

Burlington Planning Commission

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*Andy Montroll, Chair
Bruce Baker, Vice-Chair
Yves Bradley
Alexander Friend
Emily Lee
Harris Roen
Jennifer Wallace-Brodeur
Eamon Dunn, Youth Member*



Burlington Planning Commission

Tuesday, May 23, 2017, 6:30 P.M.
Conference Room 12, City Hall, 149 Church Street
AGENDA

*Note: times given are
approximate unless
otherwise noted.*

I. Agenda

II. Public Forum- Time Certain 6:30 p.m.

III. Report of the Chair

IV. Report of the Director

V. Proposed CDO Amendment- Article 4 Development Bonuses (20 min)

The Planning Commission will discuss a proposed amendment to the Burlington Comprehensive Development Ordinance to reduce redundancy between Article 4 and Article 9 regarding development bonuses, and to address conflicting language regarding the cumulative nature of these bonuses. Materials regarding this amendment can be found on pages 2-11 of the agenda packet.

VI. Regional Energy Plan Update & Municipal Energy Guides (20 min)

The Chittenden County Regional Planning Commission has developed Municipal Energy Data Guides as part of their ongoing work to enhance the ECOS Regional Plan consistent with the State's Comprehensive Energy Plan. The Municipal Energy Data Guides, enclosed on pages 12-26 of the agenda packet, assist municipalities in understanding their role in meeting the State's energy goals. The CCRPC is seeking feedback on these guides by June 16, 2017. More information about the regional Energy Plan can be found online at:

<http://www.ccrpcvt.org/our-work/our-plans/regional-energy-plan/>

VII. Permit Reform Study- Grid-Connected PV Systems

Staff will provide an update on a supplemental review conducted as part of the Permit Reform process regarding the permitting process for and codes affecting the installation of grid-connected photovoltaic (PV) systems. Information regarding this report can be found on pages 27-31 of the agenda packet.

VIII. Committee Reports

IX. Commissioner Items- *Next meeting is Tuesday, June 13, 2017 @ 6:30 pm in Conference Room 12*

X. Minutes & Communications

The Commission will review and approve the minutes of the May 16, 2017 meeting, enclosed on pages 32-35 of the agenda packet.

XI. Adjourn

This agenda is available in alternative media forms for people with disabilities. Individuals with disabilities who require assistance or special arrangements to participate in programs and activities of the Dept. of Planning & Zoning are encouraged to contact the Dept. at least 72 hours in advance so that proper accommodations can be arranged. For information, call 865-7188 (865-7144 TTY). Written comments may be directed to the Planning Commission at 149 Church Street, Burlington, VT 05401.

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Planning Commission Agenda
May 23, 2017
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Ryan Morrison, CFM, Associate Planner
Anita Wade, Zoning Clerk
vacant, Department Secretary



TO: Planning Commission Ordinance Committee
FROM: Scott Gustin
DATE: April 6, 2017
RE: Article 4 Development Bonuses

Article 4: Zoning Maps & Districts contains a number of district-specific development bonuses. Most of them are associated with residential development. Article 9: Inclusionary and Replacement Housing also contains development bonuses for all residential projects of 5 or more dwelling units. The bonuses within the two articles have little association.

If the Comprehensive Development Ordinance is to have bonuses, they must:

- Relate to, and build upon, one another
- Individually provide something of particular value
- Be predictable in what they provide and how they are granted

Within Article 4: Zoning Maps & Districts, there is provision for development bonuses in the following districts:

- Downtown Mixed Use
- Neighborhood Mixed Use
- Residential

In all cases, the Article 4 bonuses are discretionary, subject to Development Review Board approval.

Provisions for the Downtown Mixed Use zones are expected to be replaced by form based zoning and will, therefore, not be addressed in this discussion.

Within the Neighborhood Mixed Use zones, there are development bonuses for:

- Inclusionary housing in excess of the minimum inclusionary requirement
- Senior housing

In both cases, an additional 10' of building height is allowed along with an additional 1.0 FAR. The standard maximum height is 35' with 2.0 FAR. With bonuses, the maximum possible height is 45' and 3.0 FAR.

Table 4.4.2 -2: Maximum FAR and Building Heights with Bonuses		
	Maximum FAR	Maximum Height
NAC	3.0 FAR	45 feet
NAC-Riverside	3.0 FAR	45 feet

Interestingly, provision of the minimum required inclusionary housing affords a by-right bonus of 10' additional building height and 0.5 FAR per the standards of Article 9: Inclusionary and Replacement Housing. Further, the by-right bonus provisions of Article 9 afford an additional 15% lot coverage for a 92% maximum.

Table 9.1.13-1 Density/Intensity Allowance Table			
Zoning District	Additional Allowance	Maximum Units/Acre	FAR
RH	15%	46	n/a
RM, RM-W	20%	25	n/a
RL, RL-W	25%	8.75	n/a
D, DT, DW	n/a	n/a	0.5 FAR+10' height set back 10' along street facade
NMU, NAC, NAC-R, BST	n/a	n/a	0.5FAR+10' height set back 10' along street facade

Table 9.1.13-2 Lot Coverage Allowance Table		
Zoning District	Additional Allowance	Maximum Lot Coverage
RH, NMU, NAC, NAC-R	15%	92%
RM-W	20%	72%
RM	20%	48%
RL, RL-W	25%	44%

As a result, the bonus for additional inclusionary housing in Article 4 effectively affords a maximum increase of just 0.5 FAR with no additional height or lot coverage beyond that already allowed via Article 9. The senior housing bonus remains effective insofar as projects qualifying the senior housing bonus are exempt from inclusionary housing requirements.

Within the Residential zones, there are development bonuses for:

- Inclusionary housing in excess of the minimum inclusionary requirement
- Senior housing
- Adaptive reuse
- Residential conversion

The residential bonuses of Article 4 vary considerably depending on the zone: low, medium, or high density residential. The standard lot coverage allowances are 35%, 40% (60% for WRM),

and 80%, respectively. The standard dwelling unit density limits are 7, 20, and 40 dwelling units/acre (with some exceptions). The standard height maximum is 35' (with some exceptions).

Provision of inclusionary housing affords additional density and lot coverage in all residential zones. Table 4.4.5-4 reflects the same bonuses as those in Article 9. Provision of inclusionary housing in excess of the minimum requirements affords opportunity for additional height of 10' in the high density residential zone.

Table 4.4.5-4: Inclusionary Housing Allowances

District	Maximum Coverage	Maximum Density
RL/RL-W	44%	8.75 du/ac
RM	48%	25 du/ac
RM-W	72%	25 du/ac
RH	92%	46 du/ac

Similarly, senior housing affords additional density and lot coverage in all residential zones. 10' additional height is allowed only in the high density residential zone.

Table 4.4.5-5: Senior Housing Bonus

District	Maximum Coverage	Maximum Density
RL/RL-W	40%	20 du/ac
RM	50%	40 du/ac
RM-W	60%	40 du/ac
RH	80%	80 du/ac

The adaptive reuse bonus limits residential density by the gross floor area of the building and affords additional lot coverage. No additional height is included.

Table 4.4.5-6: Adaptive Reuse Bonus

District	Maximum Coverage
RL, RL-W	Greater of 50% (62% with inclusionary allowance), or expansion up to a total of 125% of pre-existing building coverage.
RM, RM-W	Greater of 60% (72% with inclusionary allowance), or expansion up to a total of 125% of pre-existing building coverage.
RH	Greater of 80% (92% with inclusionary allowance), or expansion up to a total of 125% of pre-existing building coverage.

Similarly, the residential conversion affords increased residential density and lot coverage. No additional height is enabled.

Table 4.4.5-7: Residential Conversion Bonus

District	Maximum Lot Coverage	Maximum Density (dwelling unit/acre)
RL, RL-W	50% (62% with inclusionary allowance)	8 du/ac (8.75 with inclusionary allowance)
RM, RM-W	60% (72% with inclusionary allowance)	30 du/ac (37.5 with inclusionary allowance)
RH	80% (92% with inclusionary allowance)	60 du/ac (69 with inclusionary allowance)

Although bonuses may be cumulative depending on the characteristics of a project, overall maximums are established. Note that Sec. 4.4.5 (d) 7 E states that residential bonuses cannot be cumulative but then goes on to note maximum overall density, lot coverage, and building heights individually *or in combination*. This provision must be clarified. In practice, combination has been allowed so long as maximums remain under the limits noted in Table 4.4.5-8.

Sec. 4.4.5 (d) 7 E:

E. Limitations on Residential Development Bonuses:

For projects where the conditions of more than one applicable bonus listed above are met, the applicant may use the most permissive exemption to the underlying lot coverage or residential densities applicable, but applicable bonus provisions shall not be cumulative.

