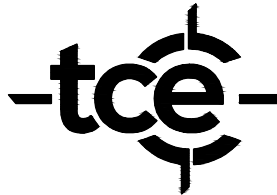
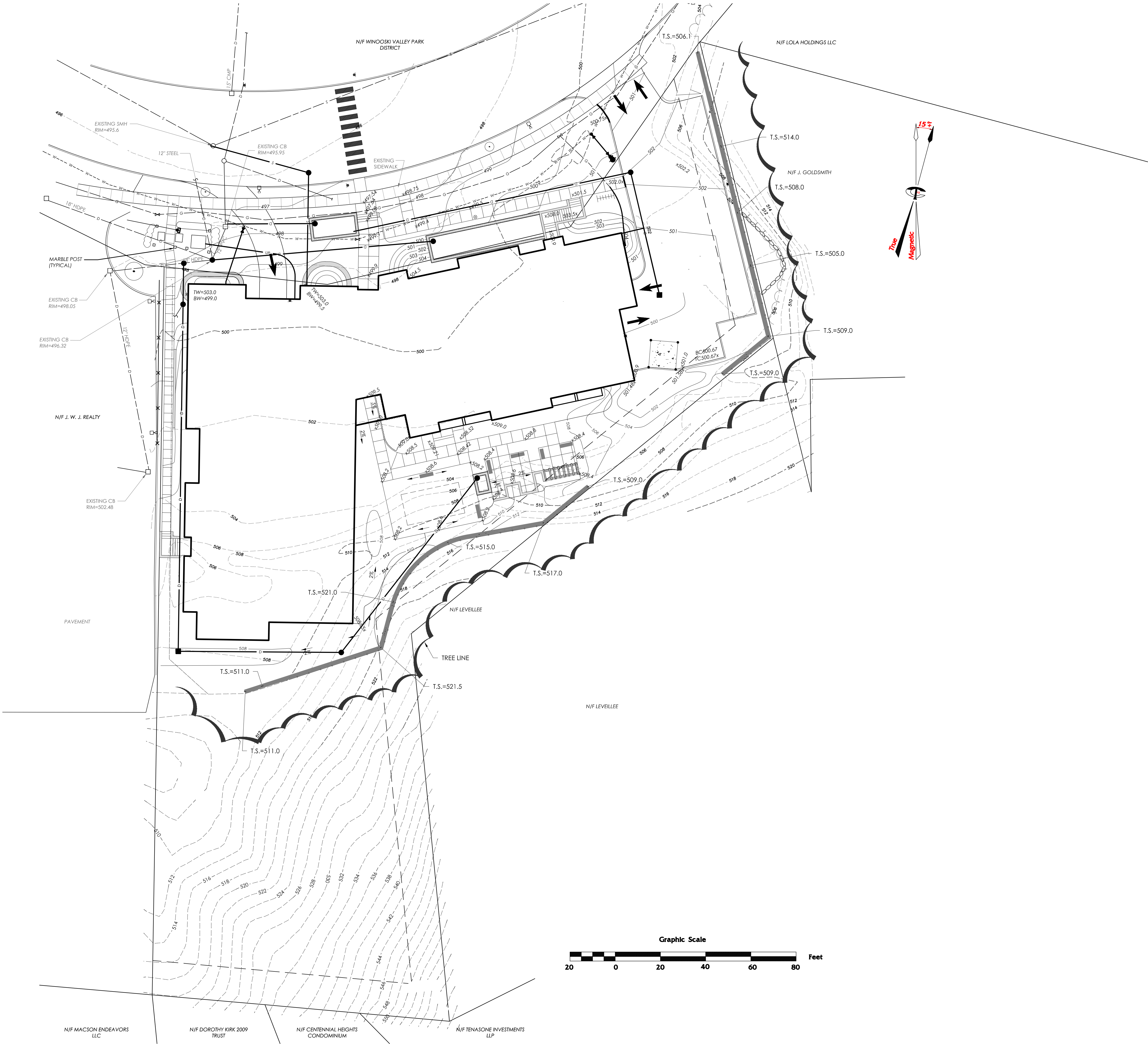
Project Title
Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Lighting Plan

Date: 11/21/2012
Scale: 1" = 20'
Project Number: 2010093
Drawn By: RMP
Project Engineer: AAL
Approved By:
Field Book:

DRAFT



ENGINEERING • SURVEY
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478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495
802.879.6331 | WWW.TCEVT.COM

