

## Burlington Development Review Board

149 Church Street, City Hall  
Burlington, VT 05401

[www.burlingtonvt.gov/pz/DRB](http://www.burlingtonvt.gov/pz/DRB)

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Jim Drummond, (Alternate)  
Vacant, (Alternate)



### BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday February 20th, 2018, 5:00 PM PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on  
**Tuesday February 20th, 2018 at 5:00pm in Conference Room 12, City Hall.**

- 1. 18-0641CU; 206 East Ave (RL, Ward 1E) 206 East Avenue LLC**  
Conditional use approval for the addition of a third residential unit to a two-unit structure, pursuant to CDO 4.4.5 (d) 5.A.
- 2. 18-0619CA; 149 Church St (FD6/CIVIC, Ward 3C) City of Burlington**  
Reconstruction of City Hall Park including sidewalks; installation of new fountain and plazas on east edge; tree removal and replacement; installation of rain gardens and associated retaining walls; retaining walls along Main St edge; replacement pole lighting; architectural lighting on facades of BCA and City Hall buildings; installation of fence to enclose mechanical equipment adjacent to steps.
- 3. 18-0646CA/CU; 703 Pine St (ELM, Ward 5S) Silverstone Realty, LLC**  
Expand Queen City Brewery space into previously occupied 4,384 sq. ft. storage / retail space; change the use of 2,016 sq. ft. of the previously occupied storage / retail space into a café use.

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

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

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

*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).*

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### BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday February 20th, 2018, 5:00 PM

**Conference Room 12**, City Hall, 149 Church St, Burlington, VT

#### AGENDA

#### I. Agenda

#### II. Communications

#### III. Minutes

#### IV. Consent

- 1. 18-0211CA; 19 Starr Farm Beach (RLW, Ward 4N) Gerald and Laura Curley**  
Demolition of existing seasonal single family home and the construction of a new single family home.  
(Project Manager: Scott Gustin)
- 2. 18-0639CA; 339 Pine St (ELM, Ward 5S) City of Burlington**  
Placement of modular training/office space in storage yard.  
(Project Manager: Scott Gustin)

#### V. Public Hearing

- 1. 18-0641CU; 206 East Ave (RL, Ward 1E) 206 East Avenue LLC**  
Conditional use approval for the addition of a third residential unit to a two-unit structure, pursuant to CDO 4.4.5 (d) 5.A.  
(Project Manager: Mary O'Neil)
- 2. 18-0619CA; 149 Church St (FD6/CIVIC, Ward 3C) City of Burlington**  
Reconstruction of City Hall Park including sidewalks; installation of new fountain and plazas on east edge; tree removal and replacement; installation of rain gardens and associated retaining walls; retaining walls along Main St edge; replacement pole lighting; architectural lighting on facades of BCA and City Hall buildings; installation of fence to enclose mechanical equipment adjacent to steps.  
(Project Manager: Scott Gustin)
- 3. 18-0646CA/CU; 703 Pine St (ELM, Ward 5S) Silverstone Realty, LLC**  
Expand Queen City Brewery space into previously occupied 4,384 sq. ft. storage / retail space; change the use of 2,016 sq. ft. of the previously occupied storage / retail space into a café use.  
(Project Manager: Ryan Morrison)

#### VI. Master Sign Plan Review

- 1. 18-0620MP; 645 Pine St (ELM, Ward 5S) City of Burlington**  
Master Sign Plan for installation of ID and Rules and Regulations signage at numerous City parks including: The Burlington Greenway, Oakledge Park, North

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Beach Park, Schmanska Park, Roosevelt Park, City Hall Park, Pomeroy Park,  
Smalley Park, and Leddy Park.  
(Project Manager: Scott Gustin)

## **VII. Adjournment**

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## Department of Planning and Zoning

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Burlington, VT 05401  
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*David E. White, AICP, Director  
Meagan Tuttle, AICP, Comprehensive Planner  
Jay Appleton, Senior GIS/IT Programmer/Analyst  
Scott Gustin, AICP, CFM, Principal Planner  
Mary O'Neil, AICP, Principal Planner  
Ryan Morrison, Associate Planner  
Layne Darfler, Planning Technician  
Anita Wade, Zoning Clerk*



### MEMORANDUM

To: Development Review Board  
From: Ryan Morrison, Associate Planner  
Date: February 20, 2018  
RE: ZP18-0646CA/CU, 703 Pine Street

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

**Project Number:** ZP18-0646CA/CU

**Address:** 703 Pine Street

**Zone:** ELM **Ward:** 5S

**Parking District:** Shared Use

**Date application accepted:** January 24, 2018

**Applicant/ Owner:** Queen City Brewery, LLC / Silverstone Realty, LLC

**Request:** Expand Queen City Brewery storage space into previously occupied 4,384 sf storage/retail space and change the use of 2,016 sf of the previously occupied storage/retail space into a café.

#### **Background:**

- **Zoning Permit 92-314;** 4032 sf single story stockroom addition to rear of existing auto parts store, with improved circulation and landscaping along street frontage. Approved April 1992.
- **Zoning Permit 93-325;** installation of wooden, non-illuminated parallel sign on north elevation of existing auto parts distribution facility. Approved January 1993.
- **Zoning Permit 97-063;** installation of an 18" projecting, non-illuminated awning with 13.5 sf of lettering, over the main entry to the cleaning supply store. Approved August 1996.
- **Zoning Permit 03-033;** construct 884 sf link between existing warehouses – to be 19' in height. Approved July 2002.
- **Non-Applicability of Zoning Permit 08-205NA;** remove interior wall. Approved September 2007.
- **Zoning Permit 13-1319CA;** change use from warehouse to micro brewery, add new entry ramp. Approved June 2013.
- **Zoning Permit 14-0364CA;** new concrete pad and chain link fence enclosure on side of building for mechanical units. Approved September 2013.

- **Zoning Permit 15-0086SN**; install two parallel signs for Queen City Brewery – one on front corner and one at rear. Approved July 2014.
- **Zoning Permit 15-0431SN**; install new parallel sign on front of building – 15.625sf. Approved September 2014.
- **Zoning Permit 18-0191CA**; façade changes to eastern-most building along Pine St.; upgrade handicap accessible ramp and provide handicap parking. Approved August 2017.

**Overview:** The applicant proposes to expand the existing Queen City Brewery space into warehouse/retail space previously occupied by Swish cleaning store, and to also add a new café within the previous Swish space. The expanded brewery space will be used primarily for storage; however, the applicant also proposes leaving an area open for future gaming uses for customers (i.e. billiards). The new café will not be under Queen City Brewery’s ownership, and as a result, it is not considered accessory to the brewery use. *Cafés* within the ELM zoning district are conditional uses. *Food and Beverage Processing* uses are permitted in the ELM zone.

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

## **I. Findings**

### **Article 3: Applications, Permits and Project Reviews**

#### **Part 5: Conditional Use and Major Impact Review**

##### **Sec. 3.5.2 Applicability**

##### **(a) Conditional Use Review:**

*Conditional Use Review shall be required for the approval of all development subject to the following provisions of this ordinance:*

1. *any use identified under Article 4 and Appendix A – Use Table as a “Conditional Use” or “CU;”*
2. *any Special Use specifically identified as being subject to conditional use review under Article 5, Part 3;*

‘Café’ is a Conditional Use in the ELM zoning district, per *Appendix A, Use Table*. ‘Food & Beverage Processing’ is a permitted use. **Affirmative finding.**

##### **Sec. 3.5.6 Review Criteria**

*The application and supporting documentation submitted for proposed development involving Conditional Use and/or Major Impact Review, including the plans contained therein, shall indicate how the proposed use and associated development will comply with the review criteria specified below:*

##### **(a) Conditional Use Review Standards:**

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

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

The proposed café is consistent with other uses in the immediate vicinity. There are no identified unreasonable or objectionable demands on utilities, facilities or services.

**Affirmative finding.**

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

The Light Manufacturing zoning district is the primary commercial/industrial center of Burlington, and is intended primarily to accommodate enterprises engaged in the manufacturing, processing, distribution, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment without potential conflicts from interspersed residential uses. Other accessory commercial uses are allowed to support a wide range of services and employment opportunities. The proposed café, although separate, compliments the adjacent brewery use.

Overall, the proposal is consistent with the definition of the ELM zone.

From the Municipal Development Plan:

- *Strengthen the Pine Street corridor for commercial-industrial development while minimizing adverse impacts on adjacent residential neighborhoods.* [Land Use Plan, Page I-3.]
- *Support sustainable development activities in target areas of the city including the Enterprise Community, Neighborhood Activity Centers, the Pine Street Corridor, Downtown, and the Downtown Waterfront.* [Economic Development Plan, Page VI-2.] **Affirmative finding.**
- 3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

The new café will locate entirely within the existing structure, and the applicant has stated that there will be no mechanical units (fans, vents, hvac, etc.) added to the building's exterior. Only internal renovations will occur. No nuisance impacts are anticipated.

**Affirmative finding.**

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

The project site is accessible from Pine Street, which is lined with sidewalks on both sides. Public transit is immediately available. Access will remain as existing. **Affirmative finding.**

5. *The utilization of renewable energy resources;*

No part of the application precludes the utilization of wind, water, solar, geothermal or other forms of renewable energy resources. **Affirmative finding.**

and,

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

It is the applicant's responsibility to secure any required additional state or city permits. **Affirmative finding as conditioned.**

**(C) Conditions of Approval:**

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

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

The proposed café will not alter the character of the property so as to make it inconsistent with the surrounding Light Manufacturing area. No exterior changes are proposed that would require implementation of mitigating measures. **Affirmative finding.**

2. *Time limits for construction.*

The zoning permit will limit the project to be completed within 2 years. **Affirmative finding as conditioned.**

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

Construction activities shall be limited to Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. There shall be no construction activity on Sundays. The applicant indicates that the café will operate between the hours of 11:30 am to 10:00 pm. **Affirmative finding as conditioned.**

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

Any application for enlargement or expansion shall be reviewed under the regulations in effect at the time of submittal. **Affirmative finding as conditioned.**

and,

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

This remains at the discretion of the Board.

**Article 4: Zoning Maps and Districts**

**Section 4.4.3 Enterprise Districts**

**(a) Purpose**

1. *The Light Manufacturing (E-LM) district is the primary commercial/industrial center of Burlington, and is intended primarily to accommodate enterprises*

*engaged in the manufacturing, processing, distribution, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment without potential conflicts from interspersed residential uses. Other accessory commercial uses are allowed to support a wide range of services and employment opportunities. This district is intended to ensure that sufficient land area is appropriately designated within the city to provide an adequate and diversified economic base that will facilitate high-density job creation and retention. This district is primarily intended to provide for industrial uses suitable for location in areas of proximity to residential development. Development is intended to respect interspersed historic industrial buildings, and reflect the industrial aesthetic of the district's past. Parking is intended to be hidden within, behind, or to the side of structures.*

The proposed brewery storage expansion within the existing structure will contribute to the existing brewery use. When the brewery was approved in 2013, it included retail sales and a tasting room. Those components will remain. Café's are conditional uses within the underlying zone. While the café will be under different ownership, it will be akin to that of an accessory use of the brewery. The uses fit within the purpose statement of the ELM zoning district, particularly as providing services and employment opportunities within walking or biking distance of residential neighborhoods. **Affirmative finding.**

#### (b) Dimensional Standards and Density

**Table 4.4.3 -1 Dimensional Standards and Density**

| Districts                  | Max. Intensity<br>(floor area ratio <sup>1</sup> ) | Max. Lot Coverage <sup>1</sup> | Minimum Building Setbacks <sup>1</sup> (feet) |                |                   | Max. Height <sup>1</sup><br>(feet) |
|----------------------------|----------------------------------------------------|--------------------------------|-----------------------------------------------|----------------|-------------------|------------------------------------|
|                            |                                                    |                                | Front                                         | Side           | Rear <sup>3</sup> |                                    |
| <b>Light Manufacturing</b> | 2.0 FAR                                            | 80%                            | 5 min                                         | 0 <sup>2</sup> | 10% <sup>2</sup>  | 45'                                |

1 – Floor area ratio is further described in Art 5. Measurement of and exceptions to coverage, setback, and height standards are found in Art 5. Actual maximum build out potential may be reduced by site plan and architectural design considerations of Art 6.

2 – Structures shall be setback a minimum of 25-feet along any zoning district boundary line that abuts a residential zoning district. Lots of record existing as of September 9, 2015 that are split by enterprise and residential zones are exempt from this district boundary setback.

3 – Percentage of the lot depth.

The proposal will not impact the dimensional standards or density calculation for the site. The building will retain the same massing, height, scale and coverage as existing. **Affirmative finding.**

#### (c) Permitted and Conditional Uses

A 'Café' is a conditional use in the ELM zoning district, while 'Food & Beverage Processing' is permitted. **Affirmative finding.**

#### (d) District Specific Regulations

### **1. Convenience Stores**

Not applicable.

### **Article 5: General Citywide Regulations**

#### **Section 5.2.1 Existing Small Lots**

Not applicable.

#### **Section 5.2.2 Required Frontage or Access**

The property has existing access and frontage on Pine Street. **Affirmative finding.**

#### **Section 5.2.3 Lot Coverage Requirements**

See Table 4.4.3-1, above.

#### **Section 5.2.4 Buildable Area Calculation**

The parcel is not within RCO, WRM, RM, WRL or RL zoning districts. Not applicable.

#### **Section 5.2.5 Setbacks.**

See Table 4.4.3-1, above.

#### **Section 5.2.6 Building Height Limits**

See Table 4.4.3-1, above.

#### **Section 5.2.7 Density and Intensive of Development Calculations**

See Table 4.4.3-1, above.

#### **Section 5.5.1 Nuisance Regulations**

Nothing in this proposal appears to constitute a nuisance. **Affirmative finding.**

#### **Section 5.5.2 Outdoor Lighting**

Not applicable. The proposal includes no new outdoor lighting.

#### **Section 5.5.3 Stormwater and Erosion Control**

Not applicable. The proposal does not include any ground disturbance.

### **Article 8: Parking**

The property is within the Shared Use Parking District and currently has a 20-space parking lot (which includes 1 van accessible handicap space). Parking requirements are listed in the table below.

**Table 8.1.8-1 Minimum Off-Street Parking Requirements**

| <b>Use</b>                |                                                 | <b>Sq. Ft.</b> | <b>Required</b> | <b>Existing</b> |
|---------------------------|-------------------------------------------------|----------------|-----------------|-----------------|
| Warehouse @ 0.35/1,000 sf | Existing warehouse not part of this application | 5,900          | 2               |                 |



|                                                                                           |  |                                              |                                                                    |           |
|-------------------------------------------------------------------------------------------|--|----------------------------------------------|--------------------------------------------------------------------|-----------|
| Food & Beverage Processing @<br>1/1,000 sf, plus 2 per 1,000 gfa<br>devoted to patron use |  | 9,176 total<br>(970 sf for<br>patron<br>use) | 11 (9 for the<br>overall<br>brewery & 2<br>for the patron<br>area) |           |
| Café                                                                                      |  | 2,000                                        | None                                                               |           |
| <b>Total Parking Required</b>                                                             |  |                                              | <b>13</b>                                                          | <b>20</b> |

The existing parking lot more than satisfies the minimum onsite parking requirement of 13 spaces. **Affirmative finding.**

## Section 8.2.5 Bicycle Parking Requirements

**Table 8.2.5-1 Bicycle Parking Requirements**

| Use                                           | Long Term             | Short Term                                                                             | Required                                  | Existing                             |
|-----------------------------------------------|-----------------------|----------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------|
| Production,<br>warehousing                    | 1/20,000 sf           | 1/50,000 sf                                                                            | (1 long term/1 short<br>term)             | (0 long term/12<br>short term)       |
| Retail sales &<br>service (café)              | 1 per 10<br>employees | 6% of<br>occupancy<br>load (the<br>applicant<br>expects an<br>occupancy<br>load of 90) | (1 long term/5 short<br>term)             | (0 long term/0<br>short term)        |
| <b>Total Bicycle<br/>Parking<br/>Required</b> |                       |                                                                                        | <b>2 long term &amp; 6<br/>short term</b> | <b>0 long term/12<br/>short term</b> |

The applicant states that there is a bicycle rack onsite that can accommodate 12 bikes. Long term spaces will be accommodated within the internal storage areas, with access for employees of both businesses. The café anticipates between 4 and 8 employees, and an expectant occupancy load of 90, which results in the need for 1 long term and 5 short term bicycle spaces for the cafe. The other parking ratios in the table above speak for themselves. The applicant will need to update the plans to show both long term and short term bicycle parking. **Affirmative finding as conditioned.**

### **II. Conditions of Approval**

1. **Prior to release of the zoning permit**, revised plans showing the minimum required bicycle parking spaces (2 long term and 6 short term) shall be submitted to staff for review and approval.
2. Construction activities shall be limited to Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. Construction on Sundays is prohibited.
3. All development is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
4. Any new or revised signage will require a separate sign permit.

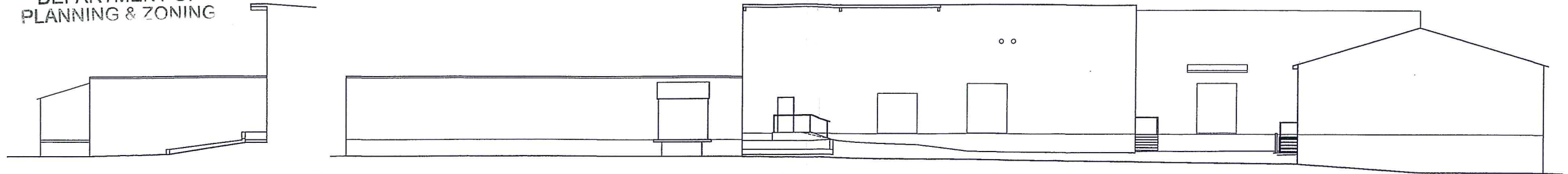
5. The applicant is responsible for securing all required building, state and/or federal permits for the project.
6. Any future alterations or expansion of the uses will require permit review per the regulations in effect at that time.
7. Standard Permit Conditions 1-15.

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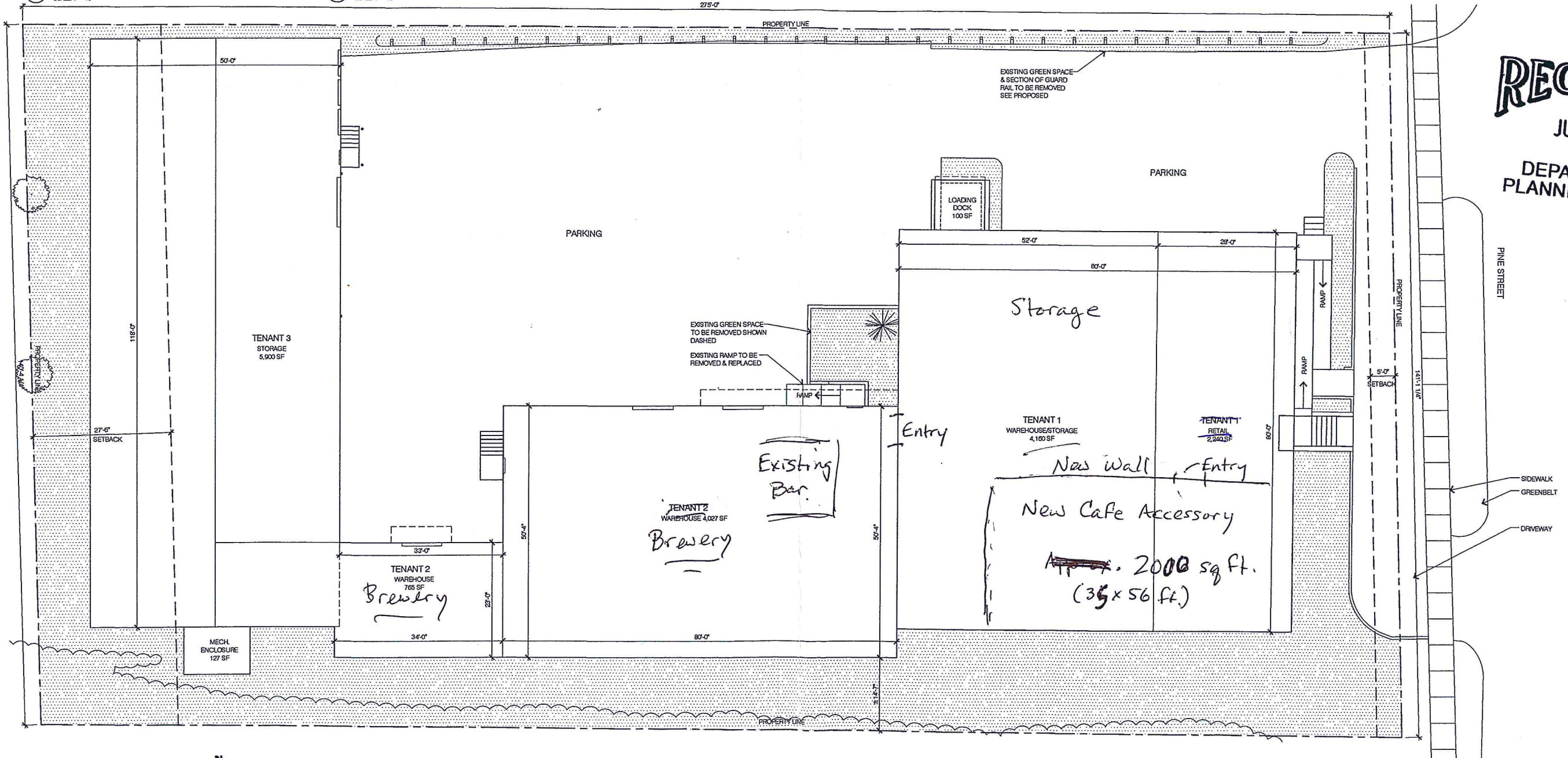
703 PINE STREET  
ZONING: ENTERPRISE LIGHT MANUFACTURING  
LOT SIZE 38,678 SF  
ALLOWABLE COVERAGE = 80%  
EXISTING COVERAGE = 30,533 SF = 78.9% COVERAGE  
PROPOSED COVERAGE = 31,082 SF = 80.3% COVERAGE  
ALLOWABLE FLOOR AREA RATIO = 2  
EXISTING FLOOR AREA RATIO = .39

PROJECT DESCRIPTION:  
- TENANT 2: CHANGE OF USE FROM WAREHOUSE TO MICRO BREWERY  
- NEW ENTRY RAMP TO TENANT 2 SPACE TO MEET 2010 ADA REQUIREMENTS  
- NEW ADDRESS NUMBER FOR TENANT 2 SPACE



3 DRIVEWAY LOOKING EAST  
SCALE: 1" = 10'

2 NORTH ELEVATION  
SCALE: 1" = 10'



1 EXISTING SITE PLAN  
SCALE: 1" = 10'

NOTE:  
SITE INFORMATION FROM O'LEARY-BURKE CIVIL  
ASSOCIATES SURVEY DATED 05.22.13

studiobl  
ARCHITECT

120 pine st, burlington, VT  
802.548.0494  
www.studiobluearchitect.com

ADDITION/RENOVATION  
SILVERSTON  
REALTY LLC  
703 PINE STREET  
BURLINGTON, VT

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PLANNING & ZONING

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions of the project and the Architect shall be notified immediately of any discrepancy from the dimensions and conditions shown by these drawings. These drawings and the ideas represented by them are and shall remain the property of the Architect and shall not be used for any other project without the written consent of the Architect.

ZONING DRAWINGS  
DATE: JUNE 21, 2013  
SCALE: AS NOTED  
REVISIONS:

EXISTING DRAWING

AI



Google Maps



Map data ©2018 Google 20 ft

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### MEMORANDUM

To: Development Review Board  
From: Mary O'Neil, AICP, Principal Planner  
Date: February 20, 2018  
RE: ZP18-0641CU, 206 East Avenue

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

**Project:** ZP18-0641CU

**Location:** 206 East Avenue

**Zone:** RL **Ward:** IE

**Parking District:** Neighborhood

**Date application accepted:** January 23, 2018

**Applicant/ Owner:** Liam Murphy, Murphy Sullivan Kronk / 206 East Avenue LLC (Joel Rippa)

**Request:** Conditional use approval for the addition of a third residential unit to a two-unit structure.



#### Background:

- **Zoning Permit 11-0560CA;** New three car garage, remodel existing garage into two bedroom and bath, third floor deck, new exterior stairs. (Application defined use as three units.) **Denied** February, 2011. Applicant failure to submit documentation confirming

prior approval for a triplex, incomplete application. Decision appealed; appeal withdrawn April 2011.

- **Zoning Permit 97-019**; construction of a third story deck on top of the existing second floor flat roof. Proposal includes connecting the deck with a stair to meet the existing stair system on the side of the **duplex**. No increase in coverage **or change in use**. **Approved July 1996**.
- **Zoning Permit 83-191**; construct a 28' x 28' addition to the existing **duplex** to be used for a garage and additional living space. No decision recorded, no administrator's signature. May 1983.
- **Zoning Permit 81-358**; add dormer on north and south sides of the roof; outside stairway for safety. No change in building size. (identified as 2 family home on application.) Approved March 1981.
- Request to convert 2 family house to 1st floor realtor office, 2<sup>nd</sup> floor to 2 apartments, 3<sup>rd</sup> floor to one apartment (total 1 commercial and 3 apartments). Include sign for realtor's office. **Denied**, June 1971.



Further reference is made to the attached table and timeline of Assessor's, Code, DPW, Land Records, and Zoning records.

**Overview:** The owners of 206 East Avenue, through their attorney Liam Murphy, request the addition of a third residential unit per the Standards of Section 4.4.5 (d) 5. A.

The benchmark here is threefold:

1. The applicant must demonstrate that that property legally contained two or more units as of January 1, 2007;
2. The DRB has approved the request in advance as a conditional use, and,
3. The new unit count meets the density limitation for the zoning district.

The application fails on all three counts. See findings for further discussion.

There is a decision precedent for denial of a request to maintain an unpermitted residential unit at 79 Spruce Street, ZP 08-265CU, November 6, 2007. Upon appeal, the Vermont Environmental Court denied the application June 4, 2009. See *Environmental Court Summary Judgment 266-12-7 Vtec* dated Jun 4, 2009 denying approval to maintain four residential dwelling units at 79 Spruce Street.

**Recommendation:** Conditional use **Denial**, per the following findings:

## **I. Findings**

### **Article 2: Administrative Mechanisms**

#### **Section 2.7.8 Withhold Permit**

**Per this standard**, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations. **Affirmative finding if conditioned.**

## **Article 3: Applications, Permits and Project Reviews**

### **Section 3.1.2 Zoning Permit Required**

#### *(a) Exterior work*

##### *3. Change of use or expansion of use.*

There are no zoning permits on file for any change of use or expansion of use. Land records refer to the property as “a dwelling house” up to 1978. (1911 Chauncy Brownell to Lucy Rowe, 62:185; 1963 Fellow to Maynard, 164:472; 1978 1971 Maynard to Chausse 205:293; 1978 Chausse to Rippa, Burlington Land Records, 254: 255-256). The 1962 Burlington Zoning Ordinance made a distinction between single family and duplex; therefore, a permit would have been required for any change of use made after that ordinance was adopted. The owners represented the project as a duplex in 1971, and a triplex in 2011. (Both permit applications denied.)

Unless supporting documentation can confirm duplex use prior to 1962 or zoning approval after 1962, the assertion that the property legally contained two or more units as of January 1, 2007 is flawed. **Adverse finding.**

### **Section 3.5.2 (a) Conditional Use Review**

Consideration of an extra dwelling unit per Section 4.4.5 (d) 5. Requires Conditional Use review.

### **Section 3.5.6 Review Criteria**

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

A letter of water and sewer capacity will be required from Burlington’s Water Division for an additional unit. Additionally, a state wastewater permit will be required.

Other public utilities and services are likely able to support the intensity of one more dwelling unit with the existing residential zoning district. **Affirmative finding if conditioned.**

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

The historic development pattern of East Avenue is single family and duplex residences, with a more recent co-housing development and a medical residential care facility.

Within a residential zoning district; expansion of housing may be considered within the following direction of the Municipal Development Plan:

- Support the development of additional housing opportunities within the city...*  
[MDP, Housing Plan, Page IX-1.]

However,

- Support the creation of new rental and owner-occupied housing on every parcel of land in Burlington that is zoned for residential development at the number of units allowed by zoning.* [MDP, Housing Plan, Page IX-12.]

The 1971 request to increase the number of units and add a commercial office space was denied based on the likelihood of changing the character of the residential zoning district. In this

application, the proposed third unit will push the intensity of development beyond the allowable density of the zoning district per Table 4.4.5-1 and Section 5.2.7 (a). **Adverse finding.**

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

No nuisance impacts from noise, odor, dust, heat or vibrations are identified. There may be identifiable but marginal impacts from increased traffic to the third unit. **Affirmative finding if conditioned.**

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

East Avenue is a major connector road with bike lanes and signalized intersections at both ends. The structure has been functioning as a three-unit residential structure, based on minimum housing rental registration and assessor's observations and notes. Minimum housing records show the property used as a triplex since at least 2003. In that regard, little change would be anticipated from present conditions.

The roadway, pedestrian paths and bike lane are capable of supporting the proposed use. **Affirmative finding if conditioned.**

*and,*

5. *The utilization of renewable energy resources;*

There is nothing within the application that would prohibit the use of renewable energy resources. **Affirmative finding.**

*and,*

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

Any change of use after 1962 would require zoning approval. There is no evidence that a zoning permit was issued for duplex use. Similarly, state wastewater permits should reflect changes of use. No state permits have been issued for this address or to this owner.

The applicant will be required to provide evidence of zoning approval of duplex use, and a sewer and water capacity letter from Burlington's Water Division for the new residential unit proposed.

The site plan provided by the applicant illustrates encroachment into the city Right-of-way along the sidewalk. Encroachments require review and approval by DPW and City Council. If considered for approval, a revised site plan must be provided that demonstrates compliance with setbacks and lot coverage; any encroachments in the ROW must be removed.

**Affirmative finding if conditioned.**



**(c) Conditions of Approval:**

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

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

The property has a large expanse of paving in the front yard which reflects a site plan submitted in 1983. There is no approval on that plan. Some parking may be logically identified in the garage requested in that application, but there is no administrative signature on the application confirming its acceptability, and no approval stamp or date of decision.

Review of required on-site parking, space configuration, site coverage calculation, conformity with setbacks and appropriate screening will be required with a revised site plan, if considered for approval.

**Affirmative finding if conditioned.**

2. *Time limits for construction.*

If site alterations are included with this decision, they shall be completed within the two-year zoning permit window. **Affirmative finding if conditioned.**

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

Residential uses have no limitations on hours of operation. Not applicable.

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

Any enlargement or alteration of the use will be subject to review under the regulations in effect at the time of application. **Affirmative finding if conditioned.**

*and,*

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

The applicant shall submit a site plan with parking arrangement to affirm required parking and to establish conformity with parking circulation/layout guidance of Articles 6, Sections 6.2.2 (i) and (l) and Article 8.

See recommended conditions relative to confirmation of adequate sewer and water capacity.

**Affirmative finding if conditioned.**

**Article 4: Zoning Maps and Districts**

**Section 4.4.5 Residential Districts**

*(a) Purpose*

1. The **Residential Low Density (RL)** district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. This district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhoods' development history.

The application is a request to add an additional residential unit to an existing duplex, per Section 4.4.5 (d) 5., below. That section also articulates the parameters to structures that “legally contained two or more units as of January 1, 2007.” The applicant has not demonstrated the duplex ever received zoning approval.

Triplex / 3 units is not identified as a typical or intended use in the Low Density Residential zoning district. East Avenue is a developed linear neighborhood reflecting a development history primarily of single family and duplex residential dwellings. (Buildings numbered between 150 and 260 East Avenue include 19 single family homes, 4 duplexes, and a more recently developed planned unit co-housing project.) A three-unit building is generally inconsistent with the intended principal use of the RL zoning district, and this street. **Adverse finding.**

#### Section 4.4.5 (b) Dimensional Standards and Density

**Table 4.4.5-2 Base Residential Density**

| District              | Maximum Dwelling Units Per Acre |
|-----------------------|---------------------------------|
| Low Density: RL, RL-W | 7 units/acre                    |
| 206 East Avenue       | 8 units per acre.               |

The proposed third unit exceeds the density limitation for the RL zoning district. See **Density and Intensity of Development Calculations, (a) Dwelling Units per Acre** under Section 5.2.7, below. **Adverse finding.**

#### Section 4.4.5 (c) Permitted and Conditional Uses

*Attached dwelling, 3 or more* is **not a permitted use** in the RL zoning district per Appendix A.

The only method of adding an additional unit is under Section 4.4.5 (d) 5, below.

**Adverse finding** relative to Appendix A, Use Table.

**Table 4.4.5-3: Residential District Dimensional Standards**

The submission materials offer some site changes to decrease existing coverage and meet setbacks. There are **no existing approved site plans on file**, and **no approvals** for the expanded parking areas. The site currently exceeds allowable coverage for the RL zoning district. Total coverage is identified as 46.29% (35% limitation in RL, with 10% bonus for open amenities.) NONE of the parking expansion that has occurred since 1978 has been done with the benefit of zoning approval.



Detail, 1978 ortho photograph, 206 East Avenue  
Note isolated parking area south of dwelling.



Detail, 1988 orthophotograph, 206 East Avenue.  
Parking has expanded to a central, and rear lot.

Until such time the applicant can provide evidence of duplex approval (and parking requirement verified) and documentation that the site expansion has been done with zoning approval, **No finding possible.**

#### **Section 4.4.5 (d) 5. Residential Density**

##### *A. Additional Unit to Multi-Family*

*One additional unit may be added to structures located in the RL district which legally contained two or more units as of January 1, 2007, if approved in advance as a conditional use by the DRB.*

The structure is within the RL zoning district, but has not demonstrated it was legally a duplex prior to January 1, 2007. Burlington City Directories inform that two units were not identified by occupancy until 1977.

Additionally, the applicant is not requesting an additional unit prior to its establishment (“if approved **in advance** as a conditional use by the DRB.”) Rental registration dating back to 2003, and Assessor’s notation in June 1987 reflect three units. This zoning permit application identifies the existing use as 3 units. The request for a third unit is therefore not being made in advance of its establishment. **Adverse finding.**

##### *B. Additions to Existing Residential Structures*

*No request for an addition to an existing structure shall be considered or imply approval of an additional unit, unless requested specifically on the zoning permit application form.*

Three applications for structural additions have been submitted since March 1981. All applications identify the use as a duplex. No requests were made to increase the number of residential units. On the 2011 zoning permit application, the use was identified as a triplex. The permit was denied for failure to demonstrate approval of the change of use.

No changes of use have been included in prior requests for additions, which is required by this standard if the number of dwelling units is proposed to be increased. **Adverse finding.**

##### *C. Residential Occupancy Limits*

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

All provisions of the Functional Family ordinance shall remain applicable to all dwelling units. Each unit must be occupied by a family as defined by the CDO. **Affirmative finding if conditioned.**

#### **Article 5: Citywide General Regulations**

##### **Section 5.2.7 Density and Intensity of Development Calculations**

**(a) Dwelling Units per Acre:** *In accordance with the district-specific provisions of Article 4, the calculation of development intensity shall be measured as follows in such cases where the intensity of development is measured on a dwelling unit per acre basis:*

*1. Density Calculation: The total number of dwelling units provided on a development site, or portion of the site where split by a zoning district boundary, shall be divided by the gross site area expressed in acres.*

*In calculating the number of residential units permitted, fractional units of less than five-tenths (0.5) shall be rounded down to the nearest whole number and fractional units of five-tenths (0.5) or greater shall be rounded up to the nearest whole number. Any rounding of fractional units shall be limited to a single final calculation for any development.*

206 East Avenue is 17,424 sf in area. Using the above formula:

3 units (requested) / (17,424/43560; lot area divided by acre) or .4 = 7.5.

7.5 is greater than the 7 units per acre allowable by Table 4.4.5-2.

Using the rounding provision, 7.5 rounds up to 8; also greater than the 7 units per acre limitation of Table 4.4.5-2.

The applicant has increased the lot area in his calculation (narrative, p. 1) assumedly to reflect “gross site area”, which is a footnote intended for use when guiding subdivision development potential. This is inappropriate when addressing a developed lot with established public rights-of-way and defined parcel area.

The proposal for three units exceeds the density limitation of the zoning district. **Adverse finding.**

### **Article 8: Parking**

Each residential unit in the Neighborhood Parking District requires 2 parking spaces. For three units, 6 on-site parking spaces are required. There are no approved site plans on file, and no approvals for the expanded parking reflected on the submitted site plans. Orthophotographs demonstrate a pull-off parking area in existence as of 1978, but it has not had the benefit of permit approval. Even if the applicant obtained recognition that certain spaces were beyond the Statute of Limitations (15-year provision), those spaces would not be legal and would not be able to be used toward the calculation for required parking. The applicant has not received any such determination to date.

If a change of use is considered, any parking in setbacks or right-of-way must be removed. The applicant would be required to provide a site plan with legal parking spaces annotated for the approved use. **Affirmative finding if conditioned.**

### **Section 8.1.9 Maximum Parking Spaces**

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

For the proposed three units, 6 parking spaces are required in the Neighborhood Parking District. Per the standard, the maximum parking number is  $6 \times 1.25$ , or 7.5 (8) spaces. The extensive parking area illustrated on the proposed site plan would provide an excess of the maximum 8 spaces, and therefore exceeds the Maximum Parking allowance.

### **6 Waiver of Maximum Parking Limitations**

*Parking in excess of the maximum parking limitation of this section may be waived by the DRB pursuant to the provisions of Section 8.1.15 with the following additional requirements:*

- A. *The Applicant requesting the waiver shall also provide a peak demand parking study for two similar uses in the area, and*
- B. *The following additional review criteria shall be addressed regarding how:*
  - i. *The need for additional parking cannot reasonably be met through provision of on-street parking or shared parking with adjacent or nearby uses;*
  - ii. *The proposed development demonstrates that its design and intended uses will continue to support high levels of existing or planned transit and pedestrian activity; and*
  - iii. *The site plan indicates where additional parking can be redeveloped to a more intensive transit supportive use in the future.*

The applicant has not requested a waiver of maximum parking provisions; has not submitted a peak demand parking study for two similar uses in the area, and has not demonstrated what spurs the need for two large (unpermitted) parking lots on the site. There is street parking along the east side of East Avenue, and GMT transit routes along East Avenue and Main Street to the south. Additionally, the UVM Campus shuttle crosses East Avenue near this location, and a bike lane runs the full length of East Avenue.<sup>1</sup> Simply put, the existing use does not require the expanse of pavement and lot coverage dedicated to parking, and the proposed use will not require such extensive paving. **Adverse finding.**

**Appendix A:** *Attached dwelling, multi-family (3 or more)* is not a permitted use in the RL zoning district. Section 4.4.5 (d) 5.A. is the sole method to add an additional unit.

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

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<sup>1</sup> See UVM MOVES, University of Vermont Campus Transportation Plan, [https://www.uvm.edu/tps/commuting/UVMoves\\_Active%20Transportation%20Plan\\_FINAL\\_SM.pdf](https://www.uvm.edu/tps/commuting/UVMoves_Active%20Transportation%20Plan_FINAL_SM.pdf)



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206 East Avenue LLC, Zoning Permit Application, Dated January 23, 2018

DEPARTMENT OF  
PLANNING & ZONING

### Background and Proposal

Applicant requests Conditional Use approval for the addition of a third dwelling unit to a two-unit structure legally in existence as of January 1, 2007, pursuant to § 4.4.5(d) 5.A. of the Comprehensive Development Ordinance (“CDO”).<sup>1</sup> The City’s Department of Planning and Zoning permit history has repeatedly identified the Property as duplex since at least 1971. Although a third unit at the Property has been documented by Code Enforcement for the purposes of rental billing since at least 1986 and by the Assessor’s office for the purposes of tax assessment since at least 1985, Planning and Zoning does not have record of zoning approval of such unit. However, since the Property can comply with all applicable zoning requirements, Applicant merely seeks the approval allowed pursuant to § 4.4.5(d) 5.A. There will be no physical changes to the structures on the Property, however, the Applicant will be removing impervious paved areas sufficient to meet the lot coverage requirements.

While the wording of this section indicates that Conditional Use approval must be obtained in advance of the addition of a third unit, there is absolutely nothing preventing application of this provision “after the fact” to approve a third unit that has been in existence for decades. To conclude otherwise would lead to an absurd result whereby a landowner may obtain approval for a use if it is not already in place, but may not obtain approval for that same exact use just by virtue of it having already been in place. Moreover, as land use regulations are to be narrowly construed in favor of a landowner, any ambiguity in the application of this section should be read in favor of the Applicant to allow this Conditional Use review and approval of the existing third unit.

### Density

Pursuant to § 5.2.7(a)(1), up to three dwelling units are allowed on the Property. The allowable density is calculated as follows:

lot size 17,424

Start with three dwelling units

✓

Gross site area expressed in acres: 20,328 sf/43,560 sf = 0.467 acres

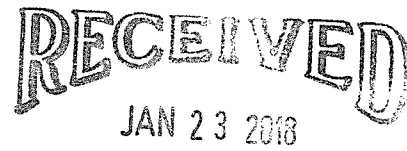
Divide three units by gross site area:  $3 \div 0.467 = 6.42$  (round down to 6 units)

6 units/acre is less than the 7 units/acre allowed in RL Zoning District (Table 4.4.5-2).

We note that Table 4.4.5-2 contains an ambiguous footnote regarding inclusion or exclusion of streets that seemingly contradicts the calculation method set forth in § 5.2.7(a)(1). Specifically, the Table appears as follows:

<sup>1</sup> “A. Additional Unit to Multi-Family.

One additional unit may be added to structures located in the RL district which legally contained two or more units as of January 1, 2007, if approved in advance as a conditional use, by the DRB.” CDO § 4.4.5(d) 5.A.



**Table 4.4.5-2: Base Residential Density**

| District                                                                                                               | DEPARTMENT OF<br>MAXIMUM DWELLING UNITS<br>per acre <sup>1</sup> |
|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| Low Density: RL, RL-W                                                                                                  | 7 units/acre                                                     |
| Medium Density: RM, RM-W                                                                                               | 20 units/acre                                                    |
| High Density: RH                                                                                                       | 40 units/acre                                                    |
| Inclusive of new streets but exclusive of existing streets, and without bonuses or any Inclusionary Zoning allowances. |                                                                  |

The density calculation specifically provides that the number of units “*shall* be divided by the *gross site area*,” with gross area being defined to include the street rights of way (emphasis added):

1. Density Calculation: The total number of dwelling units provided on a development site, or portion of the site where split by a zoning district boundary, shall be divided by the **gross site area** expressed in acres. In calculating the number of residential units permitted, fractional units of less than five-tenths (0.5) shall be rounded down to the nearest whole number and fractional units of five-tenths (0.5) or greater shall be rounded up to the nearest whole number. Any rounding of fractional units shall be limited to a single final calculation for any development.

CDO § 5.2.7(a)(1) (emphasis added).

CDO § 13 defines “**Area, Gross**” as:

“The total area of a lot or parcel of land including street rights of way and other publicly dedicated improvements such as parks, open space, and stormwater detention and retention facilities. “Gross area” is expressed in either acres or square feet. (Also “considered gross leasable” where applicable).”

Therefore, for purposes of calculating density, we believe the correct calculation is to include the adjacent area within the street right of way. The Property is 88 feet wide and 231 feet deep, as measured from the centerline of the public right of way to rear property line, resulting in a gross area of 20,328 square feet. *See Exhibit 1.*

#### **Other Dimensional Requirements**

As noted above, Applicant does not propose any physical changes to the Property, except for the reduction of paved area discussed below. Moreover, all buildings have been approved and in existence for at least 15 years. Applicant is agreeable to removing some of the existing impervious paved surfaces to reduce the overall lot coverage. Below is a table with the applicable dimensional requirements and the corresponding existing and proposed dimensions at the Property.



| Dimensional Standard           | Requirement                                                                         | Existing                                                                                                 | Proposed                                                                                                 |
|--------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Lot Size                       | 6,000 sf                                                                            | 17,424 sf                                                                                                | 17,424 sf                                                                                                |
| Lot Frontage                   | 60'                                                                                 | 88'                                                                                                      | 88'                                                                                                      |
| Max. Lot Coverage <sup>2</sup> | 35% + 10% accessory <sup>3</sup>                                                    | 42.75% (7,448 sf) + 3.55% Accessory (618 sf)                                                             | 35% (6,098 sf; 1,350 sf reduction) + 3.55% Accessory (618 sf)                                            |
| <b>Setbacks<sup>4</sup></b>    |                                                                                     |                                                                                                          |                                                                                                          |
| Front Min/Max                  | Ave. of 2 adjacent lots on both sides +/- 5-feet (14.5' +/- to sidewalk)            | 18' +/- to sidewalk                                                                                      | 18' +/- to sidewalk                                                                                      |
| Side Min                       | 10% of lot width (8') or ave. of side yard setback of 2 adjacent lots on both sides | Northerly side: 5 feet<br>Southerly side: 51 feet from southerly lot line to deck and 3 feet to driveway | Northerly side: 5 feet<br>Southerly side: 51 feet from southerly lot line to deck and 5 feet to driveway |
| Rear Min                       | 25% of lot depth but in no event less than 20'                                      | 79.5' +/-                                                                                                | 96.75' +/-                                                                                               |

In order to comply with the Lot Coverage requirements and side yard setback for driveway, the Applicant will be removing:

1. The parking space in the front yard in front of the house (144+/- sf)
2. Two-foot-wide strip of pavement along the 119-foot length of pavement on south line in order to increase the setback to five feet (238+/- sf)
3. 17.25-foot-wide section of pavement along the 58-foot length of parking lot along the rear of the property (1,000+/- sf)

To ensure adequate width of the driveway between the front and rear parking areas following the removal of the two-foot-wide strip of pavement near the southerly boundary, a two-foot-wide strip of the southerly edge of the green "island" will be graded and paved (+32+/- sf paved).

See Exhibit 2, Proposed Coverage Site Plan.

<sup>2</sup> See Exhibit 3 for list of features and associated coverage.

<sup>3</sup> An additional ten per cent (10%) lot coverage may be permitted for accessory residential features [per (d)3A]. Measurement of and exceptions to coverage, setback, and height standards are found in Art 5. Table 4.4.5-3. Eligible features include decks, patios, porches, terraces, and walkways.

<sup>4</sup> Walkways "may project into required yard setback," § 5.2.5(b)(2), and parking areas and driveways "may project into a required side and rear yard setback provided they are no less than five (5) feet from a side or rear property line where such a setback is required." § 5.2.5(b)(4).

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**Parking**

The Property currently provides, and will continue to provide, more than the 6 (six) parking spaces required pursuant to Table 8.1.8-1 (Minimum Off-Street Parking Requirements).

**Conditional Use Review Criteria under § 3.5.6(b)**

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

**No change from the last three decades; no meaningful impact on such facilities or services.**

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

**No change from the last three decades. Residential use and building style, colors, and materials fit with surroundings.**

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

**No change from the last three decades; no such nuisance impacts from residential use.**

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

**No change from the last three decades; no meaningful transportation impacts and Property provides required number of off-street parking spaces.**

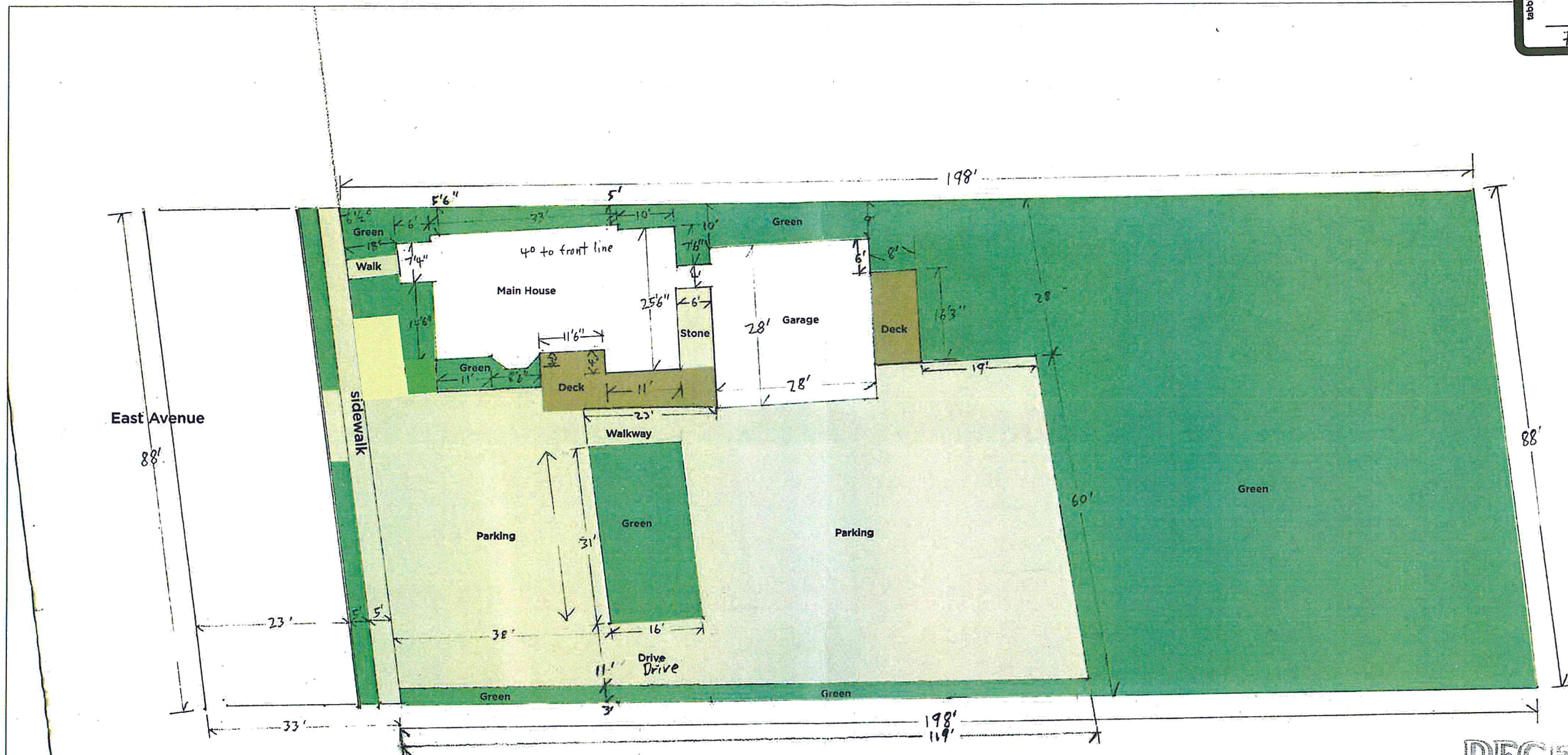
5. The utilization of renewable energy resources.

**No impact.**

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

**No impact.**

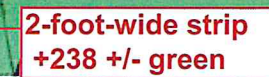




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Site Plan 206 East Avenue  
 Joel Rippa  
 Scale 1" = 1/8"





Site Plan 206 East Av  
Joel Rippa  
Scale 1' = 1/8"

tabbles®

EXHIBIT

3

Rippa

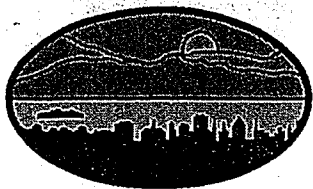
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**Total coverage %** **46.29%**

|                         |               |
|-------------------------|---------------|
| Front walk              | 61.41         |
| Side deck               | 239.98        |
| Back deck               | 131.48        |
| Stone                   | 86.19         |
| Walkway along side deck | 99.00         |
|                         | <b>618.06</b> |

|                              |         |
|------------------------------|---------|
| Total coverage w/o Accessory | 7448.12 |
|                              | 42.75%  |





**ZONING REQUEST DENIAL  
CERTIFICATE OF APPROPRIATENESS**

City of Burlington, Vermont  
Department of Planning and Zoning

Application Date: 1/18/2011

Appeal Expiration Date: 2/24/2011

**Project Location: 206 EAST AVENUE**

District: RL

Owner: JOEL RIPPA  
Address: P O BOX 8288  
ESSEX JCT, VT 05451

Ward: 1

Telephone:

Tax ID: 051-1-024-000

**Project Type: Residential - Addition/Expansion**

**Project Description:** New three car garage, remodel existing garage into two bedroom and bath, third floor deck, new exterior stairs.

|                          |          |                               |        |
|--------------------------|----------|-------------------------------|--------|
| Construction Cost:       | \$40,000 | Lot Size (Sq Ft):             | 17,424 |
| Net New Square Feet:     | 0.00     | Net New # of Housing Units:   | 0      |
| Existing % Lot Coverage: | 0.00     | Existing # of Parking Spaces: | 0      |
| Proposed % Lot Coverage: | 0.00     | Proposed # of Parking Spaces: | 0      |
| Net New % Lot Coverage:  | 0.00     | Required # of Parking Spaces: | 0      |

Zoning Permit #: 11-0560CA

Decision Type: Administrative

Level of Review: 2

Decision: Denied

See Reasons for Denial

Decision Date: February 9, 2011

Project File #: 11-0560CA

Zoning Administrator

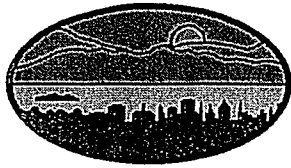
*An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on February 24, 2011.*

| Fee Type                | Amount         | Paid in Full | Balance Due: | \$180.00 |
|-------------------------|----------------|--------------|--------------|----------|
| Application Fee:        | \$190.00       | Yes          | Date Paid:   | _____    |
| Development Review Fee: | \$180.00       | No           | Check #      | _____    |
| Impact Fee:             | Not Applicable |              |              |          |

Building Permit Required: **Not Applicable**

Received by: \_\_\_\_\_

Date: \_\_\_\_\_



City of  
Burlington, Vermont  
149 Church Street

## Zoning Permit - COA Level II – Reasons for Denial

ZP #: 11-0560CA

Tax ID: 051-1-024-000

Issue Date: February 9, 2011

Decision: Denied

Property Address: 206 EAST AVENUE

**Description:** New three car garage, remodel existing garage into two bedroom and bath, third floor deck, new exterior stairs.

