

Department of Permitting & Inspections

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

*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permit Technician
Ted Miles, Code Compliance Officer
Vacant, Permitting & Inspections Administrator*



TO: Development Review Board
FROM: Scott Gustin/Garret King
DATE: March 8, 2023
RE: ZP-22-640; 294-296 North Winooski Avenue

=====

The applicant has requested deferral of the public hearing until the April 4th 2023 DRB hearing

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax (802) 863-0466

AJ LaRosa
Caitlin Halpert
Geoff Hand
Brooks McArthur
Brad Rabinowitz
Leo Sprinzen
Chase Taylor
Sean McKenzie, (Alternate)
Emily O'Hara (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Wednesday, March 8, 2023, 5:00 PM

PUBLIC HEARING NOTICE

In Person (at 645 Pine Street) Meeting

1. **ZP-22-640; 294-296 North Winooski Avenue (NMU, Ward 2C) Irene Hinsdale / Samuel Nelis**
Change of use from mixed-use restaurant to bar.
2. **ZP-23-15; 176 South Winooski Avenue (FD5, Ward 6S) VFW Howard Plant Post 782 / Taryn Barrett**
Demolition of existing building to construct a new mixed-use 38-unit commercial/residential building.
3. **ZP-23-24; 371 Main Street (I, Ward 6S) Champlain College, Inc. / Nic Anderson**
Expand occupancy of existing residence hall from 30 beds to 36 beds.

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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

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BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, March 8, 2023, 5:00 PM

AGENDA

In Person (at 645 Pine Street) Meeting

- I. Agenda**
- II. Communications**
- III. Minutes**
- IV. Public Hearing**

- 1. ZP-23-24; 371 Main Street (I, Ward 6S) Champlain College, Inc. / Nic Anderson**
Expand occupancy of existing residence hall from 30 beds to 36 beds. (Project Manager, Scott Gustin)
- 2. ZP-23-15; 176 South Winooski Avenue (FD5, Ward 6S) VFW Howard Plant Post 782 / Taryn Barrett**
Demolition of existing building to construct a new mixed-use 38-unit commercial/residential building. (Project Manager, Mary O'Neil)
- 3. ZP-22-640; 294-296 North Winooski Avenue (NMU, Ward 2C) Irene Hinsdale / Samuel Nelis**
Change of use from mixed-use restaurant to bar. (Project Manager, Garret King)

V. Adjournment

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TO: Development Review Board
FROM: Scott Gustin/Garret King
DATE: March 8, 2023
RE: ZP-23-34; 371 Main Street

=====

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

Zone: I Ward: 6

Owner/Applicant: Champlain College /Nic Anderson

Request: Expanding the occupancy of existing residence hall from 30 to 36 beds

Applicable Regulations:

Article 3 (Applications, Permits, & Project Reviews), Article 4 (Zoning Maps and Districts), Article 8 (Parking)

Background Information:

The building has been a dormitory with 30 beds since its change of use in 2012. The applicant is now requesting to add 4 new beds to the first floor and 2 additional beds to the second floor. These changes will take the total number of beds up to 36. Only one new bedroom will be created on the first floor to accommodate 3 of the new beds, the rest will be added to existing rooms.

Zoning Permit history

- ZP# 14-0805CA 3/20/2014: Temporary use of rear yard to be a construction staging area, temporary use from 4/15/2014 to 7/15/2015.
- ZP# 12-1212CA 6/14/2012: replacement of all windows on first and second floors with new windows.
- ZP# 12-1045CU 6/11/2012: Change of use from 30 bed fraternity to 30 bed dormitory.
- ZP# 90-049 10/16/2000: Lot line adjustment between the fraternity and the single family home at 190 Jackson Court. This parcel to be reduced by approximately 530 sf.
- ZP# 93-031 7/20/1992: Renewal of application proposing site and landscaping improvements including parking reconfiguration.
- ZP# 90-270 6/14/1990: Site improvements and landscaping to including elimination of 3 parking space, paving and instillation of stormdrain and dry well.
- ZP# 90-078 1/11/1990: Construct 4,140 sf. 2-story addition resulting in net increase of 10 beds, reconfiguration and landscaping.

Recommendation: **Consent approval** as per, and subject to, the following findings and conditions.

I. Findings

Article 3: Applications, Permits, and Project Reviews

Part 3: Impact Fees

Sec. 3.3.2, Applicability & Sec. 3.3.3, Exemptions & Waivers

Not applicable

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Section 3.5.6 (a) Conditional Use Review Standards

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

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

The property is served by municipal utilities. Electrical, water, and wastewater services are currently on site and will continue to be used. No adverse effects are expected from the increase in the number of beds. A state wastewater permit may be needed. **(Affirmative finding as conditioned)**

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

The property is located within the Institutional zone. This zone is primarily intended to allow for increased development scale and intensity than would typically be found in the adjacent residential districts to support continued growth and flexibility of the city's major public and higher education and health care institutions within their respective institutional missions. The creation of an additional 6 beds for this dormitory building will allow for additional students to have a residence within walking distance of their classes. **(Affirmative finding)**

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

Currently there are 30 beds that are in the building, and the proposed addition of another 6 beds is not expected to generate nuisance impacts. **(Affirmative finding)**

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

No traffic analysis has been provided or is required for this application. The current parking area is located on the property and is expected to accommodate the additional occupants. **(Affirmative finding)**

5. *The utilization of renewable energy resources;*

Not applicable.

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

It is the applicant's responsibility to comply with other applicable city and state bylaws and ordinances. **(Affirmative finding)**

(b) Major Impact Review Standards

Not applicable.

(c) Conditions of Approval:

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

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

The addition of 6 beds to the current 30 beds is not expected to generate impacts requiring mitigation. **(Affirmative finding)**

2. Time limits for construction.

The allotted time for construction/renovation will follow the standard allowed time for zoning permits of 1 year to start and 3 years to finish construction, and the applicant may request a zoning extension if needed. **(Affirmative finding)**

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

Hours of construction are not noted. Limited construction is expected. Hours of construction are typically limited to M-F 7:00 am to 5:30 pm, with Saturday hours restricted to interior work. No work on Sundays. **(Affirmative finding)**

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

Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time. **(Affirmative finding)**

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

See the recommended conditions. **(Affirmative finding)**

Article 4: Maps & Districts

Sec. 4.4.4

(a) Purpose

(2) Institutional (I)

The property is in the institutional zone and is subject to the development standards of this zone. Primarily intended to support a broad range of related uses reflecting the residential institution's role as either education, health care, cultural and research centers or municipal educational facilities. The additional beds for this building used as a dormitory will assist students by providing housing that is in walkable distance to the main college campus. **(Affirmative finding)**

(b) Dimensional Standards & Density

There are no proposed changes to the footprint or exterior of the building. The maximum permissible residential density is 20du/acre. The lot is just over one acre in size at 44,989 sf. ($44989/43560 = 1.03$). For the purposes of residential density, every 4 bedrooms in the dormitory count as 1 dwelling unit. The increase to 36 bedrooms increases the residential density equivalency to 9 units – under the 20 units/acre limitation. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The current use of the structure as a dormitory was approved as a conditional use by ZP# 12-1045CU when it was changed from a fraternity into a dorm. The additional bedrooms require additional conditional use review. **(Affirmative finding)**

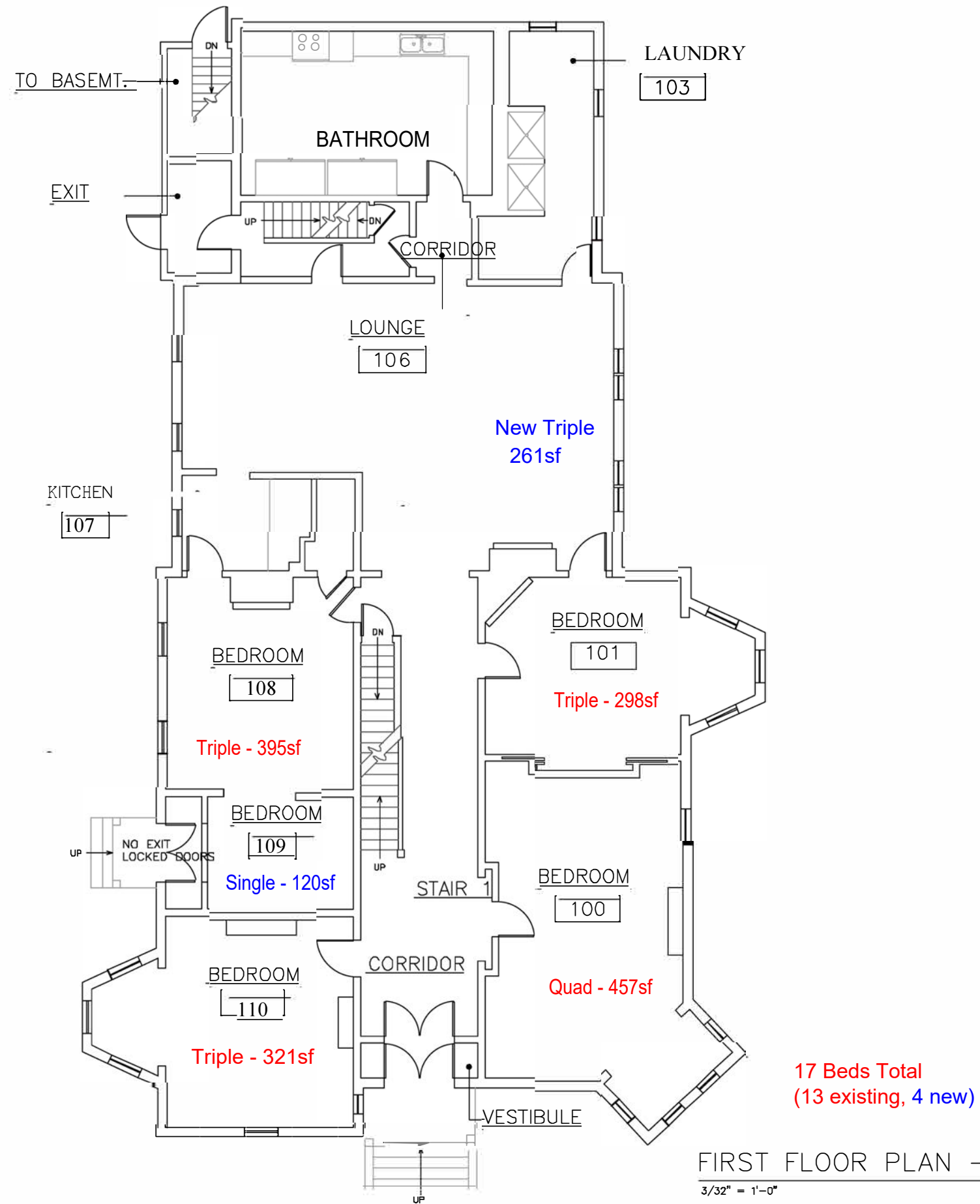
Article 8: Parking

Sec. 8.1.9, Maximum Off-Street Parking Requirements

Existing parking spaces will remain unchanged. The 6 additional bedrooms do not require changes to the onsite parking. **(Affirmative finding)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, a wastewater capacity letter from the Dept. of Public Works shall be obtained and a Vermont wastewater permit shall be obtained (if necessary).
2. Hours of construction shall be limited to M-F 7:00 am to 5:30 pm, with Saturday hours restricted to interior work. No work on Sundays.
3. 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.
4. Standard permit conditions 1-15.



Project
371 MAIN STREET
CHAMPLAIN
COLLEGE

Project No. XXXX
Scale AS NOTED
Drawn by LRB
Checked by MS
Date AUGUST, 2012

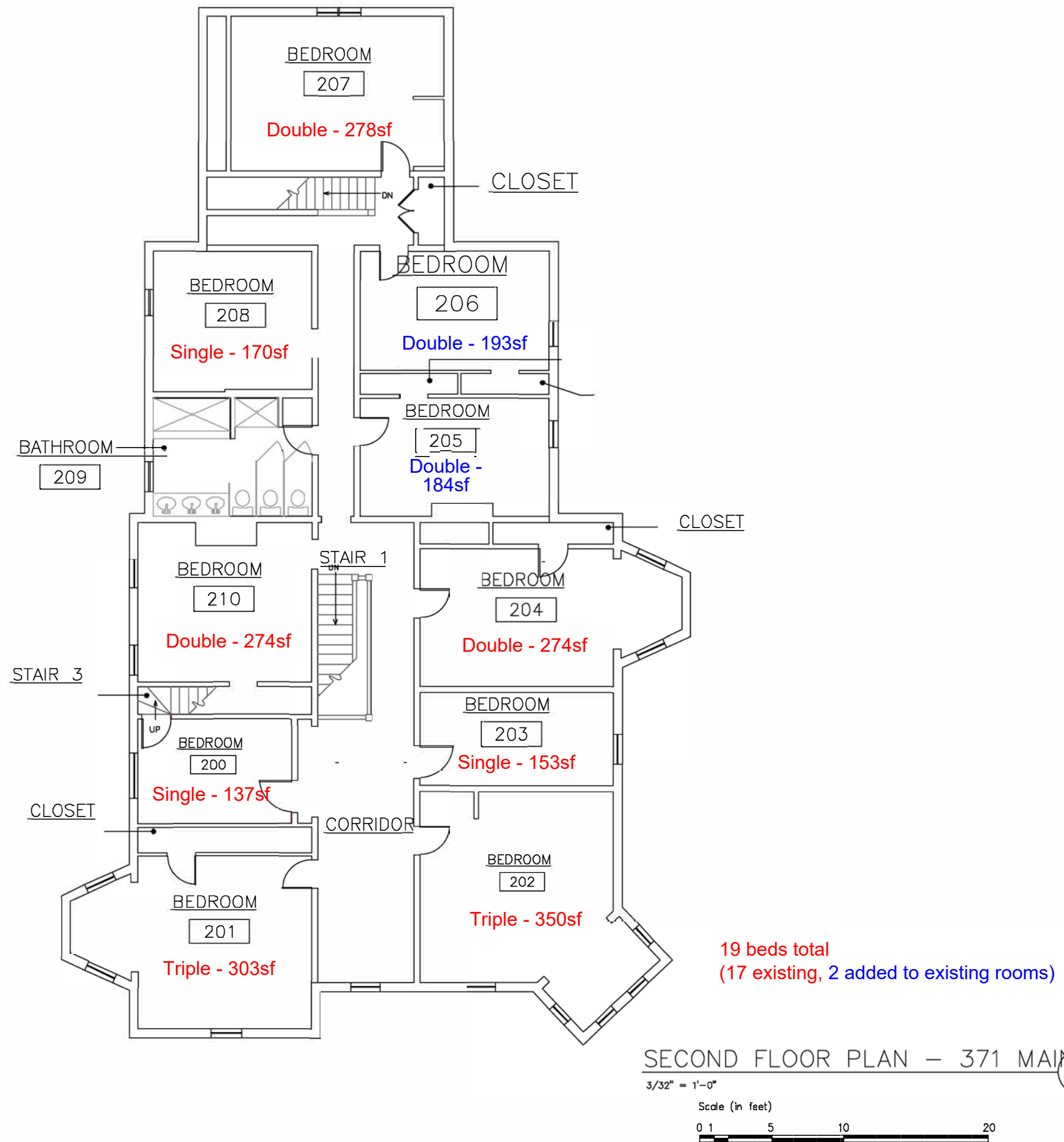
Revisions	No.	Date

Drawing Title

FIRST FLOOR PLAN

Drawing No.