Revisions		Date	By
No.	Description		

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DRAFT

Project Title

Sisters and Brothers
Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

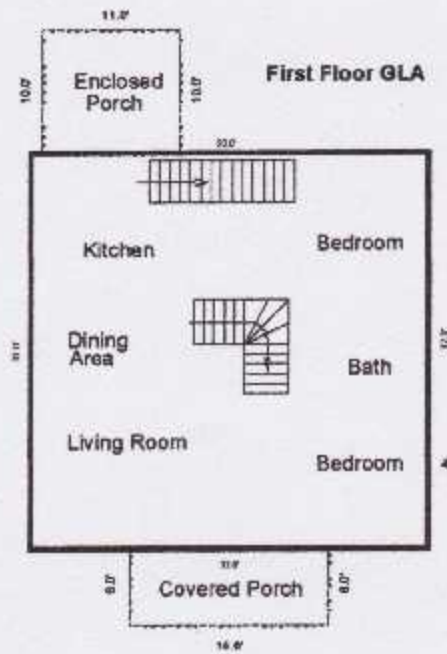
Grading Plan

Date:	11/21/2012
Scale:	1" = 20'
Project Number:	2010083
Drawn By:	RMP
Project Engineer:	AAL
Approved By:	
Field Book:	

C2-02

Short-term rental at 51 Blodgett St.

driveway



Airbnb Room

street

From: Jeff Nick <jeff@jeffnick.com>
Sent: Friday, October 15, 2021 9:49 AM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Matt Daly <mattdaly@dalyanddaly.com>; Ryan Nick <RNick@jldavisrealty.com>
Subject: Postpone Hearing for ZAP-21-15; 230 Main Street

[WARNING]: This email was sent from someone outside of the City of Burlington.

Scott,

Good morning. I find myself with a scheduling conflict and respectfully ask for a postponement of the hearing for ZAP-21-15; 230 Main Street that is currently scheduled for November 2, 2021. I also find myself travelling for the next two DRB meeting dates and would not be able to attend the meeting either in-person or virtually. A January meeting date would work best, if possible. Let me know if you need more information and thank you for your help on this matter.

Sincerely,

Jeff Nick
Nick & Morrissey Development
29 Church Street, 3rd Floor
Burlington, VT 05401
Telephone: (802) 876-6923
Email: jeff@jeffnick.com

Burlington Development Review Board

645 Pine Street, Dept. of Permitting & Inspections
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188

Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Brooks McArthur
Kienan Christianson
vacant
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, June 16, 2020, 5:00 PM

Minutes

REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/83924828851?pwd=UGgyYUplR0wwL25zeXdaK3RFQnJxQT09>

Meeting Password: 045573

Telephone: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or
+1 253 215 8782 or +1 346 248 7799

Webinar ID: 839 2482 8851

Board Members Present: Brad Rabinowitz, Springer Harris, AJ LaRosa, Brooks McArthur, Kienan Christianson, Geoff Hand, Ravi Venkataraman (Alt)

Board Members Absent: Sean McKenzie (Alt)

Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Alison Davis

I. Agenda

B. Rabinowitz: Asks if there are changes to the agenda

S. Gustin: Request from 110 Riverside Ave applicants to defer, giving time to wrap-up the outstanding stormwater item

II. Communications

S. Gustin: No additional communications

III. Minutes

B. Rabinowitz: No minutes to review

S. Gustin: Will be including past minutes to review in future packets

IV. Consent

- 20-0742CU; 51 Blodgett Street (RM, Ward 3C) Martha M. Dallas**
One-bedroom bed and breakfast short-term rental.

Martha Dallas appeared on behalf of project

B. Rabinowitz: Board is recommending approval for item

M. Dallas: In support

K. Christianson: Motion to approve application and adopt staff findings

S. Harris: Seconds motion

7-0-0

V. Public Hearing

1. 20-0773CU; 10 Baird Street (RL, Ward 5S) Gretchen R. Kruesi

Requesting a one-bedroom bed and breakfast and 1 space parking waiver.

Gretchen Kruesi appeared on behalf of project

John Shenton and Carlene provided public testimony

B. Rabinowitz: Explains there is a one-parking space waiver requested

G. Kruesi: Explains they live in a three-bedroom townhouse condo, has two parking spaces, but they are stacked, which is why they are asking for the waiver. Explains the condo association allows guest parking, and since they are a one car family, and rents out one of the two vacant bedrooms

Discusses site plan

G. Kruesi: Explains there are some tenants that do not use a car and sometimes use the bus, walk, etc.

B. Rabinowitz: Asks if Condo Association Board is in favor of the application

Carlene: They are in favor

J. Shenton: Neighbor next door. Explains building has shared plumbing and is billed as a flat fee. Explains HOA Board did not properly warn meeting, so is using this platform to express thoughts about this application

K. Christianson: Asks about staff report, section 3.5.6 (a) 1. Regarding water and sewer service

M. O'Neil: Explains when was initially approved as a planned unit development, they must satisfy those requirements if they are able to provide utilities to the new units

S. Harris: Understands concerns about cost. Asks about concerns for the functioning of system

J. Shenton: No difference for the function besides no protection in place incase Kruesi was not there and something was to happen with renter

M. O'Neil: Explains there is a distinction between private agreements and requirements of this condo association, and separate the zoning review from that

B. Rabinowitz: Mentions there is an owner occupied requirement

G. Kruesi: Lives on property full time and has no other residents. 98% of time on site when there are tenants. Is one of few units that has single resident, so even with renting the room, her unit does not create as much waste as other units with more than one person living in them

Carlene: Has discussed the water issue in the past. Water usage has not been effected, unit is one of the low users. Is considerate with parking. Has separate insurance to take care of things if needed.

