

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

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Matthew Bushey
Ron Wanamaker
Sean McKenzie
Steven Offenhartz
Chris Alley
Philip Hammerslough, Alt.
Jeremy Gates, Alt.



DESIGN ADVISORY BOARD Tuesday February 23, 2016 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Agenda

*Each applicant has about 10 minutes to present his/her application to the board within their allotted session time. **Please note session times are approximate.***

Session I - 3:00 - 3:30 p.m.

1. **16-0814CA/CU; 20 Fletcher Place (I, Ward 1E) Wiltshire Properties LLC**
Construction of three unit residential building with associated drive and parking.

Session II - 3:30 - 4:00 p.m.

2. **16-0550CA; 12 ISHAM STREET (RM, Ward 2C) Brian Cina**
Install vinyl replacement windows.

Session III - 4:00 – 4:30 p.m.

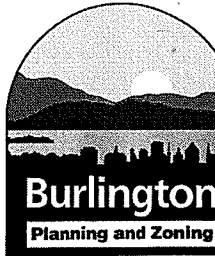
3. **16-0801CA; 152 NORTH PROSPECT STREET (RL, Ward 1E) Annika Hawkins-Hilke**
Construct addition to single family home, includes new living space and garage.

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

Department of Planning and Zoning

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

David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Design Advisory Board
FROM: Scott Gustin *AG*
DATE: February 23, 2016
RE: 16-0814CA/CU, 20 Fletcher Place

Zone: I Ward: 1E
Owner/Representative: Wiltshire Properties, LLC

Request: Construction of 3-unit residential building with associated drive and parking.

OVERVIEW:

The applicant is seeking approval to construct a new triplex with associated parking and site improvements. The applicant owns several contiguous parcels along the eastern side of Fletcher Place. Associated lot line adjustments among these parcels are also included in this proposal. The proposed triplex will be constructed on a reconfigured lot already containing a single family dwelling. Multiple primary structures are allowed on a single lot in the institutional zone.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The triplex is proposed in an area of lawn just south of the existing single family home. Only limited clearing of an overgrown brushy area is needed.

(b) Topographical alterations

The property is essentially flat and will remain so. Proposed grading is minor and relates largely to directing stormwater runoff to receiving areas.

(c) Protection of important public views

The subject property is not affected by any identified public view corridor.

(d) Protection of important cultural resources

The property itself is not historically significant. The existing home; however, is included on the Vermont State Register of Historic Places. No alterations to this home are proposed.

(e) Supporting the use of alternative energy

There is no indication that the proposed triplex will utilize alternative energy. The triplex will not adversely impact the actual or potential use of alternative energies by neighboring properties.

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

As total lot coverage will exceed 2,500 sf, a residential stormwater plan has been provided. Stormwater presently flows to an existing depression behind the single family home. As proposed, shallow swales will convey new stormwater runoff to an enhanced depression behind the home for infiltration. A perforated pipe will serve as both underdrain to the pervious parking area and conveyance of overflow into the public storm line along Fletcher Place. The city's stormwater program will review the proposed stormwater management plan.

The primary entrance into the home is sheltered within an open front porch. There is no apparent shelter over the rear entry. Given the walkway linking the driveway to this rear entrance, some sort of shelter (such as an overhang) should be provided. Ample room is available onsite for seasonal snow storage.

(h) Building location and orientation

The proposed home is clearly oriented towards Fletcher Place. The building lines up with other homes along Fletcher Place thereby reinforcing the street edge.

(i) Vehicular access

A private driveway will provide adequate access to the triplex.

(j) Pedestrian access

A new front walkway will provide pedestrian access from the public sidewalk to the front entry. Another walkway will provide pedestrian access from the driveway to the rear entry. Note that this second walkway will be gravel. While acceptable, there must be a hard border between the gravel's edge and the abutting lawn.

(k) Accessibility for the handicapped

No handicap accessibility is evident with this proposal. It is the applicant's responsibility to comply with all ADA requirements as administered through the city's building code.

(l) Parking and circulation

Although minimum parking standards are specified under Article 8 of the CDO, it bears noting here that the proposed parking is inadequate. A single 2-car wide driveway is proposed. The plans note 4 parking spaces – 2 pairs in tandem. Tandem parking arrangements are only acceptable for single family homes and duplexes. As the proposed construction is a triplex, only 2 of the parking spaces can be counted towards the minimum parking requirement. Each space needs to be accessible without moving another vehicle.

There is an existing substandard parking area that serves the single family home. Although wide enough for two parking spaces, it is not deep enough. While it is an existing condition, the applicant is advised to bring it into compliance as part of this development.

(m) Landscaping and fences

A landscaping plan has been provided. Gardens are proposed along much of the building's perimeter with several new trees planted within the lawn. As proposed, the landscaping plan is fairly typical for new home construction.

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal.

(o) Outdoor lighting

New outdoor lighting fixtures will illuminate the building entries and driveway. Locations are noted, and cutsheets have been provided. All are acceptable residential fixtures generating low levels of illumination.

(p) Integrate infrastructure into the design

New utility lines must be buried. Utility meter locations are not evident and must be noted and screened. No mechanical equipment is noted either. If any mechanical equipment, such as an AC compressor, is proposed, it must be depicted on the site plan and screened.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The massing, height, and scale of the proposed triplex are consistent with that of existing homes in the neighborhood. Most homes are 2 – 2 ½ stories along Fletcher Place. The proposed triplex will be a full 3 stories. Architectural detailing lessens the perceived mass of the building by breaking it into distinct components. Varying rooflines, dormers, and trim details serve to articulate separate volumes within the overall structure.

2. Roofs and Rooflines

The triplex is essentially a gable-roofed structure. Varying roof lines are incorporated into the dormers, porch, and front façade. The proposed roof is appropriate as part of this residential building.

3. Building Openings

The primary front entrance is clearly articulated and is sheltered by a small front porch. Fenestration is appropriately scaled and placed in consistent rhythm throughout the building.

(b) Protection of important architectural resources

As noted above, the existing single family home is historically significant. No alterations to this existing structure are proposed. The new triplex will be set away from the existing home and is designed in such a way as to be compatible with it and other nearby historic homes.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The primary entry to the proposed triplex is clearly articulated and oriented towards Fletcher Place. It is set inside an open front porch with walkway access to the public sidewalk. There are no large

blank walls or expanses of roof. Fenestration, roof variations, and architectural detailing work successfully to provide an active and inviting street elevation.

(e) Quality of materials

The proposed home will be clad in wood clapboard siding with shingle accents. While not required, varying colors between the clapboards and shingle accents is encouraged. Asphalt shingles will be installed on the roof. Materials for the railings and windows are not noted and must be. The materials noted are of acceptable quality and durability.

(f) Reduce energy utilization

The proposed building must comply with the current energy efficiency standards of Burlington and the State of Vermont.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

Utility meters must be depicted and screened as noted previously.

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated.

RECOMMENDED MOTION:

Recommend approval and forward to the Development Review Board subject to the following conditions:

1. Shelter for the rear entrance should be provided.
2. Edging along the sides of the gravel walkway is recommended.
3. Utility meter and mechanical equipment locations must be depicted and screened.
4. Window and railing materials must be noted.
5. Parking is inadequate. At least 3 parking spaces, each accessible without moving another, must be provided for the triplex. New, compliant parking for the existing single family home is also recommended.



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JAN 28 2016

DEPARTMENT OF
PLANNING & ZONING

January 28, 2016

Scott Gustin, AICP, CFM
Interim Zoning Administrator
Dept. of Planning & Zoning
149 Church Street
Burlington, VT 05401

Re: Elizabeth's Place, 20 Fletcher Place
Burlington, VT

Dear Scott:

We are writing on behalf of our client, Martha Lang, DBA Wiltshire Properties, LLC, to request approval of the attached Boundary Line Adjustments and Site Plan Applications. This proposed project involves boundary line adjustments between 20 Fletcher Place, 128 Colchester Avenue and 132 Colchester Avenue, all owned by Wiltshire Properties, LLC. At this point, Wiltshire's other properties are not involved. This project is intended to continue the infill along Fletcher Place, and to provide some much-needed residential units along the existing transit routes in the City, and in close proximity to the two largest institutions in the City.

The boundary line adjustments are proposed to result in 1,061 s.f. being transferred from 128 CA (Colchester Avenue) to 20 FP (Fletcher Place), 2,505 s.f. being transferred from 132 CA to 20 FP and 1,166 s.f. being transferred from 132 CA to 128 CA. The results of these adjustments will be that 20 FP increases from 8,746 s.f. to 12,312 s.f., 128 CA increasing from 7,245 s.f. to 7,350 s.f. and 132 CA decreasing from 8,349 s.f. to 4,678 s.f. These proposed adjustments are shown on the Boundary Line Adjustment Plat attached hereto. As you noted in your e-mail to me of January 18, 2016, these boundary line adjustments trigger a Level III Certificate of Appropriateness (COA).

The site plan depicts a new 3 unit residential building proposed to be constructed in the space between the existing single family dwelling on 20 FP and the gravel parking area serving 128 CA. The building is proposed to be a three story building with a gabled roof, similar in architectural style to those on the surrounding properties. As you noted in your e-mail to me of January 18, 2016, the three unit building is a Conditional Use, and as such triggers a Level II Certificate of Appropriateness (COA). Associated with this new building, in addition to serving the existing building on 20 FP, a new driveway and four-space parking area is proposed. In accordance with Table 8.1.8-1 of the City of Burlington Comprehensive Development Ordinance (CDO), one of the four new spaces will serve as the second parking space required by the single family dwelling on 20 FP, with the other three meeting the requirement of one space per unit for the new building.

Following discussions with Megan Moir on January 13, 2016, we propose to construct the new drive and parking with pervious asphalt to encourage infiltration and reduce runoff. This drive will slope very gradually toward Fletcher Place. In times of intense storms, shallow grass swales lead between the drive and the buildings toward a small detention / infiltration area in the

Scott Gustin
January 28, 2016
Page 2 of 2

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existing low point at the rear of the property. This area will have a 4" overflow pipe leading to the existing storm sewer pipe running down the westerly edge of Fletcher Place. This overflow pipe will also serve as a method of dewatering the base of the pervious concrete drive. The intention of this basin is to provide storage of the water quality volume for the project, as well as reduce the volume of stormwater currently flowing off of this property onto the University of Vermont property to the north of this property.

A lighting plan is also included with this application. We have attempted to minimize the amount of light spilling off of the site by using all down-shielded lights, while at the same time providing needed illumination at the building entrances and toward the parking area.

As required by Article 3 of the CDO, and as per your email dated January 18, 2016, we have attached the following;

COA Level III – Boundary Line Adjustments –

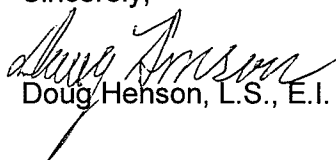
One Zoning Permit Application and Completed Checklist for each of the three properties;
\$300 application fee (\$100 per lot);
Two (2) 18" x 24" copies of the Boundary Line Adjustment Plat
and one (1) 11" x 17" copy of the Boundary Line Adjustment Plat.

COA Level II – Site Plan – for 20 Fletcher Place

Zoning Permit Application;
Completed Level I and Level II checklists;
\$80 application fee for the Level I COA;
\$2,110 application fee for the Level II COA (\$ 110 base fee + \$2,000[\$2/\$1,000 x \$1,000,000 estimated construction cost]);
\$150 application fee for the Conditional Use;
One (1) 24" x 36" set of the project plans
and one (1) 11" x 17" set of the project plans.

Please feel free to contact me if you have any questions.

Sincerely,


Doug Henson, L.S., E.I.

Cc Martha Lang

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DEPARTMENT OF
PLANNING & ZONING

LEGEND

- EXISTING PROJECT BOUNDARY
- ABUTTING PROPERTY LINE
- BUILDING SETBACK
- EXISTING GROUND CONTOUR
- EXISTING UTILITY POLE AND OVERHEAD WIRE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING CHAIN LINK FENCE
- IRON PIPE FOUND
- IRON BAR FOUND
- CONCRETE MONUMENT FOUND
- GRANITE MONUMENT FOUND
- MARBLE MONUMENT FOUND

PROJECT STATISTICS

ZONING DISTRICT - INSTITUTIONAL

DIMENSIONAL REQUIREMENTS	REQUIRED	EXISTING		
MAXIMUM DENSITY	20 DU/ ACRE	20 FLETCHER PLACE	128 COLCHESTER AVE.	132 COLCHESTER AVE.
MINIMUM FRONT SETBACK	15 FT MIN (AVG. OF 2 NEIGHBORING LOTS)	8,746 SF (4 MAX) 8 FT	7,350 SF (3.3 MAX) 6 FT	8,349 SF (3.8 MAX) 4.6 FT
MINIMUM SIDE SETBACK	5 - 20 FT (10% OF LOT WIDTH)	5.3 FT	1.9 FT	2.6 FT
MINIMUM REAR SETBACK	20 - 75 FT (25% OF LOT DEPTH)	32.6 FT	82 FT	95 FT
MAXIMUM COVERAGE	40%	20.0% (1,757 SF)	39.9% (2,935 SF)	17.6% (1,470 SF)

EXISTING USES - SINGLE AND MULTI FAMILY RESIDENTIAL

UTILITIES:
WATER/WASTEWATER - MUNICIPAL SERVICES.

EXISTING PARKING
20 FLETCHER PLACE 2 SPACES PER ZP 12-0668FC
128 COLCHESTER AVE 6 SPACES PER 1-3-96 APPROVAL
132 COLCHESTER AVE 2 SPACES

SHEET INDEX

- EXISTING CONDITIONS SITE PLAN
- OVERALL SITE PLAN
- 20 FLETCHER PLACE PROPOSED SITE AND UTILITY PLAN
- GRADING PLAN
- LANDSCAPING PLAN
- LIGHTING PLAN
- WATER, STORMWATER & SITE DETAILS AND SPECIFICATIONS
- SEWER, LANDSCAPING & EROSION CONTROL DETAILS AND SPECIFICATIONS

OWNER/APPLICANT

WILTSHIRE PROPERTIES, LLC
c/o MARTHA LANG, Ph.D.
138 COLCHESTER AVENUE
BURLINGTON, VT 05401

NOTES

- THIS IS A SITE PLAN ONLY AND IS NOT INTENDED TO BE USED FOR PROPERTY CONVEYANCES. SEE A PLAN ENTITLED "A PORTION OF LANDS OF WILTSHIRE PROPERTIES, LLC, 20 FLETCHER PLACE, 128 AND 132 COLCHESTER AVENUE, BOUNDARY LINE ADJUSTMENT PLAT" FOR A SURVEY OF THE PROPERTY.
- THE SOILS ON THIS PROPERTY ARE A COMBINATION OF ADAMS AND WINDSOR LOAMY SANDS AND GEORGIA STONY LOAM SOILS.

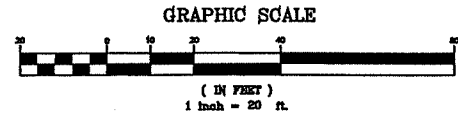
Date	Revision	By
These plans shall only be used for the purpose shown below:		
☒ Sketch/Concept	☐ Act 250 Review	
☐ Preliminary	☐ Construction	
☐ Final Local Review	☐ Record Drawing	
LANDS OF WILTSHIRE PROPERTIES, LLC.		Project No. 15141
ELIZABETH'S PLACE		Survey KMR
20 FLETCHER PL., 128 & 132 COLCHESTER AVE. BURLINGTON, VT 05403		Design DLH
EXISTING CONDITIONS SITE PLAN		Drawn DLH
		Checked DJG
		Date 12-7-15
		Scale AS NOTED
		Sheet number

L Lamoureux & Dickinson
Consulting Engineers, Inc.
14 Morse Drive, Essex, VT 05452

THE CONTRACTOR SHALL NOTIFY
'DIGSAFE' PRIOR TO ANY EXCAVATION

LOCATION PLAN

NTS



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LEGEND

---	EXISTING PROJECT BOUNDARY
---	ABUTTING PROPERTY LINE
---	BUILDING SETBACK
---	EXISTING GROUND CONTOUR
A,E&T	EXISTING UTILITY POLE AND OVERHEAD WIRE
S	EXISTING SEWER LINE
W	EXISTING WATER LINE
o	EXISTING CHAIN LINK FENCE
o IPF	IRON PIPE FOUND
o IBF	IRON BAR FOUND
o CMF	CONCRETE MONUMENT FOUND
o GMF	GRANITE MONUMENT FOUND
o MMF	MARBLE MONUMENT FOUND

PROJECT STATISTICS

ZONING DISTRICT - INSTITUTIONAL

DIMENSIONAL REQUIREMENTS:	REQUIRED	20 FLETCHER PLACE	128 COLCHESTER AVE.	132 COLCHESTER AVE.
LOT SIZE	N/A	12,312 SF	7,350 SF	4,678 SF
MAXIMUM DENSITY	20 DU/ACRE	14 DU/ACRE	17.7 DU/ACRE	19 DU/ACRE
MINIMUM FRONT SETBACK	15 FT MIN.(AVG. OF 2 NEIGHBORING LOTS)*	8 FT (EXISTING)	6 FT (EXISTING)	4.6 FT (EXISTING)
MINIMUM SIDE SETBACK	5 - 20 FT (10% OF LOT WIDTH)	5.3 FT (EXISTING)	1.9 FT (EXISTING)	2.6 FT (EXISTING)
MINIMUM REAR SETBACK	20 - 75 FT (25% OF LOT DEPTH)	32.6 FT (25' REQ'D)	63 FT (25' REQ'D)	25 FT (24' REQ'D)
MAXIMUM COVERAGE	40%	39.4% (4,847 SF)	39.9% (2,935 SF)	31.4% (1,470 SF)

*WHICHEVER IS LESS

EXISTING USES - SINGLE AND MULTI FAMILY RESIDENTIAL

UTILITIES:
WATER/WASTEWATER - MUNICIPAL SERVICES.

EXISTING PARKING

20 FLETCHER PLACE	2 SPACES PER ZP 12-0688FC
128 COLCHESTER AVE.	8 SPACES PER 1-3-96 APPROVAL
132 COLCHESTER AVE.	2 SPACES

OWNER/APPLICANT

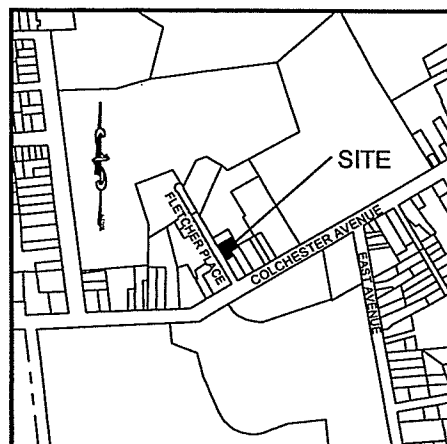
WILTSHIRE PROPERTIES, LLC
c/o MARTHA LANG, Ph.D.
138 COLCHESTER AVENUE
BURLINGTON, VT 05401

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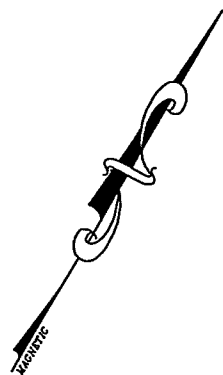
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OVERALL SITE PLAN		Checked DUG
		Date 12-7-15
		Scale AS NOTED
		Sheet number



LOCATION PLAN

NTS



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.THE CONTRACTOR SHALL NOTIFY
'DIGSAFE' PRIOR TO ANY EXCAVATION#31 FLETCHER PLACE
ROBERT K. & SUSAN G. BUTANI
N/F
VOL. 1085, PG. 778#27 FLETCHER PLACE
FRANCIS J. & EDWARD B. VON
TURKOVICH
N/F
VOL. 1157, PG. 487#19 FLETCHER PLACE
DAWN M. & THOMAS F.
EDWARDS
N/F
VOL. 1016, PG. 756#17 FLETCHER PLACE
UNITED MINING & SALVAGE
COMPANY, LLC
N/F
VOL. 1254, PG. 51#120 COLCHESTER AVENUE
DANIEL J. & HOLLY TRAHAN
N/F
VOL. 438, PG. 303#34 FLETCHER PLACE
UNIVERSITY OF VERMONT &
STATE AGRICULTURE COLLEGE
N/F
VOL. 775, PG. 482#26
FLETCHER
PLACEPATRICIA A. ROONEY
&
WILLIAM P. HICKOK
N/FWILTSHIRE PROPERTIES, LLC
N/F
VOL. 1232, PG. 116#20 FLETCHER PLACE
(SINGLE FAMILY DWELLING)PROPOSED NEW THREE UNIT
RESIDENTIAL BUILDINGWILTSHIRE PROPERTIES, LLC
N/F
VOL. 1232, PG. 116

EXISTING GRAVEL DRIVE

#128 COLCHESTER AVENUE
(3 FAMILY DWELLING)#132 COLCHESTER AVENUE
(2 FAMILY DWELLING)

#138 COLCHESTER AVENUE

FLETCHER ALLEN HEALTH CARE, INC.
N/F
VOL. 979, PG. 403

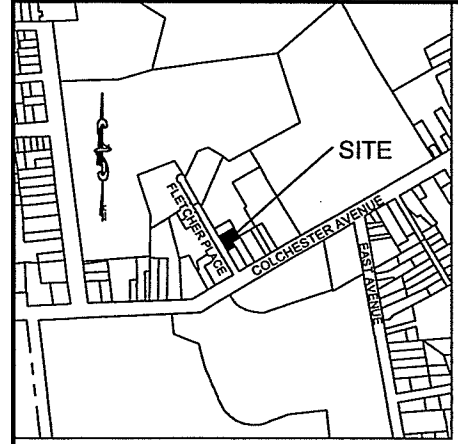
JAN 23 2016

DEPARTMENT OF
PLANNING & ZONING

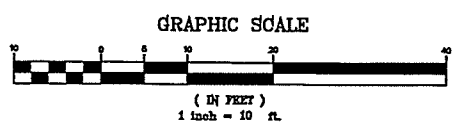
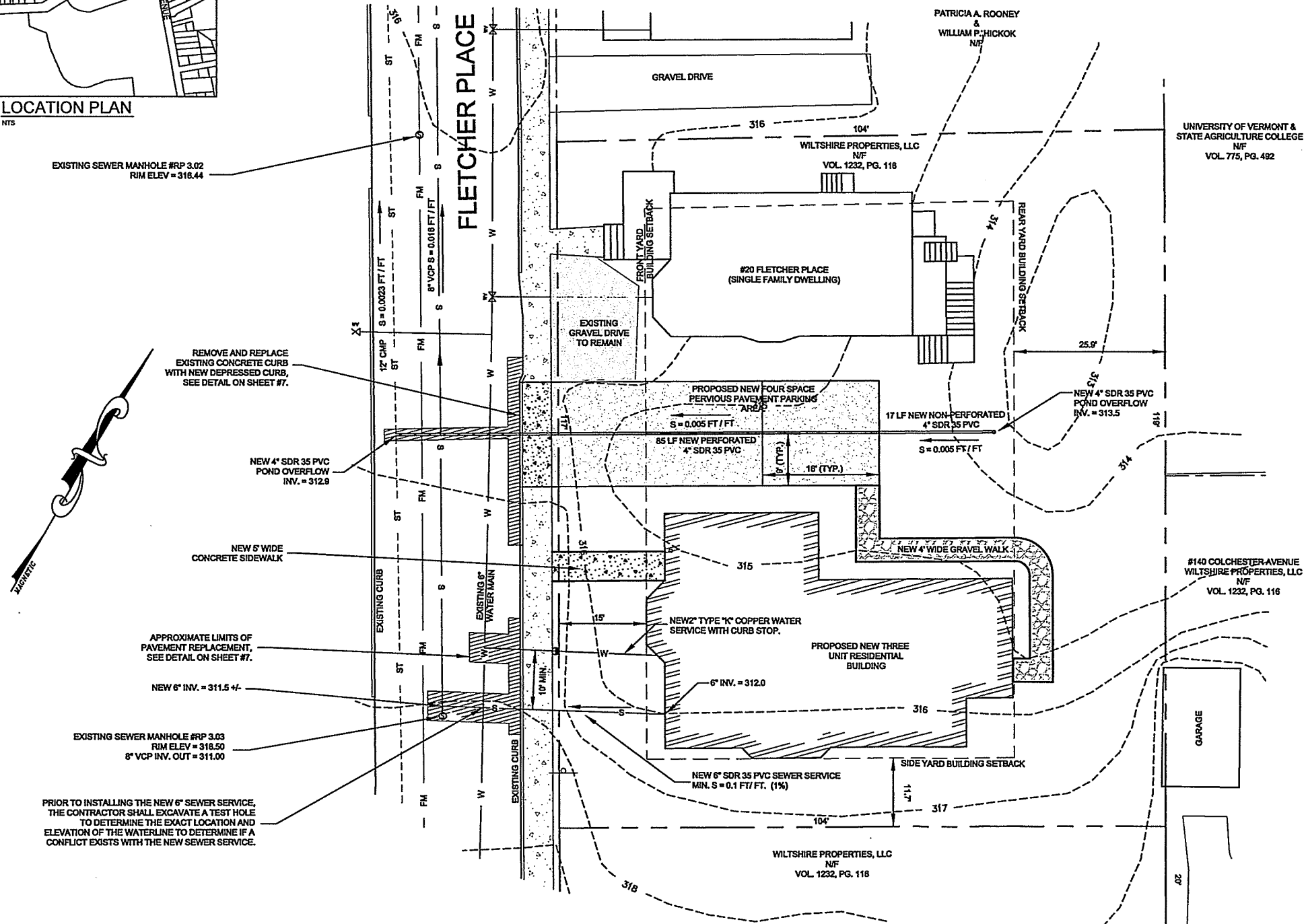
LEGEND