In no case shall any development bonuses and allowances granted, either individually or in combination, enable a building to exceed the maximum density, lot coverage and building height permitted in any district as defined below:

Table 4.4.5-8: Maximum Density, Lot Coverage and Building Heights with Bonuses

District	Maximum Density	Maximum Height	Maximum Lot Coverage
RH	80 du/ac	45-feet (68-ft in RH Overlay)	92%
RM-W	40 du/ac	60-feet	72%
RM	40 du/ac	35-feet	60%
RL, RL-W	20 du/ac	35-feet	50%

Unlike the Article 4 bonus provisions within the Neighborhood Mixed Use zones, the Article 4 bonus provisions for the Residential zones can afford significantly greater intensity. As compared to the overall maximum bonuses under Article 4, the Article 9 bonuses are relatively modest.

Table 9.1.13-1 Density/Intensity Allowance Table			
Zoning District	Additional Allowance	Maximum Units/Acre	FAR
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D, DT, DW	n/a	n/a	0.5 FAR+10' height set back 10' along street facade
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Table 9.1.13-2 Lot Coverage Allowance Table		
Zoning District	Additional Allowance	Maximum Lot Coverage
RH, NMU, NAC, NAC-R	15%	92%
RM-W	20%	72%
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RL, RL-W	25%	44%

There are three primary considerations here:

- Should the bonuses of Article 4 be in addition to the by-right bonuses of Article 9 (where Article 9 standards apply)? Doing so would enable increased intensity of development.
- Should the Article 4 bonuses be by-right, so that a qualifying project receives the bonus automatically? Doing so would bring about greater predictability to the permit process.
- Should the Article 4 bonuses be eliminated? Doing so would limit bonuses to Article 9.

There is one additional item related to Article 4 bonuses for the Residential zones – the use provisions for adaptive reuse and residential conversion. Both bonuses enable additional intensity of development, but both are predicated on a resultant conforming residential use.

Adaptive Reuse Bonus. Development in excess of the limits set forth in Tables 4.4.5-2 and 4.4.5-3 may be permitted by the DRB subject to conditional use review for the conversion of an existing non-conforming nonresidential principal use within a historic building to a conforming residential use...

Residential Conversion Bonus. Development in excess of the limits set forth in Tables 4.4.5-2 and 4.4.5-3 may be permitted by the DRB subject to conditional use review for the conversion of an existing non-conforming nonresidential principal use not involving a historic building to a conforming residential use...

The problem lies primarily within the Residential Low Density zones. Only single detached dwellings are a permitted use. Duplexes are conditional. Multi-family housing is not allowed except by way of a planned unit development (PUD). A PUD is predicated on at least 2 acres of land. It could be argued that adaptive reuse or conversion within the Low Density Residential zones would be limited to a single detached dwelling or duplex. Clearly, this limitation is inconsistent with the intensity of development associated with the bonuses.

Preliminarily, staff recommends relocating the Article 9 bonuses and placing them in Article 4 (with cross reference in Article 9). The remaining Article 4 bonuses should stay in place. The bonus provisions should be made by-right for qualifying projects and should be cumulative within the overall maximums specified. Language in the Adaptive Reuse and Residential Conversion bonuses should be amended to delete “conforming” and refer instead to “residential use.”

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TO: Planning Commission
FROM: Scott Gustin
DATE: May 23, 2017
RE: Article 4 Development Bonuses

At their May 4, 2017 meeting, the Planning Commission Ordinance Committee discussed the present Article 4 development bonuses for the Neighborhood Mixed Use and Residential zones (see attached). Downtown bonuses were not discussed, as form based zoning code is anticipated. The Committee recommended keeping the bonuses as incentive for improved project design. Some changes to the Neighborhood Mixed Use bonuses were recommended to eliminate the considerable redundancy with Article 9 bonus provisions. Conflicting language as to the cumulative nature of bonuses was also corrected. In their recommendation to forward this amendment to the full Planning Commission, committee member Wayne Senville asked that the commission consider whether the bonuses distort the underlying zoning and whether the benefits outweigh the potential problems.

Deleted language is ~~crossed-out~~, and proposed language is underlined red.

Sec. 4.4.2 Neighborhood Mixed Use Districts

(a) – (c)

As written.

(d) District Specific Regulations:

1-2

As written.

3. Development Bonuses/Additional Allowances

The following exceptions to maximum allowable base building height and FAR in Table 4.4.2-1 above may be approved in any combination subject to the maximum limits set forth in Table 4.4.2-2 below at the discretion of the DRB. The additional FAR allowed shall correspond to the proportion of the additional building height granted to the maximum available.

A. Inclusionary Housing:

Inclusionary housing units shall be provided, with applicable additional coverage and density exceptions, in accordance with the provisions of Article 9, Part 1. An additional allowance in the NAC and NAC-Riverside districts may be permitted at the discretion of the DRB for the provision of additional onsite inclusionary housing units.

A maximum of an additional ~~10 feet of building height, and corresponding~~ 0.5
FAR, may be permitted at the discretion of the DRB for an additional 5% FAR.

inclusionary housing units provided onsite in excess of the requirements of Article 9, Part 1. The total gross floor area dedicated to the additional inclusionary housing shall be equivalent to the gross floor area resulting from the additional allowance.

B. Senior Housing:

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

C. Maximum Bonus:

In no case shall any development bonuses or allowances granted, either individually or in combination, enable a building to exceed the maximum FAR and maximum building height permitted in any district as defined below:

Table 4.4.2 -2: Maximum FAR and Building Heights with Bonuses		
	Maximum FAR	Maximum Height
NAC	3.0 FAR	45 feet
NAC-Riverside	3.0 FAR	45 feet

Sec. 4.4.5 Residential Districts

(a) – (c)

As written.

(d) District Specific Regulations:

1-6

As written.

7. Residential Development Bonuses

A-B

As written.

C. Adaptive Reuse Bonus.

Development in excess of the limits set forth in Tables 4.4.5-2 and 4.4.5-3 may be permitted by the DRB subject to conditional use review for the conversion of an existing non-conforming nonresidential principal use within a historic building to a ~~conforming~~ residential use subject to all of the following conditions:

- (i) The building shall be listed or eligible for listing in the United States Department of the Interior's National Register of Historic Places or the Vermont State Register of Historic Places;
- (ii) The gross floor area shall not exceed the pre-redevelopment gross floor area of the existing structure by more than twenty-five (25) percent;

- (iii) The density limits of the underlying residential zoning district in Sec 4.4.5(b) above shall not apply. The intensity and extent of development shall be limited by gross floor area maximum in (ii) above and Table 4.4.5-6 below;
- (iv) The adaptive reuse and rehabilitation conforms to the requirements of Art 5, Historic Buildings;
- (v) Neighborhood commercial uses less than 2,000 sqft gross floor area may be permitted by the DRB subject to the applicable requirements of Sec. 4.4.5(d)(5)(A) above. Neighborhood commercial uses 2,000 sqft or larger in gross floor area shall not be permitted. In combination, the sum of neighborhood commercial uses shall be limited to no more than 50% of the gross floor area of the existing structure; and,
- (vi) Lot coverage shall not exceed:

Table 4.4.5-6: Adaptive Reuse Bonus

As written.

D. Residential Conversion Bonus.

Development in excess of the limits set forth in Tables 4.4.5-2 and 4.4.5-3 may be permitted by the DRB subject to conditional use review for the conversion of an existing non-conforming nonresidential principal use not involving a historic building to a ~~conforming~~ residential use subject to all of the following conditions:

- (i) Any structure proposed for demolition shall not be listed or eligible for listing in the United States Department of the Interior's National Register of Historic Places or the Vermont State Register of Historic Places; and,
- (ii) Lot coverage and residential density shall not exceed:

Table 4.4.5-7: Residential Conversion Bonus

As written.

E. Limitations on Residential Development Bonuses:

For projects where the conditions of more than one applicable bonus listed above are met, the applicant may use the most permissive exemption to the underlying lot coverage or residential densities applicable, ~~but applicable bonus provisions shall not be cumulative.~~

In no case shall any development bonuses and allowances granted, either individually or in combination, enable a building to exceed the maximum density, lot coverage and building height permitted in any district as defined below:

Table 4.4.5-8: Maximum Density, Lot Coverage and Building Heights with Bonuses

As written.

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Burlington Planning Commission Report Municipal Bylaw Amendment

DRAFT

ZA-17-15 Article 4 Development Bonuses

This report is submitted in accordance with the provisions of 24 V.S.A. §4441(c).

Explanation of the proposed bylaw, amendment, or repeal and statement of purpose:

The purpose of this proposed amendment is to address duplicity and contradictions between Article 4 and Article 9 regarding development bonuses in neighborhood mixed use and residential zoning districts. In particular, this amendment clarifies the maximum cumulative development bonus allowable for properties in neighborhood mixed use zones by retaining an additional 0.5 FAR bonus, but eliminating a 10 ft height bonus, when providing an additional 5% inclusionary housing over what is required in Article 9. Additionally, this amendment clarifies that development bonuses may be cumulative up to, but not to exceed, the maximum allowable bonuses for properties in residential zones. Finally, this amendment removes the requirement that a residential use created through the adaptive reuse and residential conversion bonuses be conforming to the underlying zoning district, due to the inconsistency this creates in low-density residential districts.