A-1



Project
371 MAIN STREET
CHAMPLAIN
COLLEGE

Project No. XXXX
Scale AS NOTED
Drawn by LRB
Checked by MS
Date AUGUST, 2012

Revisions	No.	Date

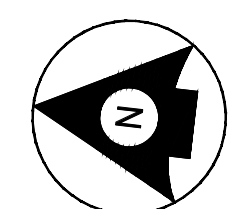
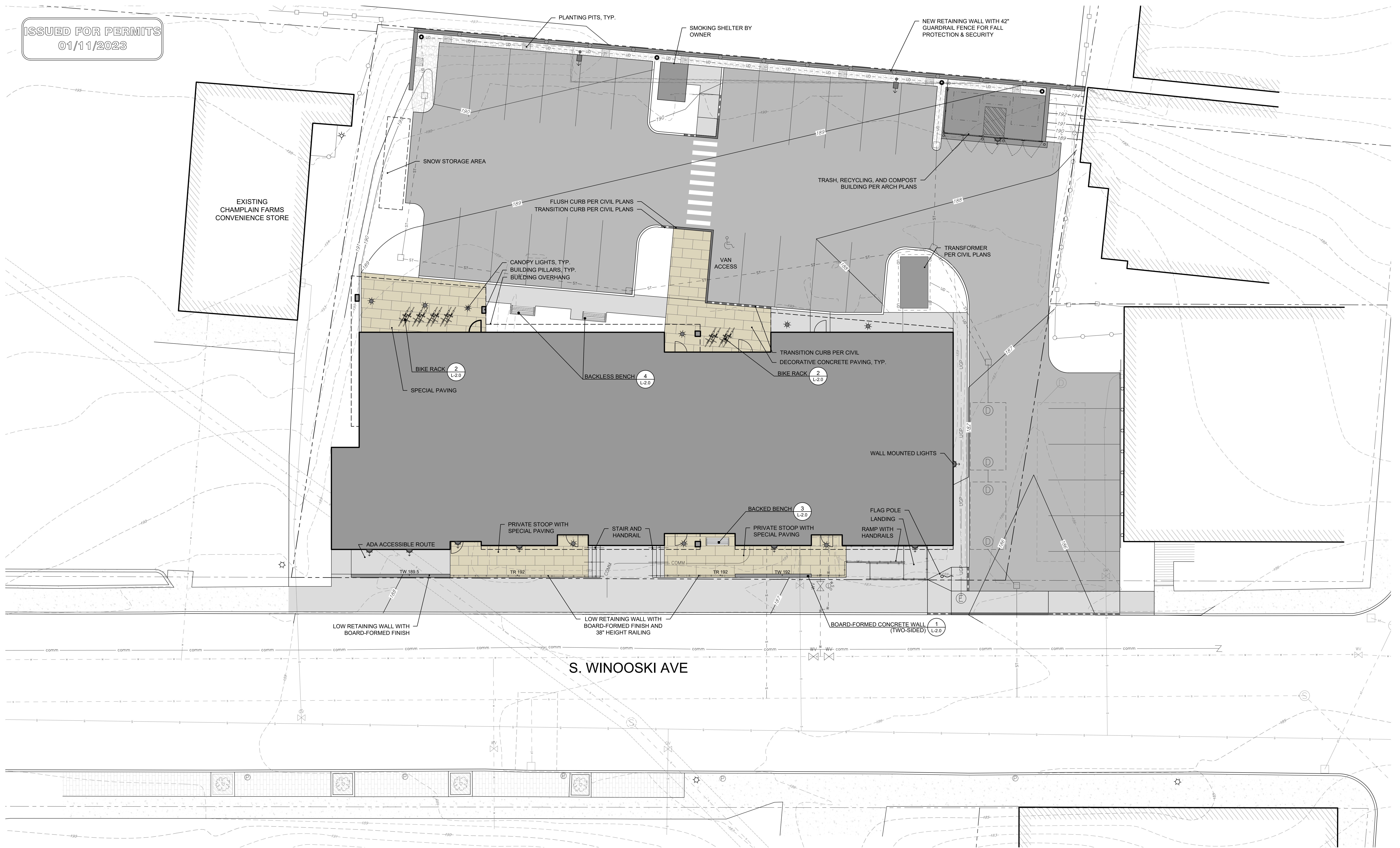
Drawing Title

SECOND FLOOR PLAN

Drawing No.

A-2

ISSUED FOR PERMITS
01/11/2023



The figure is a detailed landscape architectural site plan. It features a large building footprint at the top center, surrounded by various outdoor spaces. To the left of the building is a paved parking area with several stalls, some labeled 'GTH' and 'GTS'. Adjacent to the parking is a green lawn area. The bottom portion of the plan shows a series of smaller structures or plantings along a boundary, with labels like 'TOH (14)', 'ACG', 'NST (2)', 'POS', 'ACG', 'NST (2)', 'HAI (70)', and 'RAG (8)'. A north arrow is located in the upper right quadrant. The entire plan is overlaid with contour lines indicating elevation changes. At the bottom left, there is a 'Plant Schedule' table detailing the quantities, codes, scientific names, common names, sizes, specifications, and notes for various plants used in the design.

Qty.	Code	Scientific Name	Common Name	Size	Spec	Notes
2	ACG	AMELANCHIER canadensis 'Glenform'	Rainbow Pillar Serviceberry	6' Ht.	B&B	multi-stem, 3-5 stems
2	GTH	GLEDITSIA l. 'Halika™'	Halika™ Honeylocust	2.5" cal.	B&B	single stem
3	GTS	GLEDITSIA l. 'Street Keeper'	Street Keeper Honeylocust	2.5" cal.	B&B	single stem
4	NST	NYSSA sylvatica Tupelo Tower™	Tupelo Tower Black Gum	2" cal.	B&B	single stem
1	POS	PICEA orientalis 'Schick'	Schick Oriental Spruce	7' Ht.	B&B	
14	TOH	THUJA occidentalis 'Holmstrup'	Holmstrup Arborvitae	5' Ht.	B&B	

Qty.	Code	Scientific Name	Common Name	Size	Spec	Notes
70	HAI	HYDRANGEA arborescens 'Invincible Wee White'	Invincible Wee White Hydrangea	18"	# 3 Cont.	
8	RAG	RHUS aromatica "Gro-Low"	Gro-Low Fragrant Sumac	24"	# 3 Cont.	

Vines	Qty.	Code	Scientific Name	Common Name	Size	Spec	Notes
9	PQ	PARTHENOCISSUS quinquefolia	Virginia Creeper	Clump	#1 Cont.		24" O.C.

Trees						
Qty.	Code	Scientific Name	Common Name	Size	Spec	Notes
2	ACG	AMELANCHIER canadensis 'Glenform'	Rainbow Pillar Serviceberry	6' Ht.	B&B	multi-stem, 3-5 stems
2	GTH	GLEDITSIA li. 'Halka'™	Halka™ Honeylocust	2.5" cal.	B&B	single stem
3	GTS	GLEDITSIA li. 'Street Keeper'	Street Keeper Honeylocust	2.5" cal.	B&B	single stem
4	NST	NYSSA sylvatica Tupelo Tower™	Tupelo Tower Black Gum	2" cal.	B&B	single stem
1	POS	PICEA orientalis 'Schick'	Schick Oriental Spruce	7' Ht.	B&B	
14	TOH	THUJA occidentalis 'Holmstrup'	Holmstrup Arborvitae	5' Ht.	B&B	
26						
Shrubs						
Qty.	Code	Scientific Name	Common Name	Size	Spec	Notes
70	HAI	HYDRANGEA arborescens 'Invincible Wee White'	Invincible Wee White Hydrangea	18"	# 3 Cont.	
8	RAG	RHUS aromatica "Gro-Low"	Gro-Low Fragrant Sumac	24"	# 3 Cont.	
70						
Vines						
9	PQ	PARTHENOCISSUS quinquefolia	Virginia Creeper	Clump	#1 Cont.	24" O.C.

ISSUED FOR PERMITS
01/11/2023

EXISTING
CHAMPLAIN FARMS
CONVENIENCE STORE

S. WINOOSKI AVE

LEGEND

- PARKING LOT LIGHT
- CANOPY LIGHT
- WALL LIGHT
- 1.00 CONTOUR LEVEL (ft)
- 0.50 CONTOUR LEVEL (ft)
- 0.20 CONTOUR LEVEL (ft)

Parking Lot Pole Schedule			
Qty.	Ht.	Pole	Catalog Number
2	20'	Beacon - Round Straight Aluminum	RSA-B-S-20-40-B-CAP-1-B3-BLT

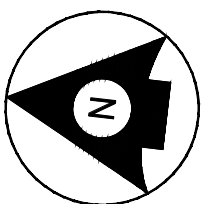
Luminaire Schedule												
Label	Qty.	Fixture	Catalog Number	Type	Color Temp.	Voltage ²	CRI	Watts	Lumens	Mount	Ht. ¹	Finish
Parking Lot												
VP	2	Beacon Viper Area/Site	VP-ST-1-36L-55-3K7-4F-UNV-A-BLT	4F	3000K	UNV ²	70	65	6636	Arm	20'	BLT
Wall Mount												
TRP	1	Beacon Geopac Series 1 Trapezoid	TRP1-24L-15-3K7-3-UNV-BLT	3	3000K	UNV ²	70	15	1807	Wall	12'	BLT
TRP1	1	Beacon Geopac Series 1 Trapezoid	TRP1-24L-15-3K7-3-UNV-BLT	3	3000K	UNV ²	70	15	1807	Wall	13'	BLT
SM	5	Caliber Plus Wall Mount Downlight Cylinder	C71W-5-3K-S-B	S	3000K	120	80	7.5	509	Wall	9'	B
SM1	1	Caliber Plus Wall Mount Downlight Cylinder	C71W-5-3K-S-B	S	3000K	120	80	7.5	509	Wall	14'	B
Canopy												
JSF	9	Juno Slimform LED Surface Mount Downlight	JSF-5IN07LM-30K-90CRI-120FRPC-WH	5IN	3000K	120	90	10	727	Surface	10.5'	WH

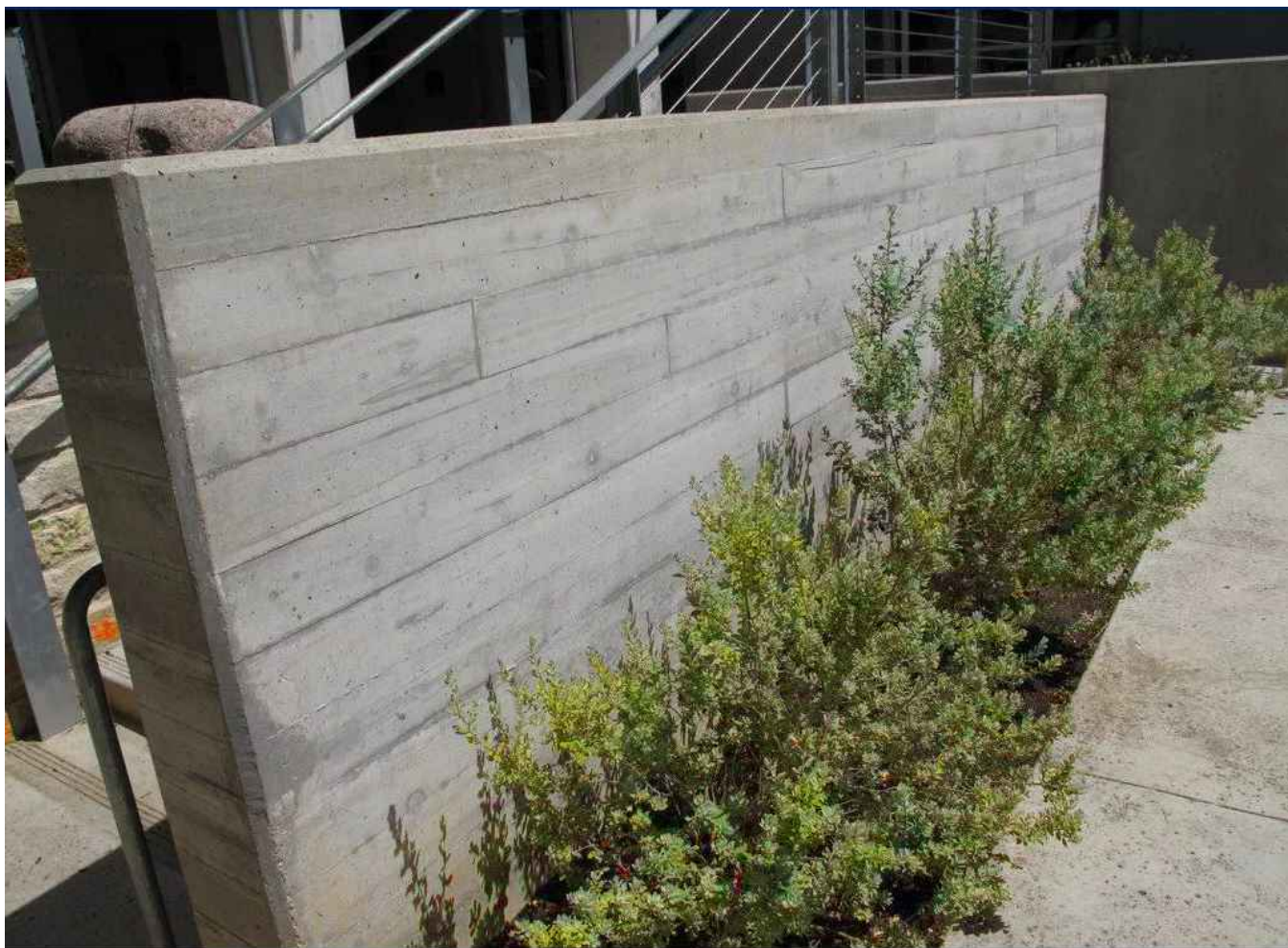
Notes:
¹Mounting height equates between the light source and the ground planes for using calculation photometric analysis, cut poles as needed
²Voltage to be verified by Electrical Engineer prior to ordering

- GENERAL LIGHTING NOTES:
- EXISTING ILLUMINATION LEVELS OF NEARBY LIGHT SOURCES (EXISTING STREET FIXTURES) ARE NOT INCLUDED IN THE LIGHTING CALCULATIONS.
 - SEE LIGHTING PLANS AND DETAILS WITH SPECIFICATIONS FOR LIGHT FIXTURES, POLES, ARMS AND OTHER INFORMATION.

Burlington Zoning Requirements					
Area	Max. Average Luminance		Max. Uniformity Ratio		
	Ave. (fc)	Max. (fc)	Min. (fc)	Ave./Min. (fc)	Max./Min. (fc)
(Burlington) Parking Lot		4.0			20:1
(Burlington) Walkway	0.5	2.0			
(Burlington) Canopy Walkway		3.0			
Lighting Calculations					
Area	Ave. (fc)	Max. (fc)	Min. (fc)	Ave./Min. (fc)	Max./Min. (fc)
Parking Lot - Drive Surface	0.98	2.10	0.20	4.90	10.50
Walkway - Paved Surface	0.57	1.93	0.21	2.71	9.19
Canopy Walkway - Paved Surface	1.32	2.50	0.20	6.60	12.50

Footcandles:
¹ Illuminance - All calculations are in Horizontal Footcandles (fc)
² Walkway Lighting - Light Levels For Pedestrian Areas meet less Recommendations Per (IESNA) Lighting For Exterior Environments (RP-33-99), which recommends a Minimum Maintained Average Horizontal Illuminance Level Of 0.5 Footcandles and a 4:1 Horizontal Average to Minimum Ratio. Intermediate Area Classification (IESNA) - Light Levels are specific to this Classification, which is defined as "Those areas of a Municipality often characterized by moderately heavy nighttime pedestrian activity such as in block having Libraries, Community Recreation Centers, Large Apartment Buildings, Industrial Buildings, Or Neighborhood Retail Stores."





1 BOARD-FORMED CONCRETE WALL (TWO-SIDED)
L2.0 CHARACTER IMAGE

PRODUCT NAME: METRO BIKE RACK
AVAILABLE FROM: MADRAX



2 BIKE RACK
L2.0 IMAGE, NOT TO SCALE

PRODUCT NAME: FLIGHT BACKED BENCH
AVAILABLE FROM: FORMS+SURFACES

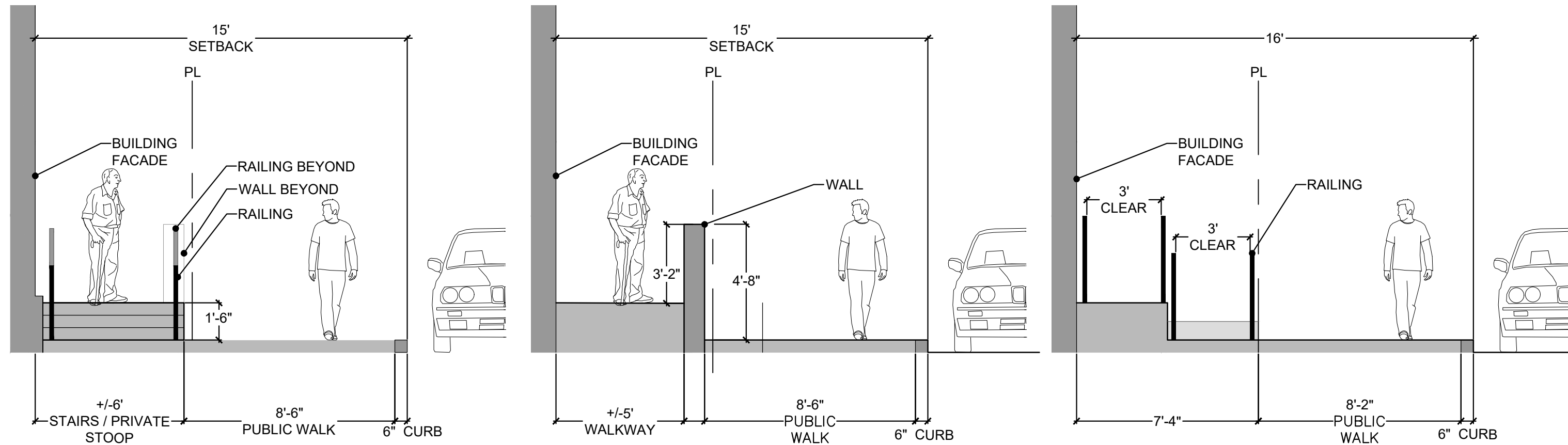


3 BACKED BENCH
L2.0 IMAGE, NOT TO SCALE

PRODUCT NAME: FLIGHT BACKLESS BENCH
AVAILABLE FROM: FORMS+SURFACES



4 BACKLESS BENCH
L2.0 IMAGE, NOT TO SCALE

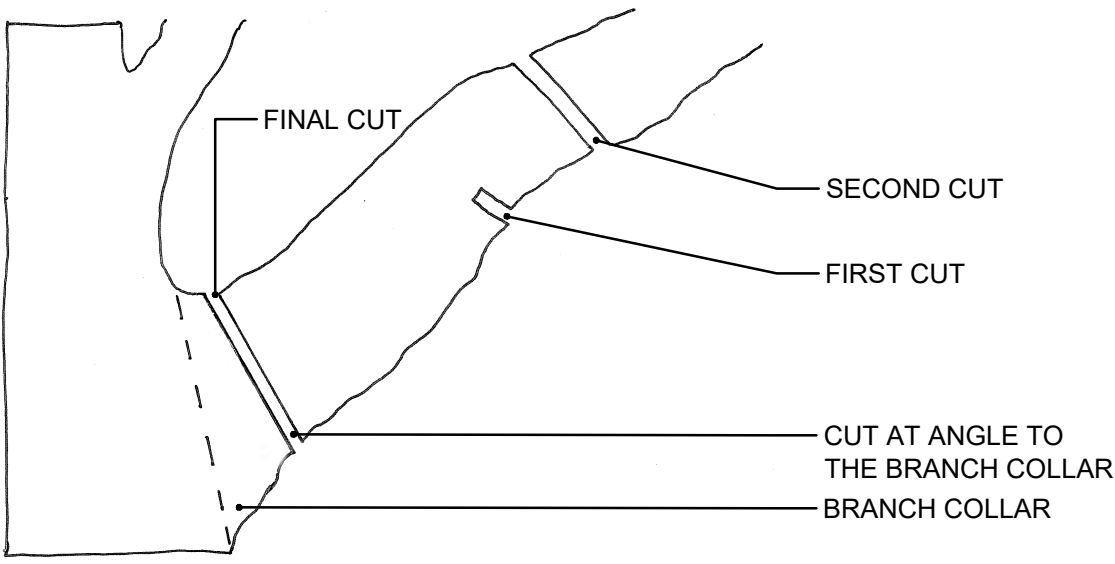


NOTE:
THE CLOSEST PORTION OF BUILDING FACADE IS SHOWN FOR
THE FIRST TWO SECTIONS. WHERE THE BUILDING STEPS BACK
FURTHER FROM THE CURB ADDITIONAL SPACE WILL BE GIVEN
TO THE UPPER LEVEL WALKWAY/ AND STOOP / LANDINGS

1 STREETSCAPE SECTIONS
L2.0 SCALE: $\frac{1}{4}" = 1'$

TREE PRUNING NOTES:

- REFER TO ANSI A300 (Part 1, MOST UPDATED VERSION) PRUNING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- WORK SHOULD BE PREFORMED BY A CERTIFIED ARBORIST OR PROFESSIONAL TREE COMPANY.
- AVOID DAMAGING BARK AND OTHER LIVING TISSUE THROUGHOUT THE PRUNING PROCESS.
- MAKE SURE PRUNING TOOLS ARE SHARP.
- MAKE CLEAN CUT AS CLOSE TO THE BRANCH COLLAR AS POSSIBLE. DO NOT LEAVE A STUB.
- REDUCE THE SIZE OF THE BRANCH FOR A BETTER CUT.
- THE FIRST AND SECOND CUTS SHOULD BISECT THE ANGLE BETWEEN ITS BRANCH BARK RIDGE AND AN IMAGINARY LINE PERPENDICULAR TO THE BRANCH OR STEM.
- NOT MORE THAN 25% OF GROWTH SHOULD BE REMOVED FROM A CANOPY DURING A GROWING SEASON.