### Reasons for Denial:

#### Section 3.2.2 Application Types and Submission Requirements

6. *Depending on the nature, location, type, use and/or size of the proposed development, the issuance of a zoning permit may also be subject to additional application, review, and submission requirements pursuant to Article 3, 4, 5, and 8.*

*...The issuance of a zoning permit pursuant to Sec. 3.2.9 for a COA Level II application requires review and approval by the DRB pursuant to Sec. 3.2.8, or by the administrative officer pursuant to Sec. 3.2.7, based on conformance with the applicable district use and dimensional standards found in Art. 4, parking requirements found in Art. 8, and the applicable Site Plan Review and Architectural Review development standards found in Art. 6.*

The applicant has not submitted sufficient documentation to continue review of additional living space for a triplex, as no zoning permit approval has been forwarded confirming the additional of another dwelling unit to an existing duplex. Additionally, inadequate information has been submitted relative to dimensional standards required by this section.

#### Section 3.2.5 Completeness of Submission, Administrator's Action

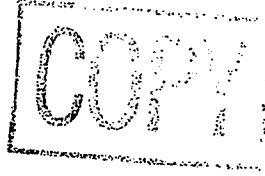
*An application for a zoning permit shall not be complete until all submission requirements have been provided to the satisfaction of the administrative officer. The administrative officer shall take action with regard to a complete application within 30 days.*

A letter was mailed to the applicant January 24, 2011 asking for confirmation of zoning permit approval for a third unit. The zoning permit history does not demonstrate approval of an additional residential unit, but defines the property as a duplex. As the applicant has not provided information confirming zoning permit approval for a third unit per the deadline of February 7, 2011, the application is incomplete.

## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401  
<http://www.ci.burlington.vt.us/planning/>  
Telephone: (802) 865-7188  
(802) 865-7195 (FAX)  
(802) 865-7142 (TTY)

David White, AICP, Director  
Ken Lerner, Assistant Director  
Sandrine Thibault, AICP, Comprehensive Planner  
Jay Appleton, GIS Manager/Planner  
Scott Gustin, AICP, Senior Planner  
Mary O'Neil, AICP, Associate Planner  
Nic Anderson, Zoning Clerk  
Elsie Tillotson, Department Secretary



January 24, 2011

Mr. Joel Rippa  
P.O. Box 8288  
Essex Vermont 05451

Dear Mr. Rippa,

I am the project manager assigned to your permit request relative to 206 East Avenue, Burlington. Upon zoning review, I noted the following problems with your application:

1. Zoning permit records indicate the property's use is a duplex:
  - (a) Zoning permit application June, 1971, convert 2 family house to realtor's office, 2<sup>nd</sup> floor to 2 apartments, 3<sup>rd</sup> floor into apartment; (9 parking spaces proposed.) **Denied.**
  - (b) Zoning permit 81-358, March 1981; add dormer on north and south sides of the roof. Outside stairway for safety. No change in building size or property use (2 family home.) **Approved.**
  - (c) Zoning permit 83-191; Construct a 28' x 28' addition to the **existing duplex** to be used for a garage and additional living space. Supplemental narrative details that "the room above the garage will be connected to and at the same level as the first floor apartment. This room will provide an additional bathroom, increased living space and additional insulation for the first floor apartment." **Approved May 1983.** (4 parking spaces.)
  - (d) Zoning permit 97-019; Construction of a third story deck on top of the existing second floor flat roof. Proposal includes connecting the deck with a stair to meet the existing stair system on the side of the **duplex**. No increase in coverage or change in use. **Approved July 1996.** (4 parking spaces.)
2. A review of permits issued by the Department of Public Works indicates the following:
  - (a) Building permit 2011460, July 2001. Replace deck; No change in use.
  - (b) Electrical permit 2022739, December 2002, new wiring for smoke detectors in 3 **units.**

The last use for this property according to permit records is a duplex. Within the low density residential zone (RL), 3 or more dwelling units is not a permitted use. As no zoning permits can be identified that allowed a change of use from a duplex to a triplex, it appears that the description of this property as a three unit residential use does not conform to the zoning record, and may well be in violation of the Comprehensive Development Ordinance. Therefore, as submitted, processing of the current application cannot be continued until such time as it can be demonstrated that a valid change-of-use permit for 206 East Avenue is issued. Please submit confirmation of such use before February 7, 2011. Absent any supporting material, your application will be denied, and this information forwarded to Code Enforcement for further investigation.

If I can be of any further assistance, please contact me directly at 865-7556.

Cordially,

Mary O'Neil



ZONING PERMIT  
Burlington, Vermont

Application Date: 07/12/96

Appeal Exp. Date: 07/31/96

Project Location: 206 EAST AVE

Zone: RL

Ward: 1

Owner/Applicant Name: Joel Rippa

Address: P.O. Box 4045  
Burlington, VT 05401

Telephone: 802-864-7160

Project Description: Construction of a third story deck on top of the existing second floor flat roof. Proposal includes connecting the deck with a stair to meet the existing stair system on the side of the duplex. No increase in coverage or change in use.

Estimated Cost of Construction: \$1200.00

Lot Size:

Net New Sq.Ft.:

Net New # of Housing Units:

Existing % Lot Coverage:

Existing # of Parking Spaces: 4

Proposed % Lot Coverage:

Proposed # of Parking Spaces: 4

Required # of Parking Spaces: 4

Zoning Permit #: 97-019

Application Fee: \$25.00 Y

..... Kenneth Lerner .....  
Zoning Administrator

An interested person may appeal a decision of the Zoning Administrator to the Zoning Board of Adjustment within 15 days of final action.

Decision: APP Decision Date: 07/16/96

V#:

ZBA #:

ZBA Decision Date: / /

Conditions: Approval subject to standard permit conditions 1-14.

Applicant Signature: .....



Burlington Planning and Zoning  
135 Church Street  
Burlington, VT 05401

(802) 865-7188 (865-7142 TDD)

RECEIVED  
JUL 12 1996  
DEPT. OF  
PLANNING & ZONING

✓ PROJECT ADDRESS: 206 East Ave

**BASIC ZONING PERMIT**

✓ Property Owner: S. Alexander Rippa  
✓ Owner's Address: 43 Pinicle Pr., S. Burl  
✓ Phone: 863-3826

✓ Applicant: Joel Rippa  
✓ Applicant's Address: P.O. Box 4045, B  
✓ Daytime Phone: 864-7160

Zone: RL Ward: 1 Construction Cost: \$ 1200. -

✓ Existing Use of Property: ☐ Single Family ☒ Duplex ☐ Other

✓ Proposed Use of Property: ☐ Single Family ☒ Duplex ☐ Other

✓ Description of work proposed: Construction of 11x13 Pressure treated d  
with 42" high balustrade rail over an existing 2nd floor r  
A pressure treated stair will connect this deck to the existing ext  
stairway.

**DIMENSIONS:** (footprint size, ie. 24'x40' = 960 sf)

Lot Size: \_\_\_\_\_ = \_\_\_\_\_ sf Principal Structure \_\_\_\_\_

Parking/Drive/Walkways \_\_\_\_\_ sf Accessory Structure \_\_\_\_\_

Proposed Additional Building: \_\_\_\_\_ sf Proposed Additional Parking/Drive: \_\_\_\_\_

**COVERAGE:**

Existing total coverage \_\_\_\_\_ % Proposed total coverage \_\_\_\_\_

**HEIGHT:**

Existing Structure: \_\_\_\_\_ ft. Proposed Structure/Addition: \_\_\_\_\_

**PARKING: (number)**

Existing Spaces: \_\_\_\_\_ Proposed Spaces: \_\_\_\_\_ Required Spaces: \_\_\_\_\_

✓ **SETBACKS:** (those affected)

Front

Side Left

Side Right

Rear

Existing

Proposed

✓ Signature: J.M.R.

Date: 7/12/96

An interested person may appeal the decision of the Zoning Administrator within 15 days of final action to the Zoning Board of Adjustment.



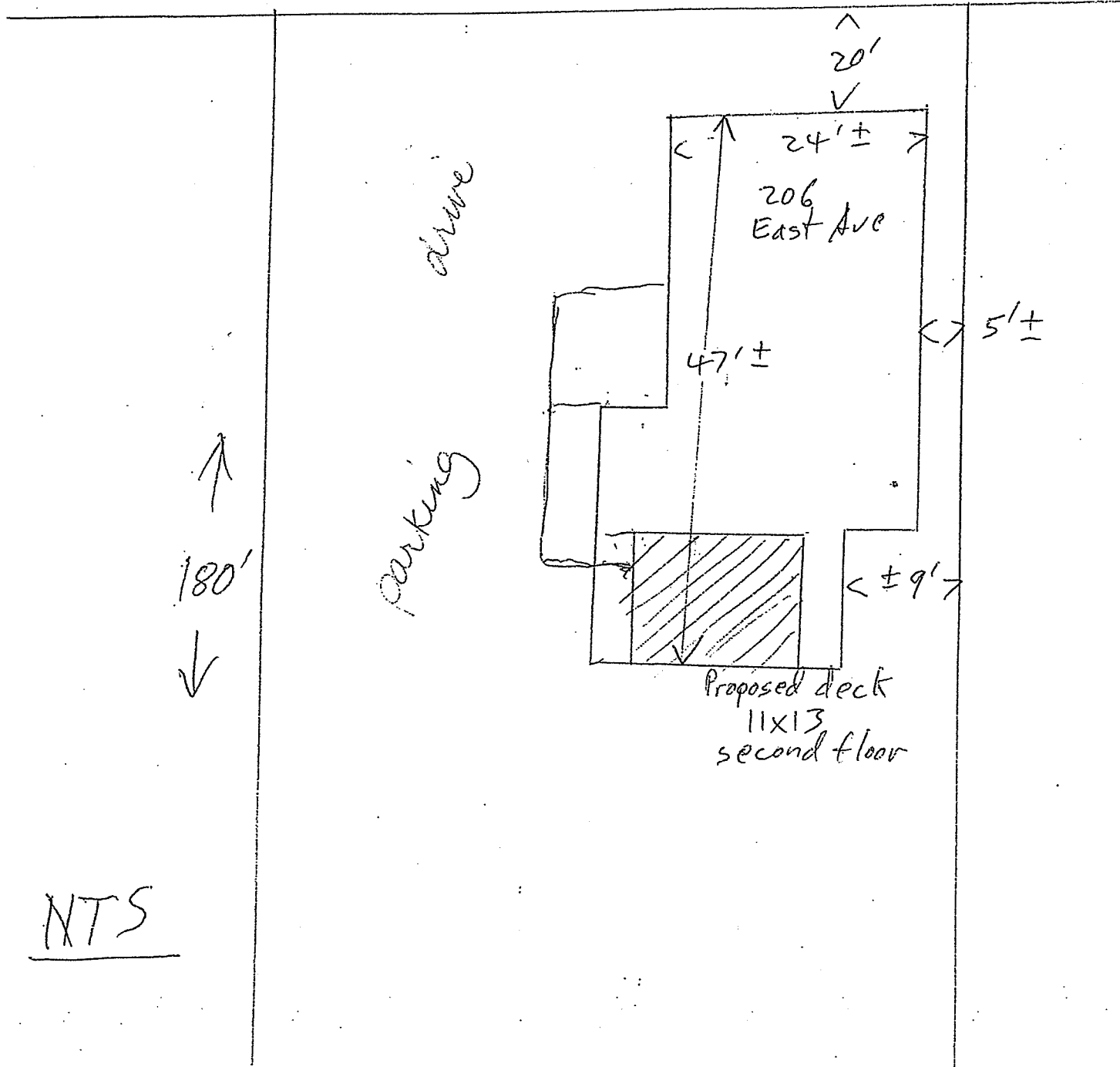
RECEIVED  
JUL 12 1996  
DEPT. OF  
PLANNING & ZONING

← East Ave →

100'

K

X



NTS

09:33

3000

Technical drawing of a rectangular frame. The drawing includes a scale bar at the top right labeled "1:100". The frame is defined by a series of parallel lines. Dimensions are indicated by arrows and numbers: the top horizontal dimension is 100, the right vertical dimension is 100, and the bottom horizontal dimension is 100. The left vertical dimension is also 100. The drawing is oriented horizontally.

009157122933  
 799157122933  
 FASB CDPLX HB  
 FEDERAL RESERVE  
 BOARD OF GOVERNORS  
 400 M STREET, N.E.  
 WASHINGTON, D.C. 20540  
 TEL: (202) 452-3800  
 FAX: (202) 452-3801

## PROPERTY CHARACTERISTICS

STANDARD TYPICAL  
WOOD SLAB ID  
SIP PANEL FULLERATH  
SIP PANEL FULLERATH

08  
09  
10  
11  
12  
13  
14

100-1000

[illegible]

①

James Earl Ray - Simon & Schuster

| Category | Count   |
|----------|---------|
| TOTAL    | 107,356 |
| 60,336   |         |

| CCC | FTG | SIZE      | SADJ | SITE DATA AND VALUATION |             | MRKT | DP TH | VT | VALUE  | INDICATION | VALUE   | INDICATION | VALUE | INDICATION |
|-----|-----|-----------|------|-------------------------|-------------|------|-------|----|--------|------------|---------|------------|-------|------------|
|     |     |           |      | RATE                    | ADJUSTMENTS |      |       |    |        |            |         |            |       |            |
|     |     | 17,424.00 | 1.00 | 2.90                    | .00         | .00  | .00   | N  | 28,135 |            |         |            |       |            |
|     |     |           |      |                         |             |      |       |    |        | CCST       | 108,467 | 0          | 0     | 0          |
|     |     |           |      |                         |             |      |       |    |        | CCRA       |         | 0          | 0     | 0          |
|     |     |           |      |                         |             |      |       |    |        | ONTAS      |         | 0          | 0     | 0          |





# ZONING PERMIT

Burlington, Vermont

Permit # 83-191

PROJECT LOCALE 206 East Avenue

ZONE R-6

Applicant/owner Rippa, S. Alexander

Address 88 Spear Street

Telephone No. 863-3826 Joel R.

Existing use of property duplex

Estimated Cost \$12,000.00

## DESCRIPTION

To construct a 28'x28' addition to the existing duplex to be used for a garage and additional living space.

## TECHNICAL

lot size 20,000 sq. ft  
parking and drive 2250

bldg. size 1050 sq. ft  
sq. ft addition 784

20 % lot coverage  
N/A

## PARKING

exist 4 proposed 4 required 4

N/A

## YARDS

front 15 side 5 rear 5

N/A

## SIGNS

type \_\_\_\_\_ height \_\_\_\_\_ area \_\_\_\_\_  
linear frontage \_\_\_\_\_ illuminated \_\_\_\_\_

N/A X

## DECISION

approved \_\_\_\_\_ denied \_\_\_\_\_ referred to ZBA \_\_\_\_\_  
denial reason \_\_\_\_\_

## APPEALS

An interested person may appeal the decision of the Zoning Administrator within 15 days of final

APPLICATION DATE 5/11/83 APPEAL EXP. DATE 5/26/83

## SIGNATURES

APPLICANT S. Alexander

ZONING ADMINISTRATOR \_\_\_\_\_

## CERTIFICATE OF APPROPRIATENESS

COA # \_\_\_\_\_

## LEVEL OF REVIEW

I \_\_\_\_\_ II \_\_\_\_\_ III \_\_\_\_\_

## TYPE OF REVIEW

siteplan \_\_\_\_\_ design \_\_\_\_\_ subdivision \_\_\_\_\_

## COMPLETE APPLICATION

fee \_\_\_\_\_

## DISTRICT

historic \_\_\_\_\_ innercity \_\_\_\_\_ regional core \_\_\_\_\_ waterfront \_\_\_\_\_

## DECISION

DATE \_\_\_\_\_ DENIED \_\_\_\_\_ APPROVED \_\_\_\_\_

APPROVED WITH CONDITION \_\_\_\_\_

## APPEALS

An interested person may appeal a decision of The Planning Commission to the Superior Court of the County in which is located the property at issue in the decision.

## SIGNATURE

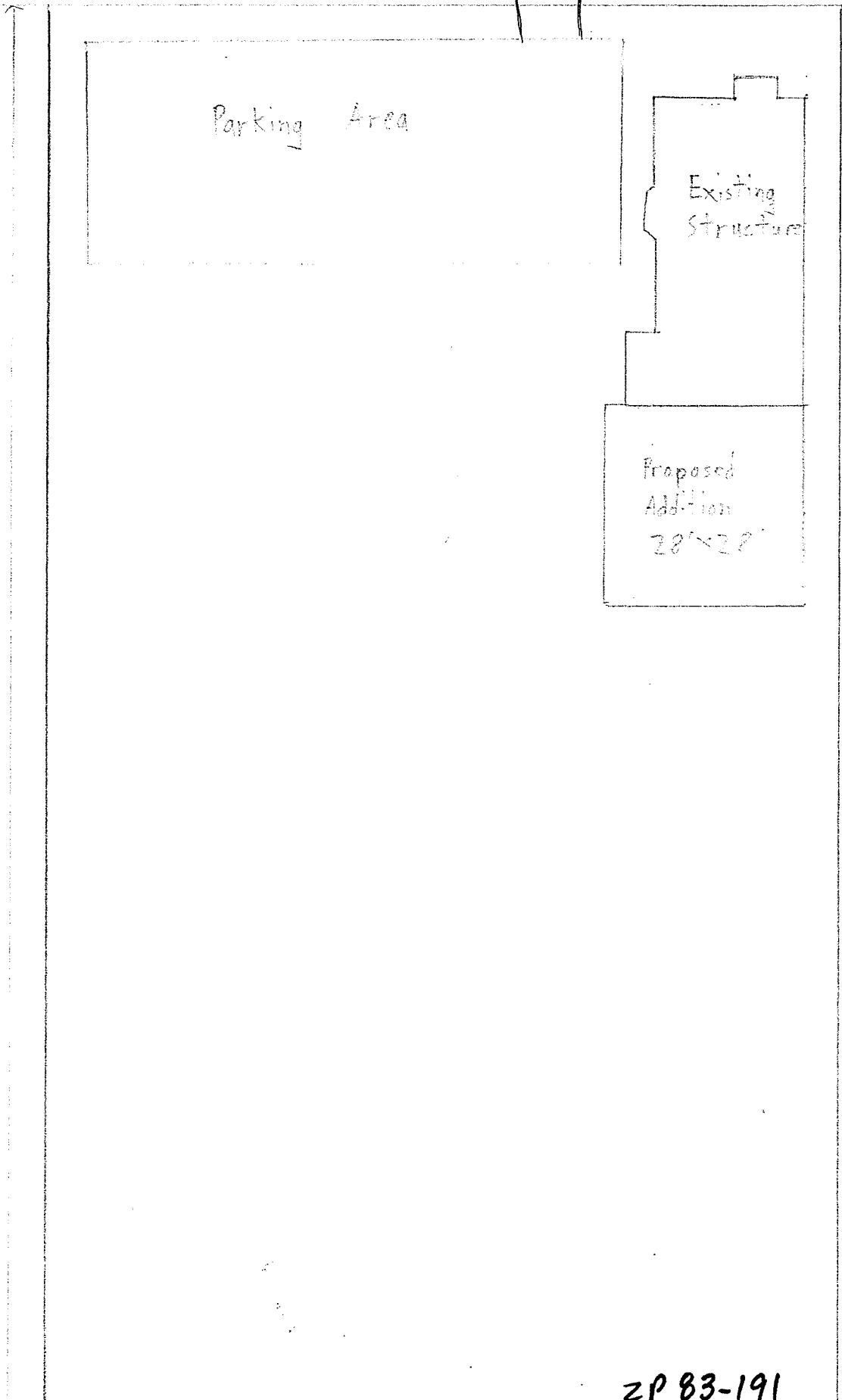
Planning Director \_\_\_\_\_

100 ft

200 East

East Avenue

100 ft from



No

200  
ft

2083-191



Proposed addition at 206 East Avenue:

28'x28' Garage with room above to be connected to existing structure,

The garage will be at basement level and will provide additional storage and parking.

The room above the garage will be connected to, and at the same level as, the 1st floor apartment. This room will provide an additional bathroom, increased living space, and additional insulation<sup>①</sup> for the first floor apartment.

Construction will be performed with energy conservation in mind. The walls will be 2x6 with R20 insulation. The roof and clapboards will match existing structure.

# ZONING PERMIT

BURLINGTON  
VERMONT

PROJECT LOCALE 206 East Ave. ZONE R-6

applicant/owner Alexander Rippa address 206 East Ave.

tel. 863-3826 existing use of property 2 family home

estimated cost \$7000.00 signature Alexander Rippa

nature of work ☒ new const. ☐ addition ☐ change in use

TECHNICAL lot size NA sq. ft.

bldg. size NA ft. x NA ft.

NA % lot coverage

parking & drive NA sq. ft.

addition NA sq. ft.

PARKING exist/proposed/required NA / NA / NA

YARDS front/side/rear NA / NA / NA

## DESCRIPTION

add dormer on north & south sides of the  
roof. Outside stairway for safety. There  
will be no change in building size.

## SIGNS

type NA height NA

area NA illuminated NA

DECISION approved ☐ denied ☐ referred to zba ☐  
denial reason NA

\* an interested person may appeal the decision of the  
zoning administrator within 15 days of decision.

application date Mar. 4, 1981

appeal exp. date Mar. 19, 1981

no. 81-358

NOTICE OF APPEAL TO ZONING BOARD OF ADJUSTMENT  
CITY OF BURLINGTON, VERMONT

NAME Paul E. Chausse

ADDRESS 20 St Paul St. Burl. VT

ADDRESS OF PROPERTY REFERRED TO IN APPEAL 206 East Ave

APPEAL FROM DECISION OF ZONING ADMINISTRATOR AS OF \_\_\_\_\_ date \_\_\_\_\_

office  
3 apts.  
GROUNDS OF APPEAL: Convert. 2 Family house To  
1st Floor REALTOR OFFICE, 2nd FL. 4 RM APT  
into 2 - 2 1/2 RM APTS, 3rd FL. into 3 RM APT  
lot is 90' x 200' MAKE PARKING SPACES FOR 8-12  
CARS, AS REQUIRED BY ZONING BOARD.  
Sign Colonial Motif. 27' x 36' Low Lighting For REALTOR OFFICE

SIGNED Paul E. Chausse  
APPELLANT

RULES REGARDING APPEALS

1. ALL APPEALS FROM THE DECISION OF THE ZONING ADMINISTRATOR SHALL BE MADE IN WRITING ON THE ABOVE FORM PROVIDED BY THE ZONING BOARD ADMINISTRATOR PRIOR TO THE NEXT REGULAR MEETING OF THE BOARD OF ADJUSTMENT.
2. PLANS, SPECIFICATIONS AND PLOT PLANS SHALL ACCOMPANY ALL APPEALS.
3. THE PERSON (OR HIS REPRESENTATIVE) APPEALING TO THE BOARD SHALL APPEAR AT THE MEETING OF THE BOARD OF ADJUSTMENT WHEN HIS APPEAL IS CONSIDERED.
4. FEE OF \$20.00 MUST ACCOMPANY NOTICE OF APPEAL.
5. BOARD OF ADJUSTMENT MAY REQUIRE GIVING OF NOTICE BY MAIL.

UPON THE FILING OF AN APPEAL WITH THE BOARD, SUCH APPEAL WILL AUTOMATICALLY STAND FOR HEARING AT THE SECOND NEXT SUCCEEDING REGULAR MEETING OF THE BOARD, UNLESS THE BOARD OTHERWISE ORDERS.

DATE OF MEETING \_\_\_\_\_

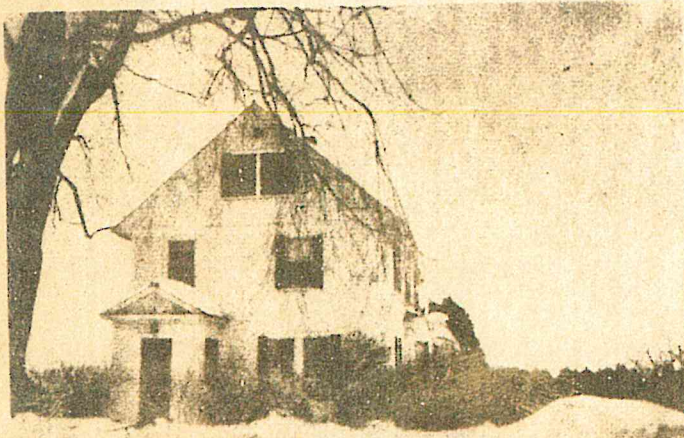
DATE OF PUBLIC HEARING 6/1/71

DECISION OF BOARD

Denied

(THE ZONING BOARD OF ADJUSTMENT MEETS REGULARLY THE FIRST AND THIRD TUESDAY OF EACH MONTH IN THE CITY COUNCIL ROOM, CITY HALL, AT 4:00 P.M.)





**MLS**

PAUL E. CHAUSSE  
RES. 50 CRESCENT BEACH DR. 864-4194  
REALTOR & APPRAISER

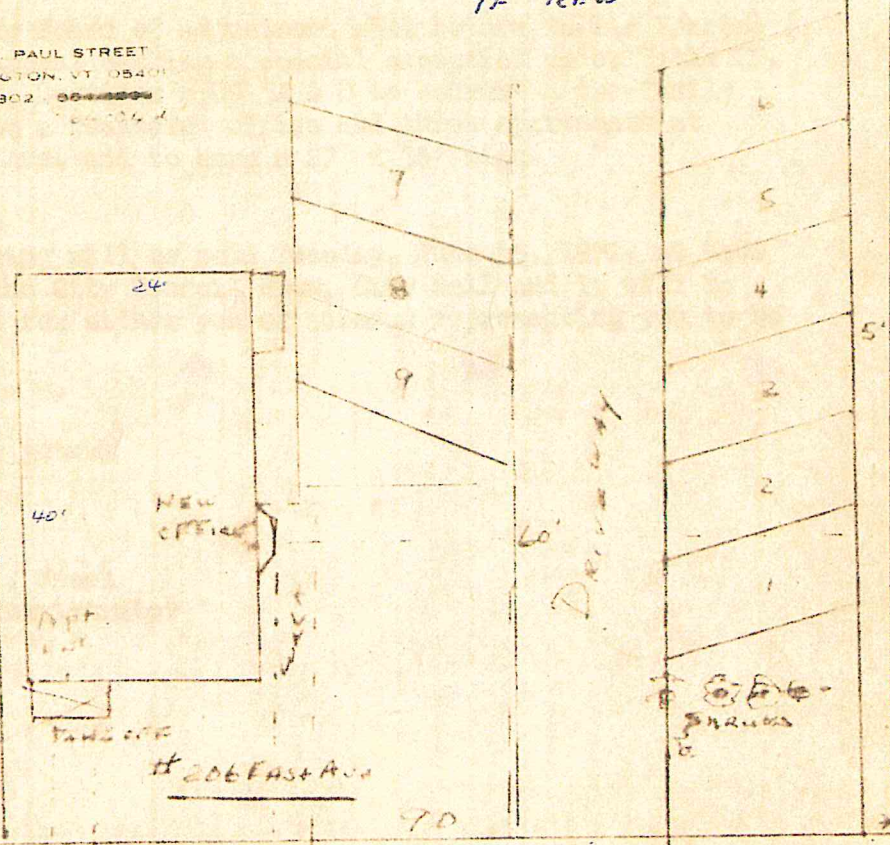
20 ST. PAUL STREET  
BURLINGTON, VT 05401  
CHAUSSE REAL ESTATE CO. OFF. 802. 864-2294

I. INTEREST  
RESTORE, NOT  
REMODEL, THE  
PROPERTY, EXTERIOR.

WOULD LIKE  
OFFICE, SIGN  
ON FRONT LAWN

N. ←

LIGHTED UNTIL  
11 PM - 4 in LIGHTS  
SIGN 27x36



EAST AVE

EXISTING COLON  
8000000

COULD BE MADE  
IF REQUIRED



To the members of the Zoning Board:  
Since I will be out of town on

June 15, I would like to have your

written statement to express my  
concern about the zoning variance  
requested at 206 East Avenue. I

Mr. Paul E. Chausse  
20 St. Paul St.  
Burlington, Vermont

Dear Mr. Chausse:

The Zoning Board of Adjustment voted to deny your appeal seeking  
a special exception under Title 27, Chapter I, Sections 5609 5A  
& D to convert a two-family house at 206 East Ave. into a realtors'  
office and three apartments and to have a 27" x 36" sign, as they  
felt this would be detrimental to the neighborhood and would  
start "spot" zoning.

This action was taken after the Public Hearing held June 1, 1971.

"Findings of Fact" will follow.

Sincerely yours,

Raymond A. Wheel  
Zoning Administration

RAW/abr

MEETING OF ZONING BOARD OF ADJUSTMENT

June 15, 1971

Members present: Mr. John Buchan, Miss Maureen McNamara and Mr. Robert Desautels.

As Chairman, Mr. James Roach was not present, Mr. Desautels made the motion that Mr. Buchan be acting chairman. Miss McNamara seconded the motion and it was carried unanimously.

Mr. Buchan opened the meeting at 4:00 P.M. with the Public Hearing on the appeal of Paul Cousino seeking a special exception under Title 27, Chapter I, Section 6509-5A to convert a six apartment house at 25-27 Conger Ave. into eight apartments. Mr. Cousino presented plans which he explained to the Board stating there would be no external changes. He explained the two extra apartments would be on the fourth floor, one in the front and one in the rear - the one in front to be two rooms and the one in the rear, three rooms. He presented a plot plan showing the necessary parking. No one appeared in objection.

After consideration by the Board, Miss McNamara made a motion that this appeal be approved. Mr. Desautels seconded the motion and it was carried unanimously.

Mr. Buchan then opened the Public Hearing on the appeal of Paul Cousino seeking a special exception under Title 27, Chapter I, Section 6509-5A to convert a seven apartment house at 29-33 Conger Ave. into ten apartments. Mr. Cousino again presented plans which he explained to the Board stating that he wished to make an additional apartment on the third floor and to convert the existing store into two apartments. He stated the first floor apartments would contain two rooms - a bedroom-living room combination and a kitchen and dining area; that the third floor apartment would be three rooms - living room, bedroom and kitchen. No one appeared in objection.

After consideration by the Board, Mr. Desautels made the motion that this appeal be approved. Miss McNamara seconded the motion and it was carried unanimously.

The Public Hearing on the appeal of Michael Martello seeking a special exception under Title 27, Chapter I, Section 6509-5A to convert a one-family home and a beauty shop at 45 No. Winooski Ave. into five apartments was opened. Mr. Phil McCourt of Lang Associates represented Mr. Martello and stated this was an eleven room house and they would like to have three apartments on the first floor and two apartments on the second floor. He presented plans showing the layout of the proposed apartments, and stated new partitioning would be put in for the third apartment in the rear; that there would be separate entrances for the three apartments on the first floor and one entrance for the two apartments on the second floor with egress for fire safety over the first floor rear apartment and over two porches for the front apartment. He stated that presently there is a beauty shop on the first floor and before that, this had been a two=apartment house. He presented a plot plan showing the parking which he stated would be paved. No one appeared in objection.

After consideration by the Board, Miss McNamara made the motion that this appeal be approved. Mr. Desautels seconded the motion and it was carried unanimously.

Mr. Buchan then opened the Public Hearing on the appeal of Paul E. Chausse seeking a special exception under Title 27, Chapter I, Sections 6509 5A and D to convert a two-family house into a realtor's office and three apartments at 206 East Ave. and to have a 27" by 36" sign. Mr. Chausse presented pictures of the property and plans of the proposed conversion and stated that he would like to restore, not remodel, the exterior of the property. He stated this is a two-story, white, early-American house and very pleasing to look at. He stated they intended to do expensive restoration on the exterior to make it appeal like it was when first built. He then presented a plot plan showing nine parking spaces and stated they could have more, if necessary. He stated this proposed move is caused primarily by his being forced to vacate the property at 35 St. Paul St. at the corner of Cherry St. which was a very nice office. They place they occupy now, he stated, is strictly make-shift as the Urban Renewal was pressing them to move. He stated that he believed it would not be detrimental to the values of the property adjacent or across the street or anywhere in the area. He stated he did not believe it would affect the traffic on East Ave. as 92 to 94 percent of their contacts were made over the phone so traffic would not be increased.

Mr. Buchan read a letter from Alice Cook of 64 Bilodeau Court and one from Mrs. Susan Alden, 45 Bilodeau Parkway stating they were against the granting of this special exception ; that this would be undesirable in this residential neighborhood and would set a dangerous precedent.

Mr. Harold Schultz of 225 East Ave., Mr. Charles Stankevich, 246 East Ave., Mr. William Leach, 37 Bilodeau Ct., Mrs. Susan Alden, 45 Bilodeau Parkway, Dr. J. B. McGill, 154 East Ave., Mrs. Edith O'Brien of 192 East Ave. all spoke in protest of this appeal stating this would be very undesirable and set a dangerous precedent; that this is a nice looking street in a good section of the city and they would like to keep it that way. They stated that there are many vacant buildings down town that are zoned for offices and there is more available parking down town; that there is no need for this type of thing.

After further consideration by the Board, Mr. Desautels made the motion that this appeal be denied as it was felt this would be detrimental to the neighborhood and would start "spot zoning". Miss McNamara seconded this motion and it was carried unanimously.

Respectfully submitted,

*Anna B. Remillard*

Anna B. Remillard  
Clerk of the Board

206 East Avenue  
Permitting timeline (Zoning, Trades, Code)

| Date            | Type of permit or department note | Number        | Description                                                                                                                                                                                                                                                                                                                                               | Use provided    | Comments                                                                                                                                                                                        |
|-----------------|-----------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| June 1, 1971    | <b>Zoning</b>                     | None assigned | Convert 2 family to realtor office and 3 apartments                                                                                                                                                                                                                                                                                                       | 2 family        | <b>Denied</b> June 15 1971.                                                                                                                                                                     |
| August 22, 1978 | <b>Trades</b>                     |               | Wiring                                                                                                                                                                                                                                                                                                                                                    | Not provided    |                                                                                                                                                                                                 |
| March, 1981     | <b>Zoning</b>                     | 81-358        | Add dormer on north and south sides of the roof. Outside stairway for safety. There will be no change in building size.                                                                                                                                                                                                                                   | 2 family        | Approved                                                                                                                                                                                        |
| March 1981      | Note in Assessor's file           | 81-0561       | "Used 2 skylights rather than dormers; turn attic into one large room for 2 <sup>nd</sup> floor apt use"                                                                                                                                                                                                                                                  |                 |                                                                                                                                                                                                 |
| May 1983        | <b>Zoning</b>                     | 83-191        | Construct a 28' x 28' addition to the existing duplex to be used for a garage and additional living space. Narrative outlines "this will provide an additional bathroom and increased living space... at the same level as the first floor apartment."                                                                                                    | Duplex          | <b>No decision</b> on zoning record. No signature of Zoning Administrator. No approval on site plan. Includes a site plan with a parking area scaled at. 30' x 74', however lot only 100' wide. |
| June 1983       | Building permit                   | 847           | Add 28' x 28' to duplex                                                                                                                                                                                                                                                                                                                                   | Duplex          |                                                                                                                                                                                                 |
| June 1983       | Note in Assessor's file           | Permit #847   | Add 28' x 28' addition to existing duplex. 1 <sup>st</sup> floor garage use. 2 <sup>nd</sup> floor additional living space.                                                                                                                                                                                                                               | Duplex          |                                                                                                                                                                                                 |
| June 1987       | Assessor's record card            |               |                                                                                                                                                                                                                                                                                                                                                           | R3 (three unit) |                                                                                                                                                                                                 |
| April 1986      | Note in Assessor's file           |               | Alternation made to category (R2 crossed out, R3 added), although number of living units still listed as 2. Question on form whether attic is finished. Occupancy 021 crossed out; 031 added.                                                                                                                                                             |                 | Notation at garage says "Could be 3 <sup>rd</sup> apt. But shouldn't per neighbor 103.7 zoning?"                                                                                                |
| September 1993  | Assessor's visit                  |               | Listed as R2 (2 units), but inspector's hand written note says "Bsmt unfin & attic full fin; 4 units - 4 gas meters.                                                                                                                                                                                                                                      |                 |                                                                                                                                                                                                 |
| November 1995   | Assessor's record card            |               |                                                                                                                                                                                                                                                                                                                                                           | Four unit       |                                                                                                                                                                                                 |
| July 1996       | <b>Zoning</b>                     | 97-019        | Construction of a third story deck on top of the existing second floor flat roof. Proposal includes connecting the deck with a stair to meet the existing stair system on the side of the duplex. <b>No increase in coverage or change in use.</b><br>(Notation in Assessor's file on a copy of this permit: 6/8/99, N/C (no change), inactivated permit. | Duplex          | Approved.                                                                                                                                                                                       |



|               |                        |           |                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                                                                                                                                                         |
|---------------|------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|               |                        |           | KK. Also: "Next year probably, not going to do it." 11/8/96.                                                                                                                                                                                                                                                                                                                                                                        |                |                                                                                                                                                         |
| August 1997   | Assessor's record card |           | R4 (4 units)                                                                                                                                                                                                                                                                                                                                                                                                                        |                |                                                                                                                                                         |
| July 2001     | Building permit        | 2011460   | Replace Old Exterior Deck and Stair with New Material. <b>No Change In Use, Design Or Footprint.</b>                                                                                                                                                                                                                                                                                                                                |                | Description notes "No change in use."                                                                                                                   |
| December 2002 | Electrical permit      | 2022739   | Install New Wiring For Newly Installed Ac/Dc Interconnected Smoke Detectors Per City Ordinance In <b>3 Apartments.</b>                                                                                                                                                                                                                                                                                                              | 3 apartments   |                                                                                                                                                         |
| March 2003    | Rental Registration    | 145130    |                                                                                                                                                                                                                                                                                                                                                                                                                                     | 3 units        |                                                                                                                                                         |
| February 2004 | Rental Billing         | 145130    |                                                                                                                                                                                                                                                                                                                                                                                                                                     | 3 units        |                                                                                                                                                         |
| February 2005 | Rental Billing         | 145130    | Info field says "Number of rental units; 3"<br>Subfolder says "Fourplex"                                                                                                                                                                                                                                                                                                                                                            | "Fourplex"     |                                                                                                                                                         |
| March 2006    | Rental Billing         | 145130    | Info field says "Number of rental units; 3"<br>Conditions window says "Fourplex."                                                                                                                                                                                                                                                                                                                                                   | "Fourplex"     |                                                                                                                                                         |
| February 2007 | Rental Billing         | 145130    | Info field says "Number of rental units; 3"                                                                                                                                                                                                                                                                                                                                                                                         |                |                                                                                                                                                         |
| February 2008 | Rental Billing         | 145130    | Info field says "Number of rental units; 3"                                                                                                                                                                                                                                                                                                                                                                                         |                |                                                                                                                                                         |
| March 2009    | Rental Billing         | 145130    | Info field says "Number of rental units; 3"                                                                                                                                                                                                                                                                                                                                                                                         |                |                                                                                                                                                         |
| December 2009 | Electrical permit      |           | Upgrade service to add a house meter and panel and a sub panel to garage, including new service riser, meter pack, sub-feeds, sub panels. Upgrade grounding. All per NEC 2008. Coordinate with BED. **Amended 12/11/09 new work description: Install single 100a meter w/disco for apt. above garage, separate out circuits from existing panel located in garage area. Install panel box in apt. space transfer existing circuits. | "Multi-family" | <b>Note:</b> Trades permits have the option of selecting <i>single family, duplex or multi-family</i> under sub-type. This category does not auto-fill. |
| March 2010    | Rental Billing         | 145130    | Info field says "Number of rental units; 3"                                                                                                                                                                                                                                                                                                                                                                                         |                | 09 fee outstanding                                                                                                                                      |
| January 2011  | Zoning Permit request  | 11-0560CA | New three car garage, remodel existing garage into two bedroom and bath, third floor deck, new exterior stairs.                                                                                                                                                                                                                                                                                                                     | Three units    | <b>Denied</b>                                                                                                                                           |
| January 2011  | Zoning Complaint       | QZ        | Expanding parking area north of driveway, adding one residential unit, removing a shed from the rear yard, and site improvements (adding a dumpster and concrete pad), all without zoning approval.                                                                                                                                                                                                                                 | Three units    |                                                                                                                                                         |
| May 4, 2011   | Code Enforcement       | Q1        | Expanding parking area north of driveway, adding one residential unit, removing a shed from the rear yard, and site improvements                                                                                                                                                                                                                                                                                                    | Three units    | Warning letter sent to owner May 5, 2011.                                                                                                               |

|                |                                 |            |                                                                                                                                                                                                     |              |                                                                                                                                                          |
|----------------|---------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                                 |            | (adding a dumpster and concrete pad), all without zoning approval.                                                                                                                                  |              |                                                                                                                                                          |
| May, 2011      | Code Enforcement                | QZ         | Expanding parking area north of driveway, adding one residential unit, removing a shed from the rear yard, and site improvements (adding a dumpster and concrete pad), all without zoning approval. |              | Unresolved; violation remains open.                                                                                                                      |
| September 2011 | Mechanical/Electrical permit    | MP/EC      | Install new hot air furnaces                                                                                                                                                                        | Multi-family | <b>Note:</b> Trades permits have the option of selecting <i>single family, duplex, or multi-family</i> under sub-type. This category does not auto-fill. |
| February 2012  | Rental Billing                  | 145130     | Rental billing                                                                                                                                                                                      | Three units  |                                                                                                                                                          |
| April 2012     | Plumbing permit                 | PP         | Install sprinkler system per NFPA                                                                                                                                                                   | Multi-family | <b>Note:</b> Trades permits have the option of selecting <i>single family, duplex, or multi-family</i> under sub-type. This category does not auto-fill. |
| April 2012     | Electrical permit               | EP         | New Wiring                                                                                                                                                                                          | Multi-family |                                                                                                                                                          |
| November 2012  | Rental billing                  | 145130     | Rental billing                                                                                                                                                                                      | 3 units      |                                                                                                                                                          |
| January 2014   | Rental billing                  | 145130     | Rental billing                                                                                                                                                                                      | 3 units      | 2013 fee outstanding                                                                                                                                     |
| September 2014 | Q1 Code initial complaint       |            | Inadequate heat in Apt. 1, bedroom converted from porch.                                                                                                                                            |              |                                                                                                                                                          |
| February 2015  | Rental Billing                  | 145130     | Rental billing                                                                                                                                                                                      | 3 units      |                                                                                                                                                          |
| February 2016  | Rental billing                  | 145130     | Rental billing                                                                                                                                                                                      | 3 units      |                                                                                                                                                          |
| July, 2016     | Ownership transfer / Quit Claim |            | Quit claim deed                                                                                                                                                                                     |              | Property information: Type of Building construction: Single Family Dwelling Use of Property: Other                                                       |
| February 2017  | Rental billing                  | 188562     | Rental billing                                                                                                                                                                                      | 3 units      |                                                                                                                                                          |
| July 2017      | Plumbing permit                 |            | Install 40 Gal High Efficiency Water Heater                                                                                                                                                         | Multi-family | <b>Note:</b> Trades permits have the option of selecting <i>single family, duplex, or multi-family</i> under sub-type. This category does not auto-fill. |
| January 2018   | Zoning                          | ZP180641CU | Conditional Use request for a third residential unit.                                                                                                                                               | Duplex       | <b>Under review~</b>                                                                                                                                     |
| February       | State Agency of                 |            | Inquiry for documentation of state                                                                                                                                                                  |              | No state records on                                                                                                                                      |

|      |                   |  |                                                                                                     |  |                                    |
|------|-------------------|--|-----------------------------------------------------------------------------------------------------|--|------------------------------------|
| 2018 | Natural Resources |  | wastewater permit issuance for any changes of use, i.e. single family to duplex, duplex to triplex. |  | file for this address or owner(s). |
|------|-------------------|--|-----------------------------------------------------------------------------------------------------|--|------------------------------------|

Orthophotographs 206 East Avenue



1978



1988





2000



2004 color





2004 B&W



2013

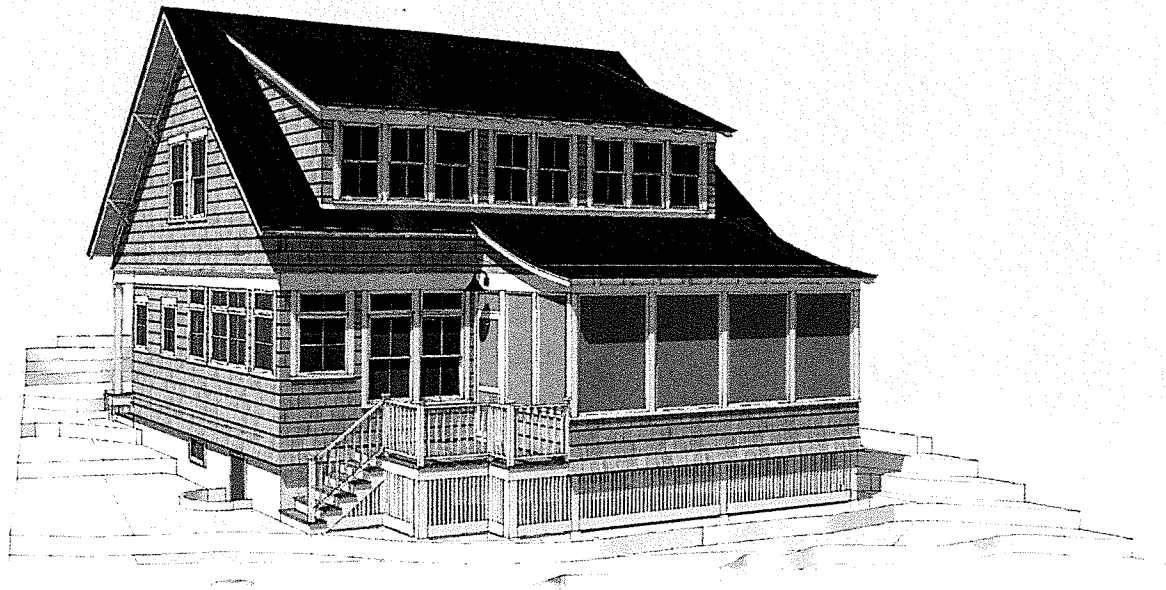
Burlington City Directories, 206 East Avenue

| Year    | Resident                                                                                                                   |
|---------|----------------------------------------------------------------------------------------------------------------------------|
| 1906    | Lucius White                                                                                                               |
|         |                                                                                                                            |
| 1911    | Mrs. Lucy Rowe                                                                                                             |
|         |                                                                                                                            |
| 1930    | Eugene Fellows                                                                                                             |
| 1951    | Eugene Fellows                                                                                                             |
| 1958    | Eugene Fellows                                                                                                             |
| 1961    | Richard F. Guerrat                                                                                                         |
| 1962    | Richd F. Guerrat                                                                                                           |
| 1963-64 | Richd F. Guerrat                                                                                                           |
| 1964-65 | Richd F. Guerrat                                                                                                           |
| 1968    | Richd Guerrant<br>Danl W. Gade                                                                                             |
| 1969    | Wayne K. Murray                                                                                                            |
| 1970    | No report                                                                                                                  |
| 1971-72 | "students"                                                                                                                 |
| 1974    | Karen McAndrew                                                                                                             |
| 1975-76 | Karen McAndrew                                                                                                             |
| 1977    | (1) Chausse<br>(2) Linda R. Mansfield<br>(2) Sandy L. Post                                                                 |
| 1978    | (1) K. Chausse<br>(2) Linda R. Mansfield<br>(2 ) Nora Sabo                                                                 |
| 1979    | (1) Jane Horton<br>(1) Diane Pippa<br>(1) Betsy Sussman<br>(2) David Dietel<br>(2) James Haas<br>(2) William Levo          |
| 1980    | (1) Mary Hoy<br>(1) Diane Rippa<br>(1) Betsy Sussman<br>(2) David Dietel<br>(2) Steven Huber<br>(2) Edward Rufus           |
| 1981    | (1) Mary Horan<br>(1) Audrey Richards<br>(2) Dave Dietel<br>(2) Scott Healy<br>(2) Gregory J. Kindrat<br>(2) Joel M. Rippa |

|                                           |                                                                                                                                                                                   |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1981                                      | (1) Mary Horan<br>(1) Diane Rippa<br>(1) Betsey Sussman<br>(2) David Dietel<br>(2) Steven Huber<br>(2) Edward Rufus                                                               |
| 1982                                      | (1) Mary Horan<br>(1) Audrey Richards<br>(2) David Dietel<br>(2) Scott Healy<br>(2) Gregory J. Kindrat<br>(2) Joel M. Rippa                                                       |
| 1982                                      | (1) Laurie Spaulding<br>(1) Mary Horan<br>(2) Michael Brown<br>(2) Lee Clarke<br>(2) Ken Lark<br>(2) Richard Riker<br>(2) Joel M. Rippa                                           |
| 1983                                      | (1) Mary Horan<br>(1) Laurie Spaulding<br>(2) Paul LaPrise<br>(2) John McCarthy<br>(2) Michael Philip<br>(2) Richard Riker<br>(2) Joel M. Rippa<br>(2) Morris Singer              |
| 1984                                      | (1) Mary Horan<br>(1) Laurie Spaulding<br>(2) John McCarthy<br>(2) Michael Philip<br>(2) Richard Riker<br>(2) Joel M. Rippa<br>(2) Morris Singer<br>(2) No report                 |
| 1986                                      | (1) Gilbert Crawford<br>(1) Clint Eugene<br>(1) Gary Stiffler<br>(2) Donald Hall<br>(2) Jack Keller<br>(2) Eric Lehner<br>(2) Joel M. Rippa<br>(2) Morris Singer<br>(2) No report |
| City Directories now change to phone book |                                                                                                                                                                                   |
| 1987                                      | P. Heller                                                                                                                                                                         |

|      |                   |
|------|-------------------|
| 1990 | No information    |
| 1992 | Marjorie Davidson |