Conformity with and furtherance of the goals and policies contained in the municipal development plan, including the availability of safe and affordable housing:

Generally, these amendments seek to provide clarity in existing policy. The proposed elimination of the requirement that residential uses resulting from adaptive reuse and residential conversion of non-residential buildings be conforming with the underlying zoning is a policy change. This is supported by the Municipal Development plan Housing Element, which includes the following action item: "Underdeveloped and undeveloped properties located in residential zoning districts should be assessed for suitability of housing development."

Compatibility with the proposed future land uses and densities of the municipal development plan:

Generally, these amendments seek to provide clarity in existing policy. The proposed elimination of the requirement that residential uses resulting from adaptive reuse and residential conversion of non-residential buildings be conforming with the underlying zoning is a policy change. This is supported by the Municipal Development plan Land Use Element, which contains the following policy: "Encourage the adaptive reuse and historically sensitive redevelopment of underutilized sites and buildings."

Implementation of specific proposals for planned community facilities:

This amendment has no impact on the implementation of proposals for planned community facilities.



MEMORANDUM

To: Burlington Planning Commission; Burlington City Council; Burlington Department of Planning and Zoning
From: Chittenden County Regional Planning Commission
Date: April 30, 2017
Re: Update on Energy Planning in Chittenden County

Chittenden County Regional Planning Commission (CCRPC) is working with the Vermont Department of Public Service to enhance The Chittenden County ECOS Plan to be consistent with Act 174 (24 V.S.A. 4352), the Energy Development Improvement Act of 2016. Act 174 of 2016 establishes a new set of municipal and regional energy planning standards. If met, the ECOS Plan will carry greater weight—substantial deference—in the Section 248 siting process for energy generation. The enhancements made to the ECOS Plan also advances the State's Comprehensive Energy Plan's goals while also take into consideration local and regional needs and concerns.

Please review this information and provide us with feedback by **June 16th**. The feedback we are looking for includes:

1. Please let us know any comments or questions you have regarding your Municipal Energy Data Guide (below). **CCRPC will be hosting a training on the Guide on May 11 at 6pm. Please let us know if you are interested in attending.**
2. Recently, you provided CCRPC with input on your local known and possible constraints to renewable energy development. Please review the maps and constraint table to ensure we are representing your input accurately.
3. Are there local preferred sites that we should include?
4. Do you want your regional plan (ECOS Plan) to prohibit energy generation in areas with state and local known constraints?
5. Would you be interested in local energy planning assistance from CCRPC in FY18?

MUNICIPAL ENERGY DATA GUIDE

CCRPC developed a Municipal Energy Data Guide to support town level planning and to assist towns with understanding their role in meeting their State's energy goals. The analysis items are intended to provide towns with an overview of their current energy use, and with a sense of the trajectories and pace of change needed to meet targets for all sectors (heating, transportation, and electricity), which can be translated into concrete actions in the Pathways standards. Targets provide regions and municipalities with milestones or checkpoints along the way toward a path of meeting 90% of their total energy needs. By pairing the renewable energy targets with the areas identified as suitable for wind and solar energy generation on the on the attached maps regions and municipalities have a sense of their ability to accommodate renewable energy to meet state goals.

The Guide contains preliminary draft estimates of energy use and renewable energy target. The data in the Guide are subject to change. The guide is meant to be only a starting point for discussions on how towns and the regions can begin to plan for meeting the Act 174 standards. It is **NOT** meant to be a final policy document. It is intended to be a representation of possible conditions and should be used for

planning purposes only. More in-depth analysis or evaluation should be done to verify or confirm actual conditions for each scenario represented, as errors or omissions may exist in the data. The Guide also includes maps of solar and wind generation potential in your community, as well as the constraints identified by the municipality and the state (discussed further below). **The Guide can be found at the end of this document.**

REGIONAL ENERGY PLAN

The ECOS Plan will identify several categories of generation sites and constraints, including preferred sites for energy generation.

Preferred locations are specific areas or parcels for siting a generator, either generally or for a specific size and/or type. Several types of preferred locations have already been identified by the state, including rooftops and other structures, parking lots, previously developed sites, brownfields, gravel pits, quarries and Superfund sites.

1. Has Burlington identified any sites within the municipality that would be preferred locations? For example, a site identified in the town plan, or where a solar or wind project is actively being investigated?

Over the past few months, we have asked for lists of **“known” and “possible” constraints** from you. Known constraints are areas or conditions in the municipality where no development is allowed, and possible constraints are conditions that need to be mitigated for development to occur. This raises two questions for municipalities:

1. Please look over the list of constraints that we have for your municipality and confirm that the areas that are listed as “known” constraints are areas where no development is allowed, and where renewable energy generation would never be appropriate.
2. Do you want your regional plan (ECOS Plan) to prohibit energy generation in areas with state and local known constraints, with the statement as drafted below?

Renewable energy generation **shall** not take place in areas with state or local known constraints, unless located on an existing structure or impervious surface.

State Possible Constraints	State Known Constraints
• Agricultural Soils + Hydric Soils • Act 250 Ag. Soil Mitigation Areas • FEMA Special Flood Hazard Areas • VT Conservation Design Highest Priority Forest Blocks • Protected Lands (State fee lands and private conservation lands) • Deer Wintering Areas	• FEMA Floodways • DEC River Corridors • National Wilderness Areas • State-significant Natural Communities and Rare, Threatened, and Endangered Species • Vernal Pools (confirmed and unconfirmed) • Class 1 and 2 wetlands (VSWI and advisory layers)
Burlington Possible Constraints	Burlington Known Constraints
• Rock Point • Urban Reserve • Barge Canal	• Historic Districts • Mixed Use, Institutional Core Campus & Enterprise Zoning Districts • Historic Neighborhoods (Eligible for Listing) • Official Map Features and View Corridors

These constraints have not yet been mapped.

MUNICIPAL ENERGY DATA AND MAPS: BURLINGTON

Distributed by CCRPC on 4/30/2017

Local energy plans must be consistent with the following state goals and policies if they desire to meet the requirements of “Enhanced Energy Planning” as described by Act 174 and 24 V.S.A. 4352:

- To obtain 90% of all energy across all sectors (transportation, heating and electricity) from renewable sources by 2050, with the interim goal of 25% renewable by 2025;
- To reduce total energy consumption by more than 1/3 by 2050; 50% from 1990 levels by 2028 and 75% by 2050; and
- To weatherize 25% of homes by 2020.

This document includes all data required for Burlington to plan for these goals at a municipal level. The tables contain data that estimate current energy use and provide targets for future energy use across all sectors (transportation, heating, and electricity). The tables also show the municipality’s targets for renewable energy generation.

Consistency with the goals above is measured through the Vermont Department of Public Service’s “Energy Planning Standards for Municipal Plans.” The data in this document meet the *Analysis and Targets* section of the Standards (Standards 4 and 5). For the full standards, visit the Department of Public Service’s website: <http://publicservice.vermont.gov/content/act-174-recommendations-and-determination-standards>.

Please note that these data are a starting point for Burlington to consider its energy future. This information should provide the framework for a discussion about changes that will need to occur within Burlington to ensure that state energy goals are met. Burlington could likely choose different pathways to meet the goals above, and if desired, CCRPC is able to provide the spreadsheets and source materials used to calculate the data included here, and the town may revise their pathways (for example, switching some wood heating systems to heat pump systems).

Estimates of current energy use consist primarily of data available from the American Community Survey (ACS), the Vermont Agency of Transportation (VTrans), the Vermont Department of Labor (DOL), Vermont Gas and the Vermont Department of Public Service (DPS). Where available, real consumption data obtained from utilities are used.

Targets for future energy use are drawn from the Long-range Energy Alternatives Planning (LEAP) analysis for Chittenden County, completed by the Vermont Energy Investment Corporation (VEIC). The LEAP model is an accounting framework that shows one possible path for Chittenden County and Burlington to meet the goals above.

Assumptions used to create the LEAP analysis are slightly different than assumptions used to calculate current municipal energy use. Regardless, the targets established here show the direction in which change needs to occur to meet local, regional and state energy goals. It is also important to remember that the targets established by LEAP represent only one way to achieve Burlington’s energy goals. Other strategies may allow Burlington to meet its goals.

PLEASE NOTE THAT THIS IS A DRAFT AND SUBJECT TO CHANGE.