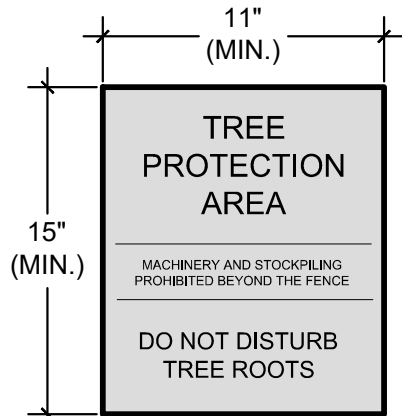
10 TREE PRUNING ILLUSTRATION
L2.1 NTS

TREE PROTECTION NOTES:

- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL TREE PRESERVATION MEASURES MUST BE IMPLEMENTED.
- CONTRACTOR CHOSEN FOR THIS WORK WILL BE AN EXPERIENCED TREE SERVICE FIRM THAT HAS SUCCESSFULLY COMPLETED TREE PROTECTION, ROOT PRUNING, AND TRIMMING WORK, SIMILAR TO THAT REQUIRED FOR THIS PROJECT.
- PRIOR TO CONSTRUCTION SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK. CONTACT DIG SAFE TWO FULL BUSINESS DAYS BEFORE PLANTING. (48 HOUR MIN.)
- PRIOR TO THE SITE VISIT ALL TREE PRESERVATION AREAS SHALL BE STAKED OUT ON SITE BY SURVEY.
- TREE PROTECTION FENCING SHALL REMAIN INTACT THROUGHOUT ALL CONSTRUCTION ACTIVITY.
- THERE WILL BE NO EXCAVATION FOR PROPOSED SITE WORK WITHIN FENCED AREA.
- NO MATERIALS OR EQUIPMENT SHALL BE STORED, STOCKPILED OR OPERATED WITHIN TREE PROTECTION AREAS.
- TREE PROTECTED AREAS WILL BE LEFT AS NATURAL AS POSSIBLE.
- IN AREAS OF EXCAVATION NEAR TREE, IDENTIFY AND CUT ROOTS IN CONSULTATION WITH OWNER.
- REMOVE POORLY ATTACHED AND RUBBING LIMBS. CLEAN THE CROWN OF DEAD, DISEASED AND WEAK LIMBS. THINNING OF HEALTHY LIMBS IS NOT RECOMMENDED AT THIS TIME.
- ANY NECESSARY TRENCHING SHALL BE IMMEDIATELY BACKFILLED WITH REMOVED SOIL OR OTHER SOIL MIX AS DESCRIBED IN CONTRACT SPECIFICATIONS.
- AN AIR SPADE/AIR KNIFE IS TO BE USED TO EXCAVATE DOWN TO MINIMUM OF 2'. SEE DETAILS

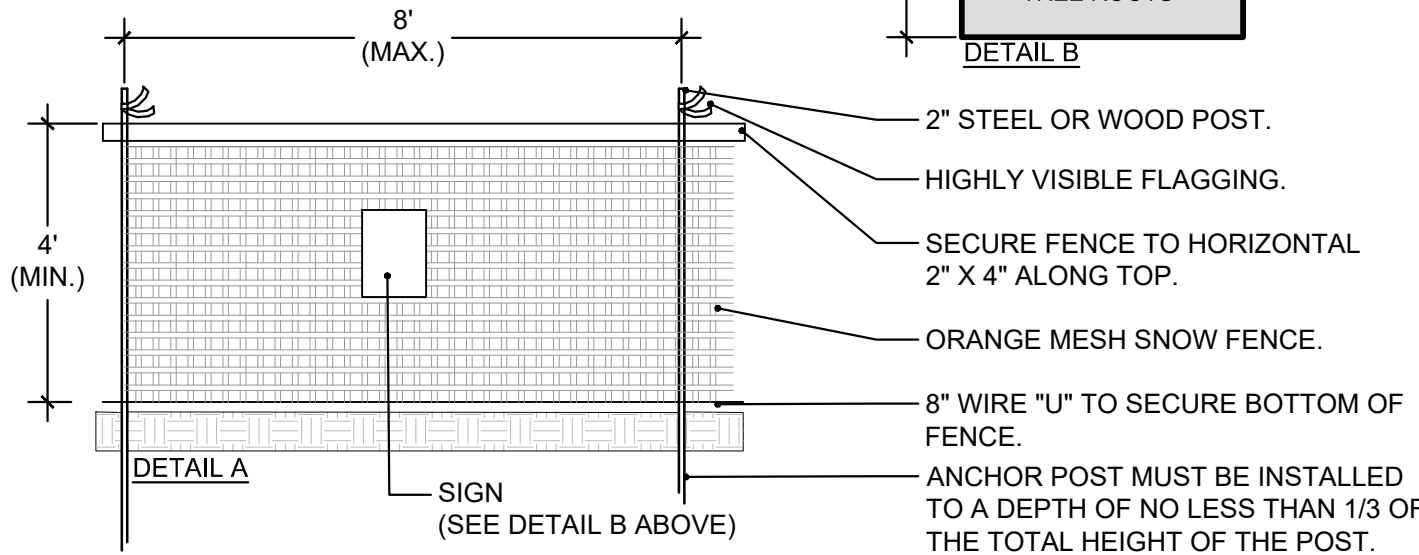
SIGN DETAIL

- ATTACHMENTS OF SIGNS TO TREES IS PROHIBITED.
- SIGNS SHOULD BE MADE OF VINYL OR PLASTIC.
- SIGNS SHOULD BE PROPERLY MAINTAINED, PENALTIES WILL BE ENFORCED FOR REMOVAL OF SIGNS.
- AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
- SIGNS SHOULD BE POSTED 50' O.C. AND WITHIN 20' OF THE BEGINNING AND END OF EACH FENCE TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL.
- SIGNS TO BE SECURELY FASTENED TO THE FENCE OR FENCE POSTS.
- SIGNS TO HAVE A WHITE BACKGROUND AND ORANGE OR RED TEXT.

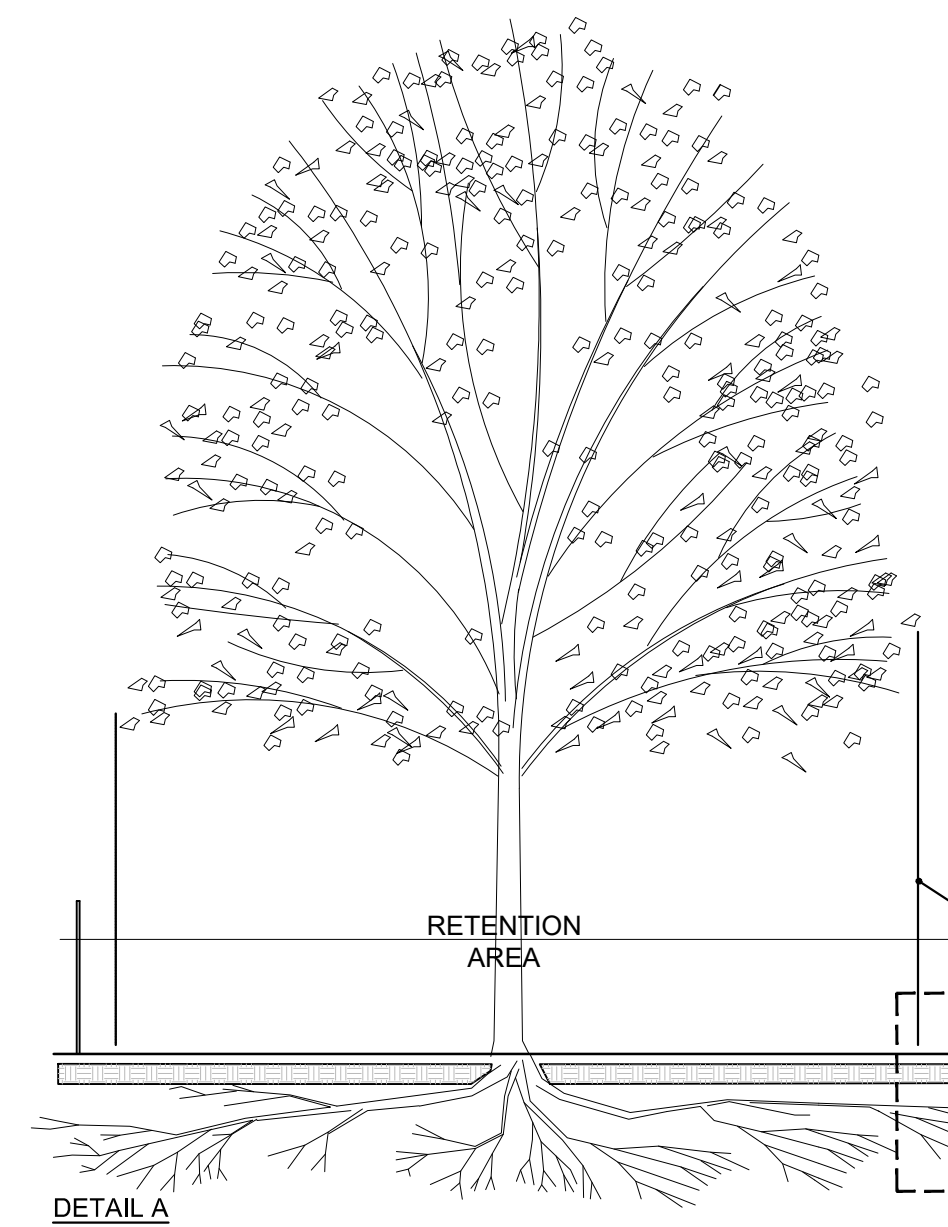


FENCE DETAIL:

- THIS FENCE SERVES AS A TREE PROTECTION DEVICE ONLY.
- ROOT DAMAGE SHALL BE AVOIDED WITHIN FENCED AREA.
- FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.



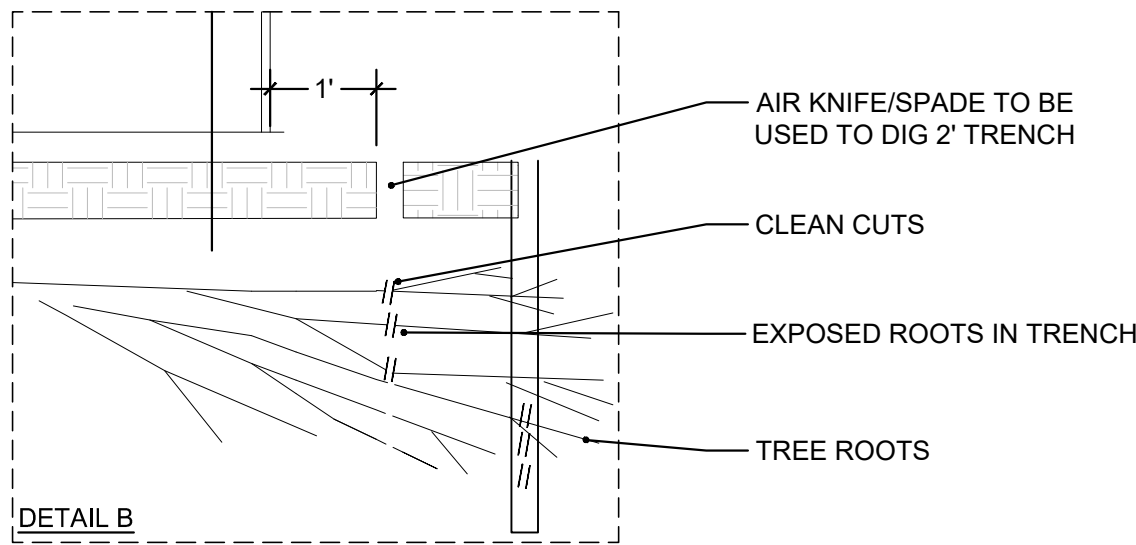
9 TREE PROTECTION FENCE
L2.1 NTS



8 TREE PROTECTION
L2.1 NTS

ROOT PRUNING TRENCH NOTES:

- USE AN AIR SPADE/AIR KNIFE TO DIG THE 2' TRENCH AND EXPOSE THE ROOTS.
- EXPOSED ROOTS SHOULD BE CUT WITH A SAW OR LOPPERS TO MAKE A CLEAN SMOOTH CUT, NOT TORN OR RIPPED.
- MULCH EXPOSED ROOTS DURING THE CUTTING PROCESS TO KEEP FROM DRYING OUT.
- BACKFILL TRENCH WITH MIXTURE OF TOPSOIL AND COMPOST AS PER CONTRACT SPECIFICATIONS.



- DRAINAGE
- TREE PROTECTION FENCE PLACED AT EDGE OF SIDEWALK, CURB, OR 1' BEYOND DRIP LINE OR FURTHER, IF POSSIBLE.
- ROOT PRUNING TRENCH (MIN. 2' DEPTH); SEE BLOW UP TRENCH DETAIL B ABOVE.

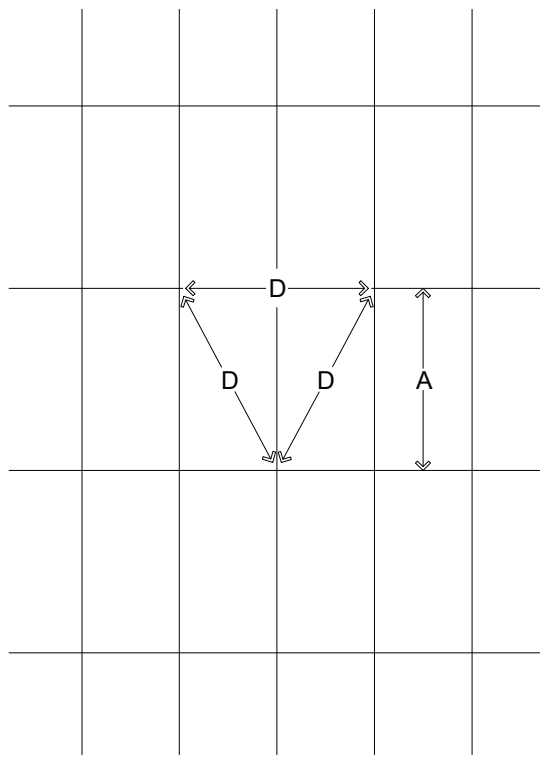
GENERAL PLANTING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK. CONTACT DIG SAFE TWO FULL BUSINESS DAYS BEFORE PLANTING. (48 HOUR MIN.)
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. THE PLAN QUANTITIES SHALL ALWAYS SUPERCEDE THE PLANT LIST.
- ALL PLANT MATERIAL SHALL CONFORM AND BE INSTALLED TO THE GUIDELINES ESTABLISHED BY THE CURRENT ANSI Z60.1.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE AMENDED PLANTING SOIL AS PER THE CONTRACT SPECIFICATIONS.
- SOIL DEPTH SHOULD BE AS LISTED BELOW. EXISTING SOIL ON SITE WHICH MEETS THE CONTRACT SPECIFICATIONS MAY BE USED. REMOVE SUB GRADE AND OTHER GRAVEL FILL IN PLANTING AREAS ON SITE.
 - GROUND COVER BEDS: 12" DEPTH.
 - LAWN AREAS: 6" DEPTH
 - SHRUB/PLANT BEDS: 18" DEPTH
- PLANTS SHALL BE INSTALLED SUCH THAT THE ROOT FLARE IS AT OR SLIGHTLY ABOVE FINAL GRADE (DUE TO NURSERY PRACTICES THIS MAY REQUIRE REMOVING SOIL FROM THE TOP OF THE ROOT BALL TO LOCATE THE ROOT FLARE).
- ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE FLAGGED FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
- LANDSCAPE ARCHITECT MAY REQUIRE ALL PLANTS BE SPRAYED WITH AN ANTIDESSICANT WITHIN 24 HOURS AFTER PLANTING. IN TEMPERATE ZONES, ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
- STAKING PLANTS IS AT THE DISCRETION OF THE LANDSCAPE CONTRACTOR. ONLY STAKE PLANTS IN THE MANNER SPECIFIED IN THE PLANTING DETAILS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.
- THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST FOR SEASONAL REQUIREMENTS RELATED TO THE TIME OF PLANTING.

