

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DRB

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Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, June 2, 2015

PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on **Tuesday June 2, 2015 at 5:00 p.m. in Contois Auditorium, City Hall.**

1. **15-0938SD; 380 Colchester Ave (RL, Ward 1E) Nathaniel Hayward**
Combined preliminary/final plat review of 3 lot subdivision and conversion and duplex to triplex and related site improvements.
2. **15-0955CA; 27 Fletcher Ave (I, Ward 1) Edward Von Turkovich**
Appeal of zoning permit to change use from single family residential to duplex and modify two existing windows.

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

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

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

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

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401

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

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Scott Gustin, AICP, CFM, Senior Planner

Mary O'Neil, AICP, Senior Planner

Elsie Tillotson, Department Secretary

Anita Wade, Zoning Clerk



MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Senior Planner

Date: June 2, 2015

RE: 170 and 180 Carrigan Drive, ZP14-1000CA

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: 15-1000CA

Location: 170 and 180 Carrigan Drive, formerly identified as 10 University Place (south side of quad; north of Bailey House Library)

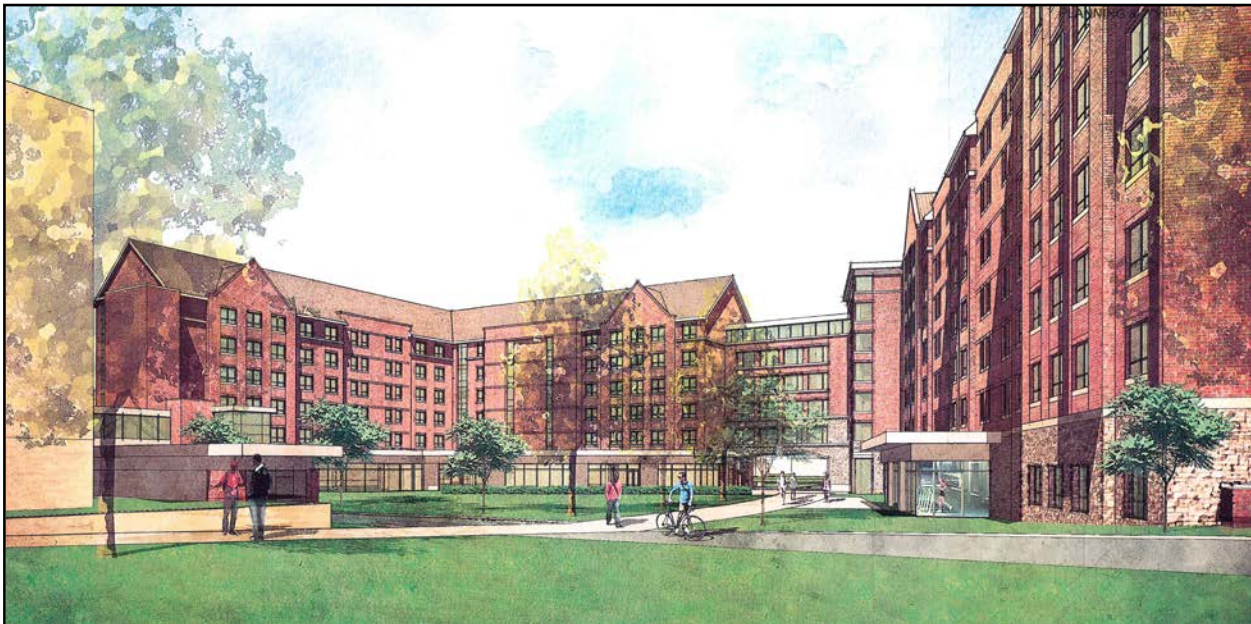
Zone: ICC-UVM **Ward:** 1

Date application accepted: April 15, 2015

Applicant/ Owner: Redstone / University of Vermont

Request: Undergraduate student housing and dining facilities

Estimated Construction Cost: \$42,000,000.



Background and Overview: This application follows Sketch Plan review of the proposed dormitories (ZP15-0810SP, March 17, 2015), and the approval of ZP14-1320CA, an application to demolish three undergraduate residential dormitories: Chittenden, Buckham and Wills Halls. The area proposed for new dorms is within the Institutional Core Campus Overlay, and the ICC-UVM Height Overlay.

The project development will be subject to limited municipal review per **VSA §4413:**

Limitations on municipal bylaws

- (a) *The following uses may be regulated only with respect to **location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements**, and only to the extent that regulations do not have the effect of interfering with the intended function use:*
- (1) ***State or community owned and operated institutions and facilities.***
 - (2) ***Public and private schools and other educational institutions certified by the state department of education.***
 - (4) ***Public and private hospitals.***

The **Design Advisory Board** reviewed the application at their May 12, 2015 meeting. The DAB voted unanimously to recommend **approval**, with a suggestion to explore alternative materials to the skywalk with an effort to decrease its visual characteristics, providing a more transparent appearance.

Applicable regulations: **Article 3** (Applications, Permits, and Project Reviews), **Article 4** (Zoning Maps and Districts), **Article 5** (Citywide General Regulations), **Article 6** (Development Review Standards), and **Article 8** (Parking.)

Recommendation: Certificate of Appropriateness **approval**, per the following findings and conditions:

I. Findings

Article 3 Applications, Permits, and Project Reviews

Part 3: Impact Fees

Section 3.3.2 Applicability

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

Impact Fees shall apply; although a credit may be given for the total amount of square footage calculated by the loss of Chittenden, Buckham and Wills Halls. From information submitted from the applicant and Assessor's records, the following draft calculation is offered:

Credit for existing dormitory area		
Wills		25345
Buckham		25345
Common Area		9996
Chittenden		25345

Total		86031
Proposed new dorms		195,000
Difference		108,969
SF of Project	108,969	
	<u>Offices & Other</u>	
Department	Rate	Fee
Traffic	0.654	71,265.73
Fire	0.192	20,922.05
Police	0.339	36,940.49
Parks	0.405	44,132.45
Library	0.000	0.00
Schools	0.000	0.00
Total	1.590	\$ 173,260.72

Affirmative finding as conditioned.

Section 3.3.7 Time and Place of Payment

(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.**

Article 4 Maps & Districts

Section 4.4.4, Institutional District

(a) Purpose

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

(b) Dimensional Standards & Density

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

(c) Permitted & Conditional Uses

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

Section 4.5.2 Institutional Core Campus Overlay Districts

(a) Purpose

The Institutional Core Campus Overlay Districts are intended to provide for reasonable future growth for institutions within the core of their respective campuses without further intrusion into surrounding residential neighborhoods. This overlay allows than would typically be found in the underlying districts. Development is intended to be more intense than the surrounding neighborhoods with higher lot coverage and larger buildings. New development should provide sensitive transitions to the historic development pattern and scale of the surrounding campus. Buildings both large and small should be desgined with a high level of architectural detailing to

provide visual interest and create enjoyable, human-scale spaces. Site should be design to be pedestrian friendly and encourage walking between buildings. Circulation should largely emphasize the needs of pedestrians and bicycles, and parking should be very limited and generally provided offsite. When parking is provided, it should be hidden either within or underneath structures.

(b) Areas Covered

2. *UVM Central Campus (ICC-UVM).* The proposed development is within the core campus. See Map 4.5.2-1.

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

1. Transitional Buffer

The proposed development does not fall within the Transitional Buffer (A, B and C.) however formula for lot coverage as balanced between the transitional buffer and the aggregate must be observed per standard 4.5.2 (d) 2, below. The applicant team submits that calculations for the transitional buffer will not be affected, as coverage within the site proper remains less than 65%, therefore in compliance with this standard.

Affirmative finding as conditioned.

2. Lot Coverage

Maximum lot coverage shall be applied to the aggregate of all lots owned by the institution and located within the ICC-UVM District. Lot coverage shall not exceed 65% except as provided below.

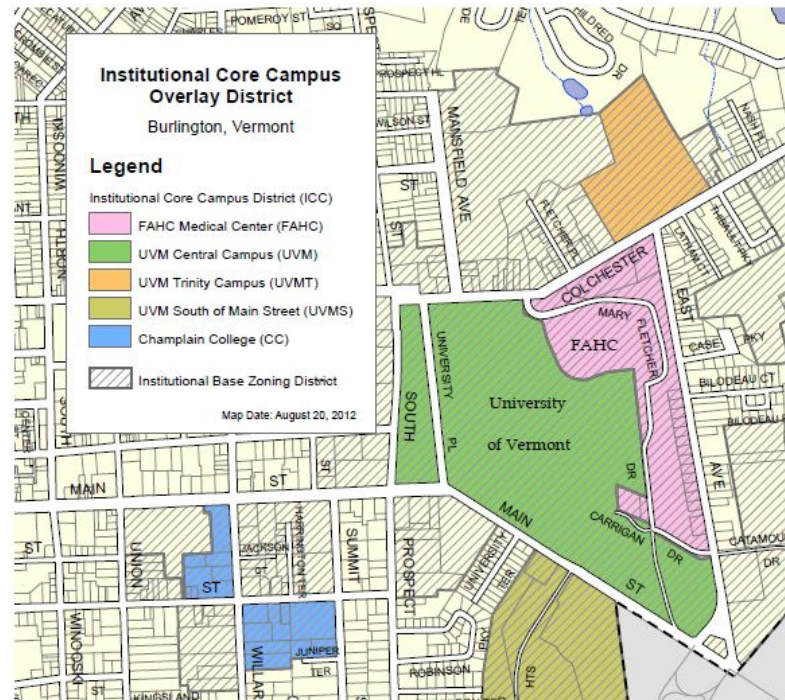
The CBW demolition and subsequent parking lot redevelopment projects defined lot coverage post construction as 47.56%. An email received May 27, 2015 from the applicant revised that calculation to 49.57%. From this information, the development falls beneath the 65% maximum.

Affirmative finding.

3. Setbacks

Front setbacks shall be fifteen (15') feet measured only along any street defining the Transitional Buffer.

The proposed buildings do not fall within the Transitional Buffer or abutting any streets defining the Transitional Buffer; therefore the 15' setback from the street is not applicable. **Affirmative finding.**



4. Surface Parking

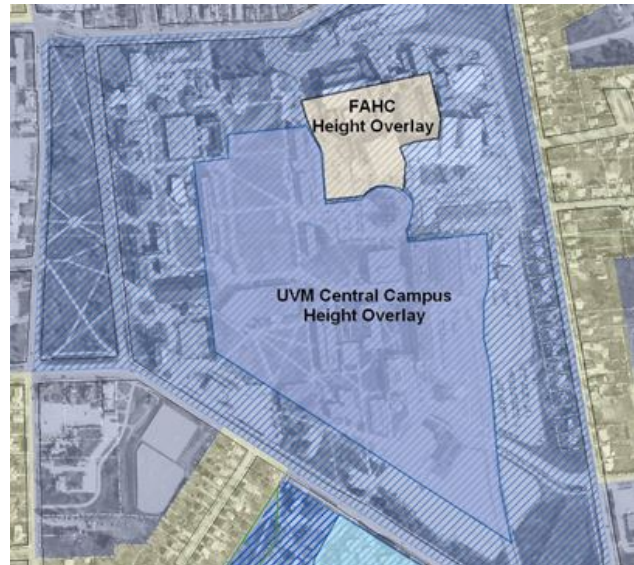
No new outdoor surface parking spaces shall be permitted unless the number of the new outdoor surface parking spaces is offset by a corresponding removal of outdoor surface parking spaces existing as of January 1, 2007 and upon the approval of the DRB.

Nine new surface parking spaces are illustrated on the provided site plan, along the easterly curved access. The applicant will be required to identify the removal of a similar number of surface parking spaces to acknowledge these new spaces, or remove these surface parking spaces from the plan. **Affirmative finding if conditioned.**

5. Building Height

For the sole purpose of regulating building height, the ICC-UVM District shall include an ICC-UVM Central Campus Height Overlay as delineated on Map 4.5.2-4. —→ Building height within the ICC-UVM Central Campus Height Overlay shall not exceed 140 feet.

The project location falls within the ICC-UVM Central Campus and Height Overlay area. The height restriction shall be as defined. The proposed new buildings will have a maximum height of 88'; well within the limitation provided. **Affirmative finding.**



6. Density

In the ICC-UVM District, density restriction set forth in Article 4, Section 4.4.4 shall not apply to dormitories and rooming houses as defined in Chapter 18 of the Burlington Code of Ordinances.

Although new dormitories will not be subject to density restrictions, it is important to note that ZP14-1320CA was for the demolition of three dorms with a total bed count of 391. The total number of proposed new beds is 699; with a net new of 308.

Identification of interim housing was, in fact, a condition of that 2014 demolition permit.

Affirmative finding.

7. Uses

Within the ICC-UVM District, Schools – Post secondary and Schools – Community Colleges shall be treated as permitted uses.

No change in use is proposed; it remains post-secondary and therefore may be treated as a permitted use. **Affirmative finding.**

Article 5 Citywide General Regulations

Section 5.2.3 Lot Coverage Requirements

See Section 4.5.2.

Section 5.2.4 Buildable Area Calculation

Not applicable in the Institutional Zone.

Section 5.2.5 Setbacks

See Section 4.5.2.

Section 5.2.6 Building Height Limits

See Section 4.5.2.

Section 5.2.7 Density and Intensity of Development Calculations

See Section 4.5.2.

Section 5.4.9 Brownfield Remediation

Not applicable.

Section 5.5.1 Nuisance Regulations

All applications for a zoning permit shall be required to demonstrate compliance with the applicable nuisance regulations and performance standards pursuant to the requirements of the Burlington Code of Ordinances.

As the application is for replacement student housing, similar impacts as the existing CBW housing might be expected. The applicant and property owner are alerted to the performance standards of the Code so they may anticipate questions and expectations about site management.

Affirmative finding as conditioned.

Section 5.5.2 Outdoor Lighting

The applicant has provided lighting information, including specs, lumens information, and a photometric for the development site. As revised and submitted to the Design Advisory Board, the lighting plan and photometric are in conformance with the standards of this section.

Affirmative finding.

Section 5.5.3 Stormwater and Erosion Control

The Conservation Board reviewed the final application at their May 4, 2015 meeting.

A MOTION was made by MW and SECONDED by ZR:

Recommend approval as proposed.

Vote: 7-0-0, motion carried.

As of May 22, 2015, the Stormwater engineering staff had not completed a final review of submitted plans. The EPSC and Stormwater Management Plan are subject to review and approval by the Stormwater engineering team. That approval will be a prior-to-release condition for the final project. **Affirmative finding as conditioned.**

Article 6 Development Review Standards

Part 1: Land Division Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

No important natural features are identified at the specific project area. The Kiley landscaping is at the north end of the quad immediately south of the Fleming Museum, and will not be impacted by this development. An EPSC and Stormwater Management plans have been submitted for review. A landscaping plan is included within the submission. **Affirmative finding as conditioned.**

(b) Topographical Alterations:

Contour lines illustrate a fairly rapid change of grade at the southeast corner of the project area. The project area itself is presented as having been topographically altered with fill, as it retains a higher grade than the surrounding area. The buildings are proposed to fit into the existing landscaping, the design of finishes, building openings, and function responding to those changes. **Affirmative finding.**

(c) Protection of Important Public Views:

Distant terminal views of Lake Champlain and the mountains to the east and west, and important public and cultural landmarks, framed by public rights-of-way or viewed from public spaces shall be maintained through sensitive siting and design to the extent practicable. This shall not be construed to include views from exclusively private property.

The proposed new dormitories are positioned in the southeast corner of the quad, just north of Bailey-Howe Library. Terminus views of Converse Hall, which is listed on the Vermont State Register of Historic Resources, had appeared to be interrupted from westerly and southwesterly approaches to the green by the proposed building bulk. Application drawings now illustrate the patios of the new dorms to be the interstitial development area on the east/west axis; no longer blocking a view toward Converse from the west. **Affirmative finding.**

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

After removal of CBW, this will be an open area. As illustrated in the application plans, Converse Hall will continue to be the terminus view across the quad, as viewed by STEM and Carrigan Drive/shuttle route.

Bailey Howe Library will remain visibly open on the north elevation. Sufficient distance remains between the new buildings and Rowell Hall, Royal Tyler Theatre, Robert Hull Fleming Museum, and other neighboring historic structures to maintain their integrity.

See attached Historic Buildings Evaluation Report. **Affirmative finding.**

(e) Supporting the Use of Renewable Energy Resources:

Where feasible, the site plan should be so designed as to take advantage of the site's inherent potential to utilize sources of renewable energy including direct sunlight, wind, or running water. The site plan should also incorporate site planning and landscaping decisions intended to minimize energy demand such as siting buildings to maximize solar access or the use of deciduous and coniferous trees to create shade and windbreak.

Buildings should, where appropriate within the context of the neighborhood development pattern, maximize their solar exposure by being oriented to maximize natural light and heat gain during winter months, and to minimize casting shadows into ground floor living space of a building on an adjacent property.

The arrangement of the buildings appears to maximize southerly exposure which will have a direct benefit for passive solar gain. A green roof is proposed on the westerly building which will have environmental and stormwater benefits, if installed.

A landscaping plan has been submitted. **Affirmative finding as conditioned.**

(f) Brownfield Sites:

None identified.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

A Stormwater Management Plan and EPSC is required (EPSC submitted; a Stormwater Narrative forwarded to the Stormwater Engineering team.) These will require written approval of the City Stormwater team, and demonstration of compliance prior to release of a Unified Certificate of Occupancy.

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 shall also be incorporated.

A door canopy is illustrated above an entry on the north elevation, facing the quad. The dining hall appears to be accessed from the archway of the building connector; also shielded from the elements. Snow storage has not been defined; however it may be easily assumed that the university has staff and planned efforts to facilitate snow removal in the immediate vicinity of building entrances. The building plans identify skywalk connectors, which would allow residents to move between buildings, residence halls, dining hall, and library without leaving the structure; effectively addressing inclement weather conditions and access. **Affirmative finding as conditioned.**

(h) Building Location and Orientation:

The building location is within a larger parcel of the University Institutional Core Campus zone, and within the UVM-ICC height overlay.

Streets are interior to the parcel, with broad connectivity to sidewalk grid, the Green Mountain Walkway, and other institutional buildings. The easterly residence hall will front the GM Walkway, while the westerly building has a presence that abuts a north/south sidewalk and roadway (shuttle drive.) The northerly side of the west building directly fronts the remainder of the quad, with its cross-hatching of pedestrian paths. **Affirmative finding.**

(i) Vehicular Access:

As noted, the buildings have proximity to and access from Carrigan Drive. Resident vehicular access is expected to be limited to move-in and move-out days, with the remainder need for service vehicles. A UVM parking lot abuts this development area to the east.

Access for service and loading areas should be located behind buildings or otherwise screened from streets or public ways with landscaping or other barriers.

A loading area is identified on the westerly side of the west building; immediately adjacent to Carrigan Drive and a new pedestrian path. The applicant should examine if conflict may be present between vehicles and students at this sidewalk/loading area junction.

It is noted that these buildings are intended to replace CBW (391 beds) which had an established demand and access requirements of its own. This project is not accurately referenced but anticipated within the Joint Institutional Parking Management Plan 2014-2019, as approved May 2014. The approved JIPMP includes “Approximate square footage for new housing south of Main Street near Harris-Millis and March-Austin-Tupper Residence Halls; assume that Chittenden, Buckham, and Wills Residence Halls (up to 391 beds) will be demolished within five years, with replacement occurring more than five years in the future.”

A memorandum from RSG is within the application package addressing the discrepancy with the JIPMP as to location of new residence halls and the timing of construction. RSG opines that no change in parking is necessary for this project, since the majority of first year students are prohibited from having vehicles on campus. As the project is expected to be under construction until 2017 which is within the period of JIPMP approval, RSG finds this a minor alteration. The anticipated number of replacement beds was over-estimated, so the proposed intensity falls under that guesstimate.

As noted in Section 4.5.2 (d) 4, no new surface parking spaces may be introduced without the corresponding removal of outdoor surface parking spaces existing as of January 1, 2007. The nine space parking area on the east of the site will require demonstration that a similar number have been removed from the site as part of this plan, or remove those spaces from the plan.

Affirmative finding if conditioned.

(j) Pedestrian Access:

The project area falls within the interior of Central Campus, where exist an established pedestrian network. These buildings will be the starting line for the Green Mountain Walkway, as it meanders to the north. A walkway will connect this courtyard to Bailey Howe Library, arching to Carrigan Drive. Connected walkways and crosswalks are illustrated along Carrigan Drive, south and southwest of the development site. **Affirmative finding.**

(k) Accessibility for the Handicapped:

The applicant will be required to meet ADA requirements as defined by the building inspector. No handicap parking spaces are identified within the proposed 9 new spaces east of the site (which may have to be removed to meet these standards.) Although it is noted that four handicap spaces are marked within the northerly UVM owned parking lot, the newly proposed parking area offers closer proximity to the buildings without a grade change. ADA requirements will need to be identified and met: It is recommended that some parking spaces be identified as handicap spaces to serve these new buildings, unless it can be determined that the need is met in near proximity. **Affirmative finding as conditioned.**

(l) Parking and Circulation:

See Section 6.2.2. (i), above. The applicant has provided evidence that the project complies with the Joint Institutional Parking Management Place, UVM section.

Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.

Significant bicycle parking, both short and long term is illustrated in multiple locations on the enlargement plan, L1.0. The applicant has provided information that 180 long term bicycle parking spaces and 204 short term bicycle parking spaces will be available on-site, exceeding the total requirement of 178/118. **Affirmative finding.**

(m) Landscaping and Fences:

A landscaping plan has been submitted.

It is not known if the institution has a Master Tree Plan, and how this project may fit into that document. **Affirmative finding.**

(n) Public Plazas and Open Space:

Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.

A substantial dining terrace with south facing seatwall is incorporated within the plan, as are additional seating accommodations on a northerly patio area. Immediately connected to the GM Walkway, and ultimately to bike parking on the north terrace area, all will provide substantial exterior public areas.

Public space should be coordinated with the surrounding buildings without compromising safety and visibility. Public spaces should be surrounded by active uses that generate pedestrian traffic, and connect the space to major activity centers, streets, or corridors.

The proposed dining terrace and north facing patio/terrace are directly connected to the proposed buildings and the network of walkways.

New structures and additions to existing structures shall be shaped to reduce shadows on public plazas and other publicly accessible spaces. In determining the impact of shadows, the following factors shall be taken into account: the mass of area shaded, the duration of shading, and the importance of sunlight to the utility of the type of open space being shadowed. Proposed development shall be considered for solar impact based the sun angle during the Vernal and Autumnal equinox.

Given the amount of open area surrounding the proposed structures, shadow impacts are anticipated to be negligible. Depending upon the final siting and height of the buildings, the most impacted structure may be Bailey House Library's north elevation. Minimization of solar availability might be expected, particularly during winter months; however not so much as to unduly impact the use or enjoyment of the library. **Affirmative finding.**

(o) Outdoor Lighting:

The applicant will be required to meet the lighting performance standards as per Sec 5.5.2. A lighting plan has been submitted; Lighting levels for walkways meet the standards and limitations of the ordinance. The applicant has provided a revised lighting plan to address "hot spots" and high lumens. LED bollards and step / wall lights of low voltage are acceptable.

Affirmative finding.

(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 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. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

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.

Bike storage will meet the standards of capacity for bicycle parking.

Ground mounted transformer dimensional information has been submitted. There is no information about potential noise or vibration from the units. This transformer is a BED

transformer, the same type of equipment used throughout the city where there is underground electric. BED specifies the equipment; the applicant has no control over specs. It is screened by proposed landscaping.

Trash/recycling is identified next to the loading area on the west side of the westerly building. Trash, recycling and compost facilities are incorporated within the building. The dining hall will have containers on the exterior in the loading dock area. **Affirmative finding.**

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:

The project area is within the ICC-UVM Institutional Core Campus overlay, which allows for an increased development scale and intensity than would typically be found in adjoining and underlying districts. This also is within the ICC-UVM height overlay (Article 4, Map 4.5.2-4) where building height may not exceed 140 feet. Building height is defined at 88 feet. While design cannot be discussed per VSA §4413, building bulk and height may be. **Affirmative finding.**

2. Roofs and Rooflines.

Not applicable per VSA §4413.

3. Building Openings

Not applicable per VSA §4413.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

Not applicable per VSA §4413.

See supporting informational report from Liz Pritchett, consultant.

(c) Protection of Important Public Views:

Development shall preserve distant terminal views of Lake Champlain and the Adirondack Mountains and important public and cultural landmarks from public places and along east-west public rights-of-way to the extent practicable. This shall not be construed to include similar views from exclusively private property.

Sensitivity shall be used in the massing of proposed development such that light and air is allowed to penetrate and some views may be preserved. Alternatives that extend access to such views by allowing public access into and through the proposed development are encouraged. In no case shall development be permitted to span across the public rights-of-way in such corridors.

See Section 6.2.2. (c).

(d) Provide an active and inviting street edge:

Not applicable per VSA §4413.

(e) Quality of materials:

Not applicable per VSA §4413.

(f) Reduce energy utilization:

All new construction is required to 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.

A green roof is proposed for the rooftop of the dining hall. If installed, it has been demonstrated that this element will help cool the building in warmer months.

Solar infrastructure and other alternative energy solutions are always recommended and welcomed in new construction. **Affirmative finding.**

(g) Make advertising features complementary to the site:

UVM has a Master Sign Plan under which desired signage may be reviewed. Any signage will require separate permitting. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

All construction will be required to meet building and life safety code as defined by the fire marshal and building inspector.

UVM has multiple installations of “blue lights” for security purposes, supplementing an active police presence on campus to provide a safe environment for residents. **Affirmative finding as conditioned.**

Article 8: Parking

The applicant has provided evidence that the project is in compliance with the Joint Institutional Parking Management Plan. See Section 4.5.2 (d) 4. relative to DRB approval of new surface parking spaces only when corresponding spaces are removed. Otherwise, those parking spaces must be removed; a revised site plan submitted demonstrating their removal. **Affirmative finding as conditioned.**

II. Conditions of Approval:

1. Per Section 4.5.2 (d) 4, **no new surface parking spaces may be approved** by the DRB without the corresponding removal of outdoor surface parking spaces existing prior to January 1, 2007. The applicant will be required to demonstrate removal of existing spaces if the nine new surface parking spaces east of the proposed dormitories are to be included in the plan; otherwise the nine new surface parking spaces shall be removed from the plan. A revised site plan reflecting that change will be required **prior to release of the zoning permit.**
2. At least **7 days prior to occupancy of a new building or any portion thereof**, impact fees based on the net new building square footage shall be paid to the Department of Planning & Zoning or to the Clerk / Treasurer's Office.
3. An EPSC and Stormwater Management Plan will be required and approved by City Stormwater representatives **prior to release of the zoning permit.** Compliance with any plans, as approved, will be a requirement to obtain a Unified Certificate of Occupancy.
4. All new construction is required to 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.
5. Any signage will require separate permitting.
6. All construction will be required to meet building and life safety code as defined by the fire marshal and building inspector.
7. The applicant shall examine the potential for conflict between pedestrians and vehicles at the loading area west of the westerly building.
8. The green roof will be required to have a clearly articulated maintenance plan per Section 6.3.2. (a) 2. **prior to release of the zoning permit.**
9. Standard Permit Conditions 1-15.

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

170 & 180 Carrigan Drive Zoning COA Level II Application Narrative

RECEIVED

APR 15 2015

DEPARTMENT OF
PLANNING & ZONING

Description of the Proposed Development and Proposed Use

The proposed redevelopment of 170 & 180 Carrigan Drive will create new student housing on an area of The University of Vermont's (UVM) Central Campus located within the Institutional (I) zoning district, and both the Central Campus' Institutional Campus Core Overlay (ICC-UVM) and UVM Central Campus Height Overlay zoning districts. Part of the property proposed for redevelopment is currently home to Wills Hall, one of the three residential halls (Chittenden-Buckham-Wills Residential Complex (CBW)) that have been approved for demolition this summer in this area of the Central Campus. The project area is along Carrigan Drive and will be accessible for bicyclists and pedestrians from the improved Green Mountain Walkway connecting Main Street and Colchester Avenue through the Central Campus Quad.

This redevelopment project endeavors to fulfill three primary goals from the UVM Campus Housing Master Plan:

1. Enhance the Green Mountain Walkway
2. Demolish Obsolete Buildings
3. Focus on the First Year – Consolidation and Community-Building

The proposed buildings contain approximately 195,000 SF of finished above ground space including a 500-seat dining facility, 699 beds of housing, UVM Residential Life offices, student amenity space, and bike storage. These beds replace the 391 beds being demolished this summer at Chittenden-Buckham-Wills Residential Complex (CBW), adding a net 308 new beds on-campus at UVM.

The proposed development consists of two connected buildings, one is a six-story building with the dining hall component on the first floor and the other is a seven-story building with all housing and housing-related uses. The project additionally includes a bridge connection to Bailey-Howe Library over Carrigan Drive.

The maximum building height in the Institutional UVM Central Campus Height Overlay zoning district is 140 feet. The proposed building height is 88 feet, well below the maximum height allowed.

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The entrances to the building will be located on the north elevation oriented toward the Central Campus Quad and along the Green Mountain Walkway.

Phasing and Construction Schedule

The redevelopment is proposed to occur in a single phase with an overall construction schedule anticipated to take approximately 20 months, with a target start date of Fall 2015 (dependent on zoning approval, Act 250 approval, and issuance of a building permit) and completion in advance of 2017 Fall semester move-in.

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UVM North Freshman Housing – 04.13.15_Schematic Design

Landscape Narrative

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The landscape for the proposed project draws its underlying concepts from the UVM Master Plan. The proposed building(s) are sited to define the existing quad space, extend the traditional campus organization and create a south-facing, sunny quad space for students. The overall vocabulary for the landscape is quite simple and traditional- site the buildings to create spaces, reinforce existing spaces and develop a landscape language of large trees, bisecting walks and open green space.

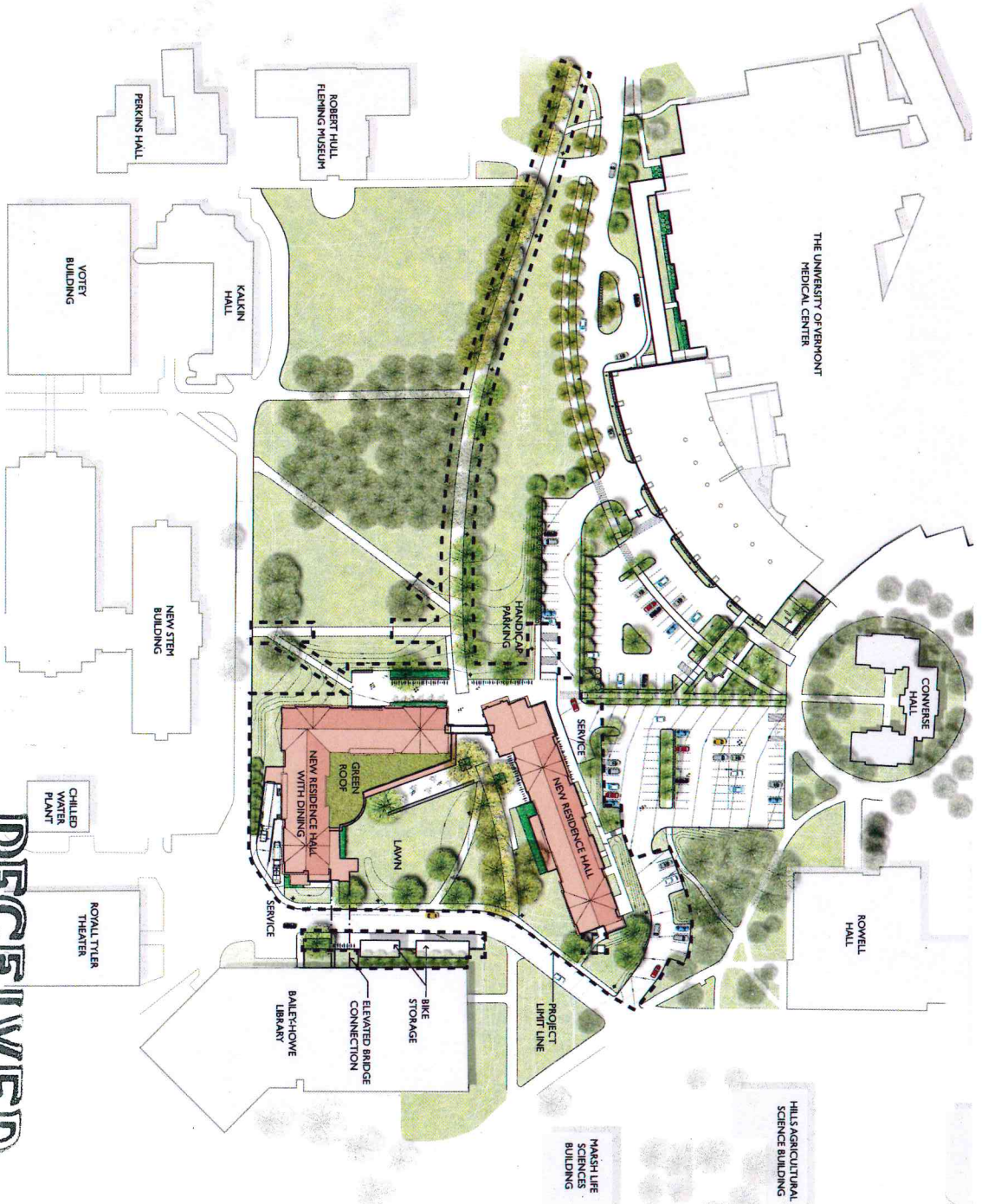
A major pedestrian link defined in the Master Plan, the Green Mountain Walkway, is a vital link for connecting students going from the Davis Center in the south to the Trinity campus in the north. The GMW acts as a spine from which the site organization grows. Large shade trees line the 14' wide walk with lighting and benches to create an elegant walk through the Bosque of existing Honey locust.

Proposed tree plantings include Oak, Maples, Tulip Tree and disease- resistant Elm. The proposed shrubs and perennial grasses will be native and used to accent the outdoor spaces and screen on site utilities. Attention to all season interest of the plant characteristics is important and has been employed. Along the loading area, a hedge of Carpinus will form a vertical screen softening the loading dock and utilities.

South and north facing plazas with café style seating define places for students to gather and socialize. Outdoor bike parking is located in a variety of convenient places for students around the building and to the south of the dorms secure indoor bike parking is located near the Bailey-Howe Library. A green roof is proposed on top of the student dining hall. The green roof will be an extensive planted tray system using sedum plantings. The green roof will help to cool the building in the warmer months, prolong the life of the roof membrane, and improve the aesthetics of the building.

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First Year Student Housing
170 & 180 Carrigan Drive
University of Vermont
Bike Storage Calculations

CDO Requirements	Long Term Bike Storage			Req'd	Short Term Bike Storage			Req'd
Dormitory	1 per	4 res.	695	174	1 per	8 res.	695	87
Apartments	1 per	4 res.	4	1	1 per	4 res.	4	
Office	1 per	5,000 sf	1,300	1	1 per	10,000 sf	1,300	1
Restaurant - employees	1 per	30 emp.	40	2				
Restaurant - customers					6% of	all occ's	500	30
Total Required				178				118
					Max. req'd by code			50
Total Provided				180				204

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State of Vermont
Department of Planning & Zoning
100 State Street
Burlington, VT 05405
Tel: 802/241-5800
Fax: 802/241-5801
www.vermont.gov



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Rev. Date Comment

ISSUED: 4/13/2015

FRESHMAN
HOUSING

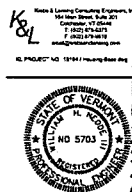


EXISTING
SITE
PLAN



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FRESHMAN
HOUSING



OVERALL
SITE
PLAN

LOT COVERAGE

ICC MAIN ST NORTH EXISTING

ENTITY TYPE	SF	ACRES
BUILDINGS	561521	12.89
PARKING	373279	8.57
ROADWAYS	238245	5.42
WALKWAYS	331548	7.61
MISC	16025	0.36
TOTAL IMPERVIOUS	1510617	34.87
TOTAL ICC NORTH PARCEL	3206438	73.81

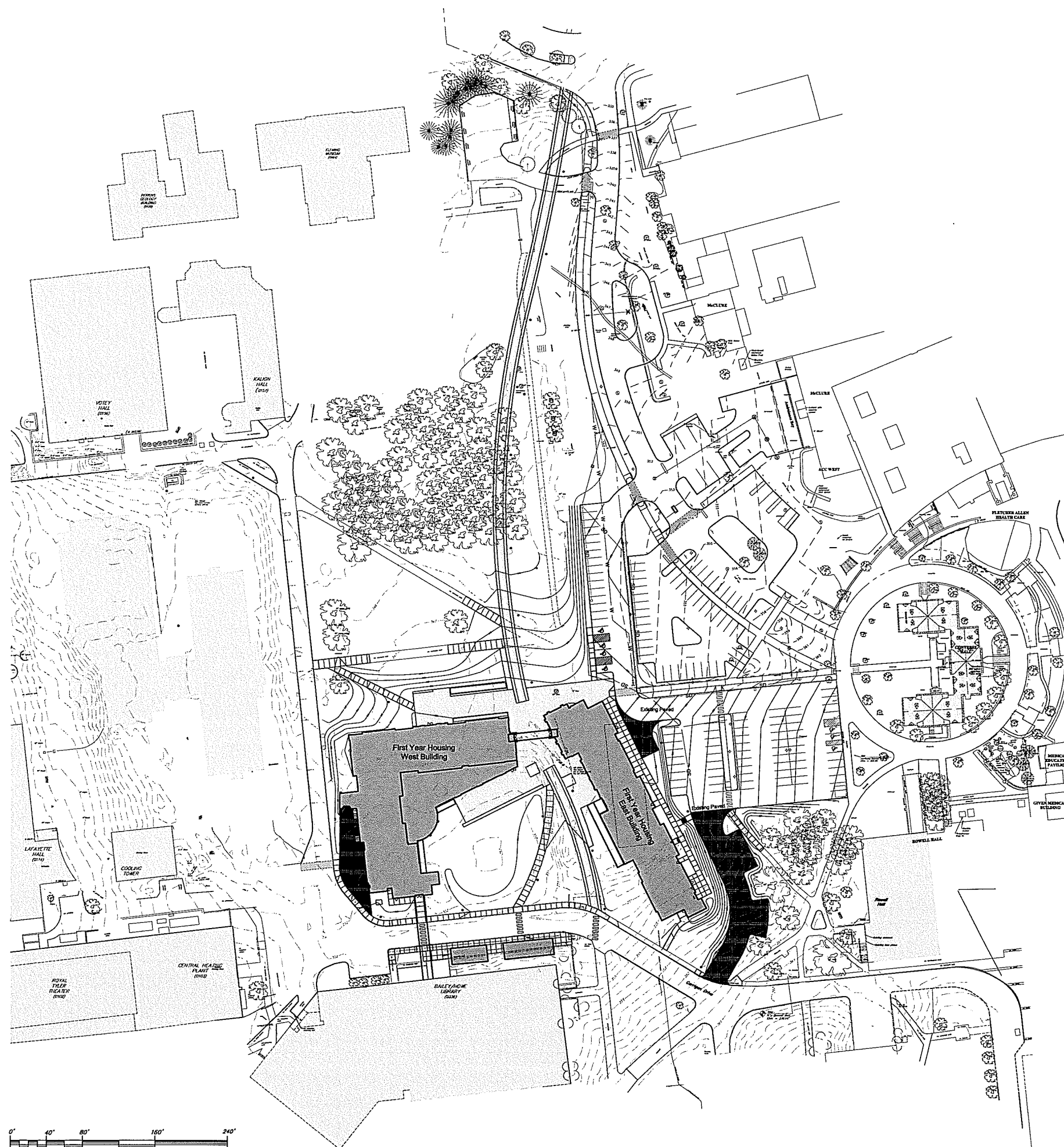
LOT COVERAGE 47.37%

ICC MAIN ST NORTH PROPOSED LOT COVERAGE WITH STUDENT HOUSING

ENTITY TYPE	SF	ACRES
BUILDINGS	597279	13.71
PARKING	381271	8.75
ROADWAYS	238384	5.50
WALKWAYS	340072	8.01
DRIVEWAYS/LOADING DOCKS	2544	0.06
MISC	20232	0.47
TOTAL IMPERVIOUS	1589782	36.50
TOTAL ICC NORTH PARCEL	3206438	73.81

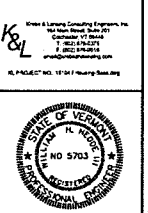
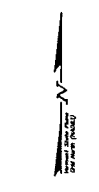
LOT COVERAGE 49.58%

Lot Coverage based on 2011 WSP Satellite Photometric Mapping



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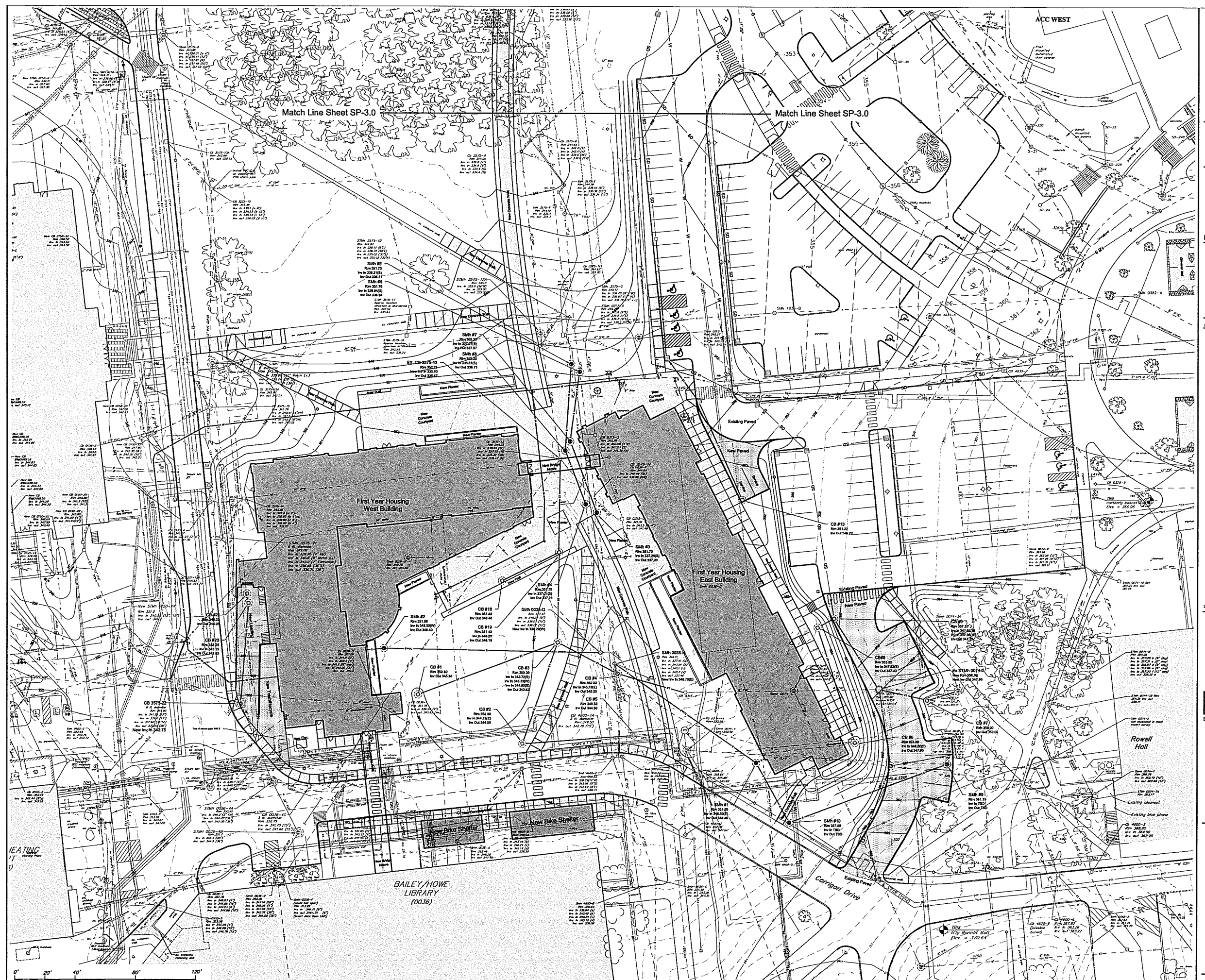
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FRESHMAN
HOUSING



SITE
PLAN



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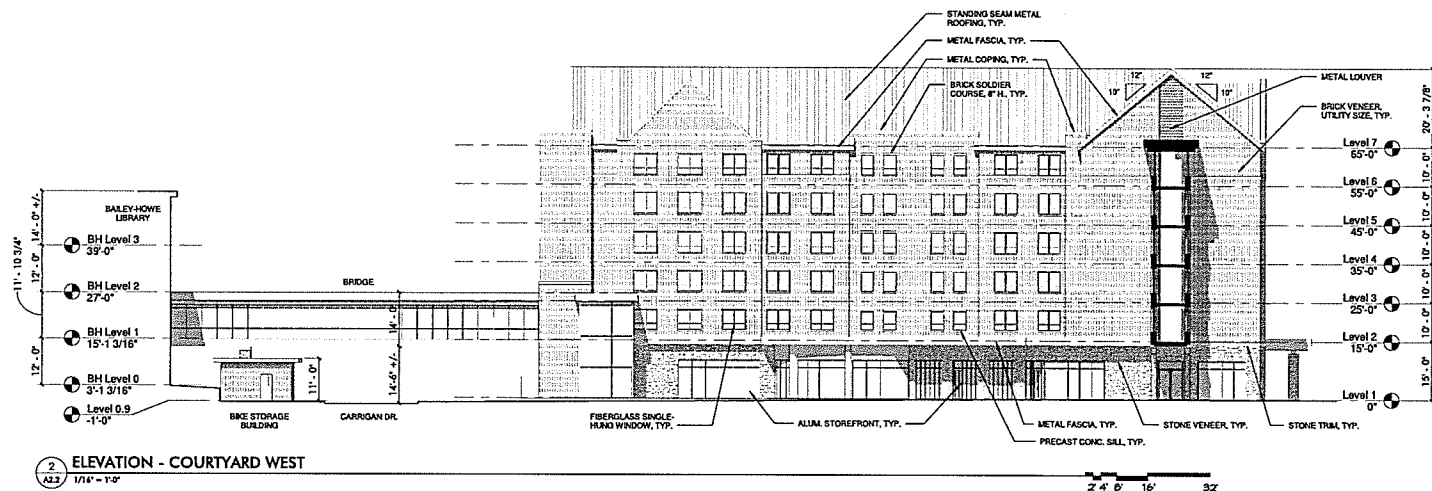
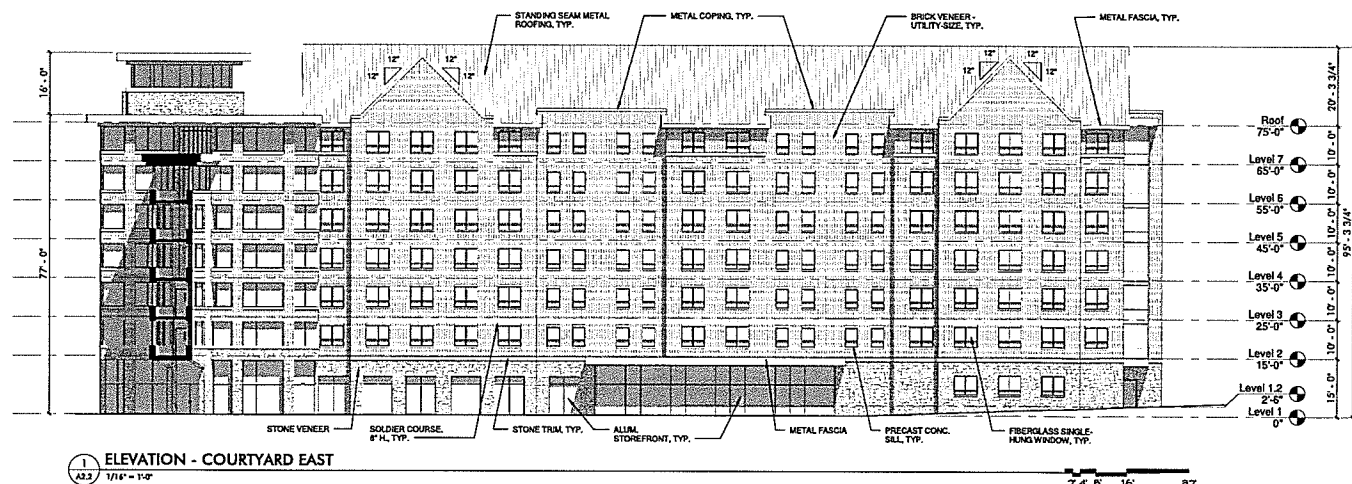
First Year
Student
Housing