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- BUILDING SETBACK
- EXISTING GROUND CONTOUR
- EXISTING UTILITY POLE AND OVERHEAD WIRE
- EXISTING SEWER LINE
- EXISTING WATER LINE
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- IRON BAR FOUND
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- GRANITE MONUMENT FOUND
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LOCATION PLAN



THE CONTRACTOR SHALL NOTIFY
DIGSAFE PRIOR TO ANY EXCAVATION



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OWNER/APPLICANT

WILTSHIRE PROPERTIES, LLC
c/o MARTHA LANG, Ph.D.
138 COLCHESTER AVENUE
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20 FLETCHER PLACE PROPOSED SITE AND UTILITY PLAN		
Lamoureux & Dickinson Consulting Engineers, Inc. 14 Morse Drive, Essex, VT 05432		

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DEPARTMENT OF
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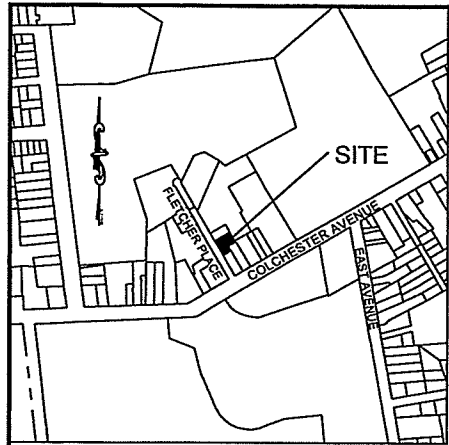
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- EXISTING GROUND CONTOUR
- EXISTING UTILITY POLE AND OVERHEAD WIRE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- FENCE
- NEW SWALE

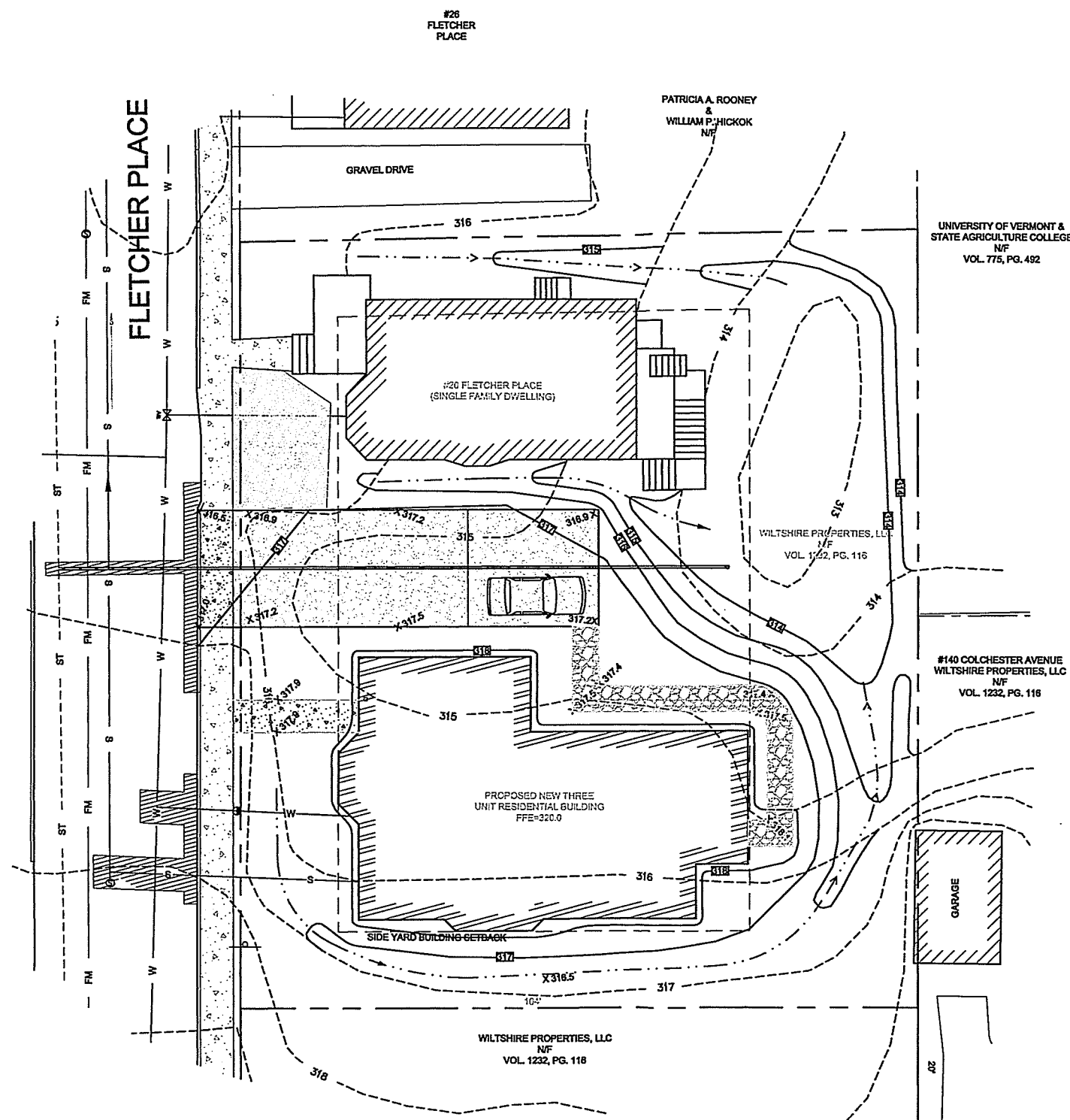
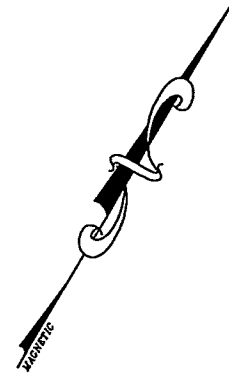
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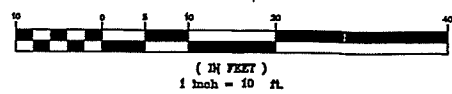
THE CONTRACTOR SHALL NOTIFY
'DIGSAFE' PRIOR TO ANY EXCAVATION



LOCATION PLAN
NTS



GRAPHIC SCALE



JAN 26 2016

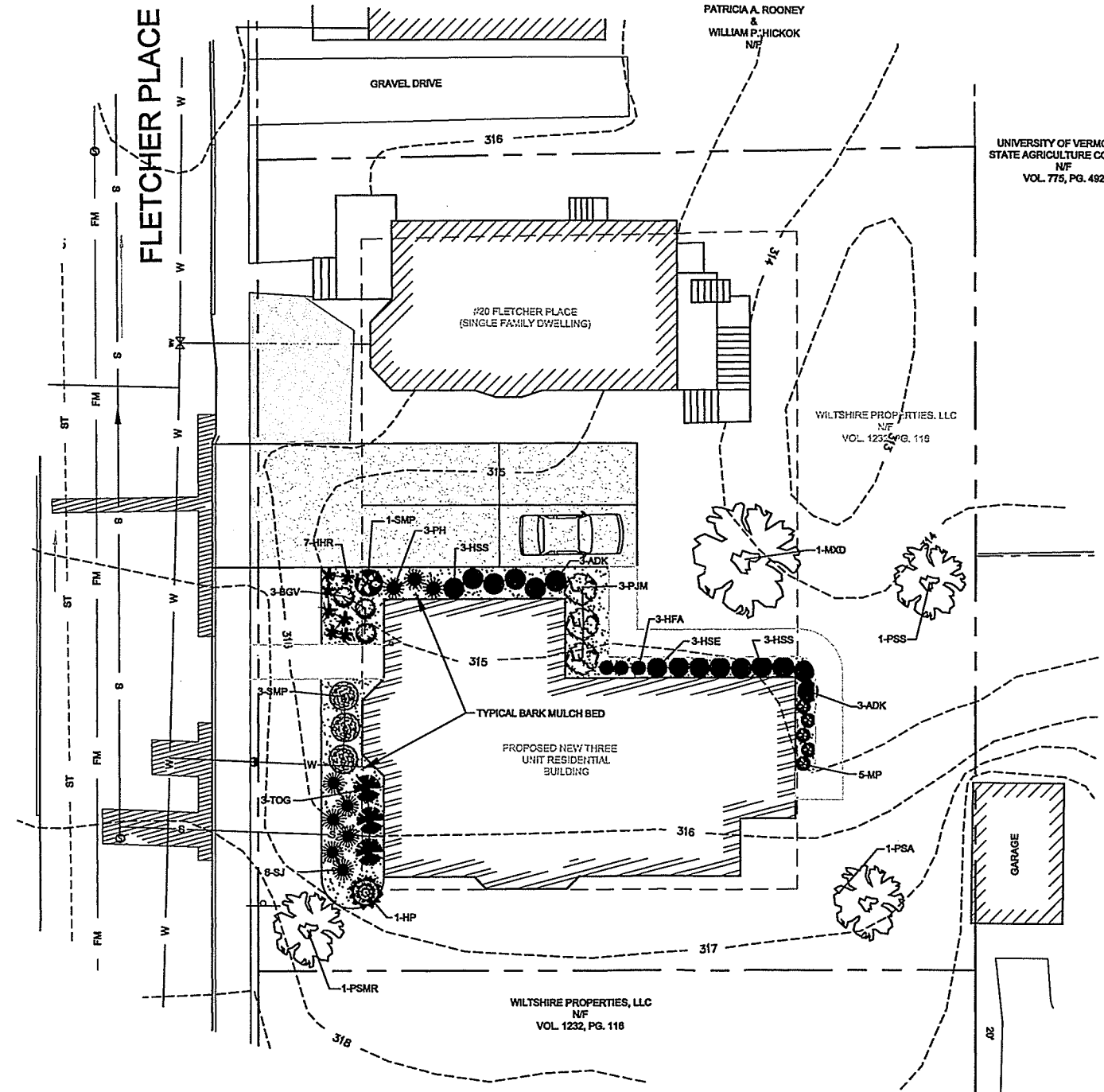
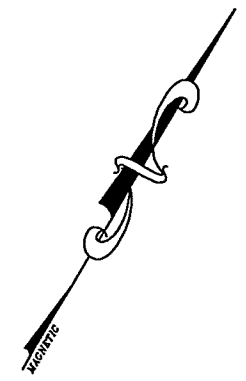
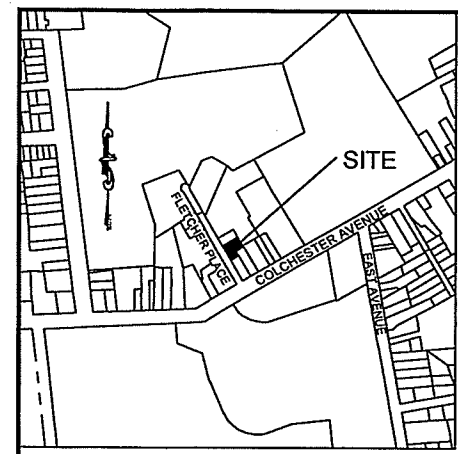
LEGEND

- EXISTING PROJECT BOUNDARY
- ABUTTING PROPERTY LINE
- BUILDING SETBACK
- EXISTING GROUND CONTOUR
- EXISTING UTILITY POLE AND OVERHEAD WIRE
- EXISTING SEWER LINE
- EXISTING WATER LINE

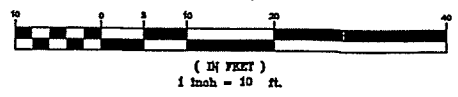
PLANTING SCHEDULE

Planting Schedule						
Count	ID	Common Name	Item Description	Unit	Height	Spread
Trees						
1	MXD	Fireside Apple	Malus x domestica 'Fireside'	5-7 gal	12-15 ft	14 ft
1	PSMR	Mt Royal European Plum	Prunus spp. 'Mt Royal'	5-7 gal	10-12 ft	>12 ft
1	PSA	Anjou Pear	Pyrus spp. 'Anjou'	5-7 gal	10-12 ft	>12 ft
1	PSS	Seckel Pear	Pyrus spp. 'Seckel'	5-7 gal	10-12 ft	>12 ft
Shrubs						
3	BGV	Green Velvet Boxwood	Buxus 'Green Velvet' (COPF)	3 gal	3-5 ft	36 in. - 4 ft
1	HP	Pinky Winky Hardy Hydrangea	Hydrangea paniculata 'DVPinky'	3 gal	4-7 ft	4-7 ft
3	PJM	PJM Rhododendron	Rhododendron 'PJM'	3 gal	3-5 ft	4-7 ft
6	SJ	Neon Flash Spirea	Spiraea japonica 'Neon Flash'	2-3 gal	30 in. - 3 ft	24-36 ft.
4	SMP	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2-3 gal	3-5 ft	4-7 ft.
3	TOG	Globe Arborvitae	Thuja occidentalis 'Globosa'	2 gal	3-5 ft	4-7 ft.
Herbaceous						
6	ADK	Kniffl Goat's Beard	Aruncus dioicus 'Kniffl'	#2	30 in - 3 ft	24 - 36 in
7	HHR	Happy Returns Daylily	Hemerocallis 'Happy Returns'	#1	12 - 18 in	<= 12 in
3	HFA	Variegated Plantain Lily	Hosta fortunei 'Albomarginata'	#2		
3	HSE	Sieboldiana Elegans Plantain Lily	Hosta sieboldiana 'Elegans'	#2		
6	HSS	Sum & Substance Hosta	Hosta x 'Sum & Substance'	#2	24 - 30 in.	4-7 ft.
5	MP	Ostrich Fern	Matteuccia pennsylvanica	#1	30 in - 3 ft	12 - 24 in
3	PH	Cottage Mix Peony	Paeonia hybrids	#2	24 - 30 in.	24 - 36 ft.

LOCATION PLAN



GRAPHIC SCALE



LANDSCAPE DESIGN BY:

Ginkgo Design, LLC
Smart Landscape Solutions
22 Pearl Street
Designed by: David Durbin, VCI

ELIZABETH'S PLACE
20 FLETCHER PL., 128 & 132 COLCHESTER AVE.
BURLINGTON, VT 05403

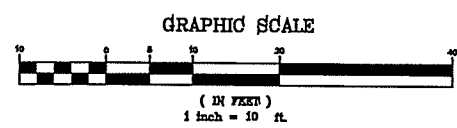
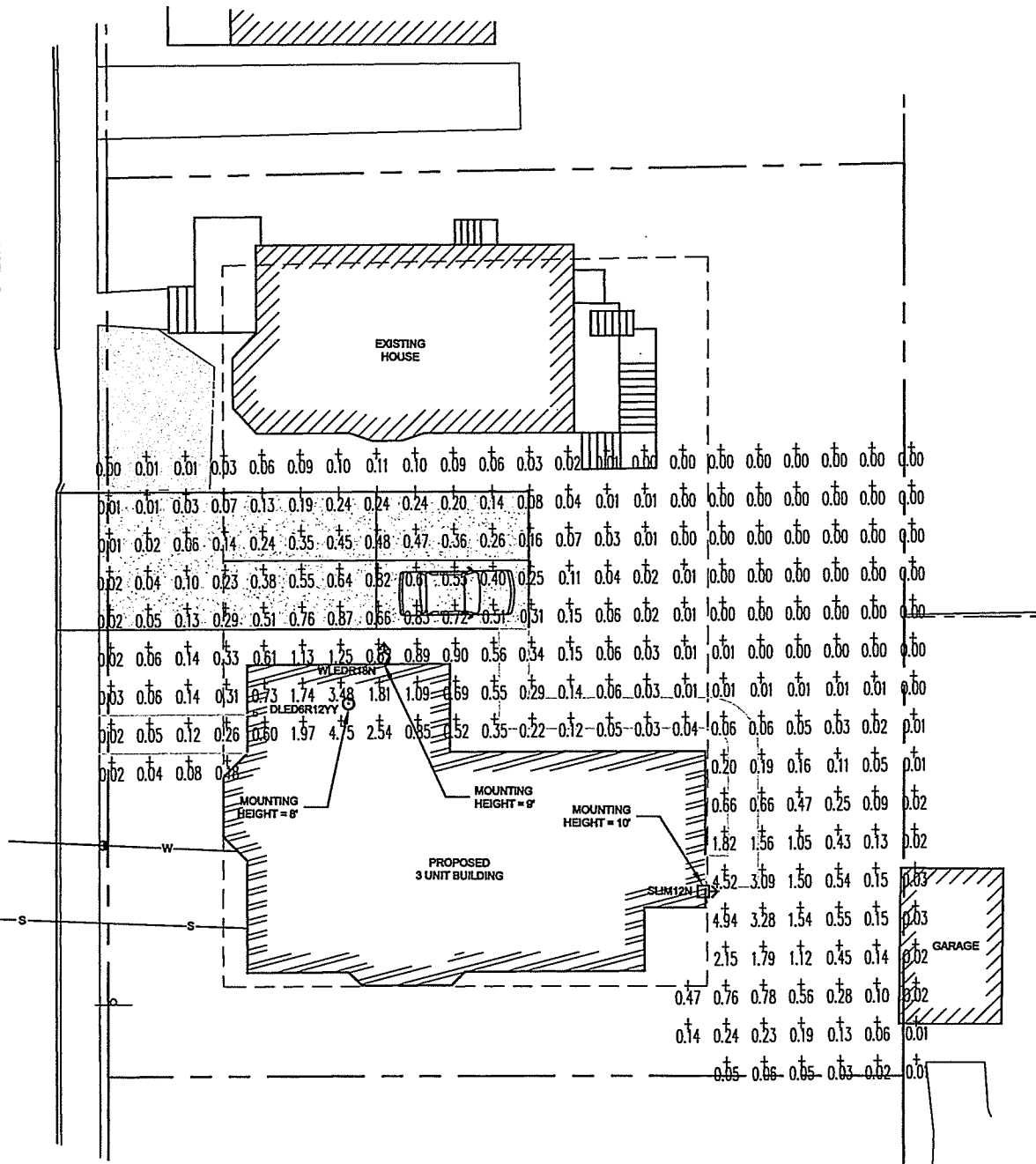
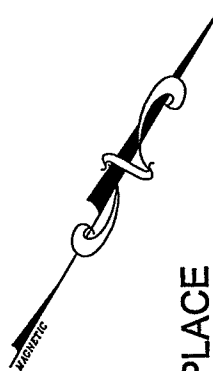
LANDSCAPING PLAN

LANDS OF WILTSHIRE PROPERTIES, LLC.

Project No. 15141
Survey KMR
Design DLH
Drawn DLH
Checked DJG
Date 12-7-15
Scale AS NOTED
Sheet number

Lamoureux & Dickinson
Consulting Engineers, Inc.
14 Morse Drive, Essex, VT 05452

FLETCHER PLACE



SLIM12N



Project:	Type:
Prepared By:	Date:
Driver Info:	LED Info:
Type: 12N	Watt: 12W
Constant Current: 0.13A	Color Temp: 4000K (Neutral)
200V: 0.06A	Color Accuracy: 82 CRI
240V: 0.07A	L70 Life Expect: 100,000
277V: 0.08A	Lumen: 1,372
Input Watt: 12W	Efficiency: 99 LMW
Efficiency: 84%	

Technical Specifications

Listings:
UL Listing: UL Listed for wet locations. Suitable for mounting in wet locations and THX-21 in wet locations.
ADA Compliant: SLIM12N is ADA Compliant.
DLC Listed: The product is on the Energy Lights Consortium (ELC) Qualified Products List and is eligible for rebates from ELC member utilities.
Dark Sky Approved: The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.
IESNA LM-79 & LM-80 Testing: IESNA LM-79 and LM-80 have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Designated of Energy Lighting Facility (ELF) rating.
Construction: The luminaire is constructed of high quality, high impact polycarbonate (PC) and is designed for long life and low maintenance.
IP Rating: IP65 (Protected against water spray from any direction).
Cold Weather Starting: The luminaire is designed for operation in temperatures down to -40°F (-40°C).
Ambient Temperature: Suitable for use in ambient temperatures up to 104°F (40°C).
Thermal Management: Superior heat sinking with internal air flow fan.

Mounting:
Precision die-cast aluminum housing.
Mounting: Heavy duty mounting bracket with tapered housing for easy installation.
Recommended Mounting Height: 10 to 15 ft.
Lens: Tempered glass lens.
Reflector: Spectral reflector.
Finish: High performance powder coating.

Life Expectancy:
100,000 hour LED lifespan based on ENEC LM-80 testing and THX-21 in wet locations.
Color Consistency: 3-step MacAdam E step binning to ensure color stability.
Color Stability: LED color temperature is maintained to within no more than 200K in 100,000 hours.
Color Uniformity: RAB's range of CCT (Correlated Color Temperature) luminaire options are available for the application. See the RAB LED Luminaire Selection Guide for the characteristics of our LED lighting products. ANSI C78.377-2011.

Electrical:
Driver: Constant Current, Class 2, 100-277V, 50/60 Hz, 400 surge protection, 100-240VAC, 0.13A, 12W, 277VAC, 0.08A, Power Factor 99%.
THD: 12% at 120V.
Other: 12V DC output.

LED Replacement Range:
The SLIM12N can be used to replace 70W incandescent or dimmable luminaire.
California Title 24: SLIM12N complies with 2013 California Title 24 lighting and electrical code as a residential exterior luminaire. See SLIM12N for a model that complies with a commercial exterior luminaire listing.

DLED6R12YY



Project:	Type:
Prepared By:	Date:
Driver Info:	LED Info:
Type: 12N	Watt: 12W
Constant Current: 0.13A	Color Temp: 4000K
200V: 0.06A	Color Accuracy: 82 CRI
240V: 0.07A	L70 Life Expect: 100,000
277V: 0.08A	Lumen: 1,372
Input Watt: 12W	Efficiency: 99 LMW
Efficiency: 84%	

Technical Specifications

Listings:
UL Listing: UL Listed for damp locations.
IESNA LM-79 & LM-80 Testing: IESNA LM-79 and LM-80 have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Designated of Energy Lighting Facility (ELF) rating.
Construction: The luminaire is constructed of high quality, high impact polycarbonate (PC) and is designed for long life and low maintenance.
IP Rating: IP65 (Protected against water spray from any direction).
Cold Weather Starting: The luminaire is designed for operation in temperatures down to -40°F (-40°C).
Ambient Temperature: Suitable for use in ambient temperatures up to 104°F (40°C).
Thermal Management: Superior heat sinking with internal air flow fan.

Mounting:
Precision die-cast aluminum housing.
Mounting: Heavy duty mounting bracket with tapered housing for easy installation.
Recommended Mounting Height: 10 to 15 ft.
Lens: Tempered glass lens.
Reflector: Spectral reflector.
Finish: High performance powder coating.

Life Expectancy:
100,000 hour LED lifespan based on ENEC LM-80 testing and THX-21 in wet locations.
Color Consistency: 3-step MacAdam E step binning to ensure color stability.
Color Stability: LED color temperature is maintained to within no more than 200K in 100,000 hours.
Color Uniformity: RAB's range of CCT (Correlated Color Temperature) luminaire options are available for the application. See the RAB LED Luminaire Selection Guide for the characteristics of our LED lighting products. ANSI C78.377-2011.

Electrical:
Driver: Constant Current, Class 2, 100-277V, 50/60 Hz, 400 surge protection, 100-240VAC, 0.13A, 12W, 277VAC, 0.08A, Power Factor 99%.
THD: 12% at 120V.
Other: 12V DC output.