PLANT SPACING CHART

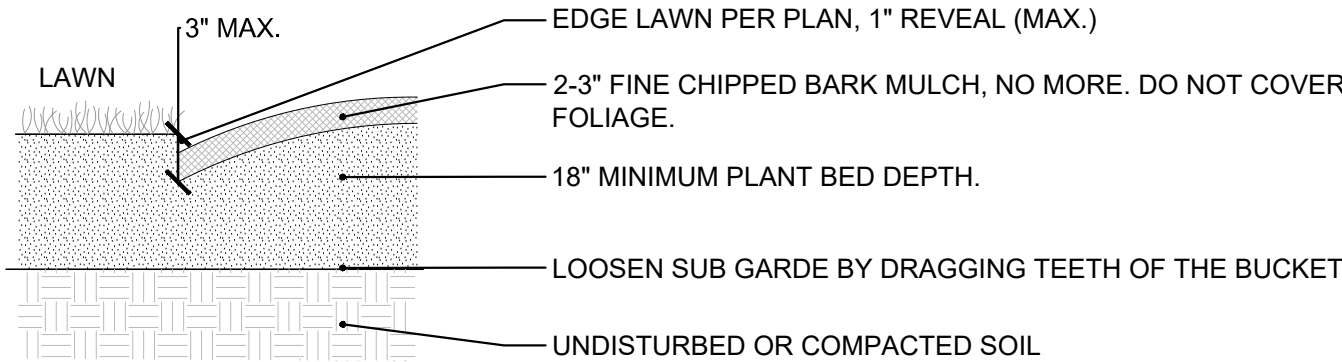
Spacing 'D'	Row 'A'	Number of Plants	Area Unit
6" O.C.	5.2"	4.61	1 SQ. FT.
8" O.C.	6.93"	2.6	
10" O.C.	8.66"	1.66	
12" O.C.	10.4"	1.15	
15" O.C.	13.0"	7.38	10 SQ. FT.
18" O.C.	15.6"	5.12	
24" O.C.	20.8"	2.91	
30" O.C.	26.0"	1.55	
36" O.C.	30.0"	1.25	100 SQ. FT.
4' O.C.	3.46'	7.25	
5' O.C.	4.38'	4.61	
6' O.C.	5.2'	3.2	
8' O.C.	6.93'	1.8	
10' O.C.	8.66'	1.16	1000 SQ. FT.
12' O.C.	10.4'	8	
15' O.C.	13.0'	5	
20' O.C.	17.3'	2.88	
25' O.C.	21.65'	1.85	10,000 SQ. FT.
30' O.C.	26.0'	1.29	
40' O.C.	34.6'	7.22	10,000 SQ. FT.

O.C. = ON CENTER FOR USE WHEN PLANTS ARE SHOWN EQUIDISTANT FROM EACH OTHER (AS SHOWN) PLANT SPACING CHART



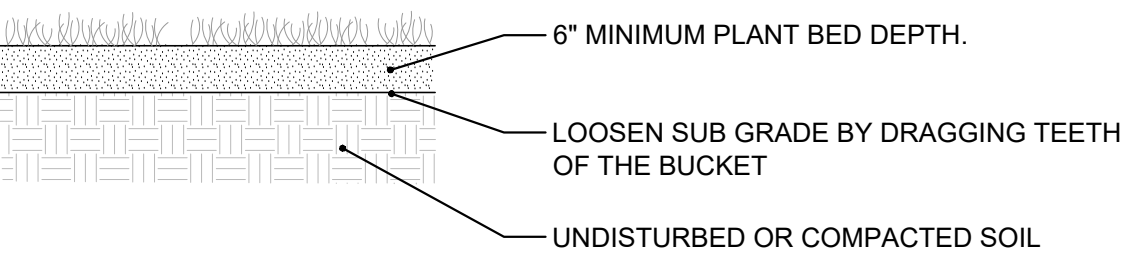
7 PLANT SPACING CHART DETAIL
L2.1 NTS

- SOIL COMPACTION AFTER INSTALLATION SHALL BE 75-250 PSI AT SOIL MOISTURE BETWEEN FIELD CAPACITY AND WILTING POINT

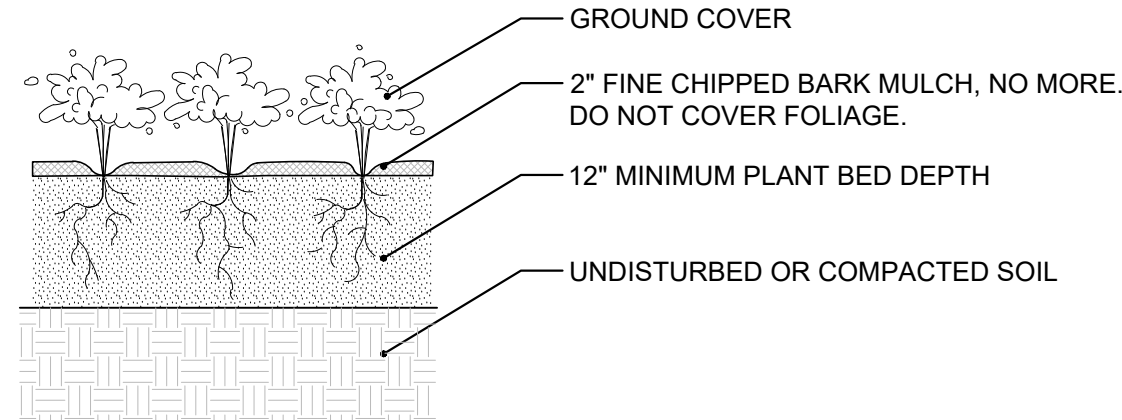


6 PLANT BED
L2.1 NTS

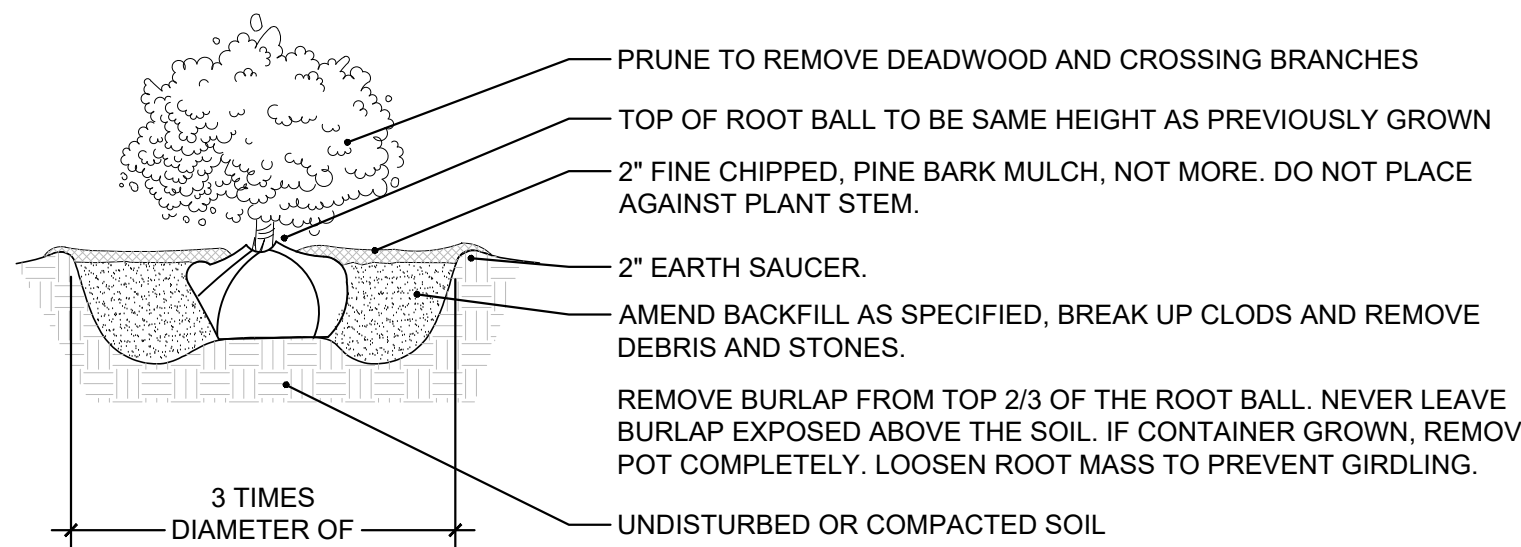
- SOIL COMPACTION AFTER INSTALLATION SHALL BE 75-250 PSI AT SOIL MOISTURE BETWEEN FIELD CAPACITY AND WILTING POINT