Elevations

Schematic Design
Submission

W&W PROJECT NO. 77-3101
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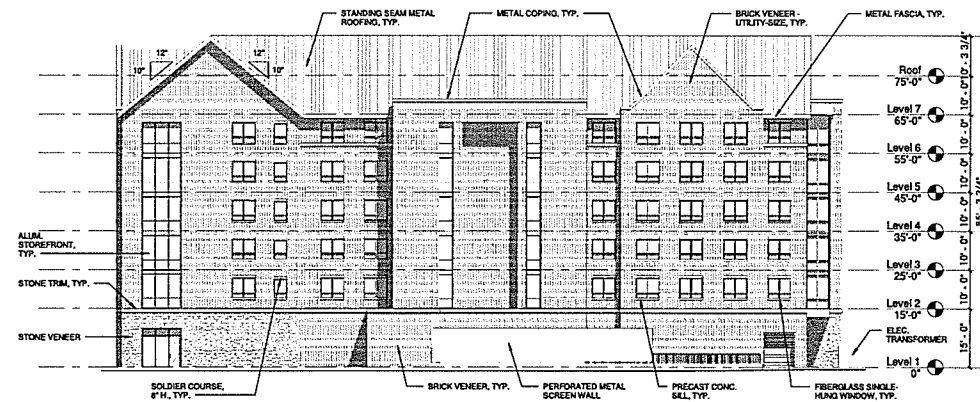
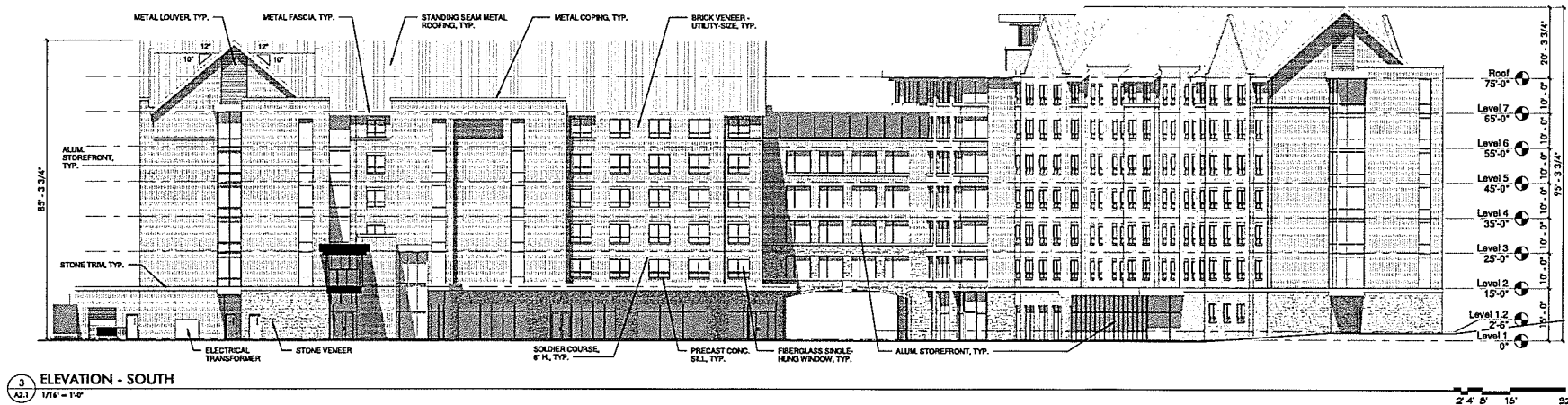
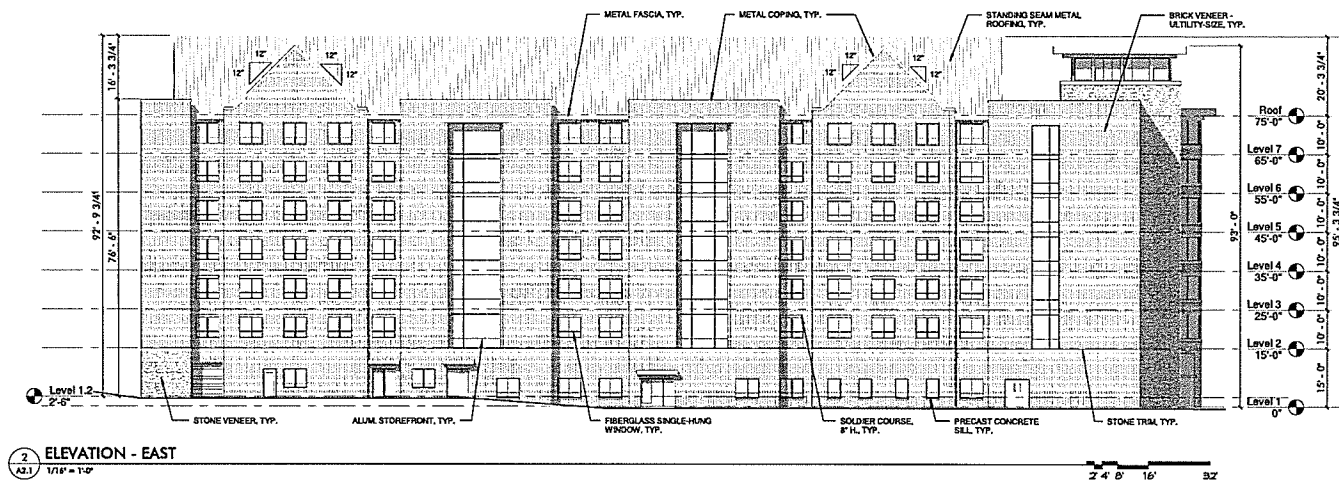
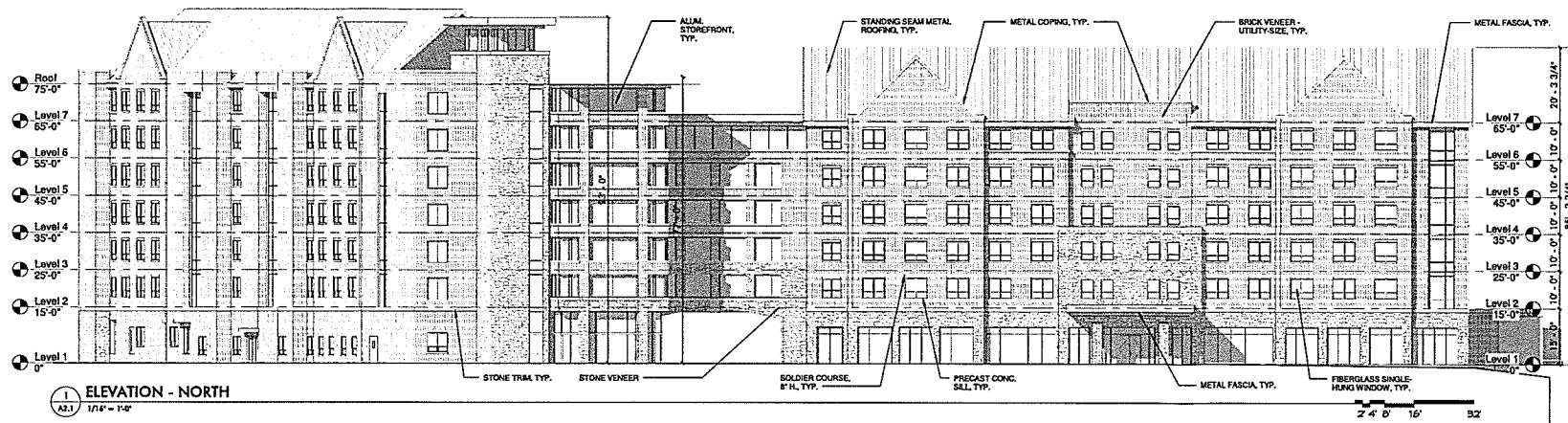
**First Year
Student
Housing**



Elevations

Schematic Design
Submission

WITH PROJECT NO. 71-310
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Rev	Date	Comment
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NOT FOR CONSTRUCTION

ISSUED: 11/19/11

**First Year
Student
Housing**



**Building
Sections**

Schematic Design
Submission

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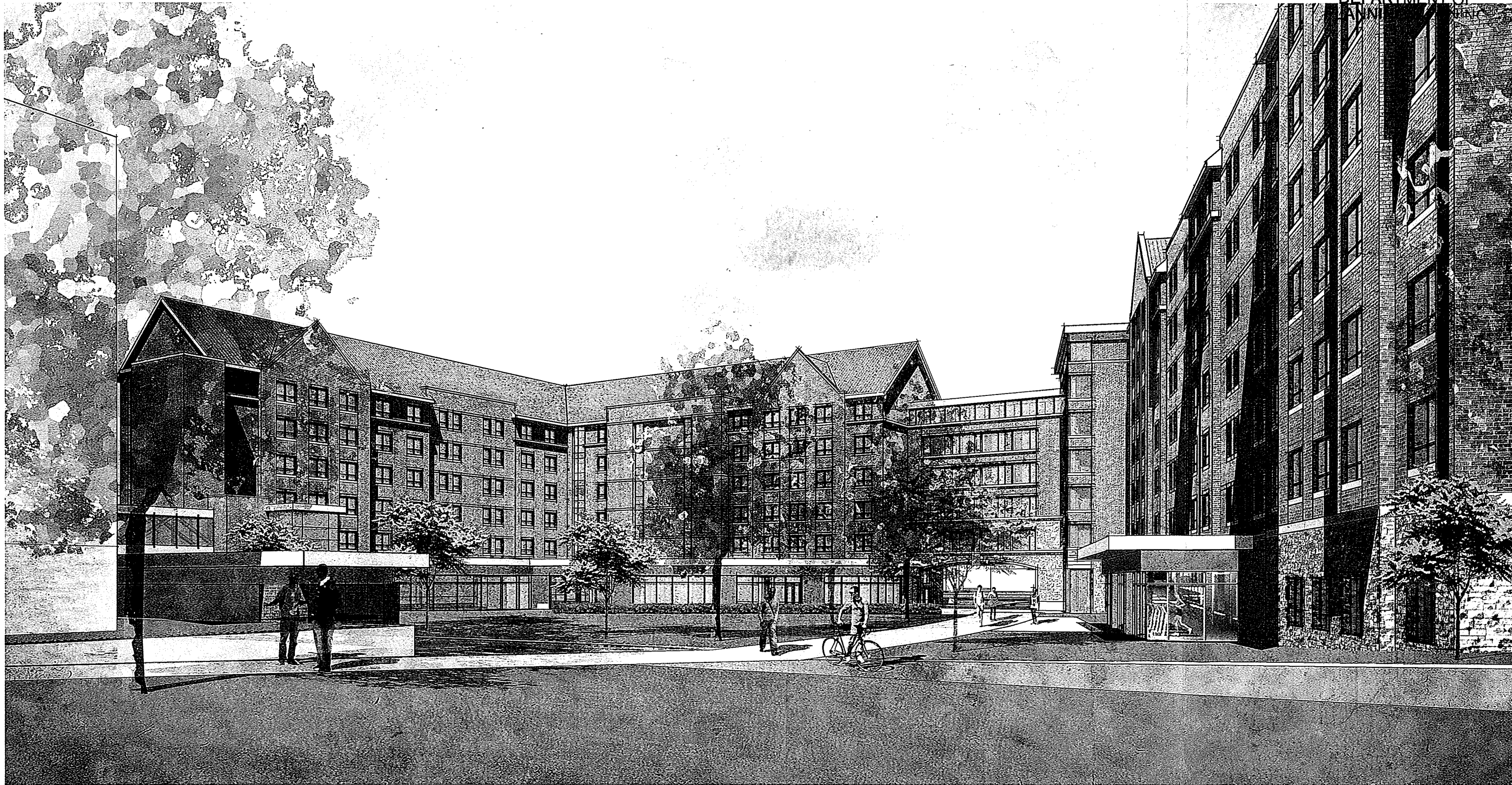


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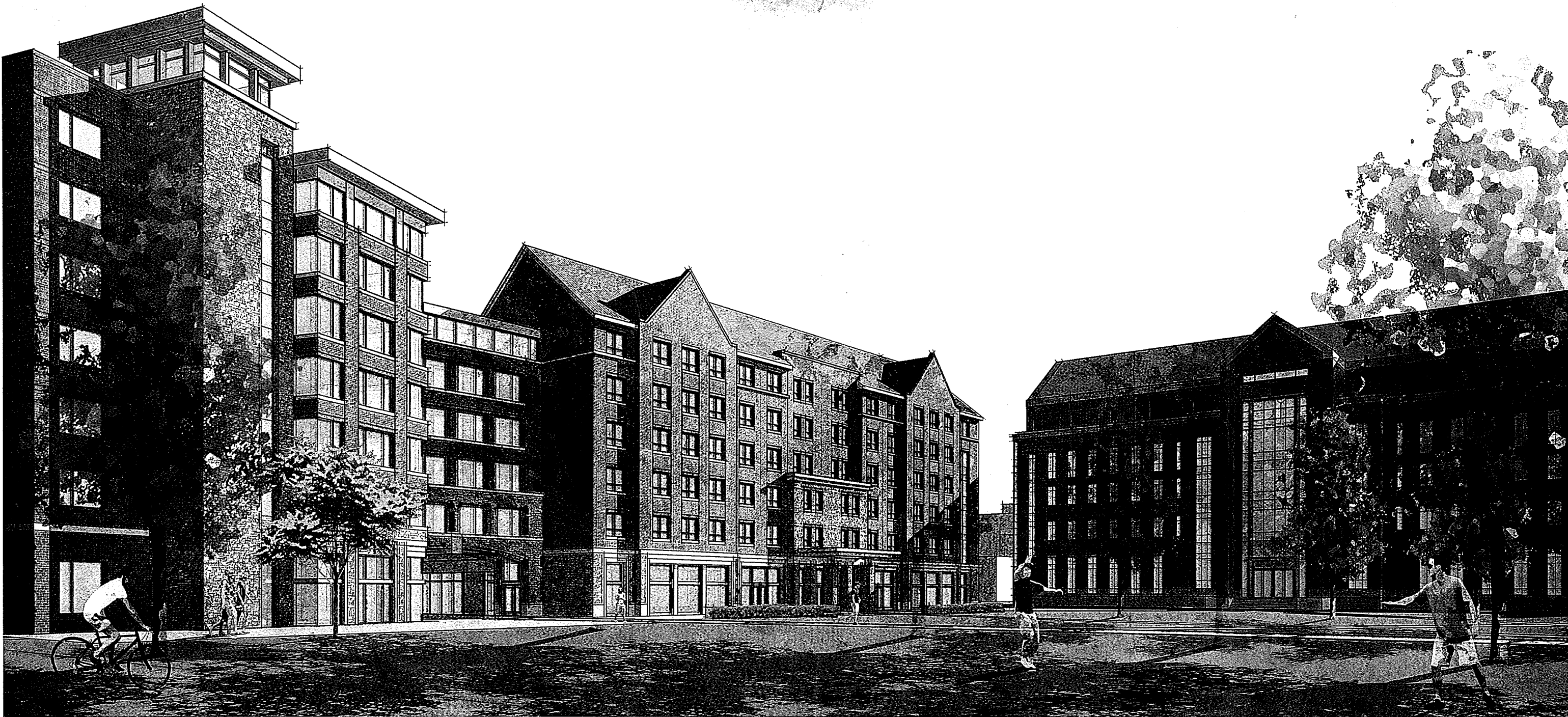
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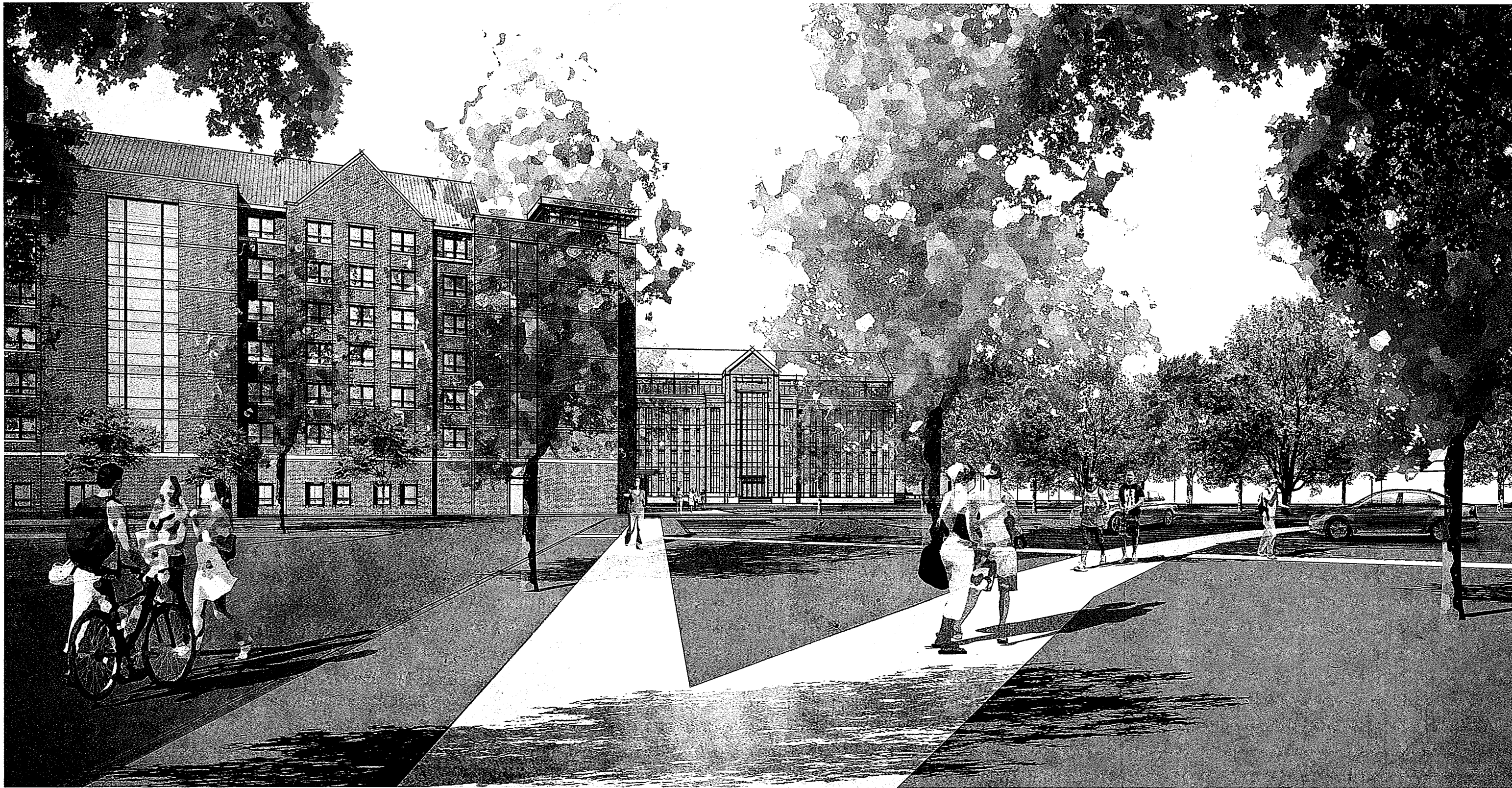
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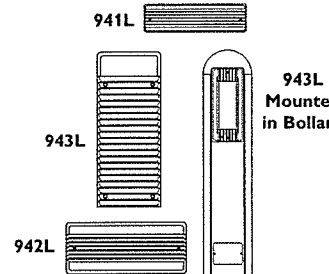
94 Line LED

Page 1 of 3

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941L, 942L and 943L Step and Aisle Light

The Philips Gardco 941L, 942L and 943L recessed aisle lights are architecturally styled luminaires precisely constructed of die cast aluminum, providing light with high performance, long life LED systems. Retrofit kits are also available, making it possible to update installations of classic 941, 942 and 943 Philips Gardco fluorescent and HID step lights to LED without the need to replace the back housing. A field adjustable junction box enhances design flexibility. Self-compensating silicone gasketing completely excludes moisture, insects and contaminants. A choice of three (3) architecturally designed faceplates allows for a variety of applications. The ribbed guard faceplate offers vandal protection for glass lenses.



PREFIX	WALL TYPE	FACEPLATE	LED WATTAGE	LED SELECTION	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Omit WALL TYPE for 943L-B25 and 943L-B40. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

Complete Luminaires	
941L ¹	Horizontal
942L	Horizontal
943L	Vertical
943L-B25	943L Mounted in 25" Bollard
943L-B40	943L Mounted in 40" Bollard
Retrofit Kits ¹	
RK-941L ^{1,2}	Horizontal
RK-942L ²	Horizontal
RK-943L ²	Vertical

WALL TYPE

D Drywall
Not suitable for concrete pour applications. Also, if insulating material is present, it must be kept at least 3" away from luminaire. Type D units are thermally protected. Non-IC luminaire.
C Concrete Pour
Suitable for concrete pour applications only.
NOTE: WALL TYPE does not apply to 943L-B25 and 943L-B40. Omit WALL TYPE for 943L-B25 and 943L-B40.

FACEPLATES

LV	Louver
DG	Diffuse Glass
RGD ¹	Ribbed Guard with Diffuse Glass

1. 941L and RK-941L are not available with the RGD faceplate.
2. Retrofit kits are available in Wall Type "C" only (Concrete Pour). Retrofit kits are not available for existing Wall Type "D" (Drywall) luminaires. The step light portion of existing 943BL25 and 943BL40 units may be replaced utilizing RK-943L retrofit kits.

Back housings for concrete pour applications (Type C) are available for pre-shipment. Contact factory for details.

LED WATTAGE with LUMEN DATA

Order Code	Description	LED Current (mA)	Average System Watts ³	Faceplate Finish	Absolute Initial Luminaire Lumens ⁴								
					941			942			943		
					Faceplate			Faceplate			Faceplate		
					LV	DG		LV	DG	RGD	LV	DG	RGD
20LA	20 watt, NW (4,000K), LED integral lens array.	350	20	BRP	78	699		153	807	272	152	738	274
				WP	226	937		278	1,145	493	335	1,048	501
31LA	31 watt, NW (4,000K), LED integral lens array.	530	31	BRP	111	927		207	1,037	380	209	1,421	372
				WP	319	1,321		377	1,474	670	454	1,001	679
40LA ⁵	40 watt, NW (4,000K), LED integral lens array.	700	40	BRP	See Note 5	See Note 5		250	1,382	467	256	1,251	465
				WP	See Note 5	See Note 5		472	1,960	836	568	1,775	849

3. System input wattage may vary based on input voltage, by up to +/- 10%, and based on manufacturer forward voltage, by up to +/- 8%.

4. Lumen values based on photometric tests performed in compliance with IESNA LM-79. Values are for luminaires with a white and bronze faceplate. Values will vary based on faceplate color chosen. Contact OutdoorLightingApplications@philips.com for values not shown above.

5. 941L is not available in 40LA (700mA) LED wattage. Lumen values shown are based on Bronze painted faceplates. Values will vary based on the faceplate color.



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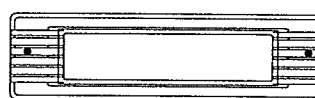
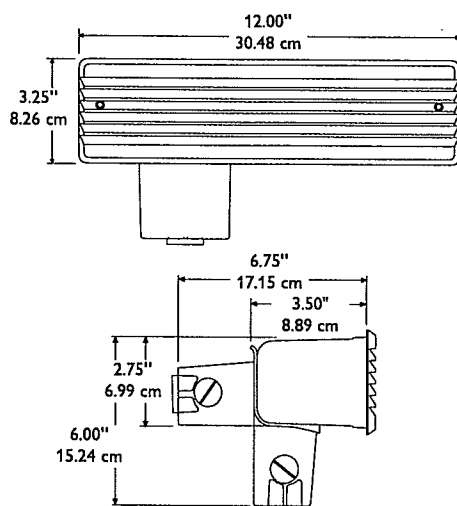


LED SELECTION	VOLTAGE	FINISH	OPTIONS
CW 5,700°K, 75CRI	120°	BLP Black Paint	F Fusing (Provide specific input voltage)
NW 4,000°K, 70CRI	277°	BRP Bronze Paint	TP Tamper Resistant Screws
WW 3,000°K, 80CRI	UNIV⁷	WP White Paint	
AM Amber		NP Natural Aluminum Paint	
		OC Optional Color Paint (Specify RAL designation, ex: OC-RAL7024)	
		SC Special Color Paint (Specify. Must supply color chip)	

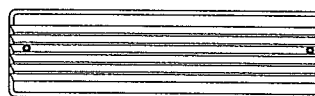
6. Wall Type D luminaires only.
7. UNIV means 120V through 277V input. Not available on Wall Type D luminaires.

DIMENSIONS

941L Dimensions

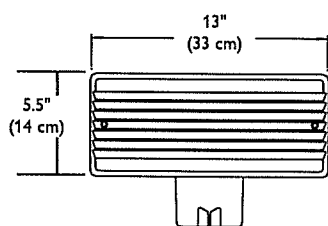


(DG) Diffuse Glass

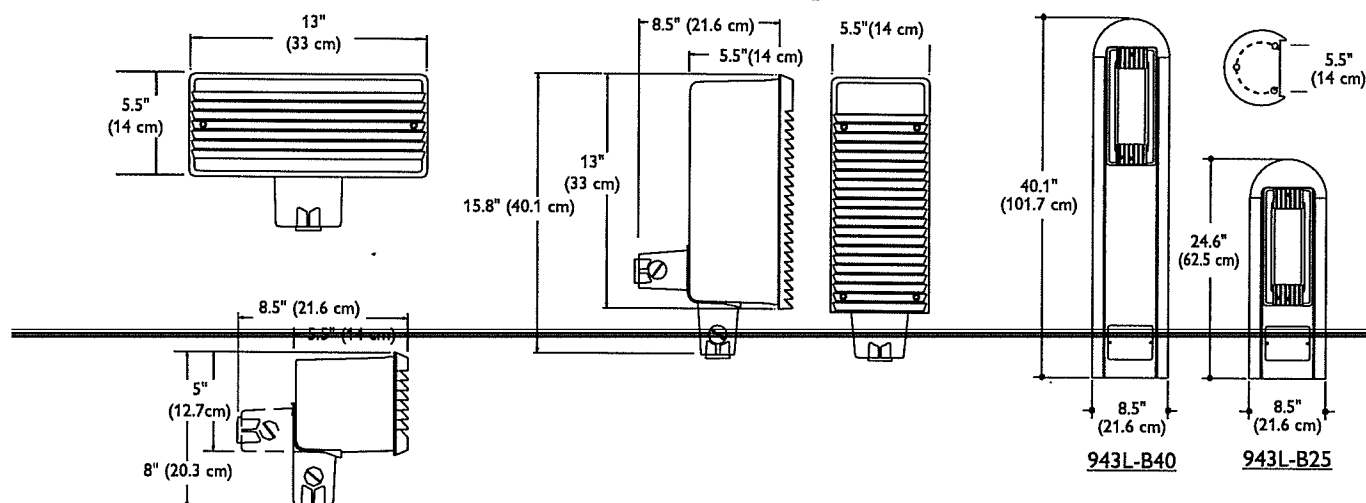


(LV) Louver

942L Dimensions



943L Dimensions



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Page 3 of 3

APR 15 2015 941L, 942L and 943L Step and Aisle Lig

SPECIFICATIONS

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GENERAL: The Philips Gardco 941L, 942L and 943L recessed aisle lights are architecturally styled luminaires precisely constructed of die cast aluminum, providing light with high performance, long life LED systems. A field adjustable junction box enhances design flexibility. Self-compensating silicone gasketing completely excludes moisture, insects and contaminants. A choice of three (3) architecturally designed faceplates allows for a variety of applications. The ribbed guard faceplate offers vandal protection for glass lenses.

RETROFIT KITS: Retrofit kits are also available, making it possible to update installations of classic 941, 942 and 943 Philips Gardco fluorescent and HID step lights to LED without the need to replace the back housing. Retrofit kits are available in Wall Type "C" only (Concrete Pour). Retrofit kits are not available for existing Wall Type "D" (Drywall) luminaires. The step light portion of existing 943BL25 and 943BL40 units may be replaced utilizing RK-943L retrofit kits.

FACEPLATE: All faceplates are constructed of one piece die cast aluminum and are secured to the housing with two (2) recessed and captive hex head socket screws. Integral spring clips ensure positive grounding. Self-compensating single-piece silicone gasketing completely seals the luminaire and allows for varying wall thicknesses.

LOUVER: Die cast louvers span the entire length of the faceplate, providing for vandal resistance and glare control. Louver faceplate include diffuse glass behind the louvers to minimize apparent glare from the luminaire.

DIFFUSE GLASS: The faceplate includes a 3/16" thick diffuse white opal flat tempered glass lens. The lens is internally sealed and mounted and provides a soft, uniform glow.

RIBBED GUARD: 90° die cast louvers span the entire length of the faceplate over a diffuse glass lens. Not available in the 941L and RK-941L.

HOUSING: The housing is corrosion-resistant die cast aluminum.

J-BOX: The field convertible junction box is die cast aluminum. It is shipped factory-mounted to the back of housing. The box can be easily positioned on the bottom of the luminaire via two (2) phillips head screws. Each J-box includes three (3) threaded openings (one on each side and one on the bottom) that accommodate 3/4" conduit.

LED RELIABILITY:

PREDICTED LUMEN DEPRECIATION DATA		
Ambient Temperature °C	Driver mA	L ₇₀ Hours ⁹
25 °C	350 mA	180,000
	530 mA	115,000
	700 mA	95,000
40 °C	350 mA	175,000
	530 mA	100,000
	700 mA	90,000

9 Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.

THERMAL MANAGEMENT: Philips Gardco 94 Line LED step and aisle lights include integral thermal control to provide the excellent thermal management so critical to long LED system life.

ELECTRICAL: Luminaires are equipped with an LED driver that can accept 120V through 277V, 50hz to 60hz, input (Wall Type C) , or with specific 120V, 277V input voltages (Wall Type D). Driver output is based on the LED wattage selected. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 105°C / 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 105°C or higher. Power factor is not less than 90%. Luminaire consumes 0.0 watts off state. Surge protector standard. 10KA per AN SI/IEEE C62.41.2.

FINISH: Each standard color luminaire receives a fade and abrasion resistant electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze black (BLP), white (WP), and natural aluminum (NP). Consult factory for information on optional or custom colors.

LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: Philips Gardco luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires feature a 5 year limited warranty covering LED arrays and LED drivers. See Warranty Information on www.sitelighting.com for complete details and exclusions.



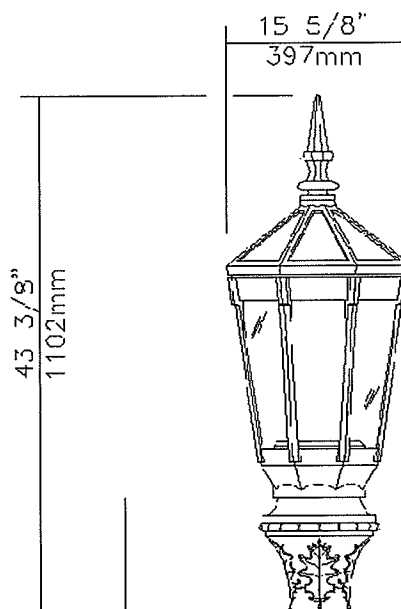
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Luminaire **L70-40W30LED4K-PC-FC-LE3/LE5-VOLT-SFO-GN8TX-LMSXXXXXX**

Description of Components:

Finial: Decorative cast 356 aluminum, mechanically assembled.

Hood: In an octogonal tapered shape, this hood is made of a one-piece cast 356 aluminum mechanically assembled to the luminaire.

Guard: In an octogonal tapered shape, this guard is a one-piece cast 356 aluminum mechanically assembled to the fitter.

Lens: (PC-FC), Made of frosted clear polycarbonate assembled on the guard with brackets.

Lamp: (Included), Composed of 30 high performance white LEDs, 40w lamp wattage. Color temperature of 4000 K nominal, 70 CRI. Operating lifespan, 70 000 hours after which the system emits 70% of its original lumen output, all of the parameters are tested for 100% of light engines. Use of a metal core board insures greater heat transfer and longer life of the light engine

Optical System: (LE3), I.E.S. type III (asymmetrical) / (LE5), I.E.S. type V (symmetrical). Composed of high performance collimators, optimized with varying acrylic beam angles to achieve desired distribution. System is rated IP65. Performance shall be tested per LM63 and LM79 (IESNA) certifying its photometric performance. Street-side indicated.

Heat Sink: Made of cast aluminum optimising the LEDs efficiency and life. Product does not use any cooling device moving parts (passive cooling device)

Driver: High power factor of 99%. Electronic driver, operating range 50-60 Hz. **Auto-adjusting to a voltage between and 277 volt AC, Class II**, THD of 20%. Maximum ambient operating temperature from -40F(40C) to 130F(55C) degrees. Certified in compliance to CUL requirement. Weather tightness rating IP66. Assembled on a unitized removable tray Tyco quick disconnect plug resisting to 105F(40.5C) degrees.

The current supplying the LEDs will be reduced by the driver if the internal temperature exceeds 203F(95C), as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction.

Surge Protector: LED Driver 3 poles surge Protectors that protect Line-Ground, Line-Neutral, and Neutral-Ground in accordance with IEEE / ANSI C62.41.2 guidelines.

Access-Mechanism: Two-integrated hinges on hood with stopper and a captive screw shall offer access to the inside of the luminaire and to the lamp. An embedded memory-retentive gasket shall ensure weatherproofing.

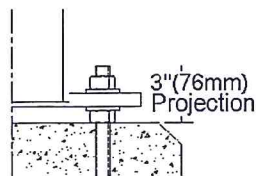
Fitter: (SFO), Cast 356 aluminum c/w 4 set screws 3/8-16 UNC. Slip-fits on a 4"(102mm) outside diameter x 4" (102mm) long tenon.

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Base & Bolts Information



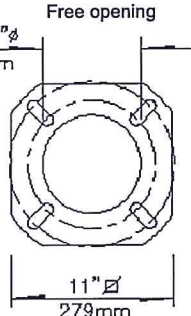
Comes with 4 steel anchor bolts, 3/4" X 17" + 3" Fully Galvanized, 8 nuts and 8 washers. Important: Do not obstruct space between anchor plate and concrete base.

Anchor Plate

-B.C.:
10 1/2" (267mm)

- Material:
Cast Aluminum

- NOTE:
Bolt Circle Allowed:
9" to 11"
229mm to 279mm



Pole AM6F-10.08-PW-VPA-GN8TX-LMSXXXXXX

Description of Components:

Pole Shaft: Shall be made from a 4" (102mm) round extruded 6061-T6 aluminum tubing, having a 0.125" (3.2mm) wall thickness, welded to the pole base, **c/w a wire retainer inside top of pole.**

Joint Cover: Two-piece round joint cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

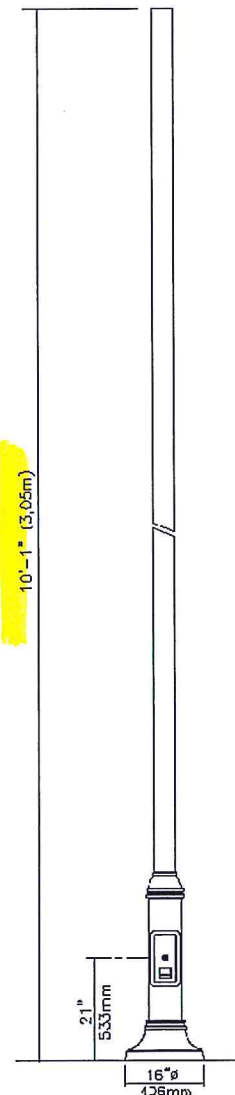
Pole Base: Shall be made from a 6 5/8" (168mm) round extruded 6061-T6 aluminum tubing base having a 0.135" (3.4mm) wall thickness, welded to both the bottom and top of the anchor plate.

Maintenance Opening: The pole shall have a 4 1/2" x 10" (114mm x 254mm) maintenance opening centered 21" (533mm) from the bottom of the anchor plate, complete with a weatherproof embossed aluminum cover and a copper ground lug.

Base Cover: Two piece round base cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

Pole Options: (PW) Pole is prewired (please refer to Wiring note).
(VPA) Vandalproof screw(s), Allen type vandalproof screw(s), with pin in socket tamper resistant head.

IMPORTANT: Philips Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime.



Miscellaneous

Description of Components:

Wiring: Prewired pole, gauge (#10) TEW wires, exceeding the maintenance opening.

All wire connection will be supplied with quick disconnect plugs.

Hardware: All exposed screws shall be stainless steel with Ceramic primer-seal basecoat to reduce seizing of the parts. Seals and sealing devices are made and/or lined with EPDM and/or silicone.

Finish: Color to be **dark forest green textured (GN8TX)**. Application of a polyester powder coat paint. (4 mils thick). The chemical composition provides a highly durable UV and salt spray resistant finish in accordance with the ASTM-B117-73 standard and humidity proof in accordance to the ASTM-D2247-68 standard.

Substitutions: To enable all tenders to be judged equitably, they shall be based on the specified products in this document and shown on the drawings.

- a) The proposal for any substitute products must be attached to their tender separately, identifying the substitute product by its trade name along with any savings it may represent.
- b) Following the opening of the tender, only those substitutes proposed by the lowest bidder of the specified product will be considered.
- c) All substitute approval requests shall be accompanied by manufacturing drawings, complete with photometric data produced by an independent laboratory.
- d) Each substitute sample must be presented to the owner/consultant within seven days following the opening of tenders. The sample must be completely operational. After this time, the bidder will be required to supply the original specified product.
- e) The owner/consultant reserves the right to grant or deny approval for proposed substitutions without prejudice to his rights and his decision shall be final.

The above conditions apply to this section independently of any other clauses on the subject found in this document.

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Lamp Technical Information									
Lamps #	Rated life hrs. ¹	LED Manufacturer	CRI	Color Temperature ²	Initial Lumens	Wattage		Max System AC current: 120v	LED mA
						Lamp	System ³		
40W30LED4K	70,000	Philips Lumileds Rebel or Cree XP	70	4000K	3000	40W	45W	0.47A	400mA
40W49LED4K	70,000		70	4000K	3800	42W	47W	0.47A	285mA
60W30LED4K	70,000		70	4000K	4000	60W	68W	0.7A	600mA
65W49LED4K	70,000		70	4000K	5200	65W	72W	0.7A	428mA
90W49LED4K	70,000		70	4000K	6300	90W	102W	1A	571mA
105W79LED4K	70,000		70	4000K	8200	105W	119W	1.17A	428mA
130W98LED4K	70,000	Philips Lumileds Rebel or Cree XP	70	4000K	10400	130W	147W	1.4A	428mA
150W79LED4K	70,000		70	4000K	10300	150W	170W	1.7A	600mA
180W98LED4K	70,000		70	4000K	12600	180W	204W	2A	571mA

¹ Rated life represents the time it takes for the LED system to reach 70% of initial lumen output.

² On average.

³ System wattage includes the lamp and the LED driver.

- How to calculate the lamp lumen per watt ratio: In the above table and according to your choice of lamp, please note the initial lamp lumen value and divide this value by the lamp wattage. (Example: 40W30LED4K : 3000/40=75)

- How to calculate the system lumen per watt ratio (LER): First, visit our website at www.lumec.com and download the IES file (photometric file) of your selected Philips Lumec product . Then, use a photometric software to get the absolute system lumens value and divide by the system wattage. (Example: 40W30LED4K : Absolute system lumens / 45W = LER)

Handwritten text, possibly a signature or date, appearing as "1912" and "May 10".

Handwritten text, possibly a name or address, appearing as "Mr. J. M. Smith".

Small handwritten mark or initials.

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Layout Dimensions

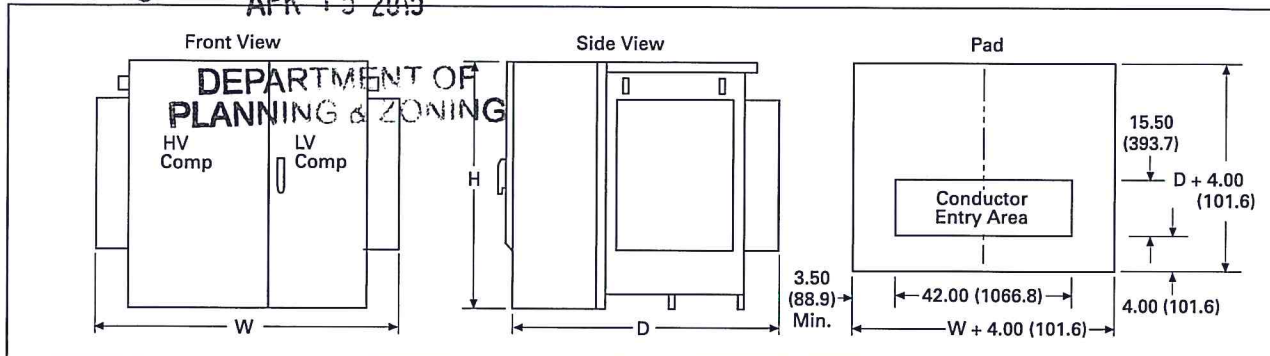


Figure 17.0-9. Pad-Mounted Transformer (75–2500 kVA)—Dimensions in Inches (mm)

Table 17.0-9. Standard Unit, Oil-Immersed 65°C Rise, 75–2500 kVA—Dimensions in Inches (mm)

kVA	Transformer Dimensions			Approximate Weight Lbs (kg)	Gallons (Liters) of Oil (Approximate)
	Width (W)	Depth (D)	Height (H)		
HV: 5-15 kV Radial Feed, Livefront					
75	56.00 (1422.4)	50.00 (1270.0)	56.00 (1422.4)	2280 (1034.2)	115 (435.3)
112	56.00 (1422.4)	50.00 (1270.0)	56.00 (1422.4)	2400 (1088.6)	115 (435.3)
150	56.00 (1422.4)	50.00 (1270.0)	56.00 (1422.4)	2700 (1224.7)	125 (473.2)
225	56.00 (1422.4)	54.00 (1371.6)	58.00 (1473.2)	3350 (1519.5)	150 (567.8)
300	60.00 (1524.0)	58.00 (1473.2)	58.00 (1473.2)	3650 (1655.6)	165 (624.6)
500	66.00 (1676.4)	62.00 (1574.8)	60.00 (1524.0)	5200 (2358.7)	200 (757.1)
750	81.00 (2057.4)	64.00 (1625.6)	68.00 (1727.2)	7200 (3265.9)	360 (1362.7)
1000	84.00 (2133.6)	66.00 (1676.4)	68.00 (1727.2)	9000 (4082.3)	400 (1514.2)
1500	86.00 (2184.4)	72.00 (1828.8)	68.00 (1727.2)	10,250 (4649.3)	440 (1665.6)
2000	92.00 (2336.8)	80.00 (2032.0)	72.00 (1828.8)	13,400 (6078.1)	550 (2082.0)
2500	98.00 (2489.2)	82.00 (2082.8)	72.00 (1828.8)	15,000 (6803.9)	570 (2157.7)
3000	102.00 (2590.8)	83.00 (2108.2)	77.00 (1955.8)	16,500 (7484.3)	625 (2365.9)
HV: 5-15 kV Radial Feed, Deadfront					
75	62.00 (1574.8)	50.00 (1270.0)	56.00 (1422.4)	2350 (1065.9)	115 (435.3)
112	62.00 (1574.8)	50.00 (1270.0)	56.00 (1422.4)	2450 (1111.3)	115 (435.3)
150	62.00 (1574.8)	50.00 (1270.0)	56.00 (1422.4)	2700 (1224.7)	125 (473.2)
225	62.00 (1574.8)	54.00 (1371.6)	58.00 (1473.2)	3400 (1542.2)	150 (567.8)
300	62.00 (1574.8)	58.00 (1473.2)	58.00 (1473.2)	3700 (1678.3)	165 (624.6)
500	66.00 (1676.4)	62.00 (1574.8)	60.00 (1524.0)	5400 (2449.4)	200 (757.1)
750	81.00 (2057.4)	64.00 (1625.6)	68.00 (1727.2)	7200 (3265.9)	360 (1362.7)
1000	84.00 (2133.6)	66.00 (1676.4)	68.00 (1727.2)	9000 (4082.3)	400 (1514.2)
1500	86.00 (2184.4)	72.00 (1828.8)	68.00 (1727.2)	10,250 (4649.3)	440 (1665.6)
2000	92.00 (2336.8)	80.00 (2032.0)	72.00 (1828.8)	13,400 (6078.1)	550 (2082.0)
2500	98.00 (2489.2)	82.00 (2082.8)	72.00 (1828.8)	15,000 (6803.9)	570 (2157.7)
3000	102.00 (2590.8)	83.00 (2108.2)	77.00 (1955.8)	16,500 (7484.3)	625 (2365.9)
HV: 5-15 kV Loop Feed, Livefront					
75	65.00 (1651.0)	50.00 (1270.0)	56.00 (1422.4)	2400 (1088.6)	115 (435.3)
112	65.00 (1651.0)	50.00 (1270.0)	56.00 (1422.4)	2500 (1134.0)	115 (435.3)
150	65.00 (1651.0)	50.00 (1270.0)	56.00 (1422.4)	2800 (1270.1)	125 (473.2)
225	65.00 (1651.0)	54.00 (1371.6)	58.00 (1473.2)	3500 (1587.6)	150 (567.8)
300	66.00 (1676.4)	58.00 (1473.2)	58.00 (1473.2)	3800 (1723.7)	165 (624.6)
500	68.00 (1727.2)	62.00 (1574.8)	60.00 (1524.0)	5600 (2540.1)	200 (757.1)
750	82.00 (2082.8)	64.00 (1625.6)	68.00 (1727.2)	7200 (3265.9)	360 (1362.7)
1000	86.00 (2184.4)	66.00 (1676.4)	68.00 (1727.2)	9000 (4082.3)	400 (1514.2)
1500	88.00 (2235.2)	72.00 (1828.8)	68.00 (1727.2)	10,250 (4649.3)	440 (1665.6)
2000	92.00 (2336.8)	80.00 (2032.0)	72.00 (1828.8)	13,400 (6078.1)	550 (2082.0)
2500	98.00 (2489.2)	82.00 (2082.8)	72.00 (1828.8)	15,000 (6803.9)	570 (2157.7)
3000	102.00 (2590.8)	83.00 (2108.2)	77.00 (1955.8)	16,500 (7484.3)	625 (2365.9)

Dimensional Variations

Height Variations

1. Add 3.00 inches (76.2 mm) to the height when using bayonet fuses on all kVA ratings.
2. Add 7.00 inches (177.8 mm) to the height when using dry well canisters fusing on 75–500 kVA ratings.
3. Add 8.00 inches (203.2 mm) to the height when using dry well canisters fusing on 750 kVA rating only.

Depth Variations

4. Canister fuses require deeper tanks on some transformer sizes.
 - a. Add 4.00 inches (101.6 mm) to the depth of kVA ratings 75, 112, and 225.
 - b. Add 2.00 inches (50.8 mm) to the depth of kVA rating 500.
5. Less flammable natural ester fluid requires deeper tanks on some transformer ratings.
 - a. Add 2.00 inches (50.8 mm) to the depth of kVA ratings 75–1500. Add 8.00 inches (203.2 mm) to the depth of kVA ratings 2000 and 2500.

*Dimensions are approximate—
not for construction.*

JIPMP
approved 5/2014**SEC. 8.1.8 MINIMUM OFF-STREET PARKING REQUIREMENTS**

Table 21 summarizes projects that may be built by 2019; because many elements of these planned projects are currently undefined, approximate square footages and associated employment were estimated based on a number of assumptions.¹⁶ This is a conservative estimate, as it includes all projects that could potentially be constructed within the 2019 timeframe; in reality, it is likely that not all projects will be developed or pursued by then. The new facilities Gross Square Footage (GSF) estimated for these projects were added to the existing campus facilities described in Section 8.1.4 to calculate minimum parking requirements per the Ordinance.

TABLE 21: UVM PLANNED PROJECTS 2014-2019

Building Project	Primary Use	Change in GSF	Change in # of Beds	Change in # Parking Spaces
Multi-Purpose Event Center ¹	Athletic	200,000	0	0
STEM ²	Administrative/Academic	100,000	0	0
Kalkin Addition	Administrative/Academic	21,750	0	0
61 Summit Street ³	Administrative/Academic	5,300	0	16
UVM Rescue Building	Administrative/Academic	3,400	0	-38
Billings ⁴	Administrative/Academic	0	0	0
Housing Master Plan – Phase I ⁵	Residential	250,000	up to 730	0
Athletic Recreation Center	Athletic	58,000	0	0
Virtue Field Outdoor Seating ⁶	Athletic	6,165	0	0
Total New GSF		656,615	730	-22
Demolition Project	Primary Use			
Angell Hall ²	Administrative/Academic	-11,079	0	0
Housing Master Plan – Phase II ⁵	Residential	-77,936	-391	0
Total Demolished GSF		-89,015	-391	0
Net Change GSF		555,600	339	-22

- Notes: (1) Assumes new 6,500 to 7,500-seat facility.
 (2) Total STEM project will include the renovation of Cook and Votey Buildings, the demolition of Angell Lecture Center, and the addition of a new 100,000 square-foot facility.
 (3) Additional square footage in new pavilion addition; renovation of existing building will not add new space.
 (4) Renovation; does not include any new additional space.
 (5) Approximate square footage for new housing south of Main Street near Harris-Millis and Marsh-Austin-Tupper Residence Halls; assume that Chittenden, Buckham, and Wills Residence Halls (up to 391 beds) will be demolished within five years, with replacement occurring more than five years in the future.
 (6) Includes the following accessory buildings: bathrooms, lockers, and a concession stand.

In the next five years, UVM expects a number of new projects with minimal changes to the parking inventory. These projects include ones that carried over from the last five-year projection: the Multi-Purpose Event Center, STEM Initiative, and the Athletic Recreation Center. In addition to these projects, UVM has several projects currently in design, including the Kalkin Addition, 61 Summit Street, and the Rescue Building. The Virtue Field Outdoor Seating has obtained a municipal permit. Billings, the Athletic Recreation Center, and the Housing Master Plan – Phase I project are also expected in the next five years.

¹⁶ Planned projects are not assumed to generate any new employment.



DEPARTMENT OF
PLANNING & ZONING

MEMORANDUM

TO: Lani Ravin, Associate Planner, UVM Campus Planning Services
FROM: Robert Chamberlin, PE, PTOE
DATE: March 26, 2015
SUBJECT: New Student Housing – (Burlington ZP15-0810SP 10 University Place)
Expected Traffic and Parking Impact

We have reviewed the latest plans for new housing on central campus regarding potential traffic and parking impacts. The project, referred to as the First Year Student Housing and Dining Project is proposed just north of the Bailey-Howe Library building, with locatable addresses at 170 and 180 Carrigan Drive.

The project proposes housing for 699 students. As part of this plan, three existing dorms - Chittenden, Buckham and Wills (totaling 391 beds) - are to be demolished, making a net gain of 308 beds. This is substantially less than the net gain noted in Table 21 of the 2014 Joint Institutional Parking Management Plan (JIPMP), which indicates an increase of up to 730 beds located near Marsh-Austin-Tupper (MAT) dorm complexes.