# CURLEY RESIDENCE

## BURLINGTON, VERMONT

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DRAWING'S SCALE IS HALF THAT NOTED PLOTTED OUT 1/8" = 1'-0" SHEETS

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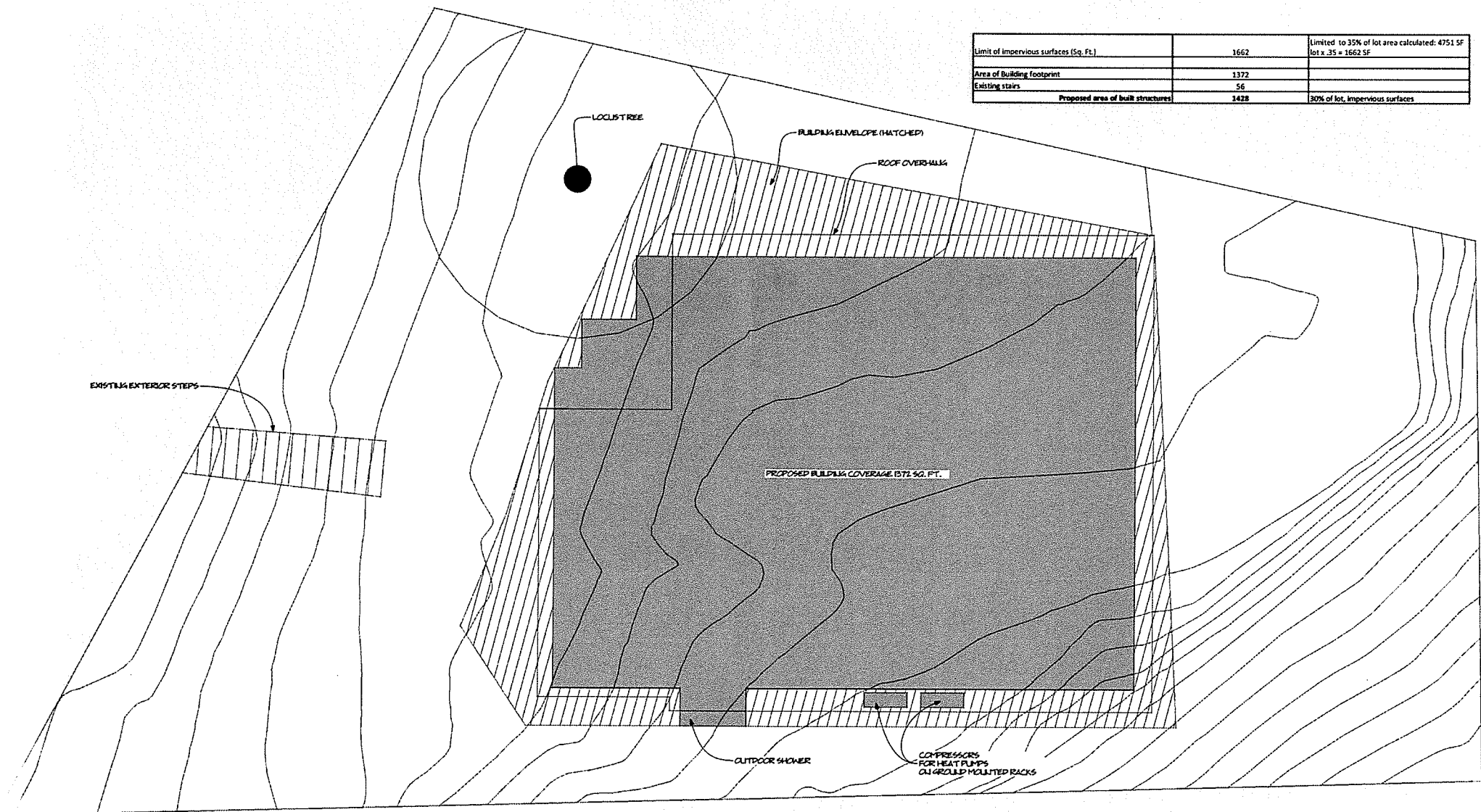
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Cover Sheet

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|                                        |      |                                                                       |
|----------------------------------------|------|-----------------------------------------------------------------------|
| Limit of impervious surfaces (Sq. Ft.) | 1662 | Limited to 35% of lot area calculated: 4751 SF<br>lot x .35 = 1662 SF |
| Area of Building footprint             | 1372 |                                                                       |
| Existing stairs                        | 56   |                                                                       |
| Proposed area of built structures      | 1428 | 30% of lot, impervious surfaces                                       |

1 SITE PLAN  
SCALE 1/4" = 1'-0"

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Site Plan

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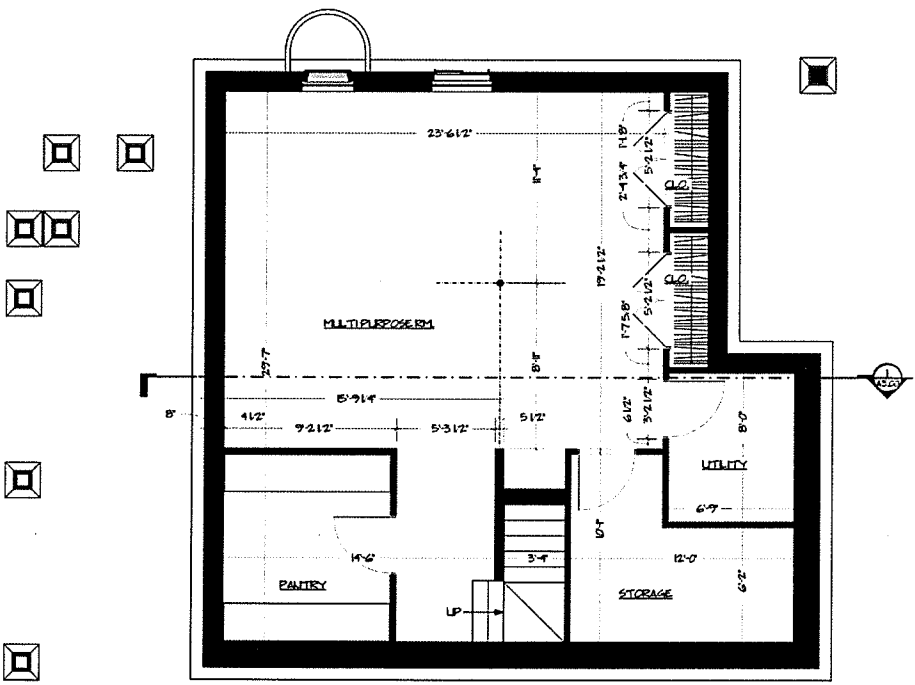
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Floor Plans

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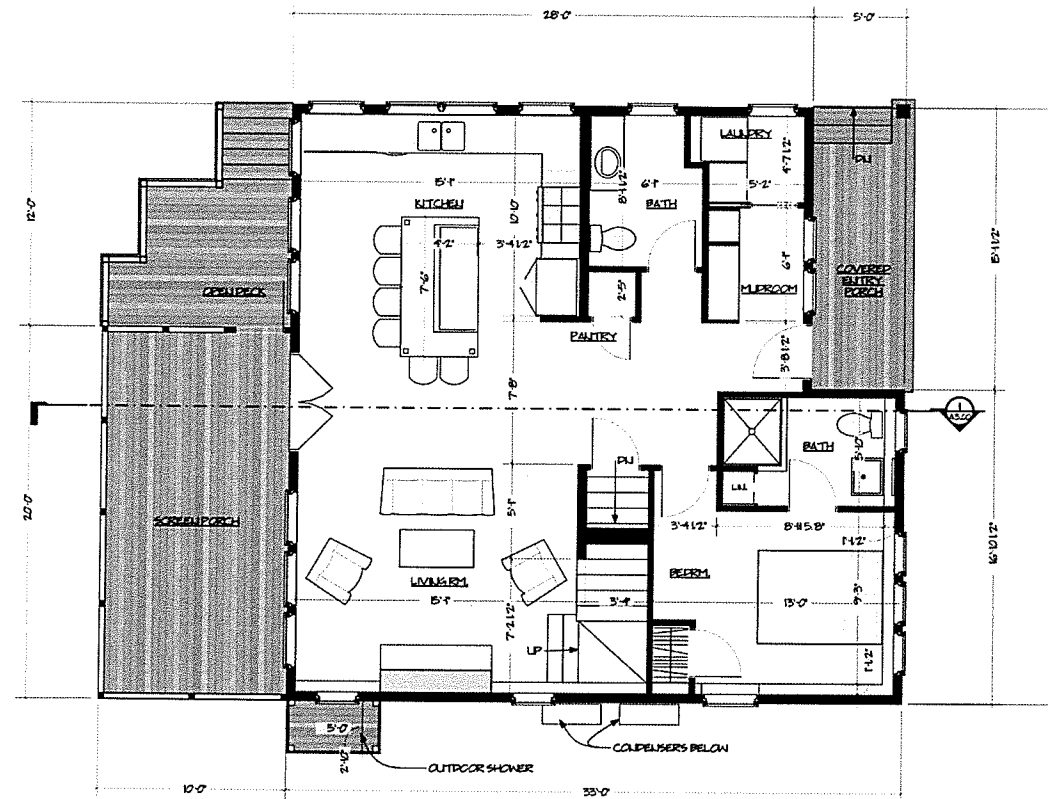
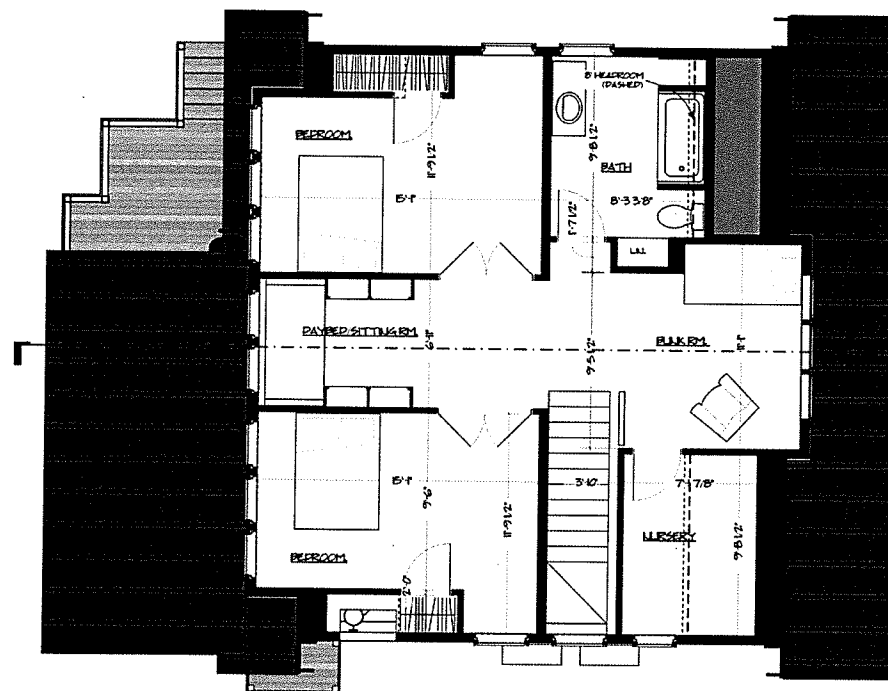
1 LOWER LEVEL PLAN  
GROSS S.F.=980 S.F., +/-  
SCALE 1/4" = 1'-0"

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SHEET TITLE

Floor Plans

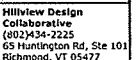
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## SHEET TITLE

### Roof Plan

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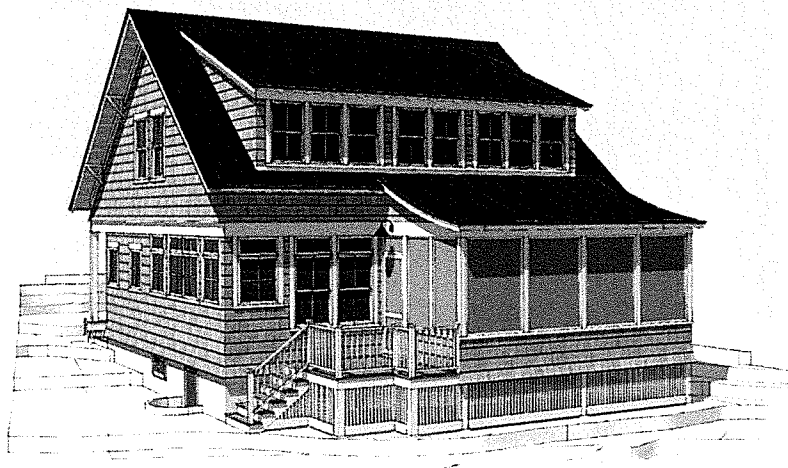
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3 MODEL VIEW  
NOT TO SCALE



2 WEST ELEVATION SECTION  
SCALE 1/4" = 1'-0"

| Door Schedule |                   |                |               |            |             |
|---------------|-------------------|----------------|---------------|------------|-------------|
| TAG           | MANUFACTURER      | CALL#          | OPERATION     | R.O. WIDTH | R.O. HEIGHT |
| 101           | INTEGRITY         | WFDG5416       | DOUBLE FRENCH | 5'-8"      | 8'-2 1/4"   |
| 102           | SIMPSON/INTEGRITY | 77564R/BDG5416 | RH            | 3'-0 1/2"  | 8'-2 1/4"   |

| Window Schedule |                      |                      |                      |                           |                           |                        |
|-----------------|----------------------|----------------------|----------------------|---------------------------|---------------------------|------------------------|
| TAG             | MANUFACTURER         | CALL#                | CONFIGURATION        | OPERATION                 | R.O. WIDTH<br>R.O. HEIGHT |                        |
| W01-01          | INTEGRITY            | KCAT3716<br>ICAT3729 | DIRECT MULL ASSEMBLY | STATIONARY<br>CASEMENT    | 3'-1"<br>3'-1"            | 4'-7 7/8"<br>4'-7 7/8" |
| W01-02          | INTEGRITY            | KCAT3718<br>ICAT3729 | DIRECT MULL ASSEMBLY | STATIONARY<br>CASEMENT    | 3'-1"<br>3'-1"            | 4'-7 7/8"<br>4'-7 7/8" |
| W01-03          | INTEGRITY            | ITDM3660             | DIRECT MULL ASSEMBLY | STATIONARY<br>DOUBLE HUNG | 3'-0 1/2"<br>3'-0 1/2"    | 6'-4 1/2"<br>6'-4 1/2" |
| W02-02          | INTEGRITY            | ITDM3660             | DIRECT MULL ASSEMBLY | STATIONARY<br>DOUBLE HUNG | 3'-0 1/2"<br>3'-0 1/2"    | 6'-4 1/2"<br>6'-4 1/2" |
| W02-03          | INTEGRITY            | ITDM3660             | DIRECT MULL ASSEMBLY | STATIONARY<br>DOUBLE HUNG | 3'-0 1/2"<br>3'-0 1/2"    | 6'-4 1/2"<br>6'-4 1/2" |
| W02-04          | INTEGRITY            | ITDM3660             | DIRECT MULL ASSEMBLY | STATIONARY<br>DOUBLE HUNG | 3'-0 1/2"<br>3'-0 1/2"    | 6'-4 1/2"<br>6'-4 1/2" |
| W02-05          | INTEGRITY            | ITDM3660             | DIRECT MULL ASSEMBLY | STATIONARY<br>DOUBLE HUNG | 3'-0 1/2"<br>3'-0 1/2"    | 6'-4 1/2"<br>6'-4 1/2" |
| W03-01          | INTEGRITY            | ITDM3252             | SINGLE               | DOUBLE HUNG               | 2'-8 1/2"<br>2'-8 1/2"    | 4'-4 3/4"<br>4'-4 3/4" |
| W03-02          | INTEGRITY            | ITDM3252             | SINGLE               | DOUBLE HUNG               | 2'-8 1/2"<br>2'-8 1/2"    | 4'-4 3/4"<br>4'-4 3/4" |
| W03-03          | INTEGRITY            | ITDM3252             | SINGLE               | DOUBLE HUNG               | 2'-8 1/2"<br>2'-8 1/2"    | 4'-4 3/4"<br>4'-4 3/4" |
| W03-04          | INTEGRITY            | ITDM3252             | SINGLE               | DOUBLE HUNG               | 2'-8 1/2"<br>2'-8 1/2"    | 4'-4 3/4"<br>4'-4 3/4" |
| W03-05          | INTEGRITY            | ITDM3252             | SINGLE               | DOUBLE HUNG               | 2'-8 1/2"<br>2'-8 1/2"    | 4'-4 3/4"<br>4'-4 3/4" |
| W03-06          | INTEGRITY            | ITDM3252             | SINGLE               | DOUBLE HUNG               | 2'-8 1/2"<br>2'-8 1/2"    | 4'-4 3/4"<br>4'-4 3/4" |
| W03-07          | INTEGRITY            | ITDM3252             | SINGLE               | DOUBLE HUNG               | 2'-8 1/2"<br>2'-8 1/2"    | 4'-4 3/4"<br>4'-4 3/4" |
| W03-08          | INTEGRITY            | ITDM3252             | SINGLE               | DOUBLE HUNG               | 2'-8 1/2"<br>2'-8 1/2"    | 4'-4 3/4"<br>4'-4 3/4" |
| W04-01          | INTEGRITY            | ICAT3729             | SINGLE               | CASEMENT                  | 2'-9"<br>2'-9"            | 3'-4 1/8"<br>3'-4 1/8" |
| W04-02          | INTEGRITY            | ICAT3729             | SINGLE               | CASEMENT                  | 2'-9"<br>2'-9"            | 3'-4 1/8"<br>3'-4 1/8" |
| W05-01          | INTEGRITY ALL OUTREK | IFGL3016             | SINGLE               | GLIDER                    | 3'-0"<br>2'-8"            | 1'-6 1/2"<br>4'-0 1/2" |
| W07-01          | INTEGRITY            | KCAT3729 2W          | DIRECT MULL ASSEMBLY | STATIONARY                | 6'-1"<br>6'-1"            | 4'-7 7/8"<br>4'-7 7/8" |
| W08-01          | INTEGRITY            | ITDM3660             | SINGLE               | DOUBLE HUNG               | 3'-0 1/2"<br>3'-0 1/2"    | 5'-0 3/4"<br>5'-0 3/4" |
| W08-02          | INTEGRITY            | ITDM3660             | SINGLE               | DOUBLE HUNG               | 3'-0 1/2"<br>3'-0 1/2"    | 5'-0 3/4"<br>5'-0 3/4" |
| W08-03          | INTEGRITY            | ITDM3660             | SINGLE               | DOUBLE HUNG               | 3'-0 1/2"<br>3'-0 1/2"    | 5'-0 3/4"<br>5'-0 3/4" |
| W08-04          | INTEGRITY            | ITDM3660             | SINGLE               | DOUBLE HUNG               | 3'-0 1/2"<br>3'-0 1/2"    | 5'-0 3/4"<br>5'-0 3/4" |
| W09-01          | INTEGRITY            | AWWN2927             | SINGLE               | AWNING                    | 2'-5"<br>2'-5"            | 2'-4 1/8"<br>2'-4 1/8" |
| W09-02          | INTEGRITY            | AWWN2927             | SINGLE               | AWNING                    | 2'-5"<br>2'-5"            | 2'-4 1/8"<br>2'-4 1/8" |
| W09-03          | INTEGRITY            | AWWN2927             | SINGLE               | AWNING                    | 2'-5"<br>2'-5"            | 2'-4 1/8"<br>2'-4 1/8" |
| W09-04          | INTEGRITY            | AWWN2927             | SINGLE               | AWNING                    | 2'-5"<br>2'-5"            | 2'-4 1/8"<br>2'-4 1/8" |
| W09-05          | INTEGRITY            | AWWN2927             | SINGLE               | AWNING                    | 2'-5"<br>2'-5"            | 2'-4 1/8"<br>2'-4 1/8" |
| W09-06          | INTEGRITY            | AWWN2927             | SINGLE               | AWNING                    | 2'-5"<br>2'-5"            | 2'-4 1/8"<br>2'-4 1/8" |
| W10-01          | INTEGRITY            | ITDM3048             | DIRECT MULL ASSEMBLY | STATIONARY<br>DOUBLE HUNG | 2'-6 1/2"<br>2'-6 1/2"    | 5'-4 1/2"<br>5'-4 1/2" |
| W10-02          | INTEGRITY            | ITDM3048             | DIRECT MULL ASSEMBLY | STATIONARY<br>DOUBLE HUNG | 2'-6 1/2"<br>2'-6 1/2"    | 5'-4 1/2"<br>5'-4 1/2" |
| W11-01          | INTEGRITY            | AWWN2931             | SINGLE               | AWNING                    | 2'-5"<br>2'-5"            | 2'-8 1/8"<br>2'-8 1/8" |
| W11-02          | INTEGRITY            | AWWN2931             | SINGLE               | AWNING                    | 2'-5"<br>2'-5"            | 2'-8 1/8"<br>2'-8 1/8" |
| W11-03          | INTEGRITY            | AWWN2931             | SINGLE               | AWNING                    | 2'-5"<br>2'-5"            | 2'-8 1/8"<br>2'-8 1/8" |
| W11-04          | INTEGRITY            | AWWN2931             | SINGLE               | AWNING                    | 2'-5"<br>2'-5"            | 2'-8 1/8"<br>2'-8 1/8" |
| W12-01          | INTEGRITY            | KCAT3716             | DIRECT MULL ASSEMBLY | STATIONARY<br>CASEMENT    | 3'-1"<br>3'-1"            | 5'-0"<br>5'-0"         |



1 WEST ELEVATION  
SCALE 1/4" = 1'-0"

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CONTACTS

PROJECT

Curley  
Residence

Burlington,  
Vermont

ISSUE/ REVISION LOG

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| 11.06.17 |
| 11.15.17 |
| 12.11.17 |
| 12.14.17 |
| 12.20.17 |
| 01.10.18 |
| 01.16.18 |

SHEET TITLE

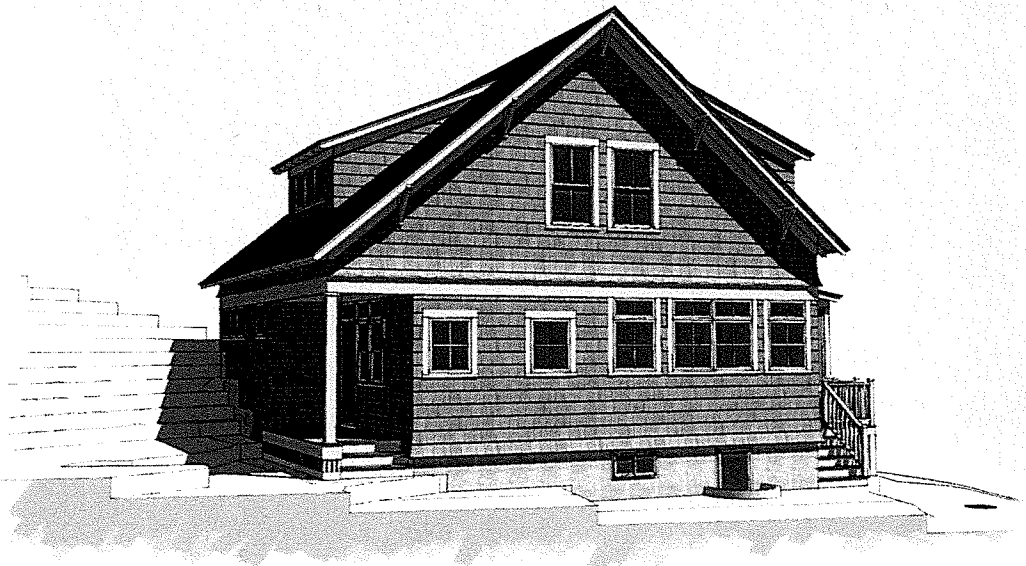
Elevations

SCALE: AS NOTED

SHEET NUMBER

A2.00

DEPARTMENT OF  
PLANNING & ZONING



2 MODEL VIEW  
NOT TO SCALE

| Door Schedule |                   |                  |               |            |             |
|---------------|-------------------|------------------|---------------|------------|-------------|
| TAG           | MANUFACTURER      | CALL#            | OPERATION     | R.O. WIDTH | R.O. HEIGHT |
| 101           | INTEGRITY         | WFS465/WFDOCS416 | DOUBLE FRENCH | 5'-4"      | 8'-2 1/4"   |
| 102           | SIMPSON/INTEGRITY | 77554/WFDOCS416  | RH            | 3'-0 1/2"  | 8'-2 1/4"   |

| Window Schedule |                         |             |                      |                        |            |             |
|-----------------|-------------------------|-------------|----------------------|------------------------|------------|-------------|
| TAG             | MANUFACTURER            | CALL#       | CONFIGURATION        | OPERATION              | R.O. WIDTH | R.O. HEIGHT |
| W01-01          | INTEGRITY               | KAT13716    | DIRECT MULL ASSEMBLY | STATIONARY CASEMENT    | 3'-1"      | 4'-7 7/8"   |
| W01-02          | INTEGRITY               | KAT13716    | DIRECT MULL ASSEMBLY | STATIONARY CASEMENT    | 3'-1"      | 4'-7 7/8"   |
| W01-03          | INTEGRITY               | KAT13716    | DIRECT MULL ASSEMBLY | STATIONARY CASEMENT    | 3'-1"      | 4'-7 7/8"   |
| W02-01          | INTEGRITY               | ITD1181616  | DIRECT MULL ASSEMBLY | STATIONARY DOUBLE HUNG | 3'-0 1/2"  | 6'-4 1/2"   |
| W02-02          | INTEGRITY               | ITD1181616  | DIRECT MULL ASSEMBLY | STATIONARY DOUBLE HUNG | 3'-0 1/2"  | 6'-4 1/2"   |
| W02-03          | INTEGRITY               | ITD1181616  | DIRECT MULL ASSEMBLY | STATIONARY DOUBLE HUNG | 3'-0 1/2"  | 6'-4 1/2"   |
| W02-04          | INTEGRITY               | ITD1181616  | DIRECT MULL ASSEMBLY | STATIONARY DOUBLE HUNG | 3'-0 1/2"  | 6'-4 1/2"   |
| W02-05          | INTEGRITY               | ITD1181616  | DIRECT MULL ASSEMBLY | STATIONARY DOUBLE HUNG | 3'-0 1/2"  | 6'-4 1/2"   |
| W03-01          | INTEGRITY               | ITD113252   | SINGLE               | DOUBLE HUNG            | 2'-8 1/2"  | 4'-4 3/4"   |
| W03-02          | INTEGRITY               | ITD113252   | SINGLE               | DOUBLE HUNG            | 2'-8 1/2"  | 4'-4 3/4"   |
| W03-03          | INTEGRITY               | ITD113252   | SINGLE               | DOUBLE HUNG            | 2'-8 1/2"  | 4'-4 3/4"   |
| W03-04          | INTEGRITY               | ITD113252   | SINGLE               | DOUBLE HUNG            | 2'-8 1/2"  | 4'-4 3/4"   |
| W03-05          | INTEGRITY               | ITD113252   | SINGLE               | DOUBLE HUNG            | 2'-8 1/2"  | 4'-4 3/4"   |
| W03-06          | INTEGRITY               | ITD113252   | SINGLE               | DOUBLE HUNG            | 2'-8 1/2"  | 4'-4 3/4"   |
| W03-07          | INTEGRITY               | ITD113252   | SINGLE               | DOUBLE HUNG            | 2'-8 1/2"  | 4'-4 3/4"   |
| W03-08          | INTEGRITY               | ITD113252   | SINGLE               | DOUBLE HUNG            | 2'-8 1/2"  | 4'-4 3/4"   |
| W04-01          | INTEGRITY               | KAT13716    | CASEMENT             | SINGLE                 | 3'-5"      | 3'-4 1/8"   |
| W04-02          | INTEGRITY               | KAT13716    | CASEMENT             | SINGLE                 | 3'-5"      | 3'-4 1/8"   |
| W05-01          | INTEGRITY ALL UTILITIES | FG32016     | SINGLE               | SLIDER                 | 3'-0"      | 1'-6 1/2"   |
| W06-01          | INTEGRITY ALL UTILITIES | FG32016     | SINGLE               | CASEMENT               | 2'-0"      | 4'-0 1/2"   |
| W07-01          | INTEGRITY               | KAT13716 2W | DIRECT MULL ASSEMBLY | STATIONARY CASEMENT    | 6'-1"      | 4'-7 7/8"   |
| W08-01          | INTEGRITY               | ITD113660   | SINGLE               | DOUBLE HUNG            | 3'-0 1/2"  | 5'-0 3/4"   |
| W08-02          | INTEGRITY               | ITD113660   | SINGLE               | DOUBLE HUNG            | 3'-0 1/2"  | 5'-0 3/4"   |
| W08-03          | INTEGRITY               | ITD113660   | SINGLE               | DOUBLE HUNG            | 3'-0 1/2"  | 5'-0 3/4"   |
| W08-04          | INTEGRITY               | ITD113660   | SINGLE               | DOUBLE HUNG            | 3'-0 1/2"  | 5'-0 3/4"   |
| W09-01          | INTEGRITY               | AWN2927     | SINGLE               | AWNING                 | 2'-5"      | 2'-4 1/8"   |
| W09-02          | INTEGRITY               | AWN2927     | SINGLE               | AWNING                 | 2'-5"      | 2'-4 1/8"   |
| W09-03          | INTEGRITY               | AWN2927     | SINGLE               | AWNING                 | 2'-5"      | 2'-4 1/8"   |
| W09-04          | INTEGRITY               | AWN2927     | SINGLE               | AWNING                 | 2'-5"      | 2'-4 1/8"   |
| W09-05          | INTEGRITY               | AWN2927     | SINGLE               | AWNING                 | 2'-5"      | 2'-4 1/8"   |
| W09-06          | INTEGRITY               | AWN2927     | SINGLE               | AWNING                 | 2'-5"      | 2'-4 1/8"   |
| W10-01          | INTEGRITY               | ITD113016   | DIRECT MULL ASSEMBLY | STATIONARY DOUBLE HUNG | 2'-6 1/2"  | 5'-4 1/2"   |
| W10-02          | INTEGRITY               | ITD113016   | DIRECT MULL ASSEMBLY | STATIONARY DOUBLE HUNG | 2'-6 1/2"  | 5'-4 1/2"   |
| W11-01          | INTEGRITY               | AWN2931     | SINGLE               | AWNING                 | 2'-5"      | 2'-8 1/8"   |
| W11-02          | INTEGRITY               | AWN2931     | SINGLE               | AWNING                 | 2'-5"      | 2'-8 1/8"   |
| W11-03          | INTEGRITY               | AWN2931     | SINGLE               | AWNING                 | 2'-5"      | 2'-8 1/8"   |
| W11-04          | INTEGRITY               | AWN2931     | SINGLE               | AWNING                 | 2'-5"      | 2'-8 1/8"   |
| W12-01          | INTEGRITY               | KAT13716    | DIRECT MULL ASSEMBLY | STATIONARY CASEMENT    | 3'-1"      | 5'-0"       |



1 NORTH ELEVATION  
SCALE 1/4" = 1'-0"

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CONTACTS

PROJECT

Curley Residence

Burlington, Vermont

ISSUE/ REVISION LOG

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| 01.10.18 |
| 01.16.18 |

SHEET TITLE

Elevations

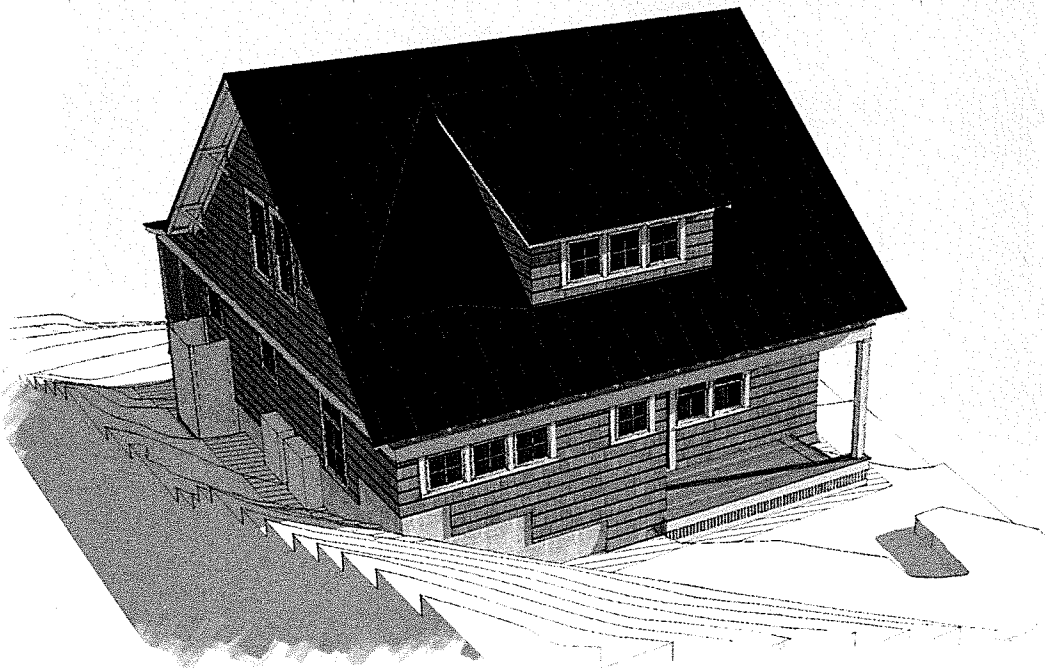
SCALE: AS NOTED

SHEET NUMBER

A2.01

JAN 16 2018

DEPARTMENT OF



2 MODEL VIEW  
NOT TO SCALE

| Door Schedule |                   |                   |               |            |             |
|---------------|-------------------|-------------------|---------------|------------|-------------|
| TAG           | MANUFACTURER      | CALL#             | OPERATION     | R.O. WIDTH | R.O. HEIGHT |
| 101           | INTEGRITY         | WFD5468/710005416 | DOUBLE FRENCH | 5'-4"      | 8'-2 1/4"   |
| 102           | SIMPSON/INTEGRITY | 77504/RTD0C3116   | RH            | 3'-0 1/2"  | 8'-2 1/4"   |

| Window Schedule |                      |             |                      |             |            |             |
|-----------------|----------------------|-------------|----------------------|-------------|------------|-------------|
| TAG             | MANUFACTURER         | CALL#       | CONFIGURATION        | OPERATION   | R.O. WIDTH | R.O. HEIGHT |
| W01-01          | INTEGRITY            | KCAT3716    | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-1"      | 4'-7 7/8"   |
| W01-02          | INTEGRITY            | KCAT3716    | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-1"      | 4'-7 7/8"   |
| W01-03          | INTEGRITY            | KCAT3716    | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-1"      | 4'-7 7/8"   |
| W02-01          | INTEGRITY            | ITD11R3316  | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"  | 6'-4 1/2"   |
| W02-02          | INTEGRITY            | ITD11R3316  | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"  | 6'-4 1/2"   |
| W02-03          | INTEGRITY            | ITD11R3316  | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"  | 6'-4 1/2"   |
| W02-04          | INTEGRITY            | ITD11R3316  | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"  | 6'-4 1/2"   |
| W02-05          | INTEGRITY            | ITD11R3316  | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"  | 6'-4 1/2"   |
| W03-01          | INTEGRITY            | ITD11R3316  | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"  | 6'-4 1/2"   |
| W03-02          | INTEGRITY            | ITD11R3316  | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"  | 6'-4 1/2"   |
| W03-03          | INTEGRITY            | ITD11R3316  | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"  | 6'-4 1/2"   |
| W03-04          | INTEGRITY            | ITD11R3316  | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"  | 6'-4 1/2"   |
| W03-05          | INTEGRITY            | ITD11R3316  | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"  | 6'-4 1/2"   |
| W03-06          | INTEGRITY            | ITD11R3316  | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"  | 6'-4 1/2"   |
| W03-07          | INTEGRITY            | ITD11R3316  | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"  | 6'-4 1/2"   |
| W03-08          | INTEGRITY            | ITD11R3316  | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"  | 6'-4 1/2"   |
| W04-01          | INTEGRITY            | KCAT3339    | SINGLE               | CASEMENT    | 2'-5"      | 3'-4 1/8"   |
| W04-02          | INTEGRITY            | KCAT3339    | SINGLE               | CASEMENT    | 2'-5"      | 3'-4 1/8"   |
| W05-01          | INTEGRITY ALL ULTREX | FG13016     | SINGLE               | CASEMENT    | 3'-0"      | 5'-5 1/2"   |
| W06-01          | INTEGRITY ALL ULTREX | FG12640     | SINGLE               | CASEMENT    | 2'-6"      | 4'-5 1/2"   |
| W07-01          | INTEGRITY            | KCAT3716 2W | DIRECT MULL ASSEMBLY | STATIONARY  | 6'-1"      | 4'-7 7/8"   |
| W08-01          | INTEGRITY            | ITD11R3316  | SINGLE               | DOUBLE HUNG | 3'-0 1/2"  | 5'-0 3/4"   |
| W08-02          | INTEGRITY            | ITD11R3316  | SINGLE               | DOUBLE HUNG | 3'-0 1/2"  | 5'-0 3/4"   |
| W08-03          | INTEGRITY            | ITD11R3316  | SINGLE               | DOUBLE HUNG | 3'-0 1/2"  | 5'-0 3/4"   |
| W08-04          | INTEGRITY            | ITD11R3316  | SINGLE               | DOUBLE HUNG | 3'-0 1/2"  | 5'-0 3/4"   |
| W09-01          | INTEGRITY            | UAWN2927    | SINGLE               | AWNING      | 2'-5"      | 2'-4 1/8"   |
| W09-02          | INTEGRITY            | UAWN2927    | SINGLE               | AWNING      | 2'-5"      | 2'-4 1/8"   |
| W09-03          | INTEGRITY            | UAWN2927    | SINGLE               | AWNING      | 2'-5"      | 2'-4 1/8"   |
| W09-04          | INTEGRITY            | UAWN2927    | SINGLE               | AWNING      | 2'-5"      | 2'-4 1/8"   |
| W09-05          | INTEGRITY            | UAWN2927    | SINGLE               | AWNING      | 2'-5"      | 2'-4 1/8"   |
| W09-06          | INTEGRITY            | UAWN2927    | SINGLE               | AWNING      | 2'-5"      | 2'-4 1/8"   |
| W10-01          | INTEGRITY            | ITD11R3316  | DIRECT MULL ASSEMBLY | STATIONARY  | 2'-6 1/2"  | 5'-4 1/2"   |
| W10-02          | INTEGRITY            | ITD11R3316  | DIRECT MULL ASSEMBLY | STATIONARY  | 2'-6 1/2"  | 5'-4 1/2"   |
| W11-01          | INTEGRITY            | UAWN2927    | SINGLE               | AWNING      | 2'-5"      | 2'-4 1/8"   |
| W11-02          | INTEGRITY            | UAWN2927    | SINGLE               | AWNING      | 2'-5"      | 2'-4 1/8"   |
| W11-03          | INTEGRITY            | UAWN2927    | SINGLE               | AWNING      | 2'-5"      | 2'-4 1/8"   |
| W11-04          | INTEGRITY            | UAWN2927    | SINGLE               | AWNING      | 2'-5"      | 2'-4 1/8"   |
| W12-01          | INTEGRITY            | KCAT3716    | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-1"      | 5'-0"       |



1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

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CONTACTS

PROJECT

Curley Residence

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| 12.14.17 |
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| 01.10.18 |
| 01.16.18 |

SHEET TITLE

Elevations

SCALE: AS NOTED

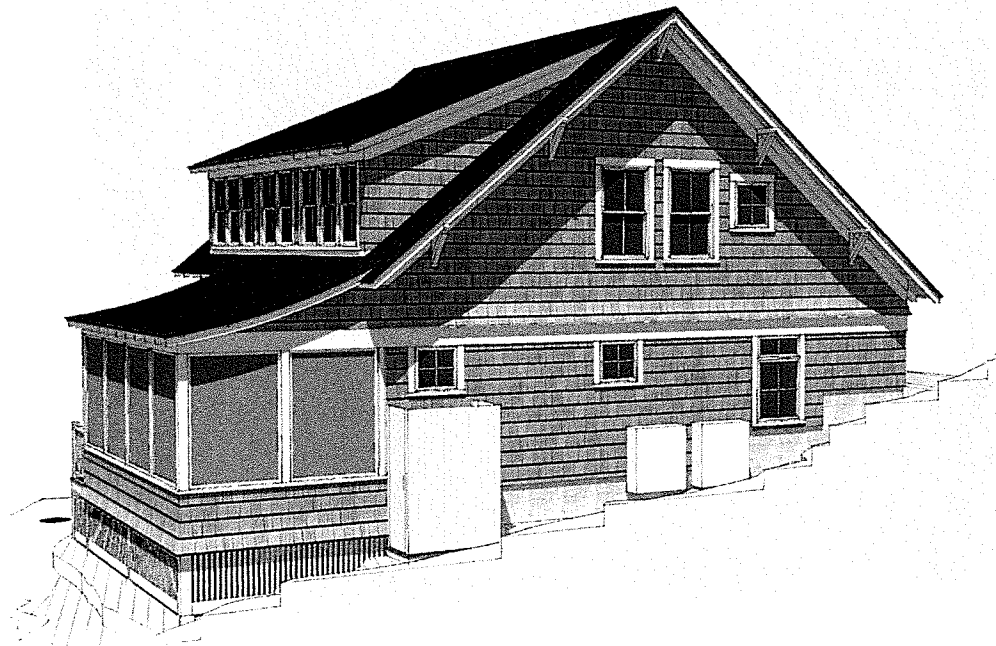
SHEET NUMBER

A2.02

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DEPARTMENT OF PLANNING

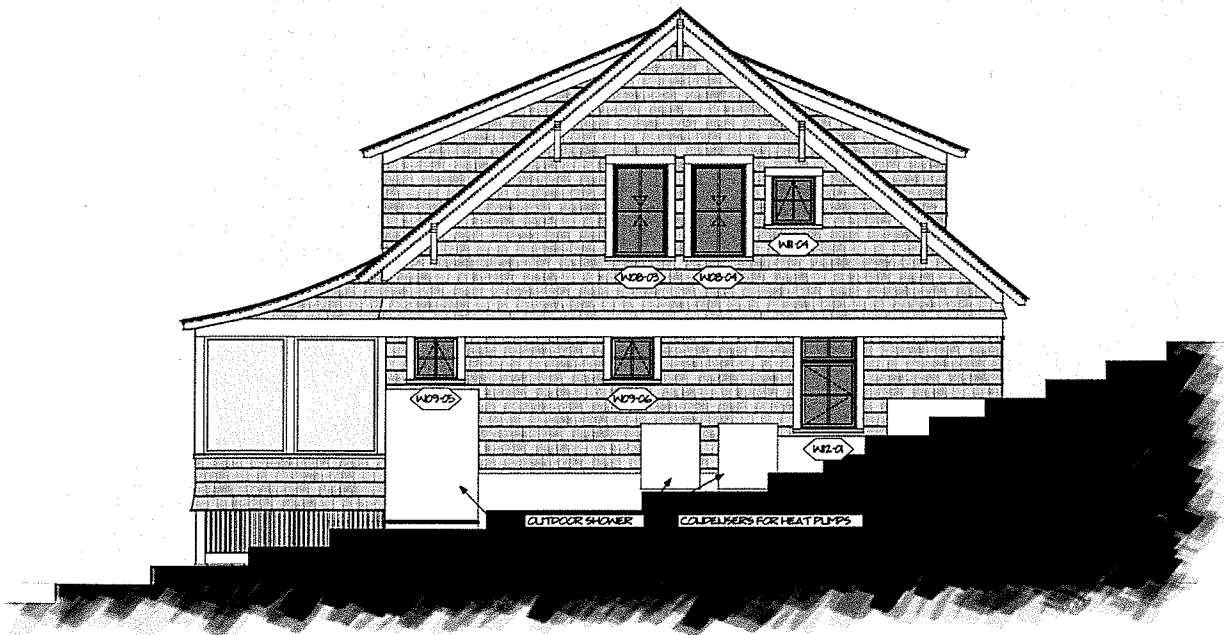




2 MODEL VIEW  
NOT TO SCALE

| Door Schedule |                   |                   |               |            |             |
|---------------|-------------------|-------------------|---------------|------------|-------------|
| TAG           | MANUFACTURER      | CALL#             | OPERATION     | R.O. WIDTH | R.O. HEIGHT |
| 101           | INTEGRITY         | 8195468/819065416 | DOUBLE FRENCH | 5'-4"      | 8'-2 1/4"   |
| 102           | SIMPSON/INTEGRITY | 77504/819063416   | RH            | 3'-0 1/2"  | 8'-2 1/4"   |

| Window Schedule |                      |            |                      |            |            |             |
|-----------------|----------------------|------------|----------------------|------------|------------|-------------|
| TAG             | MANUFACTURER         | CALL#      | CONFIGURATION        | OPERATION  | R.O. WIDTH | R.O. HEIGHT |
| W01-01          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W01-02          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W01-03          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W02-01          | INTEGRITY            | ITDM183616 | DIRECT MULL ASSEMBLY | STATIONARY | 3'-0 1/2"  | 6'-4 1/2"   |
| W02-02          | INTEGRITY            | ITDM183616 | DIRECT MULL ASSEMBLY | STATIONARY | 3'-0 1/2"  | 6'-4 1/2"   |
| W02-03          | INTEGRITY            | ITDM183616 | DIRECT MULL ASSEMBLY | STATIONARY | 3'-0 1/2"  | 6'-4 1/2"   |
| W02-04          | INTEGRITY            | ITDM183616 | DIRECT MULL ASSEMBLY | STATIONARY | 3'-0 1/2"  | 6'-4 1/2"   |
| W02-05          | INTEGRITY            | ITDM183616 | DIRECT MULL ASSEMBLY | STATIONARY | 3'-0 1/2"  | 6'-4 1/2"   |
| W03-01          | INTEGRITY            | ITDM183616 | DIRECT MULL ASSEMBLY | STATIONARY | 3'-0 1/2"  | 6'-4 1/2"   |
| W03-02          | INTEGRITY            | ITDM183616 | DIRECT MULL ASSEMBLY | STATIONARY | 3'-0 1/2"  | 6'-4 1/2"   |
| W03-03          | INTEGRITY            | ITDM183616 | DIRECT MULL ASSEMBLY | STATIONARY | 3'-0 1/2"  | 6'-4 1/2"   |
| W03-04          | INTEGRITY            | ITDM183616 | DIRECT MULL ASSEMBLY | STATIONARY | 3'-0 1/2"  | 6'-4 1/2"   |
| W03-05          | INTEGRITY            | ITDM183616 | DIRECT MULL ASSEMBLY | STATIONARY | 3'-0 1/2"  | 6'-4 1/2"   |
| W03-06          | INTEGRITY            | ITDM183616 | DIRECT MULL ASSEMBLY | STATIONARY | 3'-0 1/2"  | 6'-4 1/2"   |
| W03-07          | INTEGRITY            | ITDM183616 | DIRECT MULL ASSEMBLY | STATIONARY | 3'-0 1/2"  | 6'-4 1/2"   |
| W03-08          | INTEGRITY            | ITDM183616 | DIRECT MULL ASSEMBLY | STATIONARY | 3'-0 1/2"  | 6'-4 1/2"   |
| W04-01          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W04-02          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W05-01          | INTEGRITY ALL ULTRIX | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W06-01          | INTEGRITY ALL ULTRIX | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W07-01          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W08-01          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W08-02          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W08-03          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W08-04          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W09-01          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W09-02          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W09-03          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W09-04          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W09-05          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W09-06          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W10-01          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W10-02          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W11-01          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W11-02          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W11-03          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W11-04          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |
| W12-01          | INTEGRITY            | ICAT83716  | DIRECT MULL ASSEMBLY | STATIONARY | 3'-1"      | 4'-7 7/8"   |



1 SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

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PROGRESS PRINT  
NOT FOR CONSTRUCTION

The use of the Schematic drawings for construction purposes shall be solely at the Contractors and/or Owners risk. The Architect can accept no responsibility for the use of these drawings for construction purposes. Continued involvement of the Architect for the construction phase of the project shall require drawings marked "For Construction" and shall require suitable development of the drawings and documents at the discretion of the Architect, with the approval of the Owner. These drawings and documents require, but may not be limited to: Dimensioned Plans and Sections, and the structural review and approval by a certified Engineer.

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A2.03



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CONTACTS

PROJECT

Curley  
Residence

Burlington,  
Vermont

ISSUE/ REVISION LOG

11.06.17  
11.15.17  
12.11.17  
12.14.17  
12.20.17  
01.10.18  
01.16.18

SHEET TITLE

Elevations

SCALE: AS NOTED

SHEET NUMBER

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| Door Schedule |                   |                     |               |               |                |
|---------------|-------------------|---------------------|---------------|---------------|----------------|
| TAG           | MANUFACTURER      | CALL#               | OPERATION     | R.O.<br>WIDTH | R.O.<br>HEIGHT |
| 101           | INTEGRITY         | IIFD5468/IIFDDG5416 | DOUBLE FRENCH | 5'-4"         | 8'-2 1/4"      |
| 102           | SIMPSON/INTEGRITY | 77504/IIFDDG3416    | RH            | 3'-0 1/2"     | 8'-2 1/4"      |

| Window Schedule |                      |              |                      |             |               |                |
|-----------------|----------------------|--------------|----------------------|-------------|---------------|----------------|
| TAG             | MANUFACTURER         | CALL#        | CONFIGURATION        | OPERATION   | R.O.<br>WIDTH | R.O.<br>HEIGHT |
| W01-01          | INTEGRITY            | ICATR3716    | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-1"         | 4'-7 7/8"      |
|                 |                      | ICA3739      |                      | CASEMENT    |               |                |
| W01-02          | INTEGRITY            | ICATR3716    | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-1"         | 4'-7 7/8"      |
|                 |                      | ICA3739      |                      | CASEMENT    |               |                |
| W01-03          | INTEGRITY            | ICATR3716    | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-1"         | 4'-7 7/8"      |
|                 |                      | ICA3739      |                      | CASEMENT    |               |                |
| W02-01          | INTEGRITY            | ITDHTR3616   | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"     | 6'-4 1/2"      |
|                 |                      | ITDH3660     |                      | DOUBLE HUNG |               |                |
| W02-02          | INTEGRITY            | ITDHTR3616   | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"     | 6'-4 1/2"      |
|                 |                      | ITDH3660     |                      | DOUBLE HUNG |               |                |
| W02-03          | INTEGRITY            | ITDHTR3616   | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"     | 6'-4 1/2"      |
|                 |                      | ITDH3660     |                      | DOUBLE HUNG |               |                |
| W02-04          | INTEGRITY            | ITDHTR3616   | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"     | 6'-4 1/2"      |
|                 |                      | ITDH3660     |                      | DOUBLE HUNG |               |                |
| W02-05          | INTEGRITY            | ITDHTR3616   | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-0 1/2"     | 6'-4 1/2"      |
|                 |                      | ITDH3660     |                      | DOUBLE HUNG |               |                |
| W03-01          | INTEGRITY            | ITDH3252     | SINGLE               | DOUBLE HUNG | 2'-8 1/2"     | 4'-4 3/4"      |
| W03-02          | INTEGRITY            | ITDH3252     | SINGLE               | DOUBLE HUNG | 2'-8 1/2"     | 4'-4 3/4"      |
| W03-03          | INTEGRITY            | ITDH3252     | SINGLE               | DOUBLE HUNG | 2'-8 1/2"     | 4'-4 3/4"      |
| W03-04          | INTEGRITY            | ITDH3252     | SINGLE               | DOUBLE HUNG | 2'-8 1/2"     | 4'-4 3/4"      |
| W03-05          | INTEGRITY            | ITDH3252     | SINGLE               | DOUBLE HUNG | 2'-8 1/2"     | 4'-4 3/4"      |
| W03-06          | INTEGRITY            | ITDH3252     | SINGLE               | DOUBLE HUNG | 2'-8 1/2"     | 4'-4 3/4"      |
| W03-07          | INTEGRITY            | ITDH3252     | SINGLE               | DOUBLE HUNG | 2'-8 1/2"     | 4'-4 3/4"      |
| W03-08          | INTEGRITY            | ITDH3252     | SINGLE               | DOUBLE HUNG | 2'-8 1/2"     | 4'-4 3/4"      |
| W04-01          | INTEGRITY            | ICA3339      | SINGLE               | CASEMENT    | 2'-9"         | 3'-4 1/8"      |
| W04-02          | INTEGRITY            | ICA3339      | SINGLE               | CASEMENT    | 2'-9"         | 3'-4 1/8"      |
| W05-01          | INTEGRITY ALL ULTREX | IFGL3016     | SINGLE               | GLIDER      | 3'-0"         | 1'-6 1/2"      |
| W06-01          | INTEGRITY ALL ULTREX | IFGL2640     | SINGLE               | CASEMENT    | 2'-6"         | 4'-0 1/2"      |
| W07-01          | INTEGRITY            | ICATR3716 2W | DIRECT MULL ASSEMBLY | STATIONARY  | 6'-1"         | 4'-7 7/8"      |
|                 |                      | ICA3739 2W   |                      | CASEMENT    |               |                |
| W08-01          | INTEGRITY            | ITDH3660     | SINGLE               | DOUBLE HUNG | 3'-0 1/2"     | 5'-0 3/4"      |
| W08-02          | INTEGRITY            | ITDH3660     | SINGLE               | DOUBLE HUNG | 3'-0 1/2"     | 5'-0 3/4"      |
| W08-03          | INTEGRITY            | ITDH3660     | SINGLE               | DOUBLE HUNG | 3'-0 1/2"     | 5'-0 3/4"      |
| W08-04          | INTEGRITY            | ITDH3660     | SINGLE               | DOUBLE HUNG | 3'-0 1/2"     | 5'-0 3/4"      |
| W09-01          | INTEGRITY            | IAWN2927     | SINGLE               | AWNING      | 2'-5"         | 2'-4 1/8"      |
| W09-02          | INTEGRITY            | IAWN2927     | SINGLE               | AWNING      | 2'-5"         | 2'-4 1/8"      |
| W09-03          | INTEGRITY            | IAWN2927     | SINGLE               | AWNING      | 2'-5"         | 2'-4 1/8"      |
| W09-04          | INTEGRITY            | IAWN2927     | SINGLE               | AWNING      | 2'-5"         | 2'-4 1/8"      |
| W09-05          | INTEGRITY            | IAWN2927     | SINGLE               | AWNING      | 2'-5"         | 2'-4 1/8"      |
| W09-06          | INTEGRITY            | IAWN2927     | SINGLE               | AWNING      | 2'-5"         | 2'-4 1/8"      |
| W10-01          | INTEGRITY            | ITDHTR3016   | DIRECT MULL ASSEMBLY | STATIONARY  | 2'-6 1/2"     | 5'-4 1/2"      |
|                 |                      | ITDH3048     |                      | DOUBLE HUNG |               |                |
| W10-02          | INTEGRITY            | ITDHTR3016   | DIRECT MULL ASSEMBLY | STATIONARY  | 2'-6 1/2"     | 5'-4 1/2"      |
|                 |                      | ITDH3048     |                      | DOUBLE HUNG |               |                |
| W11-01          | INTEGRITY            | IAWN2931     | SINGLE               | AWNING      | 2'-5"         | 2'-8 1/8"      |
| W11-02          | INTEGRITY            | IAWN2931     | SINGLE               | AWNING      | 2'-5"         | 2'-8 1/8"      |
| W11-03          | INTEGRITY            | IAWN2931     | SINGLE               | AWNING      | 2'-5"         | 2'-8 1/8"      |
| W11-04          | INTEGRITY            | IAWN2931     | SINGLE               | AWNING      | 2'-5"         | 2'-8 1/8"      |
| W12-01          | INTEGRITY            | ICATR3716    | DIRECT MULL ASSEMBLY | STATIONARY  | 3'-1"         | 5'-0"          |
|                 |                      | ICA3743      |                      | CASEMENT    |               |                |

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The use of the Schematic drawings for construction purposes shall be solely at the Contractors and/or Owners risk. The Architect can accept no responsibility for the use of these drawings for construction purposes. Continued involvement of the Architect for the construction phase of the project shall require drawings marked

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These doc  
work instr  
Design Co  
have been  
specificall  
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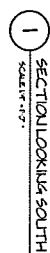
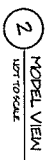
PR  
Curle  
Resi

Burlin  
Vernon

ISSUE/

12

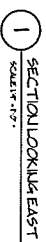
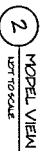
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PLANNING & ZONING



The use of the Schematic drawings for construction purposes shall be solely at the Contractor's and/or Owner's risk. The Architect can accept no responsibility for the use of these drawings for construction purposes. Continued involvement of the Architect for the construction phase of the project shall require drawings made for Construction and shall require suitable development of the drawings and documents at the discretion of the Architect, with the approval of the Owner. These drawings and documents require, but may not be limited to: Dimensioned Plans and Sections, and the structural review and approval by a certified Engineer.