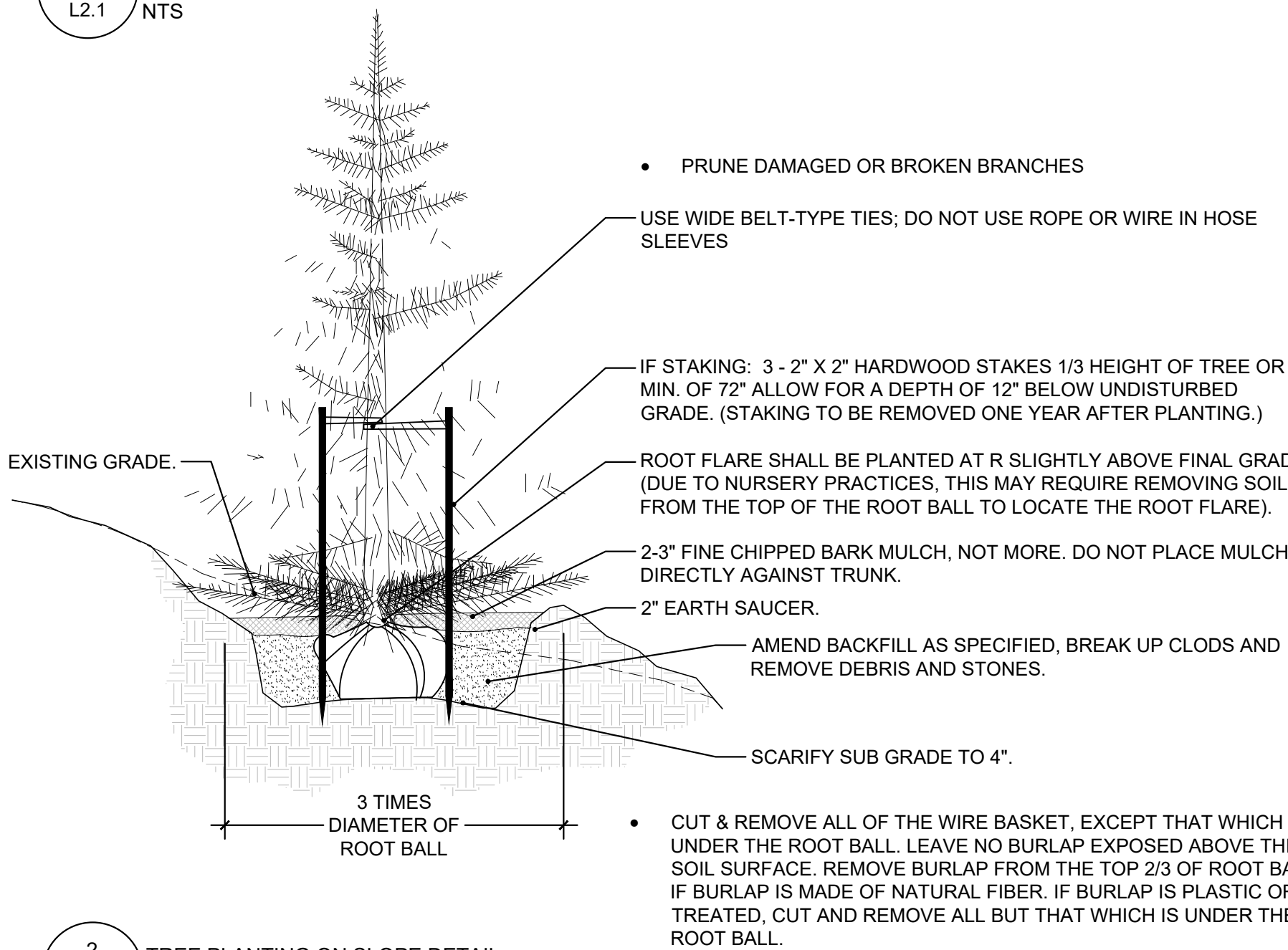
5 LAWN & SEEDING AREA
L2.1 NTS



4 GROUNDCOVER PLANTING
L2.1 NTS

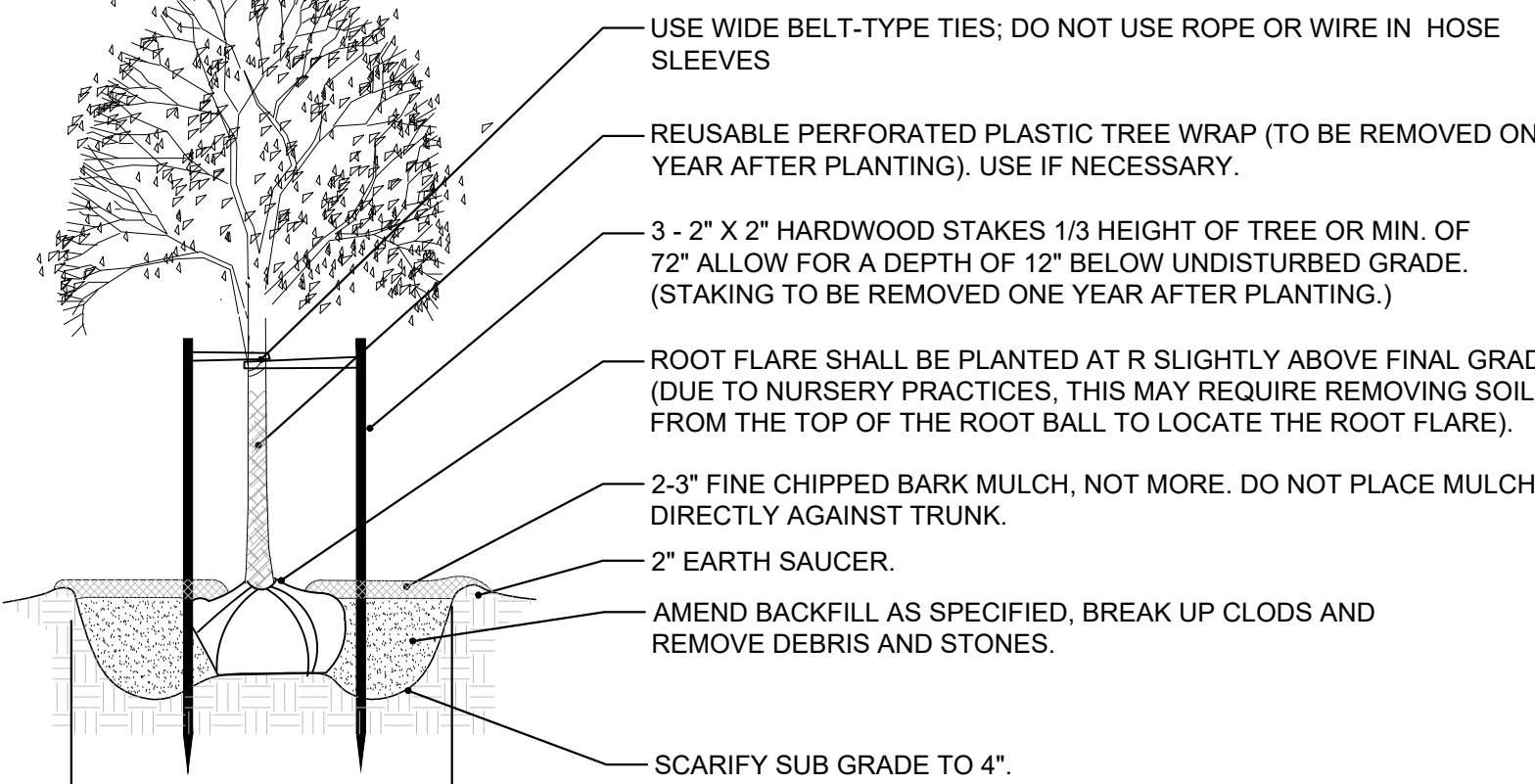


3 SHRUB PLANTING
L2.1 NTS



2 TREE PLANTING ON SLOPE DETAIL
L2.1 NTS

- PRUNE DAMAGED OR BROKEN BRANCHES



1 TREE PLANTING DETAIL
L2.1 NTS









POST APARTMENTS

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PERMIT APPLICATION

Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 01.27.23
DRAWN: TB/EM

A2-1.1



4 EAST ELEVATION
Scale: 1/8" = 1'-0"

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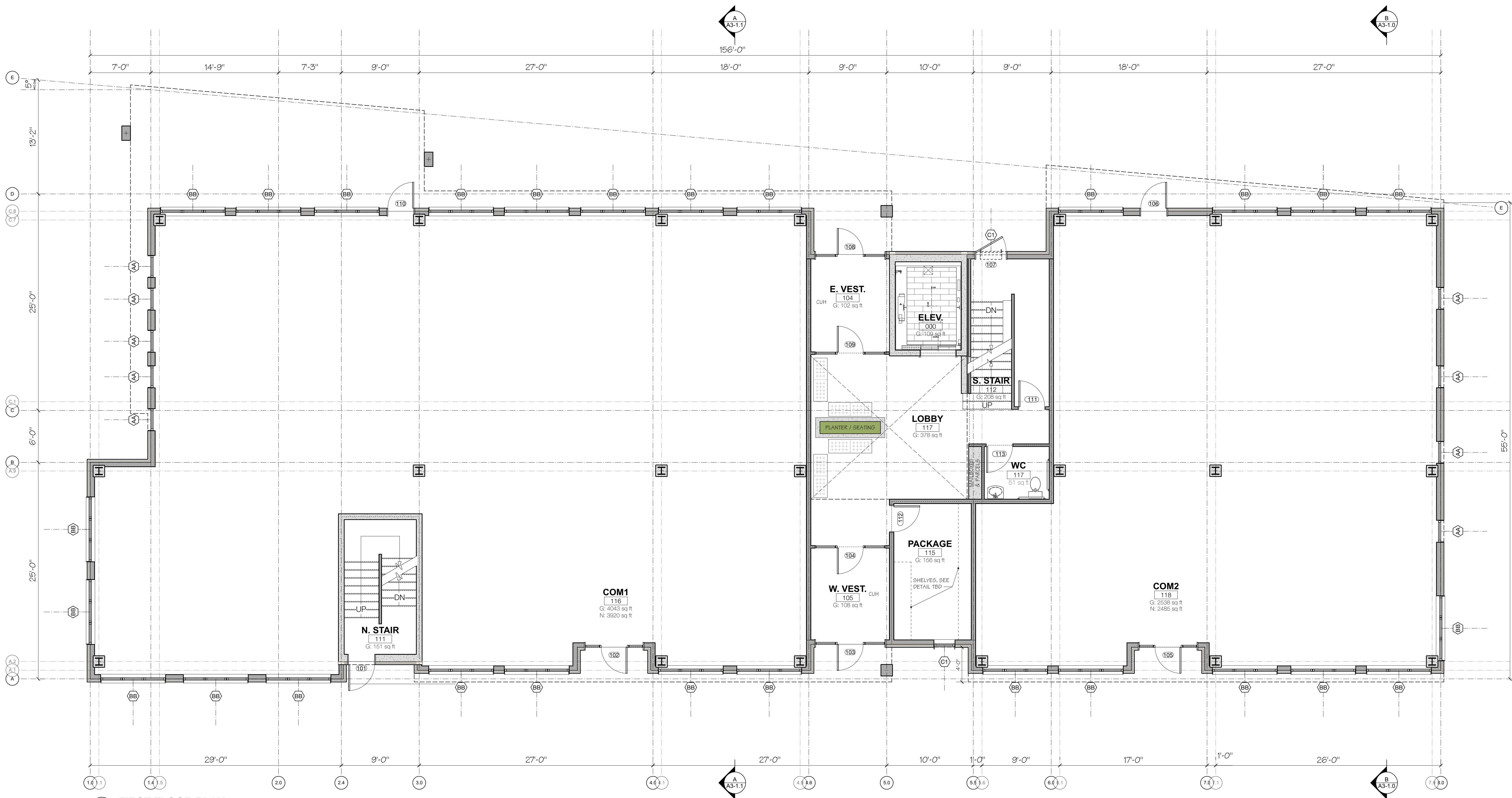
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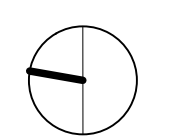
255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
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A2-2.1



1 FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"



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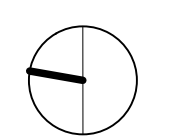
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ARCHITECTURE
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BURLINGTON, VERMONT 05401
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A1-1.0



2 SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"



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DATE: 01.27.23
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A1-2.0



3 THIRD FLOOR PLAN
Scale: 3/16" = 1'-0"

0 10 15 20 FT

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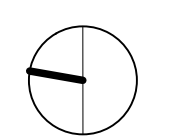
255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
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DRAWN: TB, EM

A1-3.0



4 FOURTH FLOOR PLAN
Scale: 3/16" = 1'-0"



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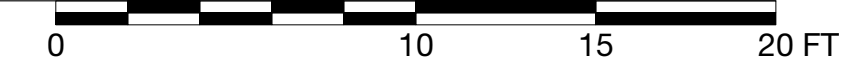
255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6893

DATE: 01.27.23
DRAWN: TB, EM

A1-4.0



5 FIFTH FLOOR PLAN
Scale: 3/16" = 1'-0"



POST APARTMENTS

BURLINGTON, VT

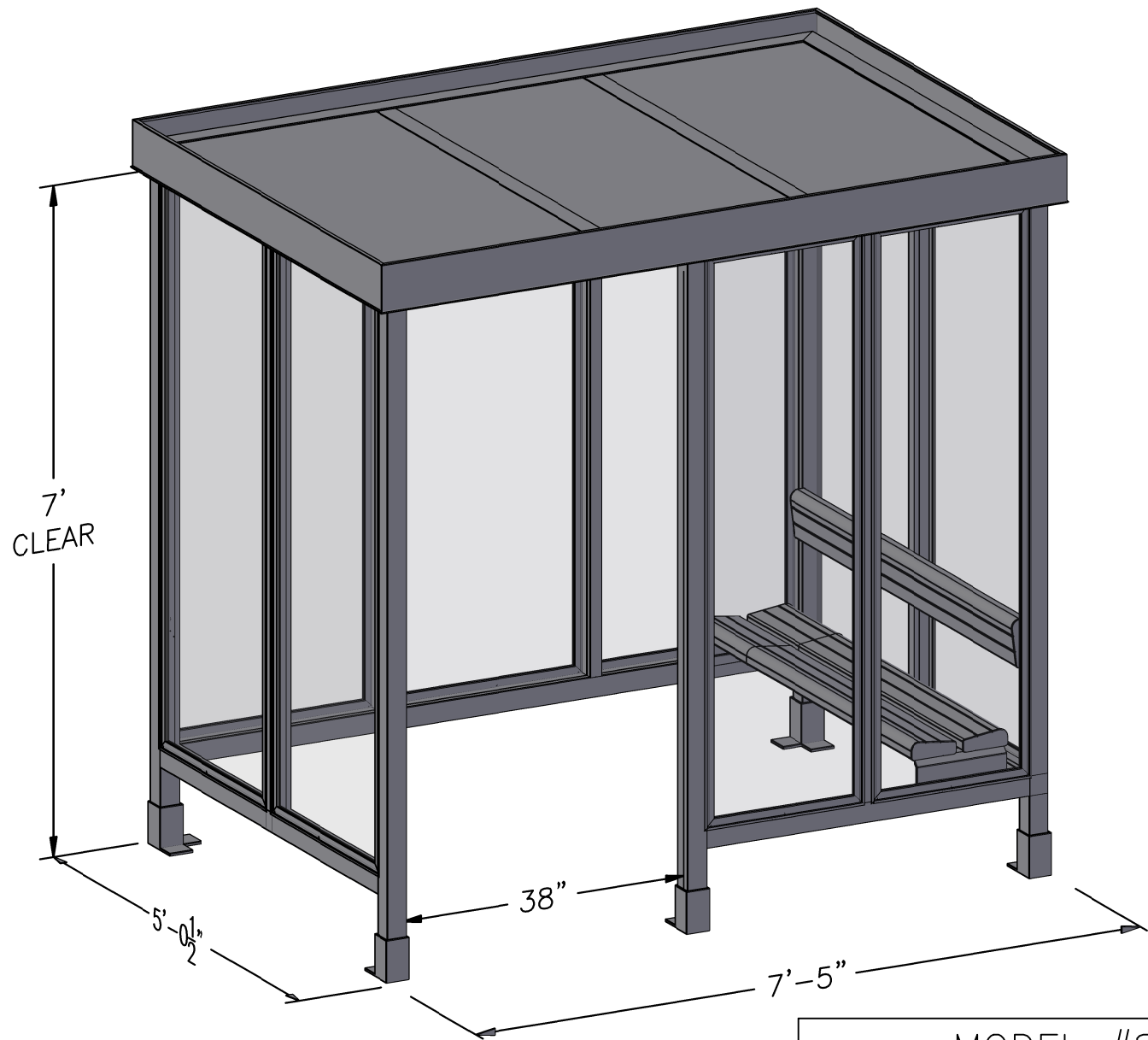
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DATE: 01.27.23
DRAWN: TB, EM

A1-5.0

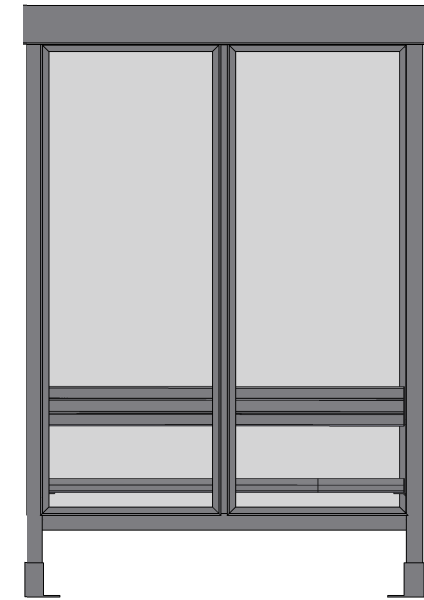
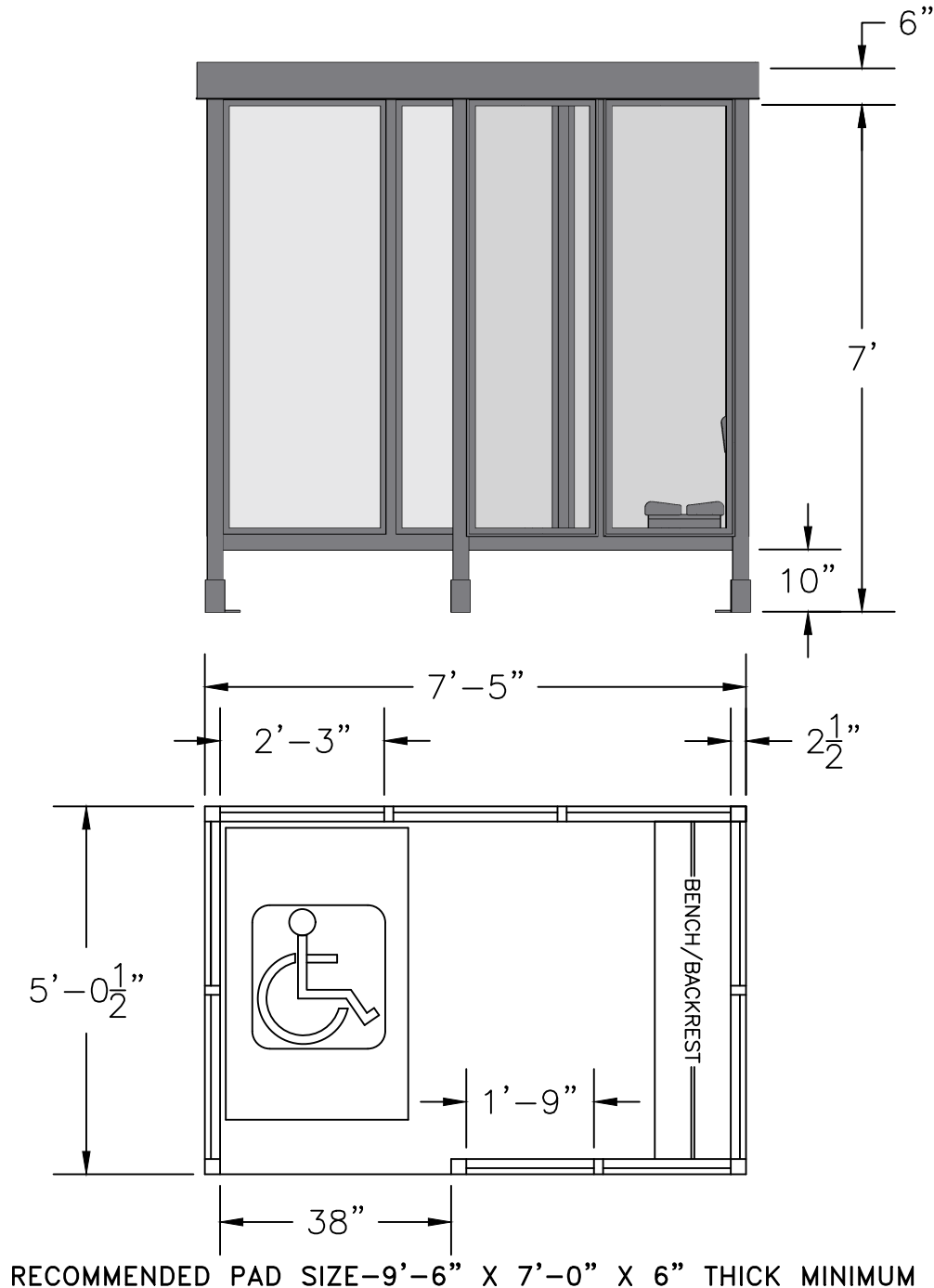


SCA

MODEL #S3-2F
ACCOMMODATES 3-4

Handi-Hut®

3 Grunwald St. Clifton
07013
Tel: 973-614-1800
www.handi-hut.com

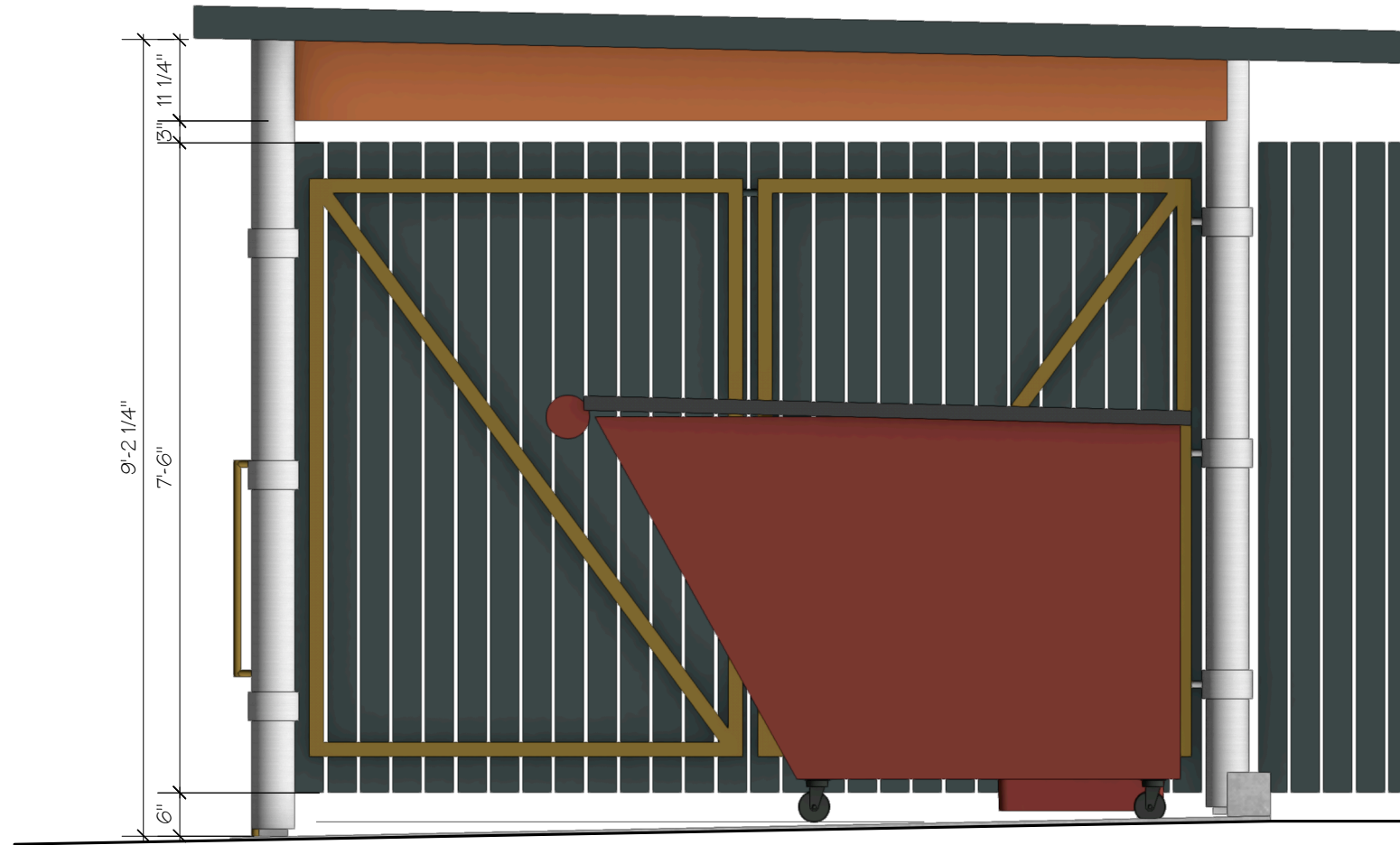


MODEL #S3-2F ACCOMMODATES 3-4	
7'-5" X 5'-0 1/2" FLAT ROOF PASSENGER/SMOKING SHELTER FRONT LEFT OPENING	
ALUMINIUM: 6063-T52 AVAILABLE FINISHES: DARK BRONZE ANODIZED CLEAR ANODIZED CUSTOM COLOR POWDER-	
GLAZING: 1/4" CLEAR TEMPERED GLASS ROOF PANELS: 1/4" BLACK OR SILVER EMEDE PANELS	
BENCH/BACKREST: EXTRUDED ALUMINIUM	
	