As detailed in JIPMP (Table 21), no change in parking is necessary for this project since the vast majority of first year students are not permitted to have personal vehicles. Therefore, we don't believe the change in location to be significant with regard to traffic or parking impacts. With regard to service vehicle access and circulation, we agree that this will be reviewed as part of the site planning efforts during final application.

With regard to timing, the 2014 JIPMP suggests that the CBW demolition will occur during the 5-year JIPMP period, but that the replacement housing may take place thereafter. UVM is moving this planned project slightly ahead in scheduling. However, actual occupancy of the new replacement dormitory is expected in 2017, the approximate mid-point of the 2014-2019 JIPMP planning period. We don't believe this minor change in timing to be significant.



*Historic Buildings Evaluation
For Act 250 Review*

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First Year Student Housing and Dining Project

**University of Vermont
Burlington, Vermont
April 2015**

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INTRODUCTION

Liz Pritchett, Historic Preservation Consultant, has been retained by the University of Vermont (UVM) to review the proposed construction of the First Year Student Housing and Dining Project, which will be located on the south end of the Central Campus Quad. This letter report provides an inventory of the resources in and adjacent to the project area, a determination of their historic and architectural significance, and their eligibility for listing on the State and National Registers of Historic Places. It provides important information for planning purposes required to evaluate the potential effect of the undertaking on historic resources for purposes of Act 250 review under 10 V. S. A. Chapter 151, Criterion 8. Project review identifies potential impacts to historic buildings, structures, historic districts, historic landscapes and settings, and to known or potential archeological resources. The scope of work for this review includes site visits, research of the history and architectural significance of the buildings adjacent to the project area, and review of project plans.

Literature review involved research of Burlington files at the Division for Historic Preservation offices in Montpelier, Vermont, and University of Vermont files in the UVM Campus Planning Services Department and Special Collections. The purpose of the file search is to inventory significant historic sites in the project area that are currently listed on the National Register of Historic Places (NR) and the Vermont Historic Sites and Structures Survey (also called the State Register/ SR), or have been determined NR or SR eligible by the Vermont Advisory Council on Historic Preservation.

The determination of potential effect of the undertaking is that the construction of the First Year Student Housing and Dining Project will have no adverse effect on historic resources in or adjacent to the project area.

SETTING

The project area of the First Year Student Housing and Dining Project comprises the south end of the Central Campus Quad, a grassy, open area that has been previously disturbed by fill, which raised the grade of the lawn area several feet above the central and northern portions of the Quad. The project area is surrounded by the following historic resources: Converse Hall and Rowell Hall to the east, Bailey-Howe Library to the south, Royall Tyler Theater to the southwest, and Fleming Museum to the north. The Chittenden-Buckham-Wills Residential Complex to the east, and Cook Physical Science and Angell Lecture Center to the west, are slated for demolition. The new STEM Building will be constructed on the site of Cook Physical Science and Angell Lecture Center.

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The University Green Historic District is located directly west of Cook Physical Science and Angell Lecture Center. Royall Tyler Theater is a contributing resource in the district. Other buildings also in the district include Old Main, Williams Hall, Billings Library, and Ira Allen Chapel. Fleming Museum, noted at the north end of the Central Campus Quad, has been determined eligible for the State and National Registers. Converse Hall to the east is listed in the State Register and is currently being nominated to the National Register.

A substantial number of resources that were built from the 1960s through 1980 around the Central Campus Quad reflect the period of expansion on campus following World War II. These buildings contribute to the Modernist period of architecture on the UVM campus and Vermont, and include the Brutalist Style buildings Cooke Physical Science, Angell Lecture Center, Rowell Building and Howe Library addition. Bailey Library, Votey Engineering, and Chittenden Hall, Buckham Hall and Wills Hall are representative of the International Style.

The Central Campus Quad is identified in the UVM Campus Master Plan as an important landscape feature. The long, rectangular, green space is primarily an open grass lawn crossed by sidewalks that provide access to the surrounding campus buildings. An important landscape feature in the northern half of the Quad is a grove of trees laid out in a grid pattern, which was designed by nationally acclaimed landscape architect, Dan Kiley. Within the grove of trees are two metal sculptures of female figures. Three other sculptures in this series, called Lamentations, are currently undergoing conservation.

DESCRIPTION AND SIGNIFICANCE OF HISTORIC RESOURCES ADJACENT TO THE PROJECT AREA

The following historic resources adjacent to the project area at the south end of the Central Campus Quad have the potential to be affected by the construction of the First Year Student Housing and Dining Project.

State Register listed sites:

1. Converse Hall was nominated to the State Register in 2001. This Chateau Style building, an example of High Victorian Gothic architecture in Vermont, was constructed in 1895 by the Wilson Brothers, Philadelphia, PA. It is currently being nominated to the National Register of Historic Places.

State Register eligible sites:

1. Robert Hull Fleming Museum was designed in the Colonial Revival style by UVM architectural firm of the time: McKim, Mead & White and built in 1931. The later addition to the museum, built in 1983, was designed by Crissman and Solomon Architects. A draft nomination for listing the Fleming Museum in the National Register of Historic Places was prepared in 1998 but never submitted to the Vermont Advisory Council for review and subsequent submission to the National Park Service.

2. Chittenden-Buckham-Wills (CBW) Residential Complex was designed by McKim, Mead & White and built in 1947. The three flat roof, brick, rectangular plan residential halls were substantially modified in 1982 when the classical entries were removed. These simple buildings reflect a transition from the Colonial Revival to the International Style of architecture. These buildings (along with a fourth residential hall, Coolidge Hall, attached to Southwick Memorial Hall on the Redstone Campus) retain significance primarily as the first known examples of precast concrete panel construction in the country. The three residential halls on the Central Campus Quad are slated for demolition.
3. Bailey/Howe Library was built in two phases. Bailey Library was constructed in 1960 in the International Style following designs by Roland M. Whittier, architect. The Brutalist style west side addition, designed by Robert Burley Associates Architects, was built in 1980.
4. Rowell Hall, designed by the Architects Collaborative in the Brutalist style, was built in 1970.

National Register listed sites:

1. University Green Historic District (entered in the National Register on April 14, 1975) comprises the buildings surrounding the University Green. Only one building in the district is directly adjacent to the First Year Housing and Dining Project site.
 - 1) Royall Tyler Theater, built in 1901 in the Victorian Eclectic Style was designed by Andrews, Jacques and Rantoul as the University gymnasium; the east addition was designed by A. L. Lawrence and built in 1915; in 1973-74 the interior of the building was redesigned by Burlington Associates for use as the University theater.

The nearby historic resources along College Row in the historic district are:

- 2) Old Mill, built in 1829 in the Federal style following designs by John Johnson. It was reconstructed in 1882 in the High Victorian Gothic style, and John J. R. Randall was the architect.
- 3) Lafayette, attached to the rear elevation of Old Mill, was originally built in 1958 following designs by Freeman French Freeman; it was dismantled and reconstructed in 1995 in the Post Modern Style, Northern Architects/ Smith Alvarez Sienkiewicz architects.
- 4) Williams Hall, built in 1896 in the Victorian Eclectic style, was designed by the Wilson Brothers (who also designed Converse Hall).
- 5) Billings Library, built in 1885 in the Richardson Romanesque Style, was designed by Henry H. Richardson.
- 6) Ira Allen Chapel, built in 1925 in the Colonial Revival Style was designed by McKim, Mead and White.

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National Register eligible sites:

1. Robert Hull Fleming Museum was designed in the Colonial Revival style by the LVM architectural firm of the time: McKim, Mead & White and built in 1931. The later addition to the museum, built in 1983, was designed by Crissman and Solomon Architects. A draft nomination for listing the Fleming Museum in the National Register of Historic Places was prepared in 1998 but never submitted to the Vermont Advisory Council for review and subsequent submission to the National Park Service.
2. Converse Hall, which is one of the SR listed sites discussed above, is eligible for the National Register of Historic Places for its historic and architectural merit.
3. The CBW Residential Complex buildings are potentially eligible for listing in the National Register for their innovative engineering significance as the first known example of pre-cast slab construction in the country. Because they will soon be demolished, National Register status will not be pursued.
4. Bailey / Howe Library (1960 & 1980), Votey Engineering (1963), and Rowell (1970), appear eligible for listing in the National Register as contributing to a campus-wide historic district for their significance as part of the Modernist movement of architecture in Vermont.

DESCRIPTION AND POTENTIAL EFFECT OF THE UNDERTAKING

The First Year Student Housing and Dining Project comprises two, long, linear, brick, gable roof buildings that will be located at the south end of the Central Campus Quad. The buildings will contain 699 beds of student housing and a 500 seat dining hall. The eastern building will be a residence hall sited on a diagonal from northwest to southeast, and the western building, both a residence hall and dining hall, is designed as an L-shaped structure. The two buildings will be connected by an elevated walkway, which will span the Green Mountain Walkway as it passes southerly from the Central Campus Quad to the south-facing grass lawn that will be enclosed on the north, east and west by the two First Year Student Housing and Dining Project structures. A second enclosed elevated walkway has been proposed that will extend over Carrigan Drive between the new buildings and Bailey-Howe Library to the south. The dining hall, which is proposed to have a green roof, will be located in the south-east facing angle of the L-shaped, western building, and open air dining terraces are proposed for both the north and south sides of the western building. A service entrance will be located on the west side of the western building.

The architects for the project are WTW, Scott + Partners, and Wagner Hodgson, landscape architect. The two new buildings have been designed to blend with the historic resources in the nearby University Green Historic District, such as Williams Hall and Old Mill, in the selection of red brick for the façade material, and a predominance of traditionally-sized and regularly-spaced window openings. The tall rectangular forms of the buildings also reflect the historic buildings

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along the University Green, and will be compatible with the tall, rectangular massing of the new, brick STEM building which will be constructed on the west side of the Quad. The six story west building, and seven story east building will be just a few feet lower in height than the existing building.

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The two new buildings have been sited on the south end of the Central Campus Quad in a manner that will not block views of Converse Hall to the east when standing at the north side entrances to both new buildings. The walkways along the north elevations of the new buildings are directly in line along the east-west axis with the walkway and proposed restored allee leading to the front (west) entrance of Converse Hall. In addition, the significant landscape element at the northern half of the Central Campus Quad, the Kiley grove of trees, will not be impacted, but rather will be incorporated into the new curve of the Green Mountain Walkway that will extend along the eastern part of the Quad.

The First Year Student Housing and Dining Project is sited a sufficient distance from other historic resources adjacent to the project area, so that the new buildings will not appear too close to these resources. Views of the historic resources will not be compromised by the new construction. For example, the north side of Bailey-Howe Library will remain clearly visible from the south-facing lawn of the western building. Royall Tyler Theater, Rowell Hall, and Converse Hall are sufficiently distant from the new construction so that the historic character and setting of these resources will not be affected by the new construction. In addition, with the removal of the Chittenden-Buckham-Wills Residential Complex, the maintained grass lawn of the Quad will be increased in the area of these former dorms along the east side of the Quad.

SUMMARY

Based on research and site visits, in the professional opinion of Liz Pritchett, who has prepared this report, the proposed undertaking to construct the First Year Student Housing and Dining Project will have No Adverse Effect on historic resources.

Overall, the First Year Student Housing and Dining Project respects the cultural landscape that is defined by the Central Campus Quad and the historic resources that surround it. Views to the Kiley grove of trees, Fleming Museum and Converse Hall are well preserved and to some degree will be enhanced without the obstruction of the Chittenden-Buckham and Wills Residential Complex. The siting of the new buildings, their massing, details and designs reflect similar features in the surrounding historic resources. Existing circulation patterns now found in the various walkways that join the buildings around the Quad will be retained overall, with some adjustment for the new Green Mountain Walkway.

No construction will begin until all permits are in place and the Vermont Division for Historic Preservation has signed off on all plans and elevations for the new First Year Student Housing and Dining Project.

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PHOTOGRAPHS OF ARCHITECTURAL RESOURCES IN THE PROJECT AREA 15 2015

Photos dated May and June 2014

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1. View looking southwest toward Bailey-Howe Library, left, and the rear elevation of Royall Tyler Theater, right. Grass lawn in foreground is the northern portion of the project site at the south end of the Central Campus Quad.



2. Looking north from the project site in the Central Campus Quad toward the Kiley grove of trees and Fleming Museum (center), Kalkin Hall (left), and Chittenden Hall and University of Vermont Health Network (right).

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3. View from the project site looking east toward Wills Hall, Converse Hall is in distance to the left behind the trees, and the University of Vermont Health Network is a far left.



4. View from the project site looking northeast from left to right, Buckham Hall, University of Vermont Health Network, Converse Hall (behind trees), and Wills Hall.

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5. View just east of the project area looking toward Converse Hall (left), Given Hall (center) and Rowell Hall (right).



6. Additional view from the project area toward Chittenden and Buckham Halls (left to right), which will be demolished, and toward the walkways that will be reconfigured somewhat for the Green Mountain Walkway.



7. Looking north toward the Kiley Grove of trees and Fleming Museum (center), and Kalkin Hall (left).



8. View to northwest from the project site showing Cook Physical Science (left), which will be replaced with the new STEM building, and Kalkin Hall (right).

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9. Looking northwest from area west of Converse Hall toward Cook Physical Science, which will be demolished for the new STEM building. The Central Campus Quad in front of (east of) the new STEM building will be retained. Note the bell tower of Ira Allen Chapel in upper right.



10. View looking west toward the project site on the far left.

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Historic Photographs Courtesy of the UVM Landscape Change Program

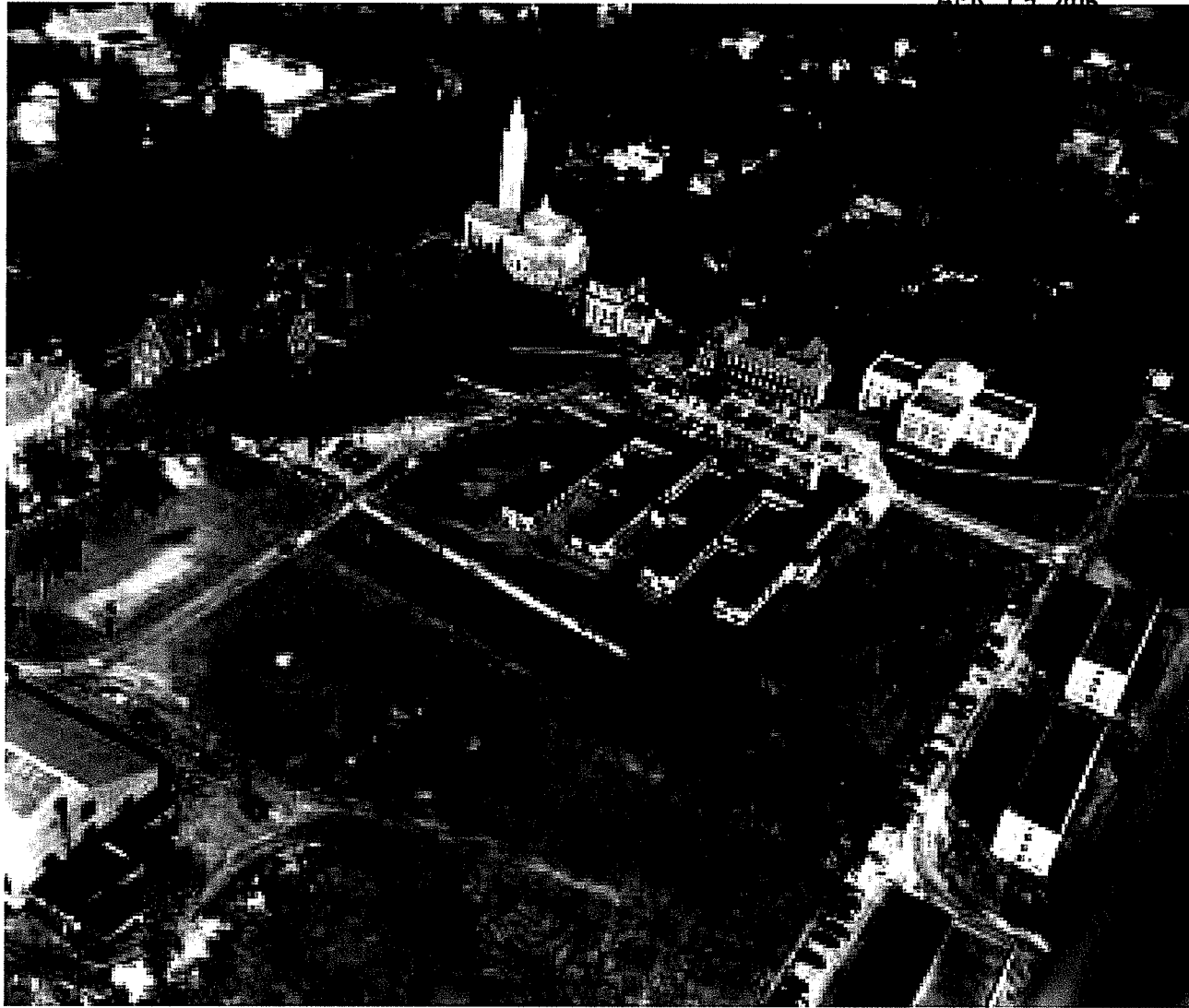
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11. Photo dated 1939

Aerial View of the University Green and fields to east, which now comprises the Central Campus Quad. Converse Hall and its allee of trees is in the upper portion of photo east of Old Mill.

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12. Photo dated 1947-1957

Aerial view showing new housing built after World War II. East Hall (now gone) is at the north end of what is now the Central Campus Quad, and the Chittenden-Buckham-Wills Residential Complex is at the east side of the Quad.

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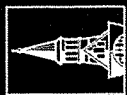
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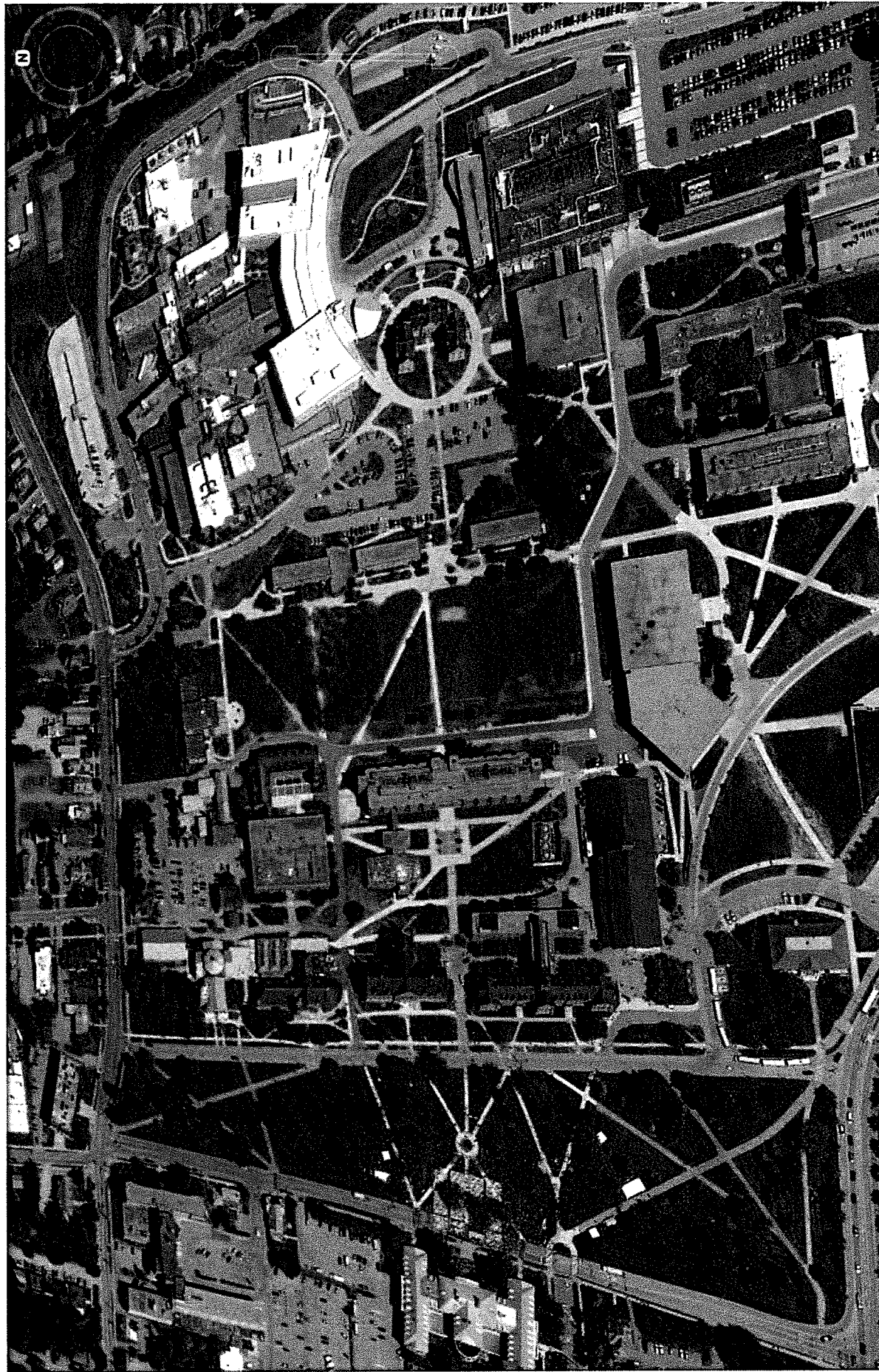
13. Construction of East Hall, 1946? Royall Tyler Theater (formerly the gymnasium) is in the background.



14. Converse Hall, 1939, looking east from what is now the project site.

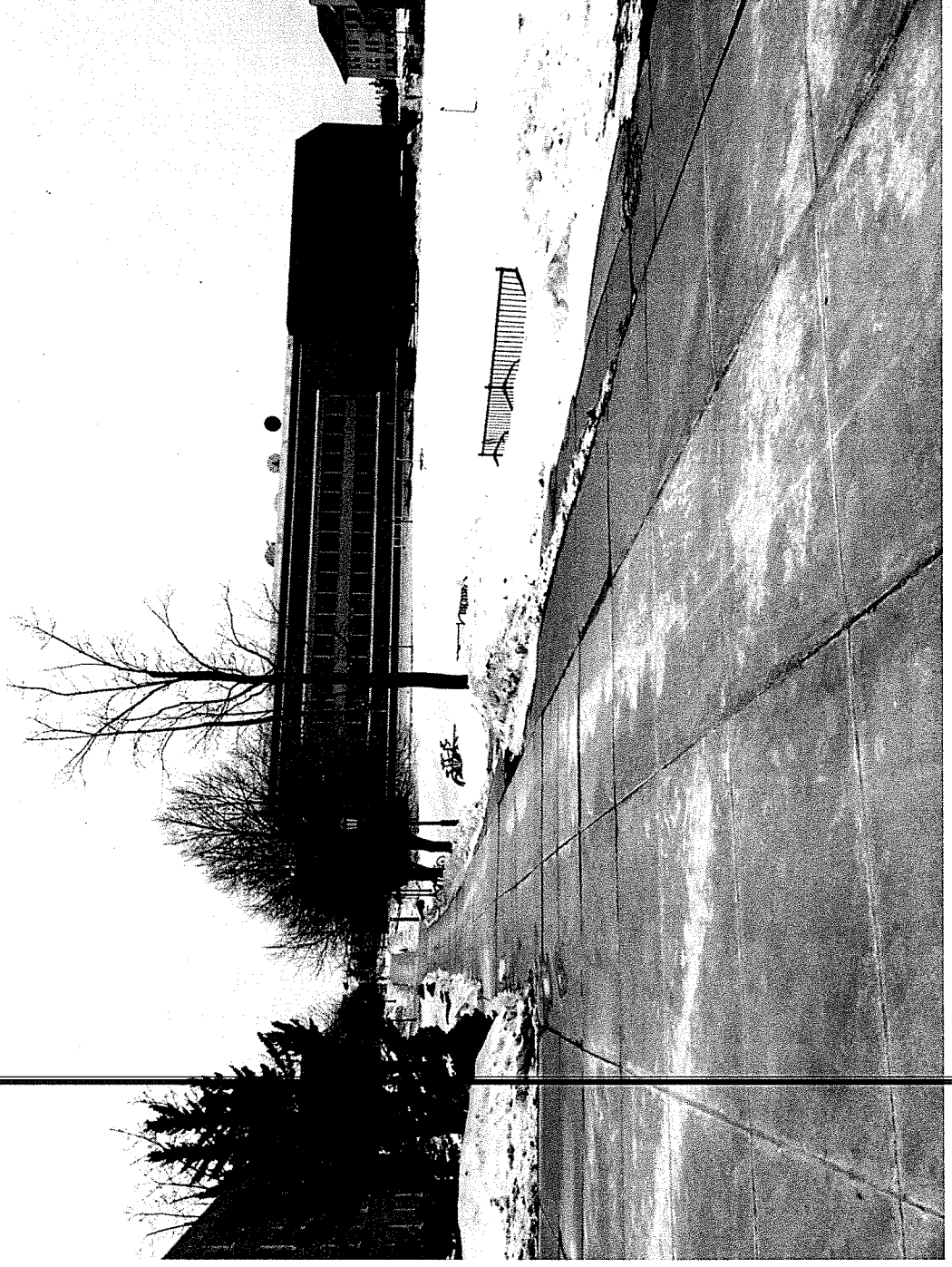


The University of Vermont

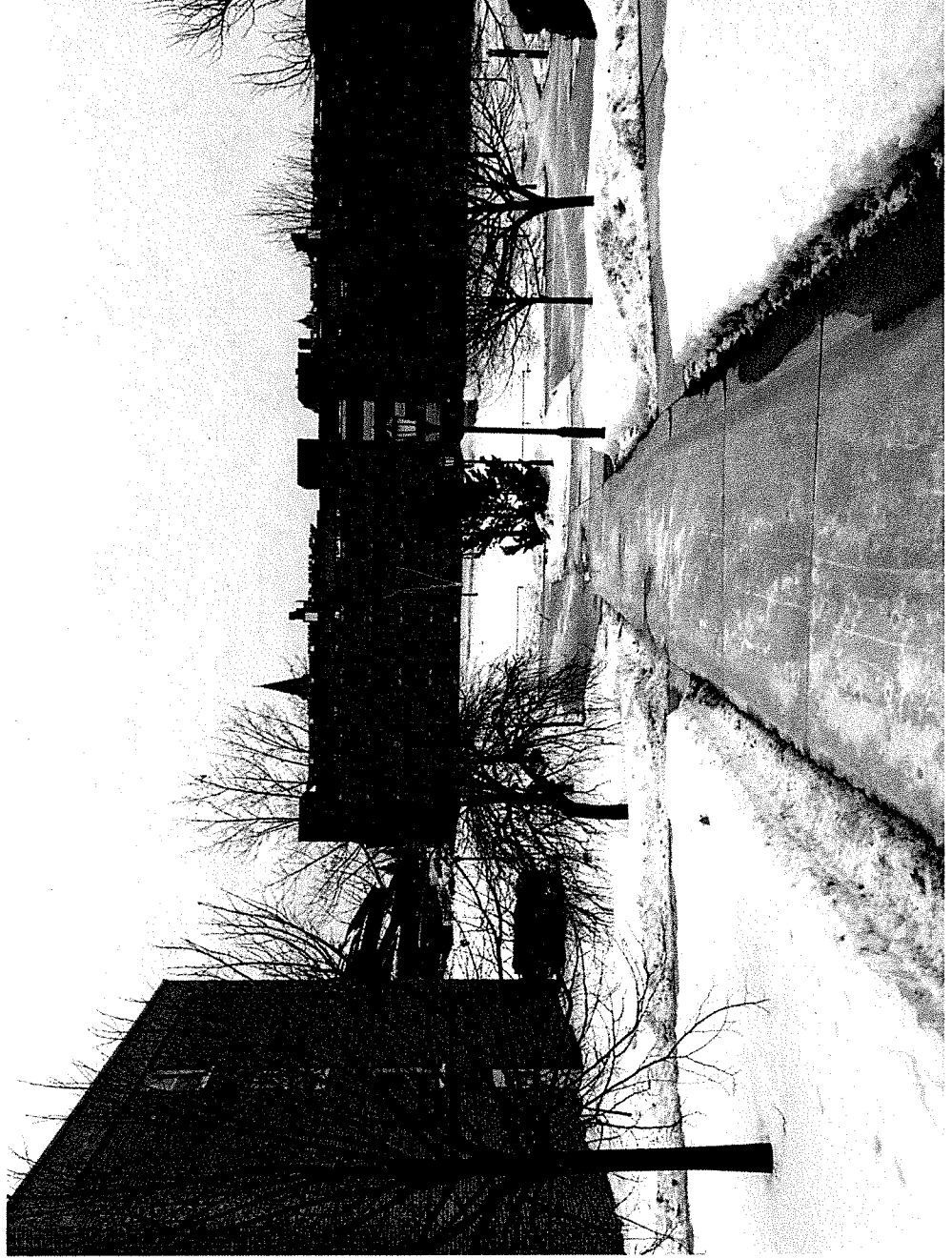




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Existing View Looking South from Future Green Mountain Walkway



Existing View Looking West from Converse Hall Area



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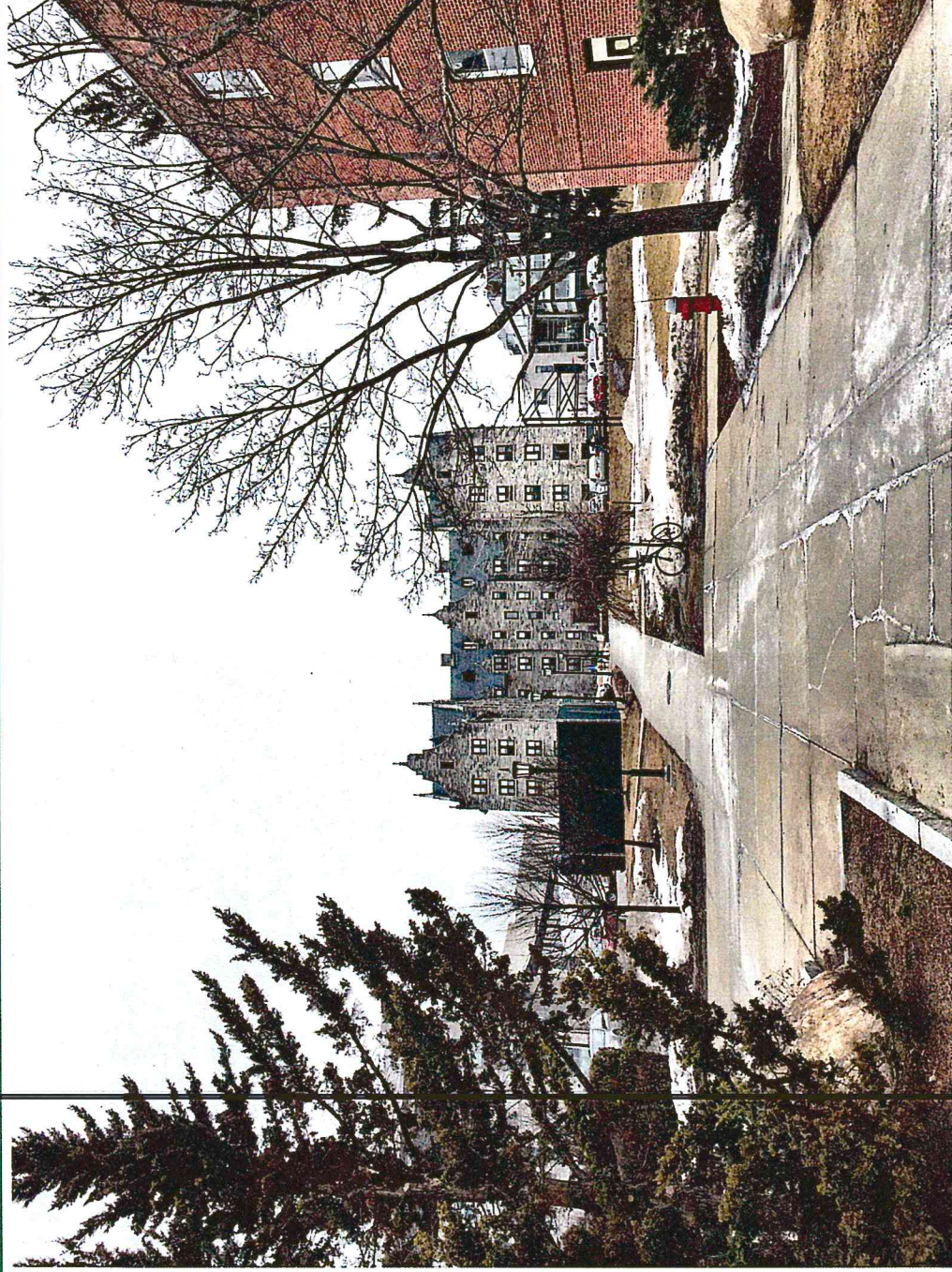
Fleming green looking Northwest from Green Mountain Walkway
near Southwest corner of Wills Hall



Northwest corner of Wills Hall
Looking Northeast toward
Converse Hall



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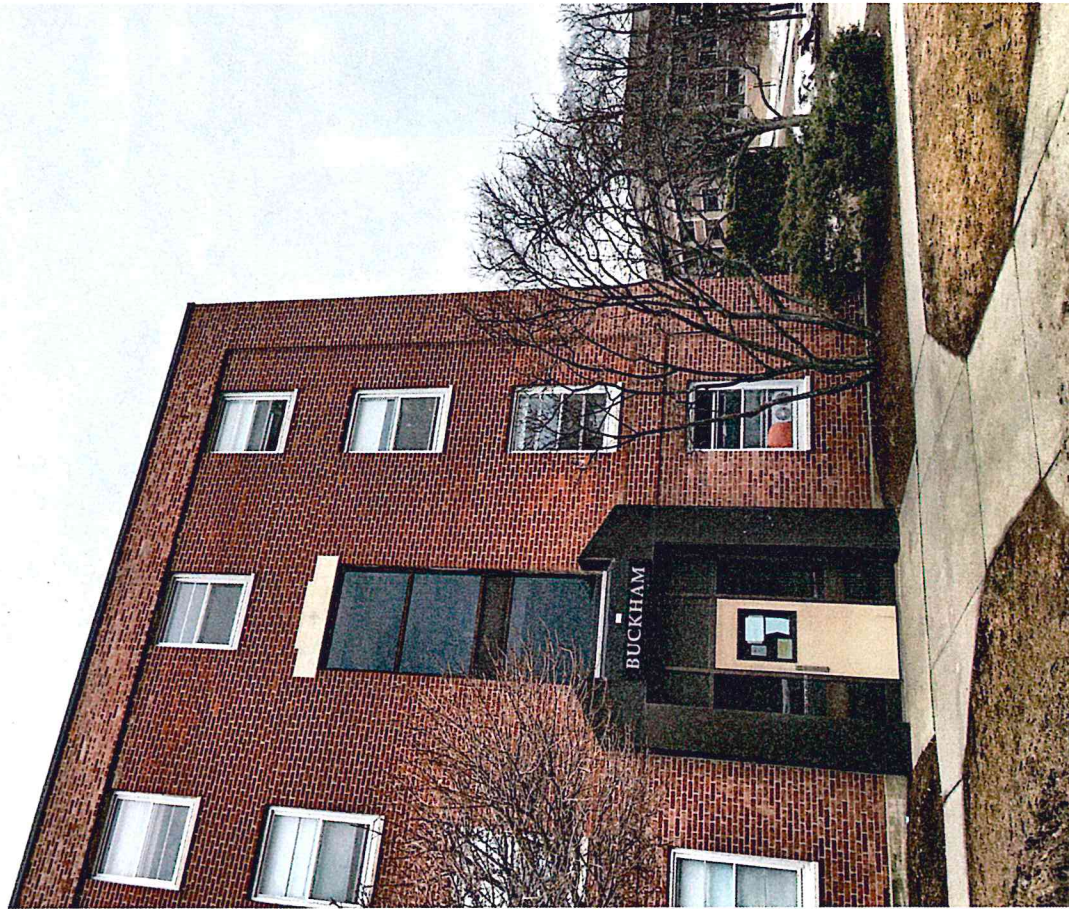


Converse Hall looking East from Green Mountain Walkway in
between Wills and Buckham Halls



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Southwest corner of Buckham Hall
looking Southeast toward
Converse Hall





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Northwest corner of Chittenden Hall looking
Southeast toward Converse Hall



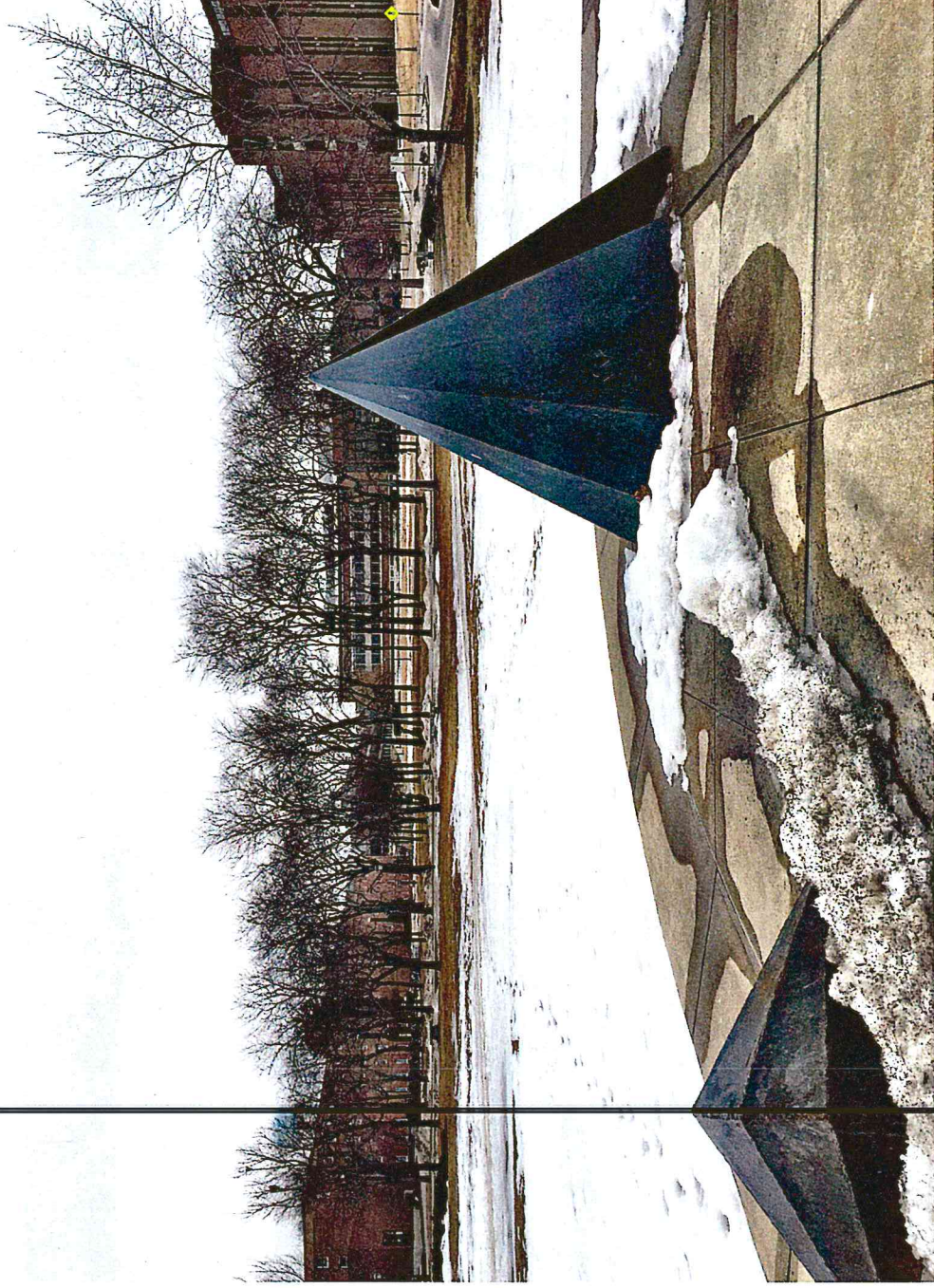
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Looking Southeast toward Converse Hall from the
South entrance to Fleming Museum



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Fleming green looking South from South
entrance to Fleming Museum



Converse Hall looking East from East
entrance to Cook Science

TITE-LOC PLUS

PRODUCT FEATURES

- 20 year non-prorated finish warranty
- Available in 4 variations - see profile drawings to right. Check local factory for panel condition availability.
- Maximum panel length of 64 feet
- Mechanically seamed in the field to 180 degrees
- Weathertightness Warranty Available

MATERIALS

- 37 stocked colors (24 gauge steel)
- 13 stocked colors (22 gauge steel)
- 36 stocked colors (.032 aluminum)
- 20 stocked colors (.040 aluminum)
- Galvalume Plus available

UL CLASSIFICATION

- UL-580 Class 90 rated up to 18" O.C.
- UL-1897 wind uplift
- UL-790 Class A fire rated
- UL-263 fire resistance rated
- UL-2218 impact resistance rated

ASTM TESTS

- ASTM E1592
- ASTM E331/1646
- ASTM E283/1680

*24 ga. and 22 ga. steel panels and .032 and .040 aluminum panels are UL-90 classified over solid substrate. See roof deck construction in Underwriter Laboratories roofing materials and systems directory.

FLORIDA BUILDING PRODUCT APPROVALS

- 24 GA & .032 Aluminum (Open Purlins): FL Prod. Approv 5562-R4
- .040 Aluminum: FL Approv 10879-R1
- 24 GA & .032 Aluminum: FL Prod Approv. 13487-R2
- 24 GA & .032 Aluminum: FL Prod. Approv. 16142

MIAMI-DADE PRODUCT APPROVALS

- .032 Aluminum (Plywood Deck): NOA No.13-0222.05
- 24 GA Steel (Plywood Deck): NOA No.13-0222.07
- .032 Aluminum (Steel Deck): NOA No.13-0222.04
- 24 GA Steel (Steel Deck): NOA No.13-0222.06

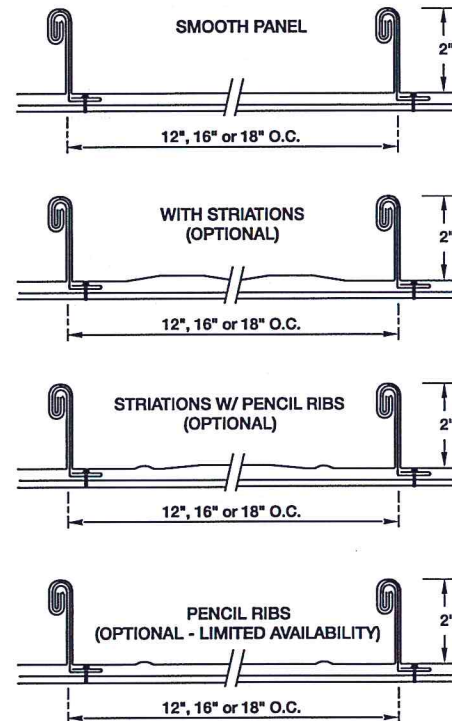
TESTS

- 24 ga. Steel SSTD Missile Impact Tested - Passed
- .032 Aluminum SSTD Missile Impact Tested - Passed

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UL 90
CLASSIFIED



SPECS: 12", 16" OR 18" O.C.

2" HIGH

Note: Panel conditions vary by manufacturing facility. Please check local plant for availability.

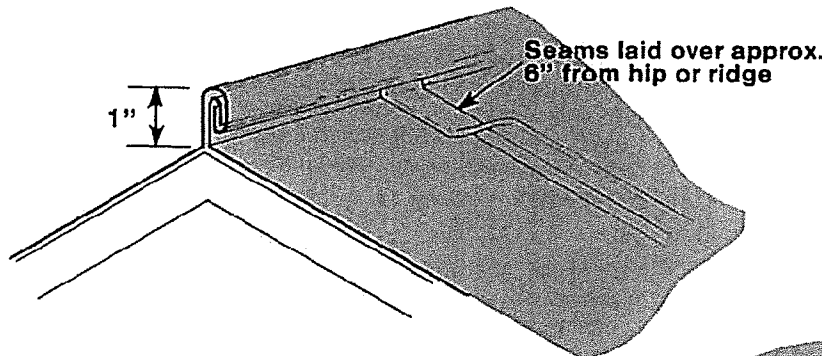




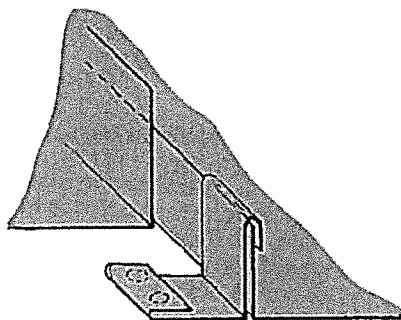
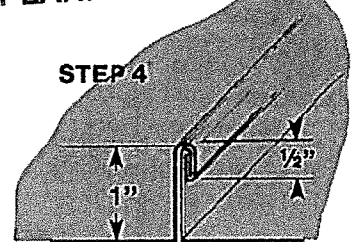
STANDING SEAM ROOFING (CONT'D.)

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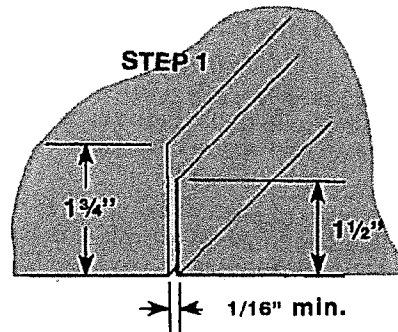
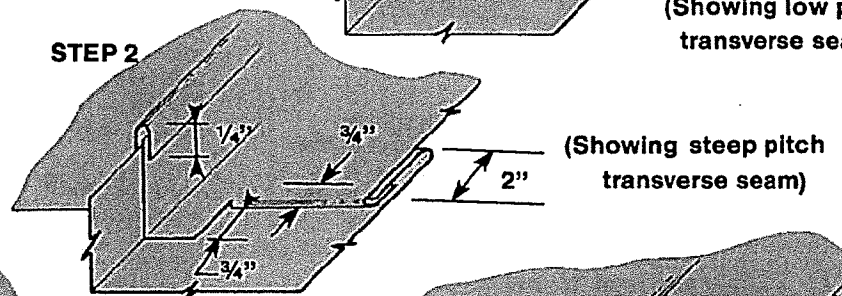
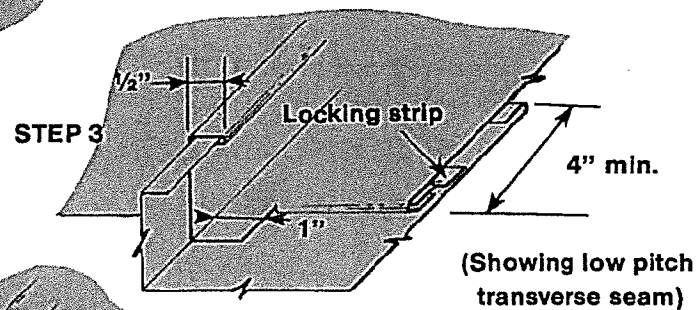
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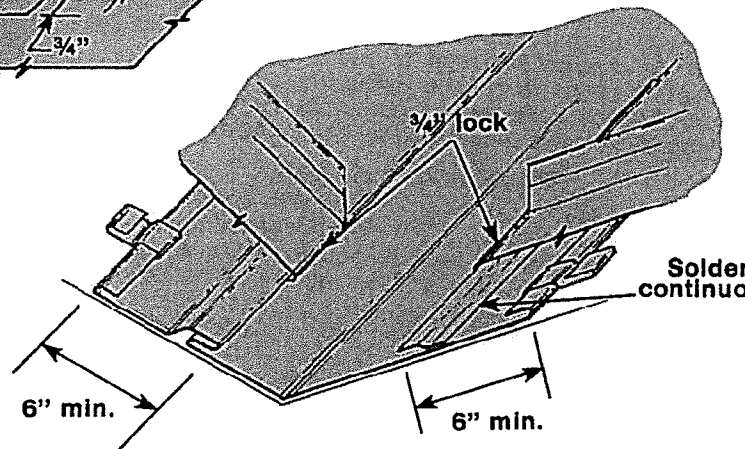
RIDGE OR HIP



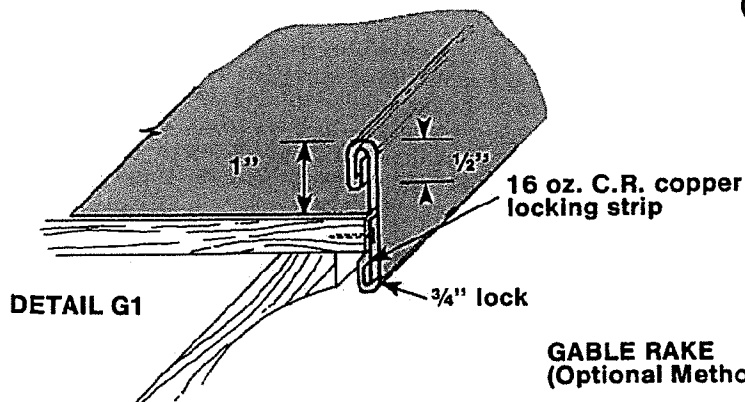
CLEATS 12" O.C.