LED Replacement Range:
The DLED6R12YY can be used to replace 70W incandescent or dimmable luminaire.
California Title 24: DLED6R12YY complies with 2013 California Title 24 lighting and electrical code as a residential exterior luminaire. See DLED6R12YY for a model that complies with a commercial exterior luminaire listing.

WBLED18N



Project:	Type:
Prepared By:	Date:
Driver Info:	LED Info:
Type: 18N	Watt: 18W
Constant Current: 0.18A	Color Temp: 4000K (Neutral)
200V: 0.09A	Color Accuracy: 82 CRI
240V: 0.10A	L70 Life Expect: 100,000
277V: 0.12A	Lumen: 1,800
Input Watt: 18W	Efficiency: 99 LMW
Efficiency: 84%	

Technical Specifications

Listings:
UL Listing: UL Listed for wet locations. Suitable for mounting in wet locations and THX-21 in wet locations.
ADA Compliant: WBLED18N is ADA Compliant.
DLC Listed: The product is on the Energy Lights Consortium (ELC) Qualified Products List and is eligible for rebates from ELC member utilities.
Dark Sky Approved: The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.
IESNA LM-79 & LM-80 Testing: IESNA LM-79 and LM-80 have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Designated of Energy Lighting Facility (ELF) rating.
Construction: The luminaire is constructed of high quality, high impact polycarbonate (PC) and is designed for long life and low maintenance.
IP Rating: IP65 (Protected against water spray from any direction).
Cold Weather Starting: The luminaire is designed for operation in temperatures down to -40°F (-40°C).
Ambient Temperature: Suitable for use in ambient temperatures up to 104°F (40°C).
Thermal Management: Superior heat sinking with internal air flow fan.

Mounting:
Precision die-cast aluminum housing.
Mounting: Heavy duty mounting bracket with tapered housing for easy installation.
Recommended Mounting Height: 10 to 15 ft.
Lens: Tempered glass lens.
Reflector: Spectral reflector.
Finish: High performance powder coating.

Life Expectancy:
100,000 hour LED lifespan based on ENEC LM-80 testing and THX-21 in wet locations.
Color Consistency: 3-step MacAdam E step binning to ensure color stability.
Color Stability: LED color temperature is maintained to within no more than 200K in 100,000 hours.
Color Uniformity: RAB's range of CCT (Correlated Color Temperature) luminaire options are available for the application. See the RAB LED Luminaire Selection Guide for the characteristics of our LED lighting products. ANSI C78.377-2011.

Electrical:
Driver: Constant Current, Class 2, 100-277V, 50/60 Hz, 400 surge protection, 100-240VAC, 0.18A, 18W, 277VAC, 0.12A, Power Factor 99%.

Legend

- DLED6R12YY PROPOSED LUMINAIRE
- WBLED18N PROPOSED LUMINAIRE
- SLIM12N PROPOSED LUMINAIRE
- 0.04 LIGHTING LEVEL (FOOT-CANDLES)

LIGHTING SUMMARY TABLE	
LUMINAIRES: RAB DLED6R12YY RECESSED CAN LIGHT	
RAB WBLED18N WALL SCONCE	
RAB SLIM 12N WALLPACK	
ZONING AREA: INSTITUTIONAL	
MOUNTING HEIGHT:	VARIABLE - SEE PLAN
MAX ILLUMINATION:	4.95 foot-candles
MIN ILLUMINATION:	0.05 foot-candles
AVG. ILLUMINATION:	0.85 foot-candles
UNIFORMITY RATIO (AVG/MIN):	17:1

LIGHTING LEVELS ARE BASED ON INTENDED ILLUMINATION AREAS ONLY AND ARE NOT REPRESENTATIVE OF THE ENTIRE LIGHTING GRID SHOWN ON THIS PLAN.

Date	Revision	By
These plans shall only be used for the purpose shown below:		
☒ Sketch/Concept	☐ Act 250 Review	
☐ Preliminary	☐ Construction	
☐ Final Local Review	☐ Record Drawing	
LANDS OF WILTSHIRE PROPERTIES, LLC.		
Project No. 15141		
ELIZABETH'S PLACE		
20 FLETCHER PL., 128 & 132 COLCHESTER AVE.		
BURLINGTON, VT 05403		
LIGHTING PLAN		
Design: DLH		
Drawn: DLH		
Checked: DJG		
Date: 12-7-15		
Scale: AS NOTED		
Sheet number		

GENERAL CONSTRUCTION NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST VERMONT AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION 2008, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (2003 EDITION), THE CITY OF BURLINGTON PUBLIC WORKS SPECIFICATION REQUIREMENTS, AND THESE PLANS.
- THE CONTRACTOR SHALL CONTACT ALL UTILITIES BEFORE EXCAVATION TO VERIFY THE LOCATION OF ANY UNDERGROUND LINES. THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-344-7233 (1-888-DIG-SAFE).
- UTILITIES INFORMATION SHOWN HEREON WERE OBTAINED FROM BEST AVAILABLE SOURCES AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL CONNECT OR RECONNECT ALL UTILITIES TO THE NEAREST SOURCE THROUGH COORDINATION WITH UTILITY OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING SURFACES, SOILS, VEGETATION, PAVEMENT AND STRUCTURES NECESSARY TO CONSTRUCT THIS PROJECT UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, DEBRIS AND TRASH FROM THE SITE UPON COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE DUST CREATED AS A RESULT OF CONSTRUCTION DOES NOT CREATE A NUISANCE OR A SAFETY HAZARD. WHERE AND WHEN DEEMED NECESSARY BY THE ENGINEER OR OWNER, THE CONTRACTOR SHALL BE REQUIRED TO WET SECTIONS OF THE CONSTRUCTION AREA WITH WATER, APPLY CALCIUM CHLORIDE OR SWEEP ASPHALT ROADS WITH A POWER BROOM AS DUST CONTROL.
- ANY SURFACES, LINES, OR STRUCTURES WHICH HAVE BEEN DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THE CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
- CONSTRUCTION OBSERVATION AND CERTIFICATION IS OFTEN REQUIRED AS A CONDITION OF STATE AND LOCAL PERMITS. IT IS RECOMMENDED THAT CONSTRUCTION OF THE IMPROVEMENTS DETAILED ON THESE PLANS BE OBSERVED BY LAMOUREUX & DICKINSON CONSULTING ENGINEERS INC. (LAD) TO DETERMINE IF THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. LAD WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS THAT MAY ARISE FROM FAILURE TO FOLLOW THESE PLANS AND THE DESIGN INTENT THAT THEY CONVEY. ANY CHANGES MADE IN THE PLANS AND SPECIFICATIONS OR IN THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS WITHOUT LAD'S PRIOR KNOWLEDGE AND CONSENT, AND/OR FAILURE TO SCHEDULE OBSERVATION OF THE WORK AND TESTING IN PROGRESS.
- FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY A MINIMUM OF ONE-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. CONTINUOUS TWO-WAY TRAFFIC WILL BE REQUIRED AT NIGHT, DURING PEAK HOURS, AND WHENEVER POSSIBLE DURING ACTUAL CONSTRUCTION ACTIVITIES. TEMPORARY CONSTRUCTION SIGNS AND TRAFFIC CONTROL SIGNS SHALL BE ERECTED BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND CITY STANDARDS.
- TO ASSURE COMPLIANCE WITH THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 24 HOURS IN ADVANCE OF STARTING ANY WORK, BEGINNING INSTALLATION OF ANY UTILITIES, BRINGING IN ANY NEW GRAVEL FOR THE NEW PAVED AREAS, PAVING, AND FINAL INSPECTION.
- TOPSOIL SHALL BE STOCKPILED, SEEDDED, AND MULCHED UNTIL REUSED. SILT FENCE SHALL BE PLACED AND STAKED CONTINUOUSLY AROUND THE DOWNSLOPE PERIMETER OF THE TOPSOIL PILES.
- HEALTHY EXISTING TREES AS SHOWN ON THE SITE PLAN TO BE SAVED SHALL BE PROTECTED BY THE CONTRACTOR.
- OPEN CUT AREAS SHALL BE MULCHED OUTSIDE OF ACTUAL WORK AREAS, AND SILT FENCE SHALL BE EMPLOYED TO CONFINE SHEET WASH AND RUNOFF TO THE IMMEDIATE OPEN AREA AS ORDERED BY THE ENGINEER.
- AT COMPLETION OF GRADING, SLOPES, DITCHES, AND ALL DISTURBED AREAS SHALL BE SMOOTH AND FREE OF POCKETS WITH SUFFICIENT SLOPE TO ENSURE DRAINAGE.
- ALL FILL SHALL BE PLACED IN 6 INCH LIFTS AND THOROUGHLY COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR, UNLESS OTHERWISE SPECIFIED.

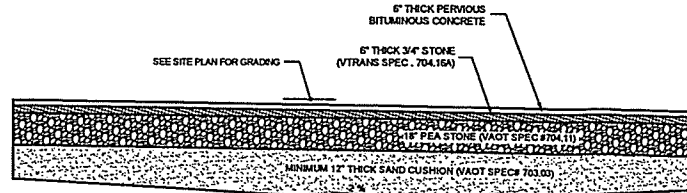
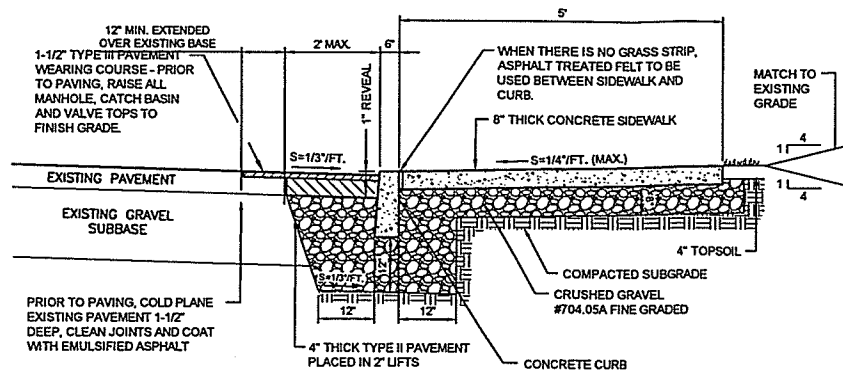
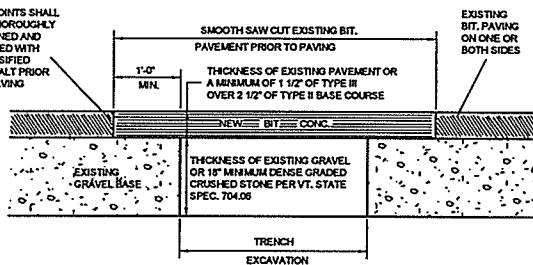
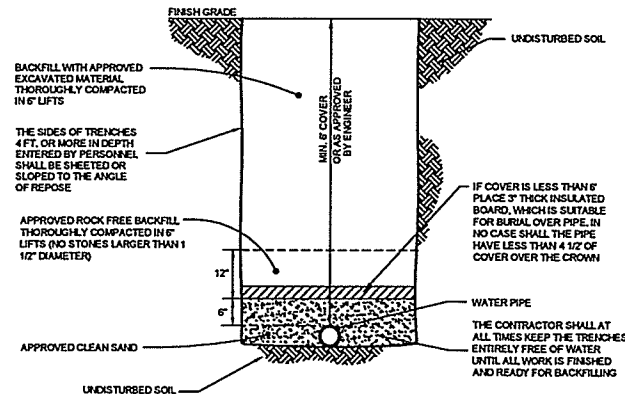
WATER PIPING SPECIFICATIONS

- INSTALLATION - PIPES, FITTINGS, AND ACCESSORIES SHALL BE CAREFULLY HANDLED TO AVOID DAMAGE. PRIOR TO THE DATE OF ACCEPTANCE OF THE PROJECT WORK BY THE OWNER, THE CONTRACTOR SHALL REPLACE ANY NEW PIPE OR ACCESSORY FOUND TO BE DEFECTIVE AT ANY TIME, INCLUDING AFTER INSTALLATION, AT NO EXPENSE TO THE OWNER. ALL INSTALLATION AND TESTING SHALL BE DONE IN ACCORDANCE WITH AWWA STANDARD C-900 AND ANSI SPECIFICATION A21.11. ALL PIPES SHOWING CRACKS SHALL BE REJECTED. IF CRACKS OCCUR IN THE PIPE, THE CONTRACTOR MAY, AT HIS OWN EXPENSE AND WITH THE APPROVAL OF THE ENGINEER, CUT OFF THE CRACKED PORTIONS AT A POINT AT LEAST TWELVE INCHES (12") FROM THE VISIBLE LIMITS OF THE CRACK AND USE THE SOUND PORTION OF THE PIPE. ALL PIPES AND FITTINGS SHALL BE CLEARED OF ALL FOREIGN MATTER AND DEBRIS PRIOR TO INSTALLATION AND SHALL BE KEPT CLEAN UNTIL ACCEPTANCE BY THE OWNER. AT ALL TIMES, WHEN THE PIPE LAYING IS NOT ACTUALLY IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY TEMPORARY WATER-TIGHT PLUGS OR BY OTHER APPROVED MEANS. IF WATER IS IN THE TRENCH WHEN WORK IS RESUMED, THE PLUG SHALL NOT BE REMOVED UNTIL ALL DANGER OF WATER ENTERING THE PIPE HAS PASSED. THE PIPE SHALL BE INSTALLED IN TRENCHES AND AT THE LINE AND GRADE SHOWN ON THE CONTRACT DRAWINGS. ANY DEFLECTION JOINTS SHALL BE WITHIN THE LIMITS SPECIFIED BY THE MANUFACTURER. ALL PIPING AND APPURTENANCES CONNECTED TO THE EQUIPMENT SHALL BE SUPPORTED SO THAT NO STRAIN WILL BE IMPOSED ON THE EQUIPMENT. IF THE EQUIPMENT MANUFACTURER'S SPECIFICATIONS INCLUDE THAT PIPING LOADS ARE NOT TO BE TRANSFERRED, THE CONTRACTOR SHALL SUBMIT CERTIFICATION OF COMPLIANCE. WHENEVER SEWERS CROSS UNDER WATERMANS, THE WATERMAN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATERMAN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. THIS VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAN LOCATED WITHIN TEN FEET (10') HORIZONTALLY OF ANY SEWER IT CROSSES. THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN THE DISTRIBUTION SYSTEM AND ANY PIPES, PUMPS, HYDRANTS, OR TANKS WHICH ARE SUPPLIED OR MAY BE SUPPLIED WITH WATER THAT IS, OR MAY BE, CONTAMINATED. IN INSTANCES WHERE THE USE OF DIFFERENT TYPES OF PIPE REQUIRE JOINING, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY ADAPTERS. ALL TRENCHING SAFETY STANDARDS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE STATE AND FEDERAL GUIDELINES AND AS SPECIFIED ON THE PLANS. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE TRENCHES ENTIRELY FREE OF WATER UNTIL ALL WORK IS FINISHED AND READY FOR BACKFILLING. AFTER THE VARIOUS PIPELINES HAVE BEEN INSTALLED, THE TRENCHES AND OTHER AREAS TO BE FILLED SHALL BE BACKFILLED TO SUBGRADE WITH WHATEVER POSSIBLE. MATERIAL EXCAVATED FROM THE TRENCH, NO BACKFILLING WILL BE ALLOWED UNTIL ANY CONCRETE MASONRY HAS SET SUFFICIENTLY, AS DETERMINED BY THE ENGINEER. ALL MATERIAL FOR BACKFILLING SHALL BE FREE OF ROOTS, STUMPS, AND FROST. MATERIALS USED FOR BACKFILLING TRENCHES SHALL BE FREE OF STONES WEIGHING OVER 30 POUNDS. NO STONES MEASURING OVER ONE AND ONE HALF INCHES (1 1/2") IN THE LONGEST DIMENSION SHALL BE PLACED WITHIN ONE FOOT (1') OF THE PIPELINE BEING BACKFILLED. BACKFILL FOR ALL PIPELINES SHALL BE PLACED IN SIX INCH (6") LAYERS, EACH LAYER BEING THOROUGHLY COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO-T-99 STANDARD PROCTOR. PARTICULAR PRECAUTIONS SHALL BE TAKEN IN THE PLACEMENT AND COMPACTION OF THE BACKFILL MATERIAL IN ORDER NOT TO DAMAGE THE PIPE OR STRUCTURE. THE BACKFILL SHALL BE BROUGHT UP EVENLY. ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM COVER DEPTH OF SIX (6") SURPLUS EXCAVATED MATERIALS NOT USED FOR BACKFILL SHALL BE DISPOSED OF IN A MANNER SATISFACTORY TO THE ENGINEER. ALL SURPLUS MATERIAL OR SPILL SHALL BE REMOVED PROMPTLY AND DISPOSED OF SO AS NOT TO BE OBJECTIONABLE TO ADJACENTS OR TO THE GENERAL PUBLIC.

- VALVE BOXES ARE TO BE INSTALLED ON ALL BURIED VALVES. THE BOXES SHALL BE CAST IRON WITH A MINIMUM FIVE AND ONE-FOURTHS INCH (5 1/4") DIAMETER AND LONG ENOUGH TO EXTEND FROM THE VALVE TO FINISHED GRADE. THE BOXES SHALL ENCLOSE THE OPERATING NUT AND STUFFING BOX OF THE VALVE. VALVE BOXES SHALL NOT TRANSFER LOADS INTO THE VALVE. COVERS SHALL BE CLOSE FITTING AND DIRT-TIGHT WITH THE TOP OF THE COVER FLUSH WITH THE TOP OF THE BOX RIM. COVERS SHALL BE MARKED "WATER" WITH AN ARROW INDICATING THE DIRECTION OF OPENING. VALVE BOXES SHALL BE THREE PIECE SURF-TYPE. THE CONTRACTOR SHALL PROVIDE A STABLE, TEMPORARY PVC MARKER APPROVED BY THE ENGINEER AT ALL GATE VALVES, CURB STOPS, AND AT THE END OF WATERLINES TO A POINT SIX INCHES (6") ABOVE FINISH GRADE. THE MARKER SHALL BE SEATED SECURELY INTO THE GROUND.

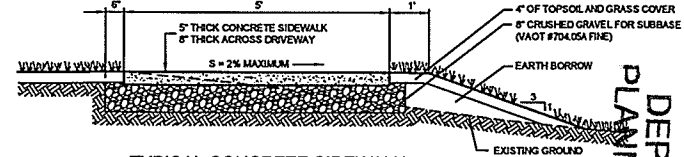
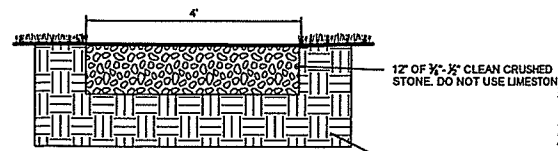
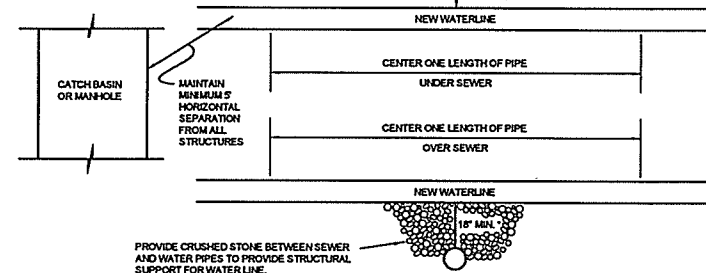
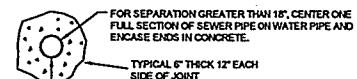
- DISINFECTION - CHLORINATION OF THE NEW SERVICE SHALL BE CONDUCTED ONLY AFTER THE SERVICE HAS BEEN FLUSHED AND A CLEAR STREAM IS OBTAINED AS DETERMINED BY THE ENGINEER. THE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND TOOLS NECESSARY TO DISINFECT THE PIPE AND APPURTENANCES IN ACCORDANCE WITH THE AWWA STANDARD FOR DISINFECTING WATERMANS, C-651, WITH THE EXCEPTION OF THE TABLET METHOD. THE METHOD OF DISINFECTION SHALL BE BY THE CONTINUOUS FEED METHOD UNLESS OTHERWISE APPROVED BY THE ENGINEER. AFTER FILLING, FLUSHING, AND THE ADDITION OF CHLORINE SOLUTION, THE FREE CHLORINE CONCENTRATION WITHIN THE PIPE SHALL BE AT LEAST 25 MG/L. THE CHLORINATED WATER SHALL REMAIN IN THE MAIN FOR A PERIOD OF AT LEAST 24 HOURS. AT THE END OF THIS PERIOD, THE TREATED WATER IN ALL PORTIONS OF THE MAIN SHALL NOT HAVE A RESIDUAL OF LESS THAN 10 MG/L OF FREE CHLORINE. ALL DISINFECTION SHALL BE PERFORMED UNDER THE SUPERVISION OF THE ENGINEER. THE DISINFECTION PROCESS SHALL BE DEEMED ACCEPTABLE ONLY AFTER (2) SAMPLES OF WATER FROM THE FLUSHED, DISINFECTED MAIN TAKEN BY THE ENGINEER AND TESTED AT AN APPROVED LABORATORY SHOW NO EVIDENCE OF BACTERIOLOGICAL CONTAMINATION. DISINFECTION SHALL CONFORM TO THE LATEST AWWA C-651 REVISION. THE PIPELINE AND APPURTENANCES SHALL BE MAINTAINED IN AN UNCONTAMINATED CONDITION UNTIL FINAL ACCEPTANCE. DISINFECTION SHALL BE REPEATED WHEN AND WHERE REQUIRED AT NO EXPENSE TO THE OWNER UNTIL FINAL ACCEPTANCE BY THE OWNER.

- FROST PROTECTION OF SHALLOW WATERLINES - WATERLINES WITH LESS THAN SIX FEET (6') OF COVER OVER THE CROWN, OR WHERE INDICATED ON THE PLANS, SHALL BE PROTECTED AGAINST FREEZING BY INSTALLATION OF THREE INCH (3") THICK STYROFOAM SH INSULATING SHEETS WITH A TOTAL WIDTH OF FOUR FEET (4') OR TWICE THE PIPE DIAMETER, WHICHEVER IS GREATER. THE SHEETS SHALL BE PLACED SIX INCHES (6") ABOVE THE CROWN OF THE MAIN AFTER COMPACTION OF THE SIX INCH (6") LIFT IMMEDIATELY ABOVE THE CROWN. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT THE STYROFOAM SHEETS FROM DAMAGE TO THE SHEETS. STYROFOAM SH SHEETS SHALL MEET THE COMPRESSIVE STRENGTH REQUIREMENTS OF ASTM D1581-73 AND SHALL BE AS MANUFACTURED BY DOW CHEMICAL COMPANY, MIDLAND, MICHIGAN, OR EQUIVALENT. IN NO CASE SHALL THE WATERLINES HAVE LESS THAN FOUR FEET (4') OF COVER OVER THE TOP OF THE PIPE.

TYPICAL PERVIOUS DRIVE / PARKING AREA CROSS SECTION
N.T.S.TYPICAL CONCRETE SIDEWALK WITH DEPRESSED CONCRETE CURB SECTION
N.T.S.REPLACEMENT OF EXISTING BITUMINOUS PAVEMENT
N.T.S.TYPICAL WATER TRENCH
N.T.S.

GRADATION REQUIREMENTS

MATERIAL	SIEVE SIZE	PERCENT (%) PASSING
SAND BORROW AND CUSHION - VT SPEC 703.03	2"	100 %
	1 1/2"	90-100 %
	1/2"	70-100 %
	#4	60-100 %
	#100	0-20 %
PEASTONE - VT SPEC 704.11	3/4"	100 %
	#4	90 TO 100% 0-5 %
DRAINAGE AGGREGATE VT SPEC 704.16A FINE	1"	100 %
	3/4"	90-100 %
	#4	20-55 % 0-10 % 0-5 %
CRUSHED GRAVEL FOR SUBBASE VT SPEC 704.05A FINE	2"	100 %
	#4	90-100% 30-60% 0-12 %
	#100	0-6 %
DENSE GRADED CRUSHED STONE VT SPEC 704.06	3 1/2"	100 %
	3"	90-100% 75-100% 50-80% 30-60% 15-40% 0-6 %
	1 1/2"	
	#4	
	#200	

TYPICAL CONCRETE SIDEWALK
N.T.S.GRAVEL WALK SECTION
N.T.S.SEWER / WATER SEPARATION DETAIL FOR CROSSINGS
N.T.S.