3 Grunwald St. Clifton 07013 Tel: 973-614-1800 www.handi-hut.com	

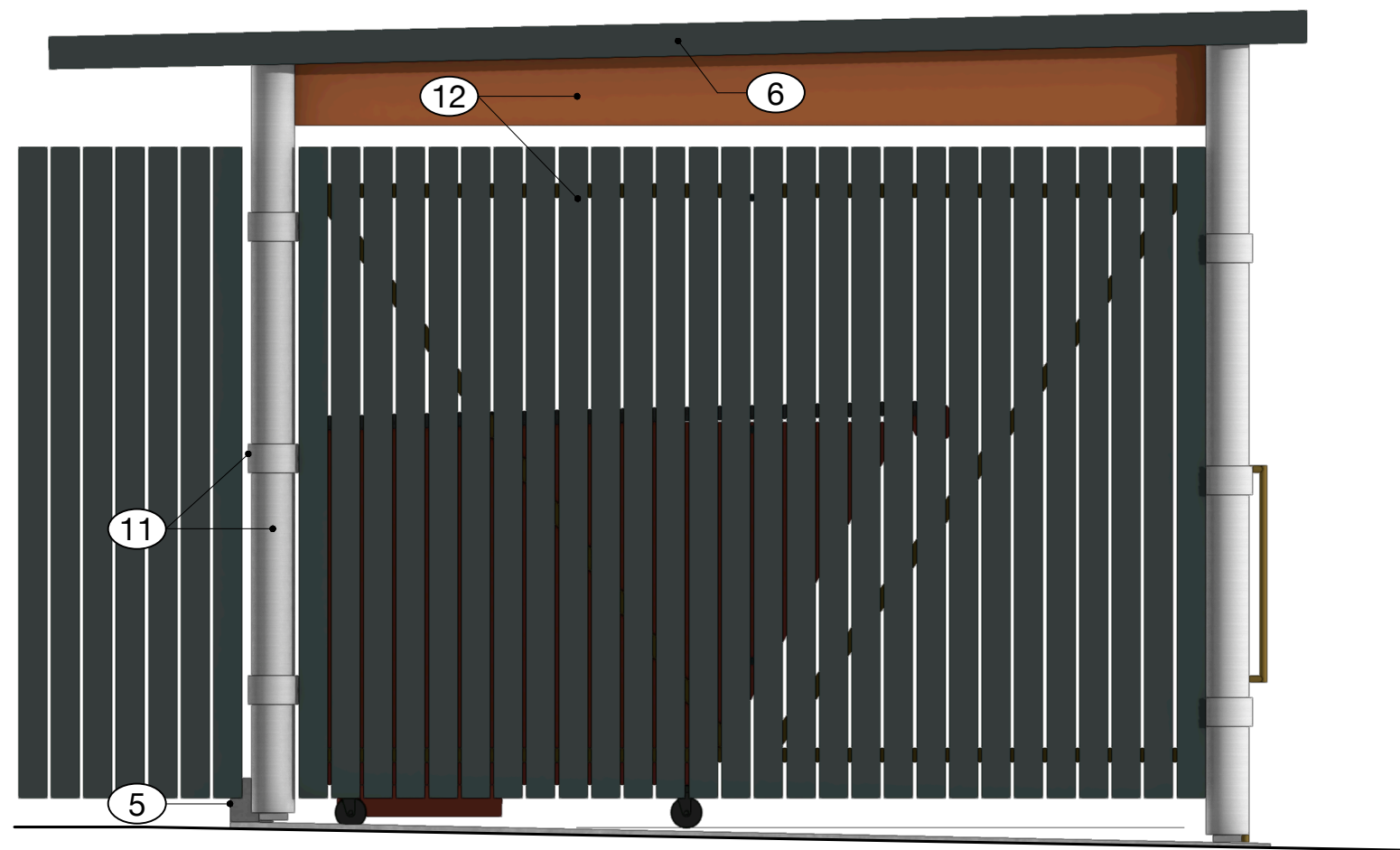


6 PERSPECTIVE
Scale: 1:40

THIS DRAWING IS FOR
DIAGRAMMATIC PURPOSES ONLY



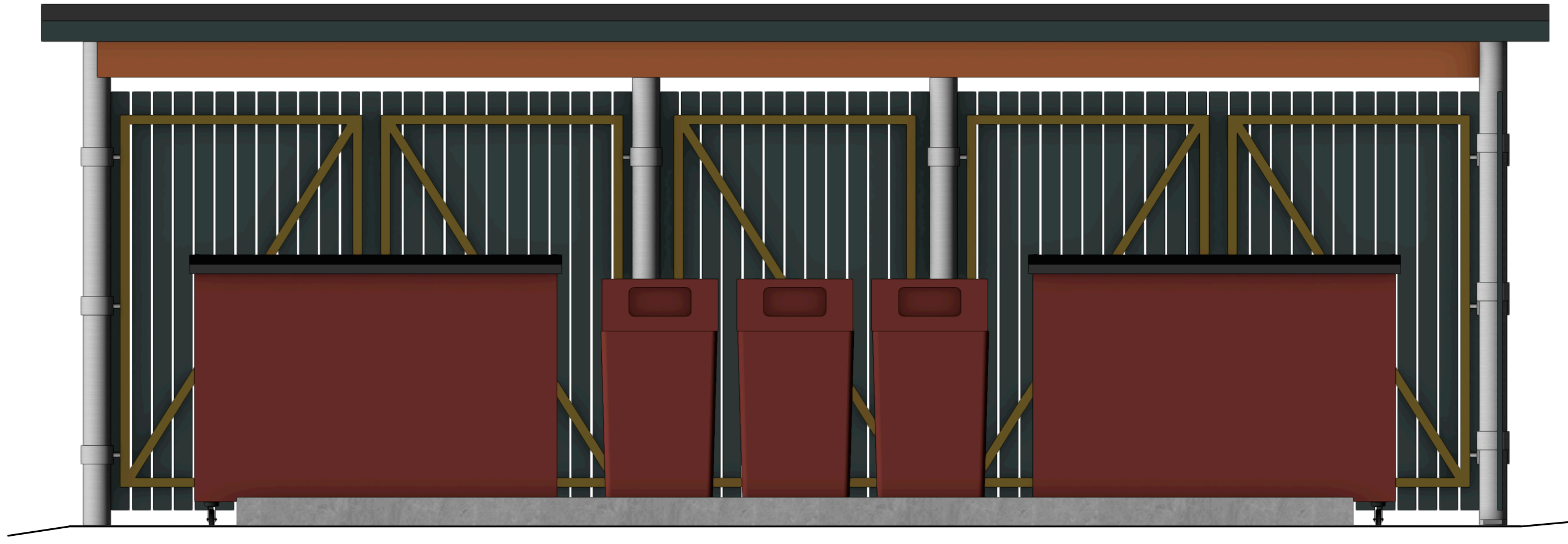
5 RIGHT
Scale: 1/2" = 1'-0"



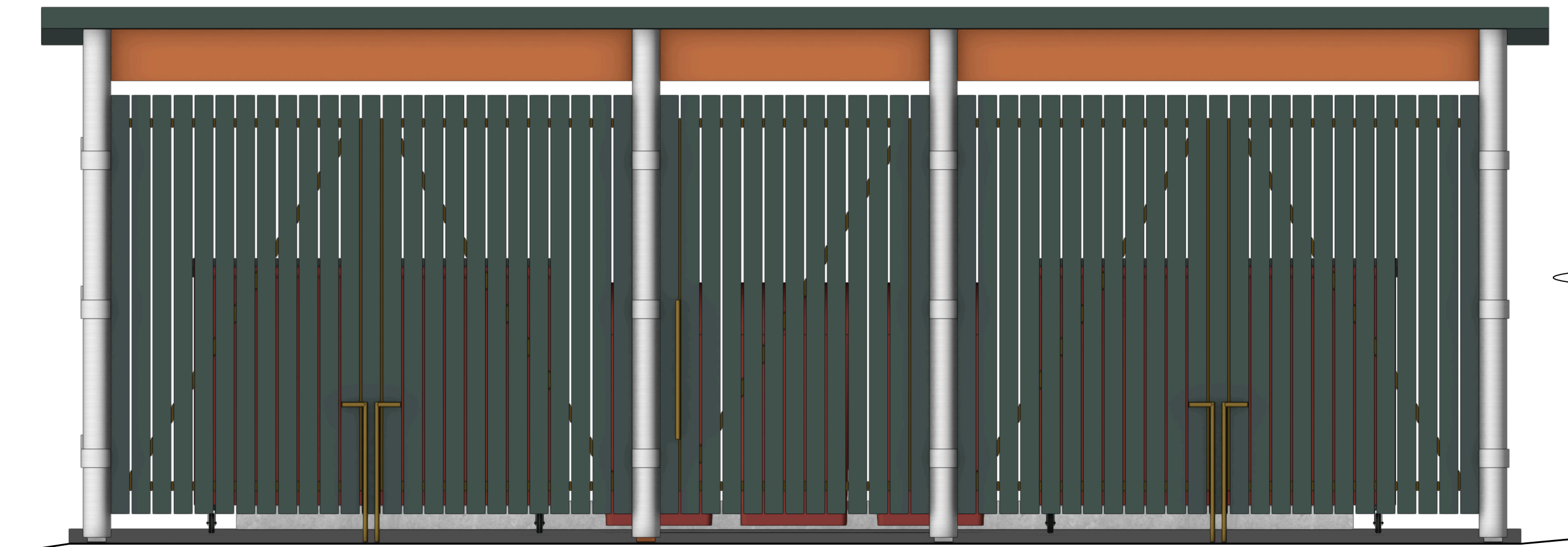
4 LEFT
Scale: 1/2" = 1'-0"

EXTERIOR SIDING KEY

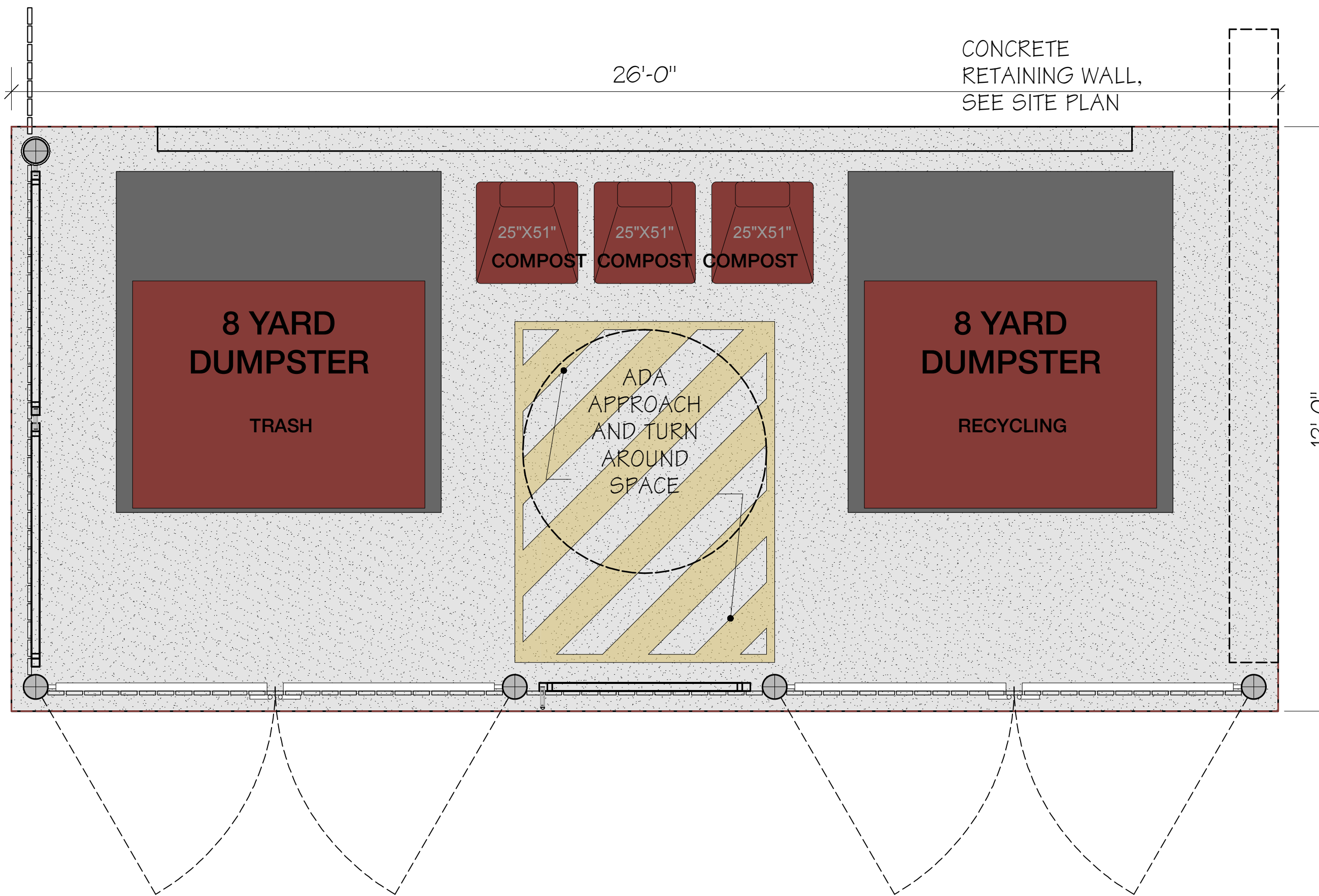
- ① PAINTED FIBER CEMENT PANELS & COMPOSITE TRIM
- ② THROUGH COLORED FIBER CEMENT PANELS
- ③ SLATE SHINGLE SIDING
- ④ TERRA COTTA PANEL SIDING
- ⑤ EXPOSED CONCRETE FOUNDATION
- ⑥ METAL TRIM
- ⑦ COMPOSITE TRIM
- ⑧ FIBERGLASS WINDOWS : FIXED & AWNING
- ⑨ ALUMINUM STOREFRONT : DOORS & LITES
- ⑩ METAL RAILING
- ⑪ GALVANIZED STEEL
- ⑫ POWDERCOATED ALUMINUM



3 BACK
Scale: 1/2" = 1'-0"



2 FRONT
Scale: 1/2" = 1'-0"



1 FLOOR PLAN
Scale: 1/2" = 1'-0"



POST APARTMENTS

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PERMIT APPLICATION

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255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 12.01.22

A0-0.2

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

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: March 8, 2023
RE: 176 South Winooski Avenue ZP-23-15

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

- **Zoning Permit 08-482CA**; remove exhaust fan from the back roof of building and install new exhaust fan and associated screening to the front roof. Install new replacement front door and install new replacement flag pole. February 2008.
- **Zoning Permit 02-304**; adding 120 sf to existing shed, total dimensions to be 10' x 20'. T-1-11 siding to be used on shed to match existing building. One parking space to be eliminated. February 2002.
- **Zoning Permit 96-188**; remove shrubs and grassed area south of the main entrance to the VFW, replacing with a patio area accessed from an existing door. Proposal includes adding a fence to enclose the area. October 1995.
- **Zoning Permit 91-448**; construction of a 12' x 12' single story addition to rear of existing Veterans of Foreign Wars building. June 1991.
- **Zoning Permit 90-081**; install 4 sf. non-illuminated sign on roof. March 1990.
- **Zoning Permit, Variance request for sign size**. Requested **denied** by Zoning Board of Adjustment March 28, 1990.
- **Zoning Permit 79-45**; construct new building to house VFW. (COA application 79-09.) February 1979 / April 1979.
- **No Permit required (n.p.r.)**; erect a temporary sign on the northwest corner of the building. June 1974.
- **Cease and desist order to Burlington Veteran's Club** relative to the use of the premises (owned by the City of Burlington and leased to the Burlington Veteran's Club) for a parking lot. September 1974.

Overview: The applicants propose demolition of the existing 1979 building to construct a new mixed use commercial/residential building. 38 residential units are proposed. Champlain Housing Trust is a co-applicant.

This parcel is within the Form Districts, so Article 6 does not apply. The application includes a request for additional height above that which may be approved administratively; therefore spurring Section 14.6.4 (f) and requiring discretionary review by both the Design Advisory Board and the Development Review Board.

The Design Advisory Board reviewed the project at their February 28, 2023 meeting and voted unanimously to recommend approval.

I. Findings:

Article 3: Applications, Permits and Project Reviews

Part 2: Applications and Permits

(a) Administrative Conference

The applicant team met with staff prior to submitting an application.

(b) Technical Review Committee

The project was presented to City department representatives October 13, 2022.

(c) *Sketch Plan Review*

This was not required.

(d) *Pre-application Neighborhood Meeting*

The project was presented to Ward 6 NPA meeting September 1, 2022. **Affirmative finding.**

Part 3: Impact Fees

Section 3.3.2 Applicability

Any new development or additions to existing buildings which result in new dwelling units....are subject to impact fees.