B. Rabinowitz: DRB does not address these issues. These should be internal association conservations. Closes public hearing

2. 19-0980CA/MA; 110 Riverside Ave (NAC-R, Ward 1E) Sisters & Brothers Investment Group, LLP

57-unit apartment building with underground parking. *Re-opened hearing.*

B. Rabinowitz: Requested deferral to future date. Asks if anyone from public rejects waiting for the future date

S. Harris: Motion to defer item

G. Hand: Seconds motion

7-0-0

VI. Sketch Plan

1. 20-0803SP; 230 Main Street (FD5, Ward 8E) Mid-Town Associates, Inc.

Sketch Plan Review for demolition of building, install fence, retention of parking spaces (Project Manager: Scott Gustin)

Jeff (last name?) appeared on behalf of project

Sharon Bushor provided public testimony on this item

B. Rabinowitz: Form Based Code District. Review is landscaping, historic reservation

Jeff: Explains history of property. Ran motel up until 2004. Ceased operation of motel due to financial circumstances. Maintained parking leases. Motel has deteriorated. They have maintained property, have security cameras, building manager that lives next door. Goal to take motel down. Shouldn't be developed by itself, is narrow lot. Interest from developers. They are the property owners of building next door. Need to remove asbestos properly, demo, and try to salvage material. Explains landscaping and fencing ideas. Increasing pervious surface on site. Can provide better details for lighting. In staff notes, terms like "converting" parking should be considered as "retaining". No replacement structure plan

B. Rabinowitz: Asks if the kind of thing that falls under the one-year requirement that they come back and have a redevelopment plan

S. Gustin: Explains there needs to be replacement of historic buildings within one year. This building is listed as historic. Explains Form Code and Board's review of the project. Could be turned into a park, but the sketch plan does not represent a park

S. Harris: Asks what limits the property owner would be able to place on the park and what the process would be for removing the park later for future development

S. Gustin: Explains what members would review about being a park. Parks department playing a role in determining park status

M. O'Neil: Explains the steps needed to address demolishing a historic building

B. Rabinowitz: Explains frustration with sketch plan

S. Harris: Asks about hazards for people who are currently using it for parking

B. Rabinowitz: Asks if this would be considered demolition by neglect

G. Hand: Asks if applicant has looked at other uses of property

Jeff: Has looked at using it for food trucks, but nothing has stuck. Has had a number of different plans

M. O'Neil: Explains sections in ordinance that will be necessary for review

B. Rabinowitz: Does not think what is on plan is preferable to what is there now

G. Hand: Agrees that

S. Harris: Would like to see anything other than what is there now

B. Rabinowitz: There is an obligation to not have a fallen down abandoned building

K. Christianson: Could be an opportunity for civic space, but plan is not there yet. Would rather see a welcoming green space for the city instead of a half park with parking garage

G. Hand: Best option that could be approved would be some type of civic space

S. Harris: Asks if there is an adverse effect for property owners who need to demolish due to neglect

S. Gustin: Yes, there is enforcement action

B. Rabinowitz: Two main issues are historic issues, and the fact that it's a significant property coming into town

S. Harris: Asks if building manager is because there have been instances of trespassing on property

Jeff: Yes, it has happened, but most people have understood there are cameras on property. Would be an advantage for everyone to have the building gone

S. Bushor: Explains her concern the City wouldn't know where to get the money to redevelop this site because of other projects going on in the City

B. Rabinowitz: Needs to look good from day one and need to be up to Code

S. Harris: Asks if the façade of the building is kept and the parking is maintained

M. O'Neil: Explains comparison of Bove's project to this project how they redeveloped

S. Harris: Asks Sharon Bushor if she would like to see the motel maintained or anything else

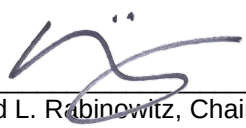
S. Bushor: Potential for block is great, so no, the Midtown Motel should no longer exist, and site could be so much more. Supportive of motel going away, but understands the dilemma for redevelopment

M. O'Neil: Lists references in Ordinance for alternate compliances

B. Rabinowitz: Closes public hearing

VII. Adjournment

Meeting adjourned 6 PM



Bradford L. Rabinowitz, Chair of Development Review Board

Feb 2, 2021

Date



Alison Davis, Zoning Clerk

Date

Plans may be viewed upon request by contacting the Department of Permitting & Inspections 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 Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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