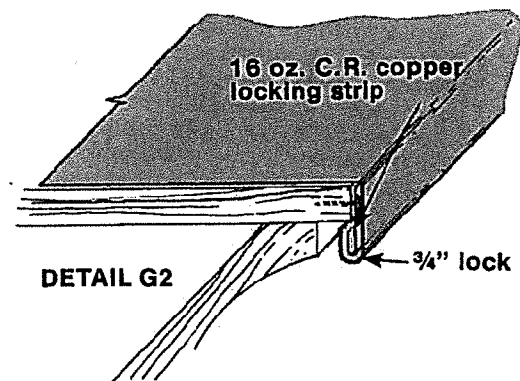
STANDING SEAM



VALLEY
(Showing optional locks for roofing)



GABLE RAKE
(Optional Methods)



Special conditions

When desirable to use a standing seam on roof slopes less than 3" per ft, a high grade butyl sealing tape or, alternately, a bead of comparable sealant can be applied to the top flange of the shorter leg (Figure 1). The standing seam is then closed and finished in the usual manner (Figure 2).

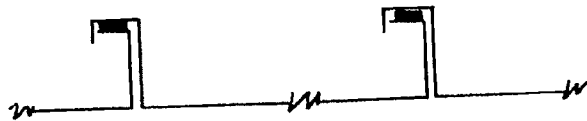


Figure 1

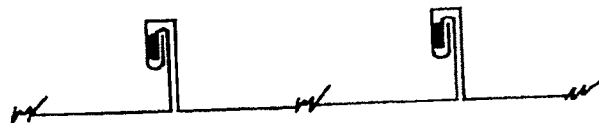


Figure 2

The low pitch transverse seam detail should be used and a bead of sealant should be applied in the lock formed by the soldered locking strip. The $\frac{3}{4}$ " fold on the lower end of the upper pan should hook into the locking strip of the underlying pan. The completed seam should be dressed down to a thickness of not less than $\frac{1}{8}$ " and a continuous bead of sealant should be visible the full width of the pan. The lap of the vertical portion or upstanding legs of the pans should also be set in sealant.

Machine formed pans

Standing seam pans may be made with power panformers, using either flat sheet or coiled sheet with this equipment. Available power panformers are adjustable to provide seam spacing from 6" to 24 $\frac{1}{2}$ " apart. Long rafter-length pans can be made from coiled sheet, eliminating the need for transverse seams.

Power seamers are also available providing full-finished, 1" high, double-locked standing seams. See Section 12 for further details.

Roofs over 30 feet

For standing seam roofs that exceed 30' up to 45', expansion cleats should be used. Several kinds of expansion type cleats are illustrated in Basic Standard Practices, page 14. Fixed cleats should be installed at the midpoint of the roof and for a distance of 3' to 6' in both directions. The balance of the cleats toward both extremities should be expansion type.

Hips, ridges

On hips and ridges the same type of standing seam should be formed, as on the roof run (see Detail, page 19). Each roof standing seam is laid flat 6" from the upper edge of the pans where it meets the ridge or hip.

Pans on opposite sides of the ridge or hip are turned up 1 $\frac{1}{2}$ " and 1 $\frac{3}{4}$ " to form a standing seam in the usual manner. To achieve continuity of seams at ridge and hips, the seams from different roofs must be notched before laying over to reduce the number of thicknesses of copper.

Eaves

At eaves, the end of each pan is hooked over a previously placed edge strip and secured with a minimum $\frac{3}{4}$ " loose lock. The edge strip may be formed as shown in Supplementary Roofing Details, Section 3F, or may take another required form. The ends of the standing seams at the eaves may be cut and folded back or turned down and locked to the edge strip. Connections to gutters are shown in Supplementary Roofing Details, Section 3F.

Gable rakes

At gables the standing seam is formed by turning up the edge of the last pan 1 $\frac{1}{2}$ " flush with the edge of the roof. The separate rake strip locks $\frac{3}{4}$ " at its lower edge over a previously placed edge strip. This rake is secured to the roof pan at its upper edge with the standing seam lock (Detail G1). The adjacent lengths of rake strip are lapped at least 3" in the direction of flow.

An alternate method of finishing the copper roofing at the gable omits the standing seam at the end. In this method the outer edge of the roof pan turns down the gable end and locks over a previously placed strip (Detail G2).

Valleys

The sides of each valley sheet are folded $\frac{1}{2}$ " for cleating. Into these folded edges copper cleats 2" wide are applied and spaced not more than 18" apart.

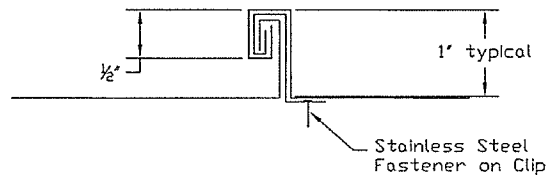
The upper edge of each valley sheet is nailed or otherwise secured to the roof deck. The lower edge of the upper valley sheet is lapped over the lower sheet not less than 6" (see Valley Flashing Section 4F). This lap should not be soldered. At a distance of 6" from the side edge a continuous locking strip should be soldered to the valley sheet. Alternately at the same distance in from the side edge, a double fold may be formed in the valley sheet (Valley Detail). Over this strip, or into the fold, the lower edge of each roof pan is hooked and dressed down. Either method of side edge construction prevents water from forcing its way past the opposite side of the valley flashing. Where the end of the standing seam hook into the fold formed in the valley sheet or into the separately applied locking strip, these ends are turned down in the direction of flow, or they may be cut and folded back.

Where roofs are of different slopes or of unequal surface area, a 1" high inverted "V" member may be incorporated in the center of the valley, as shown under Valley Flashing Section 4F.

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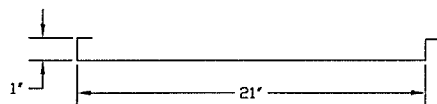
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Standing Seam Joint Detail

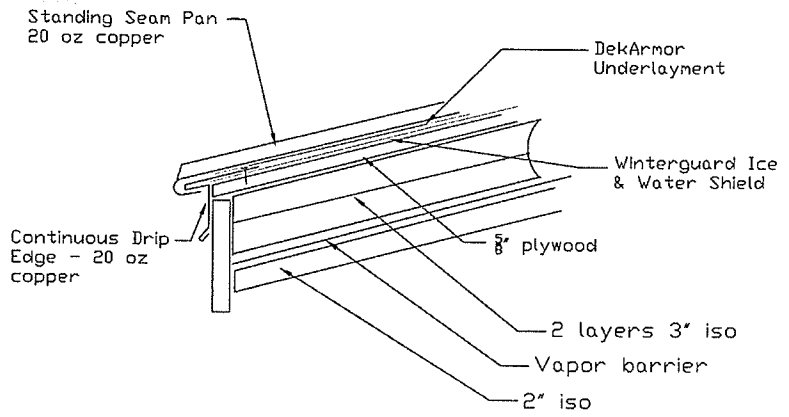
A.C. Hathorne Co.

Standing Seam Pan Detail - Typical

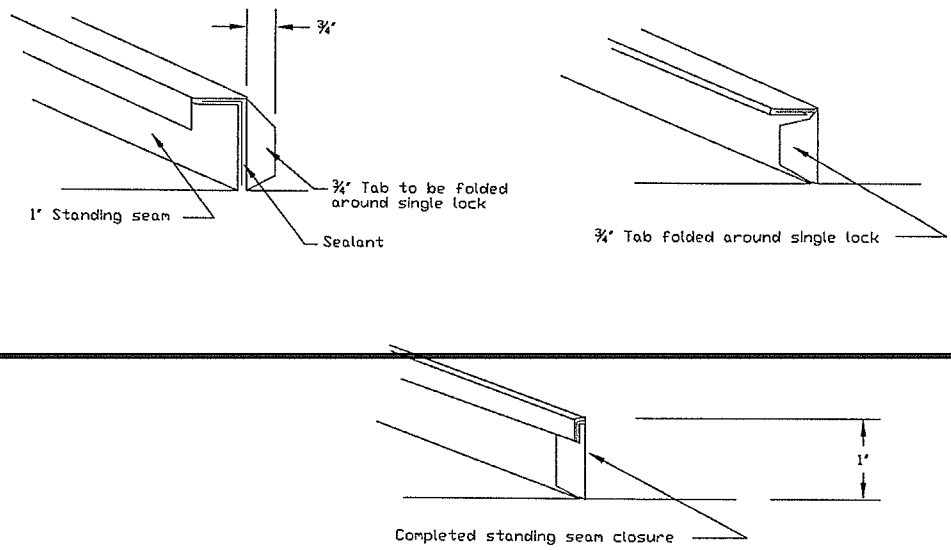


A.C. Hathorne Co.

Standard Eave Edge Detail



A.C. Hathorne Co.



Standing Seam Closure

A.C. Hathorne Co.

Trifab® VG (VersaGlaze®)

Trifab® VG 450, 451 & 451T (Thermal) Framing Systems &
Trifab® 451UT (Ultra Thermal) Framing System

Design + Performance
Versatility with Unmatched
Fabrication Flexibility

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Preston Pointe, Louisville, KY

Architect: Potter & Associates Architects PLLC, Louisville, KY

Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

Trifab® VG (VersaGlaze®) is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The Trifab® VG family's newest addition, Trifab® 451UT (Ultra Thermal) framing system, is designed for the most demanding thermal performance and employs a "dual" Isolock® Thermal Break.

Aesthetics

Trifab® VG framing systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and Weatherseal glazing options further expand the designers' choices, allowing for a greater range of design possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth – Trifab® VG 450 has 1-3/4" sightlines, while Trifab® VG 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® VG can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single source supplier.

Economy

Trifab® VG 450, 451 and 451T framing systems offer four fabrication choices to suit your project (Trifab® 451UT available as screw spline fabrication only):

- **Screw Spline** – for economical continuous runs utilizing two piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the job.
- **Type B** – Same fabrication benefits as shear block except head and sill run through.

All systems can be flush glazed from either the inside or outside. The Weatherseal option provides an alternative to SSG vertical



Brighton Landing, Cambridge, MA
Architects: ADD Inc., Cambridge, MA
Glazing Contractors: Ipswich Bay Glass Company, Inc., Rowley, MA

mullions for Trifab® VG 450, 451 and 451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, High-Performance (HP) Flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

Finishes

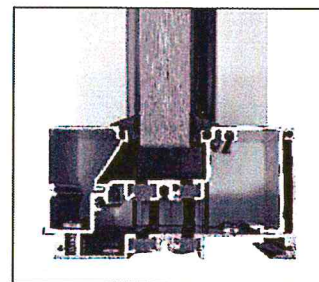
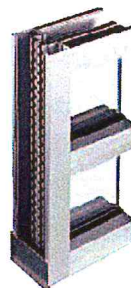
Architectural Class I anodized aluminum finishes are available in clear and Permanodic® color choices.

Painted finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the “green” element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Performance

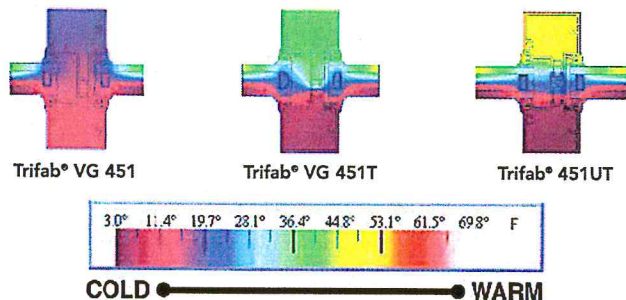
Kawneer's Isolock® Thermal Break process creates a composite section, prevents dry shrinkage and is available on Trifab® VG 451T. For even greater thermal performance, a “dual” Isolock® Thermal Break is used on Trifab® 451UT.



Trifab® 451UT uses a “dual” Isolock® Thermal Break (right) and features a new HP (High Performance) sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab® VG vary depending upon the glass plane application. Project specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information).

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.

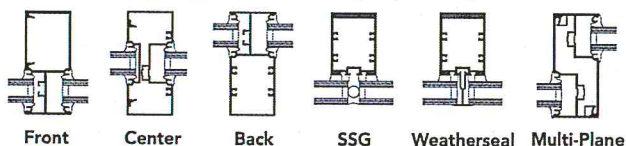


Performance Test Standards

Air Performance	ASTM E 283
Water	AAMA 501 and ASTM E 331
Structural	ASTM E 330
Thermal	AAMA 1503
Thermal Break	AAMA 505 and AAMA TIR-A8
Acoustical	AAMA 1801 and ASTM E 1425

Trifab® VG 450, 451 and 451T glazing options

(note: Trifab® 451UT available as center set glass plane only).



Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555

KAWNEER
AN ALCOA COMPANY



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ALL ULTREX®
S E R I E S



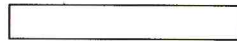
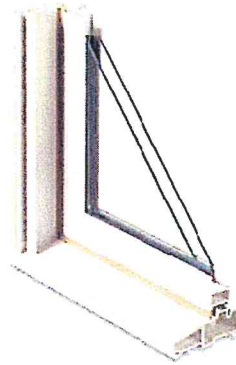
**BUILT TO
PERFORM**

STYLE RIGHT WITH OPTIONS THAT SUIT YOUR PREFERENCES.

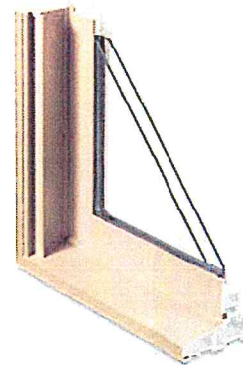
Finishes.

Interior Finishes: Comes standard in Stone White.

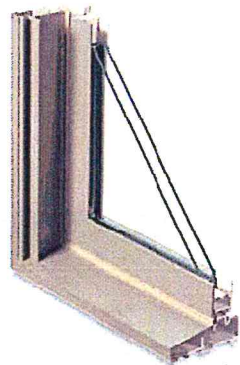
Exterior Finishes: Stone White, Cashmere, Pebble Gray, Bronze, Evergreen or Ebony. All are AAMA 624-10 verified and fully paintable without affecting the durability.



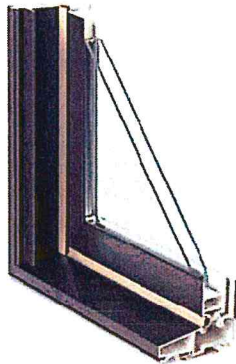
Stone White
(exterior and interior)



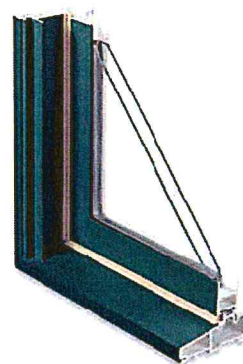
Cashmere
(exterior)



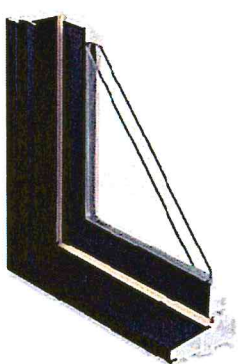
Pebble Gray
(exterior)



Bronze
(exterior)



Evergreen
(exterior)



Ebony
(exterior)

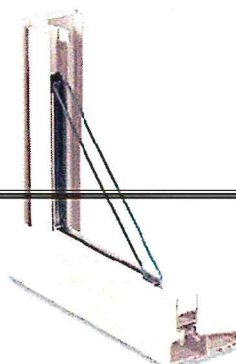
Glazing.

Integrity windows and doors are available in Low E, Low E2, and Low E3 insulated glass with Argon gas for a selection of energy-efficient glazing options.*

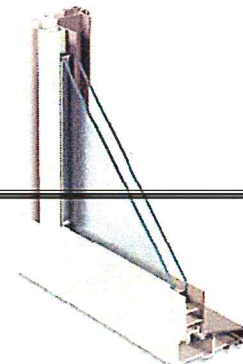
Tempered Glass: Is standard on large units and doors, and available on most other units.

Obscure Glass: Obscure glass provides privacy and safety. Secure a modicum of privacy without sacrificing the energy efficiency and light.

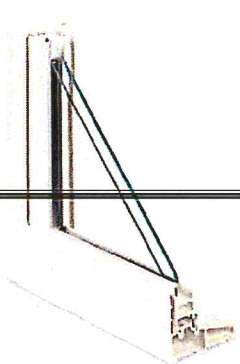
Sound Abatement: Variable thickness glass provide enhanced STC and OITC sound abatement performance, while still providing a full selection of glass and divided lite options.



Tempered Glass



Obscure Glass

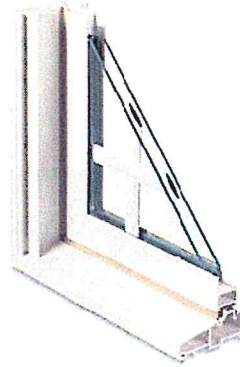


Variable Thickness Glass

Grilles.

Profiled Grilles-Between-the-Glass:

Available in several popular lite cut options (see page 35) for a classic divided lite look and easy glass cleaning. Available in Stone White interior and Stone White, Pebble Gray, Cashmere, Bronze, Evergreen and Ebony exterior.



Grilles-Between-the-Glass**
shown in Stone White

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Hardware Finishes.

Integrity® window and door hardware is available in five finish options: White, Almond Frost, Brass (PVD), Satin Nickel (PVD) and Oil Rubbed Bronze (PVD).



White



Almond Frost



Brass (PVD)



Satin Nickel
(PVD)



Oil Rubbed
(PVD)

Handle Collections.

Integrity door handles are available in two distinct hardware collections. Select from either the Cambridge Collection or Northfield Collection to meet your design needs. Available factory keyed and keyed alike options.



Cambridge Collection
shown in Almond Frost



Northfield Collection
shown in Satin Nickel

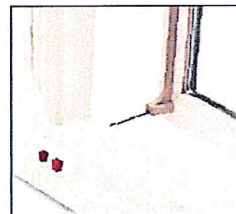
Accessibility Options.

Opening Control Device: Limits opening to 4", while providing for full egress. ASTM F2090-10 compliant. Available on Casement, Double Hung, Single Hung, and Glider Windows.

32" Handle: Handle provides a 32" net clear opening on Sliding Patio Doors.

Sash Limiter: Permanently limits sash movement for safety and security.

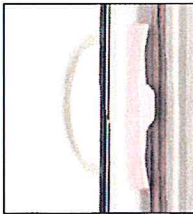
Non-Operable Lock: Renders sash inoperable when security is a paramount concern.



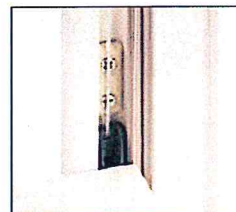
Casement Opening
Control Device



Double Hung/Single Hung
Opening Control Device



32" Handle



Sash Limiter

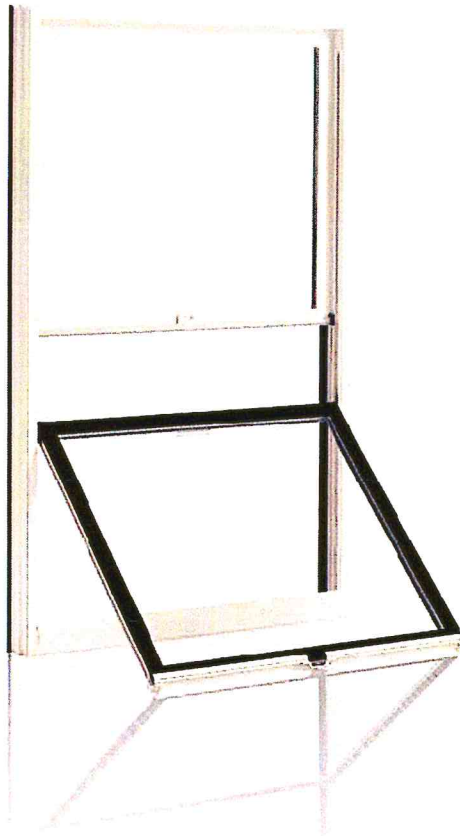


Non-Operable Lock

** Not available in polygons except direct-glaze rectangles.

Single Hung

DESIGNED FOR BEAUTY. ENGINEERED FOR LIFE.



The All Ultrex® Single Hung comes with a standard aluminum half screen; optional full screen is available.

Sash lock provides a positive detent, reassuring user that the window is either locked or unlocked.

Equal, Cottage, and Reverse Cottage sash provide a variety of looks and diagonal heights.

There is more than a single reason to like this beauty. The All Ultrex Single Hung offers PG50 performance on a majority of sizes. Innovative tilt latches, robust low profile sash lock, factory-applied installation accessories, and superior delivery combine with Ultrex construction, Low E glass and ENERGY STAR® qualified performance to make the Single Hung a superior product in both looks and performance. Mull with picture units, transoms, Round Tops, other Single Hung or Polygon units to create unique multiple assemblies. Factory mulling, reinforced mulling and field mulling kits are available.

Removable lower sash easily removes with no tools and no strings or cords to detach.



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DEPARTMENT OF
PLANNING & ZONING



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Page 2

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85 Mechanic Street, Suite B2-2, Lebanon, NH 03766 • Tel: 603-442-9333 • Fax: 603-442-9331

May 18, 2015

Scott Gustin, AICP, Senior Planner
Department of Planning and Zoning
149 Church Street
Burlington, VT. 05401

**Re: Nathaniel Hayward, 380 Colchester Ave.
Parcel 046-3-058-000; Zone: RL Ward: 1
Revised Preliminary & Final Subdivision**

Dear Scott,

Please find enclosed the following items for this submission:

- Sheets C1.0, C1.1, C1.2, C2.0, C2.1, and C2.2 for 380 Colchester Avenue, prepared by Engineering Ventures, P.C., and dated February 27, 2015 and last revised May 15, 2015 (2 copies)
- Half-size (11x17) set of plans prepared by Engineering Ventures, P.C. (1 copy)
- A set of colored rendered building elevations, architectural cross sections, and perspective view for the proposed building (2 copies)
- A report entitled "Stormwater Management Narrative for 380 Colchester Avenue", prepared by Engineering Ventures, P.C., and dated March 31, 2015, last revised May 15, 2015.
- A report entitled "380 Colchester Avenue Infiltration Feasibility Testing Report", prepared by Engineering Ventures, and dated May 15, 2015.
- 11x17 Sheet entitled "HYD-4: Stormwater Maintenance Plan for 380 Colchester Avenue" prepared by Engineering Ventures, and dated May 15, 2015.
- A CD containing an electronic version of all items listed above.

The plans and corresponding information have been revised to address DRB sketch plan review comments (dated July 15, 2014), staff comments to the Design Advisory Board (dated 4/28/15), stormwater comments in an email from Greg Johnson, Burlington Stormwater/GIS Technician (dated 4/13/15), and conditions recommended by the Design Advisory Board (from the 4/28/15 meeting) and the Conservation Board (from the 5/4/15 meeting).

Staff Comments

1. Definitive Building Envelopes, avoiding the steep slopes, should be defined on lots 2 & 3.

Definitive Building Envelopes, which depict a more defined buildable area excluding steep slopes, have been identified on the Site Plan. See Sheet C1.1.

2. Specimen trees should be retained insofar as possible, and a tree protection plan should be submitted as part of any construction plan for development of lot 2 or 3.

The site grading and layout of the proposed driveways have been revised to save 3 more specimen trees than previously shown. The trees that will be saved are an 18" Locust south of the proposed driveway for Lots 1 and 2, the 10" Apple east of the existing building, and the 10: Butternut Tree located near the west end of the proposed driveway between Lots 1 and 2.

It should be noted that this development has been designed to minimize disturbance to woods as best as possible. This was discussed with the Design Advisory Board at the 4/28/15 meeting and we had thought to try to save 5 additional trees as a result of that meeting. Due to the site constraints and locations of these trees, we were unable to save 2 of the ones shown to the DAB.

3. Driveway locations and sight lines should be evaluated by the DPW.

We have not received any comments on the site lines from the DPW; however, it should be noted that the project will essentially be keeping the same locations as the existing curb cuts and the development will not be adding any curb cuts. In addition, we will be removing some existing vegetation from the clear site lines that currently exist for the driveways. This should result in the site having approximately the same sight distances as currently exists for the site.

4. The shared Lot 1 and Lot 2 driveway should be shifted entirely onto Lot 2, and the accompanying 3 surface spaces for the triplex should be eliminated. Construction of the Lot 2 driveway should take place only upon construction of a home on Lot 2.

This item was discussed at the Design Advisory Board meeting on 4/28/15. It was decided at that meeting that this comment is no longer applicable.

5. Outdoor lighting details are needed. Lighting fixture locations need to be indicated, and fixture specification sheets need to be provided.

Lighting details were provided at the Design Advisory Board Meeting on 4/28/15. We have included these details with this submission.

6. Provision for trash and recycling should be noted.

A concrete area located between the at-grade parking spots and the building has been shown on the plan. As indicated on a note on the Site Plan, this area will be utilized for trash and recycling totes. See Site Plan, Sheet C1.1.

7. Materials for the rear steps should be noted.

The rear steps have been called out at concrete steps. A railing will be provided for these steps. See Site Plan, Sheet C1.1.

8. Utility meter and vent locations should be noted on the elevation drawings and placed on secondary elevations.

Utility meter and vent locations have been noted on the elevations.

Stormwater Comments pertaining to 4/13/15 email from Greg Johnson:

1. Although generally explained in the rain garden/bioretenction calcs, do you have detail sheets for the rain gardens and their respective pipes/inlets/outlet structures?

Sheet C2.0-Site Details was forwarded to Greg Johnson on April 14, 2015. This sheet contains all the necessary information and details for the Rain Garden/Bio-Retention Areas.

2. For the EPSC plan, could we get some sort of protection (inlet filter? Etc) on the existing catch basin? Given that this is right next to one of the entrances, I would like to see some protection there.

Detail # 6 – Fabric Inlet Protection – has been added to Sheet C2.2, which calls out for the EPSC measure to be utilized for the existing catch basin within Colchester Avenue. The EPSC Plan on Sheet C1.2 has been revised to show the existing catch basin within Colchester Avenue to be protected.

3. I can see that this project requires taking down some of the larger trees on this site. Currently, I can imagine that these larger trees serve a great benefit in intercepting rainfall before it even hits the ground. Have you explored the possibilities of new plantings? Have you chatted with Warren Spinner about this?

The plans have been revised to save some additional trees, 2 within the R.O.W. and 1 on-site. The two R.O.W trees (the existing 18" Locust Tree just south of the existing curb cut and the 10" apple tree in front of the existing building) and the on-site tree (the 10" Butternut Tree south of the driveway on what is proposed Lot 2) have been revised to be saved. Also, it should be noted that this project is based on a Conservation Development Design (CDD) which has resulted in a small dense development area after setting aside most of the site to remain wooded and undeveloped. In addition, the rain gardens will provide intentional treatment and opportunity for infiltration and evapo-transpiration. This issue was discussed with the Design Advisory Board Meeting on 4/28/15 and the plan was recommended for approval based on additional trees being saved. As mentioned in a previous response, Owe had thought to try to save 5 additional trees as a result of that meeting. Due to the site constraints and locations of these trees, we were unable to save 2 of the ones shown to the DAB. The Applicant is open to planting some new street trees if the Development Review Board requests. We did talk with Warren by phone and he indicated that this could be worked out with the planning staff and boards.

4. Plowing and Snow storage in the back? Has this been explored yet? I want to make sure that if the west edge of the parking lots are where snow is going to be stored, that the melt doesn't cause an erosion issue in the future on the steep slopes.

Snow storage will be along the driveways or in the western side of the driveway, however, the site has been designed so that all runoff drains to the front of the property and does not run down the steep embankment to the west of the development. In addition, the drive and parking area pavement extents have been reduced based on input from staff and the DAB which will result in less snow removal required and more room for storage.

5. Lastly, for final approval, I would need a copy of the proposed maintenance & inspection plan for the bioretention areas.

A plan entitled "Stormwater Maintenance Plan for 380 Colchester Avenue (Sheet HYD-4)", prepared by Engineering Ventures, P.C., and dated 4/15/15 has been included with this submission.

Design Advisory Board Conditions:

1. Add walkway from southern driveway to the front door.

A four-foot wide sidewalk has been added from the eastern-most the at-grade parking space, running along the southern side of the existing building, and connecting to the front porch, as recommended at the 4/28/15 DAB meeting. See Site Plan, Sheet C1.1.

2. Construct a roof to shelter the rear (western) doorway.

A roof over the western entrance around the rear of the building had been added to the elevations.

3. Note that a handrail along the rear existing steps will be required.

A railing is called out for the concrete steps along the rear of the building. See Site Plan, Sheet C1.1. The owner will specify the type of railing prior to permit issuance.

Conservation Board Recommendations:

1. Provide infiltration information.

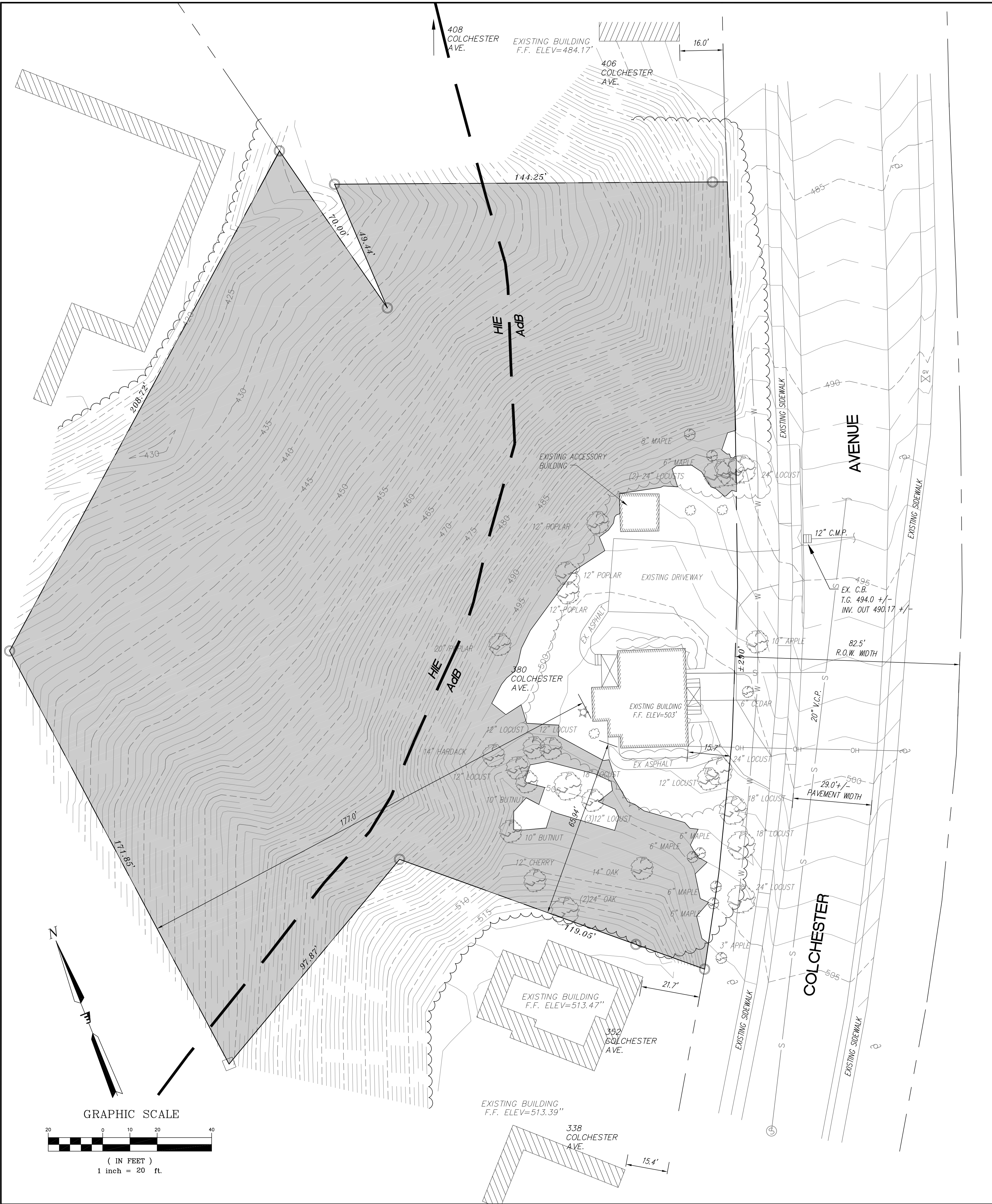
Infiltration feasibility testing was performed on May, 14, 2015 by Engineering Ventures, P.C. The testing was done with two percolation tests, one located near proposed Bio-Retention Area #1, and one within Bio-Retention Area #3. The test results have been included in a submitted report entitled "Infiltration Feasibility Testing for 380 Colchester Avenue", prepared by Engineering Ventures, and dated May 15, 2015. It should be noted that Engineering Ventures recommends additional infiltration testing be conducted during construction to verify infiltration feasibility rates.

We trust this submission is complete and meets the guidelines for Preliminary/Final Plan Approval, Subdivision Approval, and Planned Unit Development Approval set forth in the Burlington Comprehensive Development Ordinance. If you need any other information or have any questions about this submission, please do not hesitate to contact me.

Sincerely,



Kevin Worden, P.E., Vice President



ZONING TABLE

ZONING DISTRICT: RL—LOW DENSITY RESIDENTIAL
CURRENT AND PROPOSED USE: DUPLEX AND ABOVE

	REQUIRED	EXISTING	PROPOSED
MIN LOT SIZE	6,000 SF	62,491 SF (1.43 AC.)	LOT 1: 48,961 SF (1.12 AC.) LOT 2: 6,065 SF (0.14 AC.) LOT 3: 7,465 SF (0.17 AC.)
MIN LOT FRONTAGE	60'	289.56'	LOT 1: 79.00' LOT 2: 65.00' LOT 3: 65.00'
MAX LOT COVERAGE	35%	4.94% (3,088 SF)	LOT 1: 10.37% (5,079 SF) LOT 2: 11.80% (716 SF) LOT 3: 5.63% (420 SF)
MAX BUILDING HEIGHT	35'	27.3'	(4) LOT 1: 27.3' LOT 2: N/A LOT 3: N/A
MIN/MAX FRONT YARD SETBACK (1)	LOT 1: 15.7' (EXIST.) LOT 2: 17.2' +/- 5' LOT 3: 20.25' +/- 5'	LOT 1: 15.7' (EXIST.) LOT 2: N/A LOT 3: N/A	LOT 1: 15.7' LOT 2: N/A LOT 3: N/A
MIN SIDE YARD SETBACK (2)	LOT 1: 8.0' LOT 2: 7.0' LOT 3: 7.0'	LOT 1: 65.94' (EXIST.) LOT 2: N/A LOT 3: N/A	LOT 1: 12.33' LOT 2: N/A LOT 3: N/A
MIN REAR YARD SETBACK (3)	LOT 1: 66.6' (EXIST.) LOT 2: 31.0' LOT 3: 32.0'	LOT 1: 177.0' (EXIST.) LOT 2: N/A LOT 3: N/A	LOT 1: 160.3' LOT 2: N/A LOT 3: N/A

NOTES

(1) FRONT YARD BASED ON AVG. OF 2 ADJACENT LOTS ON BOTH SIDES.

• LOT 1: EXISTING BUILDING AND EXISTING 15.7' SETBACK USED.

• LOT 2:

ADJACENT PROPERTIES SOUTH: 352 COLCHESTER AVE. = 21.7'

338 COLCHESTER AVE. = 15.4'

ADJACENT PROPERTIES NORTH: 380 COLCHESTER AVE. = 15.7'

406 COLCHESTER AVE. = 16.0'

AVG = 17.2'

• LOT 3:

ADJACENT PROPERTIES SOUTH: 380 COLCHESTER AVE. = 15.7'

352 COLCHESTER AVE. = 21.7'

ADJACENT PROPERTIES NORTH: 406 COLCHESTER AVE. = 16.0'

408 COLCHESTER AVE. = 27.6'

AVG = 20.25'

(2) SIDE YARD BASED ON 10% OF LOT WIDTH

• LOT 1: PROP. LOT WIDTH = 79.4' x 10% = 7.94' (USE 8')

• LOT 2: PROP. LOT WIDTH = 65.0' x 10% = 6.5' (USE 7')

• LOT 3: PROP. LOT WIDTH = 65.0' x 10% = 6.5' (USE 7')

(3) REAR YARD BASED ON 25% OF LOT DEPTH

• LOT 1: PROP. LOT DEPTH = 266.4' x 25% = 66.6'

• LOT 2: PROP. LOT DEPTH = 121.71' x 25% = 30.4' (USE 31')

• LOT 3: PROP. LOT DEPTH = 126.85' x 25% = 31.7' (USE 32')

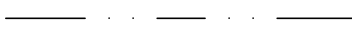
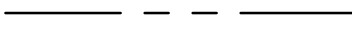
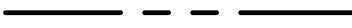
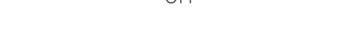
(4) BUILDING HEIGHT CALCULATION

• MIDPOINT OF RISE OF HIGHEST GABLE = 525.5 +/-

• AVERAGE ELEVATION WITHIN A 10FT. PERIMETER OF THE BUILDING = 498.2

• HEIGHT = 525.5 - 498.2 = 27.3'

LEGEND

	CLEAN OUT		WATERCOURSE
	MANHOLE		TREELINE
	CATCH BASIN		FENCE
	STORM MANHOLE		CONTOUR
	TAPPING SLEEVE AND VALVE		SWALE
	CULVERT		STONE WALL
	CONCRETE HEADWALL		EXISTING PROPERTY LINE
	FLARED END SECTION		PROPOSED PROPERTY LINE
	GATE VALVE		EDGE OF PAVEMENT
	HYDRANT		SANITARY SEWER LINE
	WATER SHUT OFF		STORM LINE
	WELL		WATER LINE
	LIGHT POLE		UNDERGROUND ELECTRIC
	UTILITY POWER POLE		OVERHEAD ELECTRIC
	SOIL BORING		UNDERGROUND TELEPHONE
	TEST PIT		GAS LINE
	SIGN		UNDER DRAIN
	SPOT ELEVATION		RIGHT-OF-WAY LINE
	TREE		SETBACK
	SURVEY POINT		AREAS OF STEEP SLOPES (>15%)
			SOILS BOUNDARY

GENERAL NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY RICHARD W. BELL LAND SURVEYING, INC., DATED JANUARY, 2014. BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A BOUNDARY SURVEY PERFORMED BY RICHARD W. BELL LAND SURVEYING, INC. DATED JANUARY, 2014. REFER TO PLAN ENTITLED "EXISTING CONDITIONS PLAN - CHRISTIANE L. LEVEILLE (SHEET C1)". PREPARED BY RICHARD W. BELL LAND SURVEYING, INC., AND DATED JANUARY 2014.

2. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED IN THIS PLAN ARE FOR THE USE OF THE CITY OF BURLINGTON AND FOR LOCAL PERMITTING ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN VT, AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.

3. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, OWNER, AND ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION.

SITE SOILS

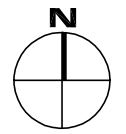
SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP
AdB	ADAMS AND WINDSOR LOAMY SANDS, 5% TO 12% SLOPES	A
HIE	HARTLAND VERY FINE SANDY LOAM 25% TO 60% SLOPES	B



OVERALL SITE LOCATION

0 300 600 1200

SCALE: 1" = 600'



Stamp

Rev. No.	Description	DATE
1	REVISED PER DAB & CONSERVATION BOARD COMMENTS/METINGS	5/15/15

ENGINEERING VENTURES PC
208 Flynn Avenue, Suite 2A Burlington, VT 05401
tel. 802.863.6225 • fax 802.863.6306
85 Mechanic Street, Suite 350A, Lebanon, NH 03766
tel. 603.442.5533 • fax 603.442.5531
www.engineeringventurespc.com

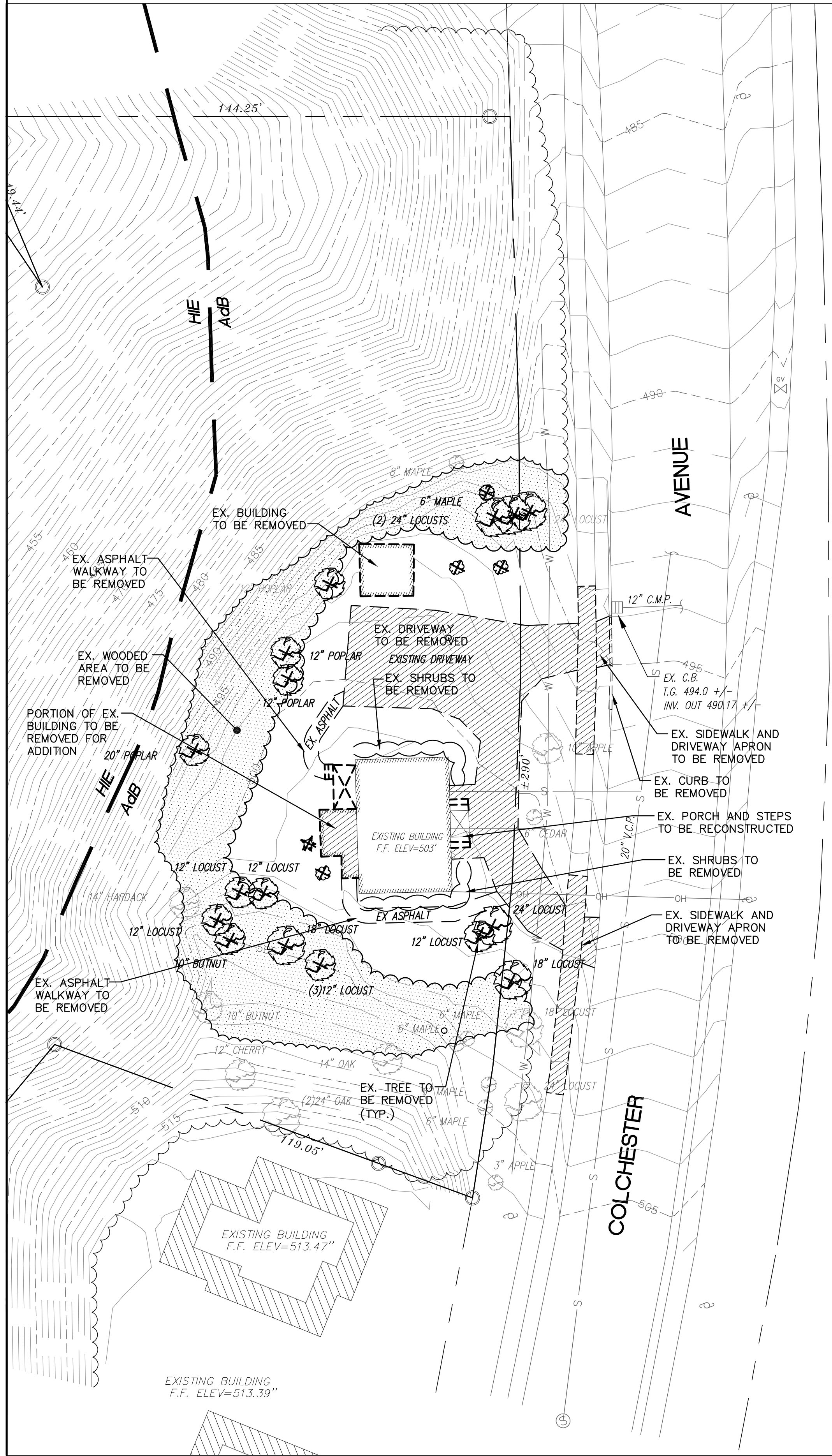
Client: **NATHANIEL HAYWARD**
302 Mountain View Drive
Colchester, VT 05446
(802) 578-5078

Sheet Title: **Existing Conditions Plan**
Project Title: **380 Colchester Avenue**
Burlington, VT

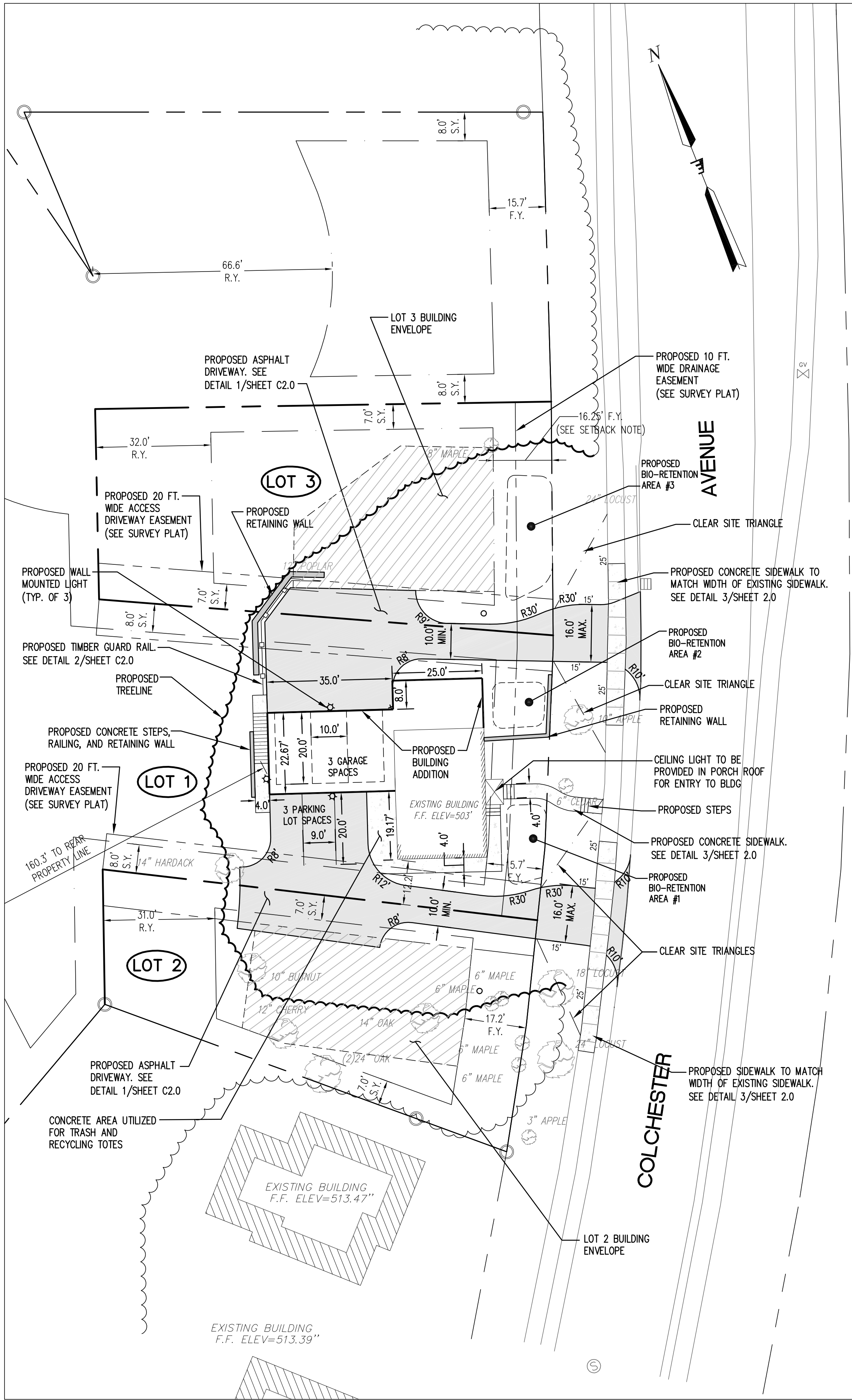
Designed By:	MD/KW
Checked By:	KW
Drawn By:	MD
Scale:	1" = 20'
Date:	02/27/15

C1.0
EV#14062

ISSUED FOR PERMIT
REVIEW 2/27/15
REVISED 5/15/15

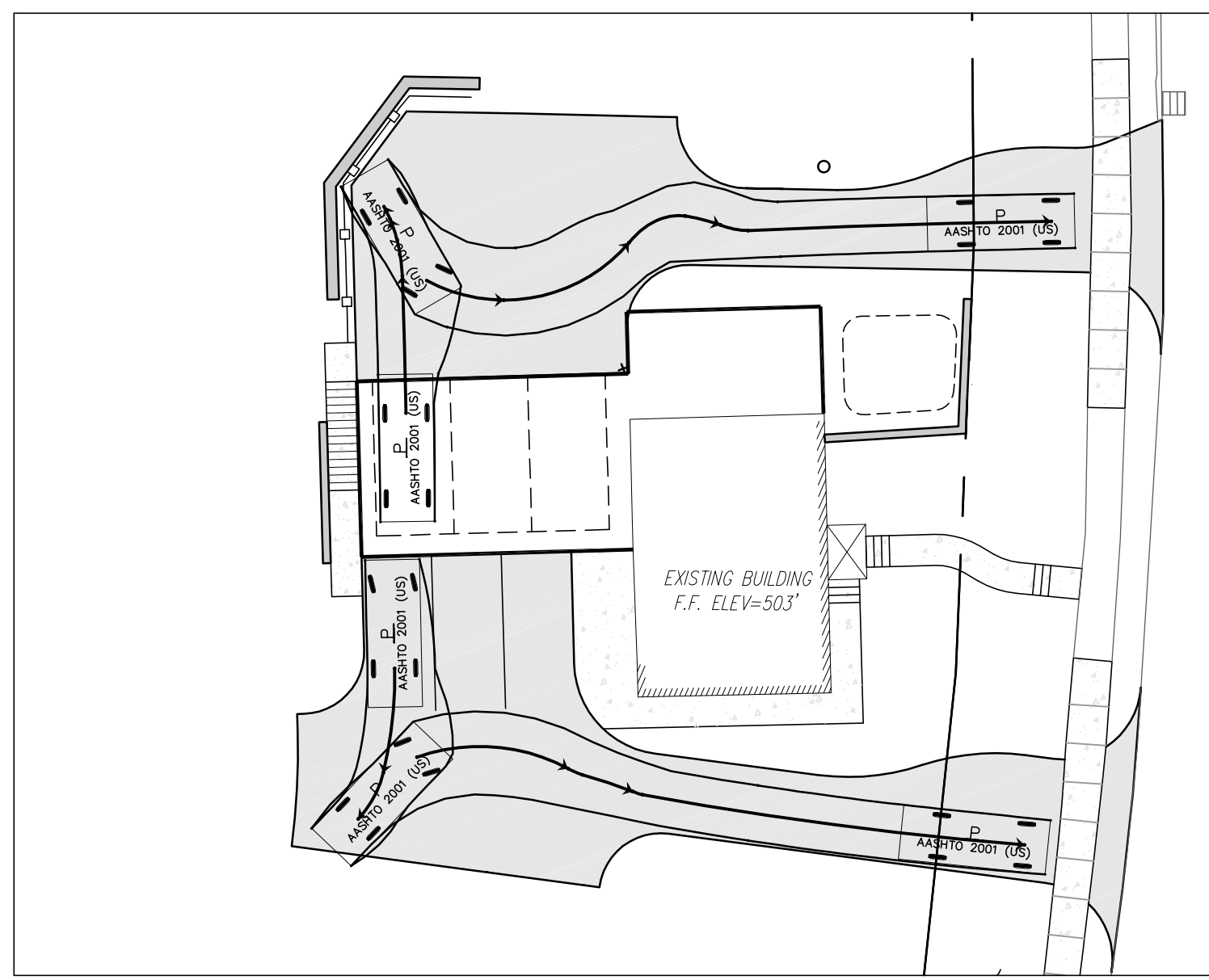


DEMOLITION PLAN



SITE LAYOUT PLAN

SETBACK NOTE:
LOT 3 FRONT YARD SETBACK DISTANCE OF 16.25 FEET IS BASED ON THE AVERAGE FRONT YARD OF THE 2 ADJACENT LOTS ON EITHER SIDE, WHICH EQUALS 20.25' (SEE SHEET C1.0), MINUS 4 FEET. APPENDIX B-DIMENSIONAL STANDARDS OF THE ZONING ORDINANCE PERMITS THE FRONT YARD TO BE +/- 5 FEET FROM THE AVERAGE OF THE FRONT YARDS OF THE ADJACENT 2 LOTS ON EITHER SIDE.