Based on the submission information and deducting the 11,791 gross area that currently exists, Impact Fees are estimated to be the following:

49,000 total new area (4000 commercial unit #1, 2500 VFA, 2250 residential storage, 1700 commercial storage, 38550 residential) with credit for 11,791 sf. existing, the following estimate is provided (and subject to waivers for Inclusionary Housing):

Offices & Other

4000 Commercial unit 1

2500 VFW

1700 Commercial storage

SF of
Project 8,200

FY 22: July 1, 2022 - June 30, 2023

Department	Offices & Other	
	Rate	Fee
Traffic	0.771	6,322.20
Fire	0.227	1,861.40
Police	0.400	3,280.00
Parks	0.478	3,919.60
Library	0.000	0.00
Schools	0.000	0.00
Total	1.876	\$ 15,383.20

38550 Residential Use

2250 Residential storage

SF of
Project 40,800

Department	Residential	
	Rate	Fee
Traffic	0.224	9,139.20

Fire	0.253	10,322.40
Police	0.051	2,080.80
Parks	0.848	34,598.40
Library	0.525	21,420.00
Schools	1.095	44,676.00
Total	2.996	\$ 122,236.80

Existing gross area (taken from Assessor's Property Database)

SF of Project **11,791**

FY 22: July 1, 2022 - June 30, 2023

Department	<u>Offices & Other</u>	
	Rate	Fee
Traffic	0.771	9,090.86
Fire	0.227	2,676.56
Police	0.400	4,716.40
Parks	0.478	5,636.10
Library	0.000	0.00
Schools	0.000	0.00
Total	1.876	\$ 22,119.92

Total impact fees based on new building:

\$ 137,620.00

Credit for existing -22119.92

\$ 115,500.08

Per Section 3.3.3 (c), Inclusionary Housing units per Article 9: Part 1 shall be exempt from this part (Impact Fees)

The applicant shall confirm final area measurements. These fees may be subject to a full or partial waiver relative to Inclusionary Zoning, subject to written confirmation from the Housing Trust Fund manager. See Section 3.3.3, below.

Affirmative finding as conditioned.

Section 3.3.3 Exemptions and Waivers

(c) Inclusionary Housing Exemption

Inclusionary housing units per Article 9: Part 1 are exempt from this Part. A letter determining the number of IZ units; whether on-site, off site or Payment in Lieu is needed from the Housing

Trust Fund Manager, as well as ultimate satisfaction of compliance with this part. **Affirmative finding as conditioned.**

Section 3.3.8 Time and Place of Payment

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

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

Affirmative finding as conditioned.

Part 5: Conditional Use and Major Impact Review

Mixed Use is a permitted use in Form District 5. The Major Impact trigger of fifty or more dwelling units is not breached. Not applicable.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

Not applicable.

Section 5.2.2 Required Frontage or Access

There is no required frontage in the Form district. Access is covered within the Checklists.

Section 5.2.3 Lot Coverage Requirements

Covered in the checklists.

Section 5.2.4 Buildable Area Calculation

Not applicable in this zoning district.

Section 5.2.5 Setbacks

Covered in the checklists.

Section 5.2.6 Building Height Limits

See Article 14, below.

Section 5.2.7 Density and Intensity of Development Calculations

Not applicable in the Form Districts.

Part 3: Non Conformities

The existing building dates from approximately 1979. The proposal has been designed to be fully compliant with the current Form Code. **Affirmative finding.**

Section. 5.4.8 Historic Buildings and Sites

Not applicable.

Part 5: Performance Standards

Section 5.5.1 Nuisance Regulations

No part of this application suggests any undue nuisance impacts from typical residential use. The VFW intends to relocate to the southerly first floor commercial area; the one remaining commercial unit is at present undefined for tenant. Within the Downtown Center, mixed uses are commonplace. **Affirmative finding.**

Section 5.5.2 Outdoor lighting

f) Specific Outdoor Lighting Standards

Referencing Plan 1.2, Pole heights are conforming, and light levels do not exceed limits defined by Section 5.5.2 (f) 1 and 2. Illumination levels are encouraged to be reduced by at least 50% within one hour after the end of public business hours of the commercial tenants. **Affirmative finding.**

Article 7: Signs

Any signs shall require a separate sign permit.

Article 8: Parking

176 South Winooski Avenue is within the Mixed-Use Multi Modal Parking District. There are no longer any minimum parking requirements within the Mixed Use MultiModal Parking District. However, the application may not exceed Maximum parking allowances, and must produce a limited Transportation Demand Management Plan per Zoning Amendment 22-07.

Section 8.1.9 Maximum On-Site Parking Spaces

Residential use: 38 units (1/unit) = 38 parking spaces

Club/Membership (3/1,000 sf; 2500 sf VFW) = 8 parking spaces

Commercial office (2/1000; 4000 sf proposed) = 8 parking spaces

Maximum parking spaces: $38 + 8 + 8 = 54$ parking spaces. 23 are proposed.

Affirmative finding.

Section 8.1.10 Off Street Loading

Not required in the Mixed Use Multi Modal Parking District. Not applicable.

8.1.11 Parking Dimensional Requirements

Parking is conforming to 14.6.7 g. of the Checklists. **Affirmative finding.**

Section 8.1.13 Parking for Disabled Persons

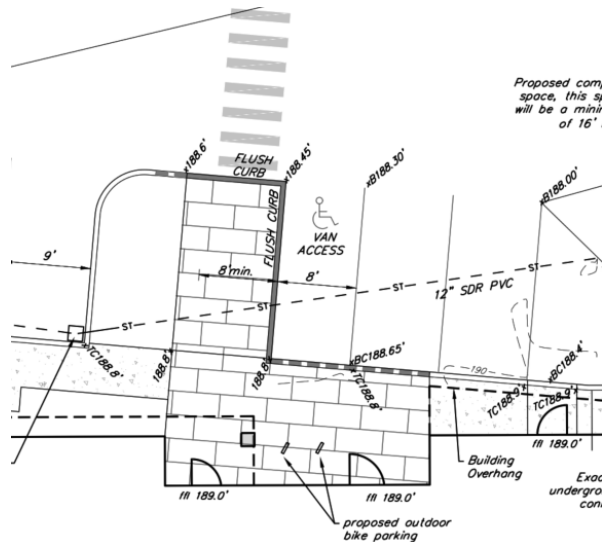
Parking spaces for disabled persons in all Parking Districts shall comply with current Americans with Disabilities Act guidelines and shall be at least eight feet (8') wide with an adjacent access aisle at least five feet (5') wide. Parking access aisles shall be part of an accessible route to the building or facility entrance. Accessible parking spaces shall be designated as reserved for the disabled by a sign showing the symbol of accessibility. Painting

of the paved area for the dedicated parking spaces alone shall not be sufficient as the sole means of identifying these spaces.

Both a dedicated h/c parking space and access area are identified within the rear parking area; directly accessible to the building entrance.

These requirements are covered in the Checklists, Section 14.6.7 i.

Affirmative finding.



Section 8.1.16 Transportation Demand Management

(b) Applicability: A Transportation Demand Management Program shall be required for all projects in any Parking District involving any one or more of the following:

Applicable Projects: Creation of ten (10) or more dwelling units

The creation of 38 units in the Multimodal

Mixed Use Parking District requires a TDM plan.

Affordable Projects: Projects involving one or more “Applicable Projects” and that also contain at least 75% of the dwelling units meeting or exceeding the affordability criteria of Article 9, Inclusionary & replacement Housing, or housing rented to tenants receiving federal or state rental assistance.

Assuming the Housing Trust Fund Manager determines satisfaction of the above, the following are applicable TDM Sections:

Applicable TDM Sections: **Section 8.1.16 (c) 1.** And **Section 8.1.16 (c) 4** only. See below:

(c) Transportation Demand Management (TDM) Program:

A TDM Program shall include each of the following elements at a minimum:

1. Outreach and Education:

i. Designation of a Transportation Coordinator who directly, or indirectly through membership in a Transportation Management Association, shall be responsible for each of the following:

1. Prepare and present informational and educational materials regarding available TDM strategies to all tenants and employees;

2. Organize and host an annual meeting for all tenants and employees to present and discuss available TDM strategies, and opportunities for increased use and participation;

3. Preparation and dissemination of an annual travel survey of all tenants and employees;

And,

4. *Record-keeping and annual reporting to City of all TDM activities offered and rates of participation (including parking utilization if applicable).*

4. *TDM Agreement: Each TDM Plan shall include a signed commitment to and acknowledgement of each of the following on a form provided by the Administrative Officer:*

i. Commitment to ongoing implementation of the TDM requirements as set forth above;

ii. Acknowledgement that the project has no claim to the ongoing availability of nearby on-street public parking, and that, as is the case with other on-street public parking, the City retains the right to charge for or remove such on-street parking at any time;

*iii. Acknowledgement that failure to maintain transportation demand management as required above is a violation of this ordinance, and understanding that, pursuant to Sec. 2.7.8 of this ordinance, no zoning permit or certificate of occupancy may be granted until any such violation has been remedied;
and,*

iv. Commitment to notify any subsequent owners and tenants in writing of their obligations under this section as part of any purchase and sale and/or lease agreements.

Review and Enforcement: The Administrative Officer shall be responsible for determining compliance with the TDM Program requirements as set forth above, and ongoing implementation shall be included as a condition of any discretionary or administrative permit required for development subject to the conditions of this Section.

Failure to maintain a TDM Program as required above shall be a violation of this ordinance, and pursuant to Sec. 2.7.8 of this ordinance no zoning permit or certificate of occupancy may be granted without a TDM Program in effect.

Affirmative finding as conditioned.

Part 2: Bicycle Parking

Section 8.2.2 Applicability

Bicycle parking requirements as set forth in this subpart shall apply to new development, changes in land use, and changes to a structure that cause an increase or decrease of 25% or greater in gross floor area, seating capacity, or number of dwelling units.

Table 8.2.4-1 Bicycle Parking Requirements

Household Living (38 units)

Long Term Spaces	1 / 2 bedrooms	long term spaces req'd (42 BR)	21
------------------	----------------	--------------------------------	----

Short Term Spaces	1 / 10 units	short term spaces required	4
-------------------	--------------	----------------------------	---

General Office / Commercial 6500 sf (excluding storage space)

Long Term Spaces	1/5,000 sf	long term spaces req'd	1
Short Term Spaces	1/10,000 sf	short term spaces required	1

Total bicycle parking spaces:

Long Term: 22

Short Term: 5

Affirmative finding as conditioned.

Section 8.2.6 Location and Design Standards

- (a) *All bicycle parking facilities shall be installed in accordance with the Association of Pedestrian and Bicycle Professionals' "Bicycle Parking Guidelines." (Revision September 2015)*
- (b) *Short term bicycle parking or a sign leading thereto shall be visible from the main entrance of the structure or facility.*
- (c) *Short term bicycle parking shall be as convenient to cyclists as auto parking.*
- (d) *Short term bicycle parking may be provided within the interior of a building. In such cases, the bicycle parking must be located such that it is immediately apparent and accessible to the public, such as within the front lobby. Outdoor directional signage shall indicate the availability of such parking indoors.*
- (e) *Bicycle parking facilities such as bicycle racks and lockers shall provide sufficient security from theft and damage. Bicycle racks shall be securely anchored to the ground, shall allow the bicycle wheel and frame to be locked to the rack, and shall be in a location with sufficient lighting and visibility.*
- (f) *Bicycle parking facilities shall be visually compatible and of a design standard consistent with their environment and the development standards of Art 6. Article 6 does not apply within the Form Districts.*
- (g) *Required bicycle parking spaces shall be of a sufficient dimension to accommodate a full-sized bicycle, including space for access and maneuvering.*
- (h) *Bicycle parking facilities shall be sufficiently separated from motor vehicle parking areas to protect parked bicycles from damage by motor vehicles.*

- (i) *The surfacing of bicycle parking facilities shall be designed and maintained to be clear of mud and snow.*
- (j) *Bicycle parking facilities shall be kept in place and maintained for year-round use.*
- (k) *Covered bicycle parking facilities are encouraged whenever feasible.*
- (l) *Existing bicycle parking may be used to satisfy the requirements of this section provided the rack design is consistent with Association of Pedestrian and Bicycle Professionals' "Bicycle Parking Guidelines."*

Storage will be available both interior, and at racks located adjacent to the rear entry.

Affirmative finding as conditioned.

Article 9: Inclusionary and Replacement Housing

As the proposed development includes more than 5 new dwelling units, it is subject to the inclusionary housing provisions of this Article. In this case, a total of 38 residential units is proposed. Typically, 15% of housing units must be inclusionary, but this number may vary depending on price points of the market-rate units.

Information from Champlain Housing Trust:

It will be a mixed-income building with 10 apartments targeted to households with incomes at or below 50% AMI, 20 at or below 60% AMI and 8 at or below 80% AMI. Eight apartments will be set aside for households exiting homelessness and will be supported with services by CHT's Resident Services Department. We plan to have a special preference for homeless veterans for five of these units.

A final written approval confirming compliance with the requirements of this standard from the manager of the city's Housing Trust Fund Manager is a condition of approval. **Affirmative finding as conditioned.**

Article 14: Plan BTV Downtown Code

Section 14.3.5.D Building Height & Bulk (Form District 5)

The by-right height is 4 stories or 45 feet. Within *Special Height Area "E"*, development may be considered by the DRB for a height up to 6 stories or 65'. The applicant is requesting additional height subject to DRB review per Section 14.6.4 (f) for a total height of 55-56 feet; 5 stories.

[Applicant's response]

The nature of the existing property frontage on South Winooski and requirements of the Form Based Code dictate a building mass and frontage horizontal in nature. Along this horizontal frontage, the proposed use and program inform an expression of the building as a combination of distinct parts – a base, corner (NW), end (SW corner), body and cap – that together unify while softening the building mass.

- b. *Step backs, horizontal and vertical variation, selection of materials, and/or other architectural design techniques are used to reinforce the street wall, create transitions from Buildings of a smaller mass and height, and reduce the perceived height and mass of upper stories from the street level;*



The base serves as the primary entrances for all three main program elements (two commercial spaces and the residential entry.) The first floor is the most public and as such has the tallest ceilings and the most glazing visual interest at the street level is generated through a rhythm of recessed entrances, pilasters, trim and frieze. An elevated terrace negotiates the sloping public way.

and,

- c. *Upper story proportions of the building are oriented and tapered and/or separated into separate masses in order to retain sky view between individual building elements from the public thoroughfare.*

The corner and body of the building are divided by five-story vertical slots draped with Vermont slate shingles that taper slightly back at the top to reduce scale, separate volumes, modulate the roof line, increase sky view, and reference the many slate roof structures living the streets of Burlington. Each slate slot relates to the vertical circulation elements, the stairs and elevator.

The corner is a four-story volume clad in rich clay terracotta panels in a running bond pattern, a nod to the nearby downtown core. The body is the primary façade material and is made up of fiber cement panels narrow and tall installed in a vertical orientation around 3 story window bays. The bays themselves are outlined with deep trim and accented with terracotta panels.

The cap, or top floor, returns to the same rich dark color as the building base to create the illusion of recession. The southwest corner steps back from the primary façade at the roof terrace, a transition to the smaller scale neighborhood and sloping street grade.

Affirmative finding with DRB concurrence.



ii. Active Public Space and Restrooms

The building will not exceed 85'. Not applicable.

Section 14.4.13 Urban Design Standards

d) Building Materials

vi. Alternate Materials

Alternate materials, including high quality synthetic materials, may be approved by the Planning Director after seeking input from the Design Advisory Board. New materials must be considered equivalent or better than the materials listed above and must demonstrate successful, high quality local installations. Regionally available materials are preferred.

vii. Other

- A. *The use of recycled and/or regionally sourced materials is strongly encouraged.*
- B. *With the exception of natural wood siding or shingles such as cedar or redwood intended to gradually weather with time, all exposed wood and wood-like products (e.g. fiber-cement) shall be painted or stained. Exterior trim shall be indistinguishable from wood when painted.*
- C. *Any synthetic siding and finish products shall be smooth-faced with no artificial grain texturing.*

The application proposes a small area of the façade to have composite trim, which is not specifically identified within Article 14 as an acceptable material. Composite materials under consideration make use of bio-based or recycled material. The material is typically known as Boral as its trade name; it can be shaped, molded and painted. The DAB has provided a recommendation for approval of this material.

Trim, cornice, pilaster and sill elements will be made of metal or composite.

Affirmative finding with DRB concurrence.