TRANSPORTATION ENERGY USE

Current Municipal Transportation Energy Use

Metric	Municipal Data
Fossil Fuel Burning Cars, 2015	22,186
Fossil Fuel Energy Used for Transportation in 2015 (MMBtu)	1,574,096
Electric Vehicles in 2015 (#)	123
Electricity Used for Transportation in 2015 (MMBtu)	1,252
<i>Sources: VTTrans, American Community Survey, Drive Electric Vermont, DMV</i>	

Transportation Energy Use, 2015-2050

	2015	2025	2035	2050
Total Light Duty Transportation Energy Use (MMBtu)	1,575,347	1,264,325	780,998	333,551
Electricity Used for Transportation (MMBtu)	1,252	16,897	113,270	234,466
Electric Vehicles (% of Vehicle Fleet)	1%	6%	41%	89%
Biofuel Blended* Energy Used for Transportation (MMBtu)	1,574,096	1,247,428	667,729	99,085
Biofuel Blend* Vehicles (% of Vehicle Fleet)	99%	94%	59%	11%

**This measures biofuels blended with fossil fuels. A common example is gasoline with ethanol mixed in.*

Sources: VTTrans, LEAP Model

THERMAL ENERGY USE

Current Thermal Energy Use

Current Thermal Energy Use from Natural Gas, 2015

Total Residential Natural Gas Consumption (Mcf)	1,064,300
Percentage of Municipal Natural Gas Consumption	43%
Total Commercial/Industrial Natural Gas Consumption (Mcf)	1,421,491
Percentage of Municipal Natural Gas Consumption	57%
Total Municipal Natural Gas Consumption	2,485,792

Sources: Vermont Gas

Commercial and Industrial Thermal Energy Use, 2015-2050

	2015	2025	2035	2050
Total Commercial and Industrial Thermal Energy Use (MMBtu)	950,817	856,493	738,522	561,792
Percent of Commercial and Industrial Establishments Weatherized by Target Year	12%	20%	22%	39%
Energy Saved by Weatherization by Target Year (MMBtu)	23,009	50,276	69,102	167,535
Commercial and Industrial Establishments Using Heat Pumps (%)	1%	22%	35%	40%
Commercial and Industrial Thermal Energy Use by Heat Pumps (MMBtu)	1,753	75,629	149,504	223,380
Commercial and Industrial Establishments Using Wood Heating (%)	7%	9%	10%	11%
Commercial and Industrial Thermal Energy Use Attributable to Wood Heating (MMBtu)	70,836	112,784	155,264	227,297

Sources: LEAP Model, Department of Public Service, Department of Labor

Residential Thermal Energy Use, 2015-2050

	2015	2025	2035	2050
Total Residential Thermal Energy Use (MMBtu)	1,597,886	1,423,876	1,213,996	860,380
Percent of Residences Weatherized by Target Year	2%	17%	37%	99%
Energy Saved by Weatherization by Target Year (MMBtu)	10,633.92	81,204.48	188,306.88	548,435.52
Percent of Residences Using Heat Pumps	3%	18%	37%	61%
Residential Thermal Energy Use from Heat Pumps (MMBtu)	15,773	92,093	190,800	286,454
Residences Using Wood Heating (%)	14%	14%	14%	14%
Residential Thermal Energy Use from Wood Heating (MMBtu)	249,821	261,778	263,304	236,846

Sources: LEAP Model, Department of Public Service

ELECTRIC ENERGY USE

Electrical Energy Use, 2015

Residential Electric Energy Use (kWh)	85,660,305
Commercial and Industrial Electric Energy Use (kWh)	210,314,928
Total Electric Energy Use (kWh)	295,975,233

Sources: Burlington Electric Department, 2013

Electrical Energy Use, 2015-2050

	2015	2025	2035	2050
Total Electric Energy Saved (kWh)	2,289,600	27,220,800	54,950,400	102,777,600
Residences that have increased their Electric Efficiency	3%	30%	58%	98%
Commercial and Industrial Establishments that have Increased Their Electric Efficiency	3%	30%	58%	98%

Sources: LEAP Model and Efficiency Vermont, 2013

ELECTRIC ENERGY GENERATION

Existing Renewable Electricity Generation

	Sites	Power (kW)	Energy (kWh)
Solar	368	4,929.12	5,361,811.36
Wind	8	124.8	299,549.952
Hydroelectric	0	0	0
Biomass	6	132,496	3,258,720
Other	0	0	0
Total	382	140,076.88	11,750,761.97

Source: Community Energy Dashboard, April 2017

Renewable Electricity Generation Potential

	Power (MW)	Energy (MWh)
Rooftop Solar	14	31,258
Ground-Mounted Solar	N/A	N/A
Wind	N/A	N/A
Hydro	See Hydro Map	
Biomass	See Biomass Map	
Methane	Unknown	Unknown
Other	Unknown/District Heat?	Unknown/District Heat?

Source: CCRPC and the Department of Public Service

Land Available for Wind and Solar Generation

	Prime (acres)	Base (acres)
Solar	N/A	N/A
Wind	N/A	N/A

Note: Solar acreage estimates above account for local known and possible constraints if applicable. Local known and possible constraints have not been accounted for in the wind acreage because local constraints were only applied to develop local solar targets. To date, CCRPC is only planning for a regional wind target. To see local constraints for both solar and wind, please refer to the maps.

Renewable Electricity Generation Targets

	2025		2035		2050	
	Low	High	Low	High	Low	High
	TBD	TBD	TBD	TBD	TBD	TBD

Sources: LEAP Model and CCRPC Modeling

Possible State Constraints

Burlington, Vermont
Act 174
The Energy Development
Improvement Act of 2016

- FEMA Special Flood Hazard Areas

Agricultural Soils

ACT 250 Ag Mitigation Parcel

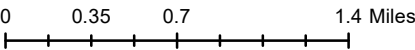
Hydric Soils

Deer Wintering Areas
- Protected Lands

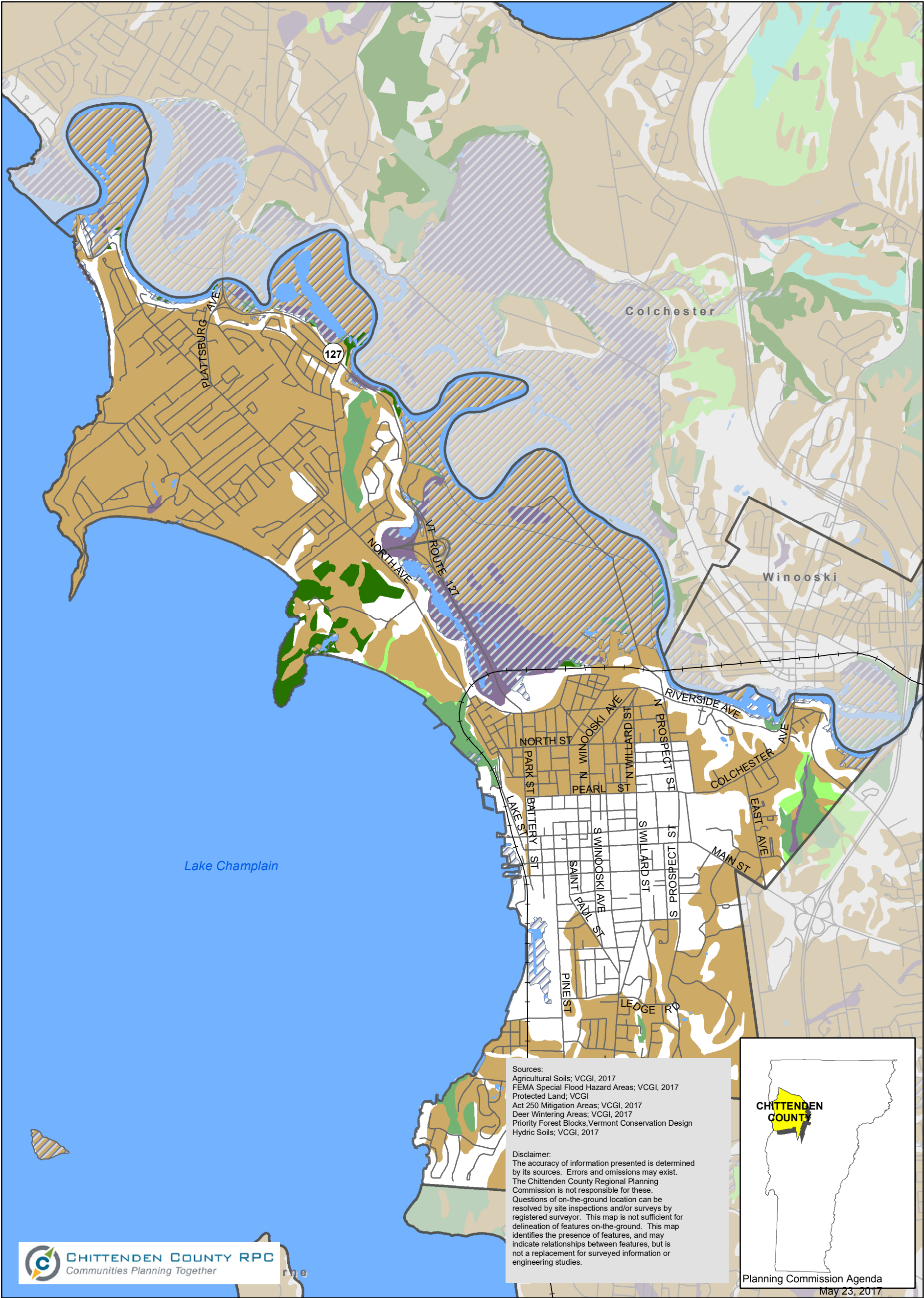
Priority Forest Blocks (Connectivity)

Priority Forest Blocks (Interior)

Priority Forest Blocks (Physical Landscape Diversity)



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Sources:

Agricultural Soils; VCGI, 2017
FEMA Special Flood Hazard Areas; VCGI, 2017
Protected Land; VCGI
Act 250 Mitigation Areas; VCGI, 2017
Deer Wintering Areas; VCGI, 2017
Priority Forest Blocks, Vermont Conservation Design
Hydric Soils; VCGI, 2017

Disclaimer:

The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Chittenden County Regional Planning Commission is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.