TURNING MOVEMENT EXHIBIT

SCALE: 1" = 20'

PROPOSED SURFACES LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE SIDEWALK

DEMOLITION LEGEND

- EXISTING IMPERVIOUS SURFACE TO BE REMOVED
- EXISTING WOODS TO BE REMOVED
- EXISTING TREE TO BE REMOVED

LEGEND

EXISTING FEATURES		PROPOSED FEATURES
C/O	CLEAN OUT	C/O
MANHOLE	MANHOLE	MANHOLE
CATCH BASIN	CATCH BASIN	CATCH BASIN
STORM MANHOLE	STORM MANHOLE	STORM MANHOLE
WATER SHUT OFF	WATER SHUT OFF	WATER SHUT OFF
LIGHT	LIGHT	LIGHT
UTILITY POWER POLE	UTILITY POWER POLE	UTILITY POWER POLE
SPOT ELEVATION	SPOT ELEVATION	SPOT ELEVATION
TREE	TREE	TREE
TREELINE	TREELINE	TREELINE
CONTOUR	CONTOUR	CONTOUR
PROPERTY LINE	PROPERTY LINE	PROPERTY LINE
EASEMENT	EASEMENT	EASEMENT
EDGE OF PAVEMENT	EDGE OF PAVEMENT	EDGE OF PAVEMENT
SANITARY SEWER LINE	SANITARY SEWER LINE	SANITARY SEWER LINE
STORM LINE	STORM LINE	STORM LINE
WATER LINE	WATER LINE	WATER LINE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
GAS LINE	GAS LINE	GAS LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
REQUIRED SETBACK	REQUIRED SETBACK	REQUIRED SETBACK
PROPOSED BUILDING	PROPOSED BUILDING	PROPOSED BUILDING

ISSUED FOR PERMIT
REVIEW 2/27/15
REVISED 5/15/15

Stamp

DATE
5/15/15

Rev. No.
1

Description
REVISED PER DAB & CONSERVATION BOARD COMMENTS/METINGS

ENGINEERING
VENTURES PC

208 Flynn Avenue, Suite 2A Burlington, VT 05401
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85 Mechanic Street, Suite 350A, Lebanon, NH 03766
Tel: 603.442.5333 • Fax: 603.442.5311
www.engineeringventurespc.com

Client:

NATHANIEL HAYWARD
302 Mountain View Drive
Colchester, VT 05446
(802) 578-5078

Sheet Title:

Demolition Plan / Site Layout Plan

Project Title:

380 Colchester Avenue
Burlington, VT

Designed By:

MD/KW

Checked By:

KW

Drawn By:

MD

Scale:

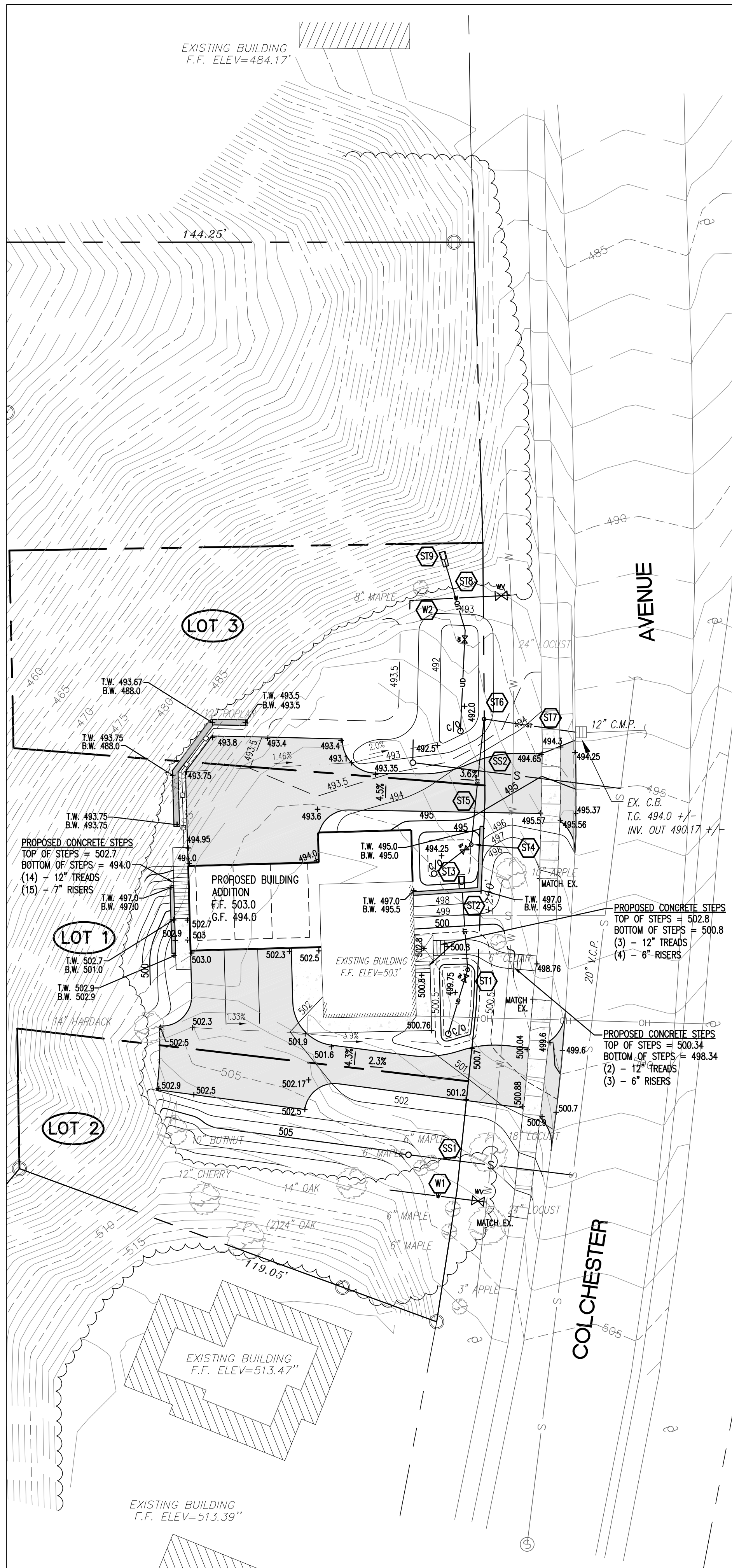
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Date:

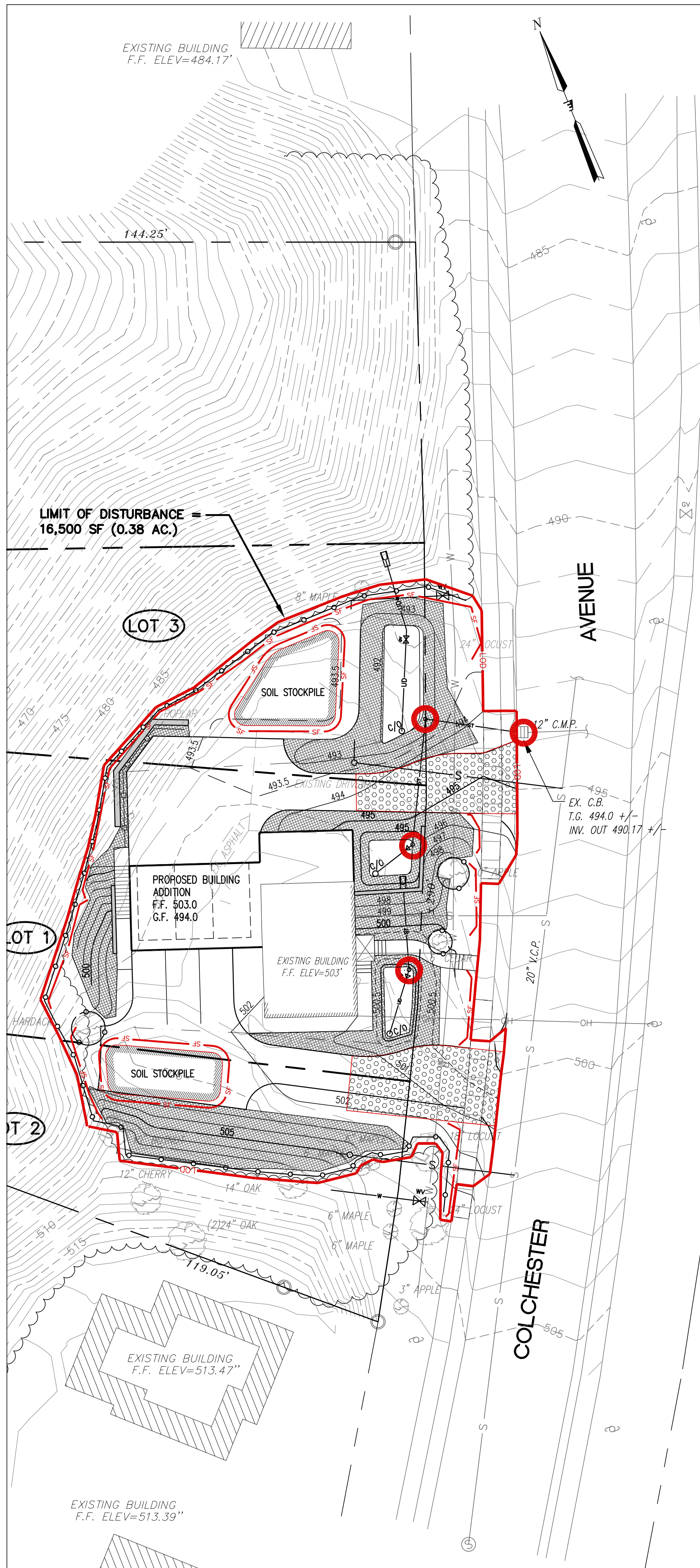
02/27/15

C1.1

EV#14062



GRADING, UTILITY, AND STORMWATER MANAGEMENT PLAN



EROSION PREVENTION AND SEDIMENTATION CONTROL PLAN

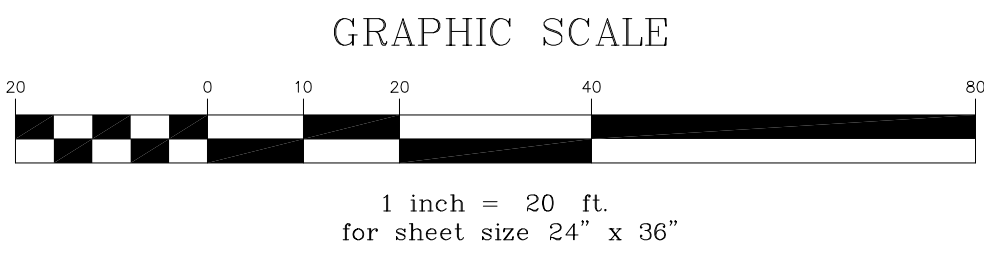
STORM SEWER NOTES

- ST1 PROP 6" PVC RISER FOR BIO-RETENTION AREA #1 OUTLET
RIM: 500.25
INV. OUT: 496.42
- ST2 23 LF OF 8" PVC AT 1.83%
UPSTREAM INV: 496.42
DOWNSTREAM INV: 496.00
- ST3 PROP 6" PVC RISER FOR BIO-RETENTION AREA #2 OUTLET
RIM: 494.75
INV. OUT: 490.50
- ST4 PROP 6" PVC RISER FOR BIO-RETENTION AREA #3 OUTLET
RIM: 492.50
INV. IN: 490.30
INV. OUT: 490.30
- ST5 34 LF OF 8" PVC AT 0.59%
UPSTREAM INV: 490.50
DOWNSTREAM INV: 490.30
- ST6 PROP 6" PVC RISER FOR BIO-RETENTION AREA #3 OUTLET
RIM: 492.50
INV. IN: 490.30
INV. OUT: 490.30
- ST7 25 LF OF 8" PVC AT 0.52%
UPSTREAM INV: 490.30
DOWNSTREAM INV: 490.17
- ST8 PORTION OF UNDERDRAIN DOWNSLOPE OF GATE VALVE
22 LF OF 8" PVC AT 1.0%
UPSTREAM INV: 488.42
DOWNSTREAM INV: 488.20
- ST9 PROP FLARED END SECTION
INV. 488.70

SANITARY SEWER NOTES

- SS1 48 LF +/- OF 4" PVC SANITARY SEWER SERVICE FOR FUTURE CONNECTION TO BUILDING ON LOT 2 (2.0% MINIMUM SLOPE). PROVIDE ADEQUATE COVER ON PIPE AS SHOWN IN DETAIL. PROVIDE CLEANOUT AND CAP ON END OF PIPE UNTIL FUTURE CONNECTION IS MADE.
- SS2 60 LF +/- OF 4" PVC SANITARY SEWER SERVICE FOR FUTURE CONNECTION TO BUILDING ON LOT 3 (2.0% MINIMUM SLOPE). PROVIDE ADEQUATE COVER ON PIPE AS SHOWN IN DETAIL. PROVIDE CLEANOUT AND CAP ON END OF PIPE UNTIL FUTURE CONNECTION IS MADE.
- W1 26 LF +/- OF 3/4" TYPE 'K' COPPER WATER SERVICE FOR FUTURE CONNECTION TO BUILDING ON LOT 2. PROVIDE ADEQUATE COVER ON PIPE AS SHOWN IN DETAIL. PROVIDE PLUG ON END OF PIPE UNTIL FUTURE CONNECTION IS MADE.
- W2 30 LF +/- OF 3/4" TYPE 'K' COPPER WATER SERVICE FOR FUTURE CONNECTION TO BUILDING ON LOT 3. PROVIDE ADEQUATE COVER ON PIPE AS SHOWN IN DETAIL. PROVIDE PLUG ON END OF PIPE UNTIL FUTURE CONNECTION IS MADE.

WATER NOTES



GRADING PLAN LEGEND

EXISTING FEATURES	PROPOSED FEATURES
	CLEAN OUT
	MANHOLE
	CATCH BASIN
	STORM MANHOLE
	TAPPING SLEEVE AND VALVE
	FLARED END SECTION
	GATE VALVE
	HYDRANT
	WATER SHUT OFF
	WELL
	LIGHT POLE
	UTILITY POWER POLE
	SOIL BORING
	TEST PIT
	SIGN
	SPOT ELEVATION
	TREE
	WATERCOURSE
	TREELINE
	FENCE
	CONTOUR
	SWALE
	STONE WALL
	PROPERTY LINE
	EDGE OF PAVEMENT
	SANITARY SEWER LINE
	STORM LINE
	WATER LINE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	UNDERGROUND TELEPHONE
	GAS LINE
	UNDER DRAIN
	RIGHT-OF-WAY LINE
	SETBACK
	SILT FENCE
	PROPOSED BUILDING

EROSION PREVENTION AND SEDIMENT CONTROL STRUCTURE LEGEND

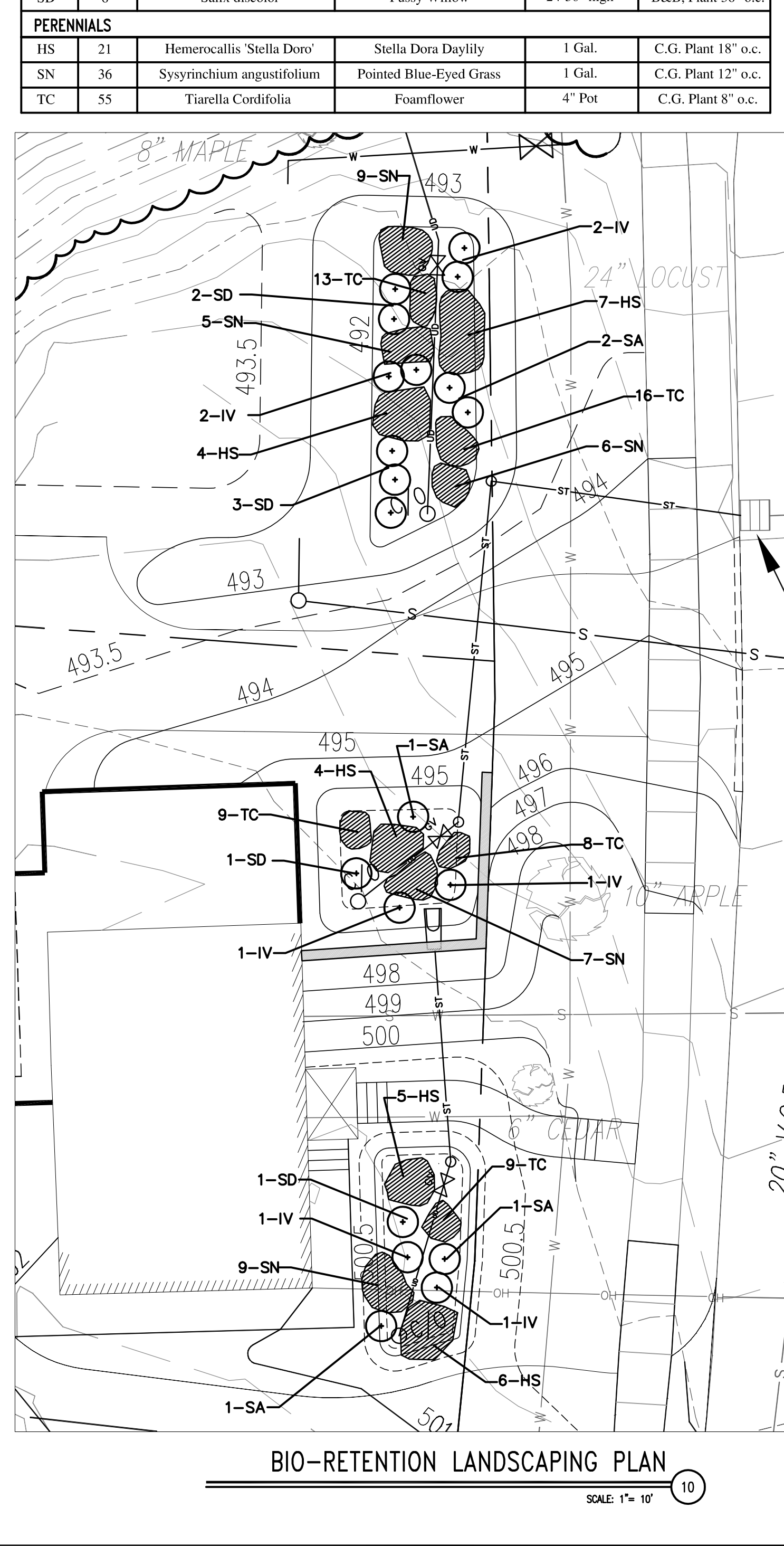
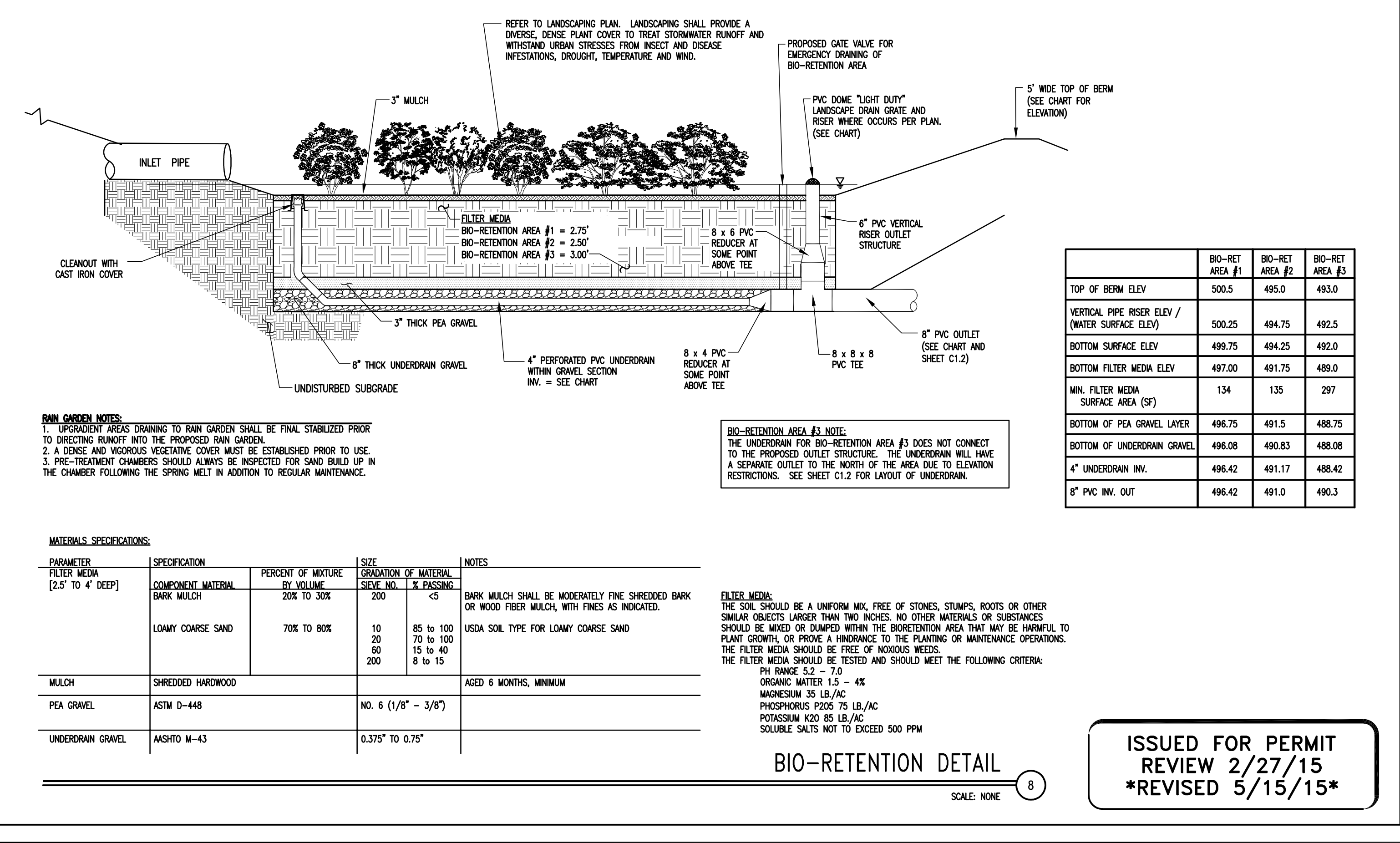
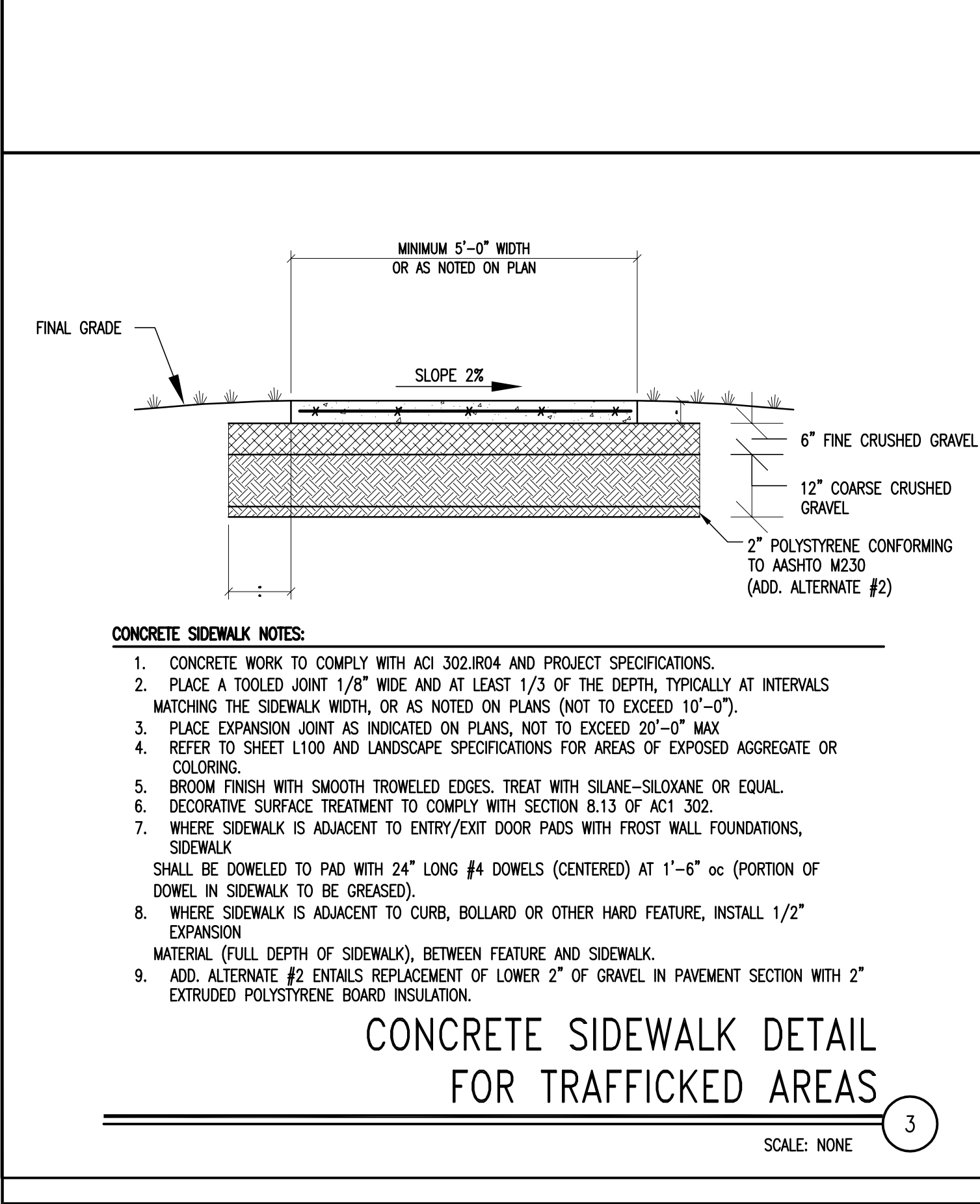
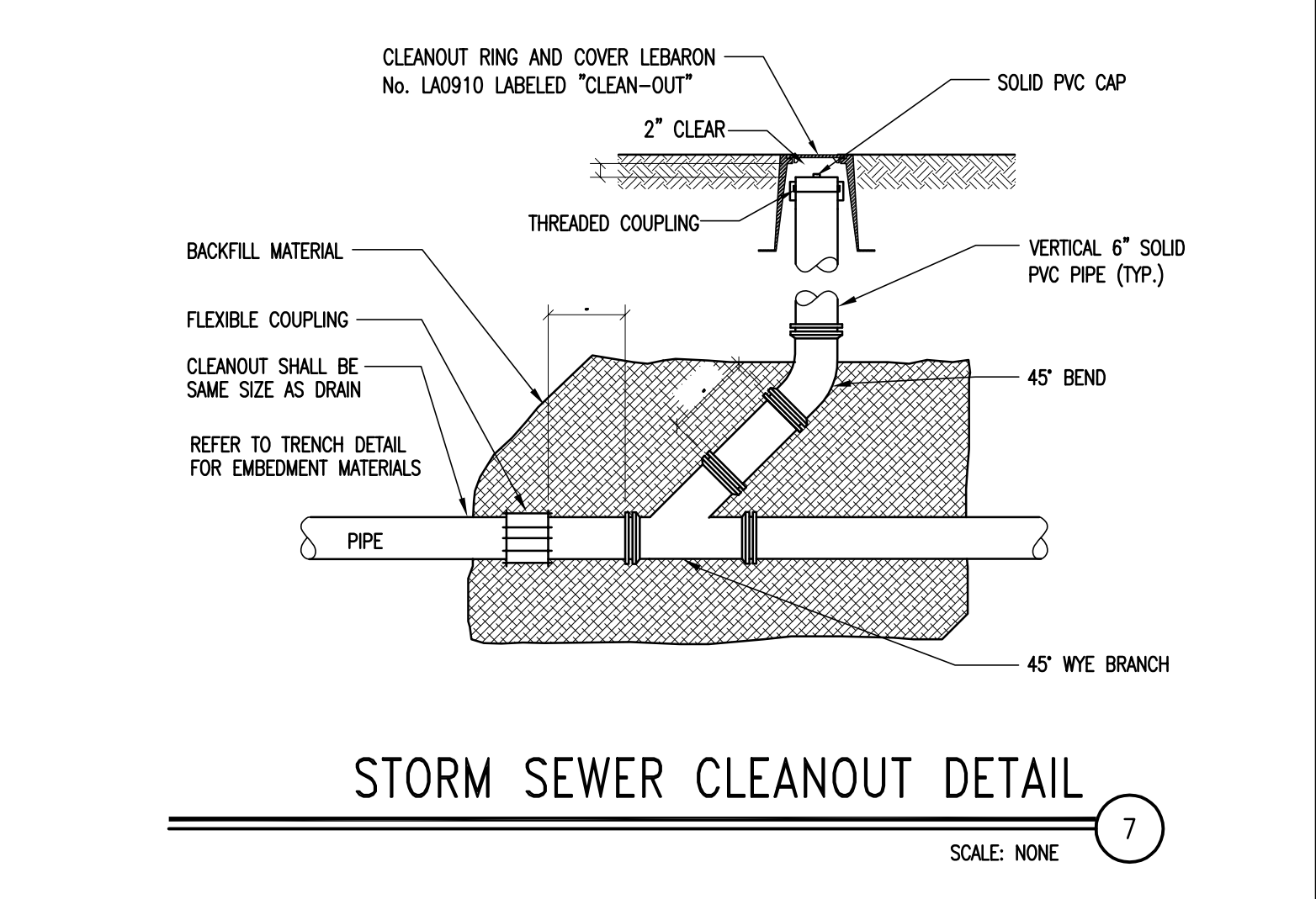
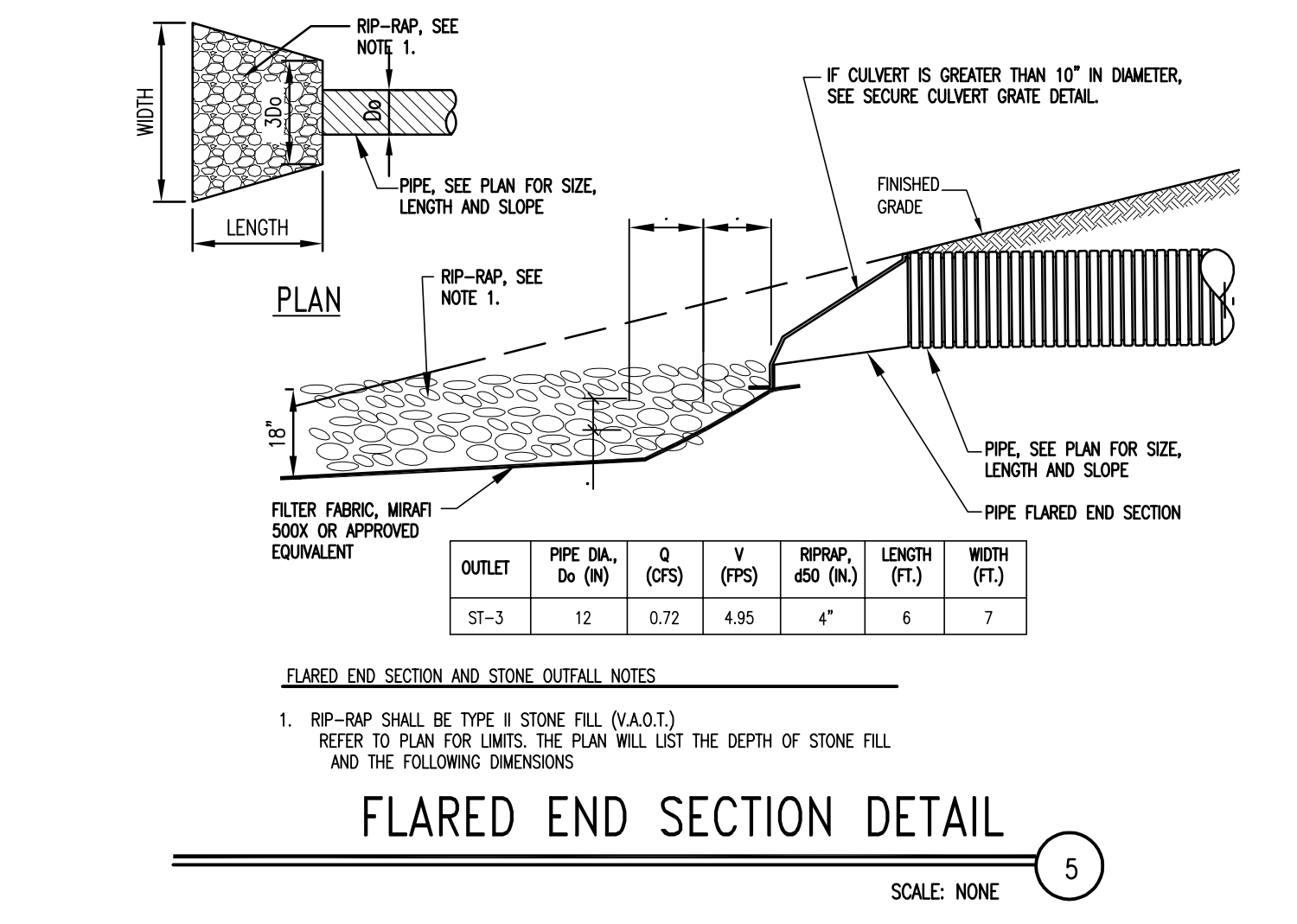
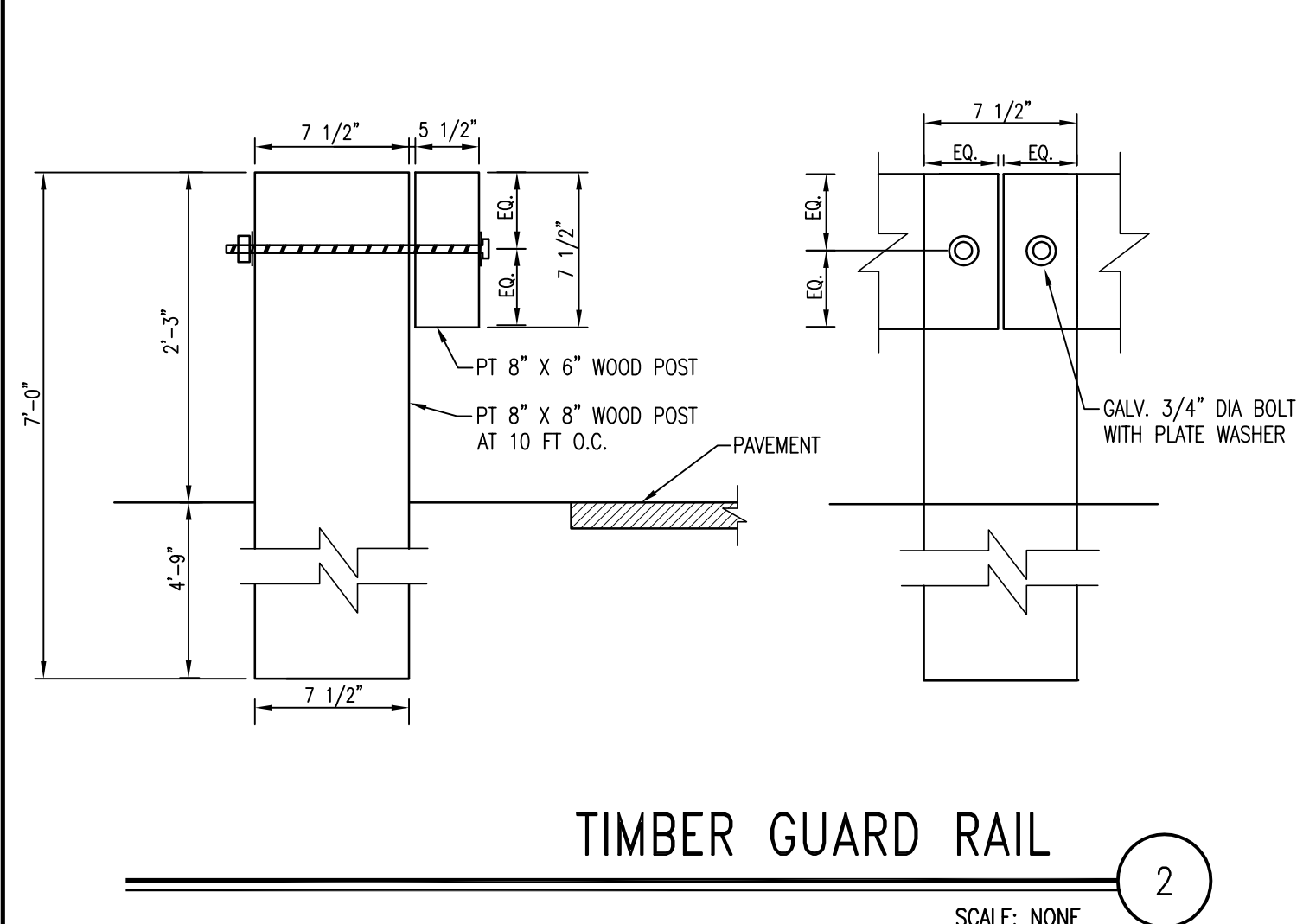
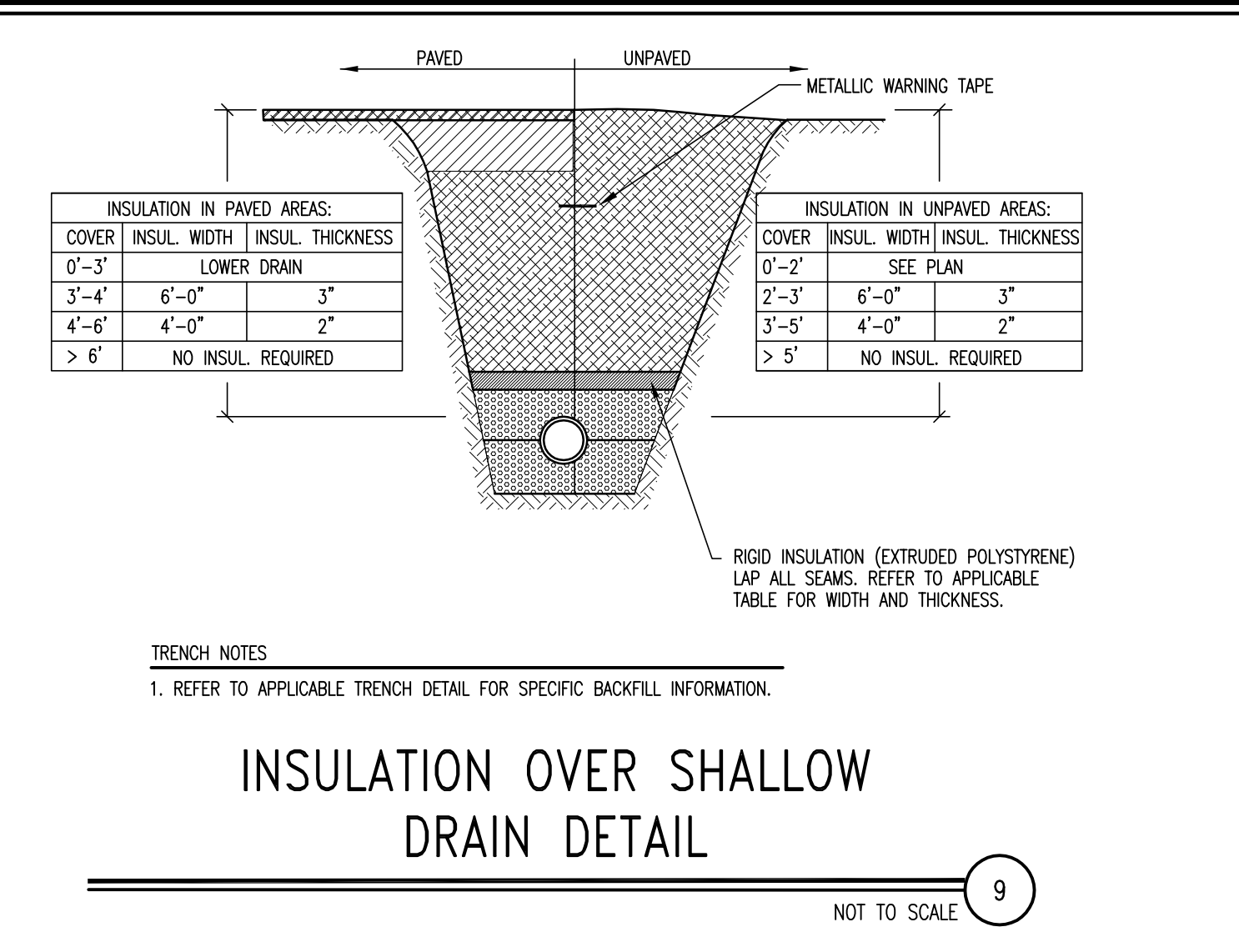
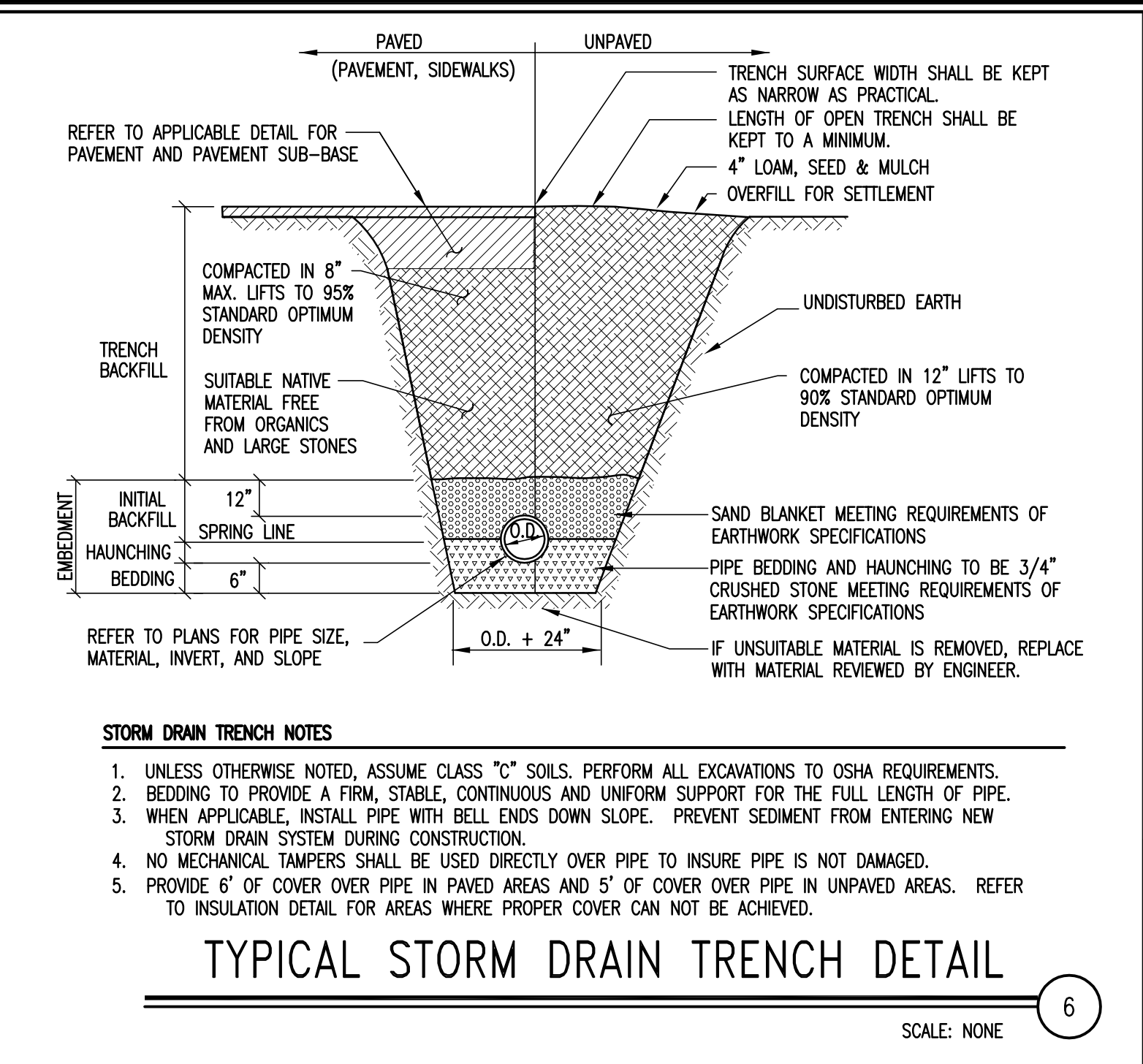
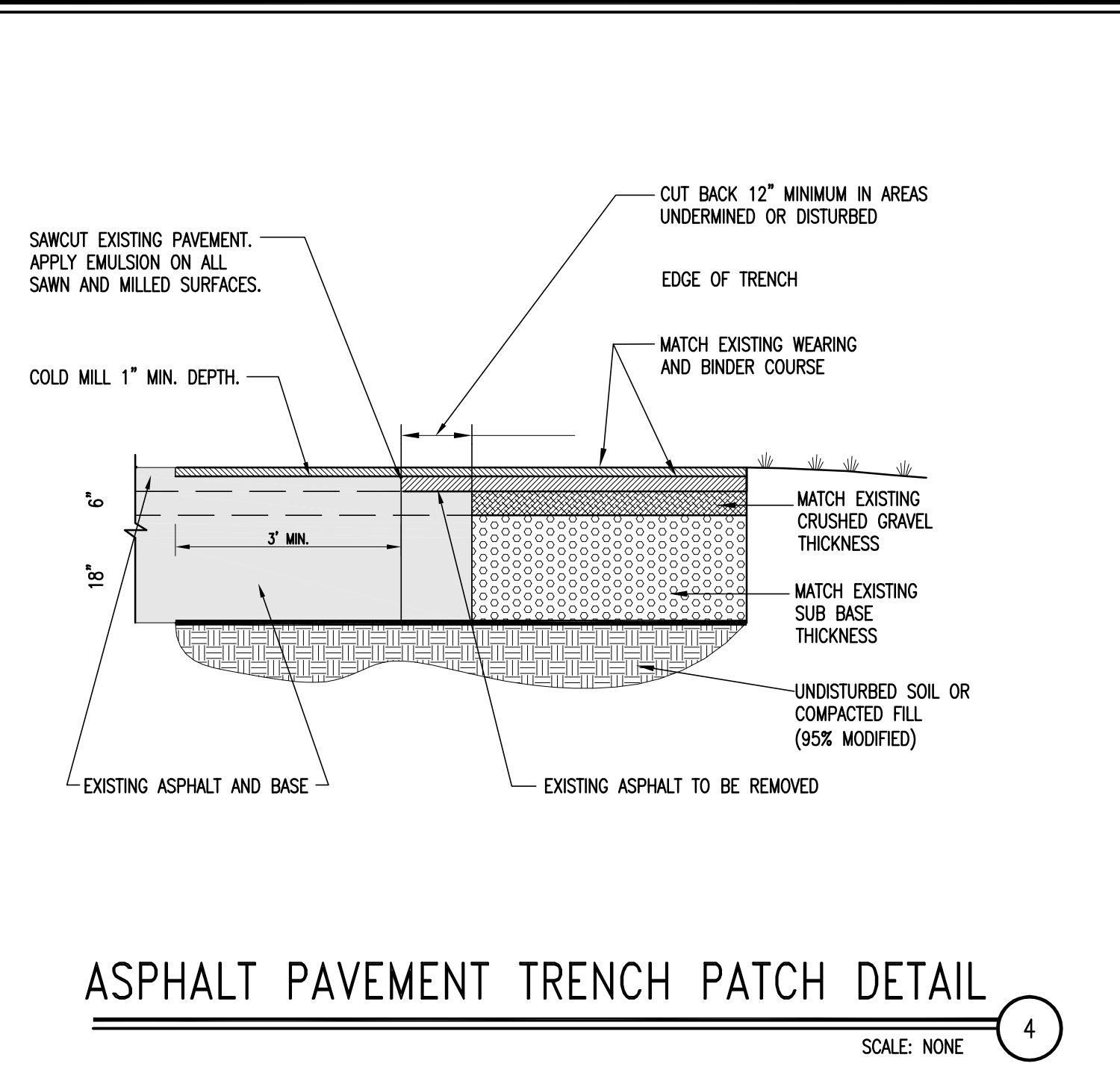
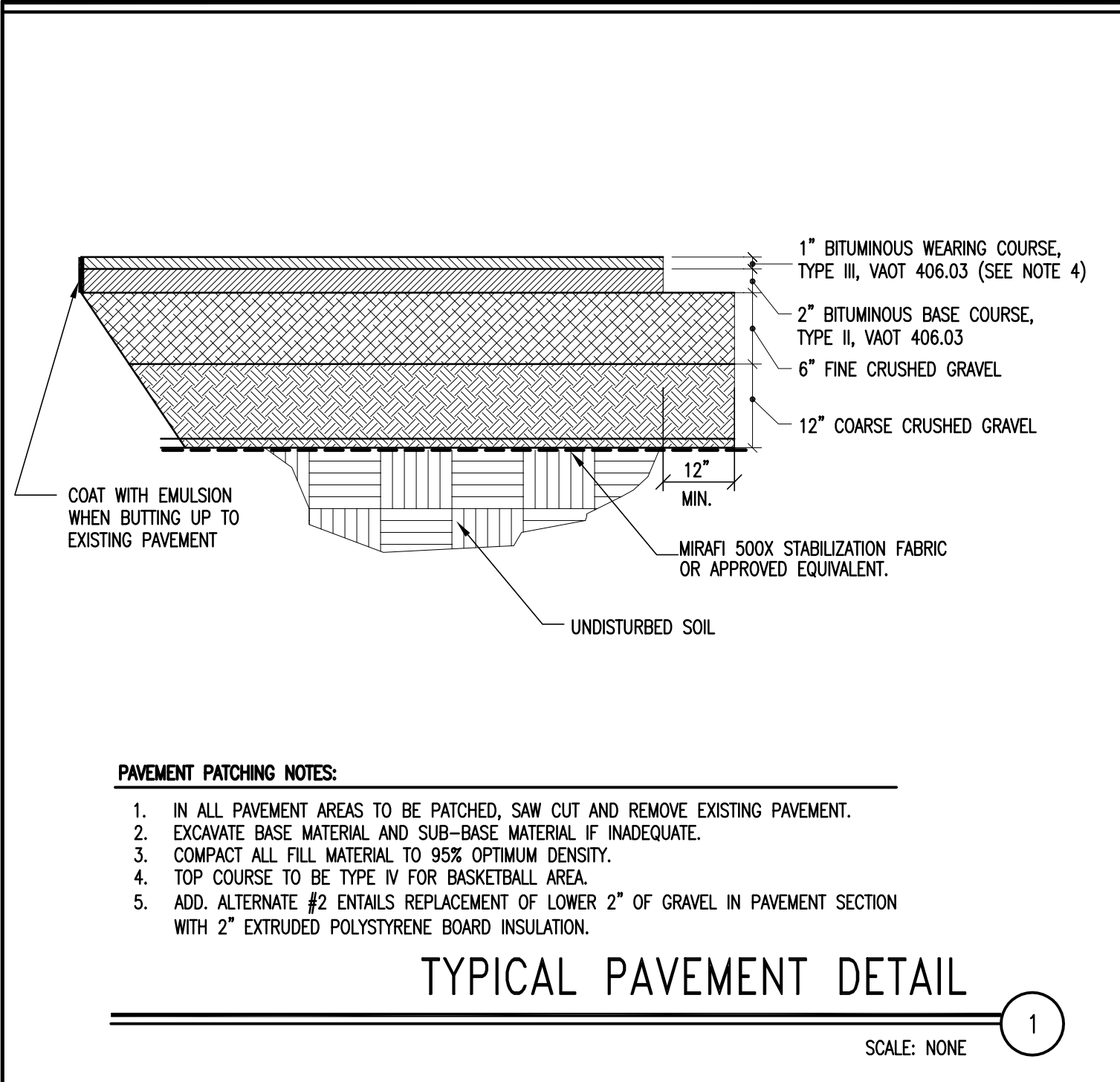
- EROSION PREVENTION AND SEDIMENT CONTROL STRATEGY**
THE FOLLOWING TECHNIQUES WILL BE UTILIZED AS PART OF A SEDIMENT AND EROSION CONTROL PROGRAM. THE SEDIMENT AND EROSION CONTROL PROGRAM WILL BE IMPLEMENTED IN STAGES. CERTAIN ITEMS FROM ONE STAGE WILL LIKELY OVERLAP OR TAKE PLACE CONCURRENTLY WITH ITEMS FROM OTHER STAGES.
- LIMIT OF DISTURBANCE**
DISTURBANCE LIMITS TO BE MARKED IN THE FIELD WITH ORANGE RIBBON, CONSTRUCTION FENCE, OR CHAIN LINK FENCE IN EACH WORK AREA, PRIOR TO EARTH DISTURBANCE IN THAT AREA. TOTAL LIMIT OF DISTURBANCE IS 0.38 AC.
- TEMPORARY INLET PROTECTION**
INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT REACHES 1/2 DEPTH OF STONE. REMOVE ALL SEDIMENT IF COLLECTED IN STRUCTURE AS SOON AS POSSIBLE. FIBER ROLLS MAY BE USED AS AN ALTERNATIVE TO CRUSHED STONE. SEE DETAIL 2/SHEET 2.2.
- SILT FENCING**
THIS STRUCTURAL MEASURE IS A TEMPORARY BARRIER OF GEOTEXTILE FABRIC USED TO INTERCEPT SEDIMENT LAIDEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL. IT IS INSTALLED ALONG THE PERIMETER OF IMPACTED AREAS AND ALONG THE BASE OF THE FILL SLOPES. SILT FENCE IS TO BE INSTALLED PARALLEL TO SITE CONTOURS. ADDITIONALLY, WHEN DESIGNATED ALONG THE LIMITS OF DISTURBANCE, INSTALL CONSTRUCTION FENCE BEHIND THE SILT FENCE. SILT FENCE IS EFFECTIVE IN REDUCING STORMWATER RUNOFF VELOCITIES, ASSISTING IN THE DEPOSITION OF TRANSPORTED SEDIMENT LOAD AND PREVENTING THE MIGRATION OF ERODED SOIL PARTICLES ONTO ADJACENT AREAS. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. SEE DETAIL 3/SHEET 2.2.
- STABILIZED CONSTRUCTION ENTRANCE**
THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE REMOVED, THE IMPACTED AREA SHALL BE STABILIZED WITH PAVEMENT, MULCH OR VEGETATION (AS INDICATED). SEE DETAIL 4/SHEET 2.2.
- EROSION CONTROL NETTING**
THIS STRUCTURAL MEASURE IS INSTALLED IN AREAS THAT HAVE SLOPES GREATER THAN 3:1 AND OTHER LOCATIONS INDICATED ON THIS PLAN TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. THE NETTING IS TYPICALLY IMPREGNATED WITH GRASS SEED AND SOMETIMES STAKED TO THE EXPOSED SOIL. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. THE NETTING IS ALSO USED TO LINE PROPOSED CHANNELS TO PREVENT EROSION CONDITIONS (SEE CHANNEL DETAILS).
- TREE PROTECTION FENCING**
THIS STRUCTURAL MEASURE IS INSTALLED AROUND EXISTING TREES TO PREVENT CONSTRUCTION ACTIVITIES FROM IMPACTING THE TREE, INCLUDING THE DROPLINE AND ROOTS. THIS FENCING IS TYPICALLY JUST ORANGE CONSTRUCTION FENCING (SNOW FENCE) AND SHALL BE INSTALLED ACCORDING TO THE DETAIL SHOWN - SEE DETAIL 6/ SHEET 2.2.
- APPROXIMATE SOIL STOCKPILE AREAS**
THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS. CONTRACTOR SHALL SUBMIT PROPOSED AREA FOR ENGINEER APPROVAL.