II. Conditions of Approval

Form Code conditions:

1. Section 14.6.7 (c) iii: *Automotive vehicles, trailers, or vehicles of any kind or type, requiring licenses but without current plates or inoperable, shall not be parked in any Form District unless completely enclosed within a building.*
2. Section 14.6.7 (d) ii; *All onsite parking shall participate in any Downtown Parking and Transportation management District in order to minimize the amount of parking provided and maximize the efficiency of its utilization.* A Transportation Demand Management Plan will be required: Per Zoning Amendment 22-07, 8.1.16 C0, only Sections 1 and 4 apply.
3. Landscape Standards Section 14.6.8 c.
viii c. *Trees and Understory Trees proposed to be installed shall be located Five feet from underground utilities, utility meters and service lines, fences, walls, and other ground level obstructions.*
ix. *At the time of installation, all proposed trees shall be*
 - a. *A minimum height of 10' and/or three inches in caliper. GTS, GTH, NST and POS needs to be 3" caliper, 10' minimum height.*
 - b. *Proposed Understory Trees shall be a minimum of eight to ten feet in height and/or three to three and one half inches in caliper.*
 - c. *Proposed Shrubs shall be a five gallon container minimum for large shrubs or two to three gallon container minimum for smaller species and shall be planted with 18" minimum clearance from any sidewalk or pavement edge at the lot line.*
4. Section 14.6.9 The Stormwater Plan is subject to review and approval of the Stormwater Engineer.
5. Administrative Relief is afforded relative to the south setback (Section 14.3.5 – C), with 14'4" proposed. (Max admin relief is 20%. Side setback between 12'-0" and 14' 4 ¾" requires Admin Relief.)
6. DRB has discretionary review for additional building height. Building in area "E" of Map 2 can reach a maximum height of 65'. 56' to roof sheathing, part of North elevation, west elevation.
7. Per Section 14.4.3 b., Third Party Commissioning is required.
 1. At the time of application:
 - a) A third-party commissioning plan for the basic building envelope and mechanical systems at a minimum following the requirements for LEED v. 4 Fundamental Commissioning and verification signed by both the commissioning agent and project owner. [Condition satisfied].
 2. Prior to release of a final Certificate of Occupancy;
 - a. A written certification from the third party commissioning agent that they are under contract to complete the activities described in the third party Commissioning Plan, and that all measures receiving rebates from Burlington Electric or any other utility have been commissioned under the

Commissioning Plan, and that the commissioning process is not less than 75% complete at the time of the Final Certificate of Occupancy.

Project Permit Conditions:

1. Impacts fees shall be calculated on final area measurements. See Section 3.3.2 for an estimate, based on submission information. These fees may be subject to a full or partial waiver relative to Inclusionary Zoning, subject to written confirmation from the Housing Trust Fund manager.

Section 3.3.8 Time and Place of Payment

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

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

2. A Transportation Demand Management Plan shall be submitted: *Applicable TDM Sections: Section 8.1.16 (c) 1. And Section 8.1.16 (c) 4 only.* (See condition 2, above.)
3. 22 Long Term Bike parking spaces and 5 short term spaces shall be provided on-site.
4. All Project-Specific Conditions relative to the Checklists shall be met.
5. Satisfaction of Article 9, Inclusionary and Replacement Housing, shall be confirmed in writing with any applicable waivers; by the Housing Trust Fund Manager.
6. With DRB concurrence, this approval includes additional building height as allowed under Section 14.6.4. (f), and the use of a composite material (Boral) for trim.
7. 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.

A finished look starts with beautiful trim.

Hardie® Trim

Form meets function at every intersection with Hardie® Trim boards. With an authentic look, Hardie® Trim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

With higher performance to withstand damage from the elements compared to wood trim, Hardie® Trim is the perfect option for a long-lasting home. Hardie® Trim is a low-maintenance and durable accent for your exterior — adding an extra component of beauty to your home.



Hardie® Trim

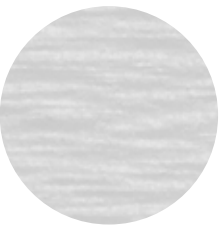


4/4 Smooth		Thickness .75 in		Length 12 ft boards	
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus® Pcs/Pallet	312	208	156	104	104
Statement Collection™	•	•	•		•
Dream Collection™	•	•	•	•	•
Prime					

5/4 Smooth			Thickness 1 in		Length 12 ft boards	
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus® Pcs/Pallet	240	200	160	120	80	80
Statement Collection™	●	●	●	●		●
Dream Collection™	●	●	●	●	●	●
Prime						

Batten Boards

Thickness	.75 in
Length	12 ft
Width	2.5 in
Prime Pcs/Pallet	437
ColorPlus® Pcs/Pallet	190



Rustic Grain	
Statement Collection™	•
Dream Collection™	•
Prime	•



Smooth	
Statement Collection™	•
Dream Collection™	•
Prime	•



HARDIE® TRIM BOARDS

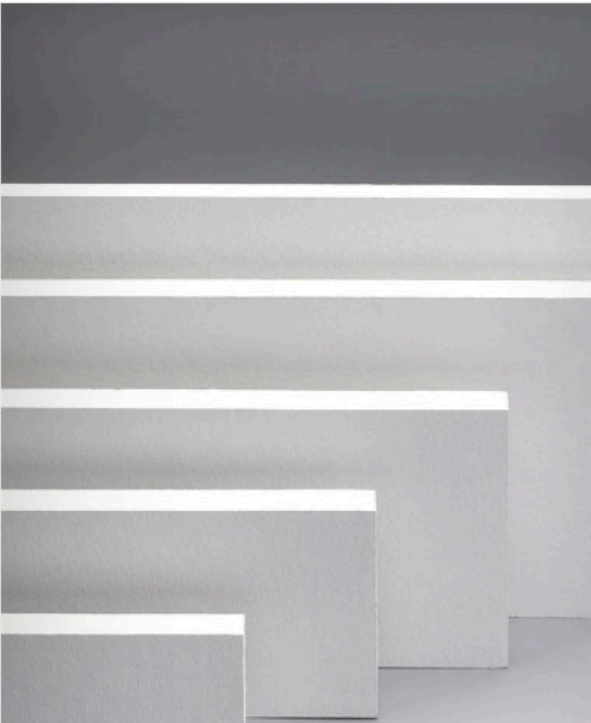
4/4 NT3® SMOOTH

You can't go wrong with this simple, clean look. With our ColorPlus® Technology finish, your vibrant color will last for years.



THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



TRIM COLORS

Arctic White



Colors shown may vary due to screen resolution. Please see actual product sample for true color.

[Request a Quote >](#)

[Request a Sample >](#)

AVAILABLE SIZES *Not all colors are available in all sizes. Please check with your local James Hardie dealer for availability.

THICKNESS: 0.75"	WIDTHS: 3.5" 5.5" 7.25" 11.25"
LENGTH: 144" boards	

[Warranty Information >](#)



HARDIE® TRIM BOARDS

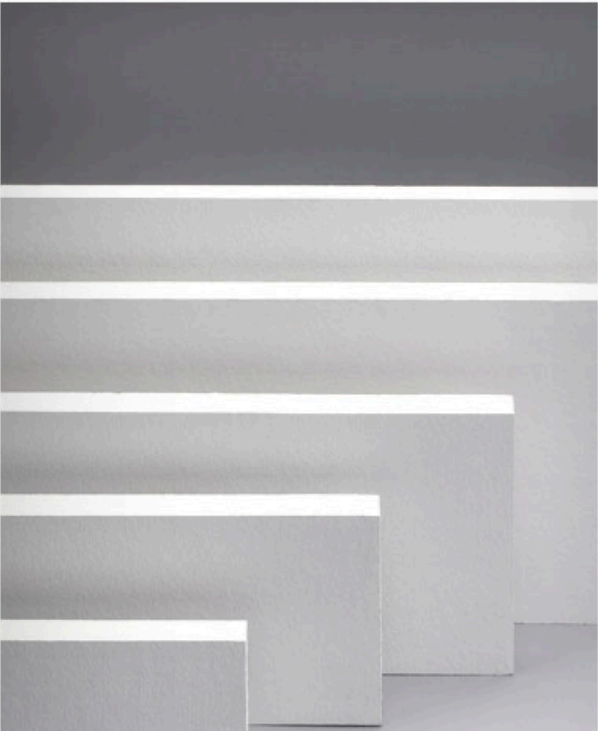
5/4 NT3® SMOOTH

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TRIM COLORS

Arctic White



[Request a Quote >](#)

[Request a Sample >](#)

Colors shown may vary due to screen resolution. Please see actual product sample for true color.

AVAILABLE SIZES *Not all colors are available in all sizes. Please check with your local James Hardie dealer for availability.

THICKNESS: 1"	WIDTHS: 3.5" 4.5" 5.5" 7.25" 11.25"
LENGTH: 144" boards	

[Warranty Information >](#)

A photograph of a modern house with white vertical siding and a dark roof. The house features a large window with a decorative awning and a small dormer window. The foreground shows a landscaped yard with green grass and various shrubs. The background is a clear blue sky.

TruExterior[®]
Siding & Trim

Phenomenal Performance. Remarkable Workability.

TruExterior® Siding & Trim offers both a lasting look while eliminating the need for gluing, gapping and other cumbersome and costly installation techniques.

APPLICATION

- Designed for use in non-structural applications
- Suitable for ground and masonry contact
- Can be used in moisture-prone areas
- Installation is the same regardless of the season

TOOLS

- Installed using proven woodworking tools and methods
- Carbide-tipped blades and bits are recommended for a longer tool life

FASTENING

- Accepts common high-quality, exterior-grade fasteners that are suitable for the local environment
- Can be fastened close to the edge
- No need for pre-drilling
- No mushrooming

DURABILITY

- WUI listed
- No need to prime ends or field cuts
- Resists rot and termite attacks*
- No excessive swelling*

PAINTING

- TruExterior® products come pre-primed and do require paint
- No need to prime end cuts
- Can be painted with any high-grade exterior paint when following the paint manufacturer's instructions
- Dimensionally stable, promoting long-lasting paint adhesions, even with dark colors*
- Virtually no moisture cycling, paint last longer than on wood*
- Traditional exterior-grade caulks and exterior-grade wood fillers are acceptable for filling nail holes

BEAUTY

- Tighter gaps, minimal movement—it will move less than PVC and vinyl
- True look of cedar, real architectural detail

WARRANTY

- 20 year limited warranty



*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior® Siding & Trim at TruExterior.com.



Trim

Designed to be used in non-load-bearing applications, TruExterior® Trim is suitable for ground and masonry contact and moisture-prone areas, which makes it ideal for exterior trim applications such as fascia, door trim, soffits, rake boards and a variety of other applications. There is no need to prime ends or field cuts. Plus, it can be painted any color. TruExterior® Trim accepts common high-quality, exterior-grade fasteners and can be installed using standard woodworking tools and methods.





5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

TruExterior® Trim is reversible with woodgrain on one side and a smooth finish on the reverse. Available in a 16' length.

Reversible Smooth/Woodgrain Finish

BOARD-AND-BATTEN SIDING

Whether a Modern Farmhouse design or creating accents on a gable, board-and-batten is one of the hottest trends in home exterior design. And it's easy to create the board-and-batten look using just TruExterior Trim.



TruExterior Trim comes pre-primed and does require paint.

TruExterior® Siding & Trim Reference Guide

SUSTAINABILITY

The sustainable properties of TruExterior® Siding & Trim are a result of a combination of proprietary polymer chemistry and highly refined, recovered coal combustion products (fly ash), which are endorsed by the U.S. Green Building Council (USGBC) for use in construction materials.

- Contains a minimum of 70% recycled content—verified by SCS Global Services



CODE LISTINGS

TruExterior® Siding & Trim have undergone rigorous internal and third-party testing to provide building officials, architects, contractors, specifiers, designers and others with reliable, high-performing products.

- California's Wildland-Urban Interface (WUI) listed—Beadboard and Trim
- Intertek CCRR-0300

Trim

5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

Beadboard

Single		Double	
Nominal Size	Actual	Nominal	Actual
5/8 x 4	5/8" x 3-15/32"	5/8 x 8	5/8" x 6-9/16"
5/8 x 6	5/8" x 5-5/16"	5/8 x 12	5/8" x 10-1/4"

Accessories

Skirt Board		Window Pocket Rabbeted Trim		Siding Pocket Rabbeted Trim		Window and Siding Pocket Rabbeted Trim	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
1 x 6	3/4" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 3	1" x 2-1/2"	5/4 x 4	1" x 3-1/2"
1 x 8	3/4" x 7-1/4"	5/4 x 6	1" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 6	1" x 5-1/2"
5/4 x 6	1" x 5-1/2"	5/4 x 8	1" x 7-1/4"	5/4 x 5	1" x 4-1/2"	5/4 x 8	1" x 7-1/4"
5/4 x 8	1" x 7-1/4"			5/4 x 6	1" x 5-1/2"		
				5/4 x 8	1" x 7-1/4"		

Note: All TruExterior® Trim, Beadboard, and Accessory products are available in a standard 16' length.

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax (802) 863-0466

AJ LaRosa
Caitlin Halpert
Geoff Hand
Brooks McArthur
Brad Rabinowitz
Leo Sprinzen
Chase Taylor
Sean McKenzie, (Alternate)
Emily O'Hara (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, March 8, 2023, 5:00 PM

AGENDA

In Person (at 645 Pine Street) Meeting

- I. Agenda
- II. Communications
- III. Minutes
- IV. Public Hearing

1. **ZP-23-24; 371 Main Street (I, Ward 6S) Champlain College, Inc. / Nic Anderson**
Expand occupancy of existing residence hall from 30 beds to 36 beds. (Project Manager, Scott Gustin)

Approved
2. **ZP-23-15; 176 South Winooski Avenue (FD5, Ward 6S) VFW Howard Plant Post 782 / Taryn Barrett**
Demolition of existing building to construct a new mixed-use 38-unit commercial/residential building. (Project Manager, Mary O'Neil)

Approved
3. **ZP-22-640; 294-296 North Winooski Avenue (NMU, Ward 2C) Irene Hinsdale / Samuel Nelis**
Change of use from mixed-use restaurant to bar. (Project Manager, Garret King)

Deferred until 4/4/2023

V. Adjournment

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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

Burlington Development Review Board

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Emily O'Hara (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Wednesday, March 8, 2023, 5:00 PM MINUTES

In Person (at 645 Pine Street) Meeting

Board Members Present: AJ LaRosa, Caitlin Halpert, Sean McKenzie, Brad Rabinowitz, and Leo Sprinzen

Board Members Absent: Geoff Hand, Brooks McArthur, Emily O'Hara, and Chase Taylor

Staff Members Present: Scott Gustin, Mary O'Neil, Garret King, and Joseph Cava

I. Agenda

AJ LaRosa: Motioned to defer ZP-22-640 to the April 4th DRB meeting, Caitlin Halpert 2nd. Vote 5-0.
Motion carried.

II. Communications

III. Minutes

IV. Public Hearing

- 1. ZP-23-24; 371 Main Street (I, Ward 6S) Champlain College, Inc. / Nic Anderson**
Expand occupancy of existing residence hall from 30 beds to 36 beds. (Project Manager, Scott Gustin)

Nic Anderson: Sworn in.

AJ LaRosa: Have you had time to review the staff report?

Nic Anderson: Yes.

AJ LaRosa: Does anyone have an issue with treating this as a consent item? Hearing none, would someone like to make a motion?

AJ LaRosa: Motioned to approve and adopt staff recommendations, Caitlin Halpert 2nd. Vote 5-0.
Motion carried.
- 2. ZP-23-15; 176 South Winooski Avenue (FD5, Ward 6S) VFW Howard Plant Post 782 / Taryn Barrett**
Demolition of existing building to construct a new mixed-use 38-unit commercial/residential building. (Project Manager, Mary O'Neil)

Taryn Barrett, Greg Dixon: Sworn in.

AJ LaRosa: Can you tell us about this project?

Taryn Barrett: Yes, this is a collaboration with the VFW to demolish the existing building and construct a new mixed-use commercial/residential building in its place. The proposal for commercial tenants include two commercial spaces, and a third space for the VFW. There are 38 apartments proposed on the upper stories combining vertical and horizontal orientation to fit the form based code requirements. We considered six stories, but this would not have been feasible for the movement of air flow for heating and cooling. The site is tight, but we found that the proposed parking plan would adequately address commercial and residential parking needs.

Mary O'Neil: The majority of this permit review for the Form Code is done administratively via Checklists. DRB review is required for the proposed additional building height above 45' and the proposed composite trim material. The composite trim proposed is not listed as a pre-approved building material in the form based code district. The DAB has recommended this project for approval upon discretionary approval from the DRB.

Brad Rabinowitz: So the proposed composite trim material is not Hardie Board fiber cement siding?

Taryn Barnett: No, but it is similar.

Leo Sprinzen: Just to clarify, one of the permit conditions requires a Transportation Demand Management (TDM) plan?

Mary O'Neil: Yes, the TDM plan was submitted this morning. We expect many of these units to meet affordability requirements, so a limited TDM is required.

AJ LaRosa: Do the applicants have an issue with the conditions including the impact fees?

Taryn Barnett: No, we were expecting most of these conditions working in Burlington.

Mary O'Neil: Assuming that the housing units will meet affordability standards, impact fee waivers are likely. The housing trust manager will be reviewing the affordability waivers for this project.

Brad Rabinowitz: Does this property sit on the ravine?

Taryn Barnett: Yes.

Greg Dixon: It was difficult to locate the ravine, but we have taken this factor into consideration. The proposal includes stormwater tanks to handle the load in cases of excessive weather causing erosion.

Taryn Barnett: Specific design under the front corner of the building has been incorporated to address any complications caused by the ravine.

AJ LaRosa: Hearing no additional comments or questions, I move we close the public hearing on this item.

AJ LaRosa: Motioned to approve and adopt staff recommendations adding a condition for the approval of the composite trim material, Leo Sprinzen 2nd. Vote 5-0. Motion carried.

3. **ZP-22-640; 294-296 North Winooski Avenue (NMU, Ward 2C) Irene Hinsdale / Samuel Nelis**
Change of use from mixed-use restaurant to bar. (Project Manager, Garret King)

AJ LaRosa: Applicant asked to defer application until the April 4th DRB meeting.

V. Adjournment

Hearing closed at 5:25 PM.

A.J. LaRosa

3/10/23

Alexander J. LaRosa, Chair of Development Review Board

Date

Joseph H. Cava

3-10-23

Joseph H. Cava, Permitting & Inspections Permit Technician

Date

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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