VERTICAL SEPARATION AT CROSSINGS:

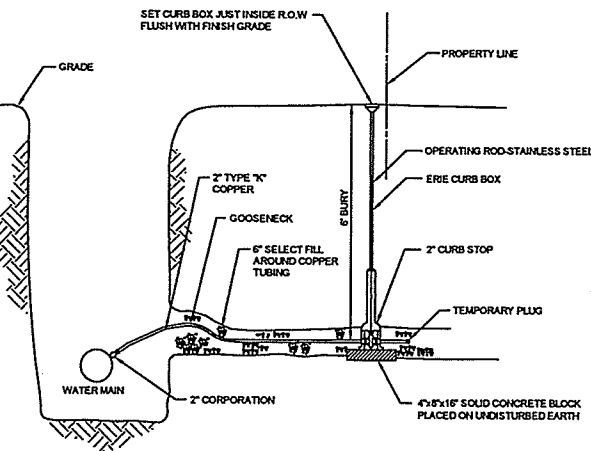
SEWERS CROSSING WATER MAINS SHALL BE LAID BENEATH THE WATER MAIN WITH AT LEAST 18" VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE SEWER AND THE OUTSIDE OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE OR IMPRACTICAL TO MAINTAIN THE 18" VERTICAL SEPARATION OR WHERE THE SEWER MUST BE LAID ABOVE THE WATER MAIN, THE FOLLOWING CRITERIA APPLY:

(A) THE CROSSINGS SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS;

(B) THE SEWER PIPE MUST BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER;

(C) THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE, TO ASSURE WATER TIGHTNESS;

(D) WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

4" STORM CONNECTION
INTO EXISTING STORM MAIN
N.T.S.INDIVIDUAL UNIT WATER SERVICE DETAIL
N.T.S.

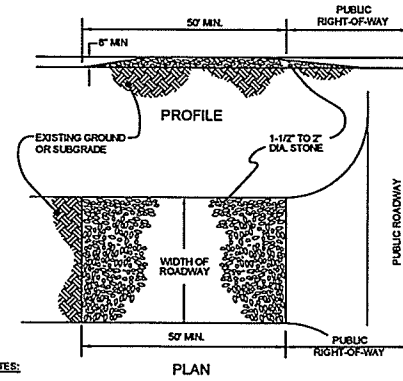
Date	Revision	By
These plans shall only be used for the purpose shown below:		
☒ Sketch/Concept	☐ Act 250 Review	
☐ Preliminary	☐ Construction	
☐ Final Local Review	☐ Record Drawing	
LANDS OF WILTSHIRE PROPERTIES, LLC.		
ELIZABETH'S PLACE		
20 FLETCHER PL., 128 & 132 COLCHESTER AVE. BURLINGTON, VT 05402		
WATER, STORMWATER & SITE DETAILS & SPECIFICATIONS		
Project No. 15141		
Survey KMR		
Design DLH		
Drawn DLH		
Checked DJG		
Date 12-7-15		
Scale AS NOTED		
Sheet number		

TURF ESTABLISHMENT

ALL DISTURBED AREAS THAT DO NOT HAVE AN IMPERVIOUS SURFACE (PAVEMENT, SIDEWALKS, ROADS) SHALL BE STABILIZED WITH SEEDING AND MULCHING PRIOR TO OCTOBER 1. ANY WORK PERFORMED AFTER SEPTEMBER 15 OF EACH YEAR SHALL BE STABILIZED WITH MULCH OR NETTING SUFFICIENT TO PREVENT EROSION AND SHALL BE IMMEDIATELY SEEDED AND REMULCHED AS SOON AS WEATHER PERMITS IN THE SPRING. PLACEMENT OF TOPSOIL AND THE APPLICATION OF SEED, FERTILIZER, LIME (WHERE APPLICABLE), AND MULCH SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

1. A MINIMUM OF 4" OF APPROVED TOPSOIL SHALL BE PLACED IN ALL AREAS. PLACEMENT OF TOPSOIL SHALL NOT BE DONE WHEN THE GROUND OR TOPSOIL IS FROZEN, EXCESSIVELY WET, OR OTHERWISE IN A CONDITION DETRIMENTAL TO THE WORK. FOLLOWING PLACEMENT OF TOPSOIL, THE SURFACE SHALL BE RAKED, ALL STONES, LUMPS, ROOTS, OR OTHER OBJECTIONAL MATERIAL SHALL BE REMOVED.
2. SEED MIXTURES SHALL CONFORM TO THE SEED MIX TABLE SHOWN ON THIS SHEET AND BE SPREAD UNIFORMLY IN ALL AREAS INDICATED ON THE PLANS AT THE SPECIFIED RATE. FOR SEEDING BETWEEN SEPTEMBER 1 AND OCTOBER 1, WINTER RYE SHALL BE OVERSEED AT AN APPLICATION RATE OF 100 POUNDS PER ACRE.
3. FERTILIZER SHALL CONFORM TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS AND BE APPLIED ONLY AFTER PERFORMING A SOIL TEST AND BE APPLIED BASED UPON SOIL DEFICIENCIES. LIME SHALL ONLY BE APPLIED AS NEEDED BASED UPON A SOIL pH TEST.
4. WITHIN 24 HOURS OF APPLICATION OF SEED, FERTILIZER AND LIME, THE SURFACE SHALL BE MULCHED WITH A HAY MULCH. MULCH SHALL BE SPREAD UNIFORMLY OVER THE AREA AT A MINIMUM RATE OF 2 TONS PER ACRE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A FULL GROWTH OF GRASS IN ALL DISTURBED AREAS TO BE REVEGETATED. VEGETATION GROWTH SHALL BE PERMANENT AND SUFFICIENT TO PREVENT EROSION OF THE UNDERLYING SOIL UNDER ALL CONDITIONS OF PRECIPITATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND CARING FOR SEEDED, MULCHED, AND AREAS OF ESTABLISHED VEGETATION UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.

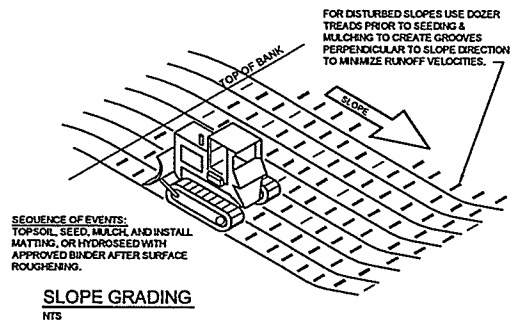
URBAN MIX GRASS SEED		
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
37.5	45	CREeping RED FESCUE
31.25	37.5	KENTUCKY BLUEGRASS
31.25	37.5	WINTER HARDY, PERENNIAL RYE
100	120 # LIVE SEED PER ACRE	



NOTES:

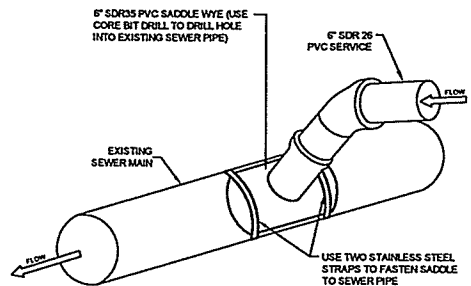
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT TRACKED, SPILLED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
2. THE USE OF CALCIUM CHLORIDE OR WATER MAY BE NECESSARY TO CONTROL DUST DURING THE SUMMER.
3. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY.

STABILIZED CONSTRUCTION EXIT



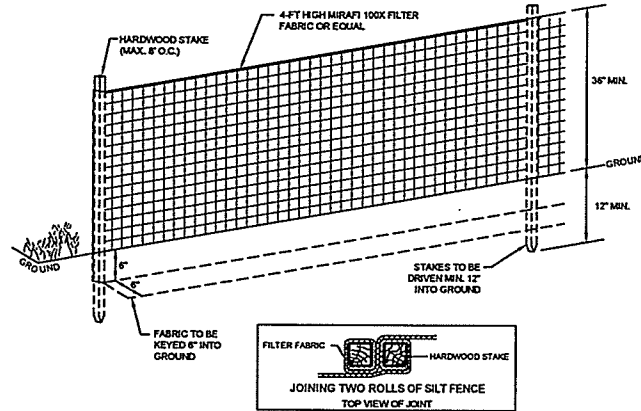
SLOPE GRADING

NTS



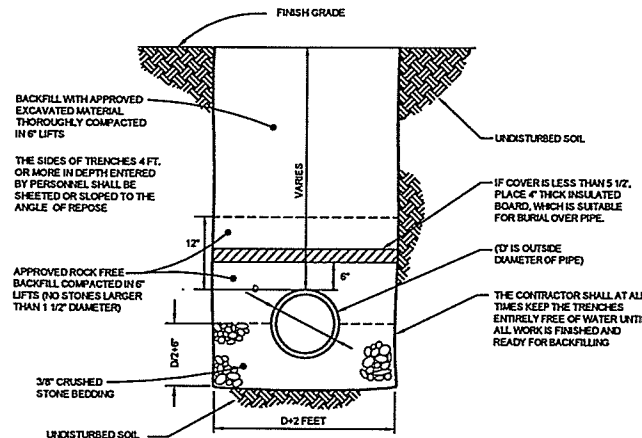
SANITARY SEWER CONNECTION INTO EXISTING SEWER MAIN

NTS



- NOTES:
- 1) USE ONLY MANUAL METHODS OF INSTALLATION AND CLEANING WITHIN WETLAND AND BUFFER ZONE.
 - 2) PRIOR TO BEGINNING OF CONSTRUCTION OR EARTH MOVING, THE CONTRACTOR SHALL INSTALL A CONTINUOUS SILT FENCE AT THE LIMIT OF DISTURBANCE SHOWN ON THE SITE PLAN.
 - 3) FROZEN MATERIAL SHALL NOT BE USED TO KEY IN THE BOTTOM OF THE SILT FENCE. IF NECESSARY, GRANULAR BORROW SHALL BE USED BY THE CONTRACTOR TO KEY IN THE SILT FENCE RATHER THAN FROZEN NATIVE MATERIAL.
 - 4) THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF TOPSOIL STOCKPILES AND AT OTHER LOCATIONS AS NEEDED.

TEMPORARY SILT FENCE



TYPICAL SANITARY & STORM SEWER TRENCH

NTS

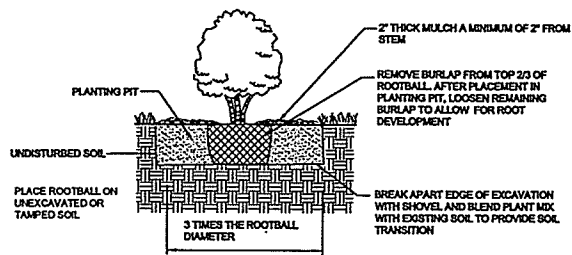
SANITARY & STORM SPECIFICATIONS

- 1) SANITARY AND STORM SEWER PIPES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE PLANS. PVC PIPE SHALL BE SDR 35 CONFORMING TO ASTM D-3034, ASTM D-3212, AND ASTM F-477. CORRUGATED METAL PIPE SHALL CONFORM TO AASHTO M-190 FOR ACCOMP PIPE AND AASHTO M-246 TYPE B FOR POLYMER COATED STEEL PIPE. CORRUGATED POLYETHYLENE PIPE SHALL CONFORM TO AASHTO M-294, TYPE S (SMOOTH LINED).

LANDSCAPE SPECIFICATIONS

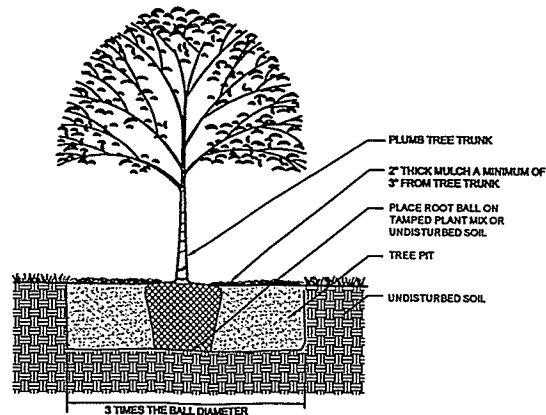
TREE AND SHRUB PLANTINGS

1. ALL PLANT MATERIALS SHALL CONFORM TO THE INTERNATIONAL SOCIETY OF ARBORICULTURE PRINCIPALS AND PRACTICES FOR PLANTING TREES AND SHRUBS, AND THE MOST RECENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK - ANSI Z60.1.
2. CONTRACTOR SHALL STAKE ALL PLANT LOCATIONS AND THE ENGINEER SHALL APPROVE PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL PROTECT LANDSCAPE PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS. PLANTS THAT ARE TO BE TEMPORARILY STORED ON SITE UNTIL READY FOR INSTALLATION SHALL BE KEPT SHADED AND PROTECTED WITH SOIL, BARK MULCH OR OTHER ACCEPTABLE MATERIAL AND REGULARLY WATERED.
4. DURING INSTALLATION OF LANDSCAPE PLANTINGS, CONTRACTOR SHALL DETERMINE WHERE EXISTING UNDERGROUND UTILITIES ARE LOCATED TO AVOID INTERFERENCE.
5. STREET TREES TO ARRIVE FROM NURSERY WITH 6 FEET/2 METERS BETWEEN THE FINISHED GRADE AND THE FIRST TREE BRANCH.
6. DO NOT PRUNE THE TREES OR SHRUBS AT PLANTING. PRUNE ONLY DEAD OR CRUSHED ROOTS AND DEAD OR INJURED BRANCHES.
7. TREES SHALL HAVE A MINIMUM 50% LIVE CROWN RATIO.
8. EACH TREE AND SHRUB MUST BE PLANTED SUCH THAT THE ROOT FLARE AND MAIN ORDER ROOTS ARE VISIBLE AT THE TOP OF THE ROOT BALL. WHERE THE MAIN ORDER ROOTS ARE NOT VISIBLE, EXCESS SOIL SHALL BE REMOVED TO LOCATE THEM. PLANT TREES AND SHRUBS SO THAT THE MAIN ORDER ROOTS ARE AT FINISHED GRADE. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL OR MULCH.
9. EXAMINE ENTIRE TREE AND SHRUB AND REMOVE ALL NURSERY TAGS, TREE WRAP, ROPE, STRING AND SURVEYOR TAPE PRIOR TO PLANTING TO PREVENT GIRDLING.
10. FOR ALL TREES AND SHRUBS: CUT AND REMOVE WIRE MESH BASKET. CUT AND REMOVE ROPE AND BURLAP WRAP FROM TOP 2/3 OF ROOTBALL AFTER PLACEMENT IN PLANTING PIT. LOOSEN REMAINING BURLAP TO ALLOW FOR ROOT DEVELOPMENT. IF THE TREE OR SHRUB HAS SYNTHETIC OR TREATED BURLAP, REMOVE IT ENTIRELY AFTER PLACING ROOT BALL IN PLANTING PIT.
11. BREAK APART EDGE OF EXCAVATION WITH SHOVEL AND BLEND PLANT MIX WITH EXISTING SOIL TO PROVIDE SOIL TRANSITION.
12. TREE PIT AREA SHALL HAVE A MINIMUM DEPTH OF 36". SHRUB PLANTING PIT SHALL HAVE A 24" MINIMUM DEPTH. THE TREE PIT AREA SHALL HAVE THE PLANT MIX SPECIFIED BELOW.
13. STAKING REQUIRED ONLY IN SITUATIONS WHERE TREES WILL BE SUBJECTED TO WINDY CONDITIONS AS DETERMINED BY THE ENGINEER. STAKES SHALL BE REMOVED BY THE CONTRACTOR AT THE END OF THE WARRANTY PERIOD.
14. PLANT MIX SHALL CONSIST OF THE FOLLOWING RATIO: 1/3 PART COMPOST, 2/3 PARTS TOPSOIL. PLANT MIX TO BE TESTED AND APPROVED FOR QUALITY BY ENGINEER PRIOR TO INSTALLATION. THE CORRECT GRADE OF COMPOST IS AVAILABLE FROM, BUT NOT LIMITED TO, THE FOLLOWING MANUFACTURERS: INTERVALE COMPOST PRODUCTS, VERMONT NATURAL PRODUCTS AND VERMONT COMPOST COMPANY.
15. FOLLOWING PLANTING, FERTILIZER AND MYCORRHIZAL FUNGI SHALL BE APPLIED TO TREES AND SHRUBS.
16. ONCE ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED, PLACE A LIGHT LAYER OF HEMLOCK OR PINE BARK MULCH, MAXIMUM OF 2" THICK, ON PLANTING BEDS. NO DYED MULCH WILL BE ACCEPTED.
17. WATER ALL TREES AND SHRUBS THOROUGHLY ONCE PLANTED TO PULL SOILS AGAINST ROOT BALL AND SETTLE AIR POCKETS. ADDITIONAL SOIL MAY BE NEEDED; WATER AGAIN TO ENSURE COMPLETE COMPACTION. RE-SET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE ADJACENT MATERIAL AND REMOVE DEAD MATERIAL. THERE SHALL BE NO WATERING BERM INSTALLED AROUND PLANTS.
18. CORRECT WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER PERMITS.
19. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE PLANTINGS AND SHALL INCLUDE PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE DURING CONSTRUCTION AND WARRANTY UNTIL ACCEPTANCE. CONTRACTOR SHALL WATER ALL PLANTINGS DAILY.
20. ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS AFTER PLANTING.



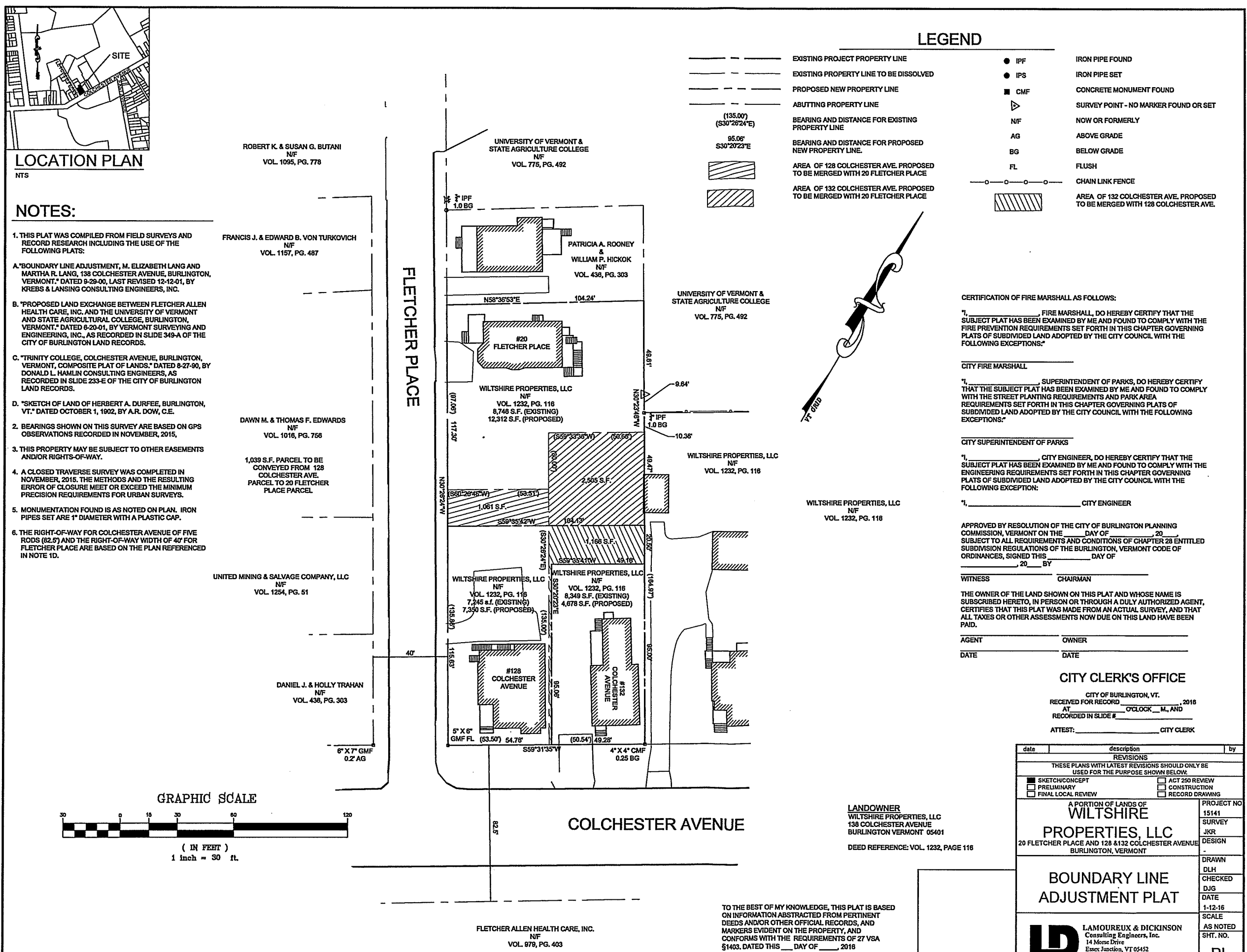
SHRUB PLANTING DETAIL

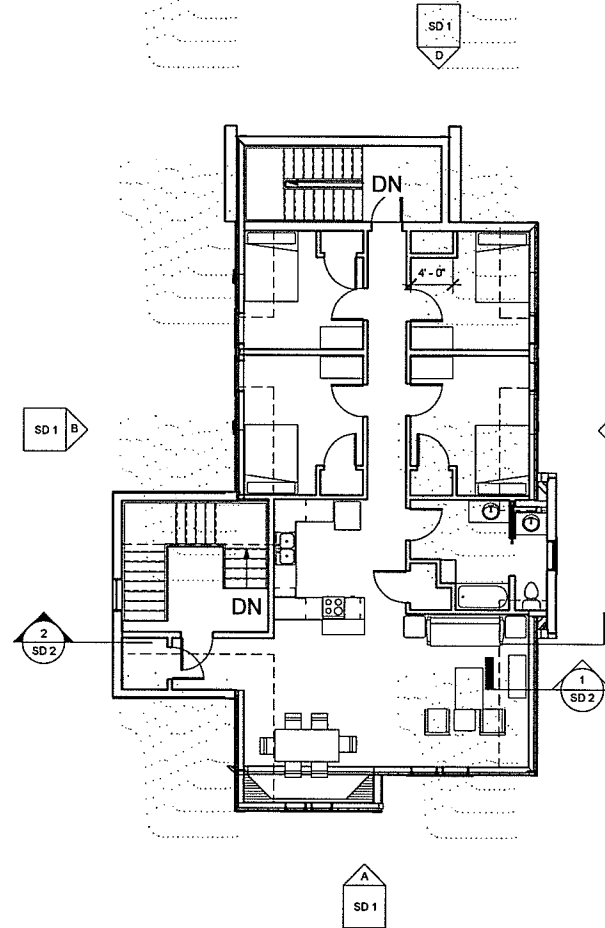
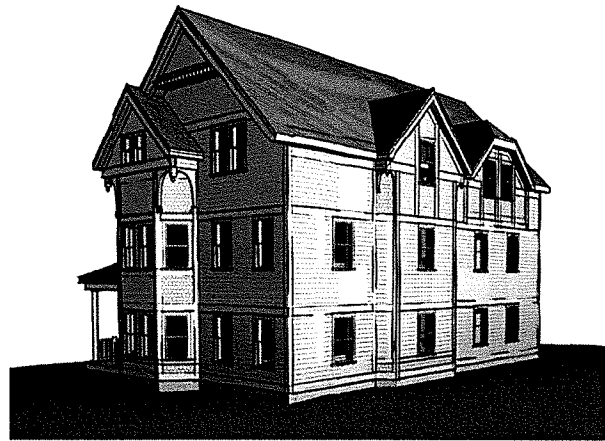
NTS