GENERAL EROSION CONTROL NOTES

- APPLICANT WILL CALL (802) 540-1748 OR EMAIL mmair@burlingtonvt.us AT LEAST 24 HOURS PRIOR TO INITIATING EARTH DISTURBANCE AND SUBMIT THE NAME AND CONTACT (CELL PHONE AND EMAIL) OF THE EROSION CONTROL COORDINATOR FOR THE PROJECT.
- APPLICANT SHALL POST NOTICE FOR WORK IN A VISIBLE LOCATION.
- A COPY OF THE EPSC PLAN, WITH ALL AMENDMENTS AND ASSOCIATED REPORTS, SHALL BE KEPT ON SITE DURING CONSTRUCTION AND SHALL BE MADE AVAILABLE TO AUTHORIZED REPRESENTATIVES OF THE CITY OF BURLINGTON UPON REQUEST.
- DISTURBANCE LIMITS ARE TO BE MARKED, AND THE FOLLOWING MANAGEMENT PRACTICES INSTALLED, PRIOR TO BEGINNING EARTH WORK IN ANY GIVEN AREA: SILT FENCE AND TREE PROTECTION FENCING.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "VERMONT HANDBOOK FOR SOIL EROSION AND SEDIMENT CONTROL ON CONSTRUCTION SITES," AND BURLINGTON ORDINANCE.
- SEDIMENT SHALL NOT ENTER SURFACE WATER BODIES AND CITY CONVEYANCE INFRASTRUCTURES.
- ALL SEDIMENT SHALL BE REMOVED FROM THE CITY RIGHT-OF-WAY (SIDEWALKS AND ROADWAYS) BY THE END OF EACH WORK DAY.
- DURING THE NON-WINTER CONSTRUCTION SEASON (APRIL 15-NOVEMBER 1): AFTER AN INITIAL 14-DAY PERIOD OF INITIAL DISTURBANCE, TEMPORARY OR PERMANENT STABILIZATION (MULCHING, EROSION CONTROL MATTING OR TARPS FOR STOCKPILES, OR OTHER APPROVED METHOD) OF EXPOSED AREAS AND STOCKPILES SHALL OCCUR AT THE END OF EACH WORK DAY UNLESS:
A. EARTHWORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS AND THERE IS NO LIQUID PRECIPITATION FORECAST FOR THE NEXT 24 HOURS; OR
B. IF WORK IS OCCURRING IN A SELF CONTAINED EXCAVATION (NO OUTLET) WITH A DEPTH OF 2 FEET OR GREATER (E.G. HOUSE FOUNDATION EXCAVATION OR UTILITY TRENCHES)
- DURING THE WINTER CONSTRUCTION PERIOD FROM NOVEMBER 1 TO APRIL 15, ANY NEW DISTURBANCE SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED (MULCHING, EROSION CONTROL MATTING OR TARPS FOR STOCKPILES, OR OTHER APPROVED METHOD) AT THE END OF EACH WORK DAY UNLESS:
A. EARTHWORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS AND THERE IS NO LIQUID PRECIPITATION FORECAST FOR THE NEXT 24 HOURS; OR
B. IF WORK IS OCCURRING IN A SELF CONTAINED EXCAVATION (NO OUTLET) WITH A DEPTH OF 2 FEET OR GREATER (E.G. HOUSE FOUNDATION EXCAVATION OR UTILITY TRENCHES)
- THE PERIMETER OF THE SITE AND ALL BMPs SHALL BE INSPECTED AT THE END OF EACH WORKDAY TO ENSURE THAT SEDIMENT WILL NOT LEAVE THE SITE. IF SEDIMENT HAS BEEN CONVEYED BEYOND THE SITE BOUNDARY, IT SHALL BE SWEEPED UP OR OTHERWISE REMOVED AND DEPOSITED ON-SITE IN AN UP-GRADE AREA AT THE END OF EACH WORK DAY.
- THE OWNER AND HIS/HER REPRESENTATIVE SHALL ABIDE BY THE BEST MANAGEMENT PRACTICES INDICATED IN THIS PLAN AND CONDITIONS IN "THE VERMONT DEC LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL (2006)".
- IF SOILS WILL BE EXPOSED AFTER NOVEMBER 1ST AND WINTER CONSTRUCTION HAS NOT BEEN PERMITTED, THE PROJECT WILL NOTIFY THE BURLINGTON DPW PRIOR TO OCTOBER 15TH. IF THE PROJECT IS COMPLETED DURING THE WINTER MONTHS, AN ADDITIONAL INSPECTION WILL BE REQUIRED TO ENSURE THAT THE SITE IS STABILIZED FOR THE WINTER.
- WITHIN 48 HOURS OF REACHING FINAL GRADING, THE EXPOSED SOIL SHALL BE SEEDED AND MULCHED OR COVERED WITH EROSION CONTROL MATTING (FOR SLOPES STEEPER THAN 3:1 OR HIGH WIND PRONE AREAS).
- THE OWNER SHALL CONTACT THE BURLINGTON DPW TO SCHEDULE A STABILIZATION INSPECTION WHEN SITE WORK AND STABILIZATION MEASURES (SEEDING AND MULCHING OR MATTING) HAVE BEEN INSTALLED.

ISSUED FOR PERMIT
REVIEW 2/27/15
REVISED 5/15/15

Stamp	
DATE	5/15/15
Rev. No.	1
Description	REVISED PER DAB & CONSERVATION BOARD COMMENTS/METINGS
Client:	NATHANIEL HAYWARD
Project Title:	Grading, Utility, and Erosion Prevention & Sedimentation Control Plan (EPSC Plan)
Designed By:	MD/KW
Checked By:	KW
Drawn By:	MD
Scale:	1" = 20'
Date:	02/27/15
380 Colchester Avenue Burlington, VT	
EV#14062	



Stamp

DATE 5/15/15

Rev. No. 1

Description REVISED PER DAG & CONSERVATION BOARD COMMENTS/MEETINGS

ENGINEERING VENTURES PC

NATHANIEL HAYWARD

302 Mountain View Drive Colchester, VT 05446 (802) 578-5078

Client:

Site Details and Stormwater Management Details

380 Colchester Avenue Burlington, VT

Project Title:

Designed By: MD/KW

Checked By: KW

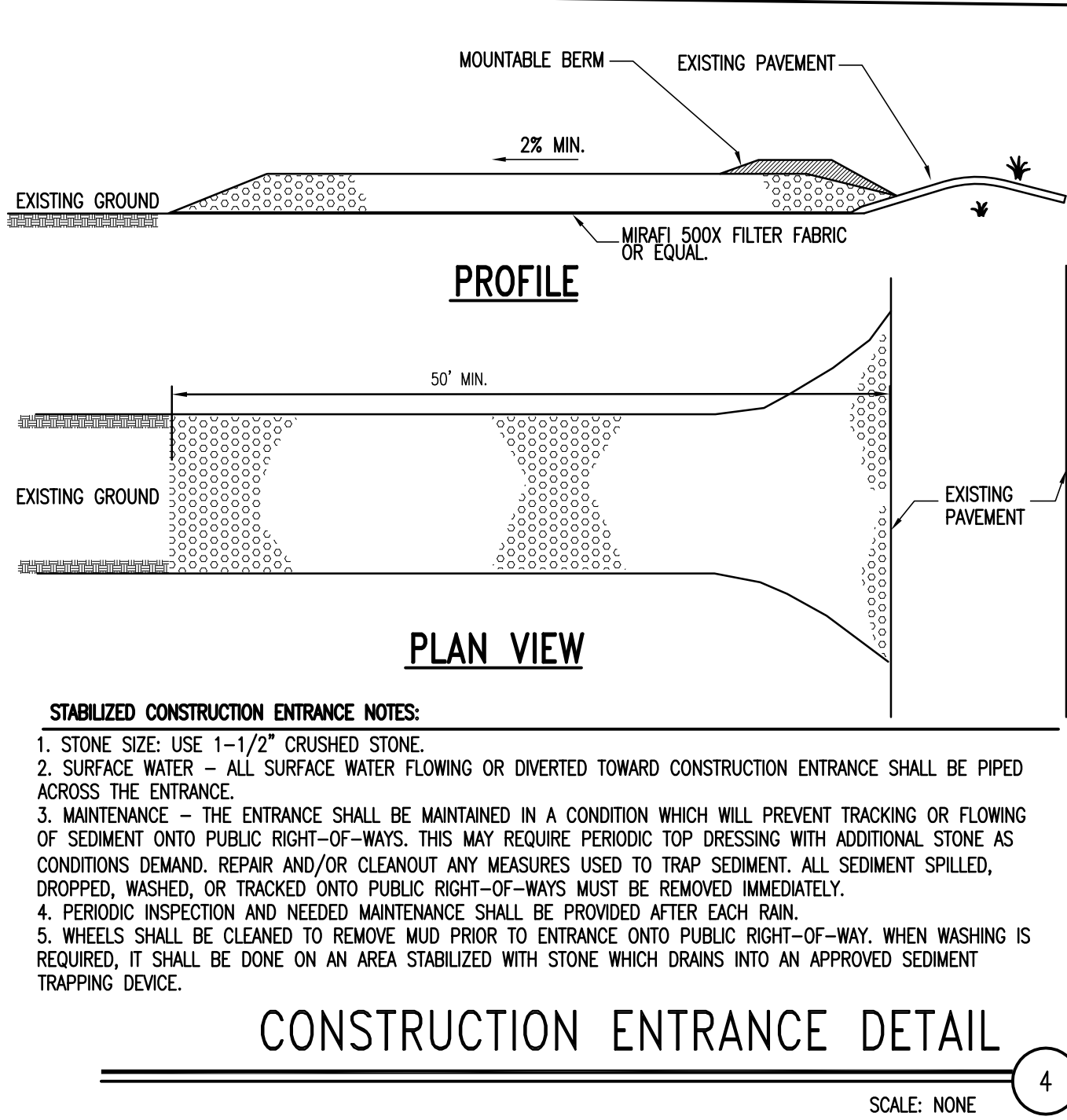
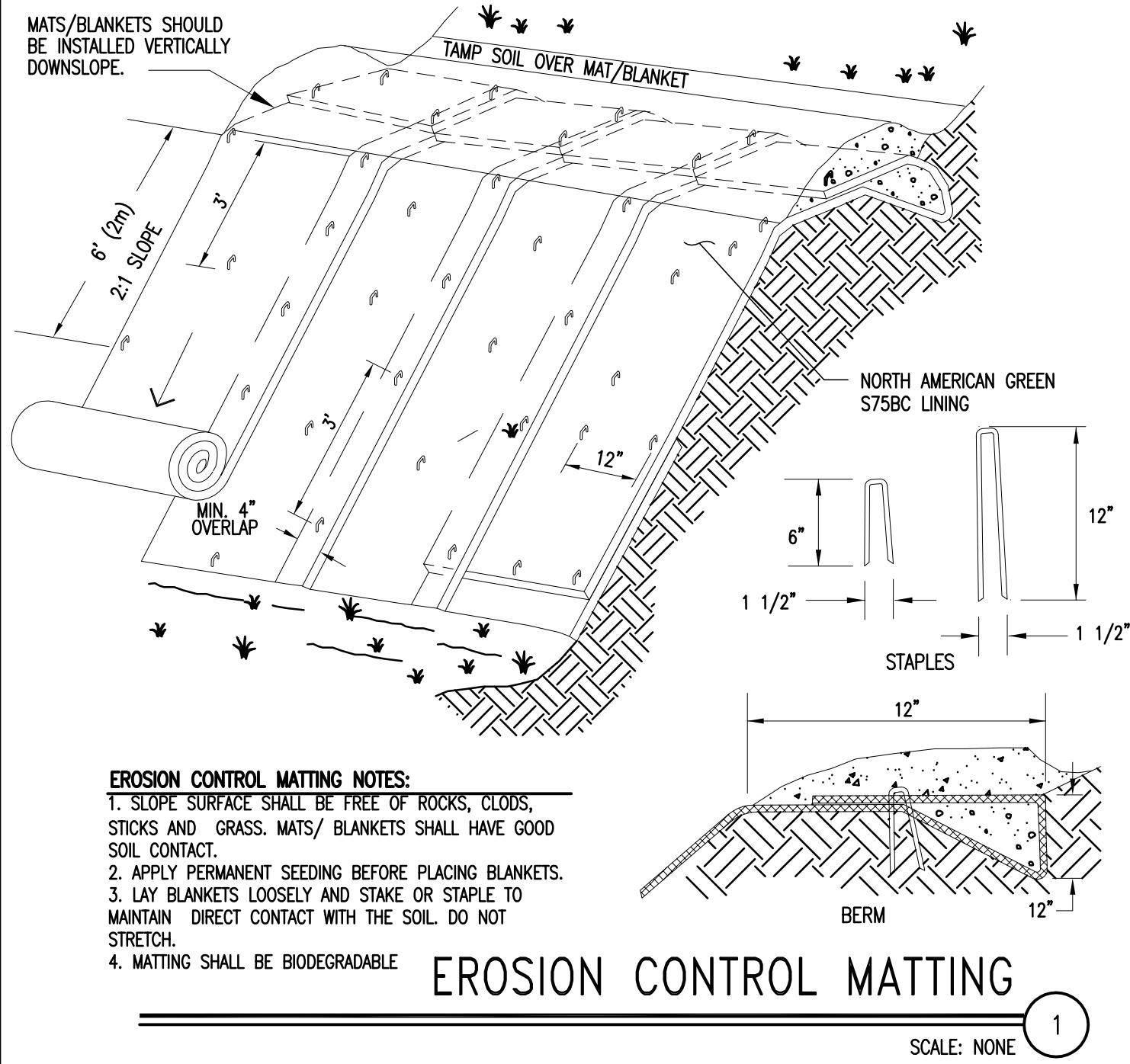
Drawn By: MD

Scale: N.T.S.

Date: 02/27/15

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EV#14062



EROSION CONTROL NOTES

GENERAL NOTES

1. THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE PRESENT ON-SITE FROM DAY-TO-DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ON-SITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ON-SITE AT ALL TIMES.

2. EROSION CONTROL MEASURES SHALL BE CONDUCTED IN ACCORDANCE WITH THE "VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL", DATED 2006.

TEMPORARY/CONSTRUCTION EROSION CONTROL MEASURES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE DISTURBED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS DISTURBED, THE DISTURBANCE SHALL BE KEPT TO THE SHORTEST PRACTICAL DURATION AS APPROVED BY THE ENGINEER.

2. DUST SHALL BE CONTROLLED WITH WATER DISTRIBUTED BY A TRUCK-MOUNTED SPRAY BAR. CALCIUM CHLORIDE (ASHTO M 144) OR SODIUM CHLORIDE (ASHTO M 143) SHALL BE USED AS DIRECTED BY THE ENGINEER.

3. SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE PLANS. THESE SHALL REMAIN IN PLACE UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.

4. EXCAVATED MATERIAL FROM EARTH EXCAVATION AND DITCH DIGGING SHALL BE PLACED ON-SITE IN A LOCATION TO BE APPROVED OF BY THE OWNER AND/OR THE ENGINEER OR USED FOR PROJECT FILL MATERIAL IF DETERMINED SUITABLE BY THE OWNER'S REPRESENTATIVE.

5. STOCKPILED MATERIAL (TOPSOIL, BORROW, ETC.) SHALL HAVE SILT FENCE CONSTRUCTED AROUND THE PERIMETER. THE STOCKPILED MATERIAL SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE TO PREVENT SOIL EROSION AND SEDIMENTATION OFF SITE. LOCATE STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, IF POSSIBLE. DURING WINDY CONDITIONS, STOCKPILED MATERIAL SHALL BE COVERED OR WATERED APPROPRIATELY TO PREVENT WIND EROSION.

6. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL NETTING INSTALLED TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. NETTING SHALL BE BIODEGRADABLE WITH A 12 MONTH LONGEVITY, STISSON AS MANUFACTURED OR APPROVED EQUIVALENT. INSTALL NETTING OVER MULCHED SLOPES SO THAT ALL PARTS ARE IN CONTACT WITH THE SOIL AND MULCH. PIN NETTING WITH WIRE STAPLES 3 FEET O.C. TO ENSURE FULL BONDING WITH SOIL SURFACE. THE SLOPE SURFACES SHOULD BE LEFT SLIGHTLY ROUGHENED AND NOT SMOOTH. IF LARGE AMOUNTS OF OFFSITE WATER WILL DRAIN OVER THESE SLOPES, TEMPORARY OVERFLOW SWALES SHALL BE INSTALLED UP SLOPE UNTIL THE SLOPE VEGETATION STABILIZES.

PERMANENT EROSION CONTROL MEASURES

1. WHEN FINAL GRADES ARE REACHED IN AN AREA, IT SHALL BE SEEDED AND MULCHED WITHIN 48 HOURS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ALL DISTURBED AREAS, INCLUDING WATERING UNTIL THE AREA IS INSPECTED AND ACCEPTED BY THE OWNER OR ENGINEER.

3. AFTER THE SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.

4. RE-SEEDING SHALL BE DONE UNTIL ALL AREAS ARE COMPLETELY COVERED WITH A MATURE STAND OF GRASS. AN AREA SHALL BE CONSIDERED COVERED WHEN THE ENTIRE SURFACE CONTAINS A VERGEOUS STAND OF GRASS AREAS THAT, IN THE OPINION OF THE ENGINEER, ARE PREDOMINATELY WEEDS SHALL BE PLOWED UP, FINE GRADED, FERTILIZED AND RE-SEEDING IN THE MANNER SPECIFIED PREVIOUSLY, EXERCISING CAUTION NOT TO CAUSE DAMAGE TO NEW OR EXISTING PLANT MATERIAL.

WINTER EROSION CONTROL NOTES

WINTER CONSTRUCTION PROCEDURES

1. DURING WINTER CONSTRUCTION, INSPECTIONS BY THE ON-SITE PLAN COORDINATOR SHALL OCCUR DAILY WHEN AREAS ARE UN-STABLE, AND WEEKLY PRIOR TO ANY FORECASTED RAIN, SNOW OR SPRING MELT WHEN TEMPORARY STABILIZATION IS IN PLACE.

2. IN AREAS TO BE STABILIZED BY VEGETATION, ALL SEEDING MUST BE COMPLETED BY SEPTEMBER 15 TO ALLOW GROWTH TO OCCUR PRIOR TO THE GROUND FREEZING. STABILIZATION OF ALL OTHER DISTURBED AREAS SHALL BE COMPLETED BY OCTOBER 15.

3. ENLARGED ACCESS POINTS, STABILIZED TO PROVIDE FOR SNOW STOCKPILING SHALL BE INSTALLED.

4. LIMITS OF DISTURBANCE SHALL BE MOVED OR REPLACED TO REFLECT BOUNDARY OF WINTER WORK.

5. SNOW WILL NOT BE PILED WITHIN 25 FEET OF PERIMETER CONTROLS (SUCH AS SILT FENCE) TO ALLOW FOR CLEARING AND MAINTENANCE. SNOW IS TO BE REMOVED FROM ALL STRUCTURAL EROSION PREVENTION AND SEDIMENTATION CONTROL MEASURES FOLLOWING EACH SIGNIFICANT SNOWFALL. NO SNOW STORAGE UP-GRADE OF DISTURBANCE. NO SNOW DISPOSAL IN SEDIMENT POND/BASINS. IF NECESSARY, SNOW/ICE MUST BE REMOVED PRIOR TO STABILIZATION OF DISTURBED AREAS. ACCESS POINTS SHALL BE ENLARGED AND STABILIZED TO ALLOW FOR SNOW STOCKPILING.

6. IN AREAS OF DISTURBANCE WITHIN 100 FT OF A RECEIVING WATER, SILT FENCE SHALL BE REINFORCED OR ELSE REPLACED WITH PERMIETER DICES, SWALES OR OTHER PRACTICES RESISTANT TO THE FORCES OF SNOW LOADS.

7. DRAINAGE STRUCTURES SHALL BE KEPT OPEN AND FREE OF SNOW AND ICE DAMS.

8. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TO BE IN PLACE BY OCTOBER 15, OR IF NOT POSSIBLE, THEN PRIOR TO GROUND FREEZE.

9. MULCH IS TO BE APPLIED AT THE END OF EACH WORKDAY TO ALL EXPOSED AREAS THAT HAVE NOT YET REACHED FINAL GRADE AT TWICE THE RATE INDICATED IN THE SEEDING AND MULCHING DETAIL FOR THE REGULAR CONSTRUCTION SEASON. MULCH SHALL BE TRACKED IN OR STABILIZED WITH NETTING.

10. TO ENSURE COVER OF DISTURBED SOIL IN ADVANCE OF A MELT EVENT, AREAS OF DISTURBED SOIL MUST BE STABILIZED AT THE END OF EACH WORK DAY, WITH THE FOLLOWING EXCEPTIONS:
A) IF NO PRECIPITATION WITHIN 24 HOURS IS FORECAST AND WORK WILL RESUME IN THE SAME DISTURBED AREA WITHIN 24 HOURS, DAILY STABILIZATION IS NOT NECESSARY.
B) DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS HOUSE FOUNDATIONS OR OPEN UTILITY TRENCHES.

11. SNOW AND ICE SHALL BE REMOVED TO LESS THAN 1" THICKNESS PRIOR TO STABILIZATION.

12. STONE STABILIZATION, 10 TO 20 FT WIDE IN AREAS SUCH AS THE PERIMETER OF BUILDINGS UNDER CONSTRUCTION WHERE CONSTRUCTION VEHICLE TRAFFIC IS ANTICIPATED SHALL BE INSTALLED.

SITE/EARTHWORK SPECIFICATIONS

1. PRIOR TO THE START OF THE WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CONTRACTOR, OWNER, PROJECT ENGINEER AND A REPRESENTATIVE FOR THE TOWN OF HINESBURG TO REVIEW PROCEDURES AND IDENTIFY RESPONSIBILITIES. THE TOWN SHALL BE GIVEN NOTICE AT LEAST 24 HOURS PRIOR TO THE MEETING. UNLESS STATED OTHERWISE, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE STATE OF VERMONT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2. CLEARING AND GRUBBING- ALL TOPSOIL AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM IMPACTED AREAS.

3. COMPACTION SHALL BE PERFORMED USING VIBRATORY ROLLERS AND WATER IN LIFTS OF NO GREATER THAN SIX INCHES. COMPACTION SHALL BE PERFORMED UNTIL THE REQUIRED DENSITY IS ACHIEVED. DENSITY SHALL BE DETERMINED BY ASHTO T238 METHOD AND SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY FOR PAVED AREAS AND 90 PERCENT OF THE MAXIMUM DENSITY FOR NON PAVED AREAS DETERMINED IN ACCORDANCE WITH ASHTO T99.

4. COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LAYER OF MATERIAL PLACED AND FOR EVERY 1000 SQUARE FEET OF AREA.

5. ALL REMAINING DISTURBED AREAS WITHIN THE RIGHT OF WAY SHALL BE FERTILIZED AND SEEDING IN ACCORDANCE WITH THE VERMONT STATE SPECIFICATIONS.

6. THE SEEDING OF SLOPES AND DITCHES SHALL REQUIRE THE USE OF EROSION CONTROL MATTING.

7. COST OF INITIAL INSPECTION AND TESTING SHALL BE PAID BY THE OWNER. SUBSEQUENT TESTING OF MATERIALS NOT PASSING INITIAL INSPECTION, SHALL BE PAID BY THE CONTRACTOR. 8. ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF: SATISFACTORILY GRADED, FREE DRAINING MATERIAL, REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLES:

A. SAND BLANKET/BEDDING:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
2 INCHES		100
1 1/2 INCHES		90 - 100
1/2 INCH		70 - 100
NO. 4		60 - 100
NO. 100		0 - 20
NO. 200		0 - 8

B. 3/4" CRUSHED STONE:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
1 INCH		100
3/4 INCHES		90 - 100
3/8 INCHES		20 - 55
NO. 4		0 - 10
NO. 8		0 - 5

C. GRAVEL SUB-BASE:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
NO. 4		20 - 60
NO. 100		0 - 12
NO. 200		0 - 6

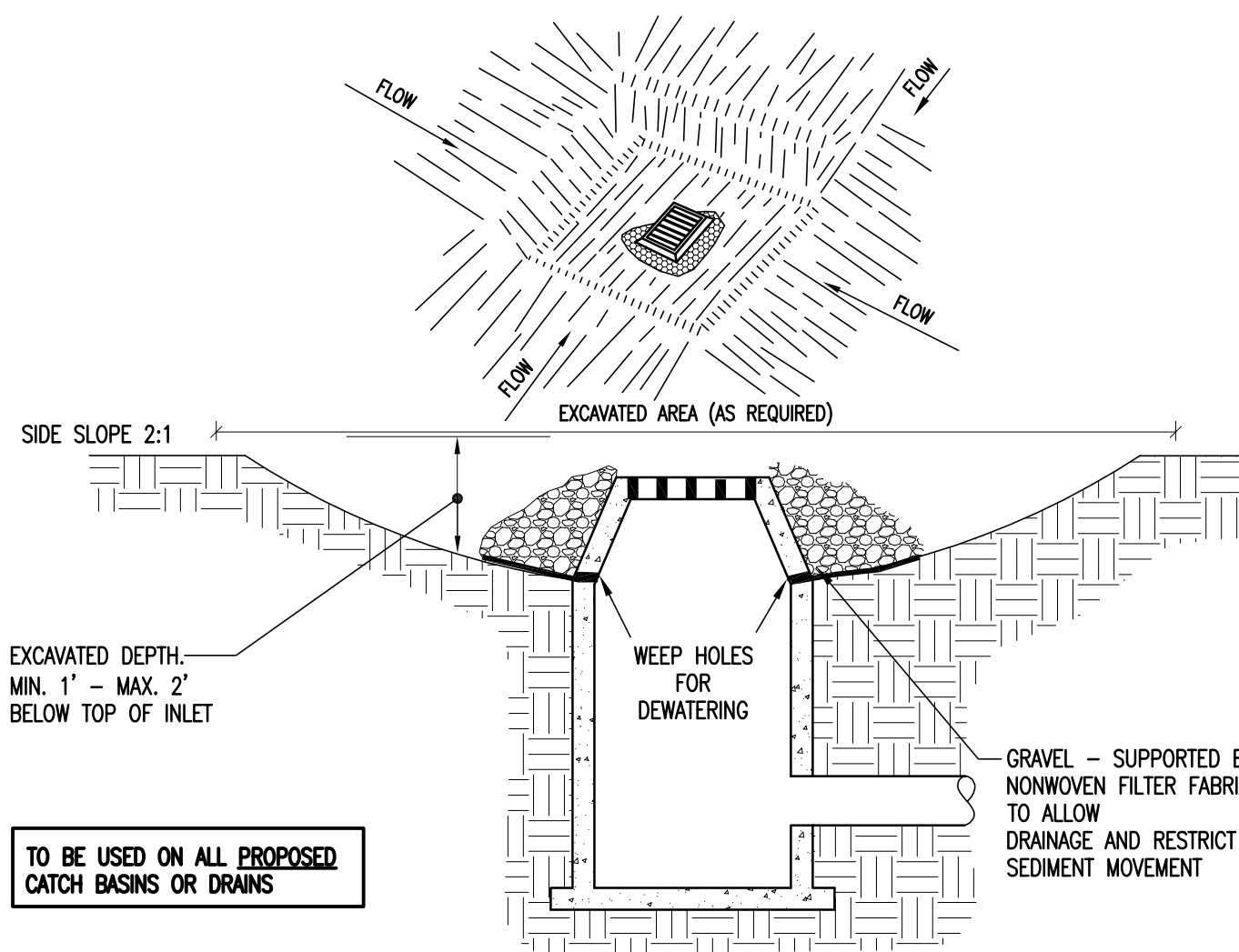
D. COARSE CRUSHED GRAVEL:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
4 INCHES		95 - 100
NO. 4		25 - 50
NO. 100		0 - 12
NO. 200		0 - 6

E. FINE CRUSHED GRAVEL:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
2 INCHES		100
1 1/2 INCHES		90 - 100
NO. 4		30 - 60
NO. 100		0 - 12
NO. 200		0 - 6

F. GRANULAR BACKFILL:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
3 INCHES		100
NO. 4		45 - 75
NO. 100		0 - 12
NO. 200		0 - 6

G. TYPE I STONE FOR STONE FILL THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF FOUR INCHES.

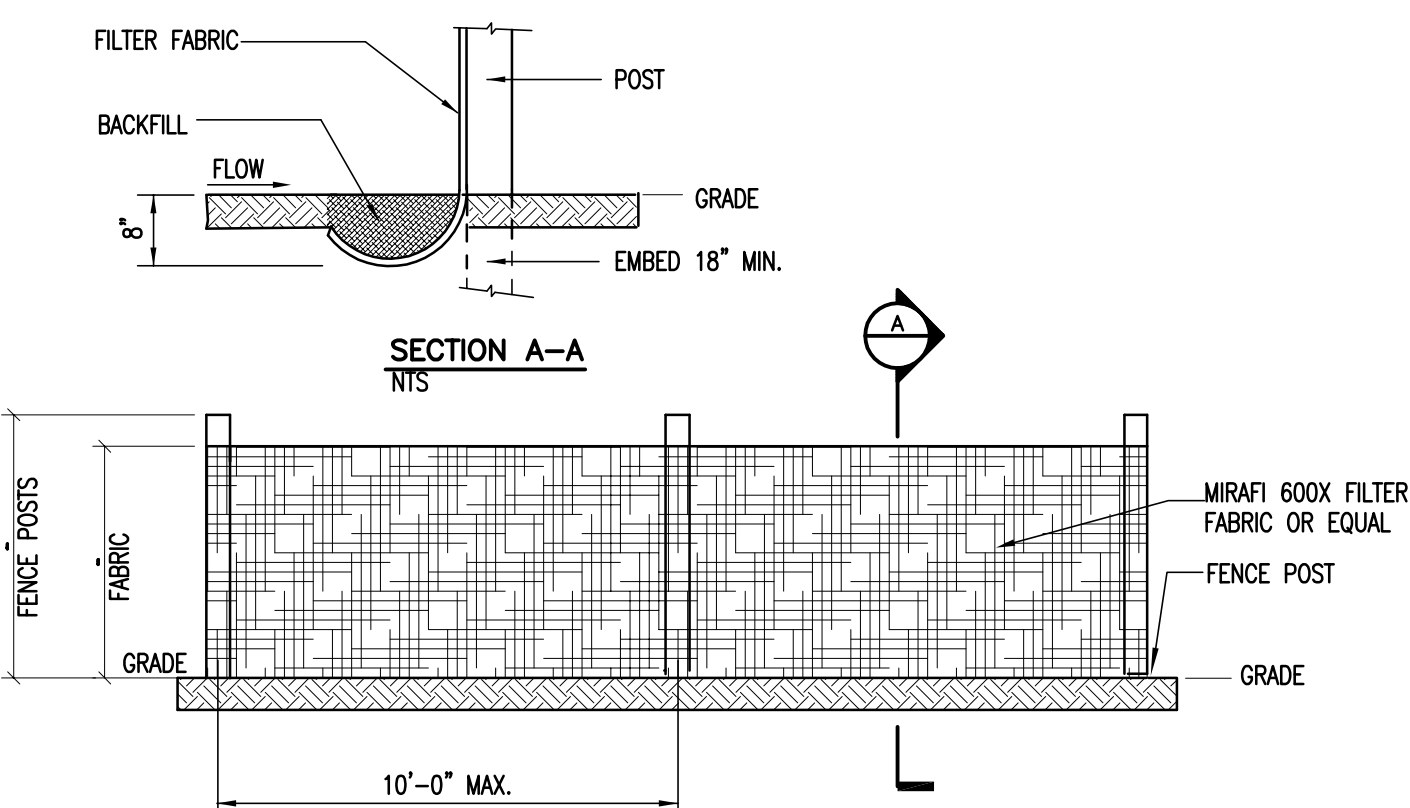
H. TYPE II STONE FOR STONE FILL THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM TWO INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF 12 INCHES.



CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.
5. GRAVEL BAGS, GRATE GUARDS, FILTERBOX OR SEDIGUARD INLET PROTECTION DEVICES MAY BE USED. SUBMIT PRODUCT INFORMATION TO ENGINEER FOR REVIEW PRIOR TO USE. INSTALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE LATEST EDITION OF THE VT EPSC STANDARDS AND SPECIFICATIONS.

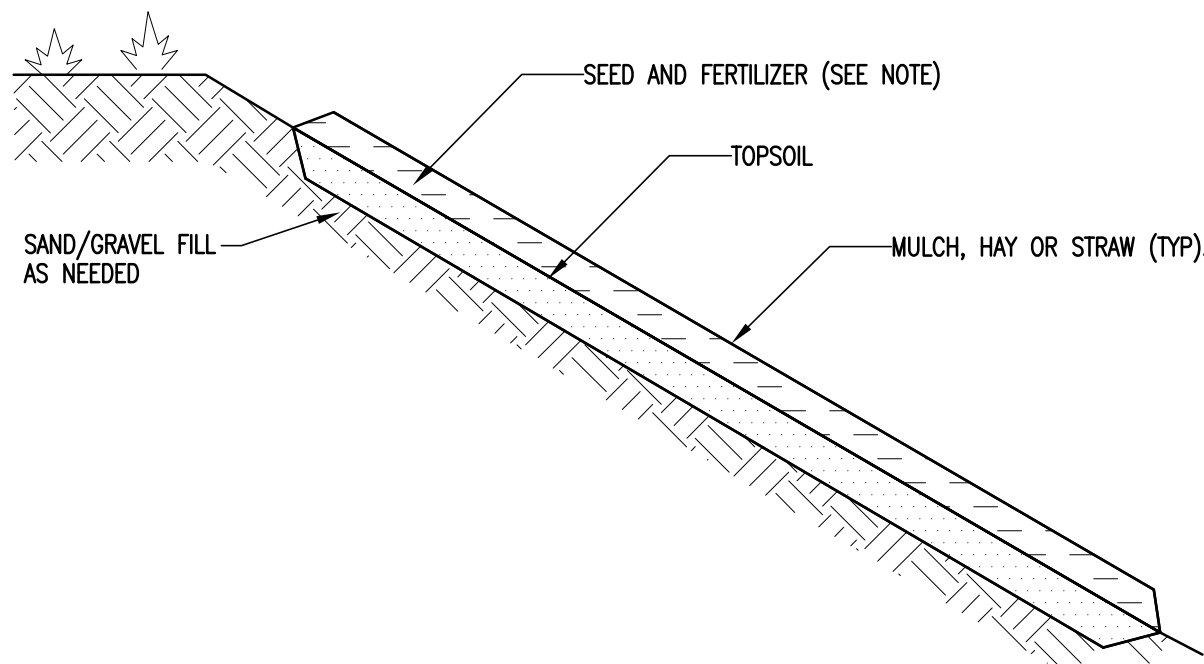
EXCAVATED STORM DRAIN INLET PROTECTION DETAIL



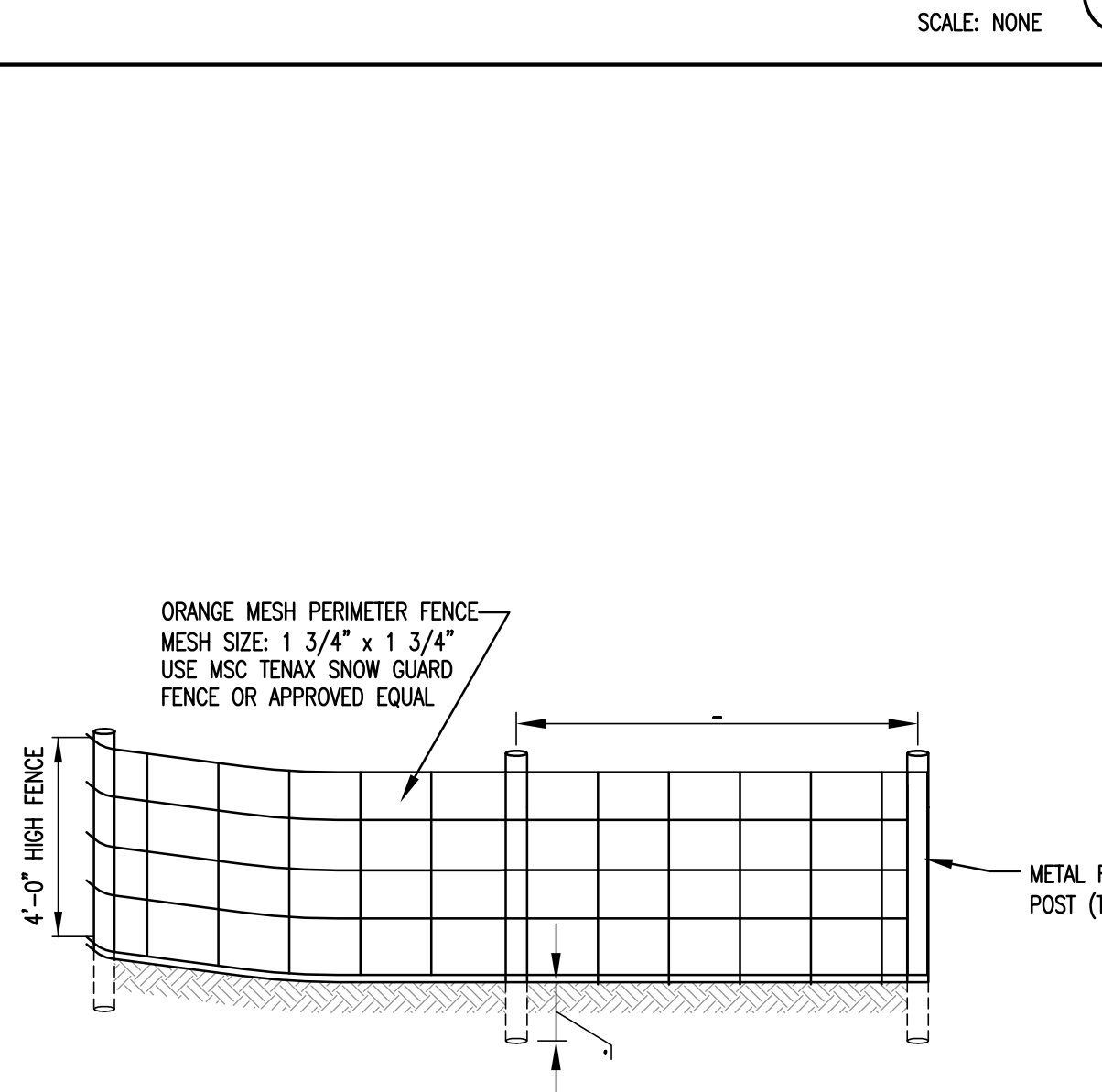
SILT FENCE NOTES:

1. SILT FENCE SHALL BE PREFABRICATED EROSION CONTROL FENCE BY MIRAFEL OR EQUAL, OR CONSTRUCTED IN PLACE AS SPECIFIED HEREIN.
2. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
3. INSPECTION SHALL BE FREQUENT (MINIMUM ONCE A WEEK AND AFTER EVERY RAINFALL). MAINTENANCE SHALL BE PERFORMED AS NEEDED, AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.