FORWARDING SCALE IS USED THAT INDICATES PREDICTED QUANTITY SHORTAGE

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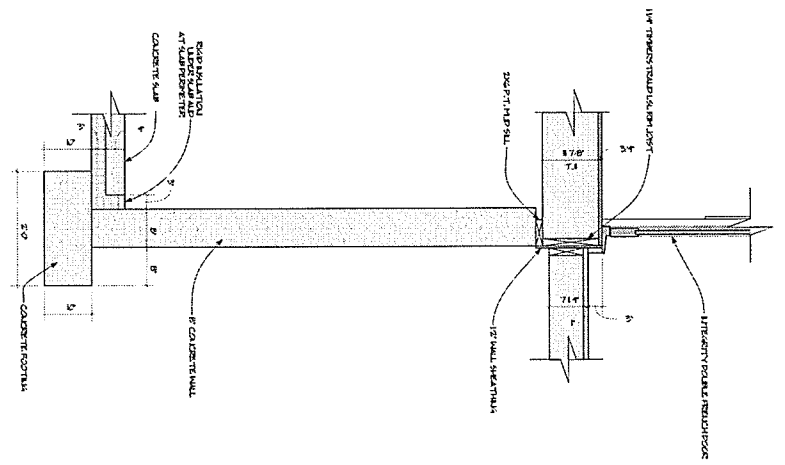


The use of the Schematic drawings for construction purposes shall be solely at the Contractor and/or Owners risk. The Architect can accept no responsibility for the use of these drawings for construction purposes. Continued involvement of the Architect for the construction phase of the project shall require drawings marked "For Construction" and shall require suitable development of the drawings and documents at the discretion of the Architect, with the approval of the Owners. These drawings and documents require, but may be limited to: Dimensioned Plans and Sections, and the structural review and approval by a certified Engineer.

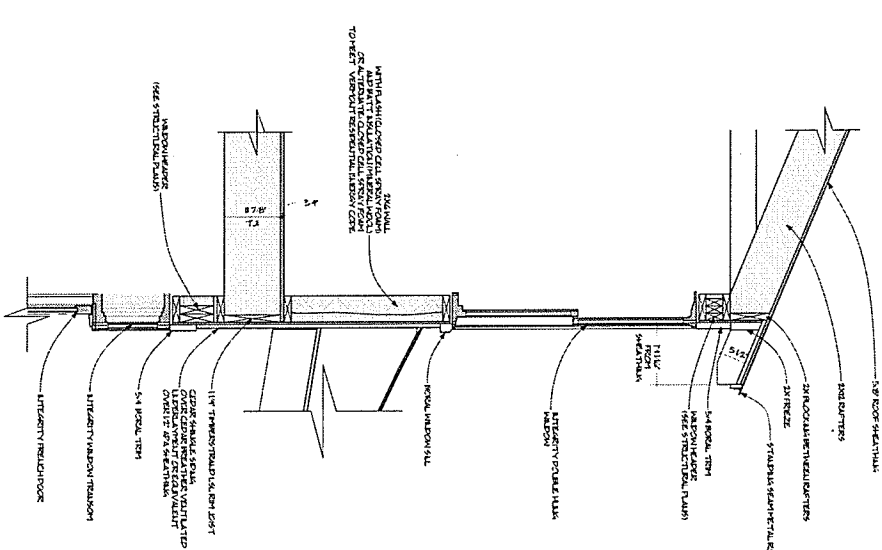
FOR AWARD OF \$25,000 TO THE FIRST PRIZE WINNER OF THE 1998 CONTEST.



REVIEWED  
JAN 16 2018  
DEPARTMENT OF  
PLANNING & ZONING



2 WALL SECTION  
SCALE: 1/2"

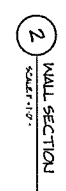


1 WALL SECTION  
SCALE: 1/2"

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PROPOSED SCALE: 1/2\"/>



FORMAL SCALE THAN THAT NOTED PLOTTED ON THE SHEETS





DEC 26 2017

DEC 26 2017

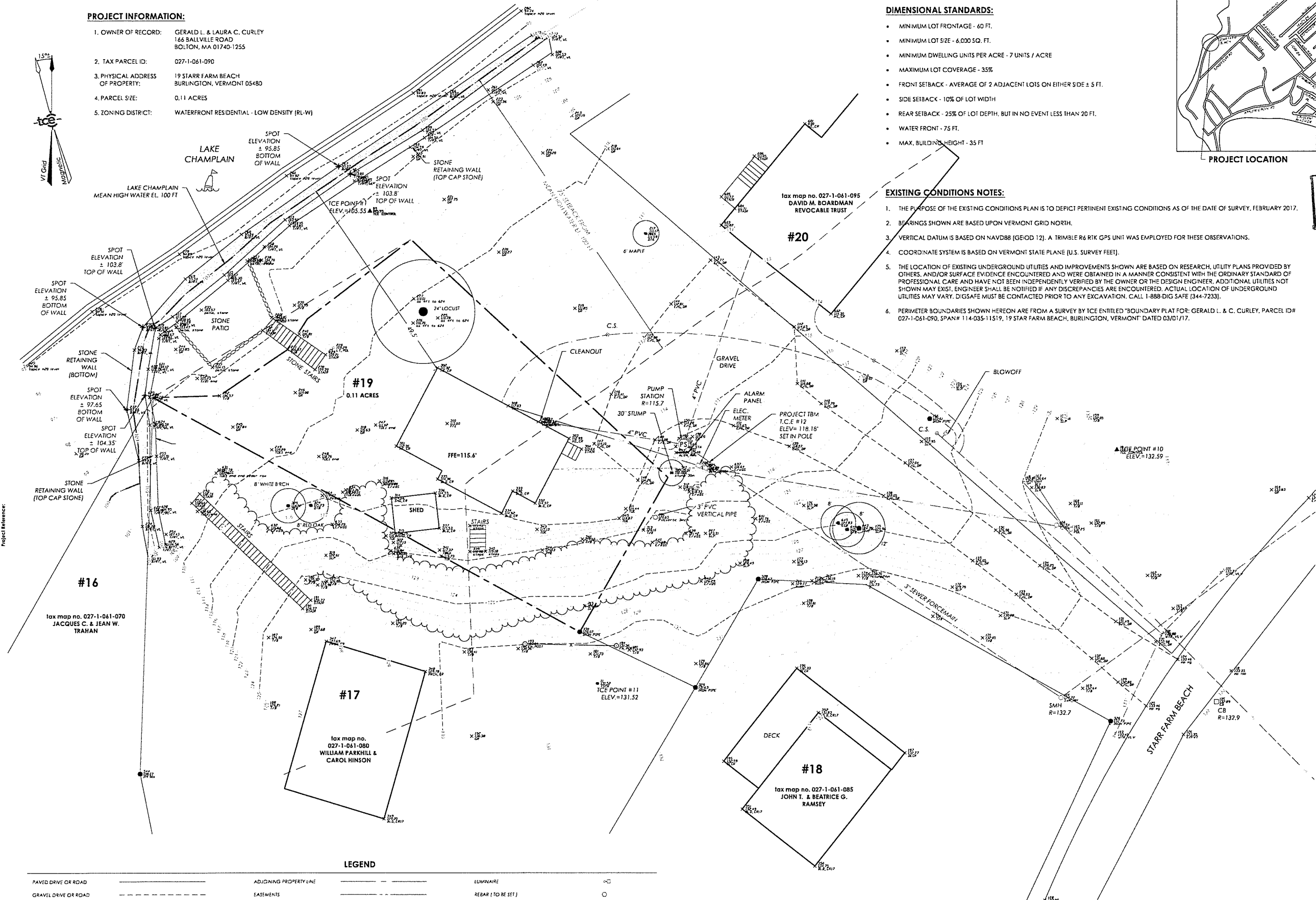
DEPARTMENT OF  
PLANNING & ZONING

DEC 26 2017



PROJECT INFORMATION:

1. OWNER OF RECORD: GERALD L. & LAURA C. CURLEY  
166 BALLVILLE ROAD  
BOLTON, MA 01740-1255
2. TAX PARCEL ID: 027-1-061-090
3. PHYSICAL ADDRESS  
OF PROPERTY: 19 STARR FARM BEACH  
BURLINGTON, VERMONT 05480
4. PARCEL SIZE: 0.11 ACRES
5. ZONING DISTRICT: WATERFRONT RESIDENTIAL - LOW DENSITY (RL-W)



DIMENSIONAL STANDARDS:

- MINIMUM LOT FRONTAGE - 60 FT.
- MINIMUM LOT SIZE - 6,000 SQ. FT.
- MINIMUM DWELLING UNITS PER ACRE - 7 UNITS / ACRE
- MAXIMUM LOT COVERAGE - 35%
- FRONT SETBACK - AVERAGE OF 2 ADJACENT LOTS ON EITHER SIDE  $\pm$  5 FT.
- SIDE SETBACK - 10% OF LOT WIDTH
- REAR SETBACK - 25% OF LOT DEPTH, BUT IN NO EVENT LESS THAN 20 FT.
- WATER FRONT - 75 FT.
- MAX. BUILDING HEIGHT - 35 FT

EXISTING CONDITIONS NOTES:

- THE PURPOSE OF THE EXISTING CONDITIONS PLAN IS TO DEPICT PERTINENT EXISTING CONDITIONS AS OF THE DATE OF SURVEY, FEBRUARY 2017.
- BEARINGS SHOWN ARE BASED UPON VERMONT GRID NORTH.
- VERTICAL DATUM IS BASED ON NAVD88 (GEIOD 12). A TRIMBLE R6 RTK GPS UNIT WAS EMPLOYED FOR THESE OBSERVATIONS.
- COORDINATE SYSTEM IS BASED ON VERMONT STATE PLANE [U.S. SURVEY FEET].
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE ENCOUNTERED AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. ENGINEER SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE ENCOUNTERED. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY. DIGSAFE MUST BE CONTACTED PRIOR TO ANY EXCAVATION. CALL 1-888-DIG SAFE [344-7233].
- PERIMETER BOUNDARIES SHOWN HEREON ARE FROM A SURVEY BY ICE ENTITLED "BOUNDARY PLAT FOR: GERALD L. & C. CURLEY, PARCEL ID# 027-1-061-090, SPAN# 114-035-11519, 19 STAR FARM BEACH, BURLINGTON, VERMONT DATED 03/01/17.



PROJECT LOCATION



ENGINEERING • SURVEY  
PLANNING • ENVIRONMENTAL

216 PLAZA PARK AVENUE, SUITE 100, BURLINGTON, VERMONT 05401  
802.879.4321 | WWW.TCEVT.COM

Revisions  
No. Description Date By

RECEIVED  
JAN 04 2018

DEPARTMENT OF  
PLANNING & ZONING

TAX ID: 027-1-061-090

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

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

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

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

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

6. It is the User's responsibility to ensure this copy contains the most current revisions. If unsure, please contact TCE.

Project Title

Gerald & Laura  
Curley  
19 Starr Farm Beach  
Burlington, Vermont

Sheet Title

Existing Conditions  
Plan

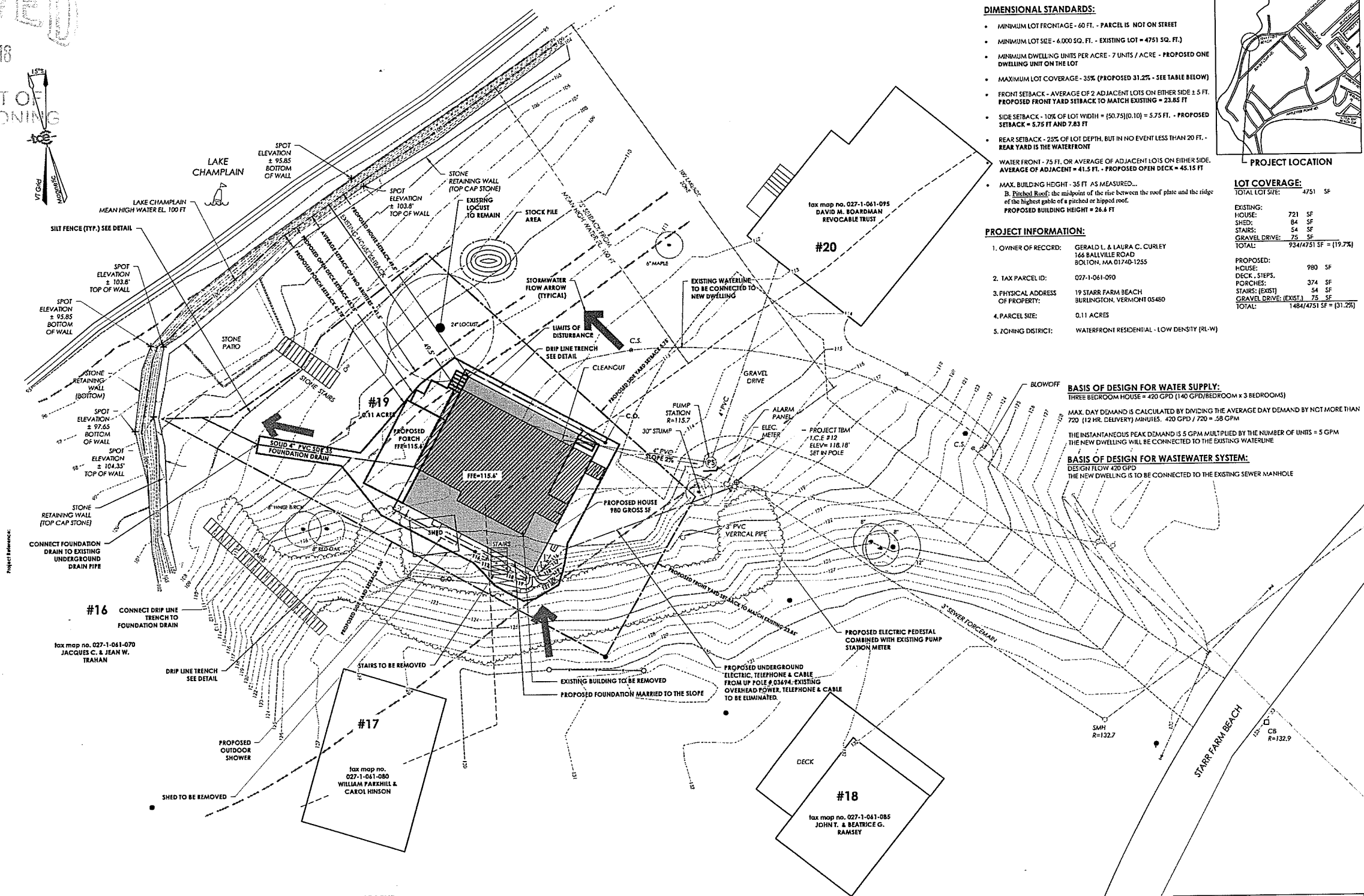
Date: 12/27/2017  
Scale: 1" = 10'  
Project Number: 17-006  
Drawn By: RWP  
Project Engineer: DAS  
Approved By:  
Field Book: 335,341

C1-02



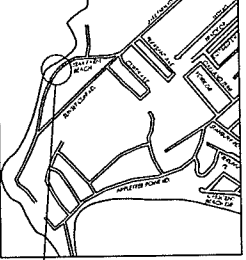
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- DIMENSIONAL STANDARDS:**
- MINIMUM LOT FRONTAGE - 60 FT. - PARCEL IS NOT ON STREET
  - MINIMUM LOT SEE - 6,000 SQ. FT. - EXISTING LOT = 4751 SQ. FT.)
  - MINIMUM DWELLING UNITS PER ACRE - 7 UNITS / ACRE - PROPOSED ONE DWELLING UNIT ON THE LOT
  - MAXIMUM LOT COVERAGE - 35% (PROPOSED 31.2% - SEE TABLE BELOW)
  - FRONT SETBACK - AVERAGE OF 2 ADJACENT LOTS ON EITHER SIDE ± 5 FT. PROPOSED FRONT YARD SETBACK TO MATCH EXISTING = 23.85 FT
  - SIDE SETBACK - 10% OF LOT WIDTH = (50.75)(0.10) = 5.75 FT. - PROPOSED SETBACK = 5.75 FT AND 7.83 FT
  - REAR SETBACK - 25% OF LOT DEPTH, BUT IN NO EVENT LESS THAN 20 FT. - REAR YARD IS THE WATERFRONT
  - WATER FRONT - 75 FT. OR AVERAGE OF ADJACENT LOTS ON EITHER SIDE. AVERAGE OF ADJACENT = 41.5 FT. - PROPOSED OPEN DECK = 45.15 FT
  - MAX. BUILDING HEIGHT - 35 FT. AS MEASURED...  
B. Pitched Roof: the midpoint of the rise between the roof plane and the ridge of the highest gable of a pitched or hipped roof.  
PROPOSED BUILDING HEIGHT = 28.6 FT

- PROJECT INFORMATION:**
- OWNER OF RECORD: GERALD L. & LAURA C. CURLEY  
166 BALLVILLE ROAD  
BOLTON, MA 01740-1255
  - TAX PARCEL ID: 027-1-061-090
  - PHYSICAL ADDRESS OF PROPERTY: 19 STARR FARM BEACH  
BURLINGTON, VERMONT 05480
  - PARCEL SIZE: 0.11 ACRES
  - ZONING DISTRICT: WATERFRONT RESIDENTIAL - LOW DENSITY (RL-W)



**LOT COVERAGE:**

|                       |                        |    |
|-----------------------|------------------------|----|
| TOTAL LOT SIZE:       | 4751                   | SF |
| EXISTING:             |                        |    |
| HOUSE:                | 721                    | SF |
| SHED:                 | 84                     | SF |
| STAIRS:               | 54                     | SF |
| GRAVEL DRIVE:         | 75                     | SF |
| TOTAL:                | 934(19.7%)             |    |
| PROPOSED:             |                        |    |
| HOUSE:                | 980                    | SF |
| DECK, STEPS,          |                        |    |
| PORCHES:              | 374                    | SF |
| STAIRS (EXIST):       | 54                     | SF |
| GRAVEL DRIVE (EXIST): | 75                     | SF |
| TOTAL:                | 1484(4751 SF = (31.2%) |    |

**BASIS OF DESIGN FOR WATER SUPPLY:**  
THREE BEDROOM HOUSE = 420 GPD (140 GPD/BEDROOM x 3 BEDROOMS)  
MAX. DAY DEMAND IS CALCULATED BY DIVIDING THE AVERAGE DAY DEMAND BY NOT MORE THAN 720 (12 HR. DELIVERY) MINUTES. 420 GPD / 720 = .58 GPM  
THE INSTANTANEOUS PEAK DEMAND IS 5 GPM MULTIPLIED BY THE NUMBER OF UNITS = 5 GPM  
THE NEW DWELLING WILL BE CONNECTED TO THE EXISTING WATERLINE

**BASIS OF DESIGN FOR WASTEWATER SYSTEM:**  
DESIGN FLOW 420 GPD  
THE NEW DWELLING IS TO BE CONNECTED TO THE EXISTING SEWER MANHOLE

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475 E. MAIN ST. SUITE 100 BURLINGTON, VERMONT 05401  
802.475.1234 | WWW.TCEVT.COM

**Revisions**

| No. | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Date       | By  |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| 1.  | Adjust open deck and stair on lakefront                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 11/02/2018 | JLG |
| 2.  | POST DAB MEETING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 11/02/2018 | JLG |
| 3.  | A. Update lot coverage table:<br>House 980 SF<br>Deck, Stairs, Porches - 374 SF<br>Stairs - 54 SF<br>Gravel Drive - 75 SF<br>Total - 1484 SF (4751 = 31.2%)                                                                                                                                                                                                                                                                                                                                                                                                                            |            |     |
| 4.  | B. DIMENSIONAL STANDARDS<br>MAX LOT COVERAGE (PROPOSED 31.2%)<br>C. MAX BUILDING HEIGHT:<br>PROPOSED BUILDING HEIGHT = 28.6 FT<br>D. PROPOSED OPEN DECK = 45.15 FT<br>E. ADD US ELECTRIC, TELEPHONE & CABLE LINE TO UP<br>POLE #104H<br>F. ADD NOTE FOR UTILITY PEDISTAL LOCATION AT<br>EXISTING WATER FOR PUMP STATION<br>G. ADD LANDSCAPE SCREEN AROUND UTILITY PEDISTAL<br>H. ADD HATCH TO EXISTING HOUSE<br>I. ADD OUTDOOR SHOWER ON SOUTH SIDE OF<br>PROPOSED HOUSE<br>J. REMOVE CHIMNEY FROM SOUTH SIDE OF PROPOSED<br>HOUSE<br>K. ADD BASIS FOR DESIGN NOTES WATER & WASTEWATER |            |     |

**TAX ID: 027-1-061-090**

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

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

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

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6. It is the User's responsibility to ensure this copy contains the most current revisions. If unsure, please contact TCE.



Project Title: **Gerald & Laura Curley**  
**19 Starr Farm Beach**  
**Burlington, Vermont**

Sheet Title: **Site Plan**

Date: **12/27/17**

Scale: **1" = 10'**

Project Number: **17-006**

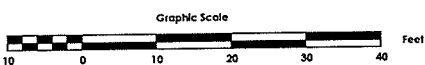
Drawn By: **NP**

Project Engineer: **JMM**

Approved By: \_\_\_\_\_

Field Book: **339**

I HEREBY CERTIFY THAT THE DESIGN RELATED INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT, AND THAT, IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGMENT, THE DESIGN INCLUDED IN THIS APPLICATION FOR A PERMIT COMPLIES WITH THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES AND THE VERMONT WATER SUPPLY RULES (REF. ENVIRONMENTAL PROTECTION RULES CHAPTER 1 § 1-302 (b)(1)).



**LEGEND**

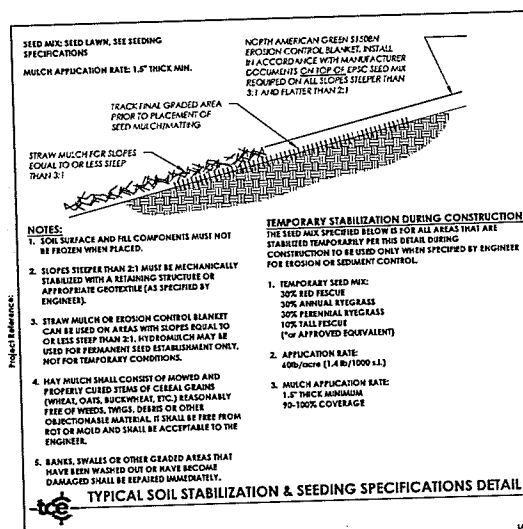
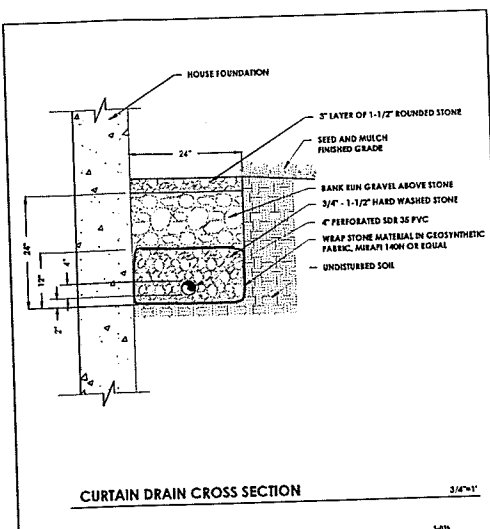
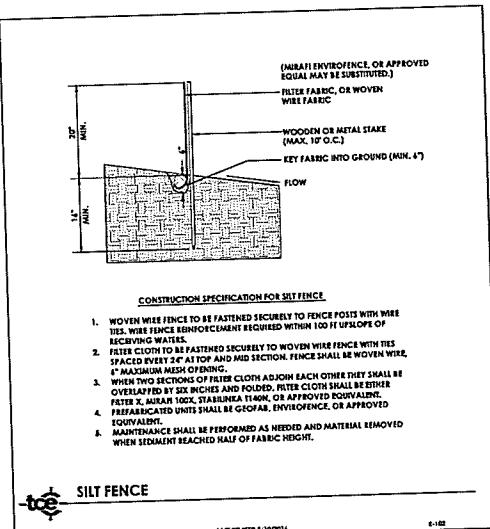
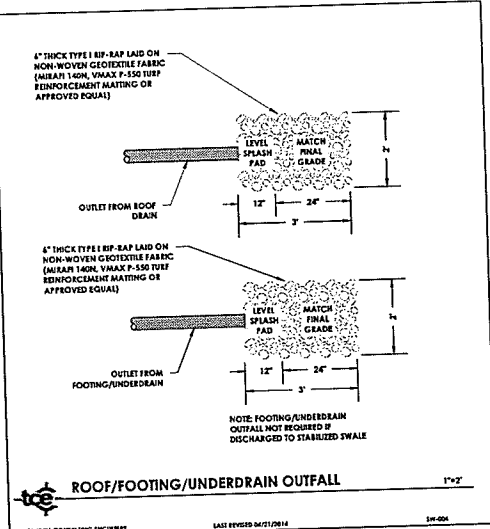
|                          |                                               |                              |     |
|--------------------------|-----------------------------------------------|------------------------------|-----|
| PAVED DRIVE OR ROAD      | ADJOINING PROPERTY LINE                       | LUNARABE                     | <C> |
| GRAVEL DRIVE OR ROAD     | EASEMENTS                                     | REBAR (TO BE SET)            | ○   |
| TOPOGRAPHIC CONTOURS     | FENCE                                         | WATER PIPE (FOUNDED)         | ●   |
| SEWER MAINS AND SERVICES | STONE WALL                                    | CONCRETE MANHOLE (FOUNDED)   | ■   |
| WATER MAINS AND SERVICES | SETBACKS                                      | CONCRETE MANHOLE (TO BE SET) | □   |
| STORM DRAINAGE           | SEWER, STORM OR TELEPHONE MANHOLE (SCHEDULED) | TO SUPPLY MANHOLE (FACING)   | ○   |
| OVERHEAD POWER           | CATCH BASIN (CB)                              | MANHOLE TO GAP (FOUNDED)     | ○   |
| OVERHEAD TELEPHONE       | VALVE                                         | STEEL MANHOLE (FOUNDED)      | ■   |
| PROPERTY LINE            | UTILITY POLE                                  | CALCULATED POINT             | △   |

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802.875.4321 | WWW.TCEVT.COM

Revisions  
No. Description Date By  
1. ADD SEWER TRENCH DETAIL 01/20/2018 JLG



**FINAL STABILIZATION**

**TOPSOIL:**

- ALL AREAS TO BE GRASSED SHALL HAVE A MINIMUM OF 4" OF TOPSOIL PLACED TO ACHIEVE FINAL GRADE.
- TOPSOIL SHALL HAVE AT LEAST A 1% SLOPE BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL AND NO GREATER THAN 10% PERCENT. MUCK SOIL SHALL NOT BE CONSIDERED TOPSOIL.
- TOPSOIL SHALL HAVE NOT LESS THAN 20 PERCENT FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 12% CLAY.
- TOPSOIL SHALL BE RELATIVELY FREE OF STONES OR 1 1/4 INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS SUCH AS HUT SEDGE AND QUACKGRASS, AND SHALL HAVE LESS THAN 10 PERCENT GRAVEL.
- SOME AREAS MAY BE SUBJECT TO ADDITIONAL ALTERNATIVE REQUIREMENTS UNDER THE SOIL DEPTH & QUALITY STANDARD. THESE AREAS WILL BE IDENTIFIED ON THE SITE PLANS.

**SEEDING SPECIFICATIONS:**

**SEEDING MIX #1 - URBAN AREAS (MOWED LAWN AREAS)**

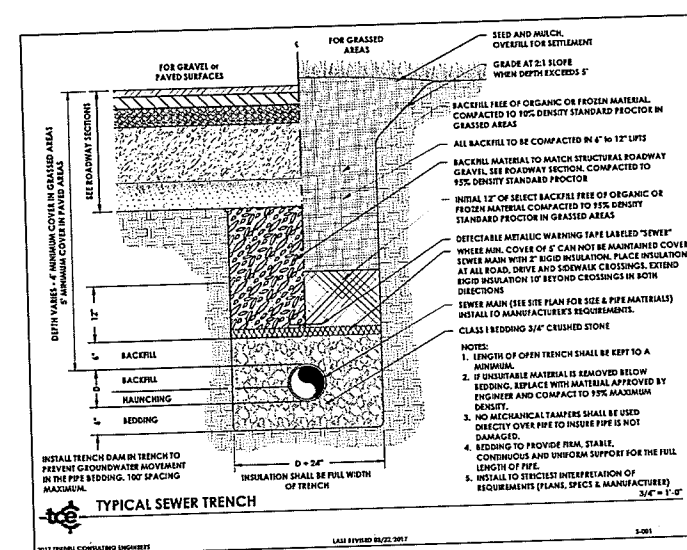
| % BY WEIGHT | LBS./ACRE | NAME                | PURE % | GERM % |
|-------------|-----------|---------------------|--------|--------|
| 42.5        | 34.0      | CREeping RED FESCUE | 95     | 85     |
| 10.0        | 8.0       | PERENNIAL RYE GRASS | 95     | 85     |
| 42.5        | 34.0      | KENTUCKY BLUE GRASS | 85     | 85     |
| 4.0         | 4.0       | ANNUAL RYE GRASS    | 95     | 85     |

**SEEDING MIX #2 - RURAL AREAS (MEADOWS, UNDEVELOPED AREAS)**

| % BY WEIGHT | LBS./ACRE | NAME                | PURE % | GERM % |
|-------------|-----------|---------------------|--------|--------|
| 34.4        | 20        | CREeping RED FESCUE | 95     | 85     |
| 34.4        | 20        | TALL FESCUE         | 95     | 85     |
| 16.2        | 10        | BIRDFOOT TROPOID    | 95     | 85     |
| 9.0         | 5         | PERENNIAL RYEGRASS  | 95     | 85     |

**NOTES:**

- THE SEED MIXTURE SHALL NOT HAVE A WEED CONTENT EXCEEDING 0.40% BY WEIGHT, AND SHALL BE FREE OF ALL NOXIOUS WEED SEED.
- SEED TO BE APPLIED PER SEEDING TABLES AS DIRECTED BY ENGINEER.
- FERTILIZER FORMULA 8-10-10 TO BE USED WITH SEED, APPLIED AT THE RATE OF 40 LB/ACRE.
- AGRICULTURAL LIMESTONE TO BE APPLIED AT THE RATE OF 2 TONS/ACRE OR AS DIRECTED BY THE ENGINEER.
- HAY MULCH TO BE EVENLY SPREAD AT THE RATE OF 2 TONS/ACRE OR AS DIRECTED BY THE ENGINEER.
- TOPSOIL TO BE USED WITH SEED AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- ALL RUNOFF DIVERSION MEASURES SHALL BE INSTALLED PRIOR TO FINAL GRADING AND SEEDING PREPARATION.
- COMPACTED AREAS OF EARTH SHALL BE MECHANICALLY LOOSENED TO PROVIDE AN ADEQUATE ROOTING ZONE TO A MINIMUM DEPTH OF 12 INCHES.
- SEEDING AREAS SHALL BE WATERED UNTIL VEGETATION IS ESTABLISHED WHEN ADEQUATE PRECIPITATION IS NOT AVAILABLE.



TAX ID: 027-1-081-090

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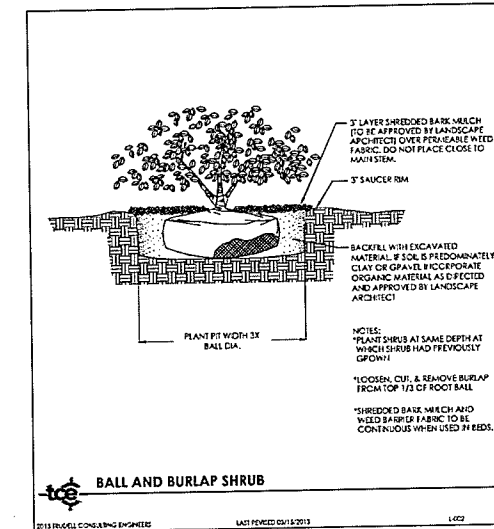
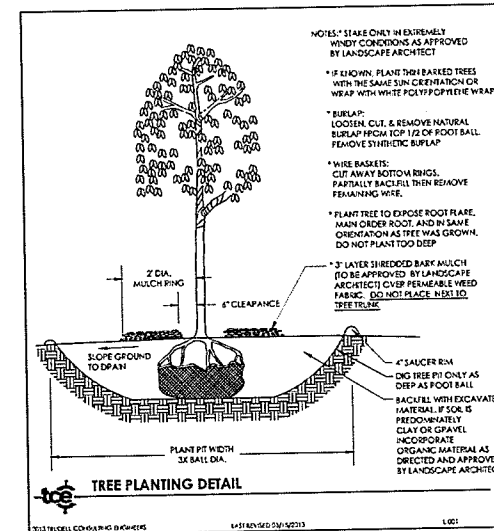
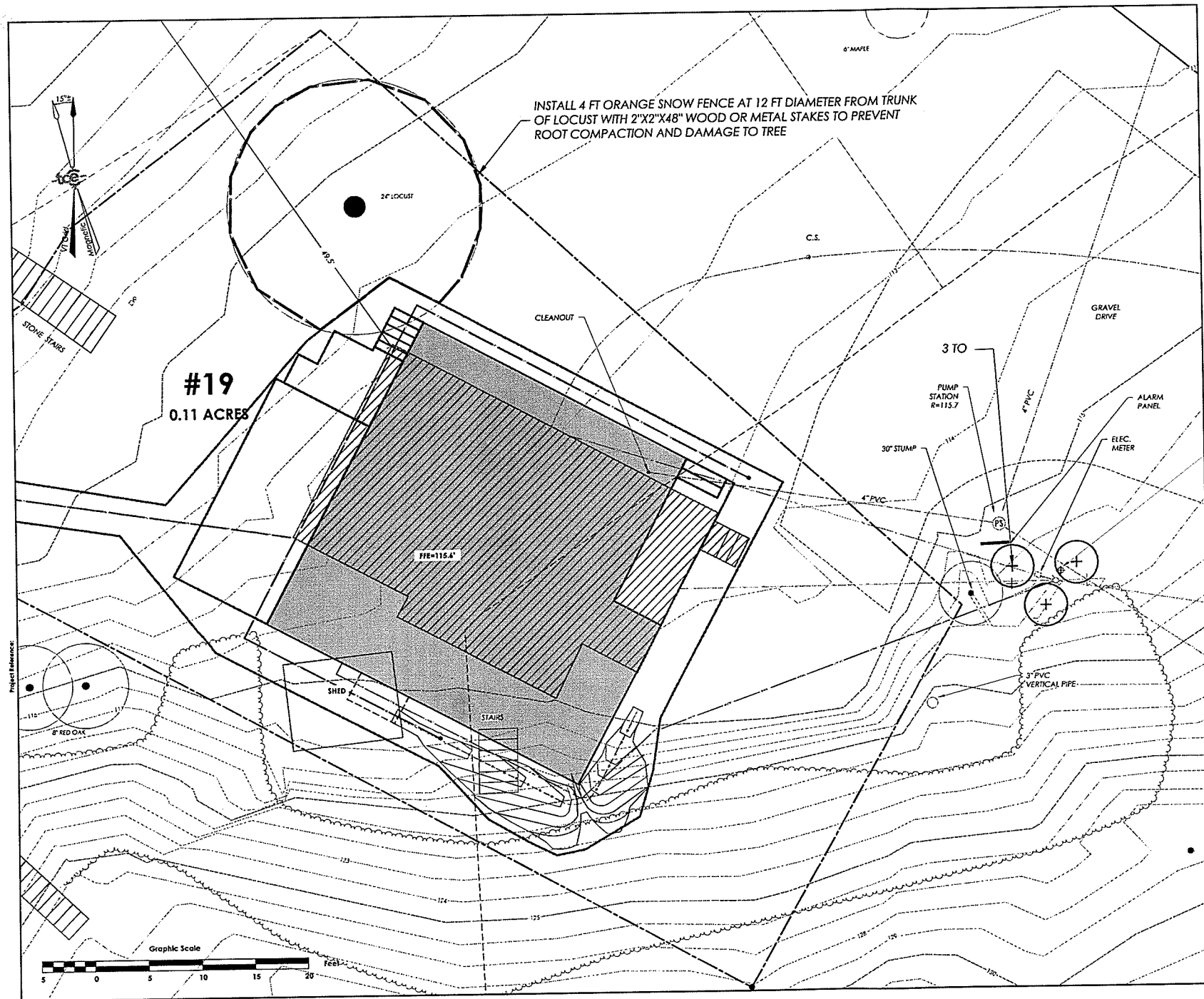
Project Title  
**Gerald & Laura Curley**  
19 Starr Farm Beach  
Burlington, Vermont

Sheet Title  
**Details**

Date: 12/27/2017  
Scale: SHOWN  
Project Number: 17-056  
Drawn By: JPC  
Project Engineer: JPC  
Approved By: JPC  
Field Book: 339

**C8-01**

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| PLANTING SCHEDULE |                            |                           |     |        |
|-------------------|----------------------------|---------------------------|-----|--------|
| Qty               | Botanical Name             | Common Name               | Qty | Size   |
| 10                | Rhus occidentalis 'glabra' | Dark American Arbutus/Vib | 3   | 6-8 FT |
|                   |                            |                           |     | RAB    |

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475 BROAD ST. SUITE 100  
BURLINGTON, VT 05401  
802.255.1111 WWW.TCEVT.COM

Revisions  
No. Description Date By

1. Use of these drawings  
2. By use of these drawings for construction of the Project  
3. Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.  
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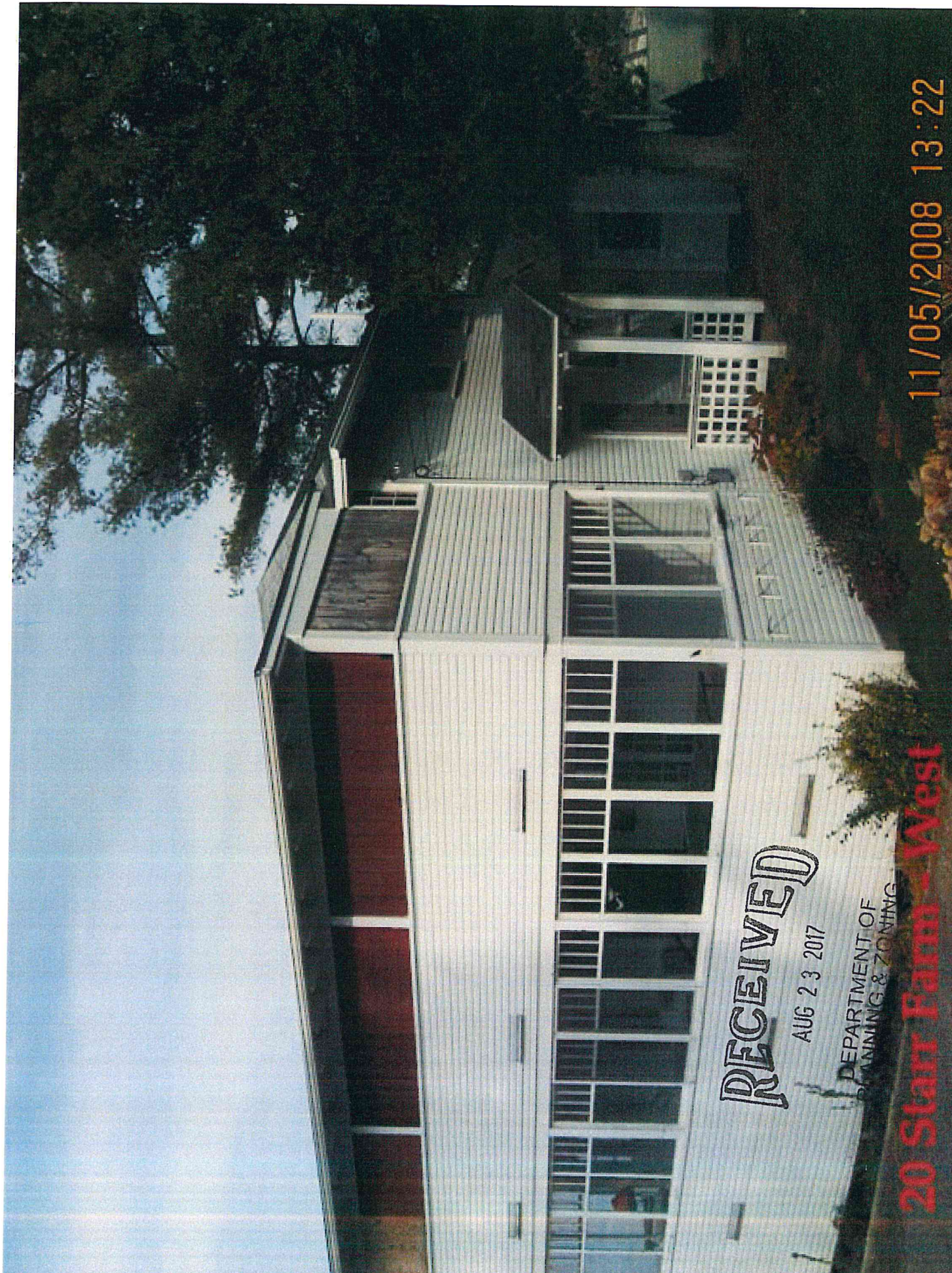
Project Title  
**Gerald & Laura Curley**  
19 Starr Farm Beach  
Burlington, Vermont

Sheet Title  
**Landscape Plan**

Date: 1/30/2018  
Scale: Shown  
Project Number: 17-006  
Drawn By: NPC/JMP  
Project Engineer: JMM  
Approved By:  
Field Book: 339

**L1-01**





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20 Starr Farm - West

11/05/2008 13:22





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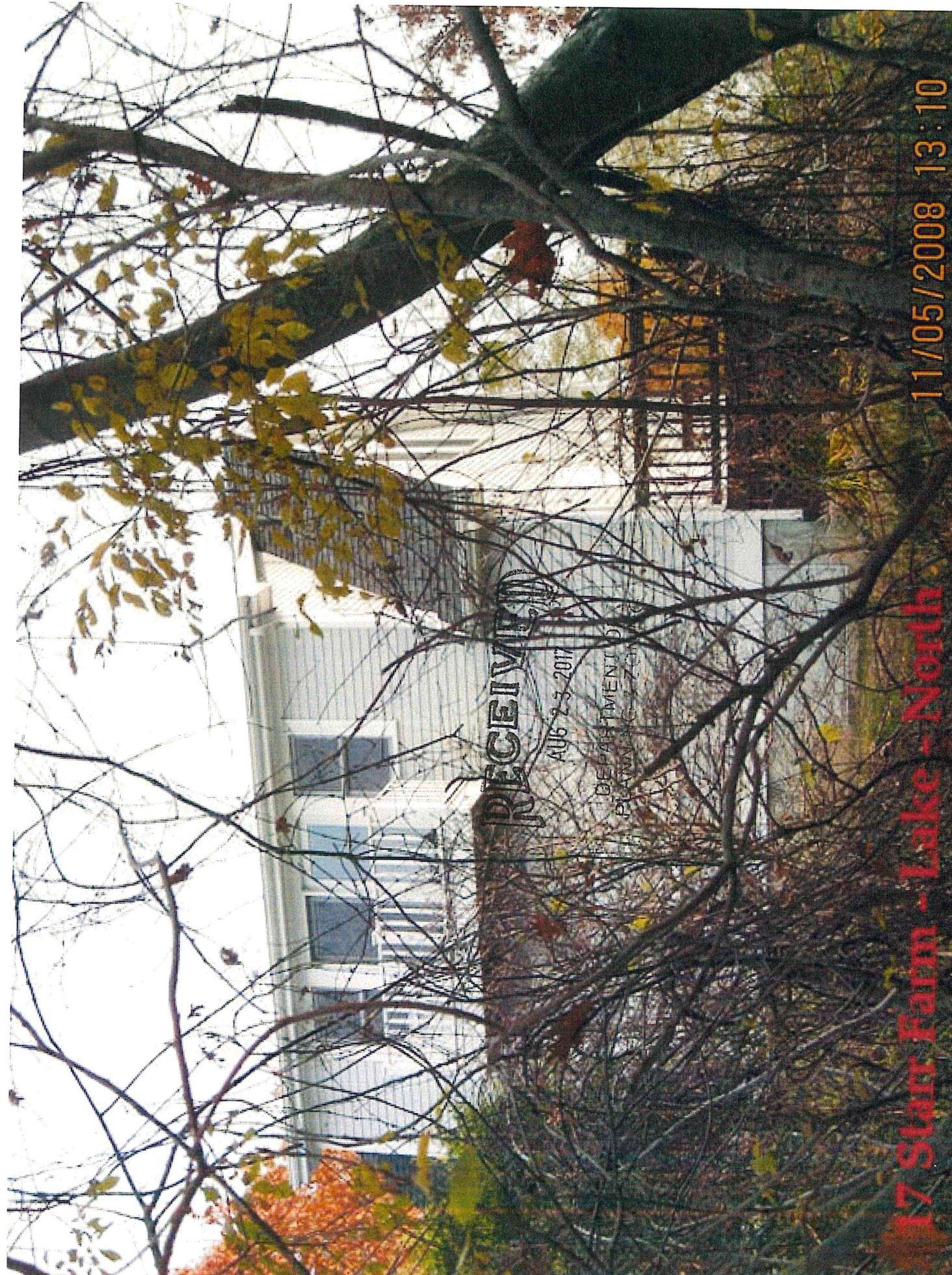
AUG 23 2017

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20 Starr Farm - Lake - North

11/05/2008 13:21





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17 Starr Farm - Lake - North

11/05/2008 13:10





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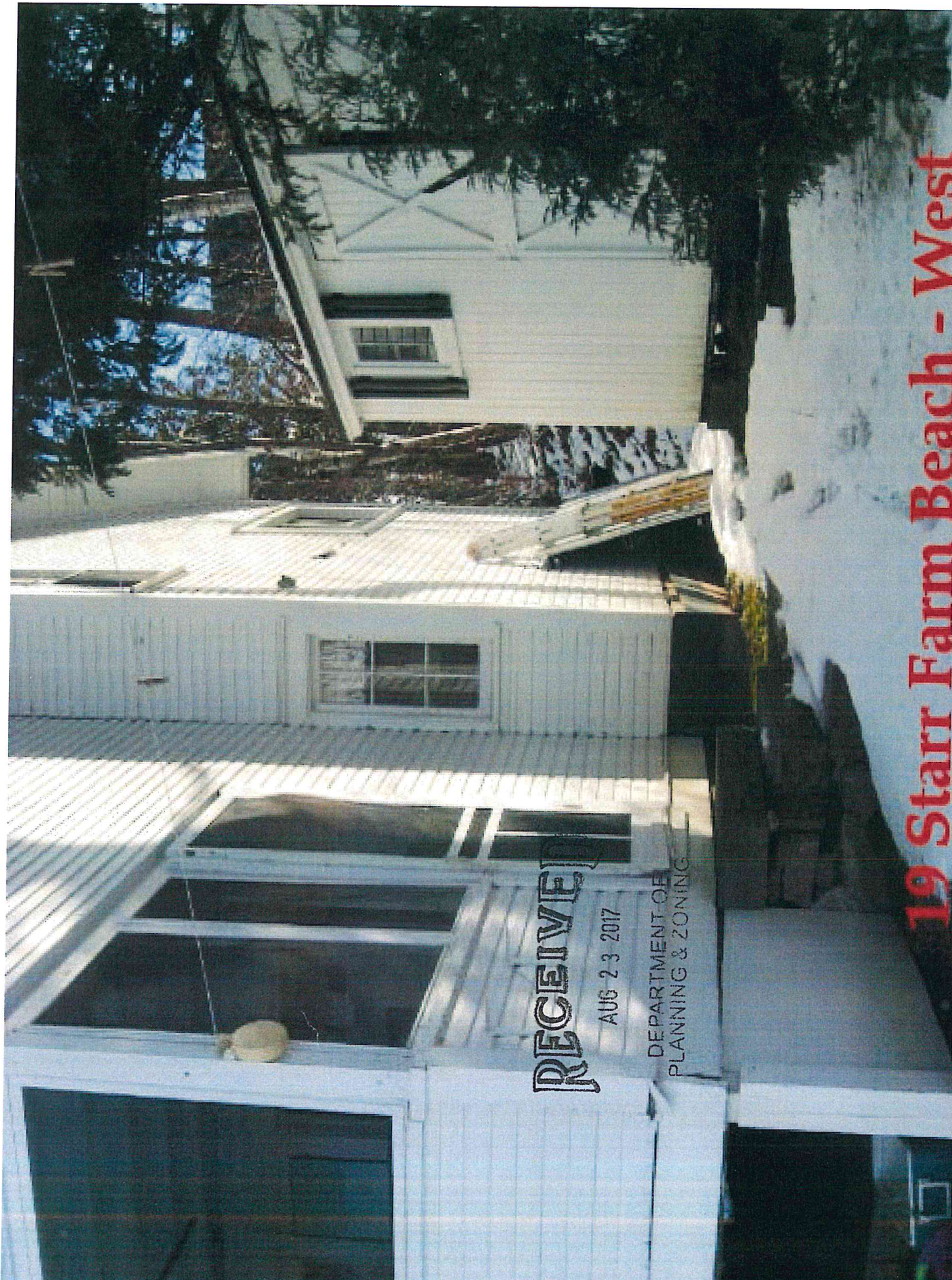
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17 Starr Farm - Front