CHITTENDEN COUNTY

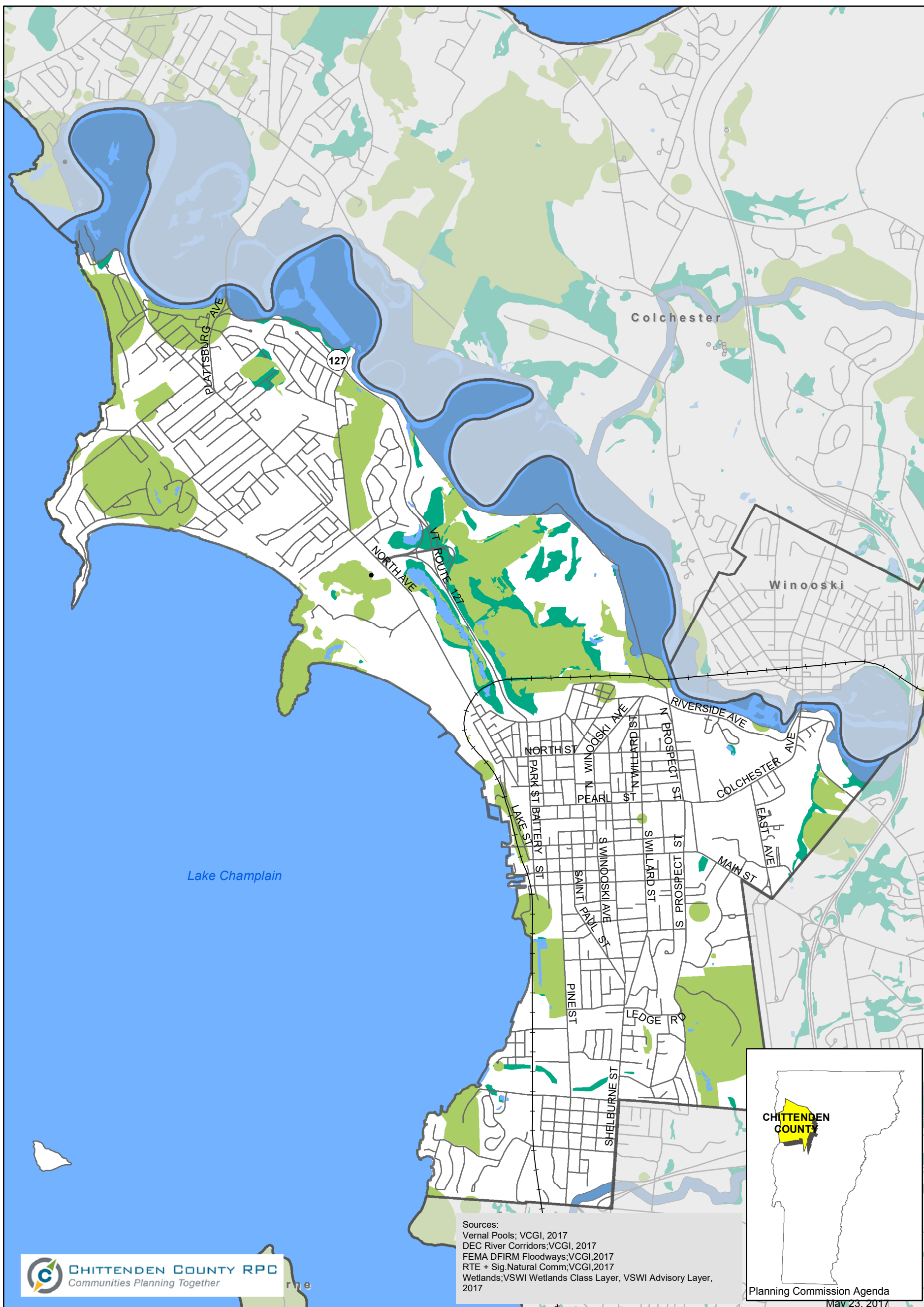
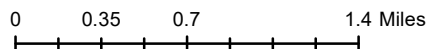
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Burlington, Vermont
Act 174
The Energy Development
Improvement Act of 2016

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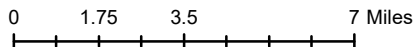
- *Note: River corridors are comprised of meander belt and riparian buffer components for the purpose of achieving and maintaining stream equilibrium conditions.



Hydro- Electric Energy Resource Locations

Chittenden County, Vermont
Act 174
The Energy Development Improvement Act of 2016

This map and the corresponding data is intended to be used to inform energy planning efforts by municipalities and regions. The may also be used for conceptual planning or initial site identification by those interested in developing renewable energy infrastructure. They should NOT take the place of site-specific investigation for a proposed facility and should not be used of as "siting maps"



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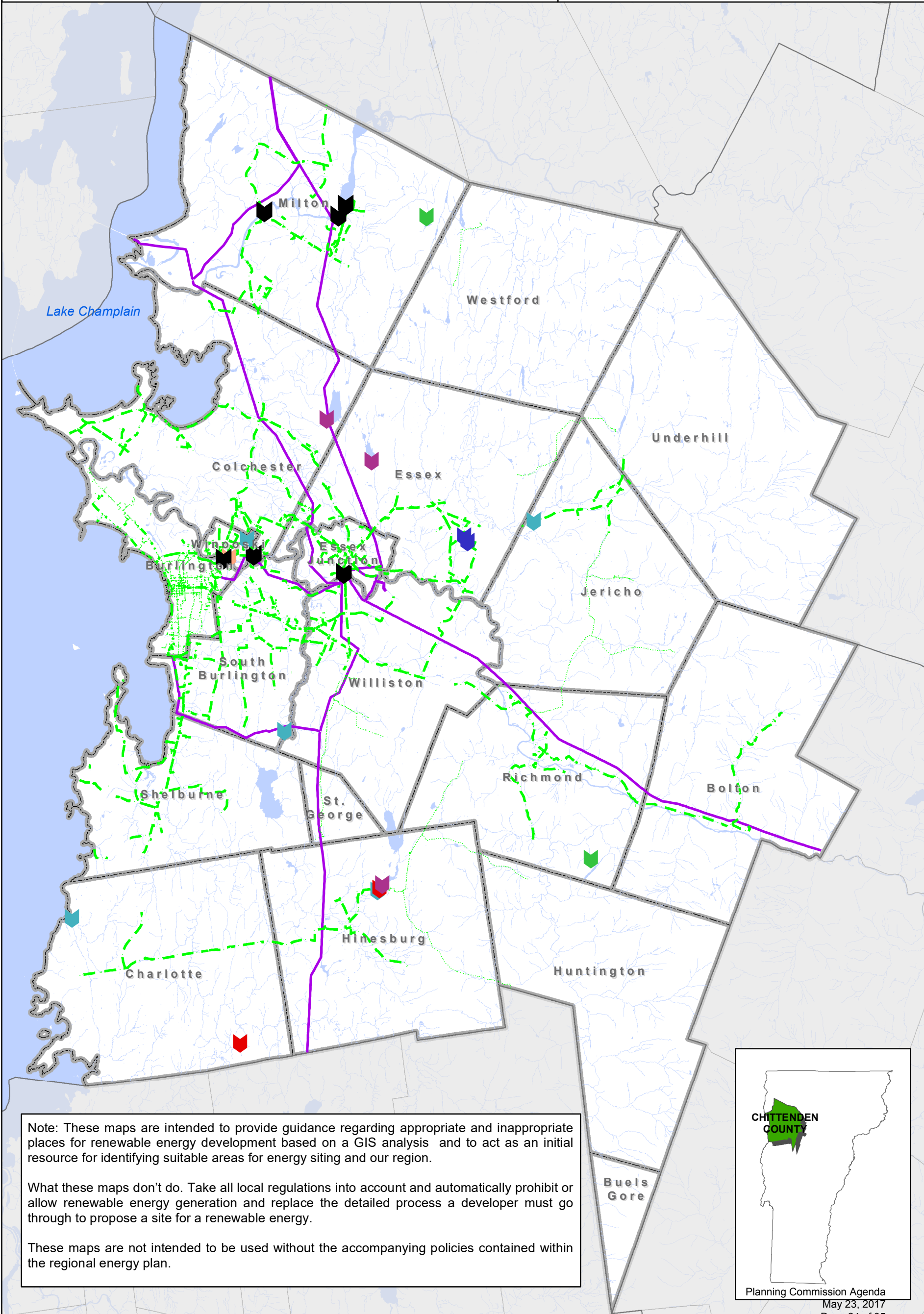
Legend

- Current Operating Hydroelectric Dams
- Unknown Capacity
- > 50kW Capacity
- < 10kW Capacity
- Low Hazard with >50 kW
- Low Hazard with <10KW
- Significant Hazard with <10KW
- 3 Phase Power Lines
- Transmission lines
- OH_Primary
- UG_Primary



Date: 4/26/2017

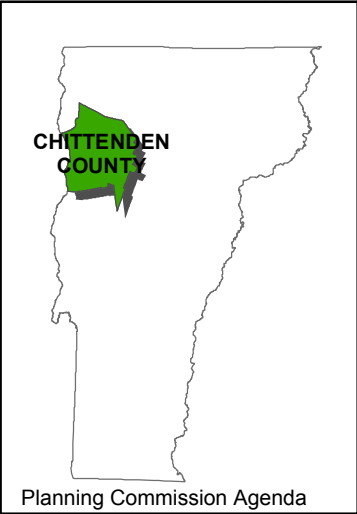
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Note: These maps are intended to provide guidance regarding appropriate and inappropriate places for renewable energy development based on a GIS analysis and to act as an initial resource for identifying suitable areas for energy siting and our region.