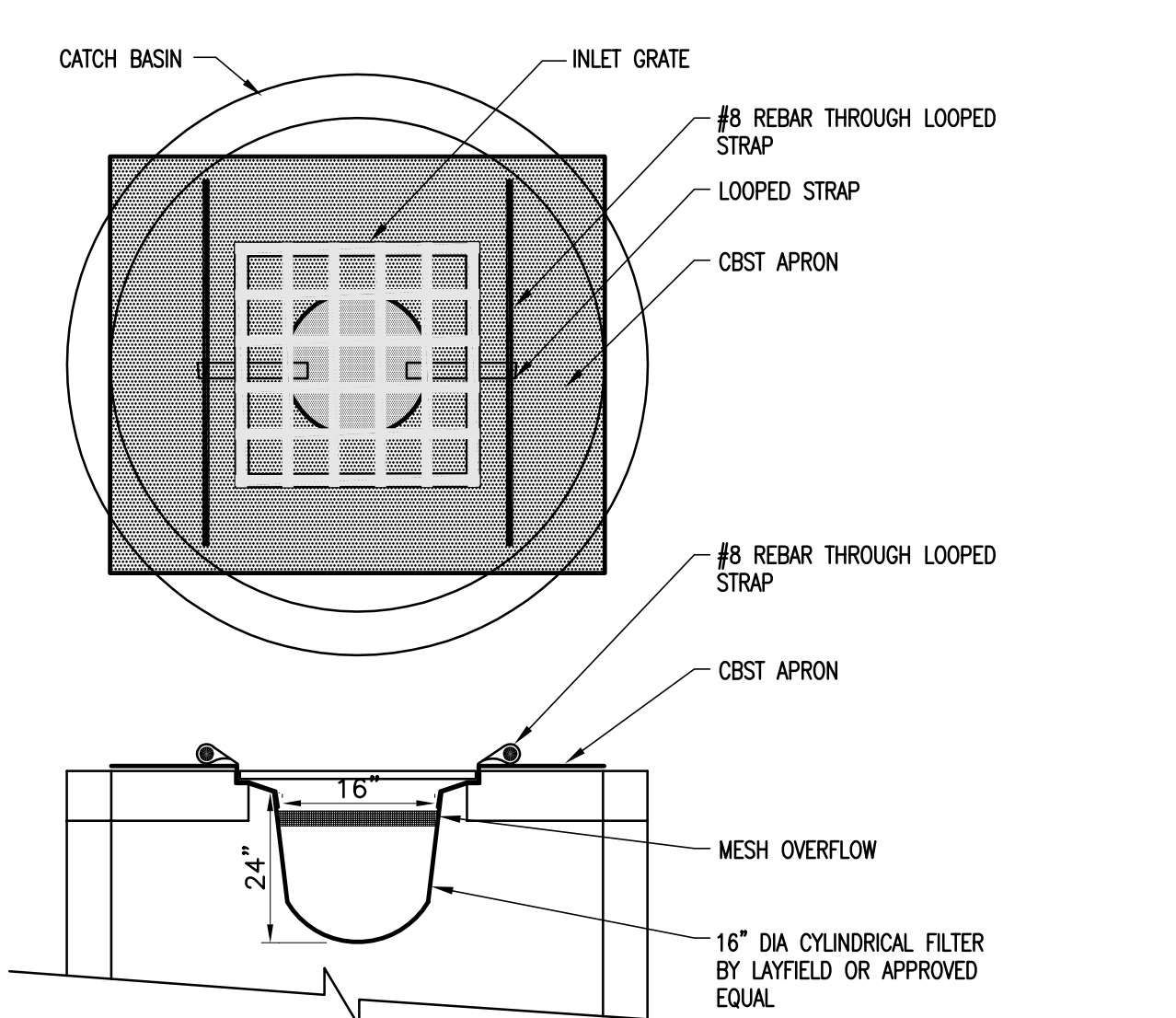
SILT FENCE DETAIL



SEEDED AND MULCHED AREAS DETAIL



ORANGE CONSTRUCTION FENCE DETAIL



*TO BE UTILIZED ON EXISTING CATCH BASIN WITHIN COLCHESTER AVENUE

FABRIC INLET PROTECTION

Stamp

DATE	5/15/15
Rev. No.	1
Description	REVISED PER DAB & CONSERVATION BOARD COMMENTS/METINGS

ENGINEERING VENTURES PC
208 Flynn Avenue, Suite 2A Burlington, VT 05401
tel. 802.863.6225 • fax 802.863.6306
85 Mechanic Street, Suite 300A, Lebanon, NH 03766
tel. 603.942.5333 • fax 603.942.5331
www.engineeringventurespc.com

Client: **NATHANIEL HAYWARD**
302 Mountain View Drive
Colchester, VT 05446
(802) 578-3078

Sheet Title: **Erosion Control Details**

Project Title: **380 Colchester Avenue**
Burlington, VT

Designed By: **MD/KW**
Checked By: **KW**
Drawn By: **MD**
Scale: **N.T.S.**
Date: **02/27/15**

C2.2
EV#14062

ISSUED FOR PERMIT
REVIEW 2/27/15
REVISED 5/15/15

— 380 COLCHESTER AVE —
PERSPECTIVE



FRONT / EAST COLOR ELEVATION

SCALE $\frac{3}{16}'' = 1'$



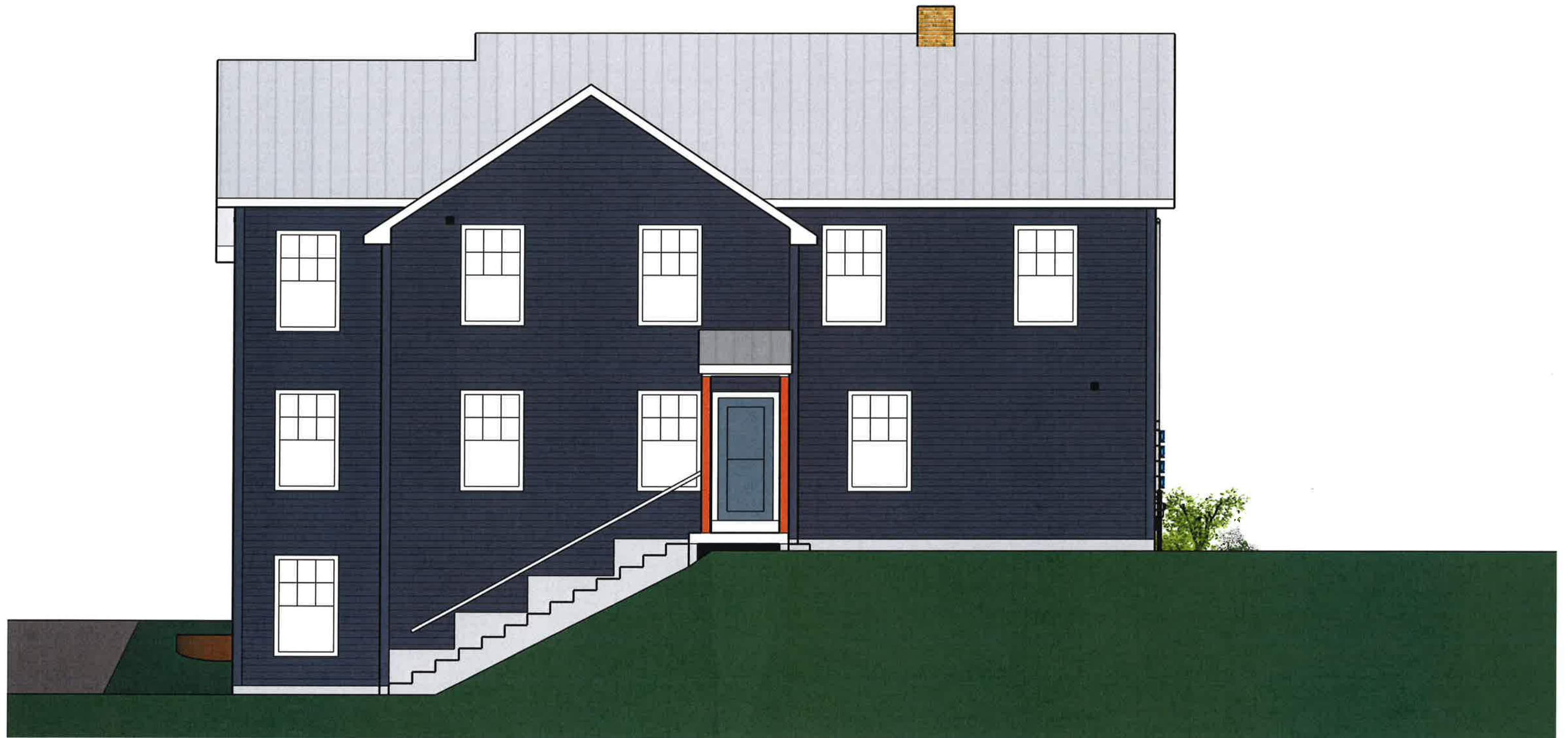
SIDE/SOUTH COLOR ELEVATION

SCALE 3/16" = 1'



BACK / WEST COLOR ELEVATION

SCALE $\frac{3}{16}" = 1'$



SIDE / NORTH ELEVATION

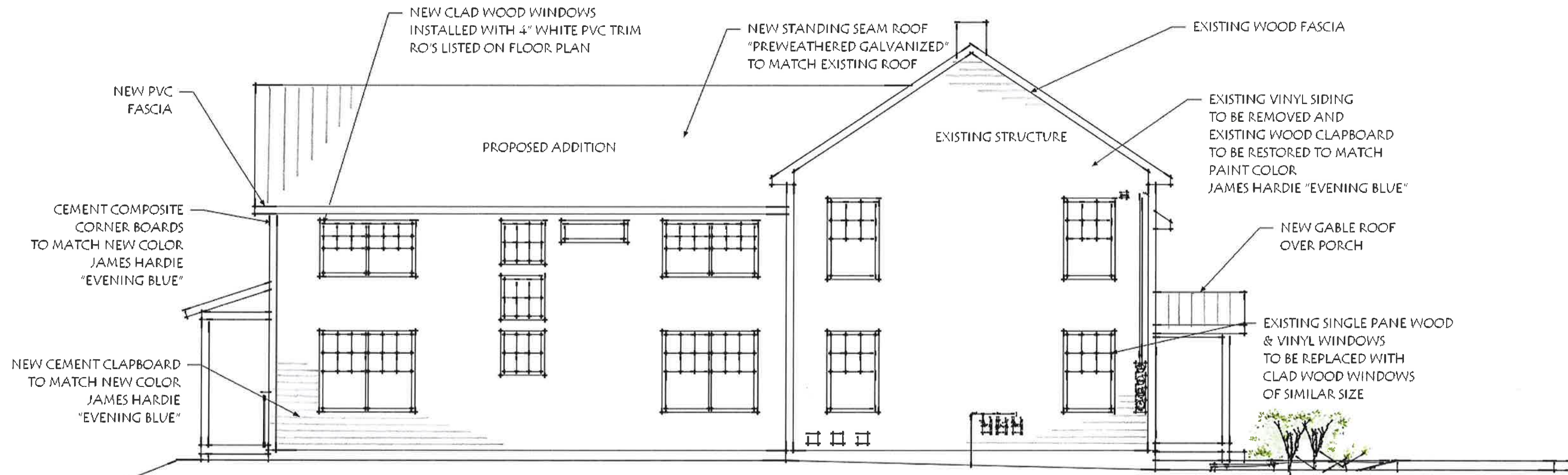
SCALE 3/16" = 1'



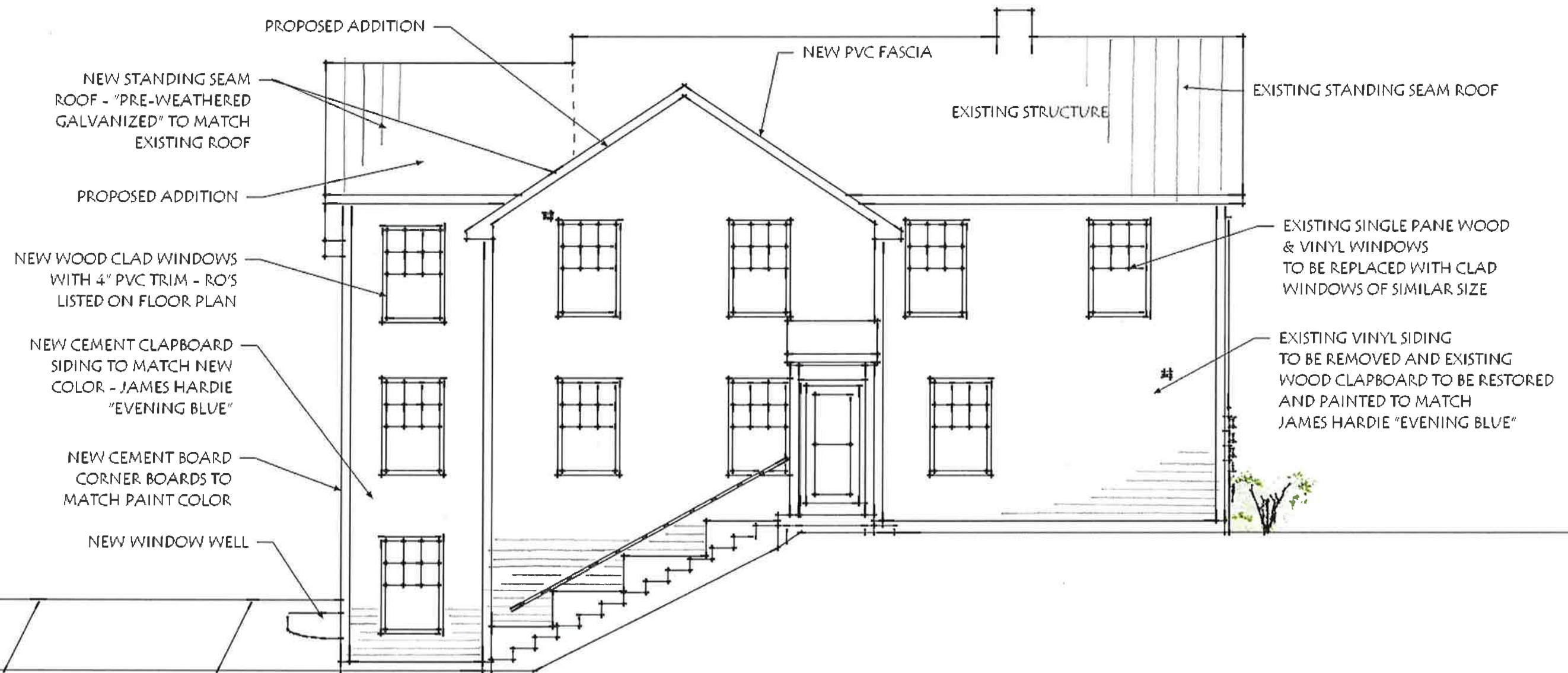
FRONT / EAST ELEVATION



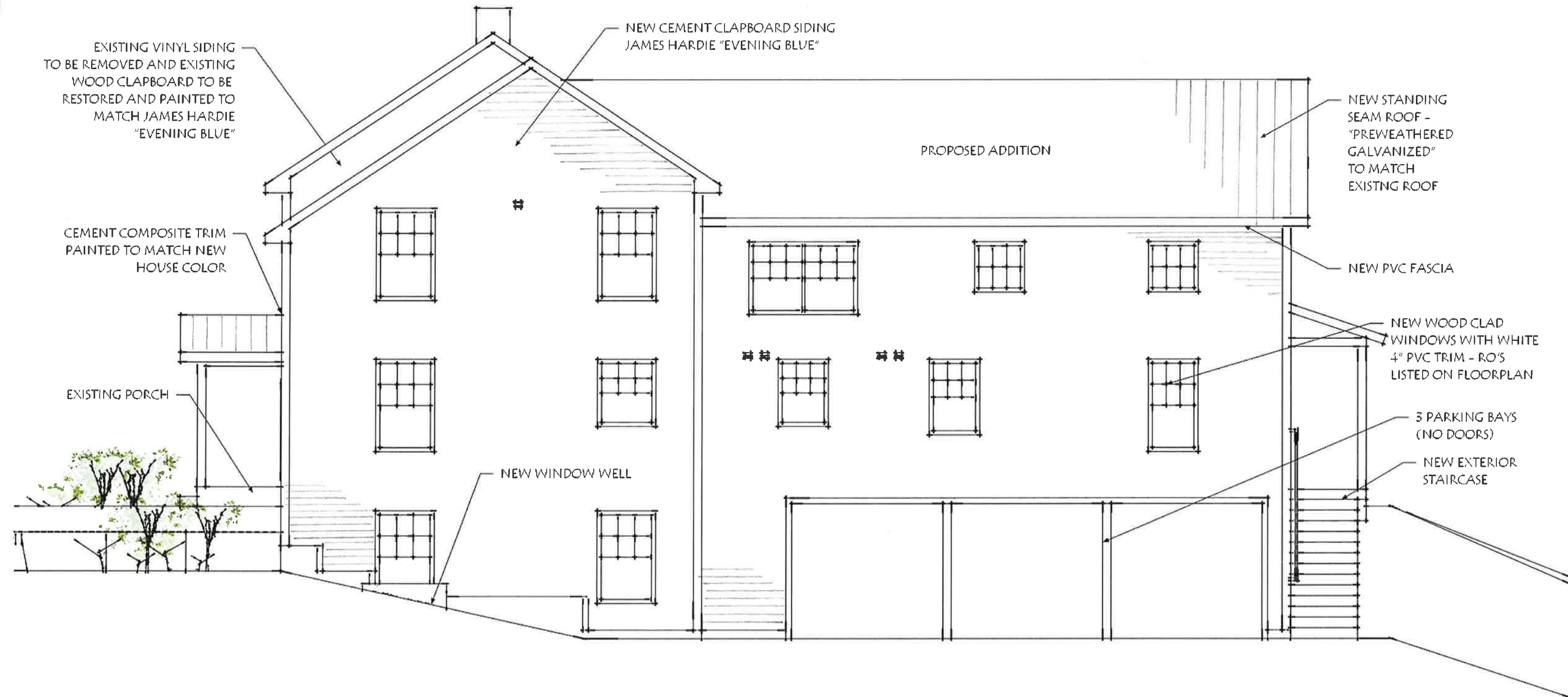
SIDE / SOUTH ELEVATION



BACK / WEST ELEVATION



SIDE/NORTH ELEVATION

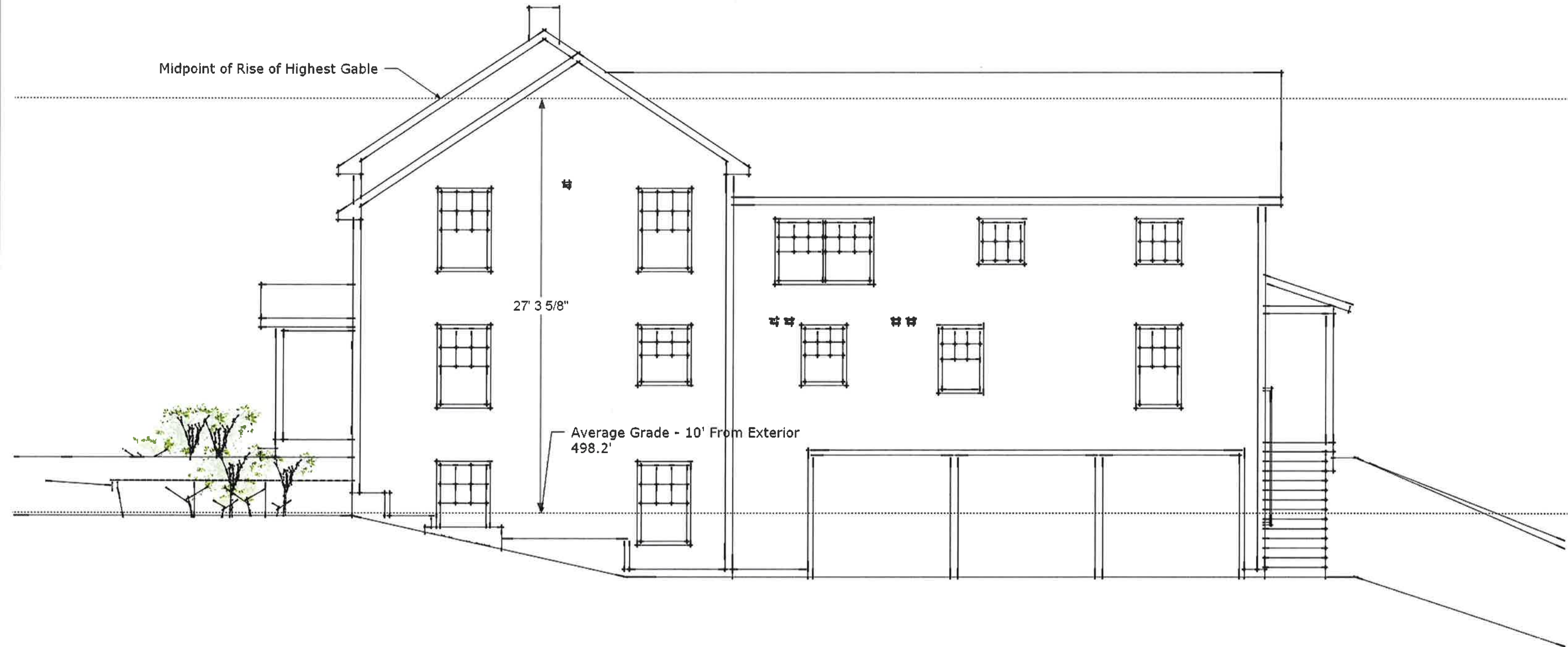


330 COLCHESTER AVE
BUILDING HEIGHTS

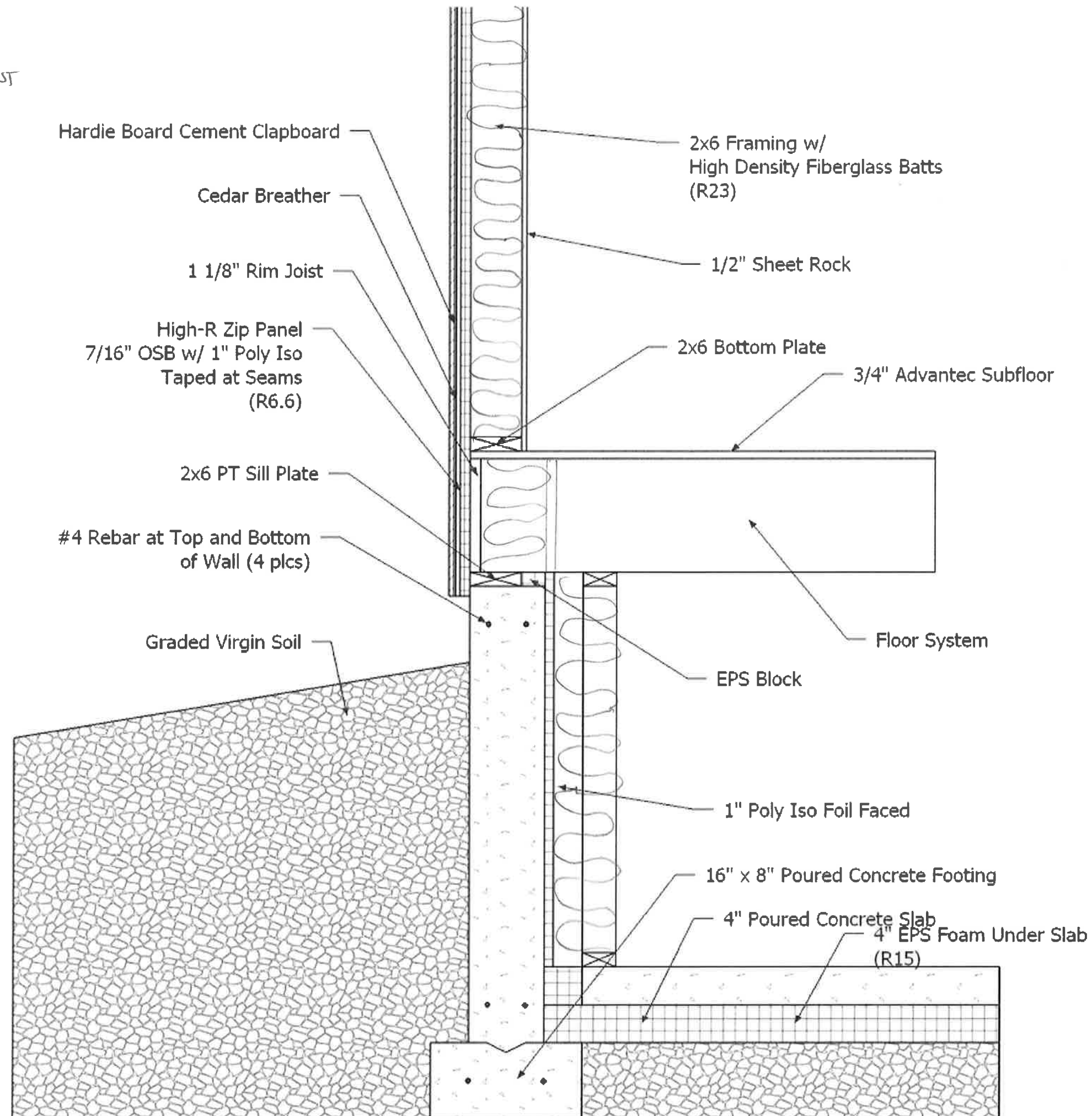
Midpoint of Rise of Highest Gable

27' 3 5/8"

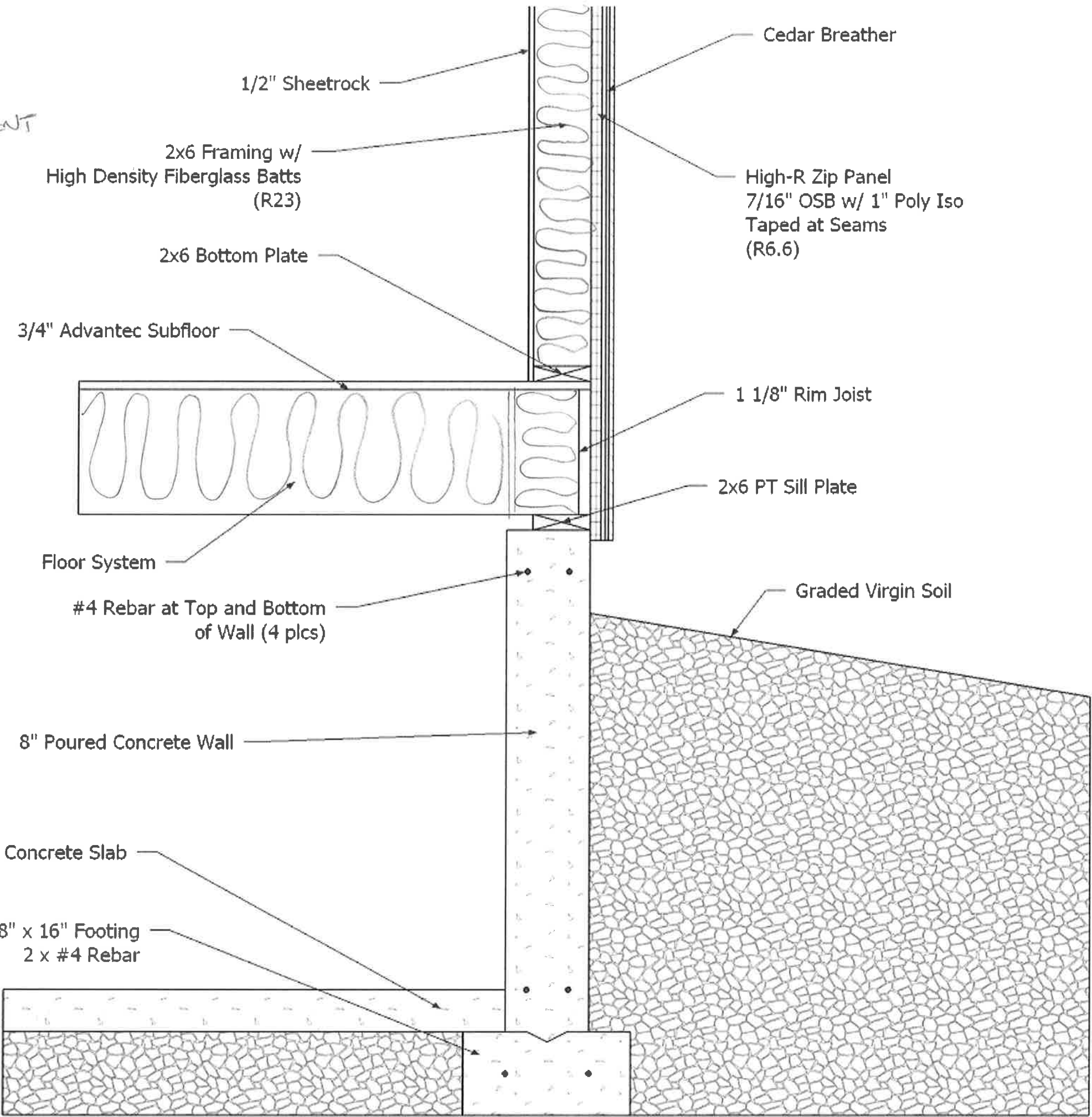
Average Grade - 10' From Exterior
498.2'



300 COLCHESTER AVE
WALL SECTION
CONDITIONED BASEMENT

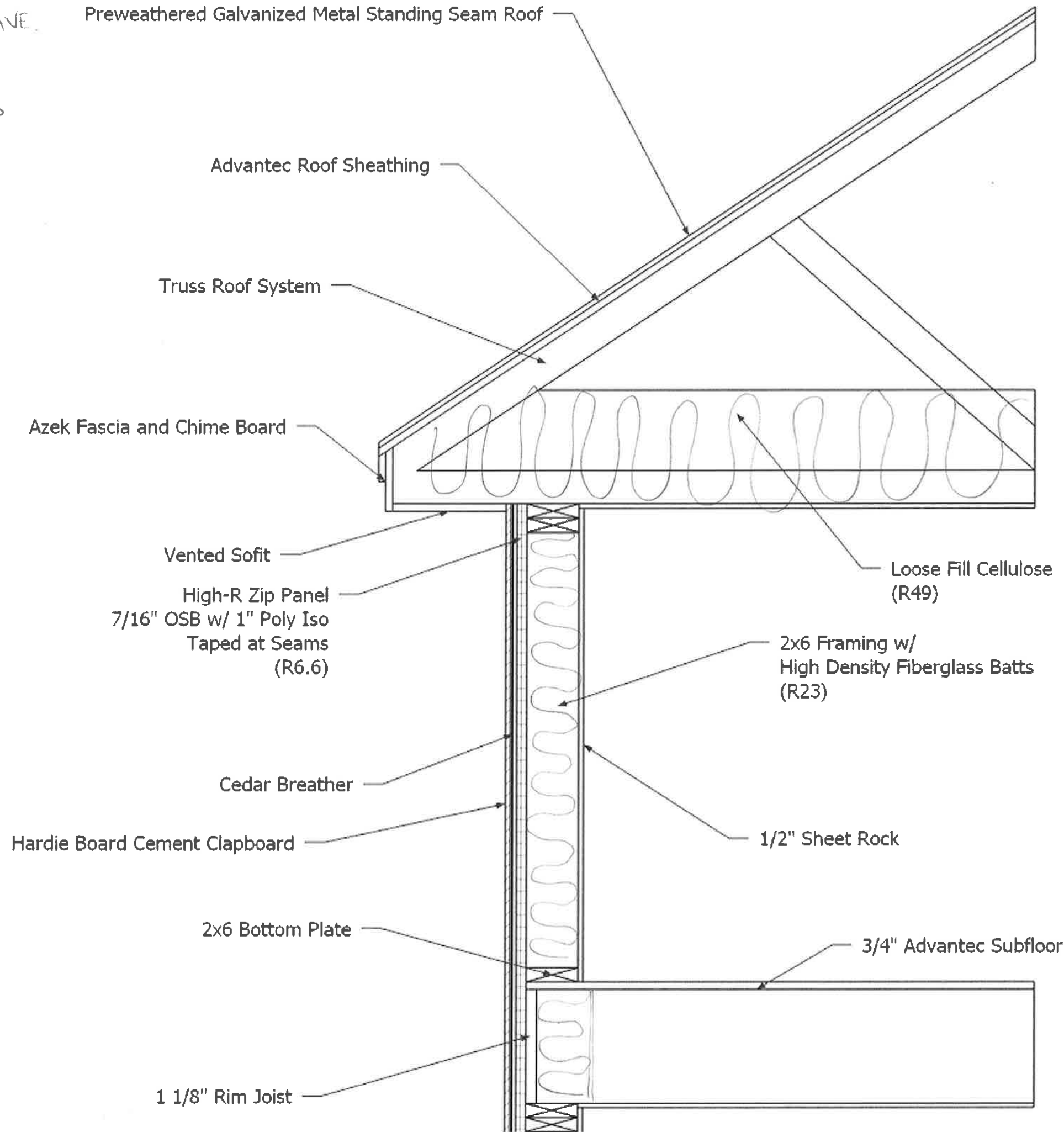


380 COLCHESTER AVE.
WALL SECTION
UNCONDITIONED BASEMENT

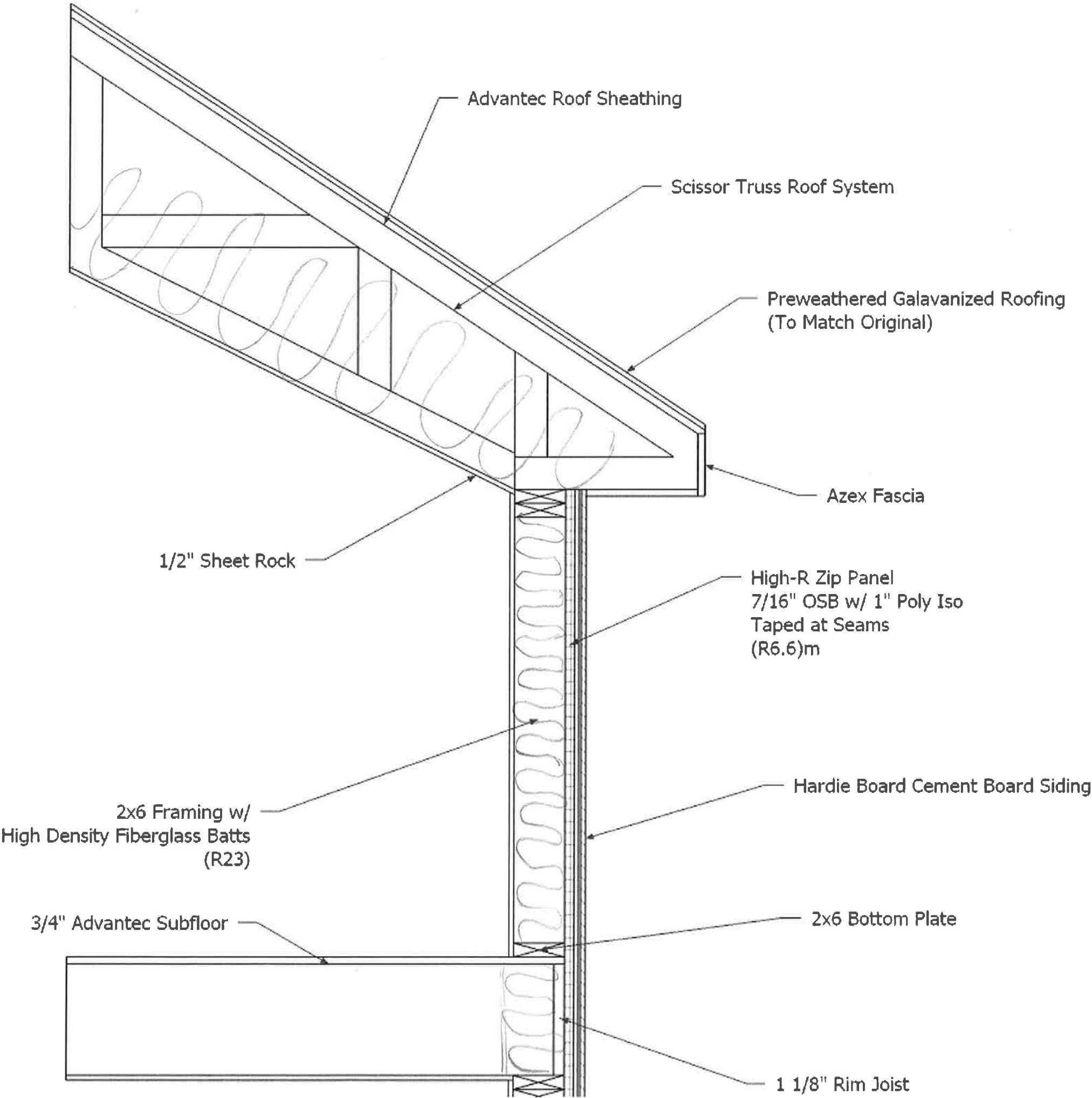


380 COLCHESTER AVE.
WALL SECTION

FLAT CEILING TRUSS



380 COLCHESTER AVE
WALL SECTION
ATTIC TRUSS

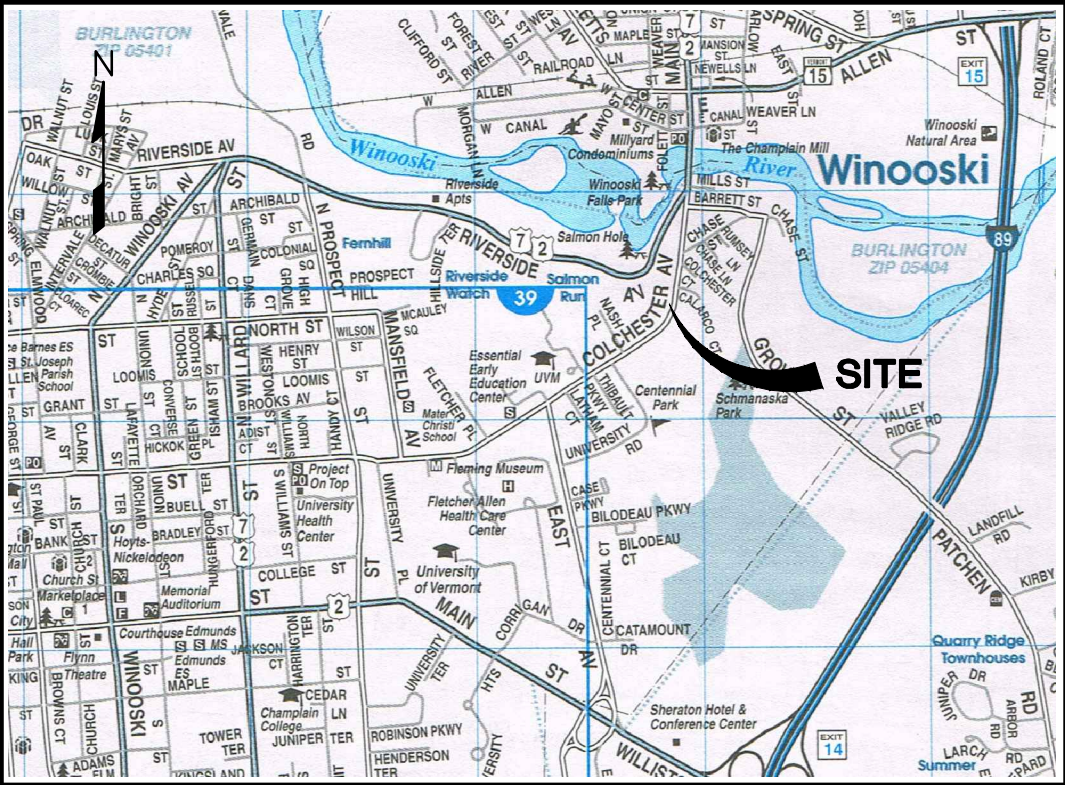


REFERENCES:

- 1) A PLAT ENTITLED "PLAT OF LANDS OF GHISLAINE L. LEVEILLE, 380 COLCHESTER AVENUE, BURLINGTON, VERMONT", PREPARED BY RICHARD W. BELL LAND SURVEYING, INC., DATED JANUARY, 2014 AND PROVIDED BY RICHARD W. BELL LAND SURVEYING, INC.
- 2) A PLAN ENTITLED "SKETCH PLAN, 380 COLCHESTER AVENUE, BURLINGTON, VERMONT", PREPARED BY ENGINEERING VENTURES, SHEET SK-1, DATED 6/04/14 AND PROVIDED BY ENGINEERING VENTURES.

NOTES:

- 1) BEARINGS ARE BASED ON REFERENCE #1.
- 2) OTHER EASEMENTS RECORDED OR UNRECORDED MAY EXIST.
- 3) NO ENCROACHMENTS WERE OBSERVED.
- 4) ZONING IS AS DEPICTED ON REFERENCE #2.



LOCUS
NOT TO SCALE

LEGEND

- PROPERTY LINE
- - - RIGHT OF WAY OR PARCEL LINE
- POLE
- - - GUY WIRE
- I.R.F. IRON ROD FOUND
- I.R.S. IRON ROD SET
- I.P.F. IRON PIPE FOUND
- S.M.F. STONE MONUMENT FOUND

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PERFORMED WITH ELECTRONIC TOTAL STATION SURVEY EQUIPMENT, WITH A POSITIONAL TOLERANCE CONFIDENCE LEVEL ABOVE 95%. I FURTHER CERTIFY THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF TITLE 27 V.S.A. SECTION 1403.

DATED _____ RICHARD W. BELL L.S. #638 VT.

© COPYRIGHT 2014

PROJ. #14849
DATE: OCTOBER, 2014
SCALE: 1"=40'
SURVEYED BY: RWB/TWW
CHECKED BY: RWB

SUBDIVISION OF LANDS OF
GHISLAINE L. LEVEILLE
380 COLCHESTER AVENUE
BURLINGTON, VERMONT

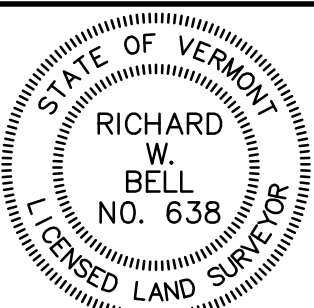
SHEET 1 OF 1 DWG. # S-849

EMAIL RBELL@BELL-LANDSURVEYOR.COM

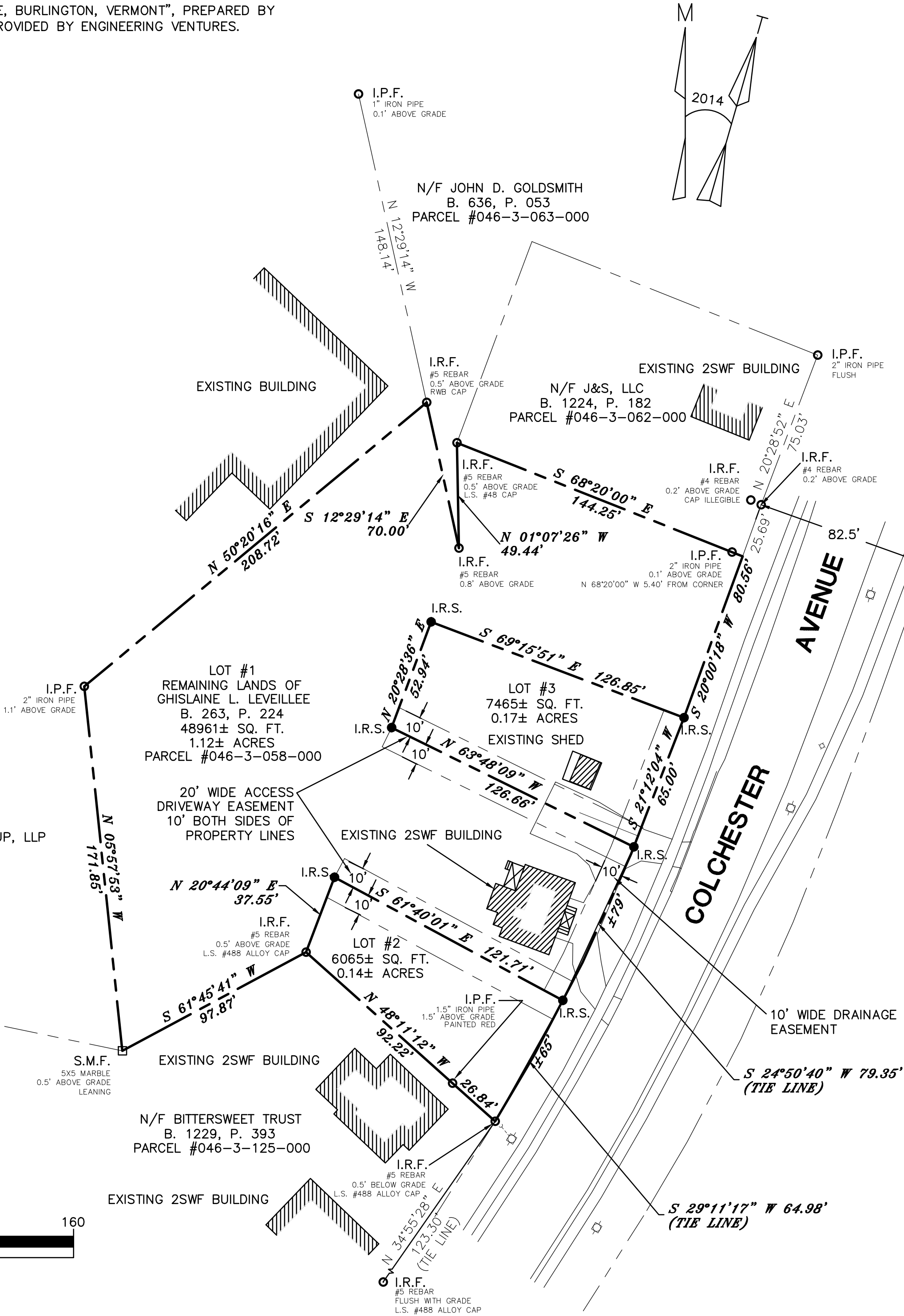
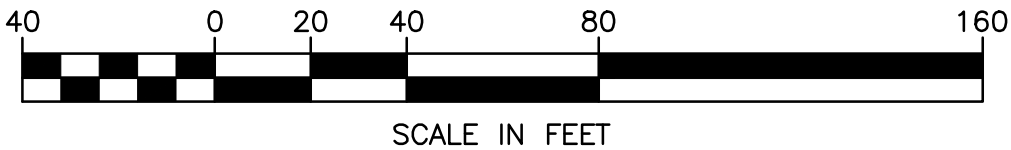
RICHARD W. BELL
LAND SURVEYING, INC.

297 SOUTH MAIN ST.
BARRE, VERMONT 05641

802-479-9262 C 802-793-5037



I CERTIFY THAT THIS PLAT IS AN ORIGINAL INK ON MYLAR DRAWING. RICHARD W. BELL L.S.





From Existing duplex looking southwest towards 352 Colchester Avenue



From 352 Colchester Avenue looking northeast towards the existing duplex



Rear of existing duplex



From northeastern corner of property looking northeast towards 406 Colchester Avenue



From the existing accessory building looking northwest towards the rear portion of the property



From southeast corner of the property looking north towards the existing duplex



From center of Colchester Avenue looking west towards existing duplex on 380 Colchester Avenue



From eastern side of Colchester Avenue looking southwest towards southeastern property corner of 380 Colchester Avenue



From center of Colchester Avenue looking west towards 352 Colchester Avenue (right) and 338 Colchester Avenue (left) – south of 380 Colchester Avenue



From Colchester Avenue looking northwest towards 338 Colchester Avenue and 352 Colchester Avenue



From Colchester Avenue looking west towards 406 Colchester Avenue (left) and 408 Colchester Avenue (right) – north of 380 Colchester Avenue



From western side of Colchester Avenue looking south towards 408 Colchester Avenue and 406 Colchester Avenue

Department of Planning and Zoning

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

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



MEMORANDUM

To: Development Review Board
From: Kern Lerner *[Signature]*
Date: June 2, 2015
RE: ZP15-0955CA/AP; 27 Fletcher Place

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

File: ZP15-0955CA/AP Appeal

Location: 27 Fletcher Place

Zone: Institutional (I) **Ward:** 1E

Date appeal accepted: May 1, 2015

Date of administrative decision: April 17, 2015

Date of application: April 6, 2015

Appellant/Owner: Robert & Susan Butani (Lisa Shelkrot, Attorney for Appellants)/F. & E. VonTurkovich

Request: Appeal of Administrative approval of zoning permit 15-0955CA for the change of use from single family residential to duplex, modify two existing windows.

Background:

- December 3, 1968 Variance approved to erect a carport within three feet of the property line.
- August 1981 Zoning permit approved for window replacement.
- April 21, 2015 Subject site was included in the sketch plan review (15-0896SP) for a proposed future planned unit development for 79 apartment units in three story building with above ground and underground parking.
- April 7, 2015 No-applicability determination 15-0959NA to install dryer hookups on 2nd floor. Upgrade wiring to meet code. Upgrade plumbing to meet code. No change in use.
- April 17, 2015 Zoning permit (15-0055CA) approved to change use from single family residential to duplex, modify two existing windows. Subject of Appeal.

• Overview:

- The zoning application (subject of this appeal) was **approved** April 17, 2015 with the following conditions:

1. Vermont Residential Building Energy Standards apply to this project. Compliance with the standards is the Owner's responsibility. Prior to requesting a Certificate of Occupancy, a

copy of a completed Vermont Residential Building Energy Standards Certificate shall be submitted with a Certificate of Occupancy (final or temporary) request, and filed in the Land Records located at the Clerk/Treasurers office in City Hall (149 Church Street). For more information, see http://publicservice.vermont.gov/topics/energy_efficiency.

2. Duplexes are a permitted use in the 'I' zone.
3. Two parking spaces required; one per unit in the shared use parking district. The existing spaces at the side of the house will accommodate the two required spaces.
4. No increase in lot coverage or additional habitable space is proposed or approved.

And Standard Permit Conditions

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.

Note: All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works-Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below.

2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced by **April 17, 2016**. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by **April 17, 2017**, or be subject to enforcement actions.

These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are tolled by additional state or federal permitting for the project or by an appeal; or c) an extension of time has been granted. An extension of time must be requested in writing PRIOR to the expiration of the permit. If the owner has enacted the permit and it lapses, the owner may be responsible to obtain a new zoning permit, if required, which shall be subject to the current Comprehensive Development Ordinance (CDO).

3. **Unified Certificate of Occupancy (UCO):** It shall be unlawful to use or occupy (or allow the use or occupancy of) any land or structure or part thereof which has been created, changed, converted, or wholly or partly altered or enlarged in its use or structure without a UCO.

If the project is partially completed, meets "prior to issuance of a UCO" conditions of approval, meets all health and safety standards, and all municipal fees for the project are paid, a Temporary Zoning CO may be requested and issued. **Upon completion of the project**, applicant shall request and obtain a Final UCO from the Code Enforcement Office (located at 645 Pine Street). Additional information on how to request and obtain this UCO is available at this office. **Failure to obtain a certificate of occupancy** places the property in violation of the CDO and is subject to enforcement.

In addition, **Failure to obtain a UCO within the time limits above is subject to** "after the

fact” fees ranging from \$75 - \$1500 (in addition to the UCO fee).

4. **Project Modifications.** The project shall be completed as shown on the plans, which have been stamped “approved” and dated by the administrative officer. The project shall not deviate from the approved plans or conditions of approval without prior written approval from the administrative officer.
5. **Property Inspection.** By acceptance of this permit, the owner authorizes City Officials and/or their authorized representatives, access to the subject property for the purpose of observing work in progress, inspecting and/or measuring the property or improvements until such time the project has been issued a Final UCO.
6. **Completion and Maintenance of Improvements and Landscaping.** Owner or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Owner agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
7. **Off-Site Drainage.** Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties including but not limited to the public Right of Way.
8. **Errors.** The owner is solely responsible for the accuracy of all information contained in the Zoning Permit application. Any errors contained therein may invalidate the Zoning Permit and may result in enforcement action by the City.
9. **Transfer of Ownership. All zoning permits run with the land.** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.
10. **Violations/Penalties.** A violation of any of the conditions of this permit or of any provision of the CDO may result in enforcement actions, including but not limited to a penalty of up to two hundred dollars (\$200) per day, municipal tickets, and/or additional permitting fees.
11. **Incorporation and Reference of All Plans Presented.** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant on the subject application to the extent that they are not in conflict with other stated conditions or regulations.
12. **For Properties Involved in Boundary Disputes.** Boundary disputes are not within the jurisdiction of the administrative officer or the Development Review Board. When an application is submitted and the boundary of the subject property is called into question, the boundary will be determined based upon the best evidence available, for instance a survey or other official document. If a permit is issued and contrary evidence is presented to the City after the fact, such as a survey or Superior Court ruling with respect to the boundary lines, the permit may be amended or revoked by the City.
If the permit is amended or revoked, owner shall bear all costs to remedy the situation, including removal of the structure(s) if necessary, that is if the structure(s) is/are unable to meet the requirements of the CDO and receive an amended permit in light of the actual

boundary line.