11/05/2008 13:12





19 Starr Farm Beach - West





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19 Starr Farm - E301



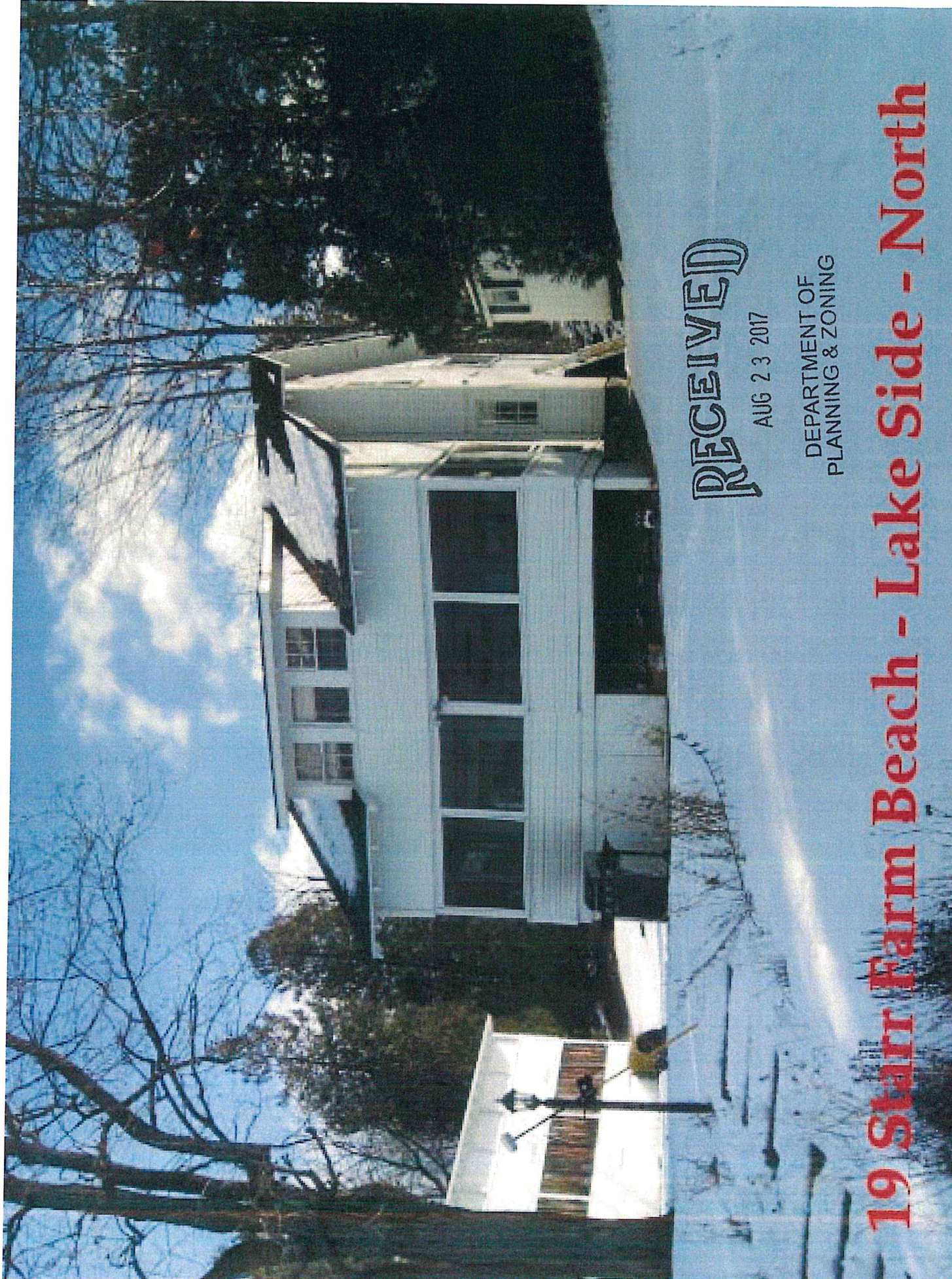


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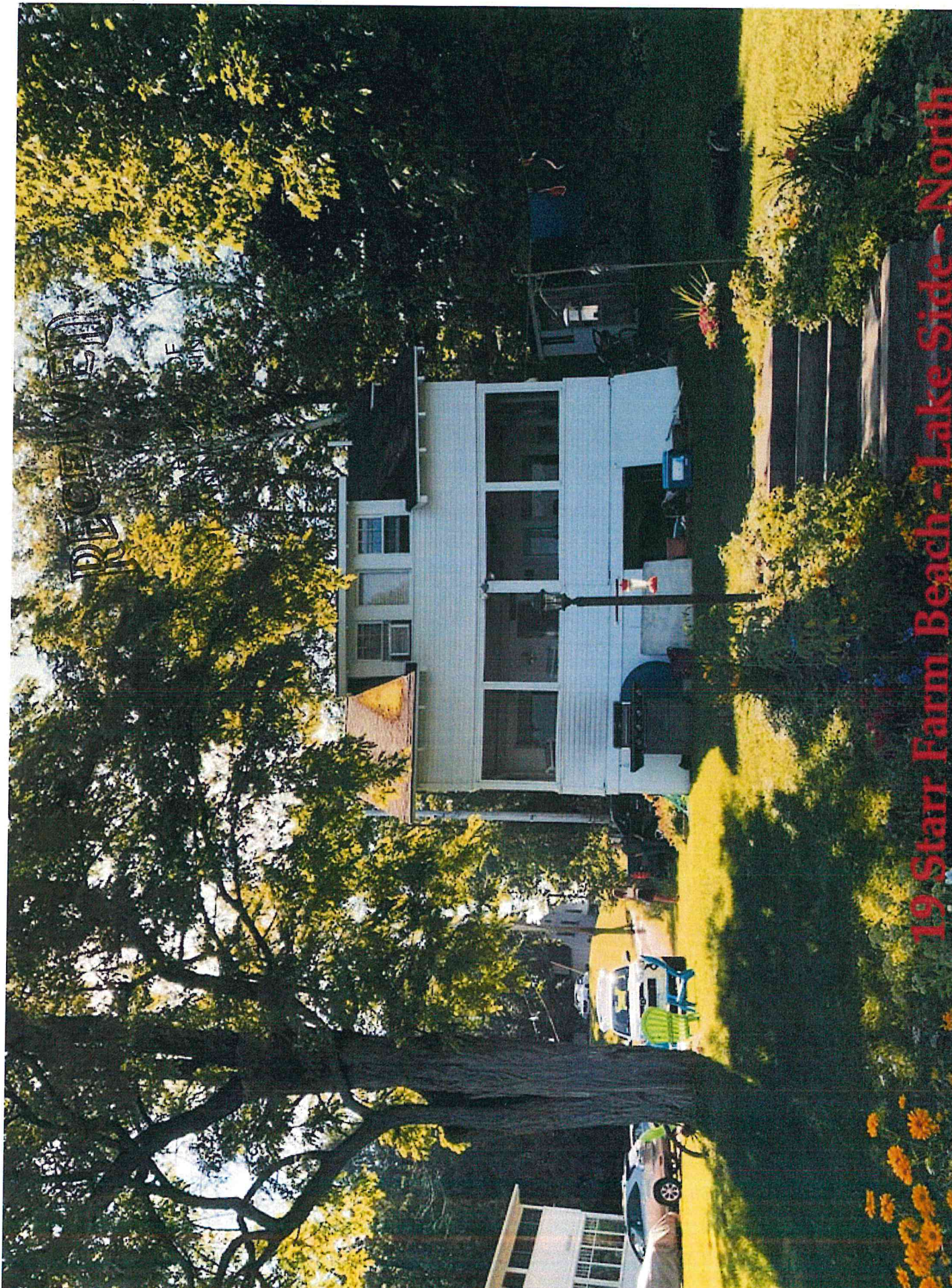
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19 Starr Farm Beach - Lake Side - North





19 Starr Farm Beach - Lake Side - North



## 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, CFM, Principal Planner*  
*Mary O'Neil, AICP, Principal Planner*  
*Ryan Morrison, Associate Planner*  
*Anita Wade, Zoning Clerk*  
*Layne Darfler, Planning Technician*



**TO:** Development Review Board  
**FROM:** Scott Gustin *JD*  
**DATE:** February 20, 2018  
**RE:** 18-0211CA; 19 Starr Farm Beach

---

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

Zone: WRL                      Ward: 4N

Owner/Applicant: Gerald & Laurie Curley

**Request:** Demolition of existing seasonal single family home and construction of new single family home.

### **Applicable Regulations:**

Article 2 (Administrative Mechanisms), Article 3 (Applications, Permits, and Project Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

### **Background Information:**

The applicant is seeking approval to demolish an existing seasonal residence and to replace it with a new single family home. Very limited site changes are proposed – the new residence will be located essentially as the existing building is, and existing landscape and hardscape features will remain largely as is. A shed and an exterior stairway will be removed. While located close to the lakeshore, the site plan indicates that the property lacks actual lake frontage. The shared driveway will remain unchanged.

The Design Advisory Board reviewed this application January 23, 2018 and unanimously recommended approval. The Board recommended that the utility lines serving the new home be undergrounded to the first utility pole (rather than all the way out to the road).

Previous zoning actions for this property are as follows:

- 6/1/12, Approval to replace destroyed stair access to beach with new stair access

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

### **I. Findings**

#### **Article 2: Administrative Mechanisms**

##### ***Sec. 2.7.8, Withhold Permit:***

The subject property has a single prior zoning permit on record. It was issued in 2012 and has not been closed out with a certificate of occupancy as required. Per this criterion, this older zoning permit must be closed out with a final certificate of occupancy prior to issuance of a certificate of occupancy for this new zoning permit. **(Affirmative finding as conditioned)**

### **Article 3: Applications, Permits, and Project Reviews**

#### ***Part 3: Impact Fees***

##### ***Sec. 3.3.2, Applicability***

The new construction triggers applicability of impact fees. Impact fees must be paid on the net new square footage of the new home. **(Affirmative finding as conditioned)**

### **Article 4: Maps & Districts**

#### ***Sec. 4.4.5, Residential Districts:***

##### ***(a) Purpose***

##### ***(2) Waterfront Residential Low Density (WRL)***

The subject property is located in the WRL zone. This zone is intended primarily for low density residential development in the form of single detached dwellings and duplexes with consideration given to design review. The proposed single family home is consistent with this purpose.

**(Affirmative finding)**

##### ***(b) Dimensional Standards & Density***

The property has no road frontage. It is afforded access to the nearby private road by way of shared driveway.

Residential density will remain unchanged at 1 dwelling unit.

Lot coverage will increase from 19.7% to 31.2%. It will remain below the 35% limit.

Given the configuration of this lot versus the configuration of neighboring lots, the front yard setback is an impossible line to meet. The existing home has a nonconforming front yard setback. The replacement home will match the existing front yard setback. There will be no change to the degree of nonconformity. Proposed side yard setbacks comply with 10% of lot width as required. The rear yard setback is the waterfront setback. As proposed, the home will comply with the average waterfront setback of the two neighboring properties. The average is 41.5.' The nearest portion of the proposed home will be 45.' Averaging is allowed per Sec. 4.4.5 (d) 1 B (ii).

The midpoint of the roof is 26.6' tall. This height is below the 35' height limit. **(Affirmative finding)**

##### ***(c) Permitted & Conditional Uses***

The proposed single family home is a permitted use. **(Affirmative finding)**

##### ***(d) District Specific Regulations***

##### ***1. Setbacks***

See Sec. 4.4.5 (b) above relative to averaging the waterfront setback.

##### ***2. Height***

No height bonuses are being sought. **(Not applicable)**



**3. Lot Coverage**

No lot coverage bonuses are being sought. **(Not applicable)**

**4. Accessory Residential Structures and Uses**

None are proposed. **(Not applicable)**

**5. Residential Density**

The dwelling is limited to occupancy by a family as defined in the Comprehensive Development Ordinance. **(Affirmative finding)**

**6. Uses**

No neighborhood commercial use is included in this proposal. **(Not applicable)**

**7. Residential Development Bonuses**

No development bonuses are being sought. **(Not applicable)**

**Sec. 4.5.4, Natural Resource Protection Overlay (NR) District**

**(c) District Specific Regulations: Riparian and Littoral Conservation Zone**

The subject property is wholly affected by the Riparian and Littoral Conservation Zone (250' width from the 100' lakeshore elevation). This overlay zone limits the clearing of vegetation and new stormwater outfalls. Very limited tree removal is proposed in order to set a corner of the new building into the wooded slope onsite. Most vegetation will be retained. The project plans clearly depict vegetation to be removed or retained. No new stormwater outfalls are proposed. As new development will not encroach closer to the lakeshore than existing development, Conservation Board review is not required. The basic stormwater measures and erosion prevention and sediment control plan have been reviewed and approved by the city's stormwater program. **(Affirmative finding)**

**Article 5: Citywide General Regulations**

**Sec. 5.2.3, Lot Coverage Requirements**

See Sec. 4.4.5 (b) above.

**Sec. 5.2.4, Buildable Area Calculation**

**(Not applicable)**

**Sec. 5.2.5, Setbacks**

See Sec. 4.4.5 (b) above.

**Sec. 5.2.6, Building Height Limits**

See Sec. 4.4.5 (b) above.

**Sec. 5.2.7, Density and Intensity of Development Calculations**

See Sec. 4.4.5 (b) above.

**Sec. 5.5.1, Nuisance Regulations**

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

***Sec. 5.5.2, Outdoor Lighting***

New outdoor lighting is proposed and consists of building mounted fixtures to illuminate building entries. Locations are noted on the elevation plans. The fixtures are acceptable residential fixtures generating low levels of illumination. **(Affirmative finding)**

***Sec. 5.5.3, Stormwater and Erosion Control***

As more than 400 sf of earth disturbance is proposed, a “small project erosion control” form has been provided. As noted above, it has been reviewed and approved by the city’s stormwater program. No new stormwater management measures are proposed. **(Affirmative finding)**

**Article 6: Development Review Standards**

***Part 1, Land Division Design Standards***

Not applicable.

***Part 2, Site Plan Design Standards***

***Sec. 6.2.2, Review Standards***

***(a) Protection of important natural features***

The subject property is located close to the Lake Champlain shoreline north of Appletree Point. The shoreline is an identified significant natural area. All of the property is affected by the Natural Resource Protection Overlay District, specifically the riparian and littoral conservation zone, which stretches inland 250’ from the 95.5’ lakeshore elevation. Development will not encroach closer to the lakeshore than present conditions, and the total development footprint will change little. Limited tree cutting and pruning is proposed as articulated in the application narrative. **(Affirmative finding)**

***(b) Topographical alterations***

The lot slopes down towards the lakeshore. There is a small section of steep slope at the southeast corner of the lot. As with the existing building, the proposed home will be set at the bottom of this slope. A small corner of the new structure will extend into the slope. Rather than cut away the slope, the foundation will be set into the slope. Existing topographic conditions will remain largely unchanged. **(Affirmative finding)**

***(c) Protection of important public views***

Distant terminal views of Lake Champlain and the Adirondack mountains will remain essentially unchanged. There are no public views associated with this property. The proposed home is modest in scale, and most mature vegetation will be retained. Its construction will not adversely affect public views from the lake towards shore. **(Affirmative finding)**

***(d) Protection of important cultural resources***

The property contains no known archaeological resources. Much of the lakeshore is archaeologically sensitive. If, during construction, artifacts are unearthed, it is the applicant’s responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance. **(Affirmative finding as conditioned)**

***(e) Supporting the use of alternative energy***

There is no indication that the proposed home will utilize alternative energy. Solar energy utilization is encouraged. In any event, the home will not adversely impact the actual or potential use of alternative energies by neighboring properties. **(Affirmative finding)**

*(f) Brownfield sites*

The subject property is not an identified brownfield. **(Affirmative finding)**

*(g) Provide for nature's events*

As required, an erosion prevention and sediment control plan has been provided to the city's stormwater program staff. Stormwater runoff will be handled by existing measures. The front door is sheltered under an open porch. **(Affirmative finding)**

*(h) Building location and orientation*

The building location remains unchanged. The property has no street frontage; however, insofar as building orientation is concerned, the new home will have a front door facing east towards the road. **(Affirmative finding)**

*(i) Vehicular access*

An existing shared driveway will continue to serve the property and will remain unchanged. **(Affirmative finding)**

*(j) Pedestrian access*

This criterion requires that a pedestrian walkway be provided from the front door to the public sidewalk or street. As noted above, this property has no street frontage. The steps to the front entry porch are proximate to the parking spaces, affording easy access to the home. **(Affirmative finding)**

*(k) Accessibility for the handicapped*

No handicap accessibility is evident or required with this proposal. **(Affirmative finding)**

*(l) Parking and circulation*

Parking and circulation are provided within an existing shared driveway and will remain unchanged. **(Affirmative finding)**

*(m) Landscaping, fences, and retaining walls*

A mature locust tree to the west of the home will remain. A cluster of mature trees at the eastern end of the site will remain largely intact with only limited clearing and pruning proposed. A cluster of new plantings is proposed for screening around the utility meter and alarm panel. **(Affirmative finding)**

*(n) Public plazas and open space*

No public plaza or open space is included or required in this proposal. **(Not applicable)**

*(o) Outdoor lighting*

See Sec. 5.5.2.

*(p) Integrate infrastructure into the design*



Utility lines must be buried as part of this reconstruction. As recommended by the Design Advisory Board, the utility line serving the new home will be buried out to the nearest utility pole. Utility meter location is noted on the plans. Screening with new cedar shrubs is proposed. Ground mounted heat pumps are acceptably located besides the residence. **(Affirmative finding)**

### ***Part 3, Architectural Design Standards***

#### ***Sec. 6.3.2, Review Standards***

##### ***(a) Relate development to its environment***

###### ***1. Massing, Height, and Scale***

The massing, height, and scale of the proposed home are similar to the residence that it will replace. The cottage style home incorporates roof dormers to increase living space and to afford access to light and air on the 2<sup>nd</sup> story. Porches provide shelter and visual interest for the building's eastern and western elevations. Fenestration is consistent throughout and emphasizes views to the west. **(Affirmative finding)**

###### ***2. Roofs and Rooflines***

The proposed home will have a gable roof with shed dormers on both sides. Gable roofs, with or without dormers, are common in this, and other, residential neighborhoods. **(Affirmative finding)**

###### ***3. Building Openings***

The primary front entrance is clearly articulated and is sheltered by an open front porch. Fenestration is appropriately scaled and placed in consistent rhythm throughout the building. **(Affirmative finding)**

##### ***(b) Protection of important architectural resources***

The existing building is not listed on the state or national historic register, nor has it been deemed eligible for listing. Its removal will have no adverse impact on Burlington's wealth of important architectural resources. **(Affirmative finding)**

##### ***(c) Protection of important public views***

See 6.2.2 (c) above.

##### ***(d) Provide an active and inviting street edge***

The lots and homes along Starr Farm Beach are irregularly situated with little in the way of street edge. This home is no exception. The property contains no street frontage and is essentially oriented towards the lake. As noted before, the eastern elevation is effectively the home's front façade and incorporates an open front porch and doorway that may be viewable to passersby and visitors. **(Affirmative finding)**

##### ***(e) Quality of materials***

The proposed home will be clad in wooden shingles and composite trim. Fiberglass windows will be installed throughout. Standing seam metal roofing will be installed. The materials proposed are of acceptable quality and durability for this new construction. **(Affirmative finding)**

##### ***(f) Reduce energy utilization***

The proposed building must comply with the current energy efficiency standards of Burlington and the State of Vermont. **(Affirmative finding as conditioned)**

*(g) Make advertising features complimentary to the site*

No advertising is included in this proposal. **(Not applicable)**

*(h) Integrate infrastructure into the building design*

No building- or roof-mounted equipment is included in this proposal. **(Affirmative finding)**

*(i) Make spaces safe and secure*

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated. **(Affirmative finding as conditioned)**

## **II. Conditions of Approval**

1. Per Sec. 2.7.8, the prior zoning permit for this property (12-1145CA) must be closed out with a final certificate of occupancy **prior to issuance of a certificate of occupancy** for this new zoning permit.
2. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Planning & Zoning Department the impact fee as calculated by staff based on the net new square footage of the proposed development.
3. In the event that artifacts are uncovered during excavation, it is the applicant's responsibility to contact the Vermont Division for Historic Preservation for further guidance.
4. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
5. Standard permit conditions 1-15.



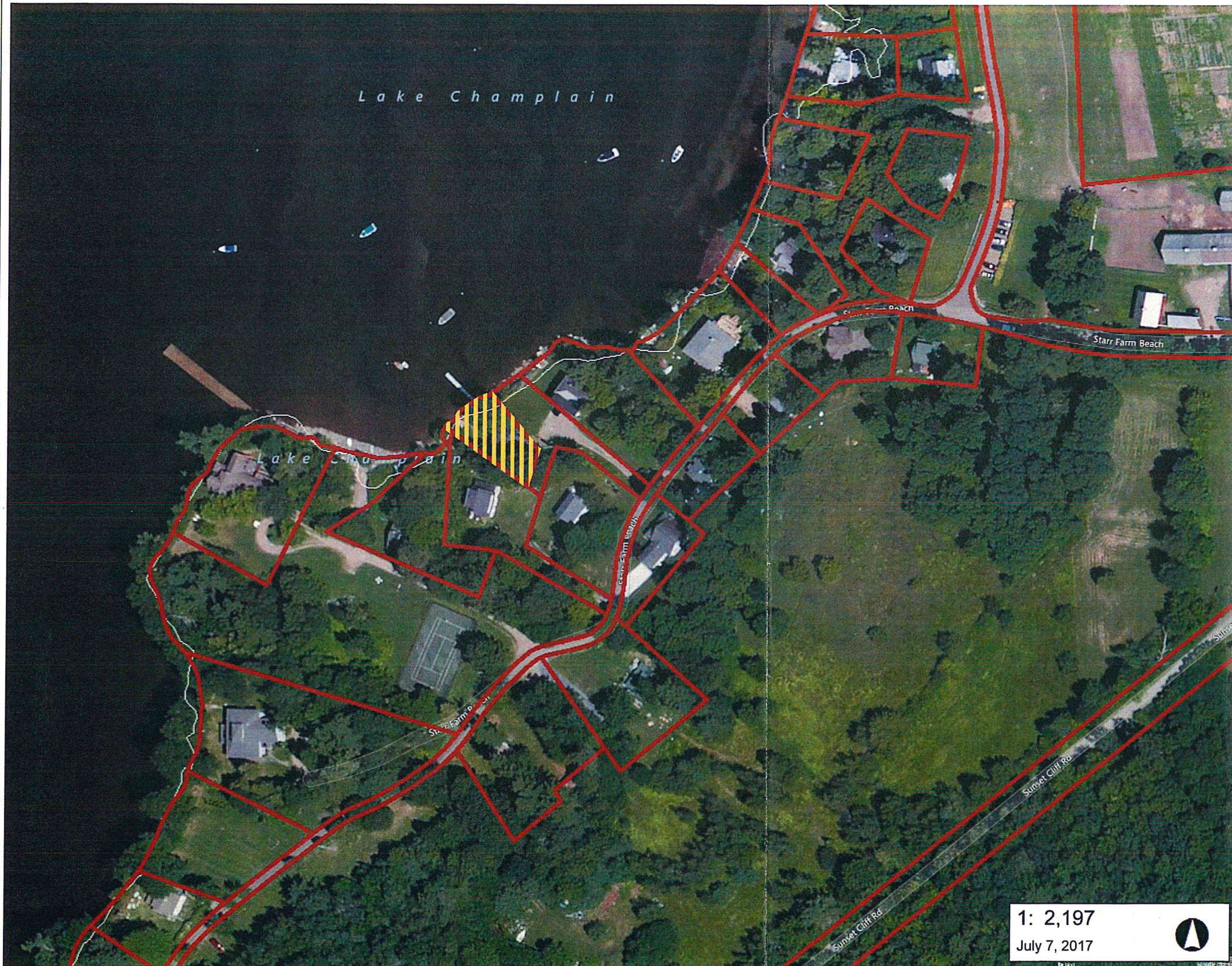




# 19 Starr Farm Beach Locus

Vermont Agency of Natural Resources

vermont.gov



1: 2,197  
July 7, 2017



## LEGEND

- Parcels (where available)
- Town Boundary
- 19 Starr Farm Beach

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## NOTES

Map created using ANR's Natural Resources Atlas

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not

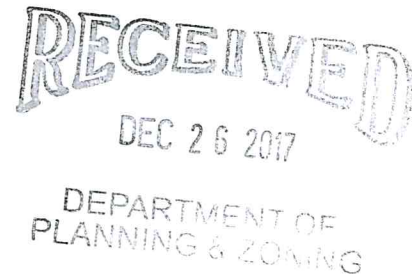




December 27, 2017

Scott Gustin  
Department of Planning & Zoning  
149 Church St, City Hall  
Burlington, VT 05401-8415

Subject: 19 Starr Farm Beach Zoning Application  
Project #17-006



Dear Scott:

On behalf of Gerald and Laura Curley, TCE has prepared the attached zoning permit application and supporting materials for the demolition of the existing seasonal single family home and construction of a new, four season single family home on this parcel. As we have discussed, this parcel has some uncommon dimensional and locational conditions that make application of the dimensional standards of the zoning ordinance complicated. In light of this, we have prepared the following project narrative to explain how the site plan was developed and how the dimensional standards were applied.

### **Existing Conditions**

The project is located off of Starr Farm Beach and the structure is on leased land. The southern portion of the lot is a steep, partially wooded slope, ending at the existing structure. The remainder of the site primarily consists of the structure and lawn area with approximately 20% slopes. Soils on site are indicated to be Adams and Windsor loamy sands by the NRCS soil survey.

The parcel does not actually have frontage on a public street and access is provided by a steep gravel drive on association common land. The parcel is bounded on 3 sides by the same association common land and a private lot.

### **Proposed Conditions**

Maximum Density 7 Units/acre: The proposed single family structure will be the only dwelling unit on the 0.11 acre lot.

Maximum Lot Coverage 35%. The proposed lot coverage will be 28.9% of the 4751 SF lot.

### **Setbacks**

75 FT Waterfront setback from 100 foot mean high water elevation. This is also the rear yard so the waterfront setback will take precedence.

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Page 2 of 3  
Client Name  
Date

*According to Article 4 section 5. B. Averaging of Setbacks.*

*If the waterfront setback of principal structures on adjacent lots, existing as of the effective date hereof, within a distance of one hundred fifty (150) feet on either or both sides of a lot encroaches into the waterfront setback, the required setback may be reduced to the average setback of such structures as illustrated in Figure 4.4.1-4.*

We have chosen to conform to the average setback of the two principal structures of the adjacent lots which is of 41.5 FT. The proposed house footprint will be no closer than the existing house footprint, however 30 SF of the proposed raised porch, landing and staircase encroaches further than the existing building setback. The corner of the proposed raised porch is 46.24 FT from the mean high water elevation but is within the average setback of 41.5 feet of the two adjacent abutting structures.

Front yard Setback:

The proposed structure will not encroach any further into the front yard setback than the existing house. The existing building is set back 23.85 FT.

Side Yard Setbacks:

The proposed house will not exceed the 10% of the existing lot width for each side yard setback.

Proposed architecture:

The proposed house will look very similar in mass, structure and materials to the existing cottage. The southwest corner of the house will sit into the hillside minimizing visual impact to any passersby on the lake and will minimize any impact to existing vegetation. At no point will the proposed house exceed the 35 foot maximum building height. Proposed building height will be 30 FT. The existing shed will be taken down. The existing stair case in the side yard slope will be removed.

Vehicle Access and Parking:

There will no changes to the existing curb cut, driveway or parking.

Landscaping:

Great care will be taken in order to preserve all existing vegetation on the site. The cuts into the hillside will be precise and protection perimeters will be set up for the existing trees to the west and south as well as for the Black Locust to the north and east of the proposed building. Less than five trees will be trimmed or removed on the slope.



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Page 3 of 3  
Client Name  
Date

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Utilities:

The proposed three bedroom house will connect to the existing sewer, water and electrical services on site.

Stormwater:

Drip line trench drains will collect stormwater from the building and direct the flow into an existing underground drain that daylight onto an existing level spreader at the northwest corner of the site.

Erosion Control:

Silt fencing and soil stabilization and grass seeding will be incorporated as erosion control mitigation.

Conclusions:

Enclosed are the permit application, checklist, application fee, supporting documentation with both full and reduced copies of the plan set. Should you have any questions, please do not hesitate to contact me directly.

Regards,



Jeffrey L. Goller  
Senior Landscape Architect

cc: Laurie and Gerry Curley



MSU  
FEB 05 2018

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02/04/2018 23:43



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## 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, CFM, Principal Planner*  
*Mary O'Neil, AICP, Principal Planner*  
*Ryan Morrison, Associate Planner*  
*Layne Darfler, Planning Technician*  
*Anita Wade, Zoning Clerk*



**TO:** Development Review Board  
**FROM:** Scott Gustin *SG*  
**DATE:** February 20, 2018  
**RE:** 18-0639CA; 339 Pine Street

---

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

Zone: ELM Ward: 5S

Owner/Applicant: City of Burlington / ReSOURCE

**Request:** Placement of temporary modular training/office building in storage yard.

**Applicable Regulations:**

Article 2 (Administrative Mechanisms), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

**Background Information:**

The applicant is seeking approval to install a modular building in the existing storage yard at 339 Pine Street. The building is temporary and would be in place for up to 5 years. The building is approximately 1,500 sf. While relatively small, its size of greater than 500 sf requires review and approval by the Development Review Board.

Previous zoning actions for this property are noted below.

6/20/08, Approval to replace existing gate and add a new gate  
4/5/07, Approval to replace freestanding sign for Recycle North  
11/15/06, Approval to install concrete pad, wooden fence, and metal chimney  
5/15/06, Approval to install steel sculpture  
8/13/04, Approval for freestanding sign for Recycle North  
6/18/04, Approval for wooden privacy fence with chain link gates  
5/29/04, Approval for continued use of the site for recycling drop off center  
5/13/04, Approval for new fence  
3/19/04, Approval for new parallel sign  
8/1/03, Approval to new parallel sign  
8/6/01, Approval for new freestanding and parallel signs  
6/15/01, Approval to establish new additional uses including recycling, storage, construction materials recycling and refurbishment for 3 years  
3/19/96, Approval for freestanding sign  
1/14/94, Approval to extend fencing

9/11/90, Approval to pave 50' X 105' area and to install 8' chain link fence  
9/11/90, Approval to construct temporary salt bunker

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

## **I. Findings**

### **Article 2: Administrative Mechanisms**

#### ***Sec. 2.7.8, Withhold Permit:***

The subject property has a long zoning permit record. A number of previous zoning permits lack their required certificates of occupancy. Per this criterion, all of these older zoning permits must be closed out with certificates of occupancy prior to issuance of a certificate of occupancy for this new permit. **(Affirmative finding as conditioned)**

### **Article 4: Maps & Districts**

#### ***Sec. 4.4.3, Enterprise Districts:***

##### ***(a) Purpose***

##### ***(1) Light Manufacturing (E-LM)***

The subject property is located in the E-LM zone which is intended as the primary commercial/industrial center of Burlington. The property is presently used for municipal street department functions, storage, and ReSOURCE functions. The proposed building will provide additional temporary space for ReSOURCE. **(Affirmative finding)**

##### ***(b) Dimensional Standards & Density***

Existing building area is 16,772 sf. The proposed building is 1,456 sf. Total FAR will remain well below the maximum permissible 2.0 on this 140,700 sf lot.

Lot coverage will remain unchanged.

The proposed building complies with the minimum required 5' front yard setback and 10% of lot depth rear yard setback. Side yard setbacks are not applicable in the E-LM zone.

Building height is less than 15' and is under the maximum permissible 45' height. **(Affirmative finding)**

##### ***(c) Permitted & Conditional Uses***

ReSOURCE is engaged in waste management, repair, and recycling and related training programs. The use is permitted in the E-LM zone and will remain unchanged. **(Affirmative finding)**

##### ***(d) District Specific Regulations***

Not applicable.

### **Article 5: Citywide General Regulations**

#### ***Sec. 5.2.3, Lot Coverage Requirements***

See Sec. 4.4.3 (b) above.

#### ***Sec. 5.2.4, Buildable Area Calculation***



Not applicable.

***Sec. 5.2.5, Setbacks***

See Sec. 4.4.3 (b) above.

***Sec. 5.2.6, Building Height Limits***

See Sec. 4.4.3 (b) above.

***Sec. 5.2.7, Density and Intensity of Development Calculations***

See Sec. 4.4.3 (b) above.

***Sec. 5.5.1, Nuisance Regulations***

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

***Sec. 5.5.2, Outdoor Lighting***

No new outdoor lighting is included in the application materials. In the event that new outdoor lighting is proposed, such as to illuminate the building's doorway, it must be depicted on the project plans. A lighting fixture cutsheet must also be provided to confirm compliance with the standards of Sec. 5.5.2. **(Affirmative finding as conditioned)**

**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***

Very little about the site will change. No site work is proposed, nor will any areas be impacted other than existing storage yard space. The modular building will provide temporary ancillary space for use by ReSOURCE until it is removed. The building is easily accessed from existing parking onsite and will help to screen the exterior storage behind it. **(Affirmative finding)**

***Part 3, Architectural Design Standards***

***Sec. 6.3.2, Review Standards***

The proposed temporary structure is a very basic modular building. It is a single story in height and is clad in vinyl siding with vinyl windows and asphalt shingle roofing. The two doorways are simple and clearly apparent. It offers no street presence, nor does it need to, given its placement and purpose. As no site work is proposed, its removal within 5 years will return the site to its existing conditions. **(Affirmative finding)**

**II. Conditions of Approval**

1. The temporary building included in this approval shall be removed within 5 years of the date of this approval, and the site shall be restored to its previous condition.
2. If any new outdoor lighting is proposed, it must be depicted on the project plans, and a lighting fixture cutsheet shall be provided, subject to staff review and approval under the standards of Sec. 5.5.2.
3. It is the applicant's responsibility to comply with all applicable ADA requirements.

4. Per Sec. 2.7.8, all prior zoning permits that have expired without certificates of occupancy must be closed out with final certificates of occupancy **prior to issuance of a certificate of occupancy** for this new zoning permit.
5. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
6. Any signage will require a separate sign permit.
7. Standard Conditions 1-14.



February 5, 2018

Re: Zoning Permit Application for

ReSOURCE: a Non-Profit Community Enterprise

339 Pine St.

Burlington, VT 05401

As requested, here are the specifications for the Modular Office/Training Space as defined in our Zoning Permit Application. Photos are attached.

**Roofing** – Standard residential, black metal roofing. 36" panels ribbed.

**Siding** – Standard residential - white vinyl siding.

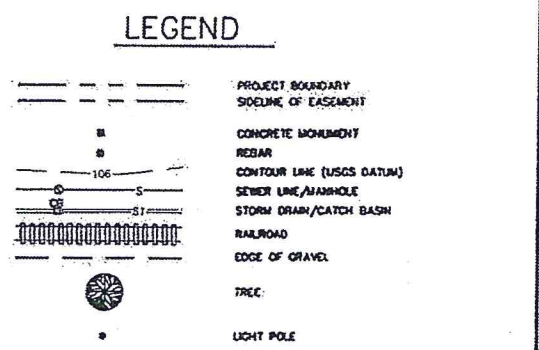
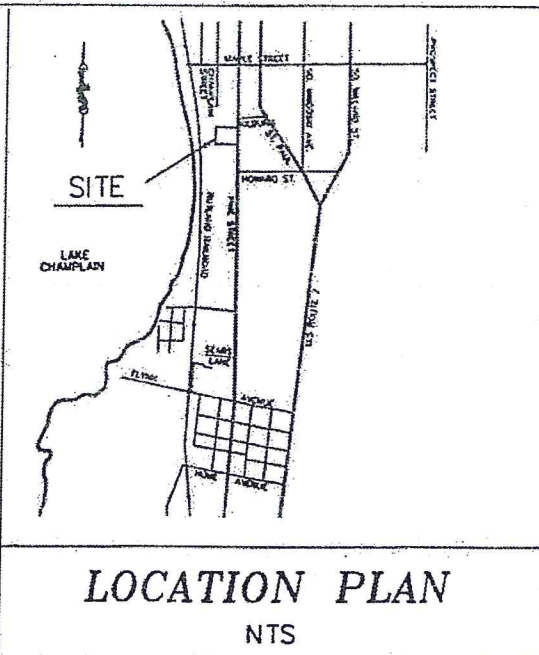
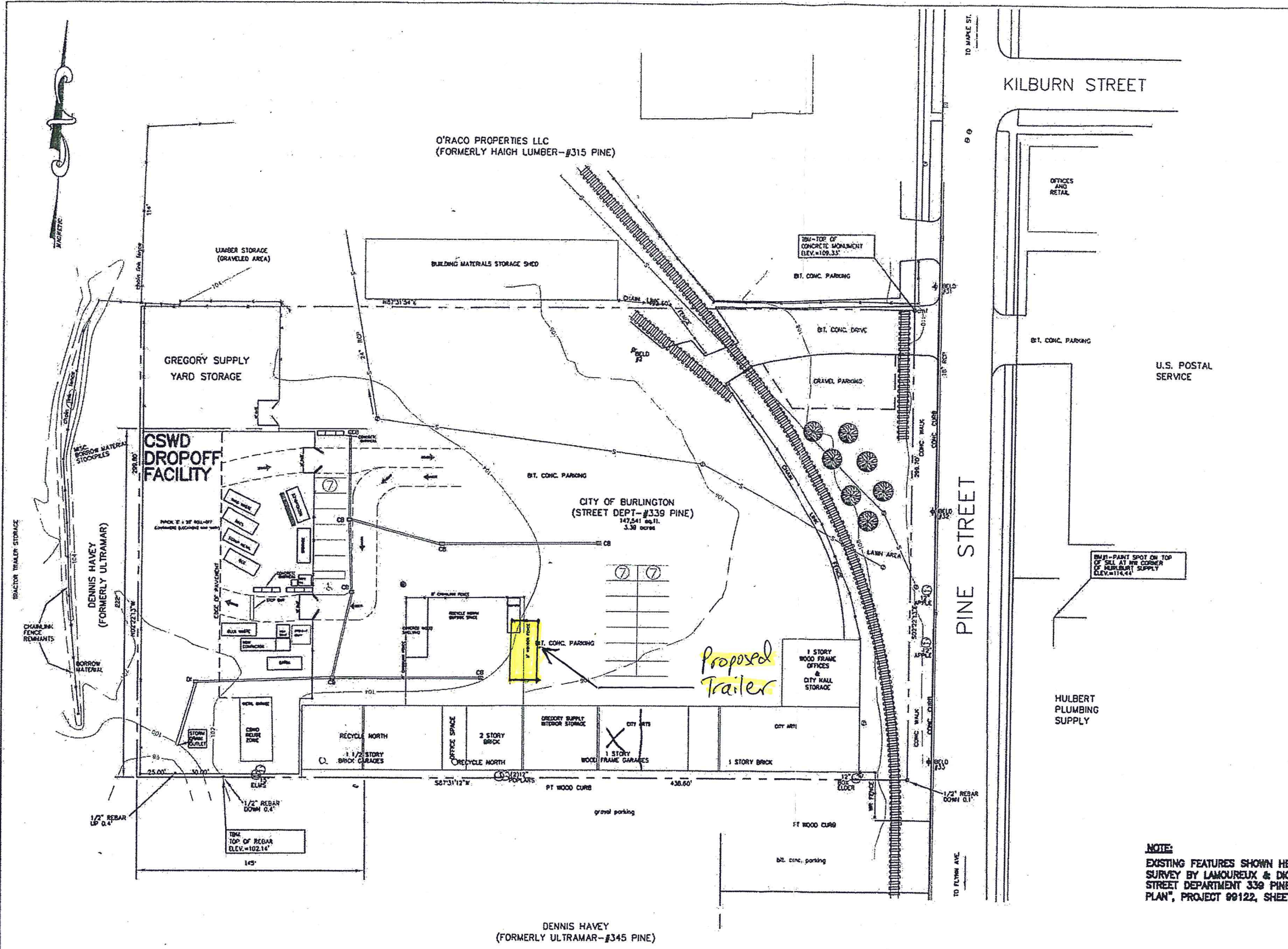
**Windows** – 4'x4' vinyl slider. Double pained. Manufacturer - Burlington of Maine.

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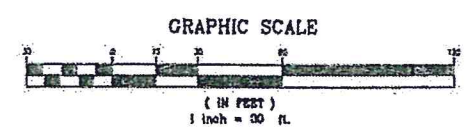
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PLANNING & ZONING

Scott Gustin



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**NOTE:**  
EXISTING FEATURES SHOWN HEREON TAKEN FROM A TOPOGRAPHIC SURVEY BY LAMOREUX & DICKINSON TITLED "CITY OF BURLINGTON STREET DEPARTMENT 339 PINE STREET - BURLINGTON, VT - BASE PLAN", PROJECT 99122, SHEET NUMBER 1, DATED 8-18-99.



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Pravan & Lorber, Inc.

|   |         |                          |   |
|---|---------|--------------------------|---|
| 1 | 8/28/01 | NEW CSWD LOCATION        | X |
| 2 | 8/27/01 | SITE CHANGES             | X |
| 3 | 8/28/04 | SITE CHANGES             | X |
| 4 | 8/18/04 | ADDITIONS PER P&Z REVIEW | X |

**BURLINGTON STREET DEPT.  
SITE REUSE PLAN**

PINE STREET, BURLINGTON, VERMONT

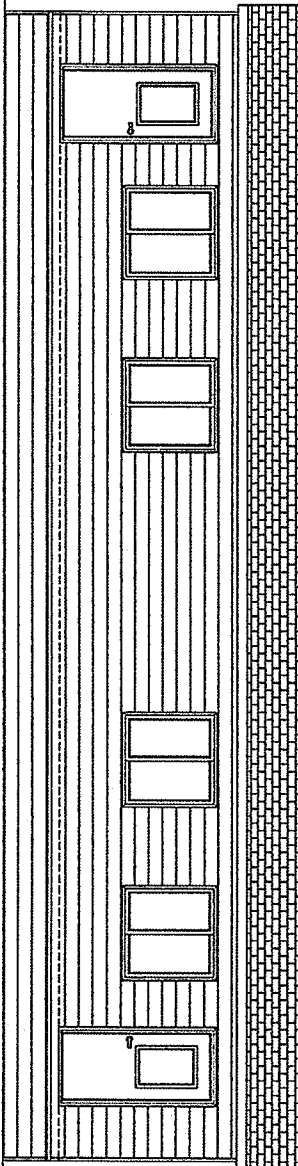
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|----------|---------|-----------|--------|
| DATE     | 2/16/01 | PROJ. NO. | E11-41 |
| ENG. BY  | KS      | DRWN. BY  | RG     |
| CHKD. BY | JR      | DRWG. NO  | S1     |

ADFA PLAN



- 2) SEE CROSS SECTION FOR METHOD OF FLOOR VENTILATION
- 3) INSIDE/OUT FAN, STAIRS, AND HANDICAP ARE TO BE REIGNED AND SITE REFINED BY OTHERS, SUBJECT TO LOCAL INSPECTION AND APPROVAL.
- 4) FOUNDATION EXISTENCE WHEN PROPOSED MUST HAVE 1 SQUARE FOOT NET AREA PER 125 SQ. FT. OF THE FLOOR AREA, AND NOT BE  $\leq 14$  INCHES FROM SPACE ACCESS, BE REFINED BY OTHERS, SUBJECT TO LOCAL INSPECTION AND APPROVAL.

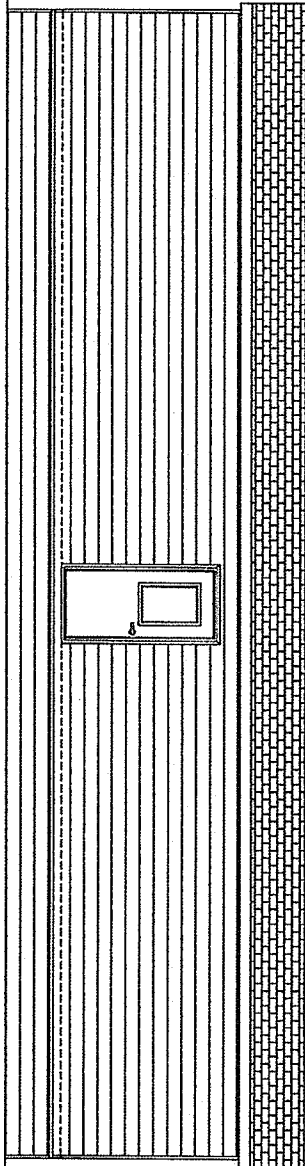
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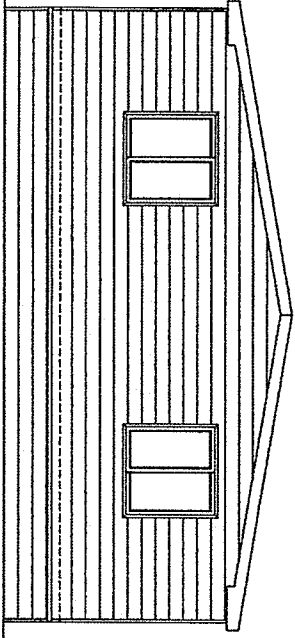
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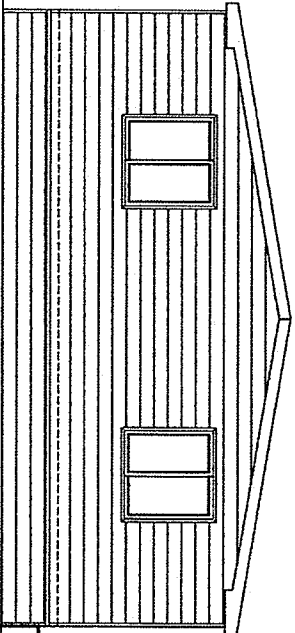
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## SCAFF: 9/16"=1'-0"



## SCALE: 3/16"=1'-0"



**PETER LEE, P.E., M.S.**  
ENGINEERING INTERNATIONAL, INC.  
ENGINEER; PETER LEE, P.E., M.S.  
CONSULTING ENGINEER  
23329 CENTURY DRIVE  
ELKHART, IN 46514

**Aug. 08, 2017**

# SCHIAVI

Sinker Modular Solutions

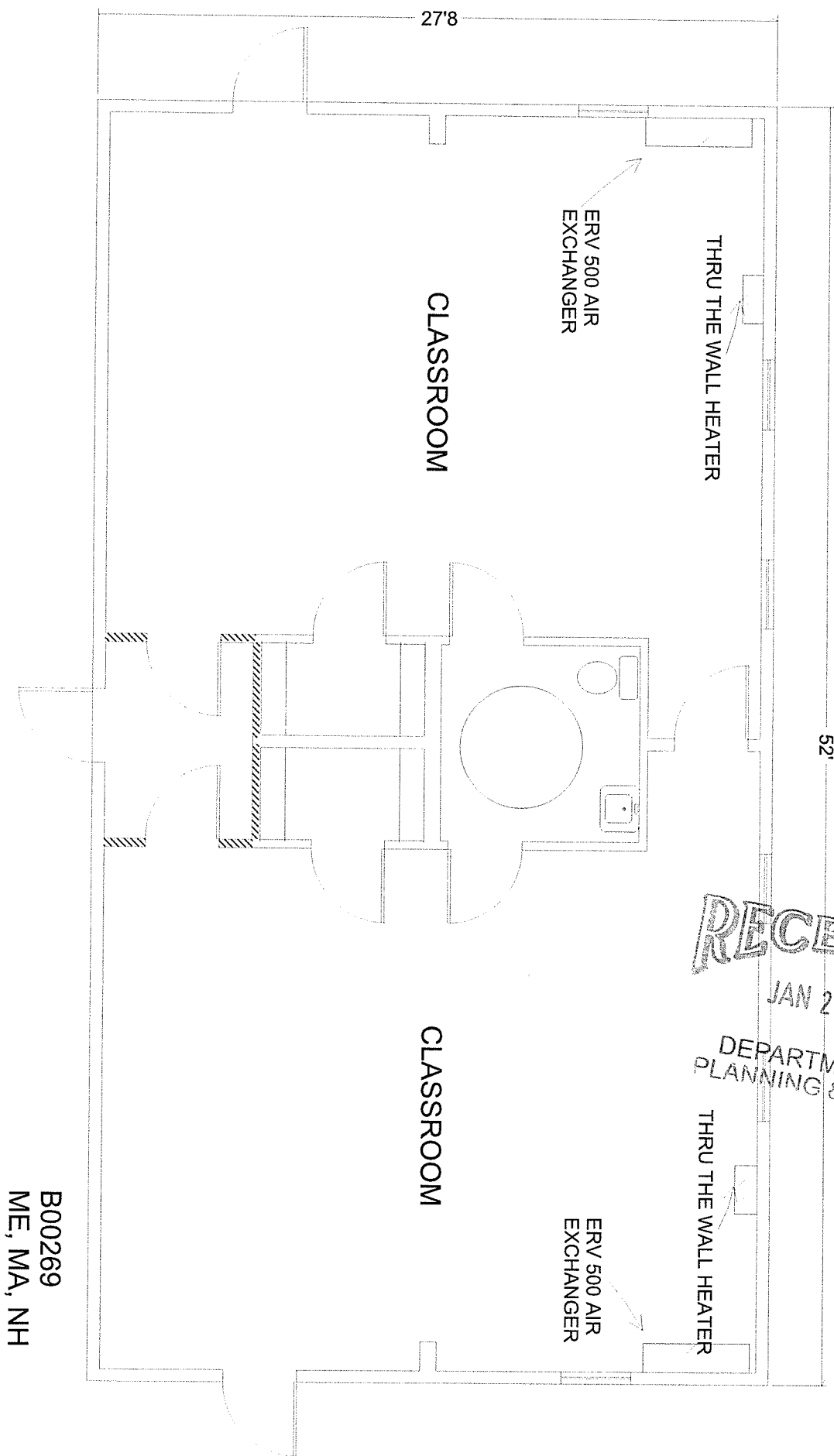
**SCHIAVI LEASING**  
DAVID CURRIER  
103 AIRPORT ROAD  
OXFORD, ME 04270  
PH: (207) 539-8211  
FAX:  
[WWW.WANGUARDMODULAR.COM](http://WWW.WANGUARDMODULAR.COM)

SERIAL #: 1520 A/B  
OCCUP: E  
DRAWING #: VGM-2017-0005

## EXTERIOR ELEVATIONS

[illegible]

|                           |              |
|---------------------------|--------------|
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| Drawn By:<br>J.L.B.       | Sheet:<br>A1 |
| Scale:<br>$3/16"=1'-0"$   |              |



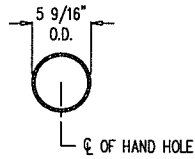
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ME, MA, NH

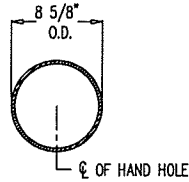


# P1-POLE

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**SECTION A-A**  
5" SCH. 40 STEEL PIPE  
N.T.S.



**SECTION B-B**  
8" SCH. 40 STEEL PIPE  
N.T.S.



LOGO DETAIL  
N.T.S.