What these maps don't do. Take all local regulations into account and automatically prohibit or allow renewable energy generation and replace the detailed process a developer must go through to propose a site for a renewable energy.

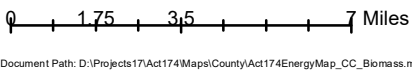
These maps are not intended to be used without the accompanying policies contained within the regional energy plan.



Biomass Energy Resource Locations

Chittenden County, Vermont
Act 174
The Energy Development
Improvement Act of 2016

This map and the corresponding data is intended to be used to inform energy planning efforts by municipalities and regions. The map may also be used for conceptual planning or initial site identification by those interested in developing renewable energy infrastructure. They should NOT take the place of site-specific investigation for a proposed facility and should not be used of as "siting maps"



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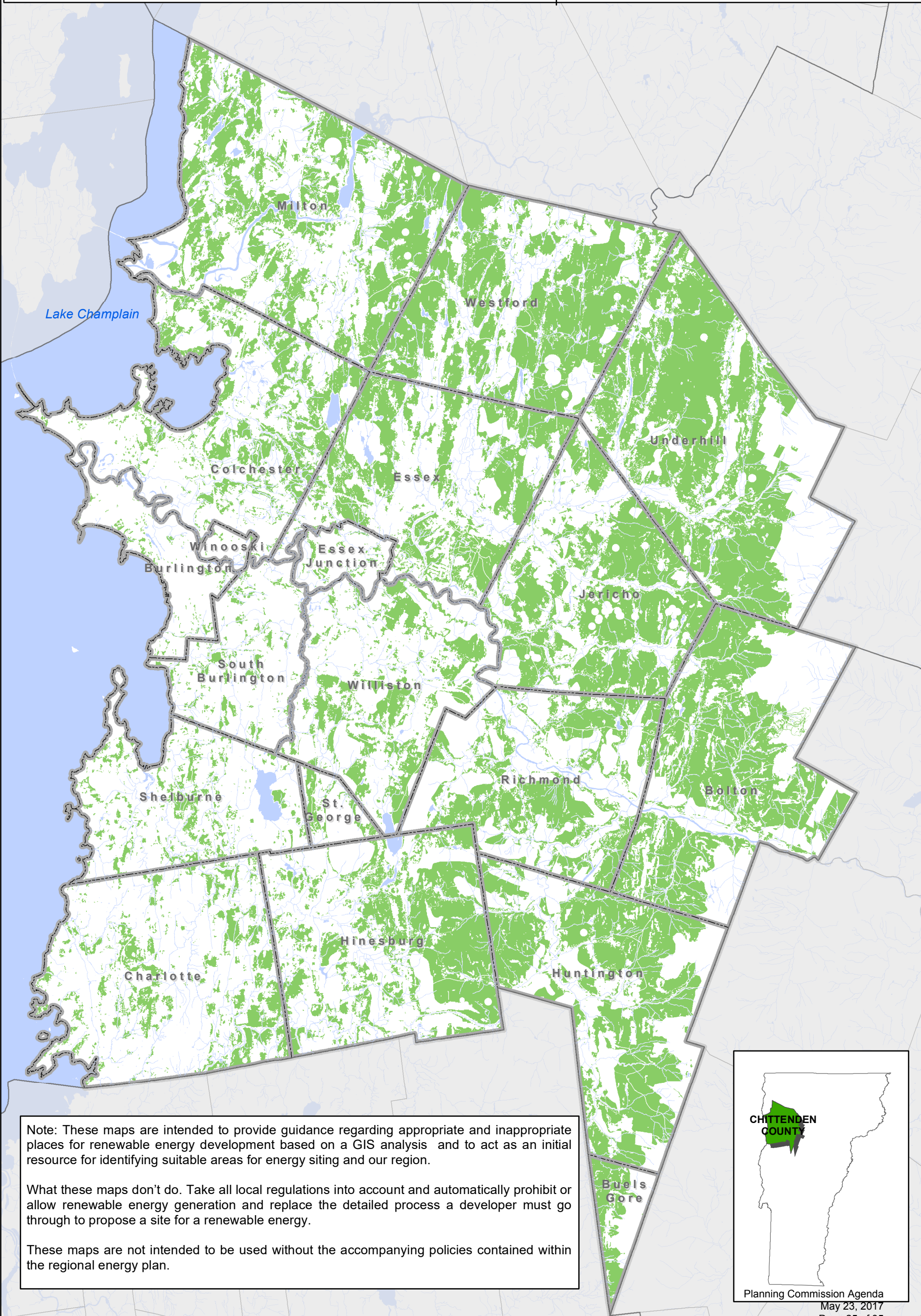


Woody Biomass Resource Areas



Date: 4/29/2017

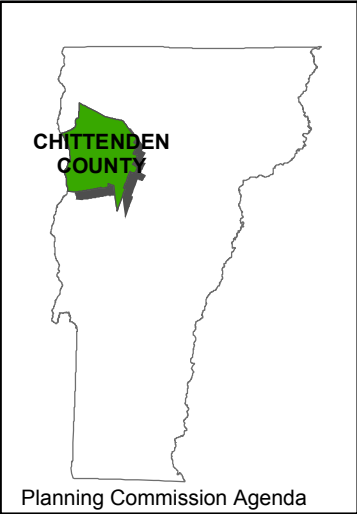
DRAFT



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What these maps don't do. Take all local regulations into account and automatically prohibit or allow renewable energy generation and replace the detailed process a developer must go through to propose a site for a renewable energy.

These maps are not intended to be used without the accompanying policies contained within the regional energy plan.



Solar Rooftop Capacity May 12, 2017	
TOWNNAME	Grand Total MWh
BOLTON	520
BUELS GORE	13
BURLINGTON	17,504
CHARLOTTE	2,176
COLCHESTER	14,485
ESSEX JUNCTION VILLAGE	9,418
ESSEX TOWN	8,844
HINESBURG	4,463
HUNTINGTON	2,103
JERICO	4,712
MILTON	10,684
RICHMOND	4,003
SAINT GEORGE	790
SHELBURNE	8,023
SOUTH BURLINGTON	17,156
UNDERHILL	2,985
WESTFORD	1,990
WILLISTON	11,495
WINOOSKI	4,963
COUNTY	126,328

6. ANALYSIS OF SOLAR PERMITTING

While the prior chapters address more holistic aspects of the permitting operation, which will also benefit those seeking permits for solar installations, there are several modifications that should be made specifically related to the handling of solar permitting to improve the process, encourage the use of solar in Burlington, and enable the City to pursue SolSmart certification. SolSmart is a national effort of the International City-County Management Association (ICMA) and the The Solar Foundation (TSF) to recognize leading solar cities in implementing efforts to reduce costs of solar energy.

The following table outlines specific recommendations that should be implemented, and the rationale, to enable this effort to move forward. We believe implementing these recommendations would greatly improve the efficiency and expediency of solar permitting

Area of Focus	Discussion / Rationale	Recommendation
Educational	The City should provide documentation to the public that clearly outlines the permitting process for solar permits, including all by-right approval requirements, and requirements for approval of conditional permits and provide an inspection timeframe of not more than 3 days for the review and issuance of a permit.	43. The City should review their current informational documents and determine if there are revisions or updates that could improve the public's understanding of the permitting process for solar permits including submittal requirements, review timeframes, and zoning requirements / conditions of approval, as well as a sample completed application. The City should also work toward meeting a three-day inspection timeframe, which may require additional resources.