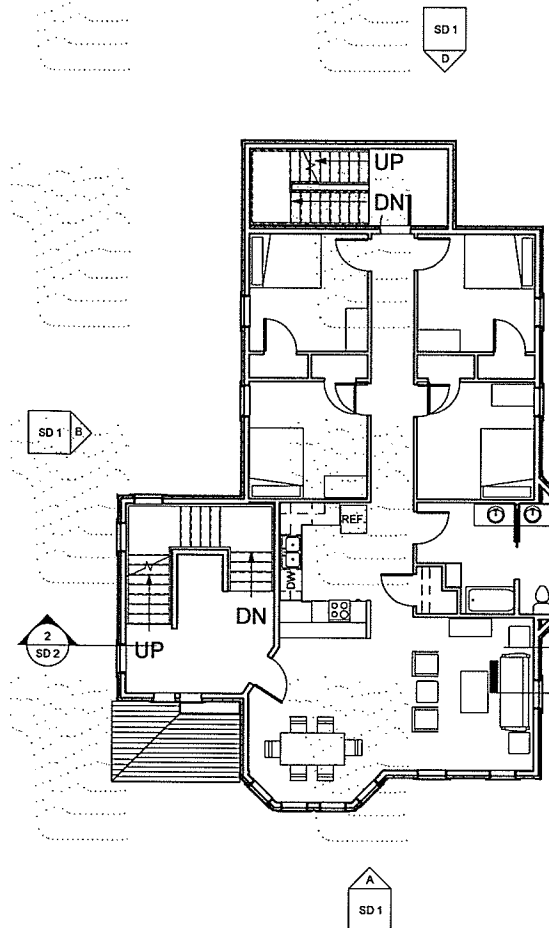
TREE PLANTING DETAIL

NTS

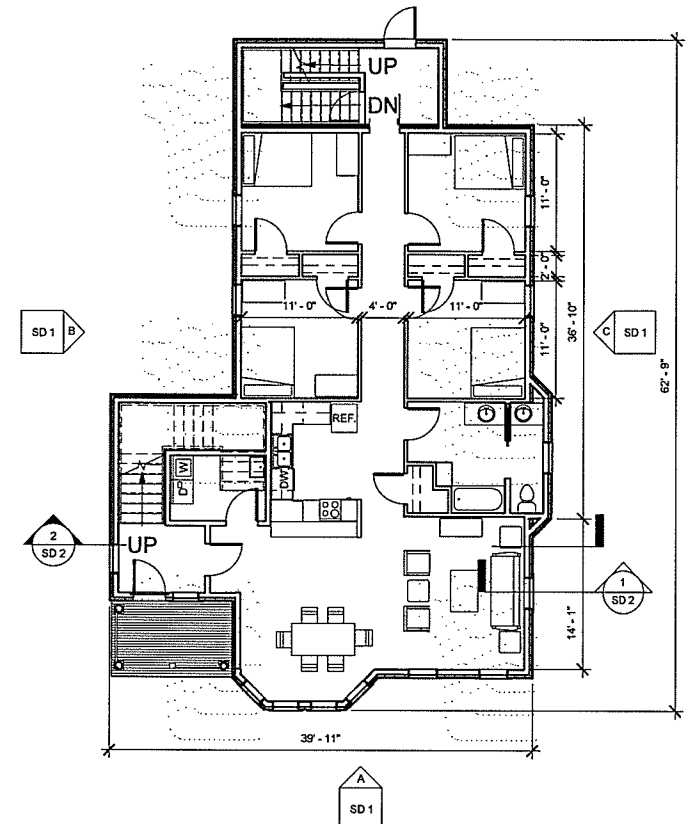




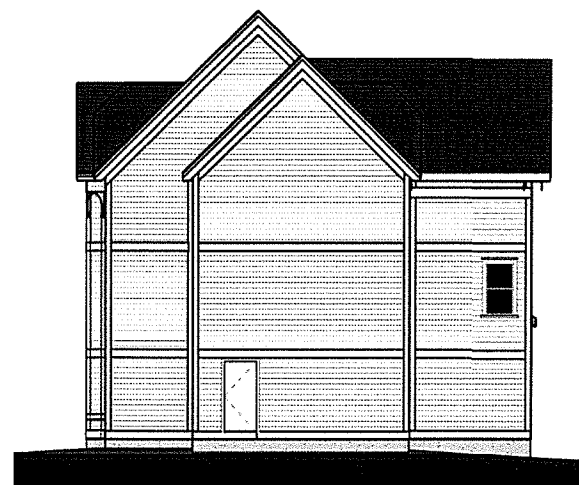
③ THIRD FLOOR
1/8" = 1'-0"
THIRD FLOOR GROSS AREA: 1880 SF



② SECOND FLOOR PLAN
1/8" = 1'-0"
SECOND FLOOR GROSS AREA: 1880 SF



① FIRST FLOOR PLAN
1/8" = 1'-0"
FIRST FLOOR GROSS AREA: 1880 SF



④ ELEVATION D
1/8" = 1'-0"



③ ELEVATION C
1/8" = 1'-0"



② ELEVATION B
1/8" = 1'-0"



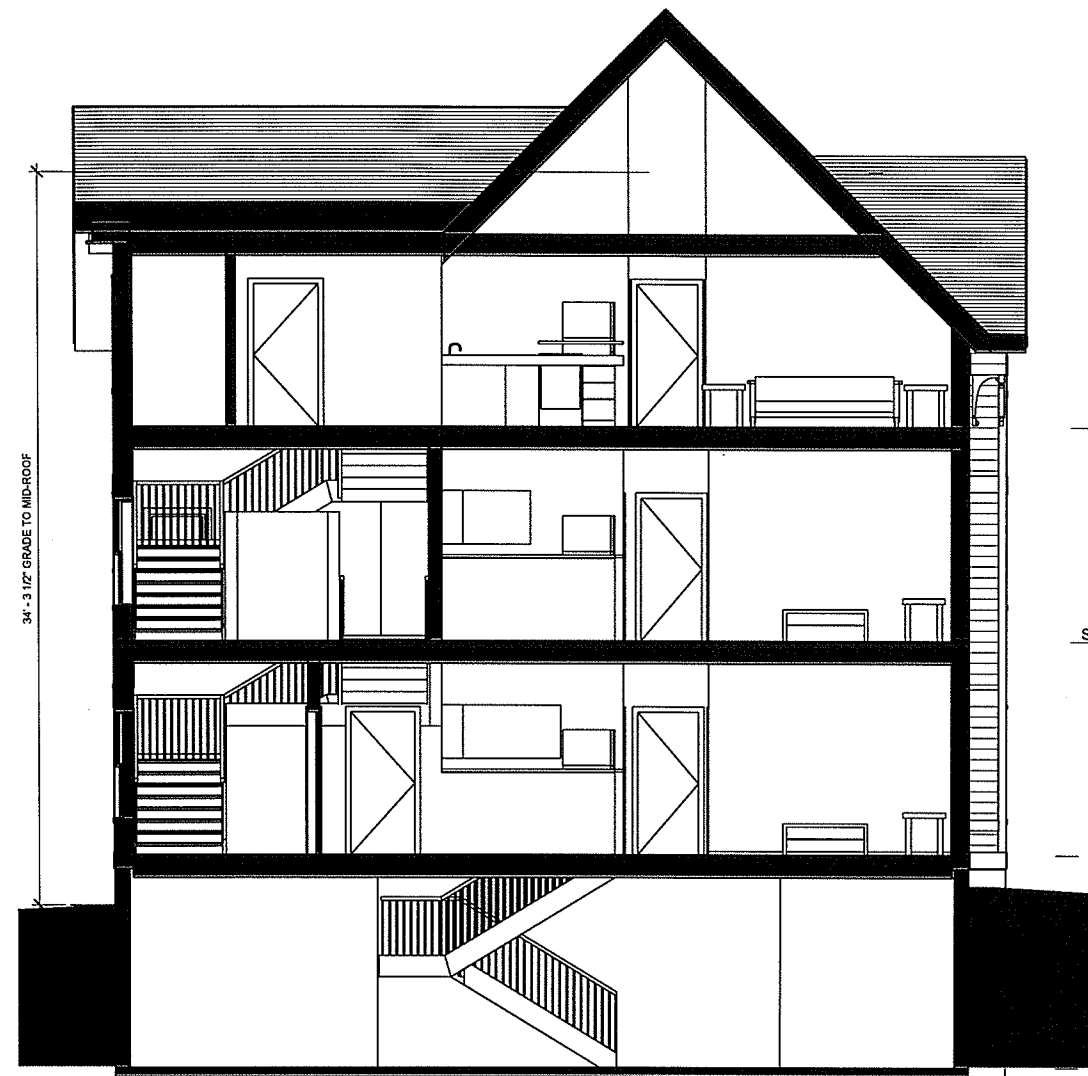
① ELEVATION A
1/8" = 1'-0"

THIRD FLOOR
20'-0"
SECOND FLOOR
10'-0"
FIRST FLOOR
0'-0"

ELIZABETH'S PLACE

SCHEMATIC PLANS AND ELEVATIONS

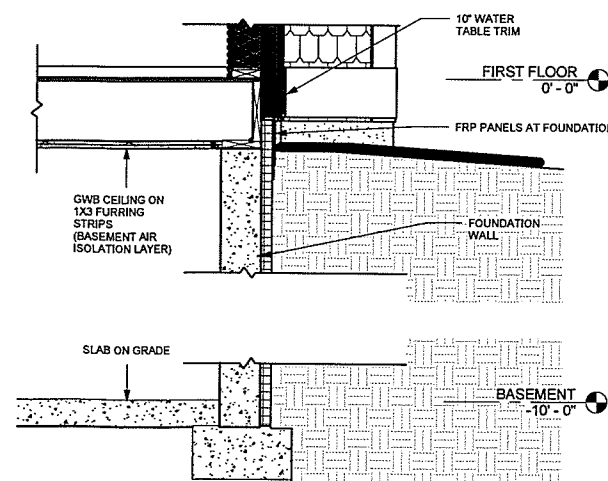
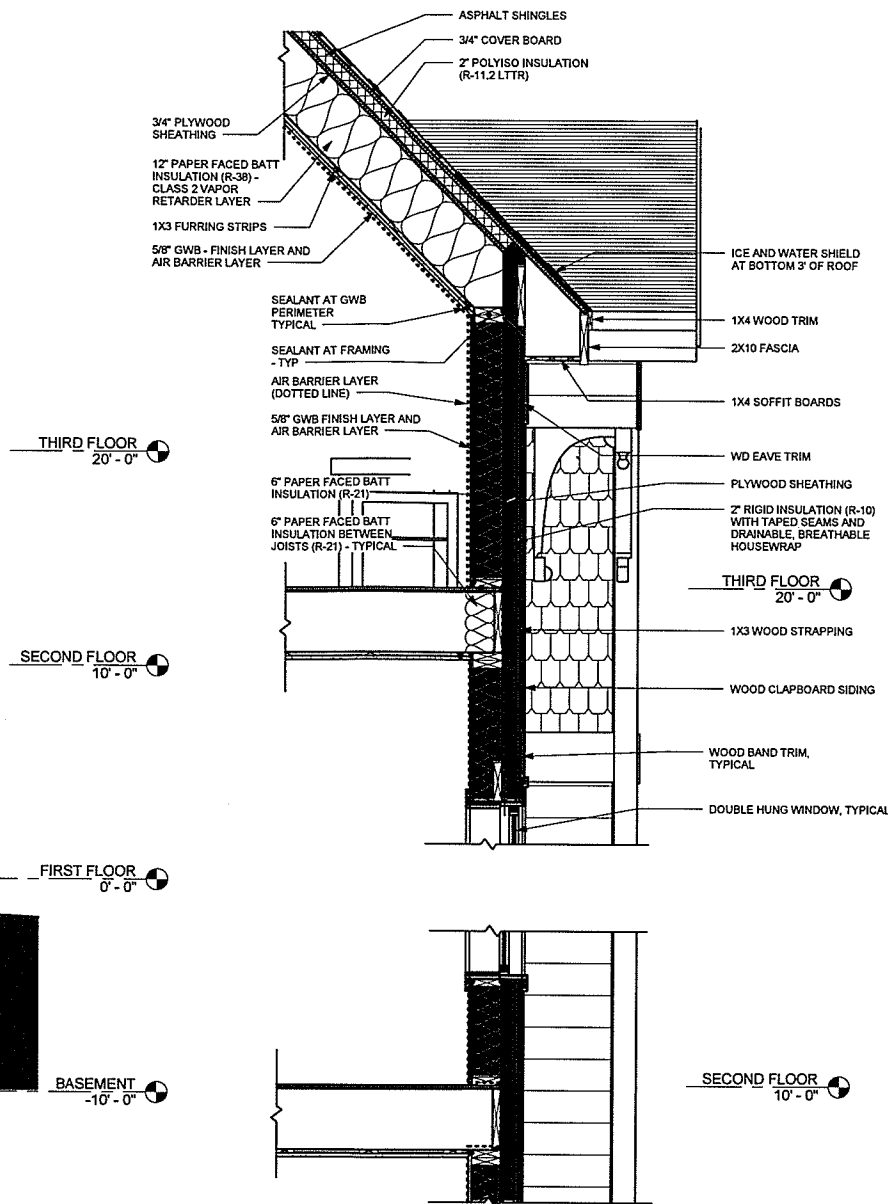
1/21/16



② BUILDING SECTION
1/4" = 1'-0"



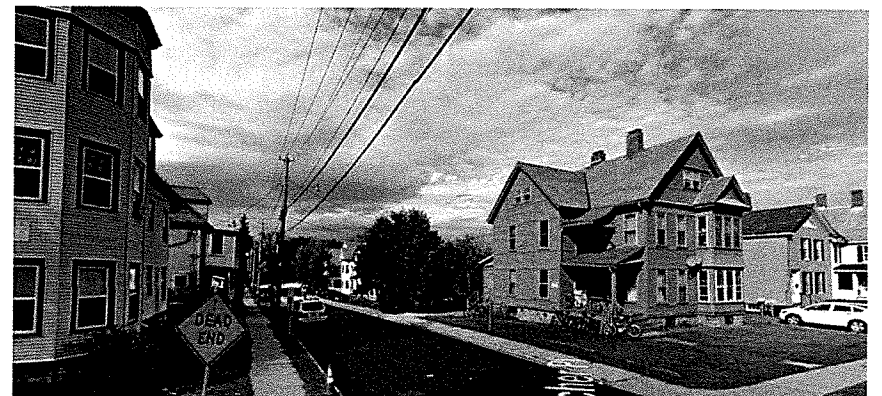
STREET VIEW A FROM FLETCHER PLACE



① TYPICAL WALL SECTION
3/4" = 1'-0"



AERIAL VIEW



STREET VIEW B FROM COLCHESTER AVENUE

ELIZABETH'S PLACE

SECTIONS AND VIEWS

01/21/16

Susan and Robert Butani

31 FLETCHER PLACE
BURLINGTON, VT 05401

susan.butani@gmail.com
robert.butani@gmail.com

VIA FIRST CLASS MAIL and ELECTRONIC MAIL: sgustin@burlingtonvt.gov

February 15, 2016

Burlington Design Advisory Board
149 Church Street
Burlington, Vermont 05401

Attention: Scott Gustin

Re: **Martha Lang / Wiltshire Properties, LLC / 16-0814CA/CU, 20 Fletcher Place
Design Advisory Board Meeting February 23, 2016**

Dear Members of the Design Advisory Board:

On February 12, 2016, we became aware that Martha Lang, through her company, Wiltshire Properties LLC, has requested approval to construct a triplex residential building on Fletcher Place purportedly to "... provide some much-needed residential units along the existing transit routes in the City" As we see it, there is a critical need in Burlington to provide more housing for working people and families, not for students. Ms. Lang's project does not address Burlington's housing need.

We are disappointed that Ms. Lang has chosen to bypass the NPA. Her appearance this past November was for a proposed project of a different type and location. It was not located on Fletcher Place and did not present the specter of increased noise, traffic and competition for parking to our Fletcher Place community.

Our initial concerns are focused on the increased traffic, parking competition and noise that Ms. Lang's triplex will generate. Currently, parking on Fletcher Place is limited to one side of the street. There are spaces for about 20 cars, one of which is for handicapped parking. To put this in perspective, Ms. Lang's current #20 Fletcher Place "single family" property houses at least 7 people. A majority of the occupants have cars exceeding the property's allotted 2 spaces.

We are very concerned about the increased traffic, competition for parking spaces and loud party noise that could arise as a result of Ms. Lang's current proposal. Ms. Lang's triplex appears to have 4 bedrooms per unit. Each bedroom has the potential of having two occupants. Thus, there reasonably could be 24 individuals living in Ms. Lang's triplex. Each of these tenants could have his or her own car. This is not inconceivable as it is probable that the majority of these occupants will be out of state undergraduate students.

In addition, what will become of the existing parking spaces on Ms. Lang's #128 and #132 Colchester Ave. rental properties? Will any of them be impacted by a lot line adjustment?

Will the number of parking spaces on these properties be reduced and, thereby, add to the parking problem on Fletcher Place?

Fletcher Place has many houses listed on the Vermont State Register of Historic Places. It is a small yet diverse and vibrant community. Additional housing on Fletcher Place could contribute to the current residential neighborhood and address Burlington's critical need for living space for working people and families. Examples of this can be seen by the conversion of #19 Fletcher Place to a triplex and the renovation of #37 Fletcher Place. The owners of these properties have provided pleasant and well-constructed rental units to working individuals who have brought stability and added to the sense of community of Fletcher Place. Ms. Lang's triplex is unlikely to make such a contribution. In fact, as proposed, Ms. Lang's triplex project could have a deleterious effect on the quality of life on Fletcher Place.

We appreciate your time and consideration of our concerns.

We request that our letter be posted on the Burlington Design Advisory Board's public website.

Thank you,



Susan Butani



Robert Butani

cc: William Hickok and Patricia Rooney
26 Fletcher Place

Edwin and Brenda Owre
43 Fletcher Place

Justin and Su Metcalfe
37 Fletcher Place

Dawn and Tom Edwards
19 Fletcher Place

Department of Planning and Zoning

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

David White, AICP, Director
Meagan Tuttle, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Design Advisory Board
FROM: Scott Gustin
DATE: February 23, 2016
RE: 16-0550CA, 12 Isham Street

Zone: RM Ward: 2C
Owner/Representative: Brian Cina

Request: Install vinyl replacement windows

OVERVIEW:

The applicant is seeking approval to install 8 vinyl replacement windows – 2 each in 2 bedrooms (4) and four basement windows. All of the existing windows are vinyl, except for the basement windows which are wood. No permits (zoning or building) have been issued for the vinyl windows in place.

The home is not included in the Vermont State Register of Historic Places but its contemporaries along Isham Street are (6, 16, 18, 23, 26 Isham Street, etc.). The subject home dates to 1910. Most of the neighboring homes were constructed within 5 years of this date. Building forms vary within the neighborhood. The subject home is one of several “foursquare” structures. Although not listed, the home at 12 Isham Street is eligible for inclusion, and is, therefore, subject to the standards of Sec. 5.4.8, *Historic Buildings and Sites*. Per the standards of Sec. 5.4.8 and established precedent, replacement windows should be wooden or clad wooden units.

The applicant asserts that the building is not historically significant – that is has lost too much of its integrity. Staff asserts that the building, although altered over time, remains substantially intact and is subject to the historic preservation standards of Sec. 5.4.8. This application is administrative; however, a recommendation by the Design Advisory Board is sought.

ARTICLE 5: CITYWIDE GENERAL STANDARDS

Sec. 5.4.8, Historic Buildings and Sites

(a) Applicability

1. *The building is 50 years old or older.*

The building at 12 Isham Street was constructed in 1910 and is more than 50 years old.

2. *The building or site is deemed to possess significance in illustrating or interpreting the heritage of the city, state, or nation in history, architecture, archeology, technology, and culture because on or more of the following conditions is present:*

A. *Association with events that have made a significant contribution to the broad patterns of history; or,*

B. *Association with the lives of persons significant in the past; or,*

- C. *Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction; or,*
- D. *Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact; or,*
- E. *Yielding, or may be likely to yield, information important to prehistory.*

The home at 12 Isham Street, a foursquare in the Burlington vernacular, continues to embody the distinctive boxy foursquare form with symmetrically placed roof dormers, slate roof, massing, and scale. Whether the original siding is present under the vinyl siding is unclear. The building is representative of homes constructed in Burlington during this period and reflects materials, forms, and styles associated with residential construction at the time.

3. The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

See item 2 above. There have been alterations to the home, including siding, PT lumber front and side entries, and the vinyl replacement windows. It bears noting that none of these alterations are documented in the permit record. In spite of these alterations, the home at 12 Isham Street continues to retain a significant degree of historic integrity. The home's design, location, setting, and association remain intact. Review under the standards of Sec. 5.4.8 will ensure continued integrity, whereas without it, incremental changes may continue until such integrity is lost.

(b) Standards and Guidelines

- 1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The building at 12 Isham Street was constructed as a residence. It was likely built as a single family home and then converted to a duplex, although there is no pertinent documentation. In any event, it will continue to be used as a residence.

- 2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The home at 12 Isham Street, a foursquare in the Burlington vernacular, continues to embody distinctive characteristics such as the roof dormers, slate roof, massing, and scale. These features relate to particular construction forms and styles associated with residential construction in Burlington near the turn of the 20th century. Much of the historic character of the home remains in spite of alterations (vinyl siding and PT lumber entries) that have taken place. The existing vinyl windows are another alteration; however, they are plainly without applicable permits and not "grandfathered" as the other alterations may be. The vinyl windows are likely an enforceable zoning violation, and remedy may be pursued. To bless the vinyl windows and allow replacement with new vinyl windows would be a substantial step towards loss of the home's historic character. Such action would be inconsistent with this standard.

- 3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

No conjectural alterations are proposed. There is no attempt to fabricate faux historic elements.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

No such changes are included in this proposal.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The existing vinyl windows are inconsistent with this standard. Allowing them to be replaced with new vinyl windows is equally inconsistent. Replacement of wooden windows in this structure with vinyl would not have been approved previously, nor should it be approved now. Installation of vinyl windows is inconsistent with this standard and with long-standing precedent for replacement windows.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The vinyl windows to be replaced are not deteriorated. Their replacement is triggered by egress requirements. The wooden basement windows to be replaced with vinyl are clearly in need of some maintenance; however, the application does not assert deterioration. The application notes that the proposed vinyl basement windows would improve ventilation and appearance. How that would be achieved is unclear.

Precedent for replacing windows under the standards of Sec. 5.4.8 calls for wooden or clad wooden replacement windows. Casement windows (such as for egress) are to be simulated double-hung units. The proposed use of vinyl units is inconsistent with this standard and with precedent.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No such treatment is included in this proposal.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

There are no known archeological resources on the property.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

Approval of the proposed vinyl windows would validate the loss of wooden window materials. As such, the proposed work would significantly erode the historic integrity of the home at 12 Isham Street. The existing vinyl windows have no permits. Their replacement with new vinyl windows is to be considered as if the original windows had not yet been replaced. Installation of vinyl windows runs contrary to this criterion.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

See #9 above.

RECOMMENDED MOTION:

Denial of the proposed vinyl windows. Wooden or clad wooden replacement window units would be acceptable.

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OCT 30 2015

Property Improvement Plan for 12 Isham Street
by new owner and resident *Brian Cina*

DEPARTMENT OF
PLANNING & ZONING

Goals:

- to address order from fire inspector regarding issues with code compliance
- to increase energy efficiency
- to maintain an orderly and pleasant appearance of property
- to preserve the structure

Objective 1: Replace bedroom windows- remove current 28.5" x 60" double-hung white VINYL window in each bedroom (2 in 1st floor unit, 2 in 2nd floor unit) and replace with fire code-compliant white VINYL escape window. The appearance of the replacement window will match current vinyl windows, allowing consistent appearance on both interior and exterior of the building, and continuity of look between new and current windows. However, the new windows will open inwards for fire escape, allowing for the opening to meet egress requirement. The new windows will look the same as the existing windows, inside and outside.

This is a current view from inside (second floor.)



This is a current view from inside (first floor)



replace
x

These are the four windows that will be replaced (side view)

View from the street of the house, showing the side windows.

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OCT 30 2015

Objective 2: Replace existing 4 boarded-up basement windows with 4 new vinyl windows. These windows will be 30.25" x 16.5" windows to allow for extra insulation/ventilation and light. The basement is neither a living nor a storage area. It serves only as a space for building utilities (furnaces, water tanks, plumbing, electrical). These windows are being replaced to improve exterior appearance and to improve insulation/ventilation issues, which will ultimately help to preserve the building and to save energy.

Current basement windows



North side view.

South side view.