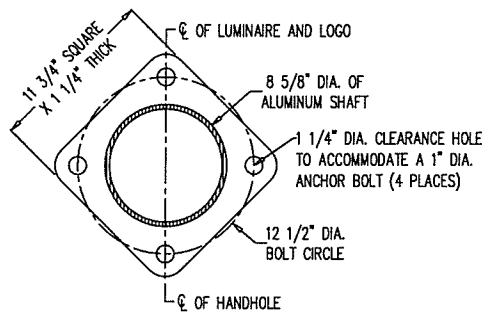
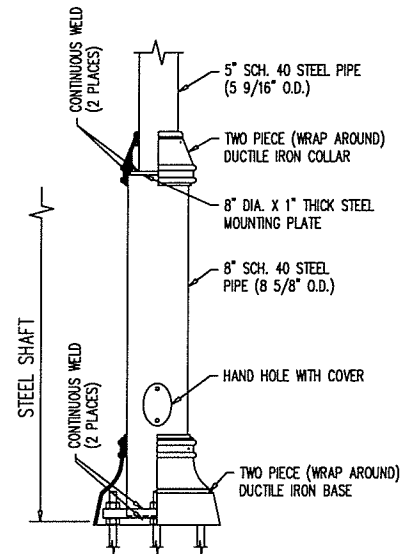
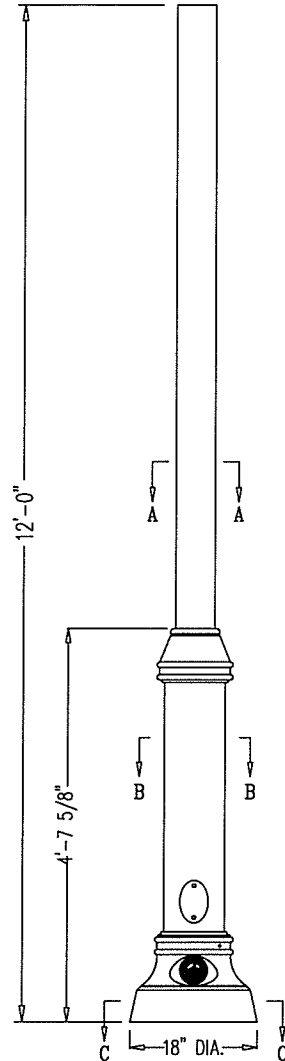
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FEB 09 2018

DEPARTMENT OF  
PLANNING & ZONING

## LAMP POST SPECIFICATIONS

|                    |                                                                                                                                                           |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| STYLE:             | CENTER CITY WITH STEEL SHAFT                                                                                                                              |
| HEIGHT:            | 12'                                                                                                                                                       |
| BASE:              | 18" DIAMETER                                                                                                                                              |
| MATERIAL:          |                                                                                                                                                           |
| SHAFT:             | 8" SCH. 40 STEEL PIPE PEDESTAL (8 5/8" O.D.)<br>5" SCH. 40 STEEL PIPE SHAFT (5 9/16" O.D.)                                                                |
| ORNAMENTATION:     | (2) TWO PIECE WRAP AROUND CASTINGS, CAST DUCTILE IRON<br>PER A.S.T.M. A536-84, GRADE 65-45-12<br>GALVANIZED STEEL, THEN POWDER COAT - RIVER TEXTURE BLACK |
| FINISH:            | SECURED WITH 1/4"-20 HEX HEAD BOLT (18-6)                                                                                                                 |
| ACCESS DOOR:       | 1/4"-20 UL LISTED GROUND STUD LOCATED OPPOSITE<br>HANDHOLE (SUPPLIED BY SPRING CITY)                                                                      |
| GROUND PROVISIONS: | (4) 1" DIA. X 30" + 4" HOOK (FULLY GALVANIZED WITH 2<br>GALVANIZED NUTS AND 2 GALVANIZED WASHERS PER BOLT)                                                |
| ANCHOR BOLTS:      | 3" REQUIRED<br>TO BE DETERMINED                                                                                                                           |
| BOLT PROJECTION:   |                                                                                                                                                           |
| TENON:             |                                                                                                                                                           |
| CATALOG NO.:       | SPSCDD-SCA-18-12.00-TN/_/_-CU                                                                                                                             |



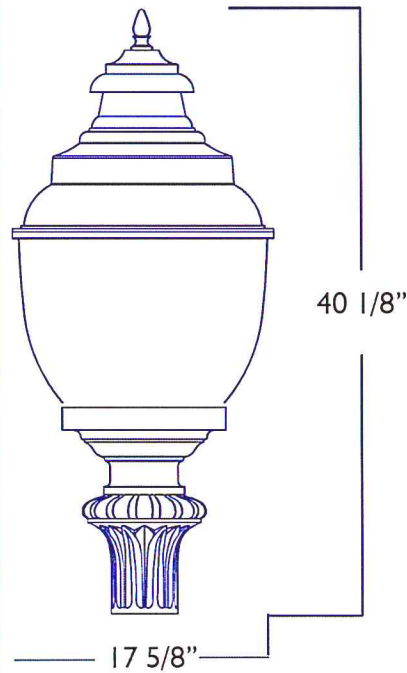
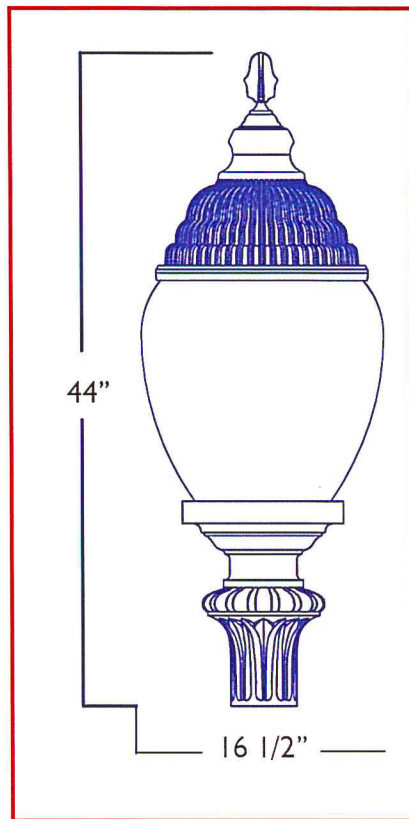
**SECTION C-C**  
N.T.S.



**Spring City Electrical Mfg. Co.**

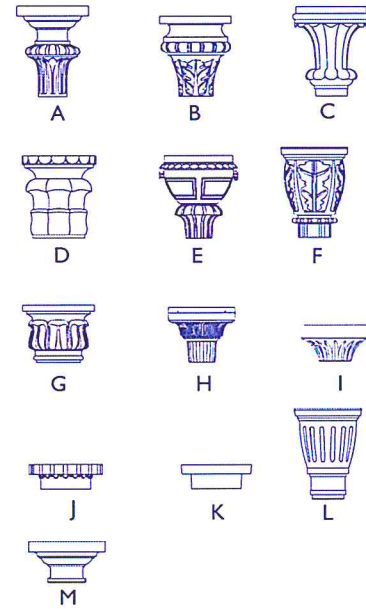
HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475  
PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM

|             |                                      |          |             |  |
|-------------|--------------------------------------|----------|-------------|--|
| DESCRIPTION | THE 12' CENTER CITY STEEL SHAFT POST |          |             |  |
| CUSTOMER    |                                      |          |             |  |
| JOB         | BURLINGTON, VT                       |          |             |  |
| SCALE       | DRAWN BY:                            | DATE     | DRAWING NO. |  |
| N.T.S.      | T.E.B.                               | 01-08-18 | S104063     |  |



## Spring City Post Top

### Fitter Options



For additional size information  
please visit [www.springcity.com](http://www.springcity.com)

## ORDERING INFORMATION

BUILDING A PART NUMBER

| Style                        | Lamping           | Voltage     | Number of Boards | Color Temperature | Optics | Globe   | Fitter |
|------------------------------|-------------------|-------------|------------------|-------------------|--------|---------|--------|
| ALMWSH                       | LE100             | EV1         | X2               | 45                | CR3    | GR18FDL |        |
| A Washington = ALMWSH        | LE020 = 20 W      | 120 V = EV1 | 22 = 2200 K      |                   |        |         |        |
| B New Frontier = ALMNWF      | LE030 = 30 W      | 208 V = EV8 | 30 = 3000 K      |                   |        |         |        |
| C Worthington = ALMWRT       | LE040 = 40 W      | 240 V = EV2 | 40 = 4000 K      |                   |        |         |        |
| D Armory Square = ALMARM     | LE060 = 60 W      | 277 V = EV7 | 45 = 4500 K      |                   |        |         |        |
| E Gettysburg = ALMGTT        | LE080 = 80 W      | 480 V = EV4 | 60 = 6000 K      |                   |        |         |        |
| F Del Ray = ALMDLR           | LE095 = 95 W      |             |                  |                   |        |         |        |
| G Meriden = ALMMRD           | LE100 = 100 W     |             |                  |                   |        |         |        |
| H Bryn Mawr = ALMBNM         | LE120 = 120 W     |             |                  |                   |        |         |        |
| I San Antonio Small = ALMSAS | LE125 = 125 W     |             |                  |                   |        |         |        |
| J Villa = ALMVLL             | *custom available |             |                  |                   |        |         |        |
| K Villanova = ALMVLN         |                   |             |                  |                   |        |         |        |
| L Key West = ALMKYW          |                   |             |                  |                   |        |         |        |
| M Dunmore = ALMDNM           |                   |             |                  |                   |        |         |        |

|                    |                                |
|--------------------|--------------------------------|
| CU = Powder Coated | GR18FDL = Glass Globe Smooth   |
| CW = Custom White  | YS18FDL = Acrylic Smooth       |
| BG = Bottle Green  | PS18FDL = Polycarbonate Smooth |
| CB = Classic Black | YS11FPA = Acrylic Ribbed       |
| DB = Dark Bronze   | PS11FPA = Polycarbonate Ribbed |
| GI = Gray Iron     |                                |
| LB = Long Beach    |                                |

TO CONFIRM  
WITH EE

TO CONFIRM  
ARCH. & C

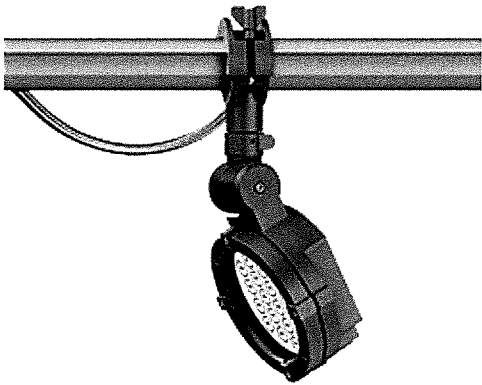
|     |            |
|-----|------------|
| CR3 | = Type III |
| CR4 | = Type IV  |
| CN5 | = Type V   |





FLC141 LED RAIL66  
662-4426

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Description

IP66. RAIL66 LED projector. IP rated in-line connector and mounting clamp for installation to RAIL66 mounting system. Integral control gear in thermally separated compartment. Special effects can be realized with linear lens, flood lens, or color filters.

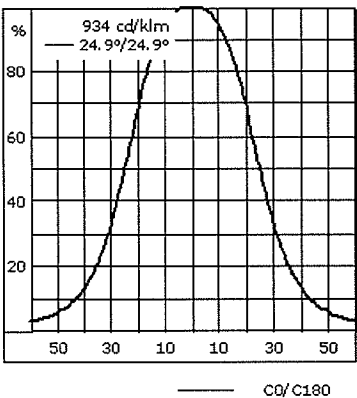
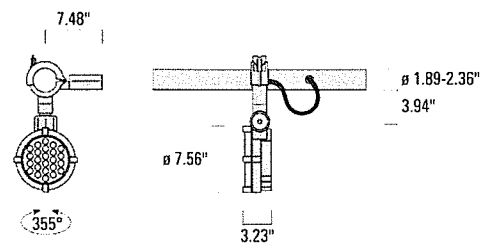
|                            |                              |
|----------------------------|------------------------------|
| Beam Type                  | symmetric, wide beam [W]     |
| Lamp Type                  | LED-24/48W / 700 mA - 3000 K |
| CRI                        | 80                           |
| Gear Type                  | electronic gear              |
| Nominal Luminous Flux (lm) |                              |
| LED Lumens                 | 246 lm                       |
| LEDs                       | 24                           |
| Total Lumens               | 5903 lm                      |
| Tj                         | 85 °C                        |
| Rated Luminous Flux (lm)   |                              |
| LED Lumens                 | 190.4 lm                     |
| Total Lumens               | 4570.2 lm                    |
| Ta                         | 25 °C                        |
| Rated Input Power          | 55 W                         |

# FLC141 LED RAIL66

## 662-4426



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Material Specification

|                       |                                                                                                                                        |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Body:                 | Marine-grade die-cast aluminium alloy                                                                                                  |
| Weight (lbs):         | 10.40                                                                                                                                  |
| Lens:                 | Clear tempered glass lens                                                                                                              |
| Gasket:               | Silicone rubber gasket                                                                                                                 |
| Fasteners:            | PCS Polymer Coated Stainless Steel hardware                                                                                            |
| Ingress protection:   | IP66                                                                                                                                   |
| Impact protection:    | IK08                                                                                                                                   |
| Corrosion protection: | 5CE                                                                                                                                    |
| Finish:               | Powdercoat finish in Black RAL9004, White RAL9016, and Grey Metallic RAL9007 and Dark Bronze RAL8019                                   |
| Mounting:             | Mounting clamp for installation to RAIL66 mounting system. Refer to mounting accessories for complete range of RAIL66 mounting systems |

Electrical Specification

|               |                                                                     |
|---------------|---------------------------------------------------------------------|
| Power supply: | Integral [ECG] LED driver in 120 or 277 volt.                       |
| Ballast:      | Integral EC electronic converter in thermally-separated compartment |
| Cable:        | 0.4 m of flexible cable                                             |

Ambient Temperature  
Ta less than 25 deg C

# FLC141 LED RAIL66

662-4426

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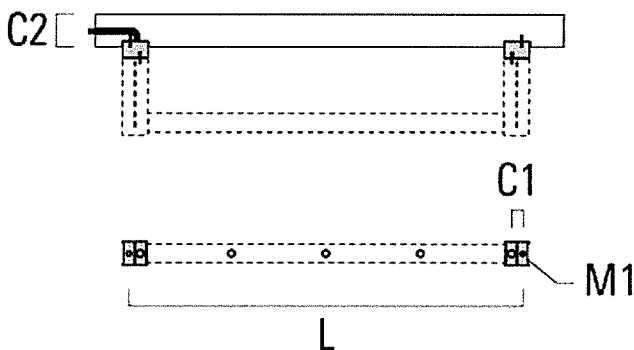


## Mounting Accessories

### Column Fitters

The optional column fitters (pair) allow installation to pipe structures and columns of (minimum) 4".

|                                                                                                                         | C1   | C2   | L    | M1 | Weight (lbs) |
|-------------------------------------------------------------------------------------------------------------------------|------|------|------|----|--------------|
|  <b>662-9522</b> Column Fitters (pair) | 1.20 | 4.00 | 43.9 | .5 | 2.00 lbs     |



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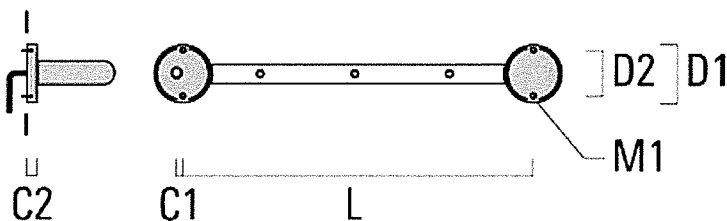
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### Flat Surface Fitters

The optional Flat Surface Fitters (pair) provide enhanced mounting surface coverage and facilitate concealing of a recessed junction box.

|                                                                                                                            | C1   | C2   | D1  | D2  | L    | M1  | Weight (lbs) |
|----------------------------------------------------------------------------------------------------------------------------|------|------|-----|-----|------|-----|--------------|
|  <b>662-9521</b> Surface fitters (pair) | 0.79 | 1.18 | 7.1 | 5.5 | 42.1 | .35 | 3.70 lbs     |





# FLC141 LED RAIL66

## 662-4426



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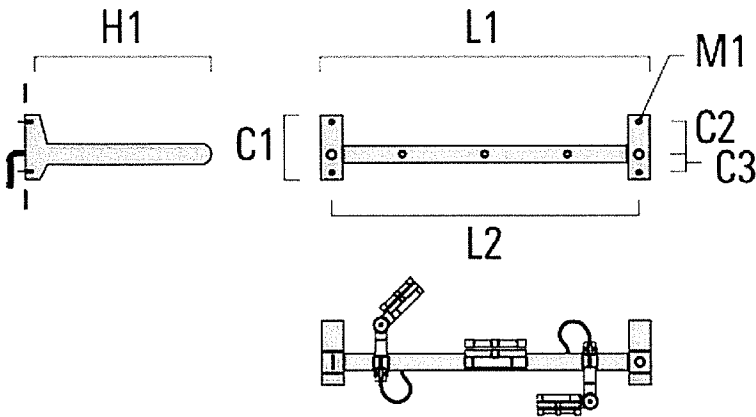
**Cantilever**

IP66. Marine-grade, all aluminium construction. 5CE superior corrosion protection including PCS hardware. Powdercoat finish in grey aluminium RAL 9007, black RAL 9004 or white RAL 9016. Anodised rail extrusion, featuring countersunk, IP rated compact mains outlets and internal wiring. RAIL66 Cantilever, featuring a concealed termination chamber, has been designed for horizontal wall mounting. Particularly suitable for facade lighting applications.

|                                    | C3   | H1    | C1   | C2   | L1    |     |
|------------------------------------|------|-------|------|------|-------|-----|
| 662-9421 2 Mains outlets (L=45.28) | 2.36 | 23.62 | 8.66 | 4.72 | 45.28 | 42. |

Missing Image

|                                    | C3   | H1    | C1   | C2   | L1    |     |
|------------------------------------|------|-------|------|------|-------|-----|
| 662-9431 3 Mains outlets (L=45.28) | 2.36 | 23.62 | 8.66 | 4.72 | 45.28 | 42. |



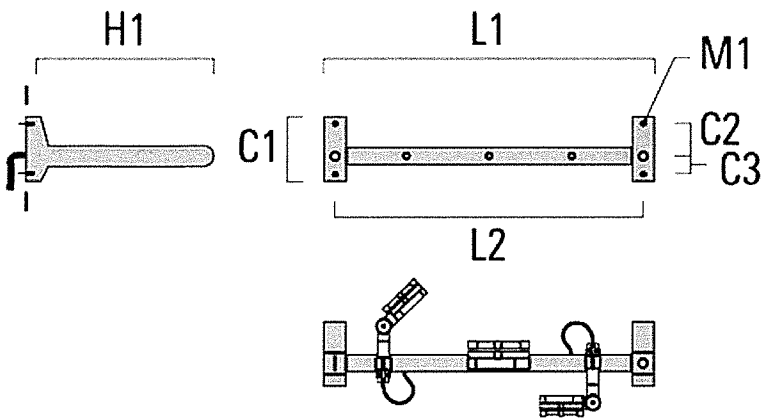
# FLC141 LED RAIL66

## 662-4426



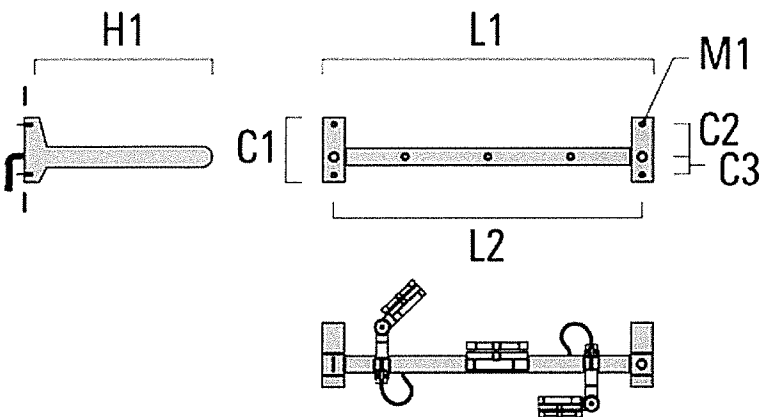
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|                                           | C3   | H1    | C1   | C2   | Weight (lbs) | L1    | L    |
|-------------------------------------------|------|-------|------|------|--------------|-------|------|
| <b>662-9432</b> 3 Mains outlets (L=64.69) | 2.36 | 23.62 | 8.66 | 4.72 | 29.32 lbs    | 64.96 | 61.8 |



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|                                           | C3   | H1    | C1   | C2   | Weight (lbs) | L1    | L    |
|-------------------------------------------|------|-------|------|------|--------------|-------|------|
| <b>662-9441</b> 4 Mains outlets (L=64.69) | 2.36 | 23.62 | 8.66 | 4.72 | 29.32 lbs    | 64.96 | 61.8 |



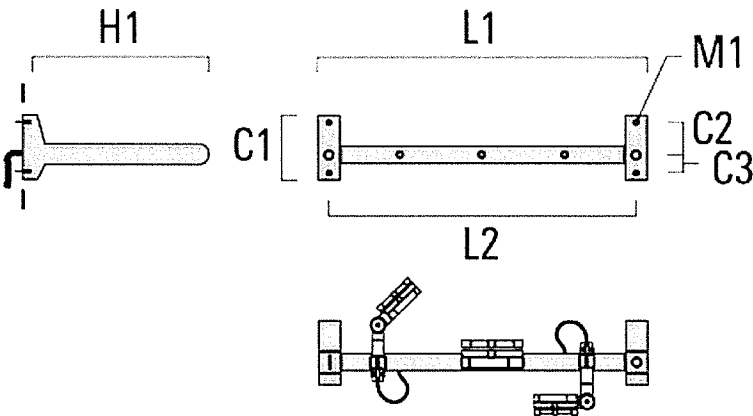
# FLC141 LED RAIL66

## 662-4426

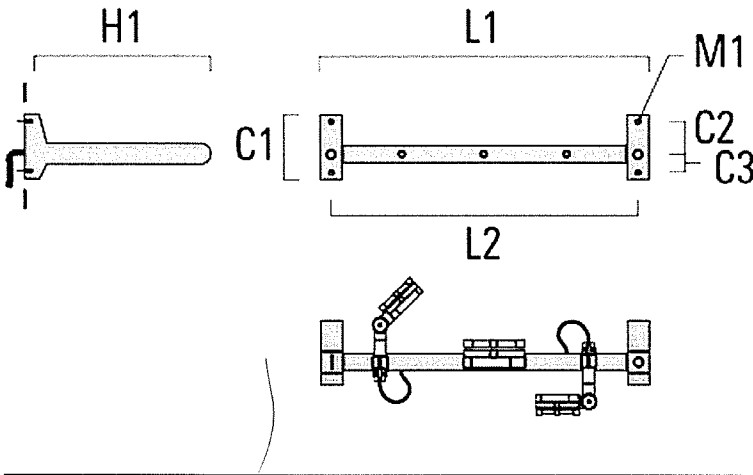


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|                                    | C3   | H1    | C1   | C2   | Weight (lbs) | L1    |    |
|------------------------------------|------|-------|------|------|--------------|-------|----|
| 662-9442 4 Mains outlets (L=84.65) | 2.36 | 23.62 | 8.66 | 4.72 | 32.19 lbs    | 84.65 | 81 |



|                                    | C3   | H1    | C1   | C2   | Weight (lbs) | L1    |    |
|------------------------------------|------|-------|------|------|--------------|-------|----|
| 662-9463 6 Mains outlets (L=84.65) | 2.36 | 23.62 | 8.66 | 4.72 | 32.19 lbs    | 84.65 | 81 |



### Universal

IP66. Marine-grade, all aluminium construction. 5CE superior corrosion protection including PCS hardware. Anodised rail extrusion, featuring countersunk, IP rated compact mains outlets and internal wiring. RAIL66 Universal features a pair of 'flat surface' mounting brackets, including a concealed termination chamber. Suitable for installation in any desired orientation to walls, under roof and ceiling structures. The optional Flat Surface Fitters (pair) provide enhanced mounting surface coverage and facilitate concealing of a recessed junction box. The optional Column Fitters (pair) allow installation to pipe structures and columns of min. 100 mm diameter.



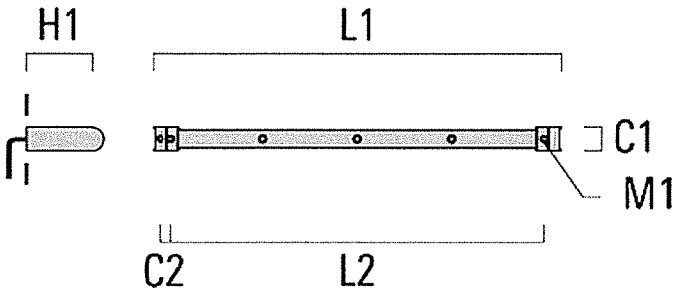
FLC141 LED RAIL66

662-4426

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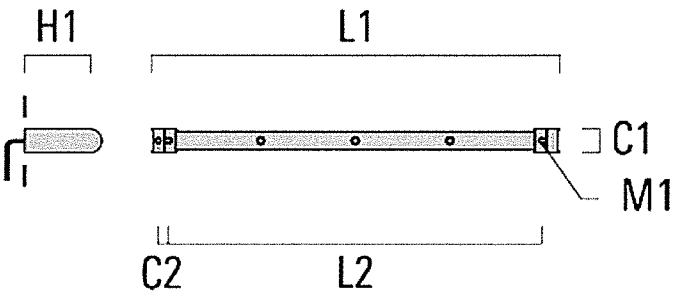


|                                    | H1   | C1   | C2   | M1  | Weight (lbs) | L1    | L    |
|------------------------------------|------|------|------|-----|--------------|-------|------|
| 662-9321 2 Mains outlets (L=45.28) | 7.90 | 3.00 | 1.20 | 0.5 | 13.00 lbs    | 45.28 | 41.1 |



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|                                    | H1   | C1   | C2   | M1  | Weight (lbs) | L1    | L    |
|------------------------------------|------|------|------|-----|--------------|-------|------|
| 662-9331 3 Mains outlets (L=45.28) | 7.90 | 3.00 | 1.20 | 0.5 | 13.00 lbs    | 45.28 | 41.1 |



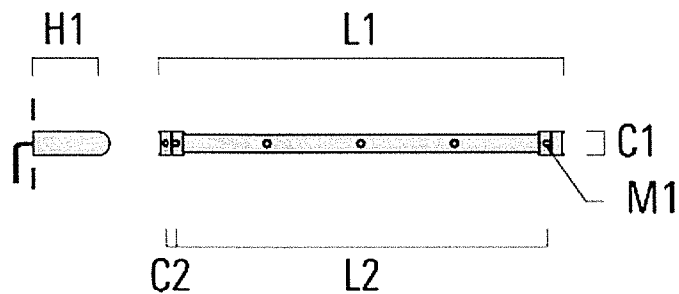
# FLC141 LED RAIL66

662-4426

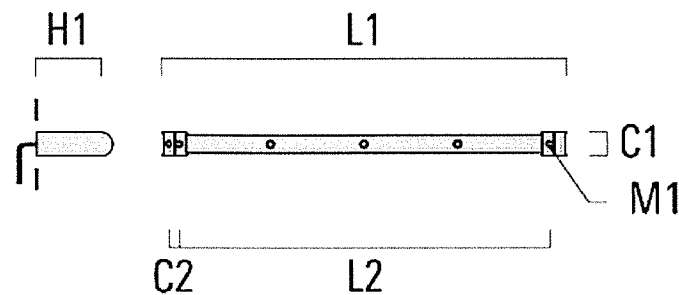


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|                                    | H1   | C1   | C2   | M1  | Weight (lbs) | L1    |       |
|------------------------------------|------|------|------|-----|--------------|-------|-------|
| 662-9332 3 Mains outlets (L=64.69) | 7.90 | 3.00 | 1.18 | 0.5 | 15.90 lbs    | 64.69 | 64.69 |



|                                    | H1   | C1   | C2   | M1 | Weight (lbs) | L1    |       |
|------------------------------------|------|------|------|----|--------------|-------|-------|
| 662-9341 4 Mains outlets (L=64.69) | 7.90 | 3.00 | 1.18 | 5  | 13.00 lbs    | 64.69 | 60.69 |



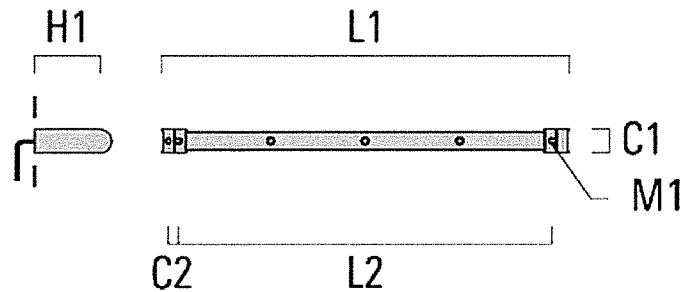
# FLC141 LED RAIL66

## 662-4426



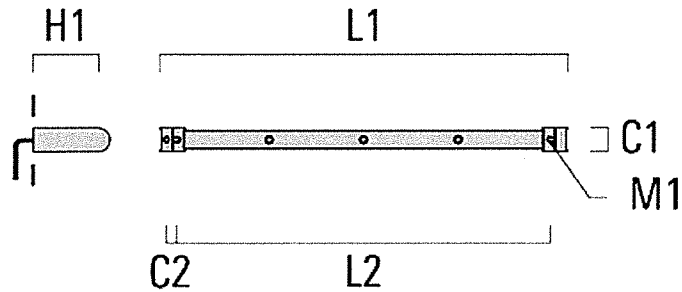
9/13

|                                           | H1   | C1   | C2   | M1  | Weight (lbs) | L1    | L    |
|-------------------------------------------|------|------|------|-----|--------------|-------|------|
| <b>662-9342</b> 4 Mains outlets (L=84.65) | 7.90 | 3.00 | 1.18 | 0.5 | 18.76 lbs    | 84.65 | 80.5 |



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|                                           | H1   | C1   | C2   | M1  | Weight (lbs) | L1    | L    |
|-------------------------------------------|------|------|------|-----|--------------|-------|------|
| <b>662-9363</b> 6 Mains outlets (L=84.65) | 7.90 | 3.00 | 1.18 | 0.5 | 18.76 lbs    | 84.65 | 80.5 |





# FLC141 LED RAIL66

## 662-4426

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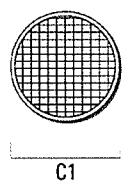


### Optical Accessories

#### Surface wash lens

Broadens light distribution in all planes. Does not fit in combination with [B] lens. A maximum of one internal optical accessory.

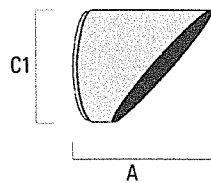
|                            | C1   |
|----------------------------|------|
| 665-8145 IO-360-FLC141-LED | 5.71 |



#### Glare shield

Glare shield made from corrosion resistant aluminium. Inner surfaces matt black powdercoated.

|                          | A    | C1   |
|--------------------------|------|------|
| 665-9242 Glare shield ES | 4.72 | 5.71 |



# FLC141 LED RAIL66

662-4426

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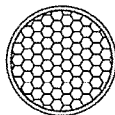
**Honeycomb louvre**

Honeycomb louvre, matt black Teflon® coated. For luminaires equipped with [M] [EE] [EES] light distribution. A maximum of one internal optical accessory.

C1

665-8242 IW-FLC141\_LED

5.70



C1

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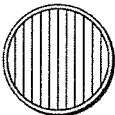
**Linear spread lens**

Broadens light distribution in one plane only. Does not fit in combination with [B] lens. A maximum of one internal optical accessory.

C1

665-8149 IO-180-FLC141-LED

145



C1

# FLC141 LED RAIL66

662-4426

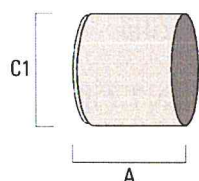
12/13

**we-ef**

## Snoot

Framing snoot made from corrosion resistant aluminium. Provides all-round glare cut-off as well as effective framing of beam. Inner surfaces matt black powdercoated.

|                   | A   | C1  |
|-------------------|-----|-----|
| 665-9244 Snoot ET | 120 | 145 |



## Wallwash lens

Specifically developed for the lighting of architectural surfaces, in combination with WE-EF [M] symmetric medium beam LED optics. Luminaires fitted with the IO-20 wallwash lens are typically positioned at  $0.125 \times h$  away from the target surface and spaced up to  $1.75 \times d$  apart:  $h$  = height of wall/target surface  $d = 0.125 \times h$  = distance from the wall/target surface  $s = 1.75 \times d$  = spacing between luminaires The IO-20 LED wallwash lens is factory-installed within the luminaire. The factory-sealed qualities and advantages of the luminaire are fully maintained. Not separately available. A maximum of one internal optical accessory.



# FLC141 LED RAIL66

## 662-4426

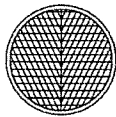


13/13

C1

665-8152 IO-20-WW-FLC141-LED

145



C1

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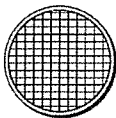
### Wire guard

Wire guard made from corrosion resistant aluminium. Provides protection for the lens and acts as a safety barrier against accidental skin contact. External bayonet mounting system.

C1

665-9241 Wire guard EG

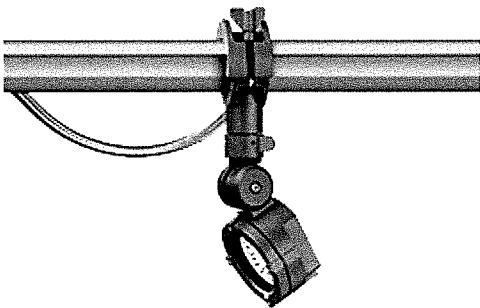
5.70



C1

FLC121 LED RAIL66  
662-2220

1/13



**Description**

IP66. RAIL66 LED projector. IP rated in-line connector and mounting clamp for installation to RAIL66 mounting system. Integral control gear in thermally separated compartment. Special effects can be realized with linear lens, flood lens, or color filters.

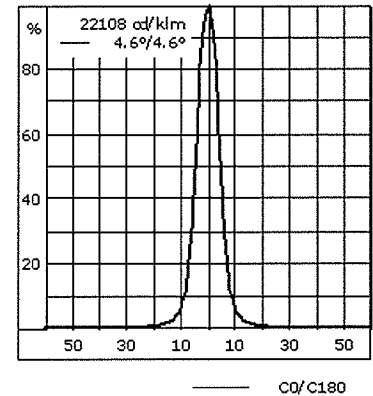
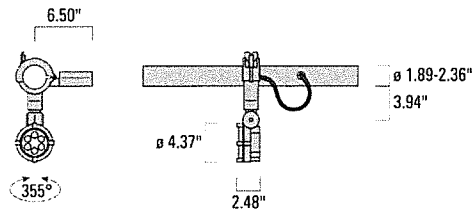
|                                   |                                                    |
|-----------------------------------|----------------------------------------------------|
| <b>Beam Type</b>                  | symmetric, very narrow beam, 'sharp cut-off' [VNS] |
| <b>Lamp Type</b>                  | LED-6/12W / 700 mA - 3000 K                        |
| <b>CRI</b>                        | 80                                                 |
| <b>Gear Type</b>                  | electronic gear                                    |
| <b>Nominal Luminous Flux (lm)</b> |                                                    |
| LED Lumens                        | 246 lm                                             |
| LEDs                              | 6                                                  |
| Total Lumens                      | 1476 lm                                            |
| Tj                                | 85 °C                                              |
| <b>Rated Luminous Flux (lm)</b>   |                                                    |
| LED Lumens                        | 227.7 lm                                           |
| Total Lumens                      | 1366.3 lm                                          |
| Ta                                | 25 °C                                              |
| <b>Rated Input Power</b>          | 15 W                                               |

# FLC121 LED RAIL66

662-2220

2/13

**we-ef**



## Material Specification

|                       |                                                                                                                                        |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Body:                 | Marine-grade die-cast aluminium alloy                                                                                                  |
| Weight (lbs):         | 5.50                                                                                                                                   |
| Lens:                 | Clear tempered glass lens                                                                                                              |
| Gasket:               | Silicone rubber gasket                                                                                                                 |
| Fasteners:            | PCS Polymer Coated Stainless Steel hardware                                                                                            |
| Ingress protection:   | IP66                                                                                                                                   |
| Impact protection:    | IK08                                                                                                                                   |
| Corrosion protection: | 5CE                                                                                                                                    |
| Finish:               | Powdercoat finish in Black RAL9004, White RAL9016, and Grey Metallic RAL9007 and Dark Bronze RAL8019                                   |
| Mounting:             | Mounting clamp for installation to RAIL66 mounting system. Refer to mounting accessories for complete range of RAIL66 mounting systems |

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## Electrical Specification

|               |                                                                           |
|---------------|---------------------------------------------------------------------------|
| Power supply: | Integral [ECG] electronic LED driver in 120 or 277 volt. Specify voltage. |
| Ballast:      | Integral EC electronic converter in thermally-separated compartment       |
| Cable:        | 0.4 m of flexible cable                                                   |

## Ambient Temperature

Ta less than 25 deg C



# FLC121 LED RAIL66

662-2220

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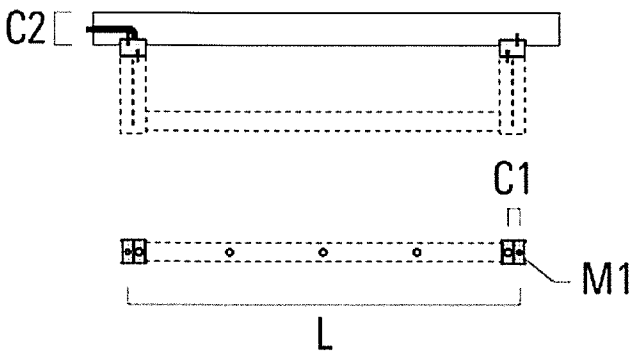


## Mounting Accessories

### Column Fitters

The optional column fitters (pair) allow installation to pipe structures and columns of (minimum) 4".

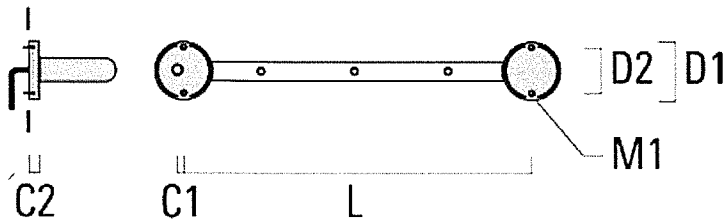
|                                | C1   | C2   | L    | M1 | Weight (lbs) |
|--------------------------------|------|------|------|----|--------------|
| 662-9522 Column Fitters (pair) | 1.20 | 4.00 | 43.9 | .5 | 2.00 lbs     |



### Flat Surface Fitters

The optional Flat Surface Fitters (pair) provide enhanced mounting surface coverage and facilitate concealing of a recessed junction box.

|                                 | C1   | C2   | D1  | D2  | L    | M1  | Weight (lbs) |
|---------------------------------|------|------|-----|-----|------|-----|--------------|
| 662-9521 Surface fitters (pair) | 0.79 | 1.18 | 7.1 | 5.5 | 42.1 | .35 | 3.70 lbs     |



# FLC121 LED RAIL66

662-2220

**we-ef**

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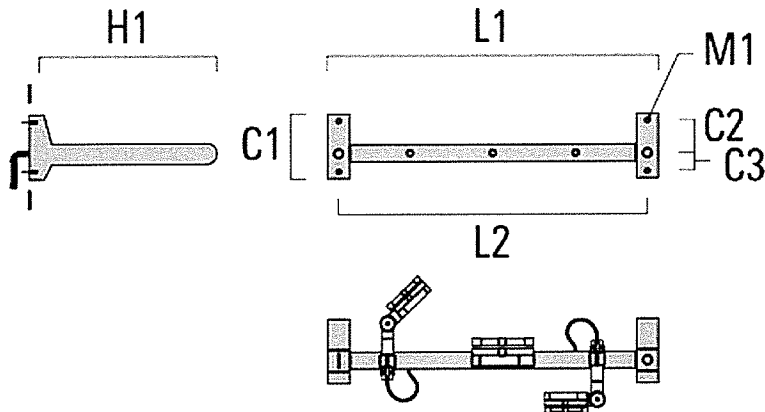
## Cantilever

IP66. Marine-grade, all aluminium construction. 5CE superior corrosion protection including PCS hardware. Powdercoat finish in grey aluminium RAL 9007, black RAL 9004 or white RAL 9016. Anodised rail extrusion, featuring countersunk, IP rated compact mains outlets and internal wiring. RAIL66 Cantilever, featuring a concealed termination chamber, has been designed for horizontal wall mounting. Particularly suitable for facade lighting applications.

|                                                                                   |                                           | C3   | H1    | C1   | C2   | L1    | L     |
|-----------------------------------------------------------------------------------|-------------------------------------------|------|-------|------|------|-------|-------|
|  | <b>662-9421</b> 2 Mains outlets (L=45.28) | 2.36 | 23.62 | 8.66 | 4.72 | 45.28 | 42.13 |

Missing Image

|                                                                                   |                                           | C3   | H1    | C1   | C2   | L1    | L     |
|-----------------------------------------------------------------------------------|-------------------------------------------|------|-------|------|------|-------|-------|
|  | <b>662-9431</b> 3 Mains outlets (L=45.28) | 2.36 | 23.62 | 8.66 | 4.72 | 45.28 | 42.13 |



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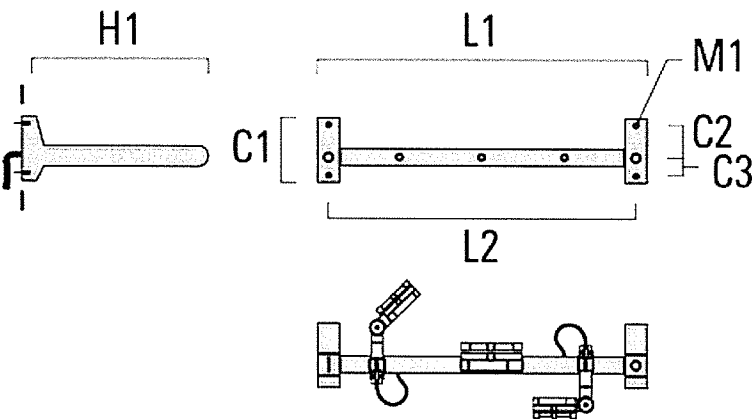
FLC121 LED RAIL66

662-2220

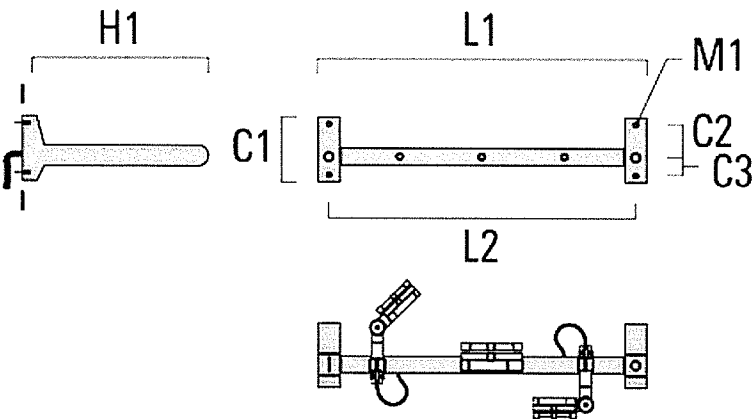


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|                                    | C3   | H1    | C1   | C2   | Weight (lbs) | L1    |    |
|------------------------------------|------|-------|------|------|--------------|-------|----|
| 662-9432 3 Mains outlets (L=64.69) | 2.36 | 23.62 | 8.66 | 4.72 | 29.32 lbs    | 64.96 | 61 |



|                                    | C3   | H1    | C1   | C2   | Weight (lbs) | L1    |    |
|------------------------------------|------|-------|------|------|--------------|-------|----|
| 662-9441 4 Mains outlets (L=64.69) | 2.36 | 23.62 | 8.66 | 4.72 | 29.32 lbs    | 64.96 | 61 |





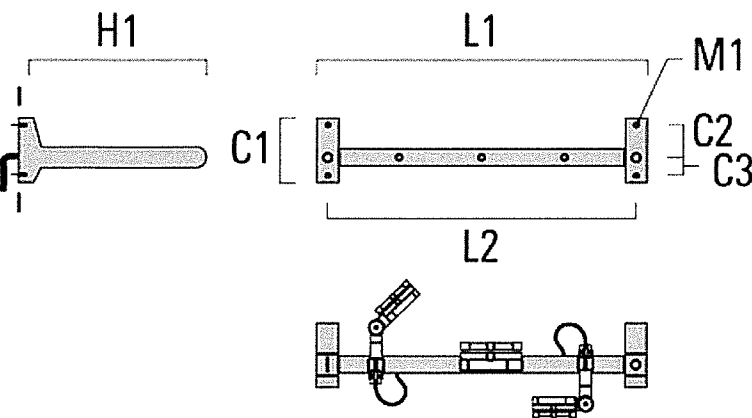
# FLC121 LED RAIL66

662-2220

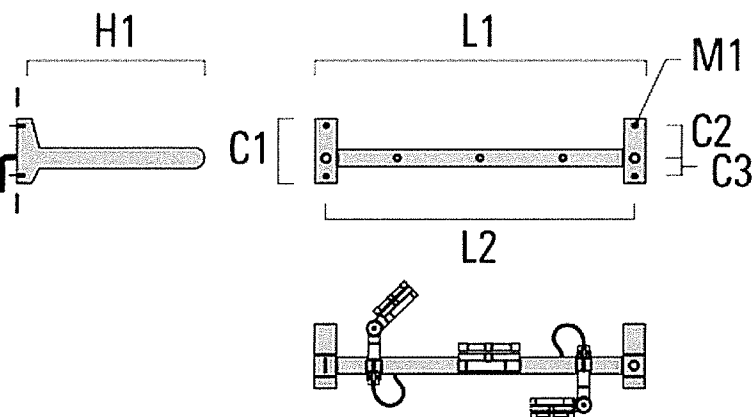
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|                                    | C3   | H1    | C1   | C2   | Weight (lbs) | L1    | L    |
|------------------------------------|------|-------|------|------|--------------|-------|------|
| 662-9442 4 Mains outlets (L=84.65) | 2.36 | 23.62 | 8.66 | 4.72 | 32.19 lbs    | 84.65 | 81.4 |



|                                    | C3   | H1    | C1   | C2   | Weight (lbs) | L1    | L    |
|------------------------------------|------|-------|------|------|--------------|-------|------|
| 662-9463 6 Mains outlets (L=84.65) | 2.36 | 23.62 | 8.66 | 4.72 | 32.19 lbs    | 84.65 | 81.4 |



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## Universal

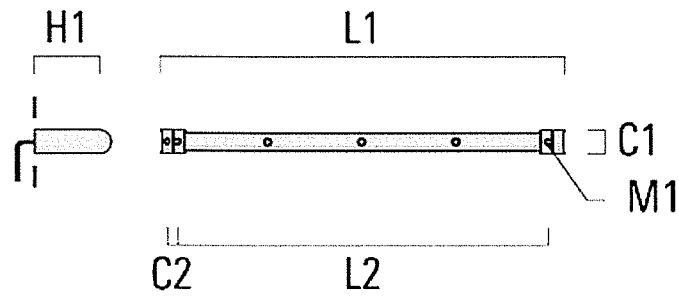
IP66. Marine-grade, all aluminium construction. 5CE superior corrosion protection including PCS hardware. Anodised rail extrusion, featuring countersunk, IP rated compact mains outlets and internal wiring. RAIL66 Universal features a pair of 'flat surface' mounting brackets, including a concealed termination chamber. Suitable for installation in any desired orientation to walls, under roof and ceiling structures. The optional Flat Surface Fitters (pair) provide enhanced mounting surface coverage and facilitate concealing of a recessed junction box. The optional Column Fitters (pair) allow installation to pipe structures and columns of min. 100 mm diameter.

FLC121 LED RAIL66  
662-2220

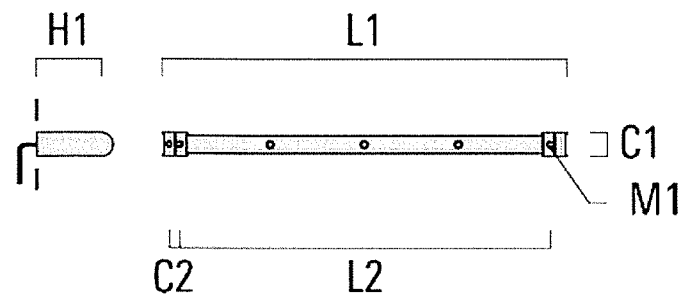


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|          |                           | H1   | C1   | C2   | M1  | Weight (lbs) | L1    |    |
|----------|---------------------------|------|------|------|-----|--------------|-------|----|
| 662-9321 | 2 Mains outlets (L=45.28) | 7.90 | 3.00 | 1.20 | 0.5 | 13.00 lbs    | 45.28 | 41 |



|          |                           | H1   | C1   | C2   | M1  | Weight (lbs) | L1    |    |
|----------|---------------------------|------|------|------|-----|--------------|-------|----|
| 662-9331 | 3 Mains outlets (L=45.28) | 7.90 | 3.00 | 1.20 | 0.5 | 13.00 lbs    | 45.28 | 41 |



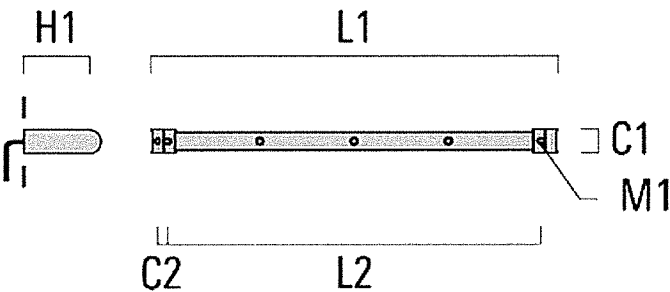
FLC121 LED RAIL66

662-2220

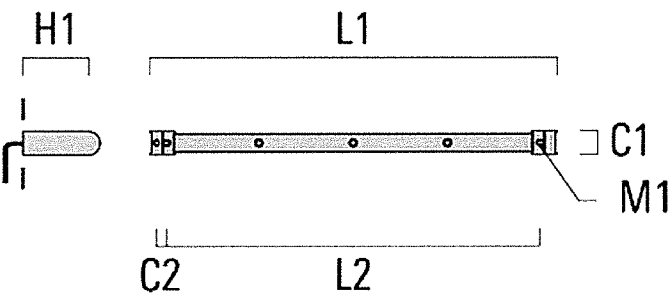


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|                                    | H1   | C1   | C2   | M1  | Weight (lbs) | L1    | L    |
|------------------------------------|------|------|------|-----|--------------|-------|------|
| 662-9332 3 Mains outlets (L=64.69) | 7.90 | 3.00 | 1.18 | 0.5 | 15.90 lbs    | 64.69 | 64.7 |



|                                    | H1   | C1   | C2   | M1 | Weight (lbs) | L1    | L    |
|------------------------------------|------|------|------|----|--------------|-------|------|
| 662-9341 4 Mains outlets (L=64.69) | 7.90 | 3.00 | 1.18 | 5  | 13.00 lbs    | 64.69 | 60.8 |



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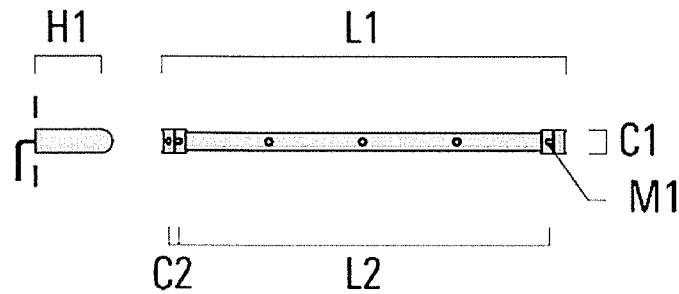


# FLC121 LED RAIL66 662-2220

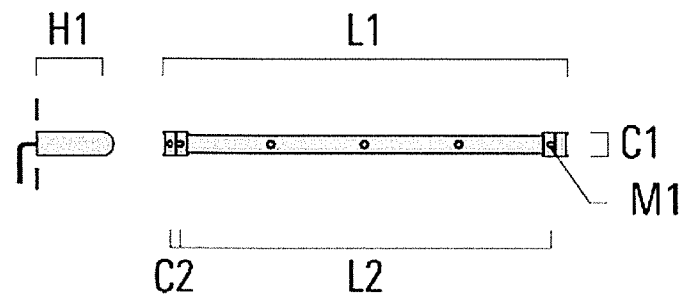


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|                                    | H1   | C1   | C2   | M1  | Weight (lbs) | L1    |    |
|------------------------------------|------|------|------|-----|--------------|-------|----|
| 662-9342 4 Mains outlets (L=84.65) | 7.90 | 3.00 | 1.18 | 0.5 | 18.76 lbs    | 84.65 | 80 |



|                                    | H1   | C1   | C2   | M1  | Weight (lbs) | L1    |    |
|------------------------------------|------|------|------|-----|--------------|-------|----|
| 662-9363 6 Mains outlets (L=84.65) | 7.90 | 3.00 | 1.18 | 0.5 | 18.76 lbs    | 84.65 | 80 |



# FLC121 LED RAIL66

662-2220

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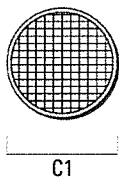


## Optical Accessories

### Surface wash lens

Broadens light distribution in all planes. Does not fit in combination with [B] lens. A maximum of one internal optical accessory.