Area of Focus	Discussion / Rationale	Recommendation
Zoning	The City should consider, during the next round of modifications to the zoning ordinance, requirements related to hydronic and off grid solar installations. The code should outline by-right approvals and all requirements for the approval and placement of solar installations within each zoning classification. Systems that have been issued a Certificate of Public Good(CPG) per state statute are exempt from local zoning requirements.	44. During next zoning review, the City should establish specific zones where solar hydronic and off grid systems should be exempt from zoning requirements
Zoning	The installation of solar on historic properties has a unique set of challenges and requirements. TheZoning Department should develop specific criteria that outline both by right criteria for solar installations, and criteria that will be utilized when reviewing applications where installation by right is not allowed. The approval requirements should be balanced against those necessary to maintain the integrity of historic properties and acknowledge the public policy goals of the City in encouraging the use of solar installations for energy efficiency and independence.	45. Establish specific criteria for approval of solar permitting in historic districts and/or on historic properties to outline the considerations that will be taken into account when reviewing solar installations on historic properties.
Zoning	Where feasible, the Zoning Department should establish criteria that encourage the use of solar on projects through the consideration of waivers or other variances to identified criteria when solar is incorporated into the project. The extent of the waivers should be related to the priority placed by the City on encouraging solar installations.	46. During zoning update, consider inclusion of special consideration for approval for plans that integrate solar into redevelopment (to achieve sustainability goals). The City should also consider implementing appropriate incentives to encourage applicants to include solar or solar-ready capabilities in new development.
Zoning	The Zoning Department should create a checklist, for use by applicants, to ensure completed and thorough submissions by applicants for all solar systems that require zoning review. The City should place a high emphasis on supporting applicants and expanding their understanding of how to comply with the City's ordinances and requirements.	47. Create dedicated solar checklist for zoning approvals similar to the other types of checklists that exist for other types of zoning reviews that outline key criteria that must be satisfied for approval.

Area of Focus	Discussion / Rationale	Recommendation
Process Improvement	With the implementation of a new permitting system, solar permits should be prioritized as one of the first permits to be eligible for online submittal and online approval .	48.The City should ensure that the new permitting system it selects can support the needs of streamlined solar permitting, and consider including solar permits in an early phase of roll out. The City should also explore offering solar permits over the counter and allowing installers to receive approvals via email or online.
Building Permit Plan Review	The City should continue accepting site specific permit applications to ensure the safe design and permitting of these systems consistent with State adopted Codes and Standards. Developing sample drawings and plans that can be utilized by applicants in developing their submission for the required permits for a solar installation could increase the likelihood of complete and compliance plan submittal and enable faster reviews and approvals.	49. The City should continue education of the public of the State Adopted Codes and Standards specific to solar. The City should consider developing sample construction guidelines / plans outlining acceptable installation protocols to streamline plan development, submittal and approval
Fee Related	The consultant team is recommending that the City review inspection fees to ensure they cover the actual cost of providing services. This remains true for solar permitting also. However, the City could consider decreasing cost recovery on solar permits as one means of encouraging or incentivizing solar installations if this is an adopted City policy or goal. If this is implemented, the City should affirmatively set a rate acknowledging it has been established at less than full cost recovery and outlining the rationale for this (public policy goal). Any reduction in fees should be tied in some way to reduction in cost to the end-customer.	50. As part of a future comprehensive review, fees associated with solar applications should be reviewed. If the City desires to encourage solar installation, we recommend it consider reducing fees a a means of achieving that goal. Reduction in fees should be tied to installers reducing prices for end-customers.
Technology	When the new permitting technology is implemented, solar permitting should be prioritized for online submittal, review and approval to streamline the process. This application type could be used as a pilot effort for the City in testing the capabilities of the new system in handling electronic submittal, payment, review and permit issuance.	51. As part of future technology upgrades, include solar permitting as one of the initial application types for online submittal, review, and approval of applications.

Area of Focus	Discussion / Rationale	Recommendation
Inspections	Inspection of solar installations includes three inspections, included in the regular permit fee structure, with these disciplines represented: • Building Inspector, • Electrical Inspector, • BED (to energize systems) To effectively meet the requirements of the SolSmart program, the City should consider implementation of a streamlined inspection program for solar installations. Given the workload and other issues that may prevent existing inspectors from prioritizing solar installation inspections, the City should consider other means of having inspections completed, including: 1. Accepting inspection approvals from pre-qualified and approved vendors who certify their solar installations have been conducted in accordance with all City and State ordinances and requirements (subject to state approval); and 2. Contract with a State of Vermont approved, third party inspector, who has the required certifications, to perform all solar inspections. If this approach is utilized, the City should require that the inspector utilized is independent of the firm that installed the solar panels. To implement this approach, the City would have to conduct a pre-qualification process and certify specific inspectors with the background and expertise to conduct these inspections.	52. Cross train existing staff in the electrical and building trades to inspect solar systems with one less person to coordinate inspection schedule, and seek the state's approval to enable single inspection of solar installations to further streamline the inspection process If this is not implemented, to reduce wait time for scheduled inspections the City could consider accepting third party inspections from a pre-qualified list of vendors (again, state approval or modification of regulations may be required) or contracting with an external inspector to perform all solar inspections on behalf of the City. This would likely be an additional cost to the City or Applicant. This arrangement would have to be coordinated between BED and ISD.

These modifications to the approach undertaken to handle solar permitting would improve the process for applicants and likely incentivize individuals to pursue solar installations. If the City places a policy priority on solar permitting, the Permit Center

should create a monthly report outlining the status of all applications and showing the level of compliance with the adopted review and inspection timeframes. The consultants do not believe that there is any need for an ombudsperson position to oversee solar permitting. If additional staffing is required, the funds would be more appropriately allocated to conducting solar permitting intake, review and inspections. However at this point, absent the availability of more specific data related to workload, it does not appear that an additional position would be warranted.

Burlington Planning Commission

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*Andy Montroll, Chair
Bruce Baker, Vice-Chair
Yves Bradley
Alexander Friend
Emily Lee
Harris Roen
Jennifer Wallace-Brodeur
Eamon Dunn, Youth Member*



Burlington Planning Commission

Special Meeting

Tuesday, May 16, 2017, 6:30 P.M.

Conference Room 12, City Hall, 149 Church Street

DRAFT Minutes

Commissioners Present: B Baker, Y Bradley, E Dunn, A Friend, E Lee, A Montroll

Absent: H Roen, J Wallace-Brodeur

Staff Present: M Tuttle, D White, B Anderson

I. Agenda

The Chair called the meeting to order at 6:31pm. No changes to the agenda.

II. Public Forum

Jonathon Abadeely: Tom Girl Juice Co- want to move to the Majestic Car rental company building. Asking the Commission to consider rezoning to allow this to become their new home.

D White: Refer to the ordinance committee to consider the zoning of commercial properties along this corridor that are currently zoned low-density residential.

The Commission referred the request to the Ordinance Committee.

III. Report of the Chair

No report.

IV. Report of the Director

- 4 staff members attended the National Planning Conference in New York last week
- Layne Dafler – our new Planning Technician - starts 5/23
- Planning & Zoning FY18 budget presentation on 5/24
- Reminder to Andy & Emily to reapply if interested for Commission appointments by 5/24

V. Proposed ZA-17-14 Preschool Technical Amendments

D White: Updates missing items from recently adopted amendments. Includes preschools as a permitted use in NAC-CR, and to add parking standards for preschools consistent with daycares.

The Commission unanimously approved a motion by A Friend, seconded by Y Bradley, to warn the proposed amendment for public hearing and approve the statutory report.

VI. Permit Reform Study

D White: reviewed the goals of the study and priority action items from the recommendations that were presented at the last meeting, including:

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- Biggest recommendation is that all permitting functions for land use and development be collocated and eventually fall within one department/city function. Will begin offering combined P&Z and ISD office hours at DPW for a few hours a week, while developing a long-term plan for collocation.
- Improve the operation of the City's Technical Review Committee/internal communications, to highlight issues with projects and help get applicant's questions answered earlier in the process.
- Hire a planning technician, which has been done. Also looking at how to transition the UCO inspections back to P&Z. Would be beneficial for all if the project manager that reviewed and approved a project is ensuring that what was permitted is what is built. This would require at least another staff person.
- Recommended ordinance change to increase the threshold for administrative approval. Currently based on \$21,000 value of work, regardless of type. Is there a higher or different threshold? Additionally, find an alternative to the Non-Applicability determination.
- Permit technician in ISD to issue over-the-counter permits and answer technical questions rather than applicants having to wait for inspectors' office hours.
- Have already deployed mobile technology for inspectors to record information in the field.
- Make all forms available online as fillable PDF's to streamline process for applicants submitting information and for staff recording information on them. Also, create a catalog of P&Z interpretations and determinations online for anyone to see.
- Regularly posting a customer satisfaction survey and performance metrics online.
- Will be looking at our permitting system in the coming year—could be a big undertaking, but could help tremendously with how to apply for permits, how to increase internal efficiency, etc.
- Evaluate the fees to make sure we are covering our costs, while also figuring out if there are any that are duplicative and/or too high.

B Baker: Happy to see change in administrative review criteria—the dollar amount is not the most effective threshold. Need to decide what we care about and what criteria apply to that. Current threshold hurts single-family homeowners.