13. **Damage to City Property.** The Owner is responsible for any damage to the City of Burlington's property, including but not limited to its right-of-way, sewer/water lines, etcetera, that occurs during the site improvements authorized by this permit. If damage occurs, the Owner shall restore the property to a condition equal to or better than the condition of the property prior to such damage.
14. **City Rights-of-Way and Ownership.** Permit approval does NOT authorize any work to be undertaken within the public ROW. Any work in the ROW can only occur with prior authorization by DPW and City Council, as required. Any work or improvements that are taken within the City's right of way does not diminish the City's ownership or authority regarding said right of way.
15. **Liquor License Required.** An approval of any use that includes the sale of alcoholic beverages is contingent upon the receipt of a liquor license from the City of Burlington or the State of Vermont, whichever is applicable.

Appellant Statement

The appellant has provided a statement addressing why the permit should be denied. See attached "Appeal of Zoning Permit to 27 Fletcher Place" dated May 1, 2015 (Exhibit A).

Relief requested. The appellant contends that there should be a denial of the requested parking facilities; should require all renovation to meet minimum VRBES standards; require any new unit to meet minimum housing standards and should impose conditions to protect appellants from impacts of such intensive use so close to their home.

Grounds why relief is proper. Number of proposed parking spaces exceeds maximum number of spaces under ordinance; parking spaces are too far from the property to comply with ordinance. The spaces are not properly accessible to the property. It is not clear how the parking spaces will be accessed as the driveway serving them appears to be outside the property. The creation of a second dwelling unit is an expansion of the use of a non-conforming structure that is inside the required setbacks.

The application does not indicate that the dwelling unit created will satisfy minimum habitable space requirements: minimum space, light and ventilation requirements.

Staff Response

The VRBES standards are addressed in the conditions of approval; Condition #1. It is the responsibility of Planning & Zoning to notify the applicant of the requirement but it is the applicant's responsibility to file the necessary certifications. The relief regarding conditions from impacts resulting from an intense use is not specifically indicated thus unable to respond to this contention.

The property lies within a "Shared Use" Parking District as per the adopted Map 8.1.3 -1. The parking requirements for "Shared Use" are two spaces per unit; four total. Thus, the appellant is correct regarding the parking – it appears that the wrong requirement was included in the conditions of approval, thus the rear parking area is needed to provide two of the four spaces.

The distance from the rear parking are approximately 75-100 feet and are located on the subject property itself. In comparison the standard for off-site spaces in "Shared Use" is 1,000 feet from the use (Sec. 8.1.12 (a) 2). The rear parking area is accessed from an old farm road. According to the applicant this road is accessible from Colchester Avenue (as per site plan submitted).

The parking is existing; with the gravel lot in the rear yard and two spaces adjacent to the house in the driveway and under the carport. If four spaces are required the maximum allowed would be five. The rear parking area could be reconfigured to accommodate two or three spaces thus with the two in the driveway bringing the total parking to four or five spaces; below the maximum parking.

Regardless if a structure is non-complying, the proposed duplex use is a permitted use in the Institutional Zone. Thus there is no increase in non-compliance. The remainder of the concerns; satisfy minimum habitable space requirements: minimum space, light and ventilation requirements; are not the purview of zoning permits but will be given consideration upon issuance of a building permit by Inspection Services at DPW. Minimum housing standards for rental units will be met through the Code Enforcement Minimum Housing program.

Recommendation: Deny the appeal and uphold the administrative approval of ZP 15-0955CA for the reasons as stated above. Suggest that additional conditions be included to reconfigure the rear parking area to accommodate up to three spaces with an edging around the perimeter to contain the gravel. A walk way may also be in order for access from the lot to the building. The details of these changes should be subject to review and acceptance by staff.

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



Department of Planning and Zoning

149 Church Street, City Hall

Burlington, VT 05401-8415

Phone: (802) 865-7188

Fax: (802) 865-7195

www.burlingtonvt.gov/pz

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MAY - 1 2015

DEPARTMENT OF
PLANNING & ZONING

Appeal of an Administrative Decision Request

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

SUBJECT LOCATION ADDRESS: 27 Fletcher Place

Subject Property Owner: Francis J. Von Turkovich

Appellant: Robert & Susan Butani

Agent/Representative: Lisa B. Shelkrot, Esq.

Mailing Address: 210 College Street, PO Box 721

City, St, Zip: Burlington, VT 05402

Day Phone: 802-864-0217

Email: lshelkrot@langrock.com

Appellant Signature:

Date:

5/1/15

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

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

Office Use Only:

Check No. 17373

Amount Paid 250.-

Zoning Permit # 15-0955CA

RECEIVED

MAY - 1 2015

Appeal of Zoning Permit to 27 Fletcher Place

DEPARTMENT OF
PLANNING & ZONING

Description of the decision under appeal

The Zoning Administrator approved an application to convert the home to a 2-unit duplex by turning the second floor into a separate apartment; and to add four parking spaces on the current lawn area.

Description of the property subject to the appeal

27 Fletcher Place is a small single family house. It currently has three bedrooms. It is on a small residential dead-end street, and is very close to the appellants' property.

Regulatory provisions applicable to the appeal

Burlington Zoning Ordinance Sections 8.1.8, 8.1.9, 8.1.12; 5.2.5, 5.3.4, 5.3.5; 4.4.4; Burlington Code of Ordinances Ch. 18.

Relief requested by appellant

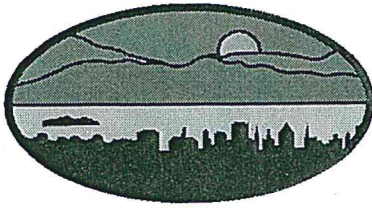
The DRB should deny the requested change of use; should deny approval of the requested parking facilities; should require all new renovation to meet the minimum standards for the VRBES; should require any new unit to meet minimum housing standards; and should impose conditions to protect the appellants from impacts of such intensive use so close to their home.

Grounds why relief is proper

The number of proposed parking spaces exceeds the maximum number of spaces under the ordinance; the parking spaces are too far from the property to comply with the ordinance (or at least it is not possible to tell from the application that they are close enough to the property). The parking spaces are not properly accessible to the property. It is not clear how the parking spaces will be access, as the driveway serving them appears to be outside the applicant's property.

The creation of a second dwelling unit is an expansion of the use of a non-conforming structure that is inside the required setbacks.

The application does not indicate that the dwelling unit that will be created will satisfy minimum habitable space requirements; minimum space, light and ventilation requirements;



ZONING PERMIT
CERTIFICATE OF APPROPRIATENESS

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 04/06/2015

Appeal Expiration Date: 05/02/2015

Project Location: 27 FLETCHER PLACE

District: I

Owner: Edward B. von Turkovich

Ward: 1E

Address: 462 HEGEMAN AVE
COLCHESTER VT 05446

Tax ID: 046-2-006-000

Project Type: Residential - Change of Use

Project Description: Change of use from single family residential to duplex, modify two existing windows.

Construction Cost:	\$5,000	Lot Size (Sq Ft):	36,575
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	0.00	Existing # of Parking Spaces:	0
Proposed % Lot Coverage:	0.00	Proposed # of Parking Spaces:	0
Net New % Lot Coverage:	0.00	Required # of Parking Spaces:	0

Zoning Permit #: 15-0955CA

Decision By: Administrative

Level of Review: 1

Decision: Approved

See Conditions of Approval

Decision Date: April 17, 2015

Project File: NA

Zoning Administrative Officer

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on May 2, 2015.

Fee Type	Amount	Paid in Full	Balance Due: \$0.00
Application Fee:	\$80.00	Yes	Date Paid: _____
Development Review Fee:	\$0.00	NA	Check # _____
Impact Fee:	Not Applicable		

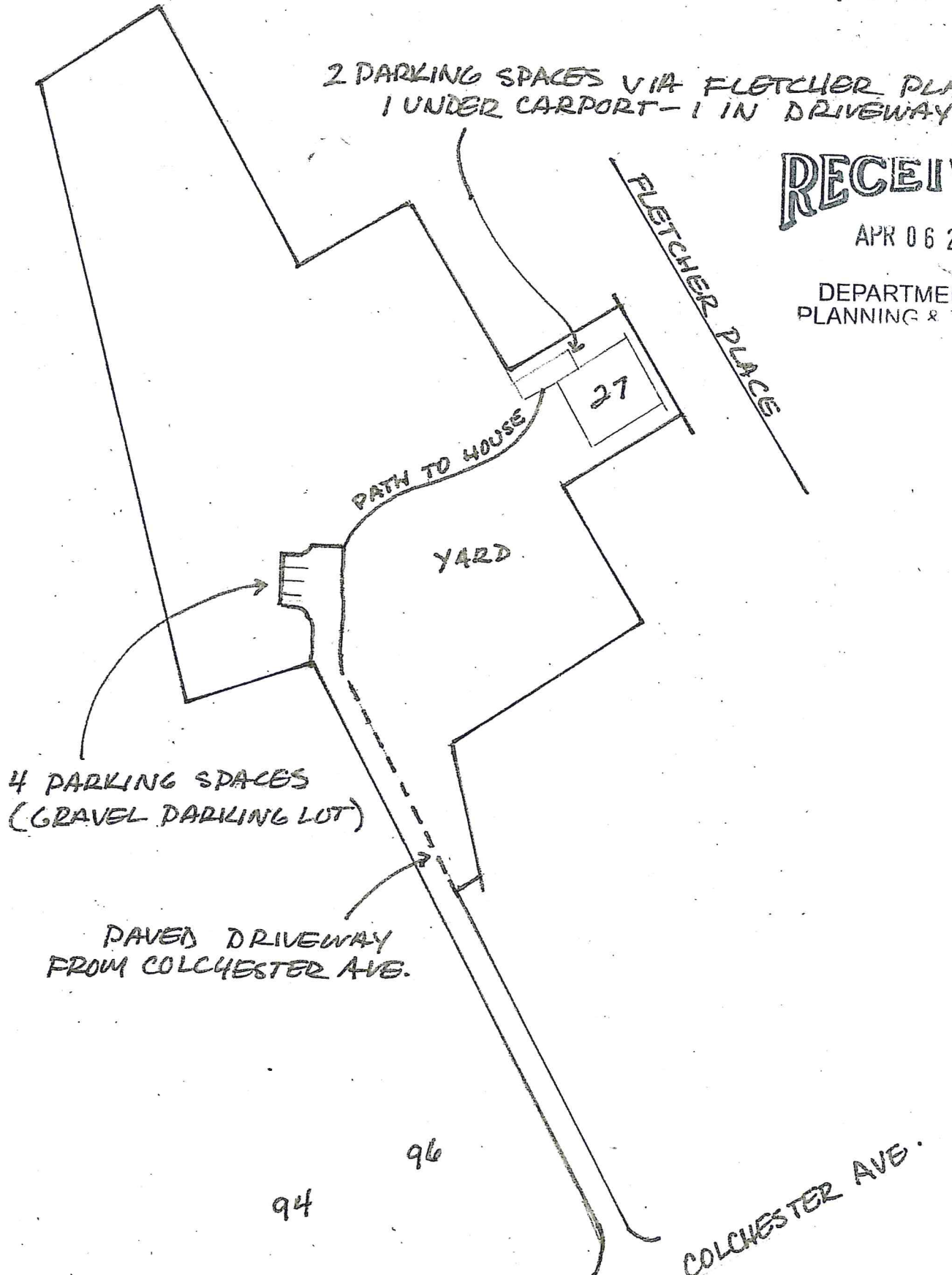
Building Permit Required: **Yes**

Permit Received by: _____

Date: _____

PARKING PLAN - DUPLEX
27 FLETCHER PL, BURLINGTON, VERMONT

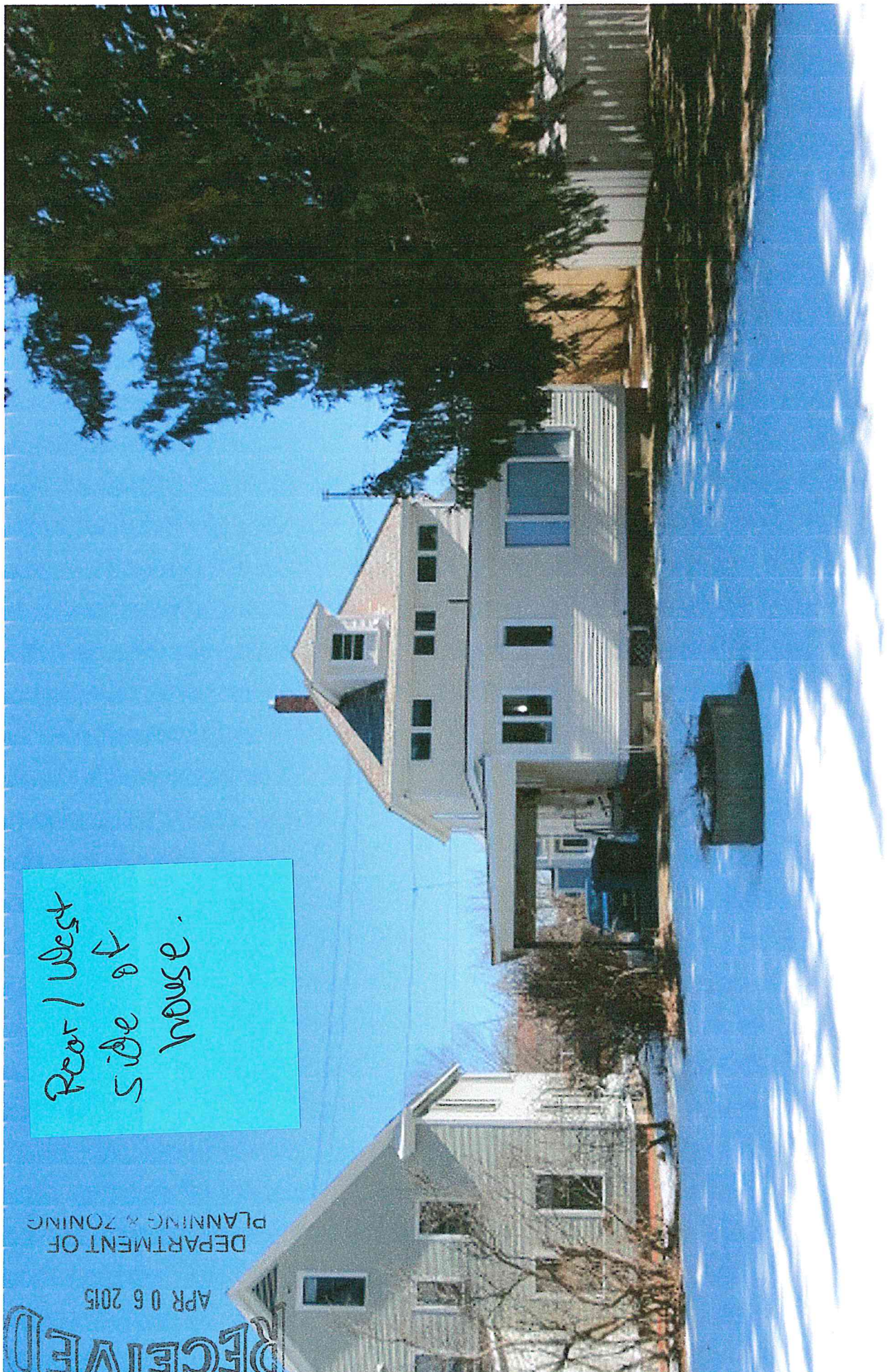
3/11/2011





Front and
North side
of house.

RECEIVED
APR 06 2015
DEPARTMENT OF
PLANNING & ZONING



Rear / West
Side of
house.

RECEIVED
APR 06 2015
DEPARTMENT OF
PLANNING & ZONING

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/drb

Phone: (802) 865-7188

Fax: (802) 865-7195

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



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, June 02, 2015, 5:00 p.m. Contois Auditorium, City Hall, 149 Church Street, Burlington, VT AMENDED AGENDA

I. Agenda

II. Communications;

Memo from Code Enforcement requesting reopening and reconsideration of 15-0830AP
18-20 Weston St.

III. Minutes

IV. Public Hearing

1. 15-0938SD; 380 Colcheser Av (RL, Ward 1E) Nathaniel Hayward

Combined preliminary/final plat review of 3 lot subdivision and conversion and duplex to triplex and related site improvements. (Project Manager, Scott Gustin)

2. 15-0955CA; 27 Fletcher Ave (I, Ward 1) Edward Von Turkovich

Appeal of zoning permit to change use from single family residential to duplex and modify two existing windows. (Project Manager, Ken Lerner)

V. Certificate of Appropriateness

1. 15-1000CA; 170 Carrigan Dr (I, Ward 1E) Redstone / University of Vermont

Construction of two UVM undergraduate dorms with dining facility and related site improvements. (Project Manager, Mary O'Neil)

VI. Other Business

VII. Adjournment

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

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

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

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

**CODE ENFORCEMENT OFFICE**

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

VOICE (802) 863-0442

FAX: (802) 652-4221

To: The Development Review Board
From: Bill Ward - Director of Code Enforcement *WmW*
Date: May 27, 2015
Re: 18-20 Weston Street Appeal - Request for reconsideration and reopen

At the May 18, 2015 deliberative session of the Development Review Board it was my understanding the DRB had a finding of an unenforceable violation for "Replacing green space with additional parking without zoning approval, an increase in lot coverage". The motion that was approved from the DRB included a statement that there was evidence that the parking on the South side of the property line has existed beyond the statute of limitations for zoning enforcement. The motion did not state the number of parking spaces or a specific dimension of DRB approved parking. I respectfully request your reconsideration of that issue.

I request that the Development Review Board accept my request for reconsideration and reopen the hearing to invite the property owner and City of Burlington representatives or witnesses back to provide additional testimony and evidence as necessary to clarify the parking dimensions and specific number that the DRB intends to approve based on their findings.

Department of Planning and Zoning

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Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin
DATE: June 2, 2015
RE: 15-0938SD; 380 Colchester Avenue

=====

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

Zone: RL Ward: 1E

Owner/Representative: Nathaniel Hayward

Request: Change of use of primary dwelling from 2 residential units to 3 residential units.
Subdivision of property into 3 separate lots.

Applicable Regulations:

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

Background Information:

The applicant is requesting approval for a minor 3-lot subdivision. Two new vacant building lots would result from the subdivision. The existing duplex would be retained and expanded for conversion to a triplex. The existing dual curb cut driveway would be reconfigured into two separate shared driveways. The property is relatively large at 1.43 acres, but much of it is wooded slope down to Riverside Avenue to the west. A similar subdivision was approved at 366 Colchester Avenue in 2012. As this subdivision would result in just 3 lots, it is eligible for combined preliminary/final plat review per Sec. 10.1.7 of the CDO. Note that conversion to a triplex requires conditional use review as part of the subdivision application.

This proposal underwent sketch plan review with the Development Review Board on July 15, 2014. Comments from the DRB centered on traffic safety (especially sight lines along Colchester Avenue) and reduction of pavement around the would-be triplex.

The Design Advisory Board reviewed this application April 28, 2015. The Board unanimously recommended approval of the project, subject to the following conditions:

1. Add walkway from the southern driveway to the front door.
2. Construct a roof to shelter the rear (western) doorway.
3. Note that a handrail along the rear exterior stairs will be required.

The applicant has submitted updated project plans that incorporate the recommendations of the Design Advisory Board.

The Conservation Board reviewed this project May 4, 2015. The Board unanimously recommended approval of the project with the suggestion that opportunities for onsite infiltration of stormwater be explored. Updated project plans contain the pertinent information.

Previous zoning actions for this property are noted below.

- 2/8/85, Approval to convert single family home to a duplex
- 6/18/75, Approval to construct carport
- 4/23/75, Approval to relocate house from 128 Riverside Ave to subject property

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

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

One new dwelling unit will result from the conversion of the duplex to a triplex. It is served by municipal water and sewer and will require additional service. The new vacant lots will be served by public sewer and water when and if developed in the future. Sufficient reserve capacity is available; however, written verification from the Department of Public Works is required. A state wastewater permit will be required. **(Affirmative finding as conditioned)**

2. *The character of the area affected;*

The property is located within the Residential Low Density zone running in a strip along Colchester Avenue. Single family homes are the norm; however, institutional and commercial uses and a cemetery are all located close by. The RL zone is intended primarily for single family homes and duplexes. Insofar as the two newly created lots could be developed with single family homes, the proposed subdivision can be found in character with the area. **(Affirmative finding)**

3. *Traffic on roads and highways in the vicinity;*

The subdivision itself will not create any additional traffic. The conversion from a duplex to a triplex will entail minimal additional traffic. If the vacant properties are developed in the future, additional traffic created by two new single family homes would be nominal. **(Affirmative finding)**

4. *Bylaws then in effect;*

As conditioned, the application is consistent with applicable bylaws. **(Affirmative finding)**

5. *Utilization of renewable energy resources;*

Utilization of renewable energy resources is not included in the project design. Its construction; however, will not preclude such utilization in the future. **(Affirmative finding)**

6. *Cumulative impacts of the proposed use;*

This project is relatively small in scope, and this criterion stipulates that the cumulative impact of housing, where it is allowed, be considered negligible. **(Affirmative finding)**

7. *Functional family;*

There is no request to exceed 4 unrelated adults in any of the dwelling units. **(Not applicable)**

8. Vehicular access points;

Two curb cuts and one driveway presently serve the duplex. As proposed, those two curb cuts will be retained but will serve two separate driveways. The two driveways will be shared among the proposed lots. This configuration reduces the potential number of access points along Colchester Avenue. The site plan demonstrates compliant clear sight triangles for the two driveways where they enter Colchester Avenue. **(Affirmative finding)**

9. Signs;

No outdoor signs are included in this proposal. **(Not applicable)**

10. Mitigation measures;

This small residential project is not expected to generate offsite noise or glare substantial enough to require mitigation. **(Affirmative finding)**

11. Time limits for construction;

No extended time frame for construction or phasing schedule is proposed. Therefore, the standard 2-year time limit will apply for construction of the project. **(Affirmative finding)**

12. Hours of operation and construction;

Hours of operation need not be specified for the residential use.

No construction hours are noted in the application. Other projects with nearby residences have days and hours of construction limited to Monday-Friday 7:00 am – 6:00 pm. Limited work may extend outside this schedule to extend to Saturday 9:00 AM – 5:00 PM only after obtaining approval from the Development Review Board through correspondence rather than a scheduled hearing. No construction on Sunday. **(Affirmative finding as conditioned)**

13. Future enlargement or alterations;

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

14. Performance standards;

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

15. Conditions and safeguards;

See recommended conditions of approval.

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(1) Residential Low Density (RL)

The subject property is located in the RL zone, which is intended primarily for single family homes and duplexes. The existing duplex would be converted to a triplex as allowed under Sec. 4.4.5 (d) 5 A noted below. The proposed vacant lots would be large enough to each contain a single family home. **(Affirmative finding)**

(b) Dimensional Standards & Density

The minimum lot size in the RL zone is 6,000 sf for single family homes and 10,000 sf for duplexes. The existing lot would be subdivided into lots 1, 2, and 3. They would be 48,961 sf, 6,065 sf, and 7,465 sf, respectively. Lots 2 and 3 are adequately sized for single unit density (7 units/acre in the RL zone). Lot 1 is sufficiently sized for the duplex conversion to triplex.

All three lots will have more than the minimum required 60' road frontage.

Building envelopes are depicted on the two new vacant lots, lots 2 and 3. Compliant front, side, and rear yard setbacks are depicted. The shared driveways are depicted along shared lot lines and are allowed per 5.2.5, *Setbacks*, (b) *Exceptions to Yard Setback Requirements*, 6.

The proposed construction results in 10.4% lot coverage on lot 1, 11.8% lot coverage on lot 2, and 5.6% lot coverage on lot 3. Coverage on all 3 lots remains well below the 35% limit.

The side and rear additions to the existing residence are both lower than the height of the existing structure. As proposed, the proposed additions are ~ 27' to the midpoint of the roof rises.

(Affirmative finding)

(c) Permitted & Conditional Uses

Two detached single family homes may be allowed (one on each new vacant lot) under separate permit. Single family homes are permitted uses. The existing duplex will be converted to a triplex and is subject to conditional use review and approval. **(Affirmative finding)**

(d) District Specific Regulations

1. Setbacks

A. Encroachment for Residential Driveways

Not applicable.

B. Encroachment into the Waterfront Setback

Not applicable.

2. Height

A. Exceptions in the Waterfront RM District

Not applicable.

3. Lot Coverage

A. Exceptions for Accessory Residential Features

Not applicable.

4. Accessory Residential Structures and Uses

Not applicable.

5. Residential Density

A. Additional Unit to Multi-Family

The duplex was approved in 1985 and, therefore, may be converted to a triplex under this provision. **(Affirmative finding)**

6. Uses

Not applicable.

7. Residential Development Bonuses

Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.5 (b) above.

Sec. 5.5.1, Nuisance Regulations

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

Sec. 5.5.2, Outdoor Lighting

A lighting fixture cutsheet for the garage doors has been submitted. The proposed LED fixture is cutoff and acceptable. The fixture locations are not indicated on the building elevations and must be. The pedestrian entries into the residence will be illuminated as noted on the site plan. No fixture cutsheet has been provided and is needed. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control

A progressive stormwater management system is proposed. A series of bio-retention areas (i.e. rain gardens) will be created. These areas will capture stormwater runoff and infiltrate a portion of it into the ground. As recommended by the Conservation Board, an infiltration analysis has been done and has been included in revised project plans. Runoff that does not infiltrate will at least receive treatment in the rain gardens prior to discharging into the city stormwater system. Final approval by the Stormwater Administrator is pending.

An erosion prevention and sediment control plan has been provided. Retention of sediment onsite is particularly important on this sloped site adjacent to a sloping roadway. This plan has been reviewed by the Conservation Board, and final approval by the Stormwater Administrator is pending. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Sec. 6.1.2, Review Standards

(a) Protection of important natural features

The subdivision itself will have no impact on important natural features. The two new lots (2 & 3) extend into the wooded portions of the site and, particularly on lot 3, down the slope. Proposed building envelopes have been reduced to keep future development off of the nearby steep slopes.

Much of the property, including all of the slope, is wooded. As required, the project plans depict clearing limitations and specimen trees (i.e. > 30" caliper). Following review by the Design Advisory Board, three additional trees originally slated for removal will be retained as noted in the project plans. In order to improve their chances of survival, a tree protection plan must be submitted as part of any construction plan for development of either new lot. **(Affirmative finding as conditioned)**

(b) Block size and arrangement
Not applicable.

(c) Arrangement of Lots

Lots 2 and 3 will be regularly shaped rectangular lots. The built area of lot 1 will be regularly shaped as well; however, it will have a large rear appendage consisting of the unbuildable slope. Lot sizes vary widely along Colchester Avenue. The proposed lots would be within the established size range. **(Affirmative finding)**

(d) Connectivity of streets within the city street grid

While no new streets are proposed, the new lots will access Colchester Avenue with shared driveways. As noted previously, there will be no increase in the number of curb cuts. The site plans demonstrate compliant clear sight triangles at the driveways' intersections with Colchester Avenue. **(Affirmative finding)**

(e) Connectivity of sidewalks, trails, and natural systems
Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

See Sec. 6.1.2 (a) above.

(b) Topographical alterations

Much of the property slopes. Immediately along Colchester Avenue, the grade slopes downward from south to north. Further back, the property slopes to the west, down to Riverside Avenue. The existing duplex and proposed addition sit on a comparatively level portion of the site and will require only modest grading. More significant cut-and-fill is associated with the reworked driveways. The general topography of the site, however, will remain as it presently is.

Note that several retaining walls are proposed. None are particularly tall; however, the one straddling lots 1 and 2 may require a railing due to its 5.5' height. The timber guard rail in front of it may suffice, but clarification is needed. Materials information for the retaining walls is needed, and, if applicable, railing information.

The Department of Public Works has commented that the front “L” shaped retaining wall should be modified to remain entirely on the private property (and out of the public right-of-way).

(Affirmative finding as conditioned)

(c) Protection of important public views

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

(d) Protection of important cultural resources

The property is not included in the city’s map of archeologically sensitive areas, nor does it contain any specific archaeologically significant site points. **(Affirmative finding)**

(e) Supporting the use of alternative energy

No alternative energy is incorporated into the project design. The proposed addition and subdivision; however, do not preclude such utilization in the future. **(Affirmative finding)**

(f) Brownfield sites

The property is not included on the Vermont DEC Hazardous Site List. **(Affirmative finding)**

(g) Provide for nature’s events

See Sec. 5.5.3 for stormwater management.

Sufficient room remains available onsite for seasonal snow storage. As recommended by the Design Advisory Board, the new rear entry has been revised to incorporate a small porch roof for shelter. **(Affirmative finding)**

(h) Building location and orientation

Building location and orientation remains unchanged. The duplex presently faces Colchester Avenue. Upon addition and conversion to a triplex, it will continue to face Colchester Avenue. Its front entry is well-defined and will be modified somewhat with a new porch roof to shelter the front door. The conversion to a triplex involves an addition to the side and rear of the building. The proposed construction will not affect the present building location and orientation. **(Affirmative finding)**

(i) Vehicular access

The duplex is presently served by a half-circle driveway with two curb cuts on Colchester Avenue. As proposed, the two curb cuts would be retained, but the driveway would be replaced with two separate driveways. Although no buildings are to be constructed on lots 2 and 3 as part of this application, the two new driveways are intended to provide access to them. They will also provide access to the triplex. **(Affirmative finding)**

(j) Pedestrian access

A new front walkway will be installed to connect the existing front entry to the public sidewalk. The Department of Public Works has commented that the proposed stairs at the end of this walkway be moved out of the street right-of-way. As recommended by the Design Advisory Board, another new walkway will be installed to link the southern driveway and parking area to the front door. The new outdoor stairway behind the addition will connect the upper and lower parking areas and will provide access to the new rear entry. As noted by the DAB, a railing will be installed along this new concrete stairway. Finally, note that sections of public sidewalk along

Colchester Avenue will be reconstructed. The Department of Public Works has commented that the city standards include a 5" thick sidewalk (6" across driveways), constructed with 4,000 psi concrete without reinforcement. Detail 3 on sheet C2.0 must be revised accordingly.

(Affirmative finding as conditioned)

(k) Accessibility for the handicapped

Handicap access to the residence is feasible. Accessibility will be as required by the ADA as administered through the city's building code. **(Affirmative finding as conditioned)**

(l) Parking and circulation

Surface and garage parking will be provided. The site plan demonstrates sufficient room for vehicles to turn around in the proposed driveways and avoid backing out onto Colchester Avenue. The proposed triplex will require 6 parking spaces (2 per unit). As proposed, 3 of these spaces will be provided in the garage and another 3 will be provided in surface parking spaces on the shared driveway between lots 1 and 2. In an effort to reduce asphalt, the driveways have been narrowed to 10' where possible. **(Affirmative finding)**

(m) Landscaping and fences

Proposed landscaping is centered on the proposed rain gardens. A mix of water-tolerant shrubs and perennials will be planted within the gardens. The proposed landscaping is a relatively rare example of functional green space. It will serve to beautify the site while also contributing to improved water quality. **(Affirmative finding)**

(n) Public plazas and open space

No public spaces or open space are included in this proposal. **(Not applicable)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No new utilities are evident in the project plans. Existing utility lines will continue to serve the proposed triplex. Trash and recycling totes will be located behind the residence on a concrete slab. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed addition is set to the side and rear of the existing building. Along Colchester Avenue, the proposed addition is fairly narrow and steps down the slope. Stepping down provides a distinct separation between the original and new construction and serves to break up the overall massing of the residence. The bulk of the addition is located behind the existing home and will be minimally visible from the street. Even so, the mass and scale of this rear addition is consistent with that of the existing home. Height of the addition is appropriately lower than that of the existing home. **(Affirmative finding)**

2. Roofs and Rooflines

The addition will have a gable roof, consistent with that of the existing home. Orientation remains consistent along Colchester Avenue and is rotated 90 degrees for the rear addition. **(Affirmative finding)**

3. Building Openings

Windows in the existing home will be replaced with clad wooden units. These same windows will also be installed in the addition. Fenestration is consistent throughout. **(Affirmative finding)**

(b) Protection of important architectural resources

The existing duplex is not included on any historic register. The proposed renovation and addition will not adversely impact Burlington's important architectural resources. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As noted above, the location and orientation of the residence will remain unchanged. It has a well-defined front entry, and a new front walkway will be constructed to link with the public sidewalk. The circular driveway will be removed, thereby opening up green space to serve as a front lawn and rain gardens. The addition is set to the side and rear of the existing home. It will not adversely impact the street edge of the home. **(Affirmative finding)**

(e) Quality of materials

The vinyl siding on the existing home will be removed, and the wooden clapboards and trim underneath will be repaired and repainted. As noted previously, the existing windows will be removed and replaced with clad wooden units. The new addition will be clad in fiber cement clapboards and trim. Matching clad wooden windows will be installed, as will matching standing seam metal roofing. PVC fascia will be installed along the eaves. The proposed materials are high in quality and durability. Note that the driveways will be asphalt, and the new rear stairs will be concrete. **(Affirmative finding)**

(f) Reduce energy utilization

The proposed addition and renovations must comply with the current energy efficiency requirements of the city and of the State of Vermont. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

No advertising features are included in the proposal. **(Not applicable)**

(h) Integrate infrastructure into the building design

Vents and utility meters are noted on the elevation drawings. These items are appropriately located on secondary elevations. **(Affirmative finding)**

(i) Make spaces safe and secure

Building entries will be illuminated. Lighting details are needed as noted above. The Fire Marshal has reviewed the project plans and has identified no items in need of correction. **(Affirmative finding)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The subject property is located in the neighborhood parking district. As a result, each dwelling unit requires 2 parking spaces – a total of 6 parking spaces for the proposed triplex. As proposed, 3 spaces will be provided in the attached garage and another 3 will be provided within the shared lot 1/lot 2 driveway. **(Affirmative finding)**

Article 10: Subdivision Review

One parcel will be subdivided into three. The required boundary survey done by a VT licensed surveyor is included in the final plat application. The signature blocks required by Sec. 10.1.11, *Recording of Final Plats*, are missing. These blocks must be inserted into the boundary survey for signature and recording in the city's land records. **(Affirmative finding as conditioned)**

II. Recommended Conditions of Approval

1. Within 180 days of the date of final approval, the property plat mylar, with all applicable endorsement signatures, shall be filed with the City Clerk per Sec. 10.1.11 of the Comprehensive Development Ordinance. Failure to do so shall render void the final plat approval. A statement on the final plat is required that states Sec. 4.4.5 of the CDO is being modified by the project to allow development to be medium and high density forms.
2. **Prior to release of the zoning permit**, written verification of wastewater capacity shall be obtained from the Department of Public Works.
3. **Prior to release of the zoning permit**, the following items shall be submitted, subject to staff review and approval:
 - a. Outdoor lighting locations on building elevation drawings;
 - b. Fixture cutsheet for the pedestrian entries;
 - c. Retaining wall materials;
 - d. Relocation of the front "L" shaped retaining wall out of the street right-of-way;
 - e. Railing details for the retaining walls (if applicable);
 - f. Relocation of the front walkway stairs out of the street right-of-way;
 - g. Revised sidewalk detail compliant with city standards; and,
 - h. Revised boundary survey with all signature blocks per Sec. 10.1.11 of the Comprehensive Development Ordinance.
4. A tree protection plan shall be submitted with the zoning permit applications for construction of homes on lots 2 & 3.
5. All construction within the public right-of-way (including, but not limited to, the reconstructed sidewalks) shall require review and approval by the Department of Public Works.
6. Days and hours of construction shall be Monday-Friday 7:00 am – 5:00 pm; Saturdays 8:00 AM – 3:00 PM. No construction on Sunday.
7. A State Wastewater Permit will be required for sewer service. It is the obligation of the owner/applicant to seek this and any other required additional permits.
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 and egress codes as required.
9. All new utilities serving the property shall be buried.
10. Standard permit conditions 1-15.

Burlington Development Review Board

149 Church Street, City Hall
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Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A. J. LaRosa
Alexandra Zipparo (Alt.)
Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, June 02, 2015, 5:00 p.m. Contois Auditorium, City Hall, 149 Church Street, Burlington, VT Minutes

Board Members Present: Missa Aliosi, Austin Hart, Jonathan Stevens, Israel Smith, A.J.LaRosa,
Alexandra Zipparo

Staff Members Present: Ken Lerner, Scott Gustin, Mary O'Neil, and Anita Weber
Meeting commenced at 5:02pm

I. Agenda;
No changes to agenda.

II. Communications;

Memo from Code Enforcement requesting reopening and reconsideration of 15-0830AP
18-20 Weston St.

A.Hart; said he participated on hearing but not deliberation regarding this.

J.Stevens; asks Bill Ward from Code Enforcement about photos and that the parking space was not stamped approved from former zoning administrator; south border shows 4 parking spaces; deliberative hearing discussion was about parking on south side; and specific number of spaces; mentioned the conflict;

J.Stevens; restated there was an increase in lot coverage and that would be violation except that additional parking had been occurring for more than 15 years; this would be a violation without a permit; need to know how much parking is available
B.Ward; said it was necessary to know about the existing parking spaces

B.Rabinowitz; asked if they submitted a site plan

K.Lerner; said there are no findings to make a decision on this

M.Aloisi; mentioned a site plan was submitted

K.Lerner; said that the plan did not indicate this was what they were going to use

I.Smith; asked for clarification from B.Ward

B.Ward; agreed

B.Rabinowitz; questioned if this was mentioned at the previous hearing

J.Stevens; questioned lot coverage

M.Aloisi; it is not clearly indicated

A.Hart; willing to provide clarification and if there is evidence on file or needs to reopen the public hearing;

I.Smith; asked for further clarification and whether aials would be helpful

A.Hart; asked to define opening of hearing

M.Aloisi; said know more need to know more about previous parking

AHart; said the burden of proof is on the owner

K.Sturvyant; agreed with this statement

J.Stevens; the plan needs to show dimensions of lot

AJLaRosa; asked what existed prior with the parking

I.Smith; said he didn't want to make judgment on prior plan

K.Sturvyant; claimed the argument was lost due to a discontinuance of parking

JStevens; needs to identify the current pattern of parking

K.Sturvyant; the pattern demonstrates a continuance of parking

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A.Hart; said the Board would like to obtain clarification
A.Hart; Motioned to grant request for consideration and reopening of the hearing defining the scope and boundaries used for 15yrs.
J.Stevens; seconded motion.
B.Rabinowitz; questioned the reasoning for the open hearing
J.Stevens; said the burden is on appellant
A.Hart; asked Board to modify motion to limit hearing only to new evidence concerning parking for past 15 years
J.Stevens; seconded the motion
I.Smith; questioned whether aerial photos were in public records
A.Hart: asked Code Enforcement to provide clear and relevant records

Motion 5-2-0
Closed Discussion at 5:23pm

III. Minutes;

Mary O'Neil mentioned that the draft minutes were accidentally left out of the packets and were given out as handouts.

IV. Public Hearing

1. 15-0938SD; 380 Colcheser Av (RL, Ward 1E) Nathaniel Hayward

Combined preliminary/final plat review of 3 lot subdivision and conversion and duplex to triplex and related site improvements. (Project Manager, Scott Gustin)

Swearing in at 5:23pm of applicants

Kevin Wardon, Mark DeCrescente and Nate Hayward presented.

K.Wardon; said he met with Staff, Conservation Committee and Design Review Board to incorporate comments into plan

A.Hart; commented on the complete application and good response to comments; said he was appreciative of the complete application

K.Wardon; spoke about the conversion from duplex to triplex and 3 lot subdivision; said the application specifically set aside undevelopable area for conservation, curb cuts, storm water and rain gardens providing; mentioned house changes, elevation changes, 3 car spaces an addition in rear and grade change between two driveways.

A.Hart; asked staff about biocontrol discussions and rainwater basins

K.Wardon; said there would be a series of swales; vegetation and plantings are intended to promote filtration; diagrammatic illustrates what will be done

J.Steven; asked about the two driveways curve and hill; asked about an evaluation of the site lines and if both driveways have good site line view;

K.Wardon; said he evaluated the driveways and found the board curve offers a good view form both directions

S.Bushor, Ward 1 City Councilor, requested information on B.Ward's communication;

Noticed DAB requested five additional trees, but applicant able to save only two;

Requests trees be replaced due to steep site/slope and cumulative impact on the bank

A.Hart; questioned if it was possible to place trees to stabilize area?

S.Bushor, Ward 1 City Councilor, mentioned the access to circular drives and access to drive out to Colchester was important; mentioned that Engineering Ventures recommended feasibility rates and conditions to reflect this. She is supportive of the project and additional unit.

R.Johnson; said as a neighbor said Nate does a quality job; finds the driveway line of sight sufficient; supports the application

B.Rabinowitz; questions where Sharon got her information

S.Bushor. Ward 1 City Councilor, said she obtained her information from the DRB packet
A.Hart; asked if the trees could be saved and the offer was still on the table;
K.Wardon; may able to place a street tree that wouldn't impact street view and hold the bank for Lot 1 or 3;
A.Hart; had further questions on parking, infiltration, and whether these issues can be addressed
K.Wardon; confirmed this would be possible
J.Stevens; had questions about Hillside Ave
K.Wardon; spoke to applicant early on about mitigating steep slopes; remove loading and sculpt to reduce load; erosion factors will be treated with rainwater gardens and maintenance of a vegetative bank.
Public hearing was closed at 5:44pm

2. 15-0955CA; 27 Fletcher Place (I, Ward 1) Edward Von Turkovich

Appeal of zoning permit to change use from single family residential to duplex and modify two existing windows. (Project Manager, Ken Lerner)

AHart; noted a correction to be made for address on 27 Fletcher should be Place not Ave.

Swearing in at 5:45pm

K.Lerner; commented the permit receiving administrative approval for duplex with 2 parking spaces per unit with a total of 4 required, which are provided; use is compliant since no changes within building; correction was made on parking spaces to reconfigure parking spaces; recommendation for walkway to main house.

J.Stevens; questioned if it is residence only

F.von Turkovich; spoke to the need for a permit to park on street; not clear about parking requirements for a duplex

A.Hart; questioned the number of parking spaces and locations;

F.von Turkovich; said parking used is in gravel area and some storage

K.Lerner; said approval would allow for maximum parking

J.Stevens; asked a procedural question concerning conditional approval

L.Shelkrot; at 31 Fletcher Place appealed on several grounds;

Parking: site plan indicates 4 additional parking but dimensions were not clear; not aware of dimensions of the gravel area which is significant due to maximum parking; additional paving needs to be addressed and if nonconforming use sits close to setback; Thought nonconforming uses had to go to Design Review; access from Fletcher to Colchester was not clear around path and limited to foot traffic; concerns about proximity of house and intensity of use; potential 8 adults living in house 15 to 20 feet away from 31 Fletcher; carport w/in 3 feet of property line.

Requests occupancy limits, since very close to neighbors.

J.Stevens; questioned parking area and expansion of lot coverage without permit

L.Shelkrot; was not sure which parking area could provide a total of 6 parking places

Staff comments suggest 2 or 3 parking spaces, but do not have enough information to make a determination.

J.Stevens; asked if it is seen as a cut through

L.Shelkrot; mentioned that the Trinity campus may be convenient cut through;

The condition of parking and buildings need clarification

SBushor, Ward 1, City Councilor said the appeal for Fletcher Place is residential only; Parking is in such demand on street and doesn't feel the street should become parking lot for residents and feels strongly about trying to understand the competing needs for land; concerns about how this will turn out; does not want to see spaces double counted; need photos shows on how small street actually is; not intensely used; added there is small amount of square feet; and potential double dipping of parking;

K.Lerner; doesn't count on-street parking; functional family doesn't count; spoke of the closeness of carport and permit for 1968 allowance for 3' from property;
 F.von Turkovich; does have mix of single and multiple family; reason for this is that Fletcher Place was a single family, but the decision was to rent to UVM students and therefore conversion went to duplex unit
 A.Hart; questioned how many bedrooms
 F.vonTurkovich; said there were two bedrooms each unit; parking proposal was to put parking in back lot, though not sure if gets used. Would consider making a smaller lot
 K.Lerner; said it requires 4 minimum spaces and 5 maximum
 A.Hart: asked if spaces were too far away. Encourages on-site parking
 K.von Turkovich; said the parking is fine for outback
 A.Hart; had questions about area
 F.vonTurkovich; said the distance was 75 ft. walk to area and if heavily used would require maintenance; larger plan incorporates this and would not affect the outcome of lot coverage, being an economic solution for now
 K.Lerner; confirmed that parking is 75 ft. away from house
 Public hearing was closed at 6:13pm

V. Certificate of Appropriateness

1. 15-1000CA; 170 Carrigan Dr (I, Ward 1E) Redstone / University of Vermont

Construction of two UVM undergraduate dorms with dining facility and related site improvements. (Project Manager, Mary O'Neil)

AHart and ALaRosa recused themselves from discussion on this project.

A.Hart; mentioned that input was sought.

from City Council on draft and additions pertaining to this project;
 there may be changes at deliberation session.

J.Stevens; opened hearing asking if there were addition or changes;

M.Aloisi; disclosed that she does not have to recuse

Swearing was at 6:16pm

L.Ravin; presented the campus development of student housing; said all staff recommendations were accepted and that UVM was willing to remove 9 spaces from access road and the access road;

J.Stevens; said it is rare that parking is asked to be removed and finds this acceptable

LRavin; said this was an culmination of UVM, 699 student beds, to improve facilities for first year residents

E.Hoekstra; presented site overview of plan and existing conditions at present time

J.Stevens; explained the relationship of Redstone and UVM and asked if there were differing interests

E.Hoekstra; said UVM is building and managing project; Redstone is consultant only;
 Proposing an expansion of two buildings for residential dorms with a dining area in basement of one building; green roof on building with dining area; has short term bike parking and long term bike sheds;

Extension of green mountain walkway; new plantings; site requirements are met; displayed photos on screen; elevations and height wise all within scale; compliance with 180 parking proposed; short term beyond minimum 50; breakdown of bed counts; 695 student beds and staff additional 4; occupancy of Fall of 2017

J.Stevens; limited by scope of review; Redstone is listed as applicant and can only be UVM not Redstone;

E.Hoekstra; this would apply as Redstone project;

M.ONeil; requested the city attorney's response

K.Lerner; reminded that permit runs with land

M.ONeil; falls within operational university standard

J.Stevens; different relationship on earlier units
 E.Hoekstra; said Redstone is the owner and operator of those previous units
 A.Zipparo; questioned the accessible parking area being included in the nine
 E.Hoekstra; said the nine goes away, shows where accessible parking will go
 A.Zipparo; mentioned concern about people with mobility needs
 L.Ravin; said plan would need to meet accessible needs
 A.Zipparo; asked if short term spaces were covered
 E.Hoekstra; said long term spaces covered
 A.Zipparo; said it would be great if short term spaces even though not a requirement
 Asked if there would be a green roof with food grown on roof
 E.Hoekstra; said plan cannot sustain the engineering of green roof
 B.Rabinowitz; mentioned positive aspects of Green MT walkway
 S.Bushor; City councilor, Ward 1, said she was an employee of UVM medical center and UVM graduate; spoke to the requirement of parking spaces; complimented the bike traffic plan as being thorough; thought even with presentations in Ward the potential request has its limitations; saddened by the decision on Converse Hall recognizing it as a historic jewel it will be dwarfed in size and walled in; the hall won't retain its promenced and uniqueness as a valued restored structure; felt there was a lot of development at the site between the hospital and UVM; expressed the same concern about how vehicles access and leave a site, concern over congestion; asked if UVM's could respond pertaining to August 22nd and Labor Day traffic when it will be gridlocked with returning students and construction vehicles; thought lessening the intensity of roadways should be talked about and understood more with various competing needs;
 J.Stevens; said there should be a clarification of traffic needs
 S.Bushor; agrees about the traffic needs suggesting the conditions of approval provide that level of detail
 B.Rabinowitz; asked about the number of handicap spaces
 L.Ravin; said UVM was treating it as is needed
 E.Hoekstra; said it was not typical for spaces to be provided
 A.Zipparo; thought that does UVM provide access for handicap needs
 L.Ravin; said it must provide for accommodations for students
 A.Zipparo; questions if UVM provides for special needs students
 K.Lerner; asked about the location of spaces
 L.Ravin; stated UVM can do so as needed
 K.Lerner; thought it could be accommodated
 E.Hoekstra; said there is no ADA requirement since we are talking about 1st year students and not allowed to drive at UVM; also up to UVM to management
 M.ONeil; said there has to be a standard; this is strictly building requirement not zoning; grateful some are in close proximity; mentioned it was not always obvious when access is necessary; expressed concern over with blanket statement that there doesn't have to be any; there needs to be a review of ADA rules
 I.Smith; would like to know more about ADA and VT State rules; accepts all staff conditions
 E.Hoekstra; that issue needs to be reviewed by DPW and if there needs to be accommodations, they will do so
 M.ONeil; spoke to the fact there is no breakdown, no exceptions; noted adjacent lot has a grade change
 E.Hoekstra; said he would modify to see about closer spaces and may add back the nine spaces and if that would work with DPW
 J.Stevens; addressed elevation and blockage of view corridors; asked what view corridors are blocked; questions about viewpoint of Converse Hall
 E.Hoekstra; said he would go over photos for viewpoints and of Converse Hall; mentioned UVM had historic preservation person and state level person view the project stating there were no objections
 S.Bushor; questioned if applicant could respond to construction vehicle trips and routes
 E.Hoekstra; said the construction access for all traffic will enter and depart from Carrigan Drive and coordinate with Stem

J.Stevens; asked if this agreement was on file
L.Ravin; felt there was a plan regarding egress and ingress of traffic
J.Stevens; questions staff about conditions
M.ONeil; said as project manager for UVM medical center she was not aware of any conditions; said Board could make it a condition
J.Stevens; asked if a plan was on file
L.Ravin; said one was submitted with the STEM project
Public hearing closed at 6:57pm
Meeting then adjourned.

Deliberation Session will be held at 5:00pm next Monday, June 8, 2015.

VI. Other Business
VII. Adjournment

A.Hart, Chair, Development Review Board

Date

Anita Wade, Zoning Clerk

Date

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

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

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

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