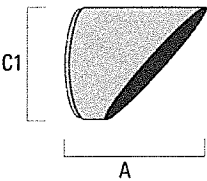
|                                                                                                                     | C1   |
|---------------------------------------------------------------------------------------------------------------------|------|
|  <b>665-8130</b> IO-360-FLC121-LED | 3.20 |



### Glare shield

Glare shield made from corrosion resistant aluminium. Inner surfaces matt black powdercoated.

|                                                                                                                     | A    | C1   |
|---------------------------------------------------------------------------------------------------------------------|------|------|
|  <b>665-9222</b> Glare shield ES | 4.02 | 4.69 |



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# FLC121 LED RAIL66

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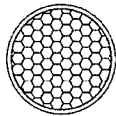
11/13



**Honeycomb louvre**

Honeycomb louvre, matt black Teflon® coated. For luminaires equipped with [M] [EE] [EES] light distribution. A maximum of one internal optical accessory.

|                        | C1   |
|------------------------|------|
| 665-8222 IW-FLC121-LED | 3.20 |

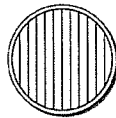


C1

**Linear spread lens**

Broadens light distribution in one plane only. Does not fit in combination with [B] lens. A maximum of one internal optical accessory.

|                            | C1 |
|----------------------------|----|
| 665-8129 IO-180-FLC121-LED | 81 |



C1



# FLC121 LED RAIL66

662-2220

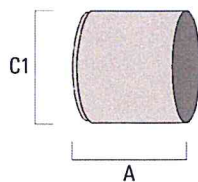
12/13

**we-ef**

## Snoot

Framing snoot made from corrosion resistant aluminium. Provides all-round glare cut-off as well as effective framing of beam. Inner surfaces matt black powdercoated.

|                     | A  | C1  |
|---------------------|----|-----|
| ■ 665-9224 Snoot ET | 60 | 120 |



## Wallwash lens

Specifically developed for the lighting of architectural surfaces, in combination with WE-EF [M] symmetric medium beam LED optics. Luminaires fitted with the IO-20 wallwash lens are typically positioned at  $0.125 \times h$  away from the target surface and spaced up to  $1.75 \times d$  apart:  $h$  = height of wall/target surface  $d = 0.125 \times h$  = distance from the wall/target surface  $s = 1.75 \times d$  = spacing between luminaires The IO-20 LED wallwash lens is factory-installed within the luminaire. The factory-sealed qualities and advantages of the luminaire are fully maintained. Not separately available. A maximum of one internal optical accessory.

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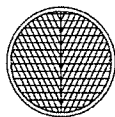
# FLC121 LED RAIL66

## 662-2220



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|                              | C1 |
|------------------------------|----|
| 665-8120 IO-20-WW-FLC121-LED | 81 |

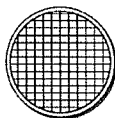


C1

### Wire guard

Wire guard made from corrosion resistant aluminium. Provides protection for the lens and acts as a safety barrier against accidental skin contact. External bayonet mounting system.

|                        | C1   |
|------------------------|------|
| 665-9221 Wire guard EG | 4.33 |

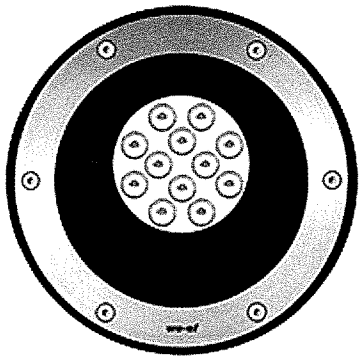


C1

ETC130-GB LED

611-3046

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Description

IP67. Inground LED uplight. Suitable for flush installation in concrete or earth. Offset gimbal mounted lamp module, with lockable aiming, 30° vertical tilt, and 360° horizontal rotation. Special effects can be realized with linear lens, flood lens, or color filters.

|                            |                              |
|----------------------------|------------------------------|
| Beam Type                  | wallwash                     |
| Lamp Type                  | LED-12/18W / 500 mA - 3000 K |
| CRI                        | 80                           |
| Gear Type                  | electronic gear              |
| Nominal Luminous Flux (lm) |                              |
| LED Lumens                 | 184.8 lm                     |
| LEDs                       | 12                           |
| Total Lumens               | 2217 lm                      |
| Tj                         | 85 °C                        |
| Rated Luminous Flux (lm)   |                              |
| LED Lumens                 | 129.1 lm                     |
| Total Lumens               | 1549.1 lm                    |
| Ta                         | 25 °C                        |
| Rated Input Power          | 21 W                         |

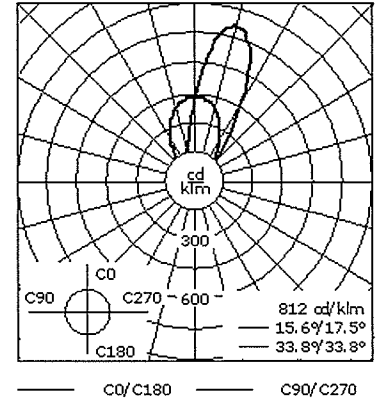
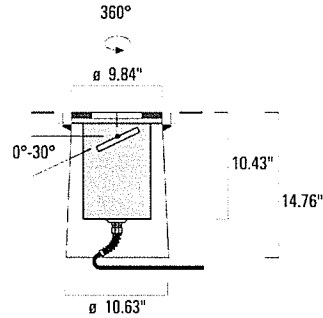


# ETC130-GB LED

611-3046

2/4

**we-ef**



## Material Specification

|                       |                                                                                                                                                              |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Body:                 | Luminaire body constructed of deep drawn stainless steel. Outer housing composite material.                                                                  |
| Weight (lbs):         | 18.20                                                                                                                                                        |
| Lens:                 | 5/8" thick clear tempered glass lens. Max. load 5 tonnes.                                                                                                    |
| Gasket:               | Silicone rubber gasket                                                                                                                                       |
| Fasteners:            | PCS polymer coated stainless steel                                                                                                                           |
| Ingress protection:   | IP67                                                                                                                                                         |
| Impact protection:    | IK10+                                                                                                                                                        |
| Corrosion protection: | 5CE                                                                                                                                                          |
| Finish:               | Natural stainless steel                                                                                                                                      |
| Mounting:             | Suitable for installation in concrete or earth. Suitable for walk-over and drive-over applications. Proper drainage and foundation support must be provided. |
| Listings:             | UL , c UL listed. Suitable for Wet locations                                                                                                                 |

## Electrical Specification

|               |                                                                |
|---------------|----------------------------------------------------------------|
| Power supply: | Integral [ECG] LED driver in 120 or 277 volt. Specify voltage. |
| Power factor: | > 0.9                                                          |
| Ballast:      | Integral EC electronic converter                               |
| Termination:  | Factory sealed termination chamber                             |
| Cable:        | 3 feet of flexible 18/3 cable                                  |

## Ambient Temperature

Ta less than 25 deg. C

# ETC130-GB LED

611-3046

3/4

**we-ef**

## Optical Accessories

### Surface wash lens

Broadens light distribution in all planes. Does not fit in combination with [B] lens.

**C1**

 **611-8037** IO-360-ETC130-GB-LED

3.86



C1

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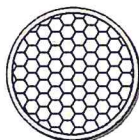
### Honeycomb louvre

Honeycomb louvre, matt black Teflon® coated. For luminaires equipped with [M] [EE] [EES] light distribution.

**C1**

 **611-8036** IW-ETC130/330\_GB\_LED

3.86



C1

### Linear spread lens

Broadens light distribution in one plane only. Does not fit in combination with [B] lens.

# ETC130-GB LED

611-3046

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**we-ef**

**C1**

**611-8038** IO-180-ETC130-GB-LED

3.94



**C1**



P3A

## FLC141 LED + Wallwash lens

665-7326 + 665-8152

1/10

**we-ef**



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### Description

IP66. Surface mounted LED floodlight. Integral control gear. Special effects can be realized with linear lens, or flood lens.

### Beam Type

wallwash

### Lamp Type

LED-24/48W / 700 mA - 3000 K

### CRI

80

### Gear Type

electronic gear

### Nominal Luminous Flux (lm)

LED Lumens

246 lm

LEDs

24

Total Lumens

5903 lm

Tj

85 °C

### Rated Luminous Flux (lm)

LED Lumens

171.5 lm

Total Lumens

4115.1 lm

Ta

25 °C

### Rated Input Power

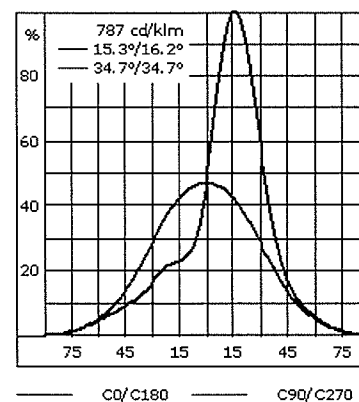
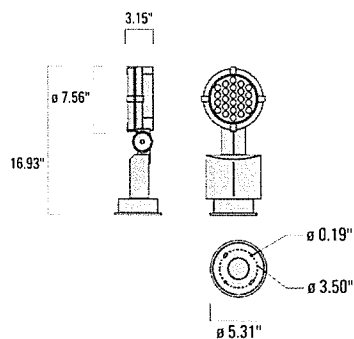
55 W

# FLC141 LED + Wallwash lens

665-7326 + 665-8152

2/10

**we-ef**



## Material Specification

|                       |                                                                                                                   |
|-----------------------|-------------------------------------------------------------------------------------------------------------------|
| Body:                 | Marine-grade, die-cast aluminium alloy                                                                            |
| Weight (lbs):         | 9.70                                                                                                              |
| Lens:                 | Safety glass lens                                                                                                 |
| Gasket:               | Silicone rubber gasket                                                                                            |
| Fasteners:            | PCS polymer coated stainless steel                                                                                |
| Ingress protection:   | IP66                                                                                                              |
| Impact protection:    | IK08                                                                                                              |
| Corrosion protection: | 5CE                                                                                                               |
| Finish:               | Powdercoat finish in Black RAL9004, White RAL9016, Grey Metallic RAL9007 or Dark Bronze RAL8019                   |
| Mounting:             | Suitable for installation over a 4" recessed junction box, or direct to short post, planted root, or pipe clamps. |

## Electrical Specification

|               |                                                                     |
|---------------|---------------------------------------------------------------------|
| Power supply: | 120-277V / 50-60 Hz                                                 |
| Ballast:      | Integral EC electronic converter in thermally-separated compartment |

## Ambient Temperature

Ta less than 25 deg. C

# FLC141 LED + Wallwash lens

665-7326 + 665-8152

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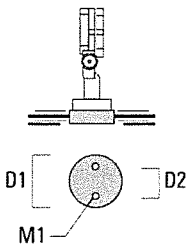


## Mounting Accessories

### JB1 Junction box

All mounting accessories are made from marine-grade, die-cast aluminium alloy unless otherwise noted. IP55.

|                                                                                                                    | D1   | D2   | Weight (lbs) |
|--------------------------------------------------------------------------------------------------------------------|------|------|--------------|
|  <b>665-9331</b> JB1 Junction box | 5.31 | 2.64 | 1.60 lb      |



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### Pipe clamp SP

Pipe clamps made from die-cast aluminium with stainless steel hardware. For mounting of one or two floodlights. Max. permissible weight per installed floodlight 15.0 kg.



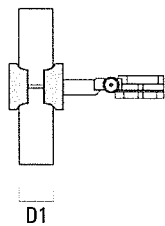
# FLC141 LED + Wallwash lens

665-7326 + 665-8152

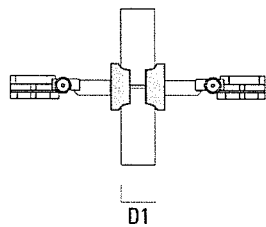


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|                                                  | D1    | Weight (lb) |
|--------------------------------------------------|-------|-------------|
| 665-9321 SP1-2/M8 Pipe clamp, single (Ø 3"-3.5") | 3-3.5 | 1.20        |



|                                                     | D1    | Weight (lb) |
|-----------------------------------------------------|-------|-------------|
| 665-9312 SP2-2/M8 Pipe clamp, double (Ø 1.5"-2.36") | 38-60 | 1           |

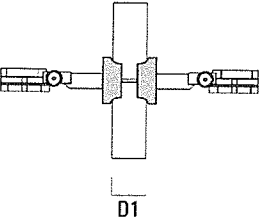


# **FLC141 LED + Wallwash lens** 665-7326 + 665-8152

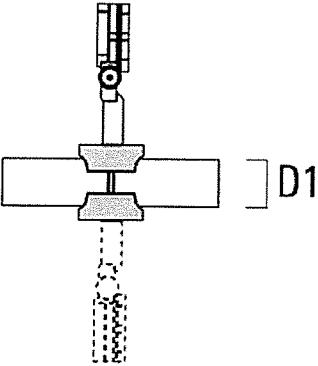


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|                                                                                                                                                      | D1    | Weight (lb) |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------|
|  <b>665-9322</b> SP2-2/M8 Pipe clamp, double (Ø 3"-3.5") | 76-89 | 1.20 lb     |



|                                                                                                                                                           | D1        | Weight (lb) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|
|  <b>665-9311</b> SP1-2/M8 Pipe clamp, single (Ø 1.5"-2.36") | 1.50-2.36 | 1 lb        |



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**Planted root**  
 Planted root made from hot dipped galvanized steel. Includes mounting hardware. Must be used in conjunction with EM short post.

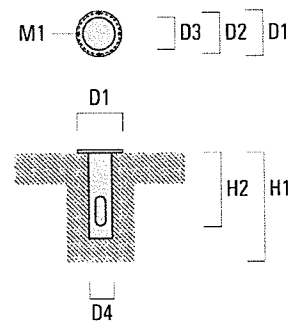
# FLC141 LED + Wallwash lens

665-7326 + 665-8152



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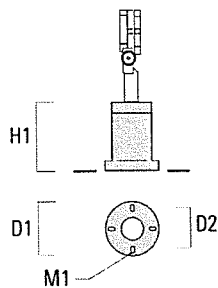
|                            | D1   | D2   | D3   | D4   | H1    | H2    | M1 | Weight (lb) |
|----------------------------|------|------|------|------|-------|-------|----|-------------|
| 665-9302 Planted root ESV4 | 5.71 | 5.12 | 4.02 | 4.25 | 15.75 | 13.78 | 8  | 4.40 lb     |



## Short post EM

Short posts made from die-cast aluminium with concealed stainless steel hardware. For mounting of one floodlight.

|                   | D1  | D2   | H1   | M1 | Weight (lb) |
|-------------------|-----|------|------|----|-------------|
| 665-9301 EM1-2/M8 | 6.3 | 5.12 | 7.87 |    | 3.00 lb     |





# FLC141 LED + Wallwash lens

665-7326 + 665-8152

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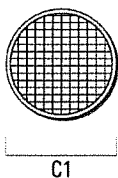


## Optical Accessories

### Surface wash lens

Broadens light distribution in all planes. Does not fit in combination with [B] lens. A maximum of one internal optical accessory.

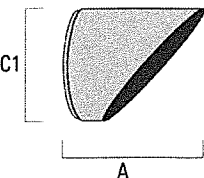
|                                                                                                                     | C1   |
|---------------------------------------------------------------------------------------------------------------------|------|
|  <b>665-8145</b> ID-360-FLC141-LED | 5.71 |



### Glare shield

Glare shield made from corrosion resistant aluminium. Inner surfaces matt black powdercoated.

|                                                                                                                     | A    | C1   |
|---------------------------------------------------------------------------------------------------------------------|------|------|
|  <b>665-9242</b> Glare shield ES | 4.72 | 5.71 |



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# FLC141 LED + Wallwash lens

665-7326 + 665-8152



8/10

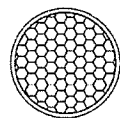
## Honeycomb louvre

Honeycomb louvre, matt black Teflon® coated. For luminaires equipped with [M] [EE] [EES] light distribution. A maximum of one internal optical accessory.

C1

665-8242 IW-FLC141\_LED

5.70



C1

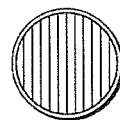
## Linear spread lens

Broadens light distribution in one plane only. Does not fit in combination with [B] lens. A maximum of one internal optical accessory.

C1

665-8149 IO-180-FLC141-LED

145



C1

# FLC141 LED + Wallwash lens

665-7326 + 665-8152

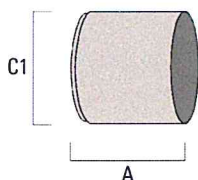
**we-ef**

9/10

## Snoot

Framing snoot made from corrosion resistant aluminium. Provides all-round glare cut-off as well as effective framing of beam. Inner surfaces matt black powdercoated.

|                     | A   | C1  |
|---------------------|-----|-----|
| ■ 665-9244 Snoot ET | 120 | 145 |



## Wallwash lens

Specifically developed for the lighting of architectural surfaces, in combination with WE-EF [M] symmetric medium beam LED optics. Luminaires fitted with the IO-20 wallwash lens are typically positioned at  $0.125 \times h$  away from the target surface and spaced up to  $1.75 \times d$  apart:  $h$  = height of wall/target surface  $d = 0.125 \times h$  = distance from the wall/target surface  $s = 1.75 \times d$  = spacing between luminaires The IO-20 LED wallwash lens is factory-installed within the luminaire. The factory-sealed qualities and advantages of the luminaire are fully maintained. Not separately available. A maximum of one internal optical accessory.

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# FLC141 LED + Wallwash lens

665-7326 + 665-8152

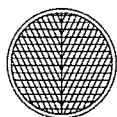
**we-ef**

10/10

**C1**

**665-8152** IO-20-WW-FLC141-LED

145



**C1**

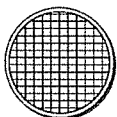
## Wire guard

Wire guard made from corrosion resistant aluminium. Provides protection for the lens and acts as a safety barrier against accidental skin contact. External bayonet mounting system.

**C1**

**665-9241** Wire guard EG

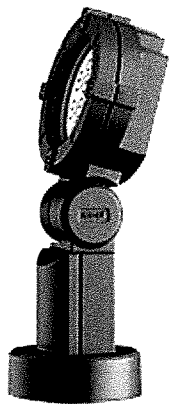
5.70



**C1**

FLC131 LED  
665-3320

1/10



**Description**

IP66. Surface mounted LED floodlight. Integral control gear. Special effects can be realized with linear lens, or flood lens.

**Beam Type** symmetric, medium beam [M]

**Lamp Type** LED-12/24W / 700 mA - 3000 K

**CRI** 80

**Gear Type** electronic gear

**Nominal Luminous Flux (lm)**

LED Lumens 245.9 lm

LEDs 12

Total Lumens 2951 lm

Tj 85 °C

**Rated Luminous Flux (lm)**

LED Lumens 211.9 lm

Total Lumens 2542.8 lm

Ta 25 °C

**Rated Input Power** 28 W

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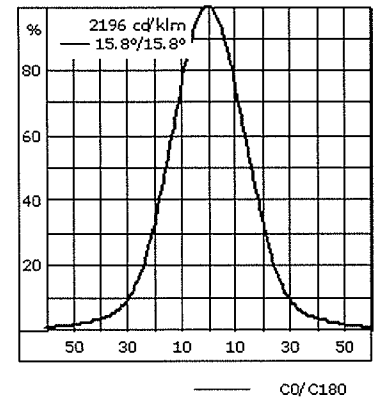
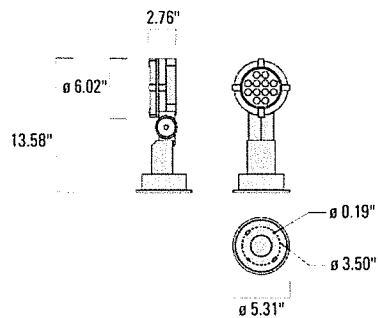
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# FLC131 LED

665-3320

2/10

**we-ef**



## Material Specification

|                       |                                                                                                                   |
|-----------------------|-------------------------------------------------------------------------------------------------------------------|
| Body:                 | Marine-grade, die-cast aluminium alloy                                                                            |
| Weight (lbs):         | 5.50                                                                                                              |
| Lens:                 | Safety glass lens                                                                                                 |
| Gasket:               | Silicone rubber gasket                                                                                            |
| Fasteners:            | PCS polymer coated stainless steel                                                                                |
| Ingress protection:   | IP66                                                                                                              |
| Impact protection:    | IK08                                                                                                              |
| Corrosion protection: | 5CE                                                                                                               |
| Finish:               | Powdercoat finish in Black RAL9004, White RAL9016, Grey Metallic RAL9007 or Dark Bronze RAL8019                   |
| Mounting:             | Suitable for installation over a 4" recessed junction box, or direct to short post, planted root, or pipe clamps. |
| Listings:             | UL, cUL listed. Suitable for Wet Locations.                                                                       |

## Electrical Specification

|               |                                                                     |
|---------------|---------------------------------------------------------------------|
| Power supply: | 120-277V / 50-60 Hz                                                 |
| Ballast:      | Integral EC electronic converter in thermally-separated compartment |

## Ambient Temperature

Ta less than 25 deg. C



# FLC131 LED

665-3320

3/10

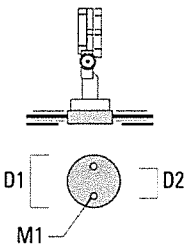


## Mounting Accessories

### JB1 Junction box

All mounting accessories are made from marine-grade, die-cast aluminium alloy unless otherwise noted. IP55.

|                                                                                                                    | D1   | D2   | Weight (lbs) |
|--------------------------------------------------------------------------------------------------------------------|------|------|--------------|
|  <b>665-9331</b> JB1 Junction box | 5.31 | 2.64 | 1.60 lb      |



### Pipe clamp SP

Pipe clamps made from die-cast aluminium with stainless steel hardware. For mounting of one or two floodlights. Max. permissible weight per installed floodlight 15.0 kg.

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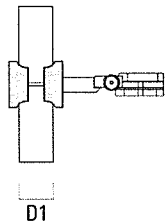
FLC131 LED

665-3320

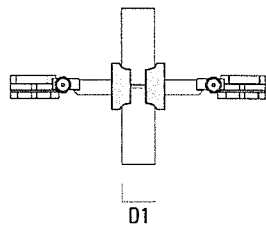
4/10



|                                                  | D1    | Weight (lb) |
|--------------------------------------------------|-------|-------------|
| 665-9321 SP1-2/M8 Pipe clamp, single (Ø 3"-3.5") | 3-3.5 | 1.20        |



|                                                     | D1    | Weight (lb) |
|-----------------------------------------------------|-------|-------------|
| 665-9312 SP2-2/M8 Pipe clamp, double (Ø 1.5"-2.36") | 38-60 | 1           |

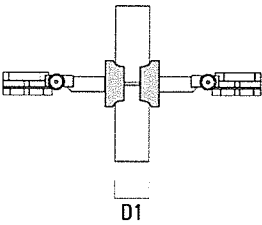


FLC131 LED  
665-3320

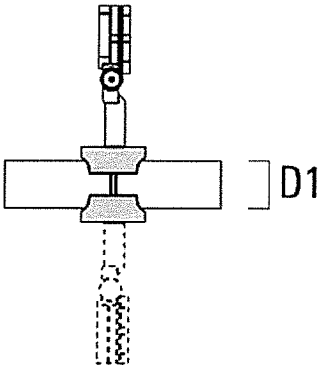


5/10

|                                                                                                                                                      | D1    | Weight (lb) |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------|
|  <b>665-9322</b> SP2-2/M8 Pipe clamp, double (Ø 3"-3.5") | 76-89 | 1.20 lb     |



|                                                                                                                                                            | D1        | Weight (lb) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|
|  <b>665-9311</b> SP1-2/M8 Pipe clamp, single (Ø 1.5"-2.36") | 1.50-2.36 | 1 lb        |



**Planted root**

Planted root made from hot dipped galvanized steel. Includes mounting hardware. Must be used in conjunction with EM short post.

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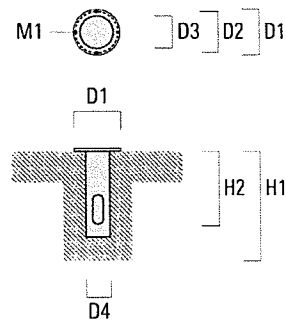
# FLC131 LED

## 665-3320



6/10

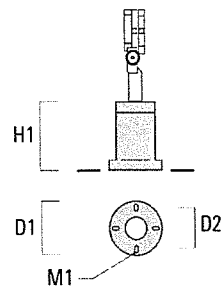
|                            | D1   | D2   | D3   | D4   | H1    | H2    | M1 | Weight (lb) |
|----------------------------|------|------|------|------|-------|-------|----|-------------|
| 665-9302 Planted root ESV4 | 5.71 | 5.12 | 4.02 | 4.25 | 15.75 | 13.78 | 8  | 4.40 lb     |



### Short post EM

Short posts made from die-cast aluminium with concealed stainless steel hardware. For mounting of one floodlight.

|                   | D1  | D2   | H1   | M1 | Weight (lb) |
|-------------------|-----|------|------|----|-------------|
| 665-9301 EM1-2/M8 | 6.3 | 5.12 | 7.87 |    | 3.00 lb     |



# FLC131 LED

665-3320

7/10

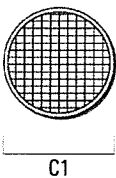


## Optical Accessories

### Surface wash lens

Broadens light distribution in all planes. Does not fit in combination with [B] lens. A maximum of one internal optical accessory.

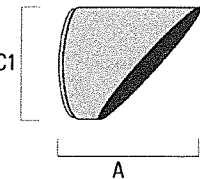
|                                                                                                                     | C1   |
|---------------------------------------------------------------------------------------------------------------------|------|
|  <b>665-8140</b> IO-360-FLC131-LED | 4.33 |



### Glare shield

Glare shield made from corrosion resistant aluminium. Inner surfaces matt black powdercoated.

|                                                                                                                     | A    | C1   |
|---------------------------------------------------------------------------------------------------------------------|------|------|
|  <b>665-9232</b> Glare shield ES | 4.33 | 3.94 |



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# FLC131 LED

665-3320

8/10

**we-ef**

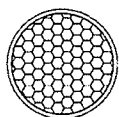
## Honeycomb louvre

Honeycomb louvre, matt black Teflon® coated. For luminaires equipped with [M] [EE] [EES] light distribution. A maximum of one internal optical accessory.

**C1**

**665-8232** Honeycomb Louvre IW

4.33



C1

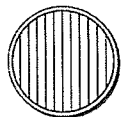
## Linear spread lens

Broadens light distribution in one plane only. Does not fit in combination with [B] lens. A maximum of one internal optical accessory.

**C1**

**665-8139** IO-180-FLC131-LED

4.30



C1

# FLC131 LED

665-3320

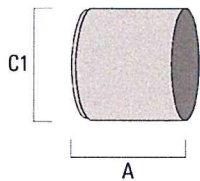
9/10

**we-ef**

## Snoot

Framing snoot made from corrosion resistant aluminium. Provides all-round glare cut-off as well as effective framing of beam. Inner surfaces matt black powdercoated.

|                     | A    | C1   |
|---------------------|------|------|
| ■ 665-9234 Snoot ET | 3.76 | 4.96 |



## Wallwash lens

Specifically developed for the lighting of architectural surfaces, in combination with WE-EF [M] symmetric medium beam LED optics. Luminaires fitted with the IO-20 wallwash lens are typically positioned at  $0.125 \times h$  away from the target surface and spaced up to  $1.75 \times d$  apart:  $h$  = height of wall/target surface  $d = 0.125 \times h$  = distance from the wall/target surface  $s = 1.75 \times d$  = spacing between luminaires The IO-20 LED wallwash lens is factory-installed within the luminaire. The factory-sealed qualities and advantages of the luminaire are fully maintained. Not separately available. A maximum of one internal optical accessory.

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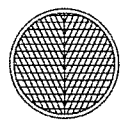
# FLC131 LED

## 665-3320



10/10

|                                                                                                                       | C1   |
|-----------------------------------------------------------------------------------------------------------------------|------|
|  <b>665-8135</b> IO-20-WW-FLC131-LED | 4.33 |

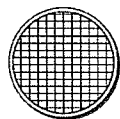


C1

### Wire guard

Wire guard made from corrosion resistant aluminium. Provides protection for the lens and acts as a safety barrier against accidental skin contact. External bayonet mounting system.

|                                                                                                                   | C1   |
|-------------------------------------------------------------------------------------------------------------------|------|
|  <b>665-9231</b> Wire guard EG | 5.00 |



C1

**FLC141 LED**

665-7326

1/10

**we-ef****Description**

IP66. Surface mounted LED floodlight. Integral control gear. Special effects can be realized with linear lens, or flood lens.

|                  |                              |
|------------------|------------------------------|
| <b>Beam Type</b> | symmetric, medium beam [M]   |
| <b>Lamp Type</b> | LED-24/48W / 700 mA - 3000 K |
| <b>CRI</b>       | 80                           |
| <b>Gear Type</b> | electronic gear              |

**Nominal Luminous Flux (lm)**

|              |         |
|--------------|---------|
| LED Lumens   | 246 lm  |
| LEDs         | 24      |
| Total Lumens | 5903 lm |
| Tj           | 85 °C   |

**Rated Luminous Flux (lm)**

|              |           |
|--------------|-----------|
| LED Lumens   | 213.7 lm  |
| Total Lumens | 5128.8 lm |
| Ta           | 25 °C     |

|                          |      |
|--------------------------|------|
| <b>Rated Input Power</b> | 55 W |
|--------------------------|------|

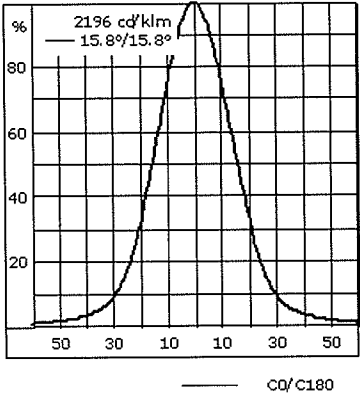
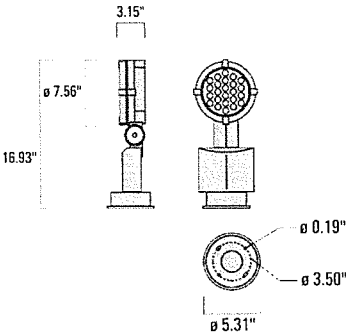
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# FLC141 LED

## 665-7326

2/10



### Material Specification

|                       |                                                                                                                   |
|-----------------------|-------------------------------------------------------------------------------------------------------------------|
| Body:                 | Marine-grade, die-cast aluminium alloy                                                                            |
| Weight (lbs):         | 9.70                                                                                                              |
| Lens:                 | Safety glass lens                                                                                                 |
| Gasket:               | Silicone rubber gasket                                                                                            |
| Fasteners:            | PCS polymer coated stainless steel                                                                                |
| Ingress protection:   | IP66                                                                                                              |
| Impact protection:    | IK08                                                                                                              |
| Corrosion protection: | 5CE                                                                                                               |
| Finish:               | Powdercoat finish in Black RAL9004, White RAL9016, Grey Metallic RAL9007 or Dark Bronze RAL8019                   |
| Mounting:             | Suitable for installation over a 4" recessed junction box, or direct to short post, planted root, or pipe clamps. |

### Electrical Specification

|               |                                                                     |
|---------------|---------------------------------------------------------------------|
| Power supply: | 120-277V / 50-60 Hz                                                 |
| Ballast:      | Integral EC electronic converter in thermally-separated compartment |

### Ambient Temperature

Ta less than 25 deg. C

# FLC141 LED

665-7326

3/10

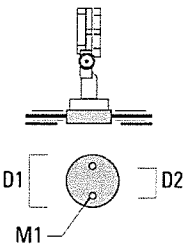


## Mounting Accessories

### JB1 Junction box

All mounting accessories are made from marine-grade, die-cast aluminium alloy unless otherwise noted. IP55.

|                                                                                                                    | D1   | D2   | Weight (lb) |
|--------------------------------------------------------------------------------------------------------------------|------|------|-------------|
|  <b>665-9331</b> JB1 Junction box | 5.31 | 2.64 | 1.60 lb     |



### Pipe clamp SP

Pipe clamps made from die-cast aluminium with stainless steel hardware. For mounting of one or two floodlights. Max. permissible weight per installed floodlight 15.0 kg.

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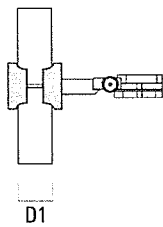
FLC141 LED

665-7326

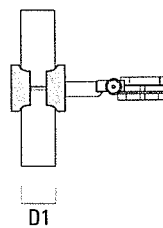
4/10



|                                                                                                                                                          | D1        | Weight (lb) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|
|  <b>665-9311</b> SP1-2/M8 Pipe clamp, single (Ø 1.5"-2.36") | 1.50-2.36 | 1 lb        |



|                                                                                                                                                        | D1       | Weight (lb) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------|
|  <b>665-9321</b> SP1-2/M8 Pipe clamp, single (Ø 3"-3.5") | 3.0-3.50 | 1.20 lb     |



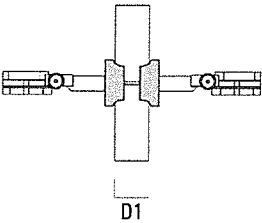
# FLC141 LED

665-7326

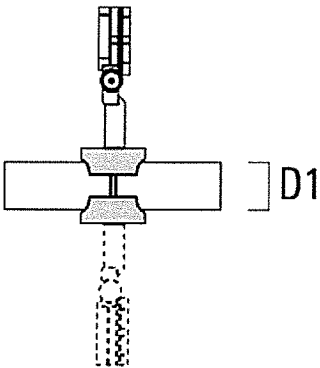
5/10



|                                                                                                                                                          | D1       | Weight (lb) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------|
|  <b>665-9312</b> SP2-2/M8 Pipe clamp, double (Ø 1.5"-2.36") | 1.5-2.36 | 1 lb        |



|                                                                                                                                                        | D1    | Weight (lb) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------|
|  <b>665-9322</b> SP2-2/M8 Pipe clamp, double (Ø 3"-3.5") | 76-89 | 1.20 lb     |



## Planted root

Planted root made from hot dipped galvanized steel. Includes mounting hardware. Must be used in conjunction with EM short post.

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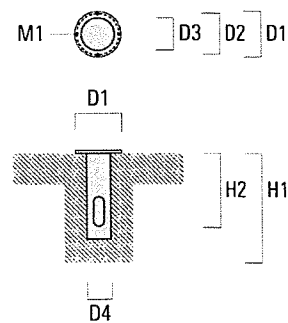
# FLC141 LED

## 665-7326



6/10

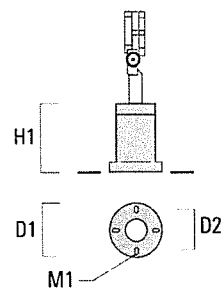
|                            | D1   | D2   | D3   | D4   | H1    | H2    | M1 | Weight (lb) |
|----------------------------|------|------|------|------|-------|-------|----|-------------|
| 665-9302 Planted root ESV4 | 5.71 | 5.12 | 4.02 | 4.25 | 15.75 | 13.78 | 8  | 4.40 lb     |



### Short post EM

Short posts made from die-cast aluminium with concealed stainless steel hardware. For mounting of one floodlight.

|                   | D1  | D2   | H1   | M1 | Weight (lb) |
|-------------------|-----|------|------|----|-------------|
| 665-9301 EM1-2/M8 | 6.3 | 5.12 | 7.87 |    | 3.00 lb     |



# FLC141 LED

## 665-7326

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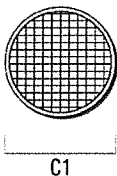


### Optical Accessories

#### Surface wash lens

Broadens light distribution in all planes. Does not fit in combination with [B] lens. A maximum of one internal optical accessory.

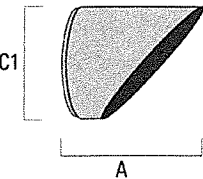
|                                                                                                                     | C1   |
|---------------------------------------------------------------------------------------------------------------------|------|
|  <b>665-8145</b> IO-360-FLC141-LED | 5.71 |



#### Glare shield

Glare shield made from corrosion resistant aluminium. Inner surfaces matt black powdercoated.

|                                                                                                                     | A    | C1   |
|---------------------------------------------------------------------------------------------------------------------|------|------|
|  <b>665-9242</b> Glare shield ES | 4.72 | 5.71 |



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# FLC141 LED

665-7326

8/10

**we-ef**

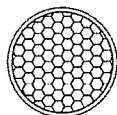
## Honeycomb louvre

Honeycomb louvre, matt black Teflon® coated. For luminaires equipped with [M] [EE] [EES] light distribution. A maximum of one internal optical accessory.

**C1**

**665-8242** IW-FLC141\_LED

5.70



C1

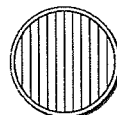
## Linear spread lens

Broadens light distribution in one plane only. Does not fit in combination with [B] lens. A maximum of one internal optical accessory.

**C1**

**665-8149** IO-180-FLC141-LED

145



C1

# FLC141 LED

665-7326

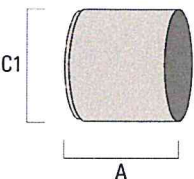
9/10



### Snoot

Framing snoot made from corrosion resistant aluminium. Provides all-round glare cut-off as well as effective framing of beam. Inner surfaces matt black powdercoated.

|                                                                                                            | A   | C1  |
|------------------------------------------------------------------------------------------------------------|-----|-----|
|  <b>665-9244</b> Snoot ET | 120 | 145 |



### Wallwash lens

Specifically developed for the lighting of architectural surfaces, in combination with WE-EF [M] symmetric medium beam LED optics. Luminaires fitted with the IO-20 wallwash lens are typically positioned at  $0.125 \times h$  away from the target surface and spaced up to  $1.75 \times d$  apart:  $h$  = height of wall/target surface  $d = 0.125 \times h$  = distance from the wall/target surface  $s = 1.75 \times d$  = spacing between luminaires The IO-20 LED wallwash lens is factory-installed within the luminaire. The factory-sealed qualities and advantages of the luminaire are fully maintained. Not separately available. A maximum of one internal optical accessory.

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# FLC141 LED

## 665-7326

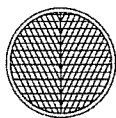


10/10

C1

665-8152 IO-20-WW-FLC141-LED

145



C1

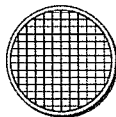
### Wire guard

Wire guard made from corrosion resistant aluminium. Provides protection for the lens and acts as a safety barrier against accidental skin contact. External bayonet mounting system.

C1

665-9241 Wire guard EG

5.70



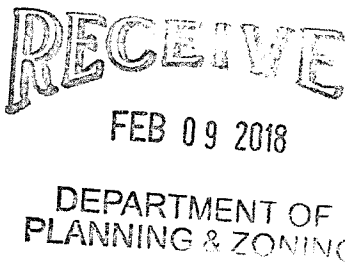
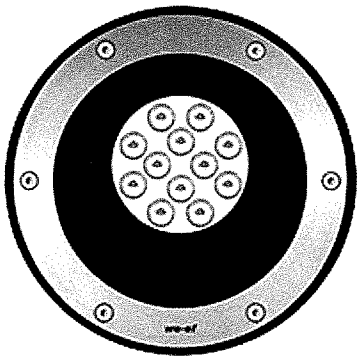
C1

P4B

ETC130-GB LED

611-3020

1/4



Description

IP67. Inground LED uplight. Suitable for flush installation in concrete or earth. Offset gimbal mounted lamp module, with lockable aiming, 30° vertical tilt, and 360° horizontal rotation. Special effects can be realized with linear lens, flood lens, or color filters.

|                            |                              |
|----------------------------|------------------------------|
| Beam Type                  | symmetric, medium beam [M]   |
| Lamp Type                  | LED-12/18W / 500 mA - 3000 K |
| CRI                        | 80                           |
| Gear Type                  | electronic gear              |
| Nominal Luminous Flux (lm) |                              |
| LED Lumens                 | 184.8 lm                     |
| LEDs                       | 12                           |
| Total Lumens               | 2217 lm                      |
| Tj                         | 85 °C                        |
| Rated Luminous Flux (lm)   |                              |
| LED Lumens                 | 160.3 lm                     |
| Total Lumens               | 1923.7 lm                    |
| Ta                         | 25 °C                        |
| Rated Input Power          | 21 W                         |

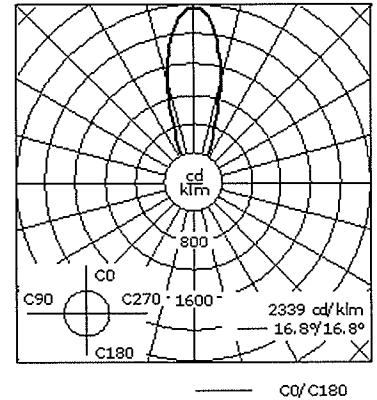
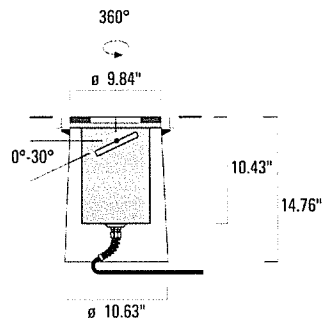


# ETC130-GB LED

## 611-3020

**we-ef**

2/4



### Material Specification

|                       |                                                                                                                                                              |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Body:                 | Luminaire body constructed of deep drawn stainless steel. Outer housing composite material.                                                                  |
| Weight (lbs):         | 18.20                                                                                                                                                        |
| Lens:                 | 5/8" thick clear tempered glass lens. Max. load 5 tonnes.                                                                                                    |
| Gasket:               | Silicone rubber gasket                                                                                                                                       |
| Fasteners:            | PCS polymer coated stainless steel                                                                                                                           |
| Ingress protection:   | IP67                                                                                                                                                         |
| Impact protection:    | IK10+                                                                                                                                                        |
| Corrosion protection: | 5CE                                                                                                                                                          |
| Finish:               | Natural stainless steel                                                                                                                                      |
| Mounting:             | Suitable for installation in concrete or earth. Suitable for walk-over and drive-over applications. Proper drainage and foundation support must be provided. |
| Listings:             | ETL listed. Suitable for Wet locations                                                                                                                       |

### Electrical Specification

|               |                                                                |
|---------------|----------------------------------------------------------------|
| Power supply: | Integral [ECG] LED driver in 120 or 277 volt. Specify voltage. |
| Power factor: | > 0.9                                                          |
| Ballast:      | Integral EC electronic converter                               |
| Termination:  | Factory sealed termination chamber                             |
| Cable:        | 3 feet of flexible 18/3 cable                                  |

### Ambient Temperature

Ta less than 25 deg. C

# ETC130-GB LED

611-3020

3/4

**we-ef**

## Optical Accessories

### Surface wash lens

Broadens light distribution in all planes. Does not fit in combination with [B] lens.

**C1**

611-8037 IO-360-ETC130-GB-LED

3.86



C1

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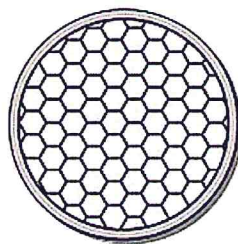
### Honeycomb louvre

Honeycomb louvre, matt black Teflon® coated. For luminaires equipped with [M] [EE] [EES] light distribution.

**C1**

611-8036 IW-ETC130/330\_GB\_LED

3.86



C1

# ETC130-GB LED

611-3020

4/4

## Linear spread lens

Broadens light distribution in one plane only. Does not fit in combination with [B] lens.

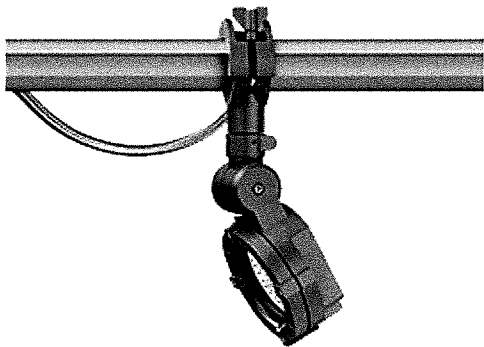
**we-ef**

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611-8038 IO-180-ETC130-GB-LED

FLC131 LED RAIL66  
662-3323

1/13



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Description

IP66. RAIL66 LED projector. IP rated in-line connector and mounting clamp for installation to RAIL66 mounting system. Integral control gear in thermally separated compartment. Special effects can be realized with linear lens, flood lens, or color filters.

|                            |                              |
|----------------------------|------------------------------|
| Beam Type                  | symmetric, medium beam [M]   |
| Lamp Type                  | LED-12/24W / 700 mA - 3000 K |
| CRI                        | 80                           |
| Gear Type                  | electronic gear              |
| Nominal Luminous Flux (lm) |                              |
| LED Lumens                 | 245.9 lm                     |
| LEDs                       | 12                           |
| Total Lumens               | 2951 lm                      |
| Tj                         | 85 °C                        |
| Rated Luminous Flux (lm)   |                              |
| LED Lumens                 | 211.9 lm                     |
| Total Lumens               | 2542.8 lm                    |
| Ta                         | 25 °C                        |
| Rated Input Power          | 28 W                         |

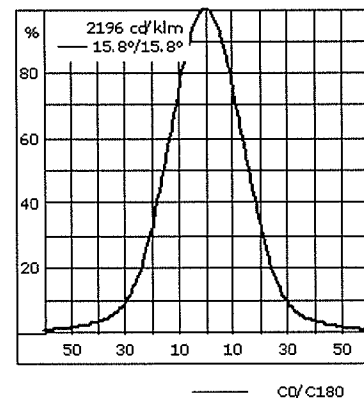
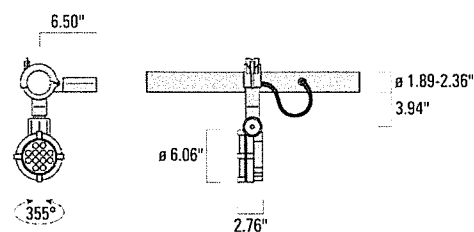


# FLC131 LED RAIL66

## 662-3323



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### Material Specification

|                       |                                                                                                                                        |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Body:                 | Marine-grade die-cast aluminum alloy                                                                                                   |
| Weight (lbs):         | 6.80                                                                                                                                   |
| Lens:                 | Clear tempered glass lens                                                                                                              |
| Gasket:               | Silicone rubber gasket                                                                                                                 |
| Fasteners:            | PCS Polymer Coated Stainless Steel hardware                                                                                            |
| Ingress protection:   | IP66                                                                                                                                   |
| Impact protection:    | IK08                                                                                                                                   |
| Corrosion protection: | 5CE                                                                                                                                    |
| Finish:               | Powdercoat finish in Black RAL9004, White RAL9016, and Grey Metallic RAL9007 and Dark Bronze RAL8019                                   |
| Mounting:             | Mounting clamp for installation to RAIL66 mounting system. Refer to mounting accessories for complete range of RAIL66 mounting systems |

### Electrical Specification

|               |                                                                     |
|---------------|---------------------------------------------------------------------|
| Power supply: | Integral [ECG] LED driver in 120 - 277 volt.                        |
| Ballast:      | Integral EC electronic converter in thermally-separated compartment |
| Cable:        | 0.4 m of flexible cable                                             |

### Ambient Temperature

Ta less than 25 deg C

# FLC131 LED RAIL66

## 662-3323

3/13

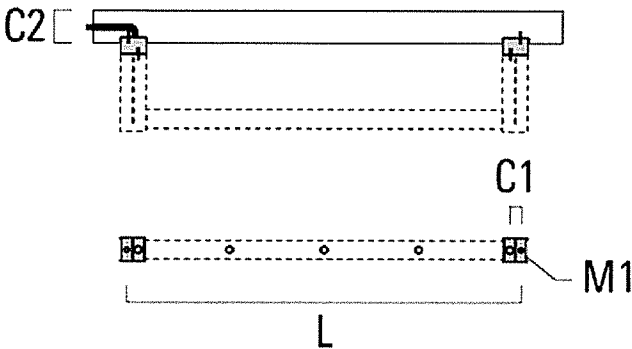


### Mounting Accessories

#### Column Fitters

The optional column fitters (pair) allow installation to pipe structures and columns of (minimum) 4".

|                                       | C1   | C2   | L    | M1 | Weight (lbs) |
|---------------------------------------|------|------|------|----|--------------|
| <b>662-9522</b> Column Fitters (pair) | 1.20 | 4.00 | 43.9 | .5 | 2.00 lbs     |

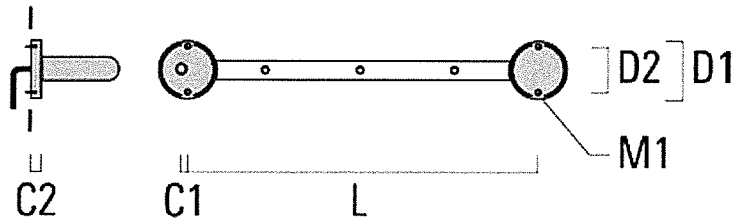


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#### Flat Surface Fitters

The optional Flat Surface Fitters (pair) provide enhanced mounting surface coverage and facilitate concealing of a recessed junction box.

|                                        | C1   | C2   | D1  | D2  | L    | M1  | Weight (lbs) |
|----------------------------------------|------|------|-----|-----|------|-----|--------------|
| <b>662-9521</b> Surface fitters (pair) | 0.79 | 1.18 | 7.1 | 5.5 | 42.1 | .35 | 3.70 lbs     |



# FLC131 LED RAIL66

## 662-3323



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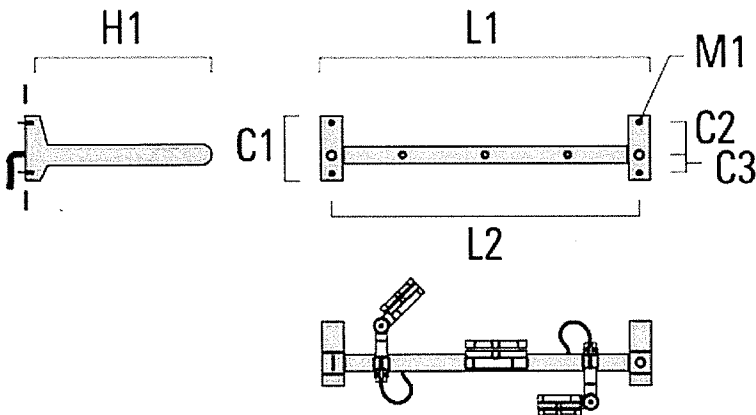
Cantilever

IP66. Marine-grade, all aluminium construction. 5CE superior corrosion protection including PCS hardware. Powdercoat finish in grey aluminium RAL 9007, black RAL 9004 or white RAL 9016. Anodised rail extrusion, featuring countersunk, IP rated compact mains outlets and internal wiring. RAIL66 Cantilever, featuring a concealed termination chamber, has been designed for horizontal wall mounting. Particularly suitable for facade lighting applications.

|          |                           | C3   | H1    | C1   | C2   | L1    |     |
|----------|---------------------------|------|-------|------|------|-------|-----|
| 662-9421 | 2 Mains outlets (L=45.28) | 2.36 | 23.62 | 8.66 | 4.72 | 45.28 | 42. |

Missing Image

|          |                           | C3   | H1    | C1   | C2   | L1    |     |
|----------|---------------------------|------|-------|------|------|-------|-----|
| 662-9431 | 3 Mains outlets (L=45.28) | 2.36 | 23.62 | 8.66 | 4.72 | 45.28 | 42. |



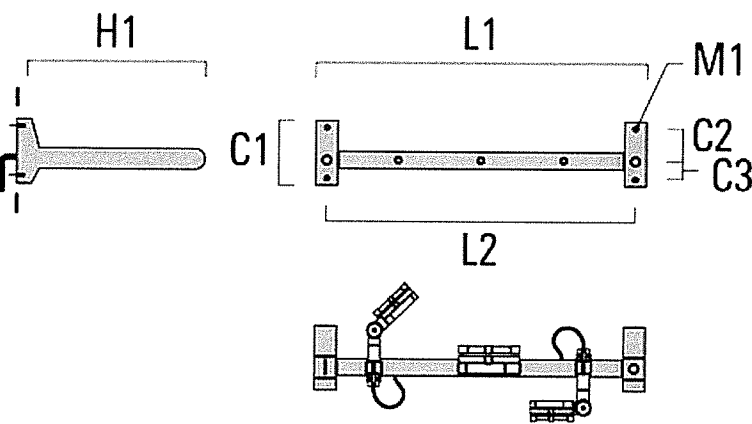
# FLC131 LED RAIL66

## 662-3323

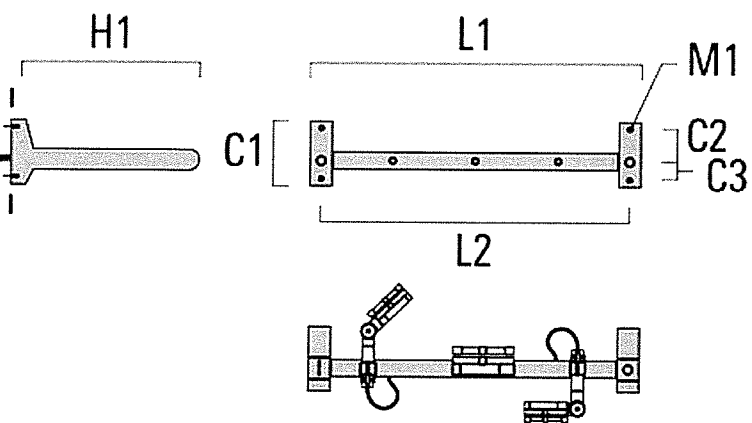


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|                                    | C3   | H1    | C1   | C2   | Weight (lbs) | L1    |      |
|------------------------------------|------|-------|------|------|--------------|-------|------|
| 662-9432 3 Mains outlets (L=64.69) | 2.36 | 23.62 | 8.66 | 4.72 | 29.32 lbs    | 64.96 | 61.8 |



|                                    | C3   | H1    | C1   | C2   | Weight (lbs) | L1    |      |
|------------------------------------|------|-------|------|------|--------------|-------|------|
| 662-9441 4 Mains outlets (L=64.69) | 2.36 | 23.62 | 8.66 | 4.72 | 29.32 lbs    | 64.96 | 61.8 |



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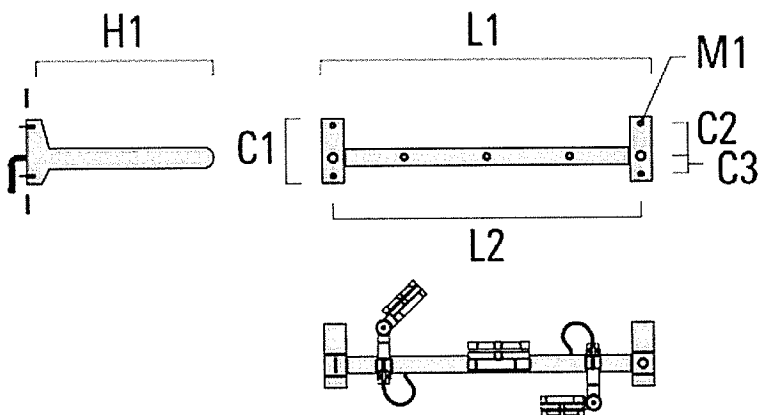
# FLC131 LED RAIL66

662-3323

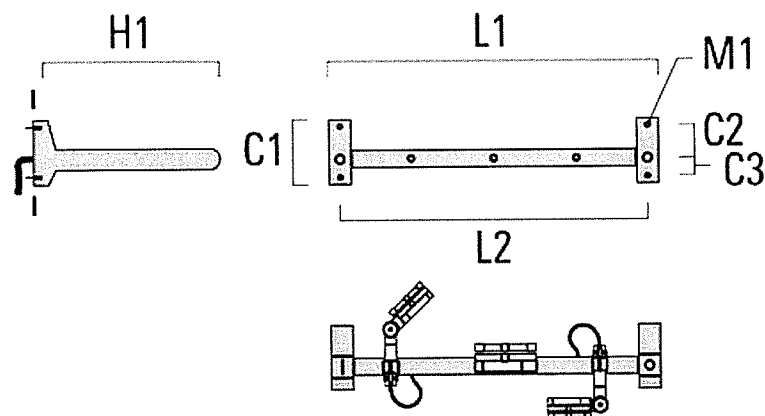


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|                                    | C3   | H1    | C1   | C2   | Weight (lbs) | L1    |      |
|------------------------------------|------|-------|------|------|--------------|-------|------|
| 662-9442 4 Mains outlets (L=84.65) | 2.36 | 23.62 | 8.66 | 4.72 | 32.19 lbs    | 84.65 | 81.4 |



|                                    | C3   | H1    | C1   | C2   | Weight (lbs) | L1    |      |
|------------------------------------|------|-------|------|------|--------------|-------|------|
| 662-9463 6 Mains outlets (L=84.65) | 2.36 | 23.62 | 8.66 | 4.72 | 32.19 lbs    | 84.65 | 81.4 |



## Universal

IP66. Marine-grade, all aluminium construction. 5CE superior corrosion protection including PCS hardware. Anodised rail extrusion, featuring countersunk, IP rated compact mains outlets and internal wiring. RAIL66 Universal features a pair of 'flat surface' mounting brackets, including a concealed termination chamber. Suitable for installation in any desired orientation to walls, under roof and ceiling structures. The optional Flat Surface Fitters (pair) provide enhanced mounting surface coverage and facilitate concealing of a recessed junction box. The optional Column Fitters (pair) allow installation to pipe structures and columns of min. 100 mm diameter.