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New basement windows:

Interior view



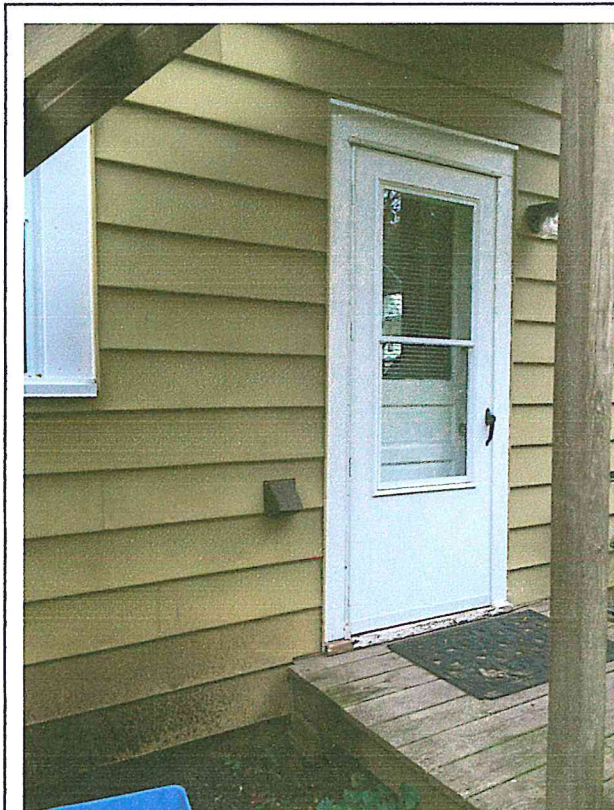
Exterior view



DEPARTMENT OF
PLANNING & ZONING

Objective 3: Replace dryer vent- remove existing dryer vent (plastic) and replace with metal vent. The vent exits the building in the rear of the house. The appearance of the building will look slightly different.

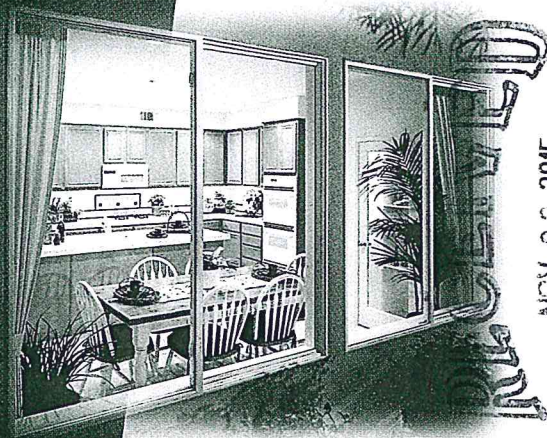
Current view (rear of house)



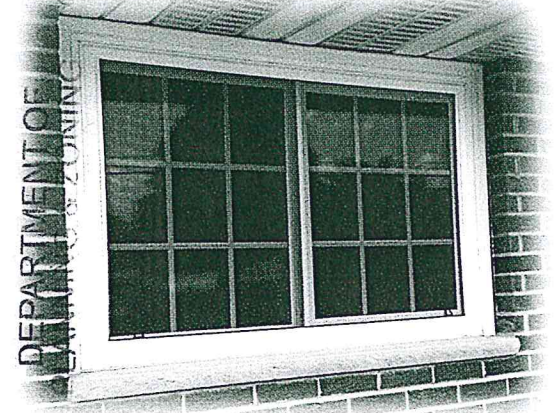
Current view (close-up)







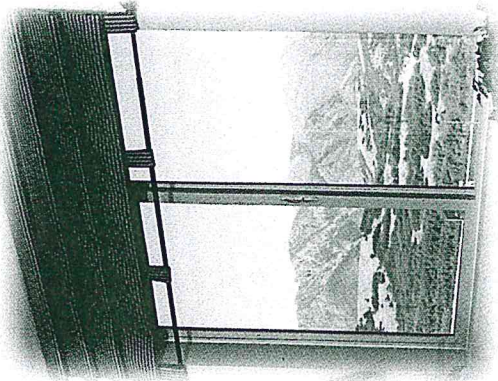
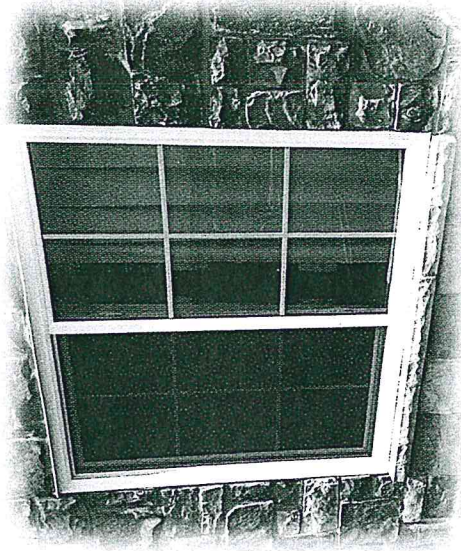
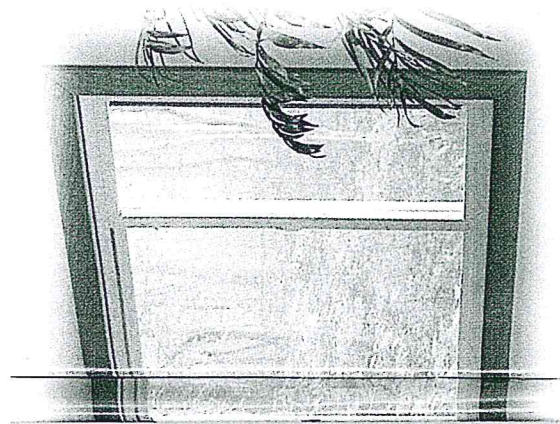
NOV 03 2015



Horizontal Slider

Basement sliders no grill

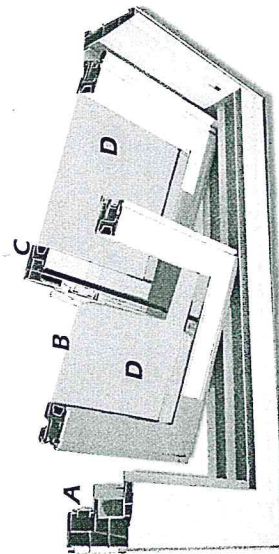
6400 2-Sash Slider	4202 2-Sash Slider	4000 Slider	Vinyl Window Features & Benefits
■	■	■	Four point vinyl profiles for extra strength.
■	■	■	Multi-chambered profiles assure energy efficiency.
■	■		3/4" or nominal 1" insulated glass units for optimal thermal performance.
		■	3/4" insulated glass units for optimal thermal performance.
■	■	■	Exterior glazed sash for attractive non-caulked joint.
■	■	■	Strong aerospace frame design.
■			Duralite™ - our most energy efficient insulated glass spacer system.
	■	■	Energy saving Duraseal™ insulated glass spacer system.
■			ClimaGuard™ Low-E glass & Argon gas standard for superior thermal performance.
	■	■	Optional ClimaGuard™ Low-E glass & Argon gas for superior thermal performance.
■	■	■	IS 20 Glass Option Dual Pane - hardcoat and softcoat Low E combination.
	■	■	Continuous dual weather stripping to prevent leaks and reduce air infiltration.
■			Triple and dual combo weatherstripping help prevent leaks and air infiltration.
■	■		Jamb foam fills void between window framing and home and helps to insulate.
■			Sashes swing in to clean.
	■	■	Sash lifts out to clean.
■			Recessed locks for an attractive appearance.
■			Optional Fusion lock and tilt latch hardware upgrade.
■	■		Two operating sashes.
		■	One operating sash, one fixed glass panel.
	■	■	Standard color: White/White.
	■	■	Optional colors: Adobe/Adobe, Bronze/White; unlimited custom colors.
■			Standard colors: White/Light Oak, White/Cherry.
■	■	■	Limited Lifetime Warranty.



Horizontal Slider

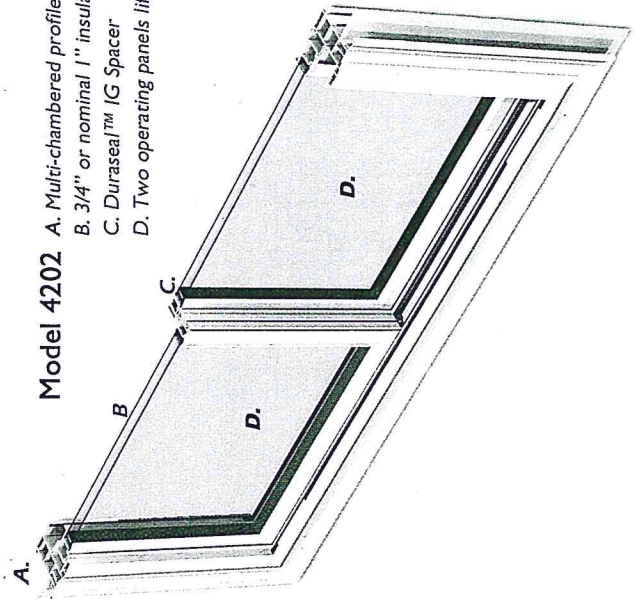
Model 6400

- A. Multi-chambered profiles
- B. 3/4" or nominal 1" insulated glass
- C. Duralite™ IG Spacer
- D. Two swing-in operating panels



Model 4202

- A. Multi-chambered profiles
- B. 3/4" or nominal 1" insulated glass
- C. Duraseal™ IG Spacer
- D. Two operating panels lift out



DEPARTMENT OF
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JAN 26 2016

DEPARTMENT OF
PLANNING & ZONING

Scott Gustin
Interim Zoning Administrator
City Of Burlington
Burlington, Vermont 05401

January 26, 2016

Scott Gustin,

I would like to make the case that my permit for vinyl escape windows and vinyl basement windows should be approved, and that I should not be held responsible for the changes that were made to this house, with or without permits, prior to my ownership.

You have asked me to re-submit my application to get permits on every window, replacing the existing vinyl windows with wood or clad-wood windows. I have spent an extensive amount of time over the past 2 months trying to calculate the cost for an extended plan to replace all of the windows. It would entail replacing 18 windows (not including the 4 basement windows or the 3 attic windows, which are still wooden), with the cost ranging from \$600-900 per window, not including labor. The total replacement cost could reach up to \$16,000-\$23,000 for this project, if not more! The code states that cost ought to be considered when making planning and zoning decisions: "These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility" (5.4.8 Historic buildings and sites, ARTICLE 5. CITYWIDE GENERAL REGULATIONS, Burlington Code of Ordinances).

I recently had an energy audit from Vermont Gas (the written report is pending), and the auditor said that there was no reason to replace the vinyl windows, from the perspective of energy efficiency. He said that no assistance could be provided for changing these windows, and that the current vinyl windows could potentially last a long time. It would be wasteful to rip out these functional, energy efficient windows. It would waste money, as well as materials, and would have a negative impact on the environment (an additional cost on top of what I would spend to pay for replacements).

The main reason for your request to replace all of the windows is that the house is located in a "historic district," so you said that it matters what material the windows are made of. The law states that planning and zoning decisions should take into account the material, the context, and the cost.

Although my house may be located in a designated "historic district," the structure has already been changed significantly in ways that stray greatly from its original historic condition and the condition of the surrounding houses in this neighborhood. It does not meet this key piece of the

criteria for designating a structure as having historic value: "The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association" (5.4.8 Historic buildings and sites, ARTICLE 5. CITYWIDE GENERAL REGULATIONS, Burlington Code of Ordinances).

I would like to share more information about this house, so you can better understand the context in which these windows exist.

EXTERIOR DIFFERENCES



1. The exterior of the building is covered in aluminum siding. This is not a material consistent with the historic condition of the building.

2. The door of the second floor unit is not original. The building was originally constructed as a two-story one-family house, but it was converted into two separate units, one on each floor. The staircase to enter the upstairs is not historically accurate, this is an added on entrance and not the original staircase.



3. The porches do not match any of the other porches of the houses on my street, and are not Victorian-style porches.



4. There is a cinderblock chimney added on to the building, which is not historically accurate.



5. The house generally does not match the other houses on the street. The house across the street has made significant changes, including replacing its slate roof with modern roofing. Burlington Health and Rehab also varies from the historic character of the neighborhood.



INTERIOR DIFFERENCES (can provide pictures if needed)

1. The trim in the first floor unit is significantly different than the original trim. In the upstairs unit, remnants of the original varnished trim remain. The trim in the downstairs apartment is not consistent throughout the unit, and is painted white.
2. The flooring in both units is not original. In the downstairs, there is carpeting, linoleum, and tile. In the upstairs unit, there are vinyl tiles throughout the unit. Underneath these tiles, there is sub-flooring and any original wood appears to be gone. I do not know what is underneath the carpet downstairs. However, the current flooring in both units is not historically accurate.
3. The ceilings in both units are not consistent or historically accurate. There is a combination of popcorn ceilings, drop ceilings, ceiling tile, and compressed board.
4. The light fixtures throughout the building are inconsistent with historic style and represent a wide range of options.
5. The doors in the downstairs unit are not historically accurate or consistent.
6. The kitchen cabinets in both units are not historically accurate.
7. The bathrooms are not historically accurate. Both units have fixtures from a variety of eras, and most of the objects are not Victorian.

In light of all these variations from the original condition of this building, I do not see it having value as a historic preservation site. At this point in time, preserving the actual structure seems more important than the style of the windows. The slate roof has several areas in need of repair, the total cost being around \$10,000 over the next 3-5 years. The basement has moisture issues, and is in need of a variety of interventions to protect the home from water damage over time. There are also a variety of other repairs that will be pending, as components of this building age and need repair or replacement.

I am struggling with seeing the point of replacing all of the windows, when the structure that holds them needs a significant investment if it is going to last for another 100 years.

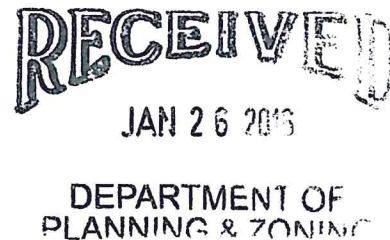
I hope that with this additional information, you will approve my original application. Please be in touch with any questions.

Thanks for your time!

Sincerely,



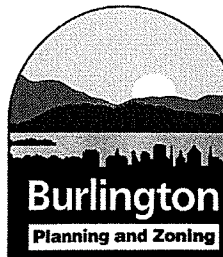
Brian Cina



Department of Planning and Zoning

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David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Design Advisory Board
FROM: Scott Gustin
DATE: February 23, 2016
RE: 16-0801CA, 152 North Prospect Street

Zone: RL Ward: 1E
Owner/Representative: Jens & Annika Hawkins-Hilke / Donna Church

Request: Construct addition to single family home, includes new living space and garage.

OVERVIEW:

The applicant is seeking approval to construct an addition to a single family home. The proposed work will include additional living space, attached garage, and new driveway. The existing home is individually listed in the Vermont State Register of Historic Places and requires review under Section 5.4.8 in addition to the design review criteria of Article 6.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property contains no identified significant natural features. The site plan identifies two trees to be removed as part of the construction. Most of the existing trees will be retained.

(b) Topographical alterations

The lot is generally flat and will remain so. No significant topographical changes are proposed.

(c) Protection of important public views

There are no important public views from or through the subject property.

(d) Protection of important cultural resources

The house is historically significant; however, the site itself is not. The site contains no known archaeological resources. See Sec. 6.3.2 (b) and 5.4.8.

(e) Supporting the use of alternative energy

No alternative energy measures are included in the proposal. The proposed construction does not preclude such incorporation in the future.

(f) Brownfield sites

The property is not an identified brownfield.

(g) Provide for nature's events

The proposed construction is not extensive enough to warrant a detailed post-construction stormwater management plan. A residential stormwater management questionnaire has been completed and approved by the Stormwater Administrator. As proposed, rooftop runoff will drain onto pervious green space. The new driveway will be pervious.

As required, a construction site erosion prevention and sediment control plan has been provided. That plan and the stormwater questionnaire have been reviewed and approved by the Stormwater Administrator.

(h) Building location and orientation

The home is on a corner lot with North and North Prospect Streets. The front entrance faces west towards North Prospect Street. The south elevation parallels North Street. While the North Prospect Street entrance will remain, the proposed construction will effectively introduce another primary façade facing North Street, complete with new entryway and garage. As required, the 2-bay garage is set back somewhat behind the new street-facing front entry. Its width is acceptable at less than 50% of the total façade width; however, the face of the garage is not set back the required 25' from the front property line and must be adjusted accordingly.

(i) Vehicular access

A private driveway presently serves the home. It will be removed and replaced with a new pervious driveway. Driveway materials are not noted and must be. The proposed driveway work may require a curb cut permit from the Department of Public Works.

(j) Pedestrian access

The existing front entry facing North Prospect Street is connected by walkway to the public sidewalk. No changes are proposed.

(k) Accessibility for the handicapped

No handicap accessibility is evident in this proposal, nor is it required.

(l) Parking and circulation

Two parking spaces are required and will be provided within the new garage. The straight driveway will afford easy access to North Street.

(m) Landscaping and fences

No new landscaping is evident. The proposed home is accented with foundation gardens typical of residences. Something similar should accompany the addition. At least a basic landscaping plan is needed.

(n) Public plazas and open space

No public plazas or open space are included in this proposal.

(o) Outdoor lighting

No outdoor lighting information has been provided and must be. Presumably, at least the new doorways in the proposed addition and garage will be illuminated. Fixture cut sheets and locations need to be specified.

(p) Integrate infrastructure into the design

No new utility lines are evident. If any new ground-mounted mechanical equipment is proposed, it must be depicted and screened.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The present massing of the home includes two distinct components: the primary structure and the secondary ell. Its height and scale are consistent with those of other homes in the immediate neighborhood. Most of these homes are in the 1.5 to 2 story range and reflect an array of building forms and styles. The proposed addition will result in a much larger structure, nearly doubling its apparent size. Overall mass will be broken into 3 distinct components, thereby lessening its perceived bulk. Height will max out at 2 full stories. The resultant structure appears to be one of the larger homes in the immediate neighborhood; however, it remains reasonably consistent with the scale of the existing built environment. The proposed massing and scale are more problematic relative to the standards of Sec. 5.4.8 below.

2. Roofs and Rooflines

A gable roof is proposed on the addition. This roof form is consistent with the existing home and other homes in the neighborhood.

3. Building Openings

Fenestration in the addition departs substantially from that in the original home. Single, double, and triple-grouped casements are proposed in the addition whereas the existing home contains traditional double-hung units individually placed in a consistent pattern. While the windows in the addition need not match those in the original home, there should be at least some relationship between the two (i.e. such as the installation pattern).

(b) Protection of important architectural resources

The original home dates to 1850 and is included in the VT State Register of Historic Places. The home is modest in size and reflects a typical Vermont vernacular. The proposed addition will overwhelm what is to remain of the existing home. The addition will become primary, and the remaining home will sit to the side as a secondary component. See Sec. 5.4.8 for greater detail.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The existing North Prospect Street edge will remain unchanged. As proposed, the addition will introduce a second primary frontage facing North Street. A new sheltered front entry will face North Street, although there is no walkway to connect this new entrance to the public sidewalk.

(e) Quality of materials

The proposed addition will be clad in fiber cement clapboards with asphalt shingle roofing and Marvin “wood ultrex” windows. Composite trim will be used. These materials are acceptable for new construction.

(f) Reduce energy utilization

The proposed construction must comply with the city’s current energy efficiency requirements and with the State Residential Building Energy Code. Nothing above and beyond the minimum requirements is noted in the project plans.

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

No exterior machinery or equipment is proposed on the building.

(i) Make spaces safe and secure

The new construction will be subject to current egress requirements. Building entries should be illuminated. Lighting details are needed as noted above.

ARTICLE 5: CITYWIDE GENERAL STANDARDS

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington’s historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington’s historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city’s historic growth and development, and maintaining the city’s sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

The home at 152 North Prospect Street is individually listed in the Vermont State Register of Historic Places. The building dates to 1850 and is noted as a classic example of vernacular Greek Revival housing. The home was originally constructed as a rental and is noted as the only survivor of worker’s housing of the mid 19th century on this street. The listing notes the building as a simple worker’s home that is essential in maintaining the residential profile of the area.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior’s Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic

buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The existing home will remain a residence.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed construction adversely impacts the historic character of this property. Constructed as a worker's residence, the home is defined by simple lines and modest size. There is the primary structure at the corner of North and North Prospect Streets. Behind is a 1-story ell, and behind that is an enclosed porch. The spatial relationships between the primary and secondary building components are clear. The proposed addition erases this relationship and results in a near doubling of the structure's perceived mass.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

No conjectural features are proposed.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The ell set to the side of the primary structure may, or may not, be original. In either case, it contributes to the historic integrity of the home. It is distinct from the primary structure, is smaller, and is set to the side. It reflects an organic growth typical of older homes in Burlington.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Materials, features, and finishes of the primary structure will remain unchanged.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

This project involves no materials replacement on the primary structure. The ell will be transformed into a 2-story structure with fiber cement clapboard siding.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No such treatments are included in this proposal.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Not applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

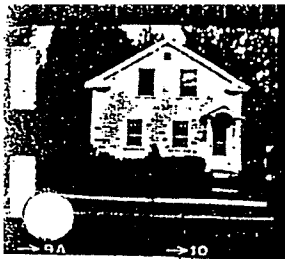
The proposed addition is incompatible with the existing home. While the new construction is differentiated from the original home, it wholly consumes the ell and replaces it with a full 2-story addition immediately juxtaposed besides the smaller original home. The definitive organic extension of the home from primary structure to ell to rear porch would be eliminated. In its place would be what reads as a new 2-story home connected to what remains of the original home. The transition is abrupt. Coupled with the large scale and massing of the proposed construction, the addition overpowers the remaining historic home.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If removed in the future, the addition would leave the primary structure intact; however, the ell would be permanently lost.

RECOMMENDED MOTION:

Denial per the foregoing comments and forward to the Development Review Board.



OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:

152 N. Prospect St
NEGATIVE FILE NUMBER:
78-A-114

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:
H. L. Moore

PRESENT USE: residence

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE

Excellent ☐ Good ☐
Fair ☒ Poor ☐

STYLE: Greek Revival

DATE BUILT:

COUNTY: Chittenden

TOWN: Burlington

LOCATION:
152 N. Prospect St.

COMMON NAME:

FUNCTIONAL TYPE: residence

OWNER: Harvey L. Rose

ADDRESS: 152 N. Prospect St.
Burlington, Vt.

ACCESSIBILITY TO PUBLIC:
Yes ☐ No ☒ Restricted ☐

LEVEL OF SIGNIFICANCE:
Local ☒ State ☒ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐
2. Wall Structure
 - a. Wood Frame: Post & Beam ☒ Balloon ☐
 - b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
 - c. Iron ☐ d. Steel ☐ e. Other:
3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other:
4. Roof Structure
 - a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
 - b. Other:
5. Roof Covering: Slate ☐ Wood Shingle ☐ Asphalt Shingle ☒ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:
6. Engineering Structure:
7. Other:

Appendages: Porches ☐ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Sheds ☐ Ells ☒ Wings ☐ Bay Window ☒ Other:

Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:

Number of Stories: 2 1/2

Number of Bays:

Entrance Location:

Approximate Dimensions:

THREAT TO STRUCTURE:

No Threat ☒ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐ Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Rectangular block with gable end to street; rear ell; canted one story bay window on south elevation.

Fenestration - 3 x 5, 12/8 sash on main block; modern large rectangular window on ell.

Entrance - One story entrance porch is supported by 2 Doric columns; plain 6 "recessed" panelled door.

Cornice - Boxed with partial return in gable end.
Pilaster strips at corners of building.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

This simple workers' home was probably built at mid-nineteenth century, perhaps as one of a row of identicle-looking houses which businessman Harry Bradley built along this stretch of North Prospect (then Gough) Street, which appear on the 1853 map. Undoubtedly built as rental properties, they were related to the enclave of similar small, Greek Revival workers' homes built on upper North St. in the 1840's (see #'s 392, 406, 418, 422, 431, and 439-41 North St.). In 1869 this house was a rental property owned by O. A. Dodge, president of the First National Bank. From 1871 to the turn of the century it was the home of Horace Moore, a retired farmer. A classic example of vernacular Greek Revival housing, it is relatively unchanged in appearance. Since its construction, and is the only survivor of worker's housing of the mid 19th century on this street. One of the original houses on North Prospect, it represents the earliest of styles found on the street, and is essential in maintaining the residential profile of the area.

REFERENCES:

Burlington City Directories, Burlington City Maps 1853, 1869, 1890, Burlington Bird's Eye View 1877, Sanborn Insurance Maps.