Y Bradley: Maybe the dollar amount only applies to exterior work.

B Baker: Making a P&Z person available in one place and making them implement the permit they issued is very important. Bigger issue is that Burlington does not record permits like other towns do; there is no reason not to do this, and it impacts a lot of people. When we have to have a disclaimer on our permit database that says "don't rely on it" that undermines people's confidence in the documents. Under Title 24, City cannot enforce permits without a record. Request the City Attorney provide a memo with the pros and cons of our current system versus recordings—is it similar to other towns and does it expose us to liability? Not asking for an advocacy piece for how the current process complies with statute. Should follow VT League of Cities and Towns guidance on the issue.

E Lee: We should have files digitized; right now everyone has to come into City Hall during business hours and pull out hard copies. That is not accessible.

B Anderson: Agree with digitizing, but it is not as straightforward or cheap as it seems like it should be.

D White: Part of this is how to fix what happened in the past, versus how can we do it differently in the future.

Y Bradley: How do we get a factual, unbiased opinion of what we should do with land records?

A Montroll: Start with City Attorney's office to see if it raises other questions, and go from there.

The Commission unanimously approved a motion by E Lee, seconded by Y Bradley, to recommend the report's conclusions to Council with a request for information from the City Attorney regarding permit recordation, and another recommendation regarding digitization of records.

VII. planBTV Downtown Code

D White: Joint Committee will meet May 18 meeting to continue discussion; in particular, want to look at height. Today, CDO allows 105 ft. with bonuses; Committee proposed to change this to 95 ft. and south of Main Street to 85 ft. Under form-based code, administrative review occurs based on building height and meeting requirements within that height. Committee wants to revisit where the areas for various by-right building heights are. Form-based code tries to simplify the map of where various heights are permitted, because it is not uniform today, and move away from bonuses as a tool for increasing height.

A Montroll: Not sure Commission should weigh in without the context of the code and the Committee's discussion driving this change. Maybe should wait to discuss and provide feedback when full code received.

D White: This is a policy discussion ultimately that will need to be considered by the Commission.

Jeff Nick: Setting a max height with no flexibility doesn't allow for projects on sites with unique constraints. Costs are very high, so another floor could help with projects actually happen. 65 ft and 6 stories doesn't really work due to modern building types where commercial floors are taller. Some sites are not big enough to push parking back 40 feet. Some of this seems arbitrary. Why lower heights?

D White: Committee feels that people aren't taking advantage of the bonuses to get to the permitted height.

Jeff Nick: To say we can't do it because no one ever has eliminates the creativity for how to redevelop underutilized sites. What about sites that don't have frontage? Do bonuses go away?

D White: Height is no longer met through bonuses; achieved through DRB process and meeting additional standards.

E Lee: Committee trying to set the limit at what can actually get built and find a common ground.

A Montroll: Trying to form a code that mandates what we want and is discretionary.

Y Bradley: Form based code is an exercise in a general concept for the downtown and it can be tweaked. Can't look at it by parcel. If City is calling for dense urban infill, need to look at make sure that the policy makes sense, and can tweak after the fact. What the Committee has doesn't make everyone happy, but need to find a balancing act.

E Lee: If we want this to go anywhere, need to be very sensitive about height. Form based code is a huge concept change for Burlington, needs to be palatable.

Jeff Nick: Agree with the form based code approach, but seems counterintuitive to lower what is already allowed. Process of tweaking after the fact seems to be a risk. Otherwise, need to put the public on notice that changes are still forthcoming.

A Montroll: We have been told by people, including developers that current heights are not achievable; so effective heights are lower than what the bonuses allow. Trying to keep heights where they are so this doesn't fall apart around it. Can start amendments as soon as it is adopted to make minor refinements. Commission is really responsive to logical requests.

VIII. Committee Reports

A Friend: Ordinance Committee is discussing bonuses and some discrepancies between Article 6 and 9.

IX. Commissioner Items

Y Bradley: Absent at the next meeting.

E Dunn: Still getting the hang of the Commission; some topics aren't as interesting, but learning more.

X. Minutes & Communications

The Commission unanimously approved a motion by Y Bradley, seconded by E Lee, to approve the minutes of the April 18, 2017 meeting and accept communications.

XI. Adjourn

The Commission unanimously approved a motion by E Lee, seconded by A Friend, to adjourn the meeting at 8:00pm.

DRAFT

Burlington Planning Commission

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*Andy Montroll, Chair
Bruce Baker, Vice-Chair
Yves Bradley
Alexander Friend
Emily Lee
Harris Roen
Jennifer Wallace-Brodeur
Eamon Dunn, Youth Member*



Burlington Planning Commission **Tuesday, May 23, 2017, 6:30 P.M.** **Conference Room 12, City Hall, 149 Church Street** **DRAFT Minutes**

Commissioners Present: A Friend, A Montroll, H Roen, J Wallace-Brodeur

Absent: Baker, Bradley, Lee

Staff Present: M Tuttle, D White

I. Agenda

The Chair called the meeting to order at 6:37pm. No changes to the agenda.

II. Public Forum

No members of the public wished to speak.

III. Report of the Chair

Joint FBC Committee met last week. Talked about the height issue and made some adjustments. Doing a final read, but anticipate soon sending it on for the Commission and Council.

IV. Report of the Director

New Planning Technician started today. Lynn Brelsford is going to work through the end of FY17 to help with transition. FY18 budget will get presented to BoF on May 24.

V. Proposed CDO Amendment- Article 4 Development Bonuses

S Gustin: Ordinance Committee discussed Article 4 and Article 9 bonus provisions in the CDO. Committee felt that in residential and neighborhood mixed use zones the bonuses make sense to be discretionary, primarily for improved projects through the DRB process. Therefore, the amendment is about making sure that the language in the ordinance is consistent- clarify max bonuses and permit them to be cumulative, remove "conforming" from adaptive reuse provisions.

M Tuttle: Move footnote 2 to the side and rear setback dimensions for NAC, NMU, and NAC-Riverside, so not in conflict with NAC-Cambrian Rise.

The Commission unanimously approved a motion by A Friend, seconded by J Wallace-Brodeur, to make the changes suggested by M Tuttle, warn the proposed amendment for public hearing, and approve the municipal bylaw amendment report.

VI. Regional Energy Plan Update & Municipal Energy Guides

Melanie Needle, CCRPC: Required to provide energy data that can be used in town plans per Act 174. Guides provide an understand the pace of change and the transitions needed to meet the state's energy goals which are to obtain 90% of energy from renewable sources, and reduce energy consumption by 30% by 2050. This is an analysis of one scenario for how to get there.

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H Roen: What about wood energy? Where does BED's McNeil fit into the picture?

M Needle: No specific goal for wood—assumes the same rate of utilization. Guides are not super detailed, but help open the door for a conversation about what the specific strategies are right for Burlington. Looking for feedback on some questions from the municipalities.

M Tuttle: LRPC has previously provided input about constraints, but these are not mapped in our packets. RPC is looking for input on whether the regional plan should have strong language on prohibiting energy generation in known constraint sites from the state. Some of the sites LRPC asked to have added to the suitable areas in Burlington have state known constraints.

J Wallace-Brodeur: Do we know what the constraints are? It seems like it might be a case-by-case basis.

M Needle: This is an issue the Regional Commission struggled with too. Trying to get input from PSB on how strong the language needs to be.

J Wallace-Brodeur: What are preferred sites?

M Needle: This has real meaning for net-metering as dictated by state legislation; defined as all built surfaces (parking lots, rooftops) and brownfields, landfills, etc. Other preferred sites need to be identified in town plans.

H Roen: Challenges with roofs in Burlington is slate roofs—have heard that installers won't touch them.

M Needle: Data guide assumed 50% of rooftops could accommodate solar.

A Montroll: Let the LRPC talk about preferred sites for Burlington and bring some recommendations to the Commission.

M Tuttle: Will also bring items for consideration from Burlington Electric. Will bring a memo to the Commission for the June 13 meeting.

VII. Permit Reform Study- Grid-Connected PV Systems

D White: This was an analysis paid for by a grant from BED to look at how to streamline the permitting process for these systems. Ultimately, only a few recommendations related to zoning, mostly related to providing incentives. However, for net-metered systems, municipalities cannot regulate.

H Roen: So, are these recommendations valuable?

D White: Not as useful to P&Z. Could be guidance for solar hot water and systems not connected to the grid.

VIII. Committee Reports

No reports.

IX. Commissioner Items

No items.

X. Minutes & Communications

The Commission unanimously approved a motion by A Friend, seconded by J Wallace Brodeur, to approve the minutes of the May 16, 2017 meeting.

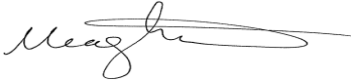
XI. Adjourn

The Commission unanimously approved a motion by A Friend, seconded by H Roen, to adjourn the meeting at 7:44pm.



Andy Montroll, Chair

Signed: June 20, 2017



Submitted by: Meagan Tuttle, Comprehensive Planner