MAP: (Indicate North in Circle)



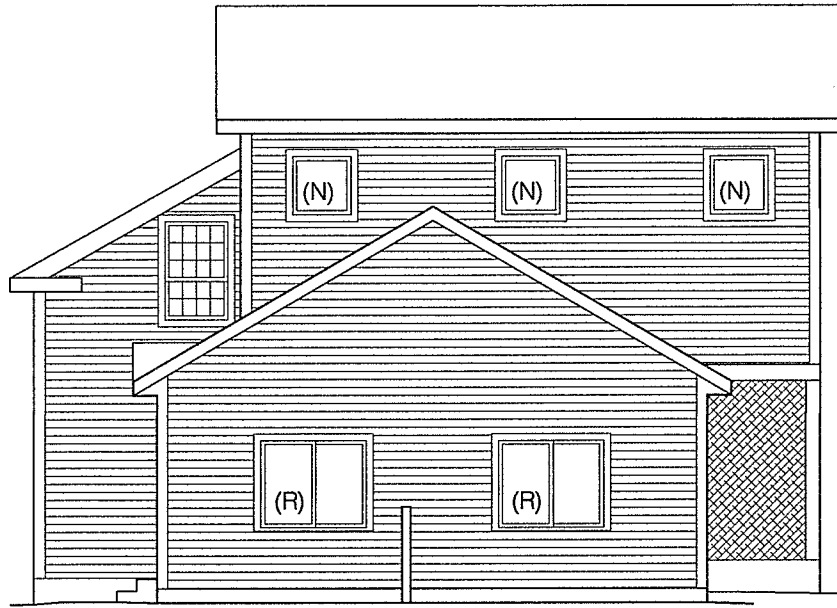
SURROUNDING ENVIRONMENT:

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☒
Densely Built Up ☐
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

RECORDED BY:
Gloria Scott

ORGANIZATION:

RECEIVED
JAN 25 2016



3

EAST ELEVATION WITH GARAGE

SCALE: 1/8" = 1'



1

PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'

NOTES;
(N) - NEW WDW/DR
(R) - RELOCATED
EXISTING WDW/DR

A-4

ZONING DRAWINGS
JANUARY 19, 2016

HAWKINS-HILKE RESIDENCE
152 NORTH PROSPECT STREET
BURLINGTON, VT

studioblue
ARCHITECTURE
802.540.0484

Scott Gustin

From: Donna Church <donna@studiobluearchitecture.com>
Sent: Friday, February 12, 2016 1:08 PM
To: Scott Gustin
Cc: Jens Hawkins-Hilke; Annika Hawkins-Hilke
Subject: 152 North Prospect St
Attachments: 152 N Prospect St.pdf

Hi Scott,

Here is the additional information for 152 N Prospect St. I have included a reference site plan photo with the massing of some of the neighbors. You will see the model of the proposed addition in the context of the neighbors and photos of the neighbors. Please note that the property is heavily wooded, whether summer or winter as shown. And the neighboring houses are much larger than the existing house of my client. This is evident by the fact that the proposed addition of (2 stories) has a peak that is +/- 5'-0" lower than the neighboring house peaks.

You mentioned a concern that the main part of the house should not have an addition taller than the existing. Which in general I agree with and you see throughout Burlington as most of the housing stock that has been developed was created with houses that are quite large, especially the neighborhood my client resides in. But in the case of my clients' home, it is quite small, only 1 1/2 stories for the main body of the house. I have included a series of photos showing houses that are in Burlington that have smaller homes that have been added on to or have a larger body of the house behind the front portion. The addition we are proposing seems to be similar to these situations.

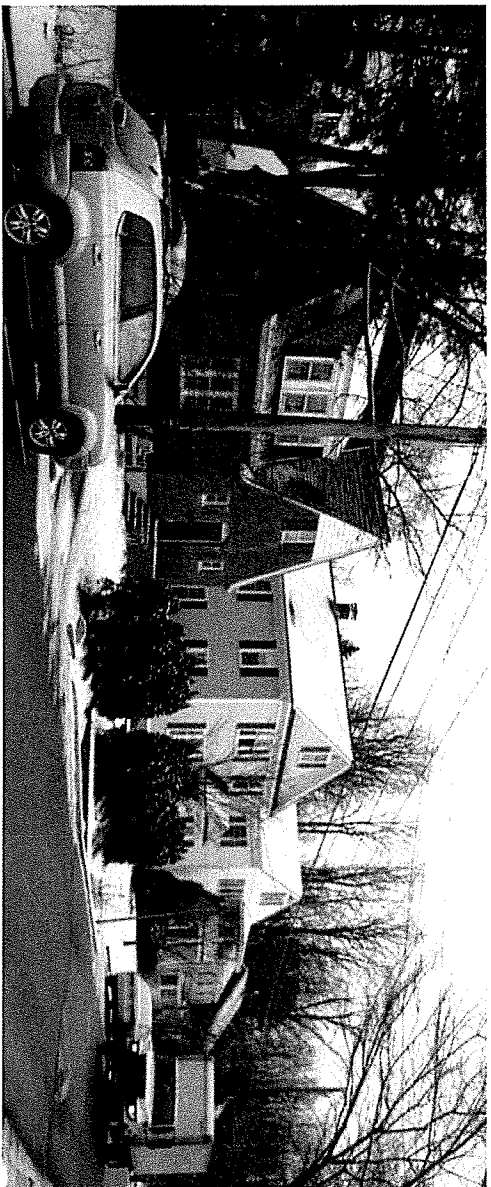
Please let me know if there are any other concerns that you have that I can address. I can provide a paper copy if you prefer, just let me know.

Take care,
Donna

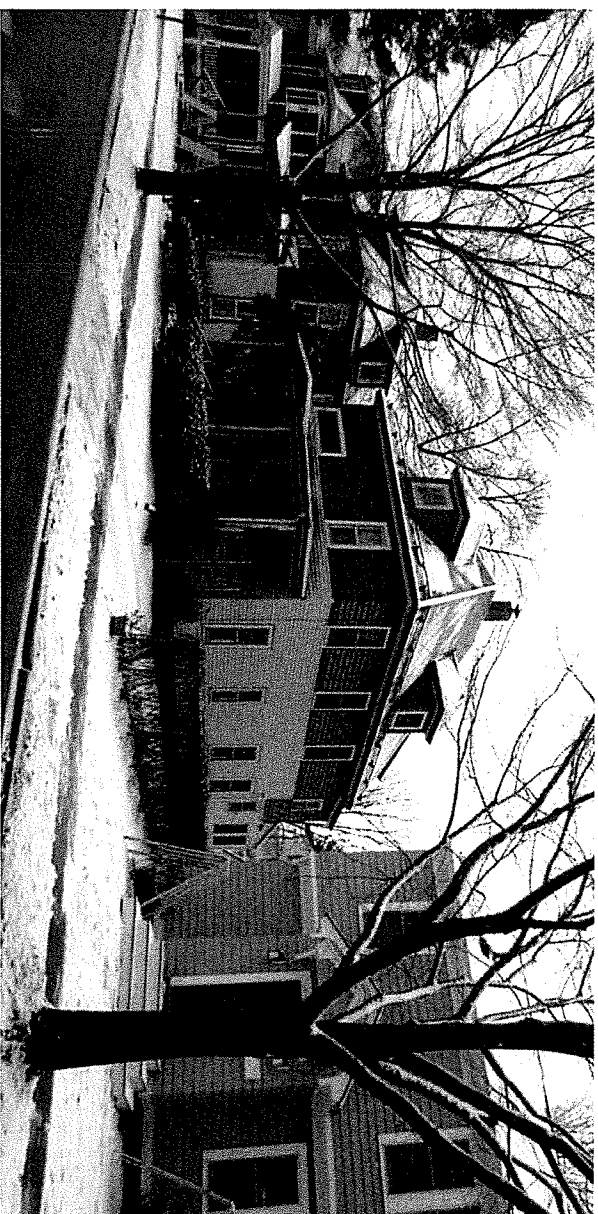
studioblue Architecture
182 main street
second floor
burlington, VT 05401
802.540.0484
www.studiobluearchitecture.com



PROPOSED SITE PLAN



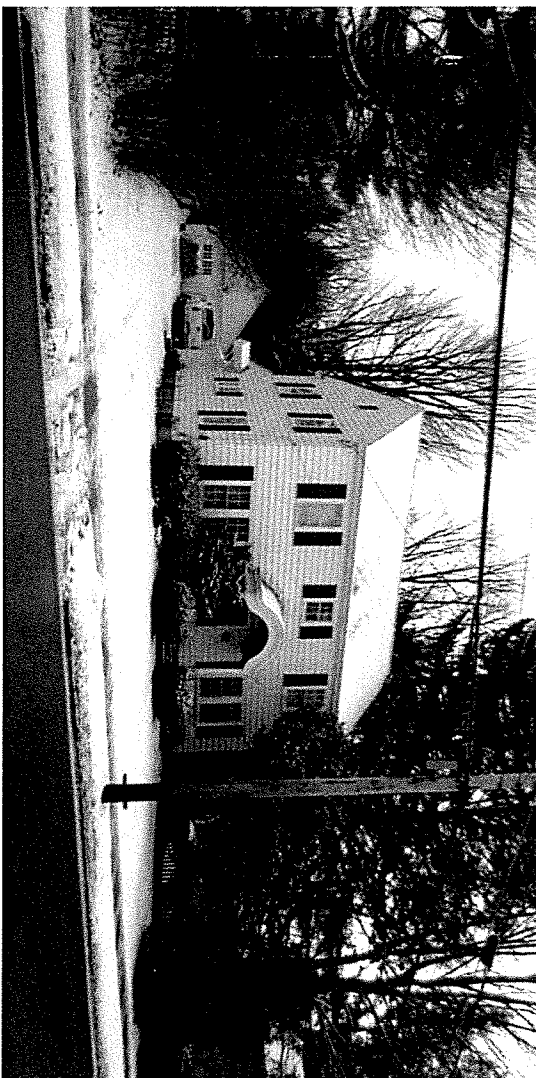
NEIGHBORS - NORTH ST - NORTH SIDE OF STREET



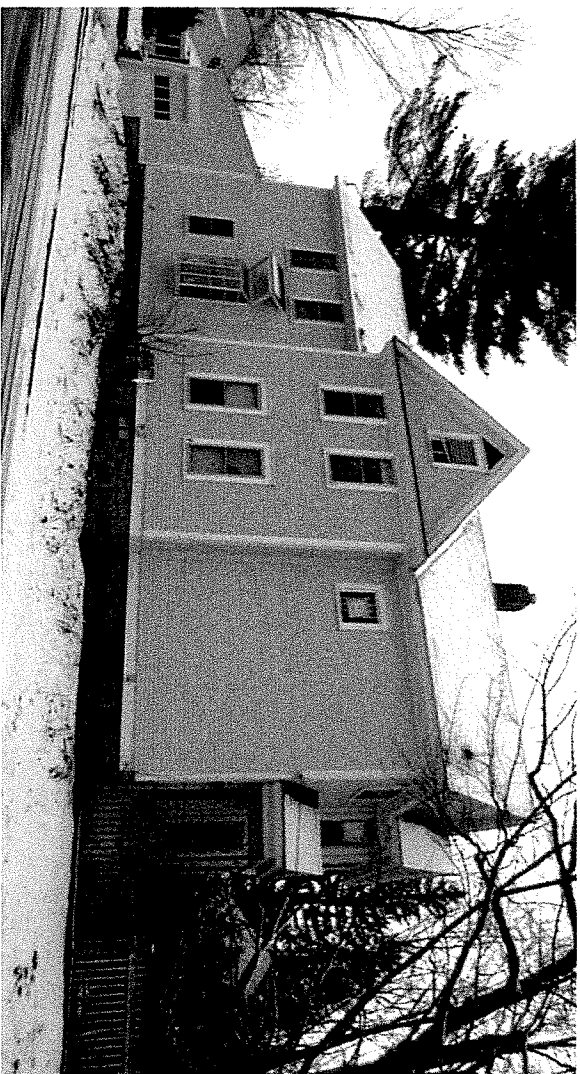
NEIGHBORS - NORTH ST - SOUTH SIDE OF STREET

HAWKINS-HILKE RESIDENCE
152 N PROSPECT ST, BURLINGTON, VT
FEBRUARY 11, 2016

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NEIGHBOR - NORTH PROSPECT ST

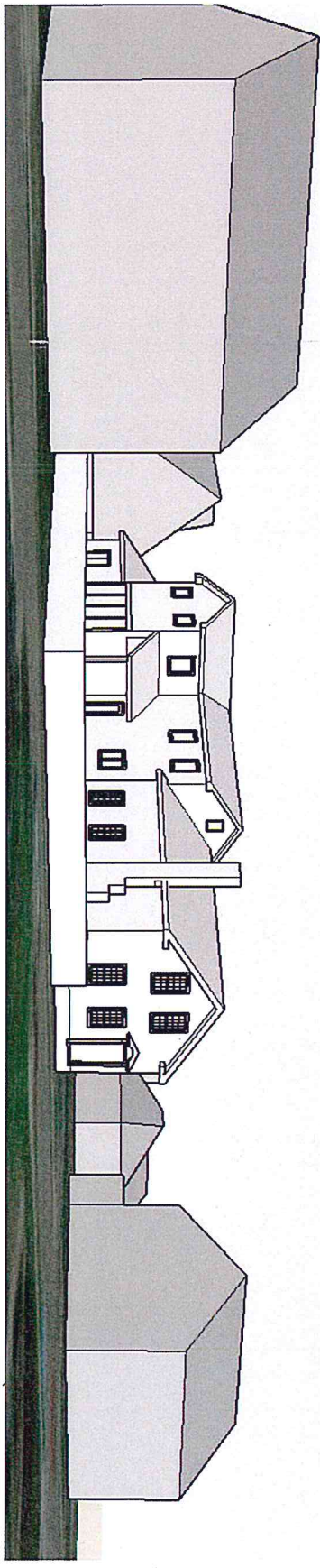


NEIGHBOR - PROSPECT HILL ST & NORTH PROSPECT ST FACADES



HAWKINS-HILLKE RESIDENCE
152 N PROSPECT ST, BURLINGTON, VT
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NORTH PROSPECT ST - LOOKING SOUTHEAST WITH NEIGHBORS



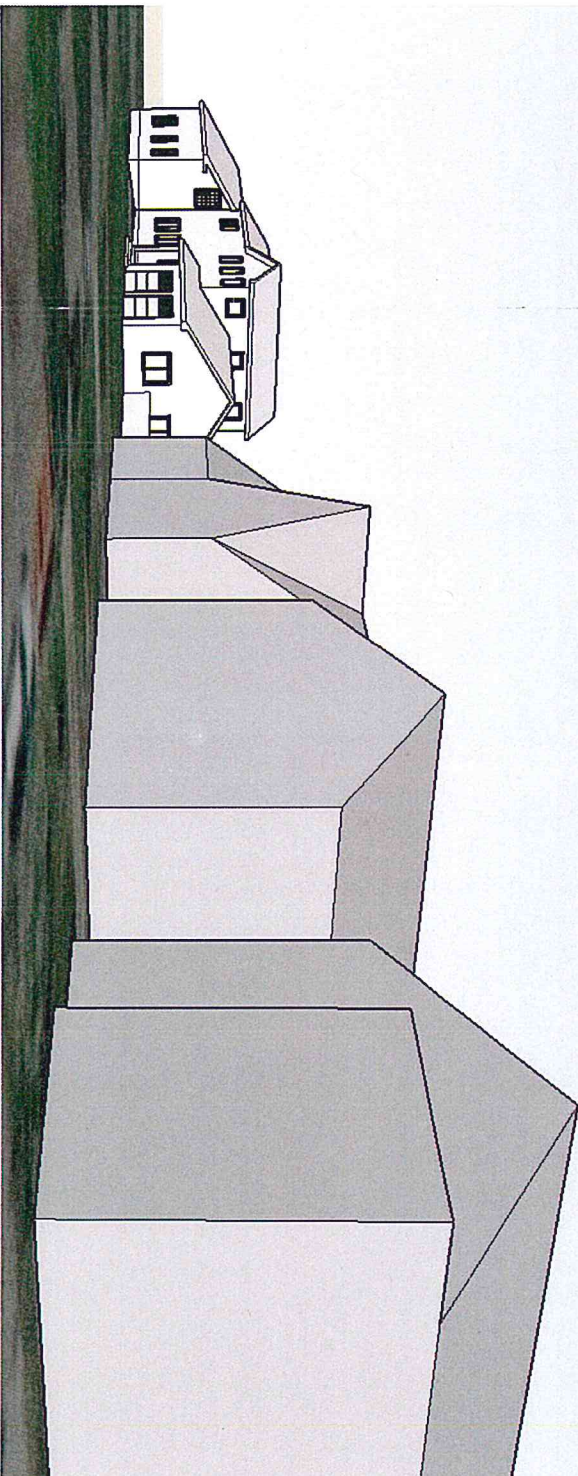
SUMMER VIEW



WINTER VIEW

HAWKINS-HILKE RESIDENCE
152 N PROSPECT ST, BURLINGTON, VT
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NORTH ST - SOUTH FACADES WITH NEIGHBORS



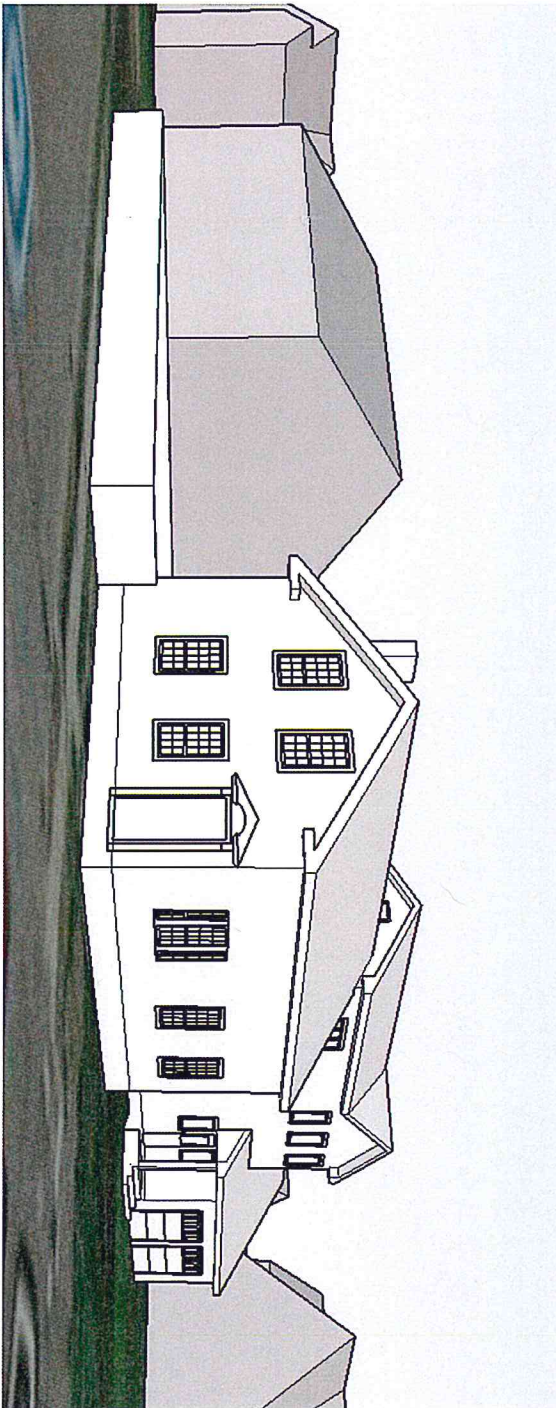
SUMMER VIEW



WINTER VIEW

HAWKINS-HILLKE RESIDENCE
152 N PROSPECT ST, BURLINGTON, VT
FEBRUARY 11, 2016

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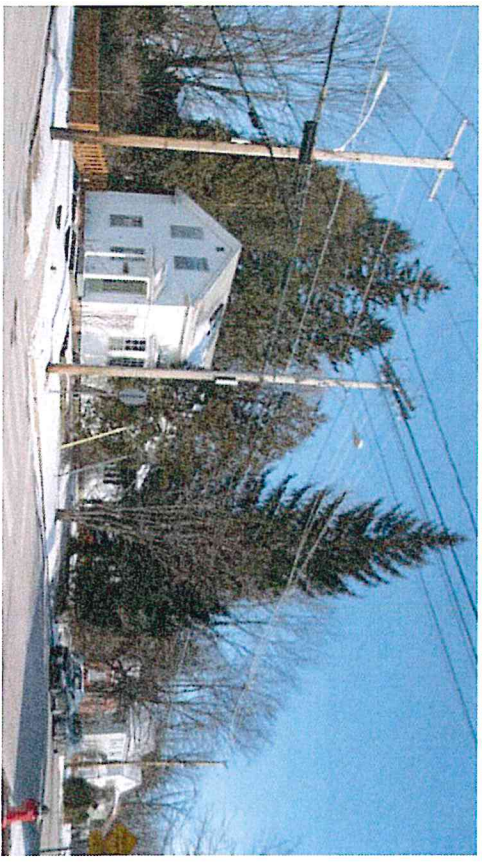


NORTH PROSPECT/NORTH ST - CORNER VIEW

2



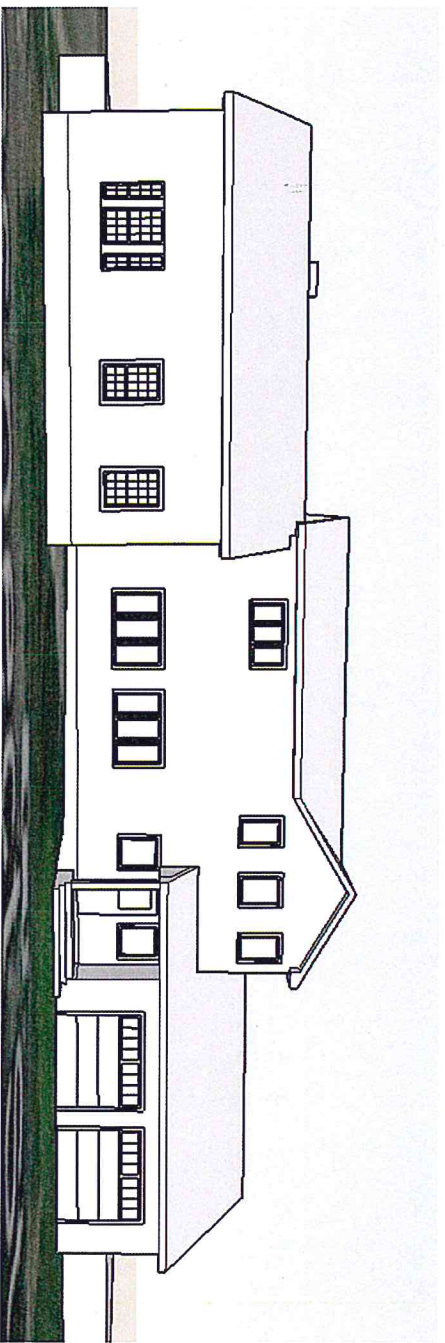
SUMMER VIEW



WINTER VIEW

HAWKINS-HILKE RESIDENCE
152 N PROSPECT ST, BURLINGTON, VT
FEBRUARY 11, 2016

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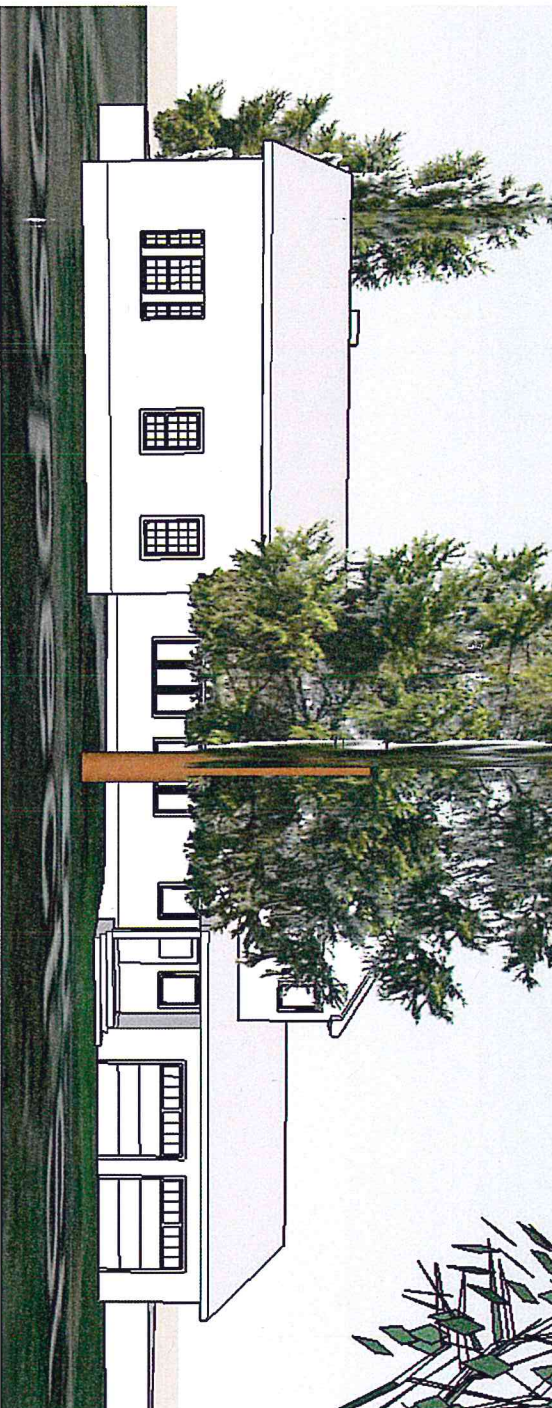
NORTH ST - SOUTH FACADE



NORTH PROSPECT ST - WINTER VIEWS

HAWKINS-HILKE RESIDENCE
152 N PROSPECT ST, BURLINGTON, VT
FEBRUARY 11, 2016

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NORTH ST - SOUTH FACADE - WITH TREES



NORTH ST - LOOKING WESTERLY WITH TREES



HAWKINS-HILKE RESIDENCE
152 N PROSPECT ST, BURLINGTON, VT
FEBRUARY 11, 2016

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EXAMPLES OF TALLER ADDITIONS/REAR PART OF BUILDING



HAWKINS-HILKE RESIDENCE
152 N PROSPECT ST, BURLINGTON, VT
FEBRUARY 11, 2016

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NORTH STREET - NEIGHBOR TO THE EAST



NORTH STREET - NEIGHBOR 2 LOTSTO EAST



NORTH STREET - SOUTH FACADE

HAWKINS-HILKE RESIDENCE
152 NORTH PROSPECT ST, BURLINGTON, VT
JANUARY 19, 2016

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JAN 25 2016
DEPARTMENT OF
PLANNING & ZONING



NORTH PROSPECT - NEIGHBOR 2 LOTS TO NORTH



NORTH PROSPECT - NEIGHBOR TO NORTH



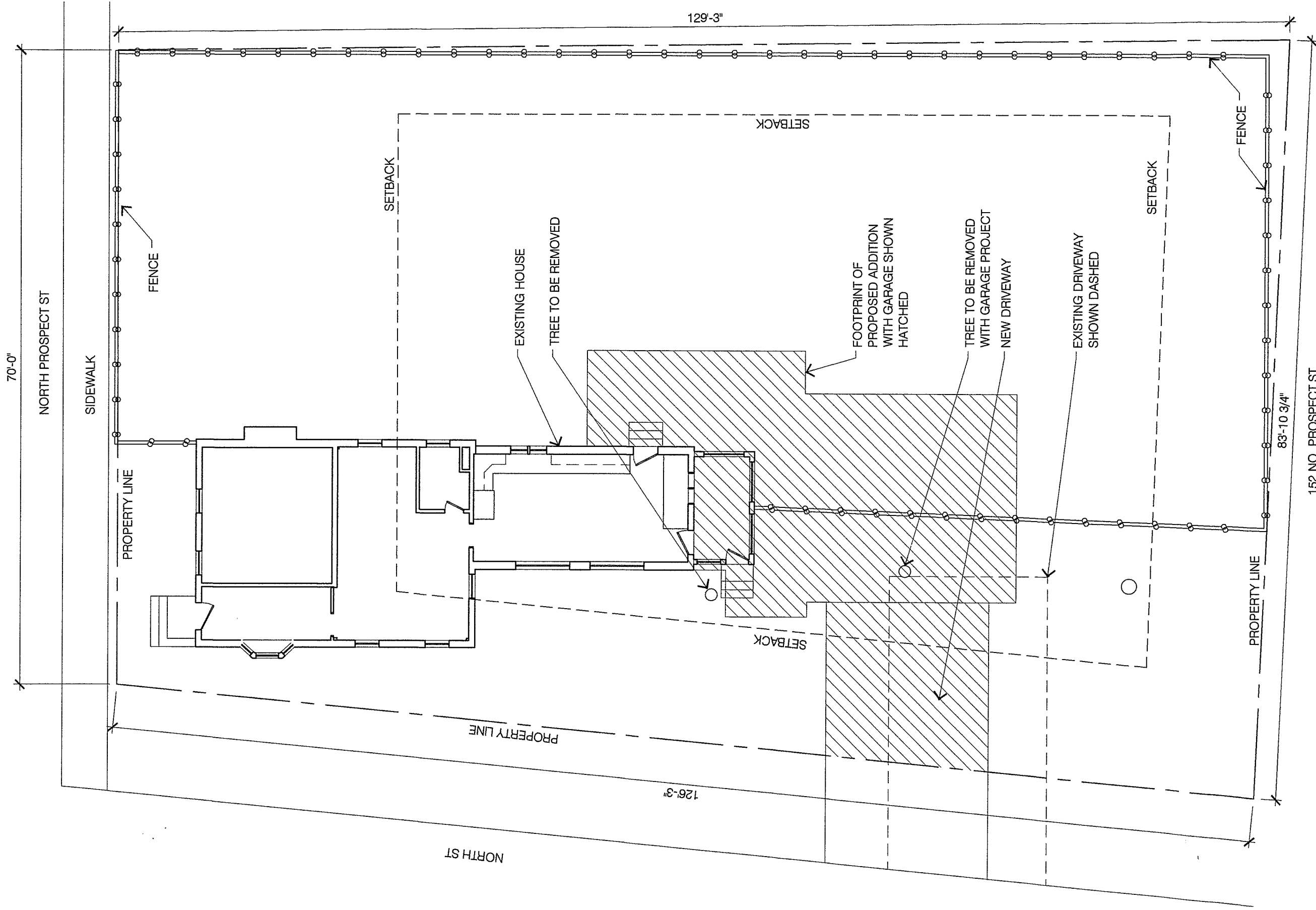
NORTH PROSPECT - WEST FACADE

HAWKINS-HILKE RESIDENCE
152 NORTH PROSPECT ST, BURLINGTON, VT
JANUARY 19, 2016

DEPARTMENT OF
PLANNING & ZONING

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PROPOSED SITE PLAN

SCALE: 3/32" = 1'

152 NO. PROSPECT ST.
ZONING: RL
LOT SIZE = 9,812 SF
35% ALLOWABLE LOT COVERAGE

HOUSE FOOTPRINT = 1,129 SF
DRIVEWAY/WALK = 424 SF
TOTAL = 1,553 SF =
15.8% LOT COVERAGE
NEW ADDITION = 1,005 SF
NEW DRIVEWAY = 120 SF
EXISTING REMOVED = 106 SF
DRIVEWAY REMOVED = 13 SF
NEW TOTAL = 2,399 SF = 24.4% LOT COVERAGE



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JAN 25 2016

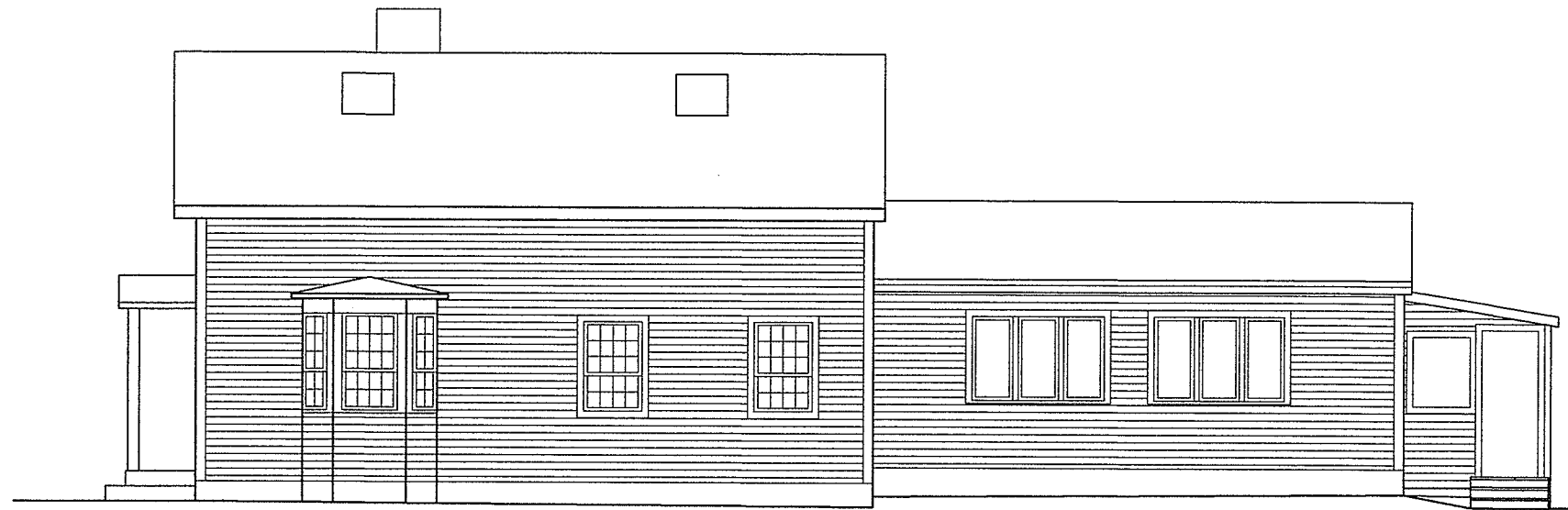
PLANNING DEPARTMENT

A-1

ZONING DRAWINGS
JANUARY 19, 2016

HAWKINS-HILKE RESIDENCE
152 NORTH PROSPECT STREET
BURLINGTON, VT

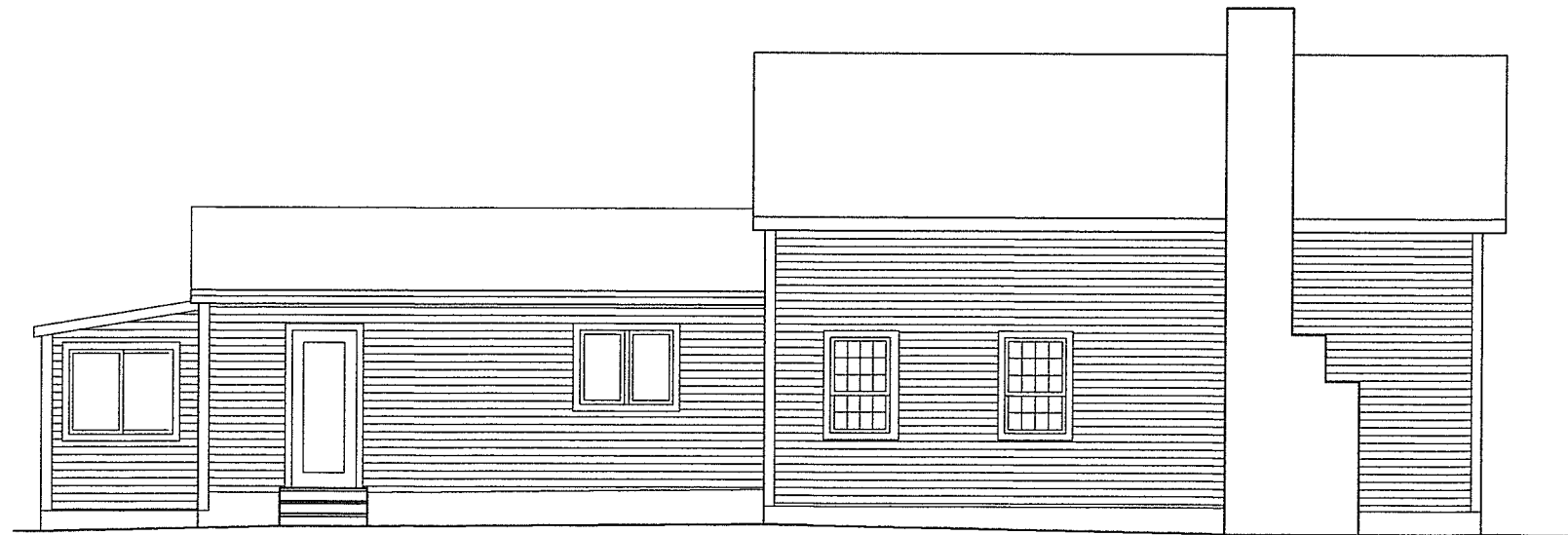
studioblue
ARCHITECTURE



4 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'



3 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'



2 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'

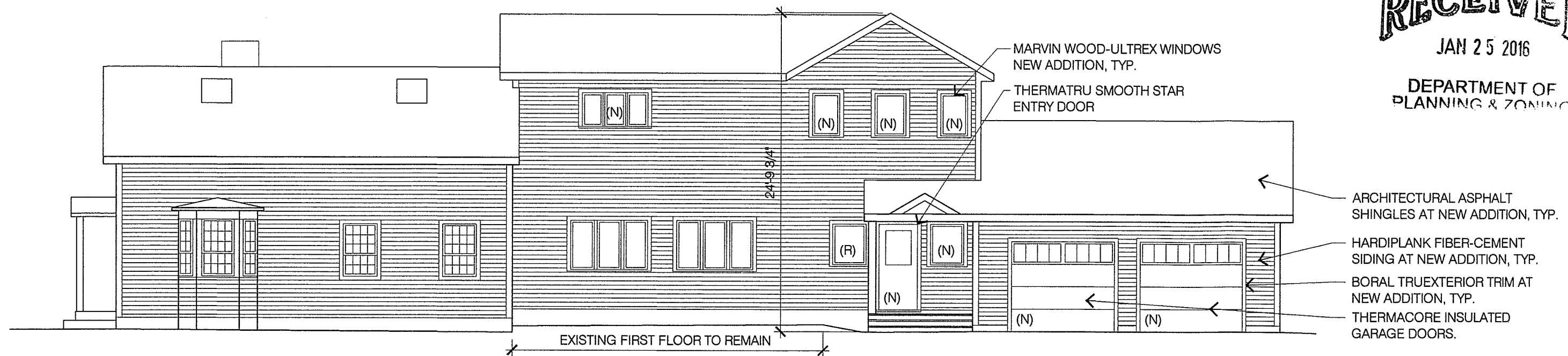


1 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'

RECEIVED

JAN 25 2016

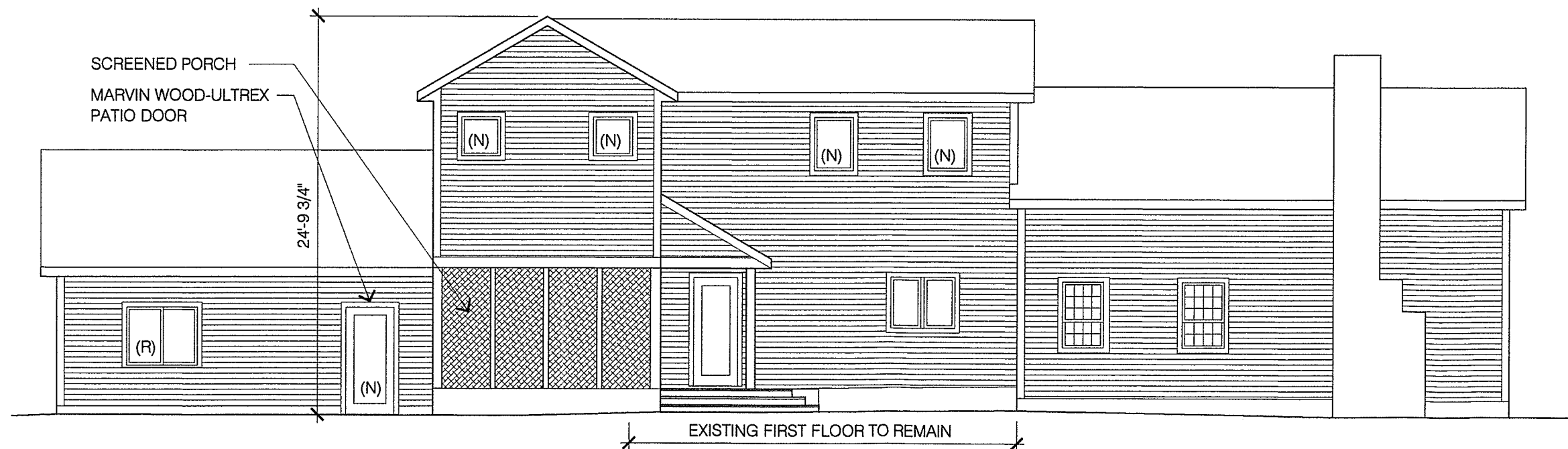
DEPARTMENT OF
PLANNING & ZONING



2

PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'



1

PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'

NOTES:
(N) - NEW WDW/DR
(R) - RELOCATED
EXISTING WDW/DR

A-3

ZONING DRAWINGS
JANUARY 19, 2016

HAWKINS-HILKE RESIDENCE
152 NORTH PROSPECT STREET
BURLINGTON, VT

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802.540.0484

February 21, 2016

Attn: Scott Gustin

Dear Members of the Design Advisory Board:

We are residents at 26 Fletcher Place and have lived on this street for over 26 years. All of a sudden we are being bombarded by a huge proposed housing project by Frank Von Turkovich across the street and now by Martha Lang's proposed housing project which is next door to us. Having lived here for so long we exactly know the issues and how they will impact our neighborhood.

We are already dealing with noise from a rental property next door and other rental houses on our street. College Students are on a different time schedule than families with loud decibels outside at 2:00 and 3:00 a.m. that wake us up with their drunken behavior. With students having friends visiting it adds extra traffic on our dead end street.

Martha will not have enough parking for a project of that size and it will take away any additional parking on our street. As it stands now we never have parking when we have guests visiting our home. This limits our socializing and this problem will only get worse.

Renters/Students who live on this street have a relaxed sense of responsibility for trash. Yards are cluttered with junk, trash and recycling bins that get knocked over and it doesn't occur to them to pick it up.

We are also very concerned with the excavation for a building of this size which would displace the water tables in the area. We had never had any flooding in our yard or basement until the Fletcher Allen Hospital projects of the past few years. Now we have flooding in our basement and backyard that never existed when we first moved here in 1989. We know that with this project our yard and basement will be adversely affected as we are down hill from the project.

Our house is on the Vermont State Register of Historic Places and we don't want some unknown building that is designed for mass housing taking away from our beautiful historical home. There are also several other houses on our street that are in this registry. This house has been in our family for over four generations and it is shameful that we have to consider the possibility we would have to move.

Thank you for your time and consideration of our concerns. We request that this email is posted on the Burlington Design Advisory Board's public website.

Sincerely,

William P. Hickok
26 Fletcher Place
Burlington, Vermont 05401

Patricia A. Rooney

February 22, 2016

Dear Members of the Burlington Design Advisory Board:

We write to you as long time residents of Fletcher Place. We have lived on this short dead-end street for 45 years and have enjoyed its character as a close knit neighborhood where residents of different backgrounds know one another and support each other over many years. It also retains an historic character: five of the homes are listed on the state's historic register. The street is just the sort of residential neighborhood Burlington desires to retain: healthy and well-integrated and yet adaptable to future housing needs-- that is, IF new projects take into account issues relating to infrastructure, traffic, residential density, and stability.

With these issues in mind, we write to you with concerns about the proposal to construct a new multi-unit structure--"Elizabeth's Place"-- in a vacant area next to 20 Fletcher Place. We first want to applaud the developer for offering an infill proposal which is sensitive to the historic architectural style of the rest of Fletcher Place. Not only is the proposed building attractively designed, but the developer has clearly made an effort to address issues of water diversion and run-off which have plagued the neighborhood for years. Attractive landscaping is also specified. The current proposal is detailed and respectful in a superficial way of the neighborhood character. This is the sort of building which we could welcome into the neighborhood.

Our reservations concern three problems: parking and traffic, a large and sudden increase in resident density, and an appeal to a transient population, largely students, living unsupervised and without a stake in the neighborhood.

As to parking and traffic, already for many years as the number of cars belonging to current residents has increased, we have found it increasingly difficult to park. The current proposal includes 12 new bedrooms, which could introduce well more than that number of cars. Even if the city requirement for off street parking places is met (which is not the case in the present proposal), the parking situation will become much more difficult. Traffic is a greater problem: it is often challenging and dangerous to turn left out of Fletcher Place and if the 79 unit VonTurkovich Development on the other side street were to be approved, access to Fletcher Place would often be almost impossible, especially with so many new cars on this very short block.

As to concerns about residential density and an appeal to a transient student population, a bit of background: While Fletcher Place is zoned Institutional, that designation does not, and has not, fit its historic and neighborhood character. In fact we may have inadvertently missed being more appropriately designated low residential like other similar streets such as Nash Place, Latham Court, and Case Parkway. However that may be, the fact is the current proposal is pitched primarily to service a function and responsibility more properly taken care of by the University. Failing to accommodate its students' housing needs, the University is essentially pushing off onto our neighborhood a very dense commercial residential function. As to the

problems that come with a number of packed-in unsupervised persons in the 18 to 21 age group, they are all well known: noise...and especially noise late at night, serious drinking, disrespect for neighborhood decorum, trash, careless parking, and more. We refer to "packed-in unsupervised persons", understanding that there may well be more than four persons living in each four bedroom unit. On the university campus within a dormitory setting, such an arrangement of four tiny bedrooms in a suite arrangement might work. But the developer proposes no onsite management authority or supervision.

And we might add that residential projects of the size and density of both the proposed 20 Fletcher Place and the VonTurkovich developments--- even within the scope and spirit of current zoning rules--, belong more properly to the Core Campus areas. We very much doubt that the university itself would propose such an increase in the unsupervised resident student population cheek by jowl with an existing historic neighborhood such as ours.

For these reasons, we urge the Design Review Board to work with the developer to scale back the number of likely new residents and cars likely to be added onto our small street. If such a scale back were achieved, we can see Elizabeth's Place becoming a welcome asset to our neighborhood and a model for infill housing throughout the city,

Thank you for your careful attention.

Brenda and Edwin Owre
43 Fletcher Place
Burlington, Vermont 05401

PS: Dear Mr. Gustin,

We would appreciate it if you would post this letter to the appropriate place on the DAB's website and agenda for the February 23rd meeting. Thank you.

Burlington Design Advisory Board

149 Church Street, City Hall
Burlington, VT 05401

<http://www.burlingtonvt.gov/PZ/Boards/Design-Advisory-Board/>

Telephone: (802) 865-7188
(802) 865-7195 (FAX)

*Matt Bushey, Chair
Ron Wanamaker, Vice Chair
Sean McKenzie
Chris Alley
Steve Offenhartz
Jeremy Gates, Alternate
Phil Hammerslough, Alternate*



MINUTES BURLINGTON DESIGN ADVISORY BOARD Tuesday, February 23, 2016 3:00 p.m. Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Present: Ron Wanamaker (Vice Chair), Steve Offenhartz, Sean McKenzie, Chris Alley, and Phil Hammerslough (alternate)

Absent: Jeremy Gates (alternate)

Staff present: Mary O'Neil, Scott Gustin, Ryan Morrison

Public: Martha Lang, Bill Hickok, Brian Cina, Donna Church, Jens & Annika Hawkins-Hilke

Session I - 3:00-3:30 p.m.

1. 16-0814CA/CU; 20 Fletcher Pl (I, Ward 1E) Wiltshire Properties, LLC
Construction of 3-unit residential building with associated drive and parking.

Motion by Steve Offenhartz: I move to recommend approval of the project with the following conditions:

1. Shelter for the rear entrance should be provided
2. Edging along the sides of the gravel walkway should be provided.
3. Utility meter location and mechanical equipment locations must be depicted and screened.
4. Stormwater management measures must be reviewed and approved by the city's stormwater program.

Motion seconded by Sean McKenzie.

Vote: 5-0-0

Motion carries.

Session II – 3:30-4:00 p.m.

2. 16-0550CA; 12 Isham St (RM, Ward 2C) Brian Cina
Install vinyl replacement windows.

Phil Hammerslough recused.

Motion by Steve Offenhartz: I move to recommend denial of the 4 vinyl egress windows. Vinyl replacement windows in the basement are acceptable, but the

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

applicant is encouraged to consider cedar basement windows. The applicant is encouraged to work out a longer time frame to replace the rest of the vinyl windows.

Motion seconded by Chris Alley.

Vote: 4-0-0

Motion carries.

Session III – 4:00 p.m.

3. 16-0801CA; 152 North Prospect St (RL, Ward 1E) Jens & Annika

Hawkins-Hilke / Donna Church

Construct addition to single family home, includes new living space and garage.

Sean McKenzie recused.

Motion by Phil Hammerslough: I move to recommend approval of the project as presented.

Discussion:

Ron Wannamaker noted that the original materials of the ell are gone. The proposed addition has been managed as best as possible.

Motion seconded by Chris Alley.

Vote: 4-0-0

Motion carries.