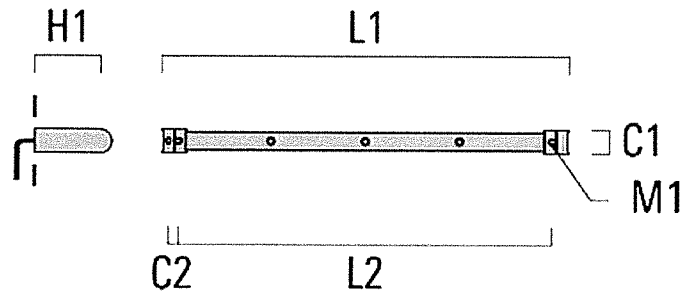
# FLC131 LED RAIL66

## 662-3323

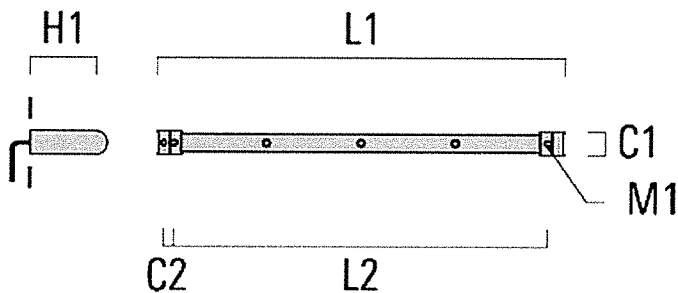


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|                                    | H1   | C1   | C2   | M1  | Weight (lbs) | L1    | L2    |
|------------------------------------|------|------|------|-----|--------------|-------|-------|
| 662-9321 2 Mains outlets (L=45.28) | 7.90 | 3.00 | 1.20 | 0.5 | 13.00 lbs    | 45.28 | 41.18 |



|                                    | H1   | C1   | C2   | M1  | Weight (lbs) | L1    | L2    |
|------------------------------------|------|------|------|-----|--------------|-------|-------|
| 662-9331 3 Mains outlets (L=45.28) | 7.90 | 3.00 | 1.20 | 0.5 | 13.00 lbs    | 45.28 | 41.18 |



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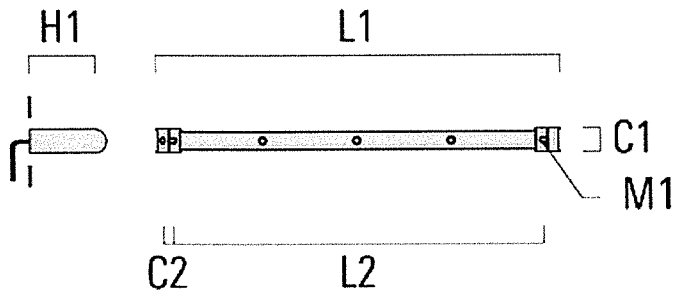
# FLC131 LED RAIL66

## 662-3323

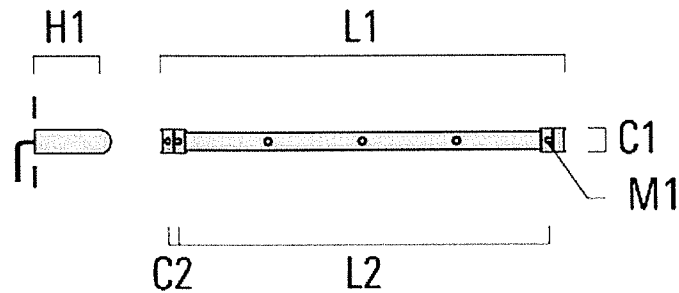


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|                                    | H1   | C1   | C2   | M1  | Weight (lbs) | L1    | L2   |
|------------------------------------|------|------|------|-----|--------------|-------|------|
| 662-9332 3 Mains outlets (L=64.69) | 7.90 | 3.00 | 1.18 | 0.5 | 15.90 lbs    | 64.69 | 64.7 |



|                                    | H1   | C1   | C2   | M1 | Weight (lbs) | L1    | L2   |
|------------------------------------|------|------|------|----|--------------|-------|------|
| 662-9341 4 Mains outlets (L=64.69) | 7.90 | 3.00 | 1.18 | 5  | 13.00 lbs    | 64.69 | 60.0 |

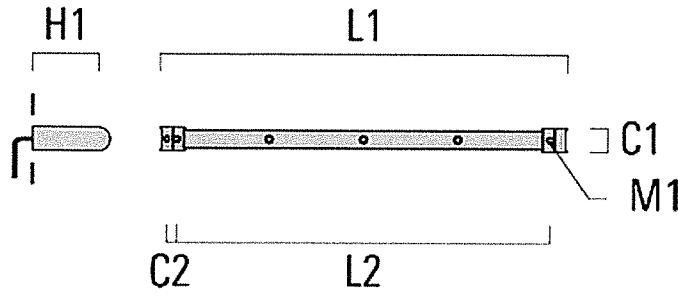


# FLC131 LED RAIL66 662-3323

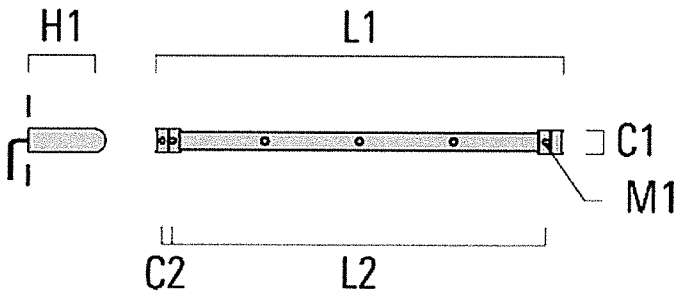


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|                                    | H1   | C1   | C2   | M1  | Weight (lbs) | L1    | L    |
|------------------------------------|------|------|------|-----|--------------|-------|------|
| 662-9342 4 Mains outlets (L=84.65) | 7.90 | 3.00 | 1.18 | 0.5 | 18.76 lbs    | 84.65 | 80.5 |



|                                    | H1   | C1   | C2   | M1  | Weight (lbs) | L1    | L    |
|------------------------------------|------|------|------|-----|--------------|-------|------|
| 662-9363 6 Mains outlets (L=84.65) | 7.90 | 3.00 | 1.18 | 0.5 | 18.76 lbs    | 84.65 | 80.5 |



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# FLC131 LED RAIL66

## 662-3323

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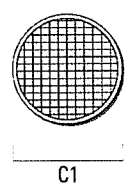


### Optical Accessories

#### Surface wash lens

Broadens light distribution in all planes. Does not fit in combination with [B] lens. A maximum of one internal optical accessory.

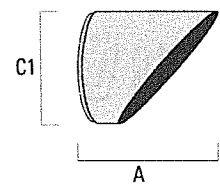
|                            | C1   |
|----------------------------|------|
| 665-8140 IO-360-FLC131-LED | 4.33 |



#### Glare shield

Glare shield made from corrosion resistant aluminium. Inner surfaces matt black powdercoated.

|                          | A    | C1   |
|--------------------------|------|------|
| 665-9232 Glare shield ES | 4.33 | 3.94 |



# FLC131 LED RAIL66

## 662-3323



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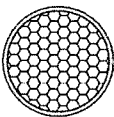
### Honeycomb louvre

Honeycomb louvre, matt black Teflon® coated. For luminaires equipped with [M] [EE] [EES] light distribution. A maximum of one internal optical accessory.

C1

665-8232 Honeycomb Louvre IW

4.33



C1

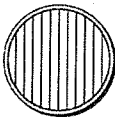
### Linear spread lens

Broadens light distribution in one plane only. Does not fit in combination with [B] lens. A maximum of one internal optical accessory.

C1

665-8139 IO-180-FLC131-LED

4.30



C1

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# FLC131 LED RAIL66

## 662-3323

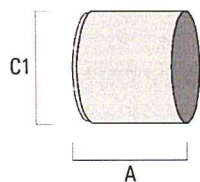


12/13

### Snoot

Framing snoot made from corrosion resistant aluminium. Provides all-round glare cut-off as well as effective framing of beam. Inner surfaces matt black powdercoated.

|                                                                                                            | A    | C1   |
|------------------------------------------------------------------------------------------------------------|------|------|
|  <b>665-9234</b> Snoot ET | 3.76 | 4.96 |



### Wallwash lens

Specifically developed for the lighting of architectural surfaces, in combination with WE-EF [M] symmetric medium beam LED optics. Luminaires fitted with the IO-20 wallwash lens are typically positioned at  $0.125 \times h$  away from the target surface and spaced up to  $1.75 \times d$  apart:  $h$  = height of wall/target surface  $d = 0.125 \times h$  = distance from the wall/target surface  $s = 1.75 \times d$  = spacing between luminaires The IO-20 LED wallwash lens is factory-installed within the luminaire. The factory-sealed qualities and advantages of the luminaire are fully maintained. Not separately available. A maximum of one internal optical accessory.

# FLC131 LED RAIL66

## 662-3323

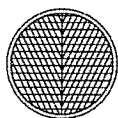


13/13

C1

665-8135 IO-20-WW-FLC131-LED

4.33



C1

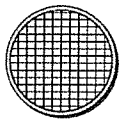
### Wire guard

Wire guard made from corrosion resistant aluminium. Provides protection for the lens and acts as a safety barrier against accidental skin contact. External bayonet mounting system.

C1

665-9231 Wire guard EG

5.00



C1

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# ALUMINUM FENCE







# ALUMINUM FENCING SYSTEMS

## MAINTENANCE FREE ARCHITECTURAL FENCING

The Ametco Aluminum fencing system is an exclusive system, an alternative approach to fencing design, the concept of which is both functional and decorative.

Ametco Mfg. Corp. has developed a highly desirable fencing product which fits into modern architectural and security applications. Ametco's aluminum fencing products are manufactured from extruded aluminum sections.

The aluminum fencing system is finished with a polyester powder coating. The powder coating gives an "extra" touch of appeal to the fencing, harmonizing with its surroundings. Once you have selected the color from the wide range of choices available, it will endure

exposure without crazing or fading. Ametco Mfg. Co. certifies that its fencing systems are free from defects in material and workmanship. The polyester coating is guaranteed not to crack, peel or blister for a period of 20 years.

Accidental damages, defects resulting from improper installation and damage from vandalism or abuse are not included. Warranty is limited to a prorated value of the coating, not to exceed the original value of the coating. Or, at Ametco's discretion, re-coating the panels but not to include labor for removal or reinstallation. Ametco's aluminum fencing system is 100% manufactured in the United States.

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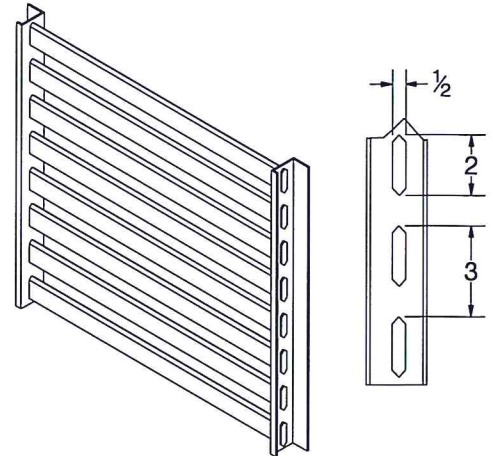




## VENUS DESIGN

The Venus Design aluminum fence is fabricated from  $\frac{1}{2}$ " x 2" custom shaped aluminum extrusions. The 2" aluminum extrusion can run either horizontally or vertically. The standard spacing of the 2" extrusions is 3" on center but can be from 3" to 6". After fabrication the Venus Design is polyester powder coated to your choice of 15 standard color for maintenance free lasting beauty.

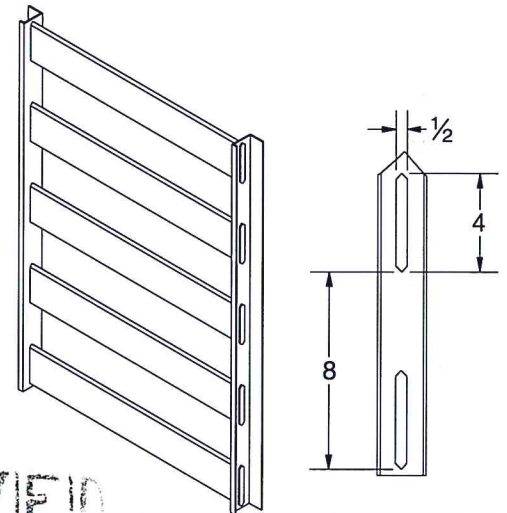
### Option 1



## BLADE DESIGN

The Blade Design aluminum fence by Ametco is fabricated from  $\frac{1}{2}$ " x 4" patented shaped aluminum extrusions. The 4" aluminum extrusion can run either horizontally or vertically. The standard spacing of the 4" extrusions is 8" on centers but can be from 5" to 8" centers. After fabrication the Blade Design is polyester powder coated to your choice of 15 standard color for maintenance free lasting beauty.

### Option 2



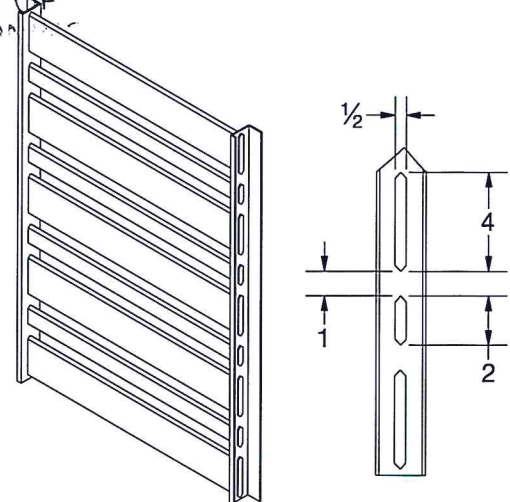
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## SEDONA DESIGN

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The Sedona Design aluminum fence is fabricated from  $\frac{1}{2}$ " x 2" and  $\frac{1}{2}$ " x 4" patented extruded aluminum special shaped tubes. By alternating the 2" and 4" extrusions the Sedona Design offers a functional and decorative fence. This design can be run either horizontally or vertically. The standard spacing is 1" but can be varied with any spacing up to 4". After fabrication the Sedona Design is polyester powder coated to your choice of 15 standard color for maintenance free lasting beauty.





# Fencing

## Steel Security

### Option 3

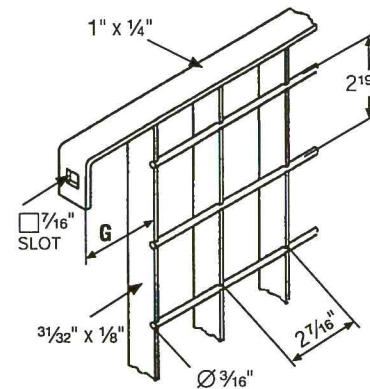


### LATTICE

27/16" x 219/32" MESH

#### Applications

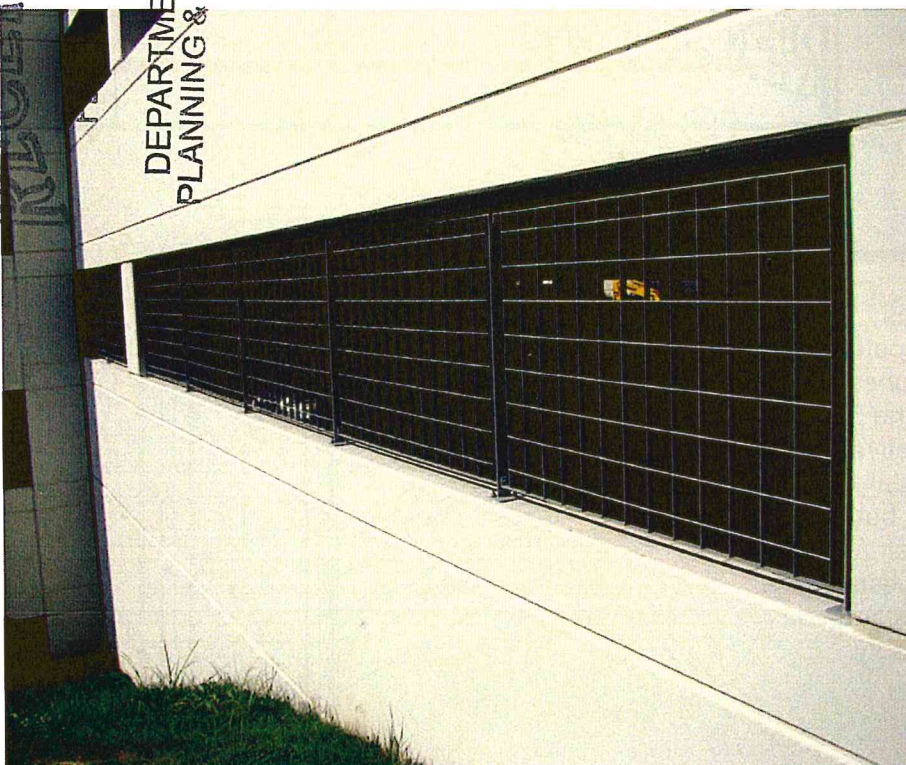
Great versatility for both civil and industrial use and especially suitable for railings and internal decoration



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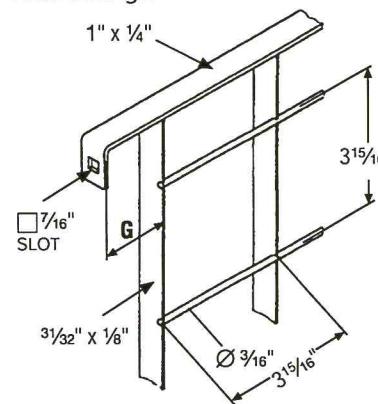


### STADIUM®

315/16" x 315/16" MESH

#### Applications

The Stadium model is suggested for economy in large areas and the internal sub-division of areas already fenced, for the three sides of outer fencing which are not seen, internal decoration, special applications and false ceilings.



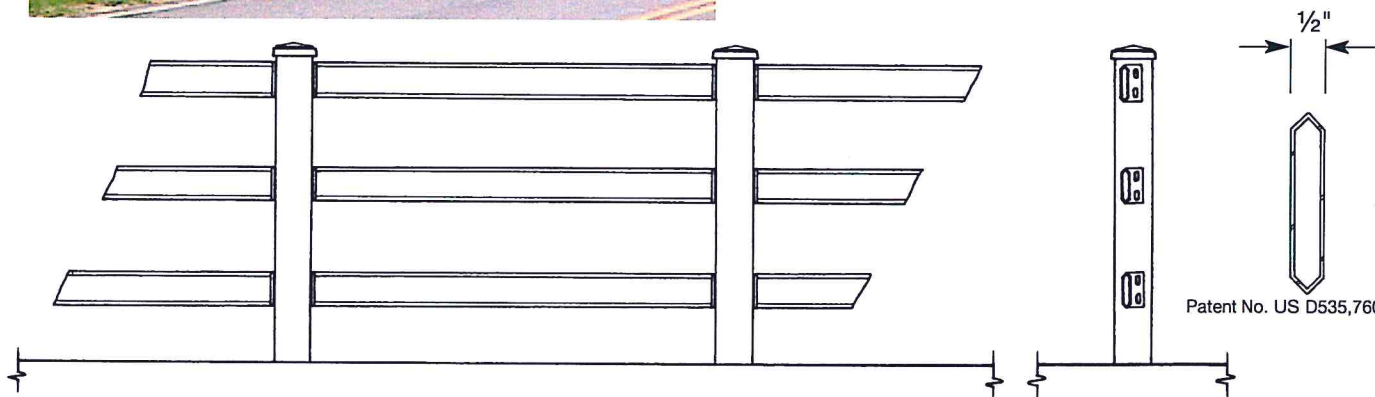


# CORRAL DESIGN



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Ametco's **Corral Design** is manufactured from ridged extruded aluminum rails in either the two, three or four rail design. The outstanding strength of the rails allows the posts to be on centers up to 8' apart. The powder coated finish gives you maintenance free beauty in your choice of colors. Ametco's Corral Design allows you to establish the perimeter of your property without the "fenced in" look.



## Available colored coatings



Custom colors available at an additional charge.  
Note: The reprint of the color chart may vary from actual finish color.



4326 Hamann Parkway  
P.O. Box 1210  
Willoughby, Ohio 44096  
Web Site [www.ametco.com](http://www.ametco.com)

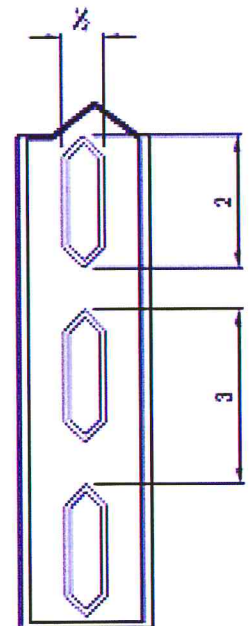
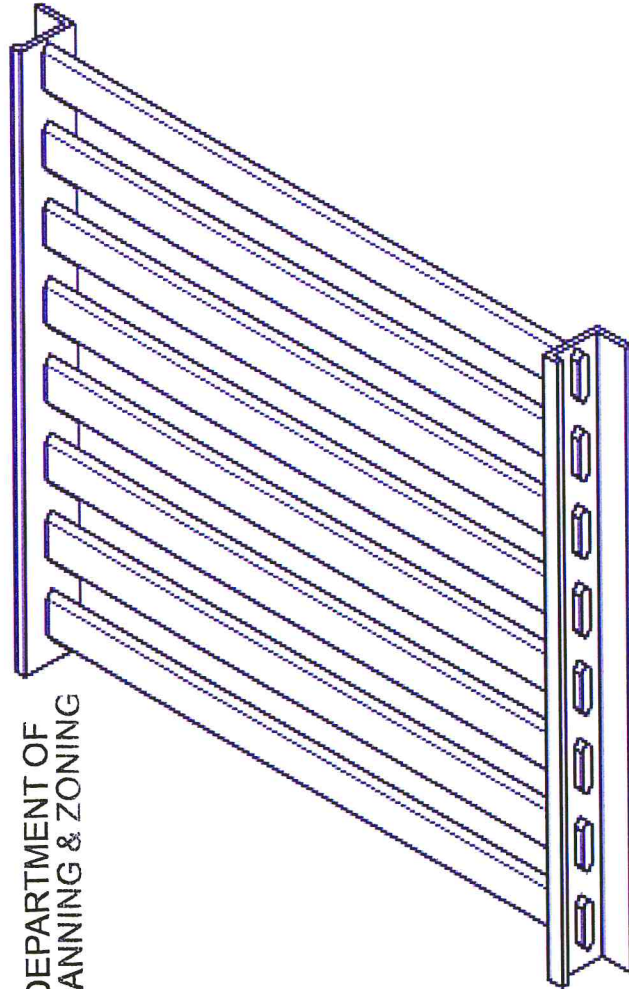
Phone (440) 951-4300  
Fax (440) 951-2542  
Toll Free 800-362-1360  
E-Mail [ametco@ametco.com](mailto:ametco@ametco.com)



# Option 1



AMETCO MANUFACTURING CORPORATION  
4326 HAMANN PARKWAY P.O. BOX 1210  
WILLOUGHBY, OHIO 44096  
TOLL FREE: 1-800-321-7042  
PHONE: (440) 951-4300  
FAX: (440) 951-2542  
[www.ametco.com](http://www.ametco.com)



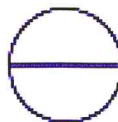
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#### NOTES:

1. THE 2" ALUMINUM EXTRUSION CAN RUN EITHER HORIZONTALLY OR VERTICALLY.
  2. THE STANDARD SPACING OF THE 2" EXTRUSIONS IS 3" ON CENTER BUT CAN BE FROM 3" TO 6".
  3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  4. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
  5. AMETCO'S ALUMINUM FENCING SYSTEM IS 100 % MANUFACTURED IN THE UNITED STATES.
  6. DO NOT SCALE DRAWINGS.
  7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info)
- REFERENCE NUMBER 048-130



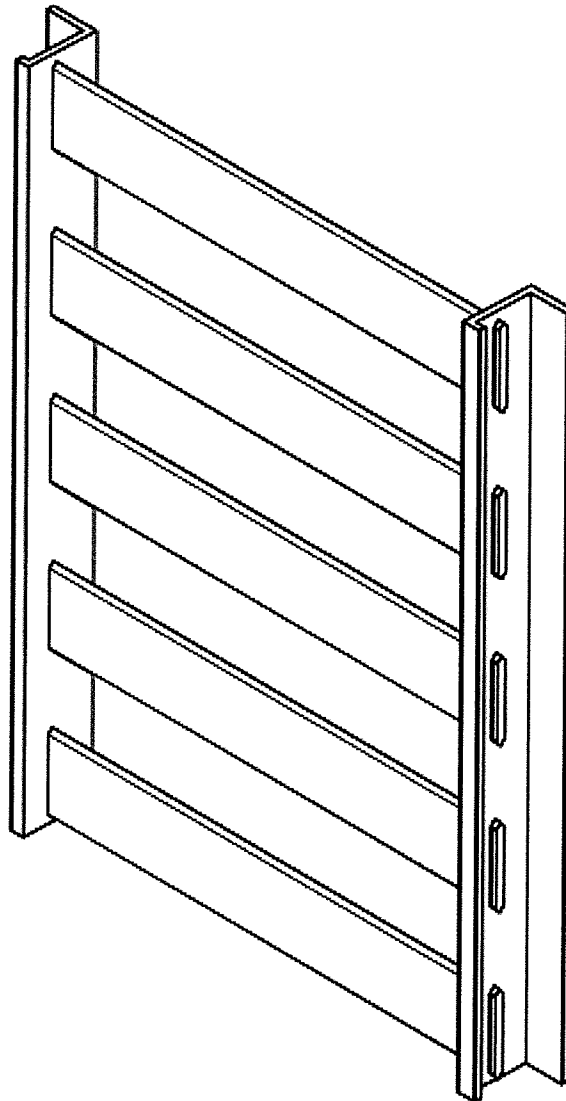
## ALUMINUM FENCE SYSTEMS

VENUS DESIGN ALUMINUM FENCE SYSTEM

## Option 2

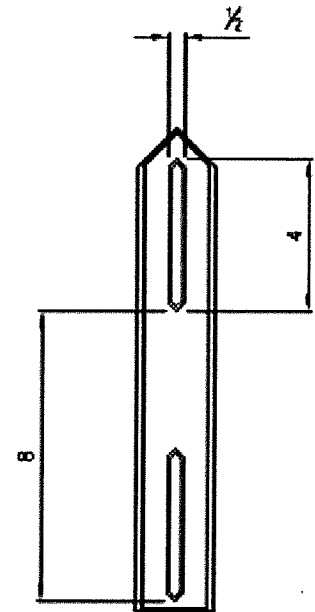


AMETCO MANUFACTURING CORPORATION  
4326 HAMANN PARKWAY P.O. BOX 1210  
WILLOUGHBY, OHIO 44096  
TOLL FREE: 1-800-321-7042  
PHONE: (440) 951-4300  
FAX: (440) 951-2542  
[www.ametco.com](http://www.ametco.com)



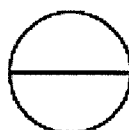
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DEPARTMENT OF  
PLANNING & ZONING



### NOTES:

1. THE 4" ALUMINUM EXTRUSION CAN RUN EITHER HORIZORTALLY OR VERTICALLY.
  2. THE STANDARD SPACING OF THE 4" EXTRUSION IS 8" ON CENTER BUT CAN BE FROM 5" TO 8".
  3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  4. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
  5. AMETCO'S ALUMINIUM FENCING SYSTEM IS 100 % MANUFACTURED IN THE UNITED STATES.
  6. DO NOT SCALE DRAWINGS.
  7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info)
- REFERENCE NUMBER 048-087

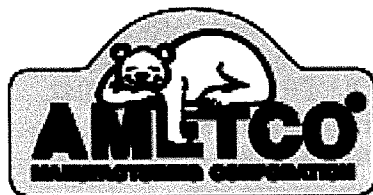


## ALUMINUM FENCE SYSTEMS

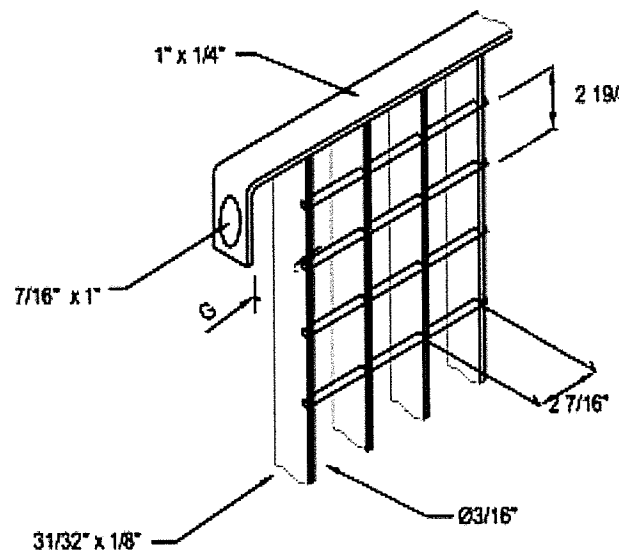
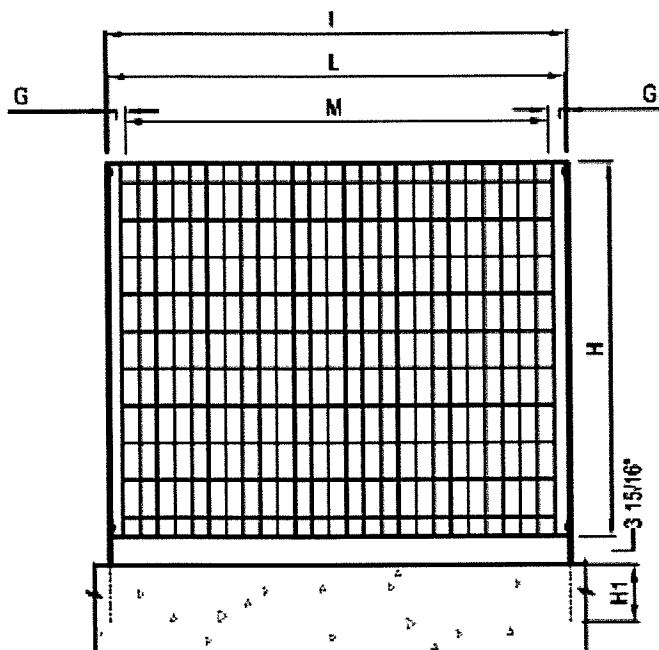
BLADE DESIGN ALUMINUM FENCE SYSTEM



# Option 3



AMETCO MANUFACTURING CORPORATION  
4326 HAMANN PARKWAY P.O. BOX 1210  
WILLOUGHBY, OH 44096  
TOLL FREE: 1-800-321-7042  
PHONE: (440) 951-4300  
FAX: (440) 951-2542  
www.ametco.com

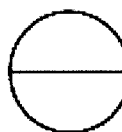


|                                                                                                                        |                 |             |
|------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|
| H                                                                                                                      | PANEL HEIGHT    | UP TO 144\" |
| H1                                                                                                                     | ANCHORE LENGTH* | 8\"         |
| I                                                                                                                      | POST WIDTH      | 76-1/2\"    |
| L                                                                                                                      | PANEL WIDTH     | 76-3/16\"   |
| M                                                                                                                      | WIDTH OF GRILLE | 72-11/16\"  |
| G                                                                                                                      | LUG PROJECTION  | 1-3/4\"     |
|                                                                                                                        | POST SIZE*      | 2-1/2\"     |
|                                                                                                                        |                 | 3-1/2\"     |
|                                                                                                                        |                 | 2\"         |
| *FINAL DETERMINATION OF ANCHORE LENGTH AND POST SIZE IS BASED ON PANEL SIZE, SITE CONDITIONS AND DESIGN CONSIDERATION. |                 |             |

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## NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER 048-041.



LATTICE DESIGN

2-7/16\"/>

## 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, CFM, Principal Planner  
Mary O'Neil, AICP, Principal Planner  
Ryan Morrison, Associate Planner  
Layne Darfler, Planning Technician  
Anita Wade, Zoning Clerk



**TO:** Development Review Board  
**FROM:** Scott Gustin   
**DATE:** February 20, 2018  
**RE:** 18-0619CA; 149 Church Street

---

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

Zone: Civic Ward: 3C

Owner/Applicant: City of Burlington / Wagner Hodgson Landscape Architecture

**Request:** Reconstruction of City Hall Park including sidewalks; installation of new fountain and plazas on east edge; tree removal and replacement; installation of rain gardens and associated retaining walls; retaining walls along Main St edge; replacement pole lighting; architectural lighting on facades of BCA and City Hall buildings; installation of fence to enclose mechanical equipment adjacent to steps.

### **Applicable Regulations:**

Article 5 (Citywide General Regulations), Article 14 (Downtown Code)

### **Background Information:**

The applicant is seeking approval for a comprehensive reconstruction of City Hall Park. This project underwent sketch plan review with the Design Advisory Board on December 13, 2016 and with the Development Review Board on December 20, 2016. The Boards were generally supportive of the redesign. No concerns as to historic preservation were noted. Most comments were directed at events in the park and the potential for a commercial kiosk. As proposed, no commercial kiosk is included. One may be pursued in the future. A new public bathroom (a "Portland Loo") is included.

The park is located within the Civic zone – one of the newly established downtown form zones. As a result, review under Article 14, *PlanBTV: Downtown Code*, is required. Given the park's inclusion on the National Register of Historic Places, Sec. 5.4.8, *Historic Buildings and Sites*, also applies. Development Review Board consideration of this application is limited to Sec. 5.4.8 and Sec. 14.7.1 (f), *Review and Approval of Civic Spaces and Civic Buildings*. All other aspects of this application are reviewed administratively per 3.2.7 (c), *Administrative Decisions*, of the Comprehensive Development Ordinance.

The Design Advisory Board reviewed this application at their January 23, 2018 meeting and recommended approval with the following conditions:

1. Include more seating throughout the park.

2. The mechanical enclosure should incorporate more open vents as opposed to a more closed opaque style.

Revised project plans have been submitted to address the DAB's recommendation. Proposed seating capacity within the park is noted as 314, whereas the current park seating capacity is 158. Screening of mechanical equipment by City Hall's western stairs has been addressed with three alternatives. Of course, only one will be installed. Either option 2 or 3, open fencing or lattice, respectively, would satisfy the DAB's recommendation.

Previous zoning actions for this property are noted below.

- 9/20/16, Approval to enclose ground mounted HVAC units
- 7/20/15, Approval to install replacement ground mounted HVAC units
- 6/13/14, Approval to install security cameras
- 10/1/13, Approval to install a temporary structure in alleyway
- 1/17/13, Approval to install lighting fixtures to illuminate City Hall and the Fire House
- 1/14/12, Denial of light fixtures to illuminate City Hall and the Fire House
- 7/23/12, Approval to install temporary structures in alleyway
- 5/14/12, Approval to install temporary structures in the park and install alleyway lighting
- 10/28/09, Approval to install temporary micro-house in the park
- 4/13/09, Approval to add handrail to western steps of City Hall
- 7/20/10, Approval of 5-year tree maintenance plan for city parks and other public lands
- 6/3/03, Approval of renovations to City Hall Park
- 4/17/03, Approval to install donor recognition sign
- 3/20/01, Approval to replace two louvres with windows
- 9/16/99, Approval to install a millennium sculpture
- 10/16/95, Approval to remove coal shoot cover in alleyway
- 4/12/90, Approval to refurbish street level front doors to become HC accessible
- 8/5/77, Approval for walkway, performance patio, and landscaping improvements

**Recommendation:** Approval as per, and subject to, the following findings and conditions:

## **I. Findings**

### **Article 5: Citywide General Regulations**

#### **Sec. 5.4.8, 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.*

*As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:*

1. *The building is 50 years old or older;*
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 one 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; and,
3. The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association

City Hall Park is the namesake of the City Hall Park historic district. It is an individually listed contributing resource within this historic district. Alterations to the park are subject to review under Sec. 5.4.8.

(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.*  
 City Hall Park has been used as a public space dating to the 18<sup>th</sup> century. While its name and configuration have changed over time, it has remained a significant public open space in the core of Burlington's downtown. The current proposal makes no change to the primary use of this public park space. **(Affirmative finding)**

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.*

Although the park has changed over the years, it has retained a number of definitive features. These features include a central water feature with paths radiating away from it, several monuments, trees, seating, lighting, and a flagpole. It is important to note that individually, none of these elements (except for the monuments pertaining to the Civil War and World War II that will be retained) have historic significance. The significance is within the consistent presence of these features over time.

The proposed reconstruction plan retains many of these features. A central water element is included, and most mature trees will be retained. Provision for seating will be made throughout the reconfigured park, and revamped lighting will be installed throughout. The flagpole will be retained. As recommended, the asymmetrical walkway pattern depicted in the sketch plans has been revised to a more traditional radial pattern. **(Affirmative finding)**



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 elements are included in the proposed design. While basic characteristic features are acknowledged in the redesign, the proposed reconstruction is clearly a product of the present. **(Affirmative finding)**
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*  
The historic significance of City Hall Park is its role as a public space within the city's downtown, its relationship to surrounding buildings, and its basic design elements. Within this public space, there are a number of defining elements as noted above. These defining elements have changed over time. For example, the shape of the park has changed from circular to rectangular. The paths have been surfaced and resurfaced with differing materials. The central water feature has been replaced. Lighting fixtures have been updated. No individual tree, light, or fountain has any unique historic merit. Only the monuments have historic significance individually. The significance of City Hall Park is found within the functional entirety of the elements that comprise it.  
**(Affirmative finding)**
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*  
As noted above, park features, such as a central water element and radial walkways, are more important to its historic integrity than the specific materials of individual elements. Materials retention within the park is of less concern than would be for renovation of an historic building. **(Affirmative finding)**
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 criterion is aimed at alterations to an historic building and is largely not applicable. As noted above, it is not the materials of the features within City Hall Park that are of particular significance, it is the collection of features and spatial relationships together that make up the park. Retention of those features, in contemporary form, is largely included in the proposed reconstruction. The monuments that have historic merit will be unchanged. **(Affirmative finding)**
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.*  
**(Not applicable)**
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

City Hall Park is not located within an archaeologically sensitive area, nor does it contain any archaeologically significant site points. **(Affirmative finding)**

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 overall design and spatial relationships within City Hall Park are most important to its historic significance. None of the trees, lights, fountain, walkways, etc. have individual historic merit. Therefore alteration to them is not of concern under this criterion. As proposed, a number of defining characteristics are retained. An open civic space surrounded by buildings and city streets will remain. Open green spaces and treed areas outlined by the walkways will be retained. Lighting, monuments, and seating areas will be retained. New amenities such as flexible performance space, public art, and restroom will enhance the park's functionality as an important public space in Burlington's downtown. As noted above, the walkway layout has been revised to a more traditional radial pattern thereby preserving the balanced symmetry of the park. **(Affirmative finding)**

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.*

As with several other criteria above, this criterion is aimed at alterations to an historic building. **(Not applicable)**

#### **Article 14: planBTV Downtown Code**

##### ***Sec. 14.7.1, Applying for a Zoning Permit: Submission Requirements and Review***

###### ***f) Review and Approval of Civic Spaces and Civic Buildings***

###### ***i) Conformance with the adopted land use and development plans for the area as identified in the Municipal Development Plan***

The reconstruction of City Hall Park is consistent with PlanBTV: Downtown & Waterfront in a number of ways.

- It includes a new bike lane along Main Street and other Complete Street improvements to enhance pedestrian mobility (Complete Street Solution).
- Stormwater management will be substantially improved with a variety of onsite green infrastructure features (The Green Machine).
- The redesign of City Hall Park is specifically called for, and emphasis is placed on pedestrian accessibility and continued functionality as a central gathering place (Main Street). **(Affirmative finding)**

###### ***ii) Consistency with:***

###### ***A) The purpose of this ordinance;***

Article 14 is intended to guide development within the city's downtown and waterfront in a manner consistent with the vision articulated in PlanBTV: Downtown and Waterfront. It is intended to focus on the form of development and to preserve and reflect the existing urban pattern and moderate urban scale. This ordinance emphasizes creative design, durable materials, and pedestrian scale. It calls for the reinforcement

of Complete Streets to address a variety of mobility needs. This ordinance also calls for the preservation and renewal of our historic resources. The proposed redevelopment of City Hall Park touches on all of these purposes. **(Affirmative finding)**

*B) The intent of the Form District where the project is located;*

City Hall Park is located within the Civic form district. More specifically, it qualifies as a Square and is intended for unstructured recreation and civic purposes. City Hall Park currently serves such purposes and will continue to do so. **(Affirmative finding)**

*C) The purpose of Civic Spaces generally; and,*

Civic spaces generally are intended to provide a diverse array of parks and other public spaces as components of a walkable urban environment and vital community centers. Emphasis is placed on affording public or quasi-public activities dedicated to arts, culture, education, recreation, government, places of worship, public assembly, and public transportation. As with above, City Hall Park currently enables and supports such activities and will continue to do so, albeit in refreshed form. **(Affirmative finding)**

*D) The intent of the Civic Space Type being proposed.*

**(Not applicable)** No new civic space is proposed.

*iii) That the proposed Civic Space or Civic Building as designed provides a positive public benefit and enhancement to the community and the context within which it is proposed.*

No new civic space is proposed. The project amounts to a comprehensive reconstruction of a generations-old civic space in the heart of Burlington's downtown. The context of the park remains unchanged. Within the park, key elements will be preserved while improvements are made to enhance its functionality for use by the community well into the future. **(Affirmative finding)**

## **II. Development Review Board Conditions of Approval**

(Note there may be additional conditions associated with administrative review.)

1. Standard Conditions 1-14.



# CITY HALL PARK

BURLINGTON, VT



January 10, 2018  
Design Advisory Board Submittal

CLIENT

COMMUNITY & ECONOMIC  
DEVELOPMENT OFFICE (CEDO)  
149 Church St.  
Burlington, VT 05401

DEPARTMENT OF PUBLIC  
WORKS (DPW)  
645 Pine St.  
Burlington, VT 05401

DESIGN TEAM

LANDSCAPE ARCHITECT  
Wagner Hodgson Landscape Architecture  
7 Marble Avenue  
Burlington VT 05401  
802.864.0010

URBAN DESIGNER  
Suisman Urban Design  
201 MABERY RD.  
SANTA MONICA, CA 90402  
info@suisman.com  
310.230.9997

CIVIL ENGINEER  
DuBois-King, Inc.  
6 Green Tree Drive  
South Burlington, VT 05403  
802.728.7225

STORMWATER CONSULTANT  
Urban Rain Design  
3566 NE Morris Street  
Portland, OR 97212  
kevin@urbanraindesign.com  
503.928.5522

LIGHTING CONSULTANT  
Domingo Gonzalez Associates  
29 Broadway 3rd Floor  
New York, NY 10006  
212.608.4800

FOUNTAIN CONSULTANT  
Delta Fountains  
11494 Columbia Park Dr. W., #4  
Jacksonville, FL 32258  
904.886.9030

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WAGNERHODGSON  
LANDSCAPE ARCHITECTURE



**CLIENTS**

Community & Economic Development  
Office (CEDO)  
149 Church St.  
Burlington, VT 05401

Department of Public Works (DPW)  
645 Pine St.  
Burlington, VT 05401

**DESIGN TEAM**

**LANDSCAPE ARCHITECT**

Wagner Hodgson Landscape Architecture  
7 Marble Avenue  
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**CIVIL ENGINEER**

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212.608.4800

**FOUNTAIN CONSULTANT**

Delta Fountains  
11494 Columbia Park Dr. W., #4  
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DEPARTMENT OF  
PLANNING & ZONING

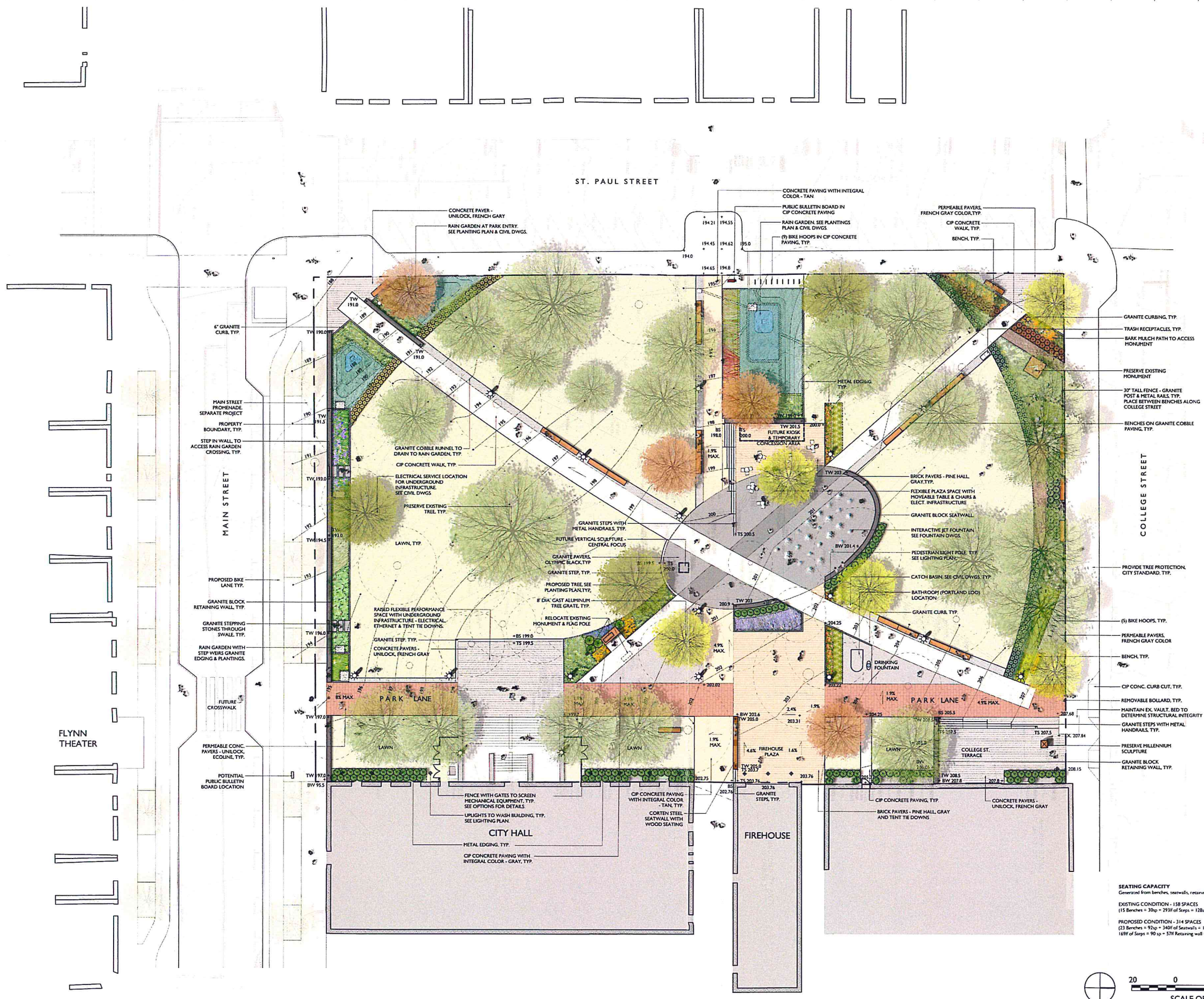
**CITY HALL PARK**  
BURLINGTON, VT

**ILLUSTRATIVE  
LANDSCAPE PLAN**

JOB NO. 648  
SCALE 1"=20'-0"  
DRAWN BY: AH  
DATE 02.09.2018

**L000**

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ST. PAUL STREET

WAGNERHODGSON  
LANDSCAPE ARCHITECTURE

VT802.864.0010 NY510.367.1791 wagnerhodgson.com

## CLIENTS

Community & Economic Development  
Office (CEDO)  
149 Church St.  
Burlington, VT 05401Department of Public Works (DPW)  
645 Pine St.  
Burlington, VT 05401

## DESIGN TEAM

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310.230.9997CIVIL ENGINEER  
DuBois-King, Inc.  
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kevin@urbanraindesign.com  
503.928.5522LIGHTING CONSULTANT  
Domingo Gonzalez Associates  
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New York, NY 10006  
212.608.4800FOUNTAIN CONSULTANT  
Delta Fountains  
11494 Columbia Park Dr. W., #4  
Jacksonville, FL 32258  
904.886.9030

NO. DESCRIPTION DATE

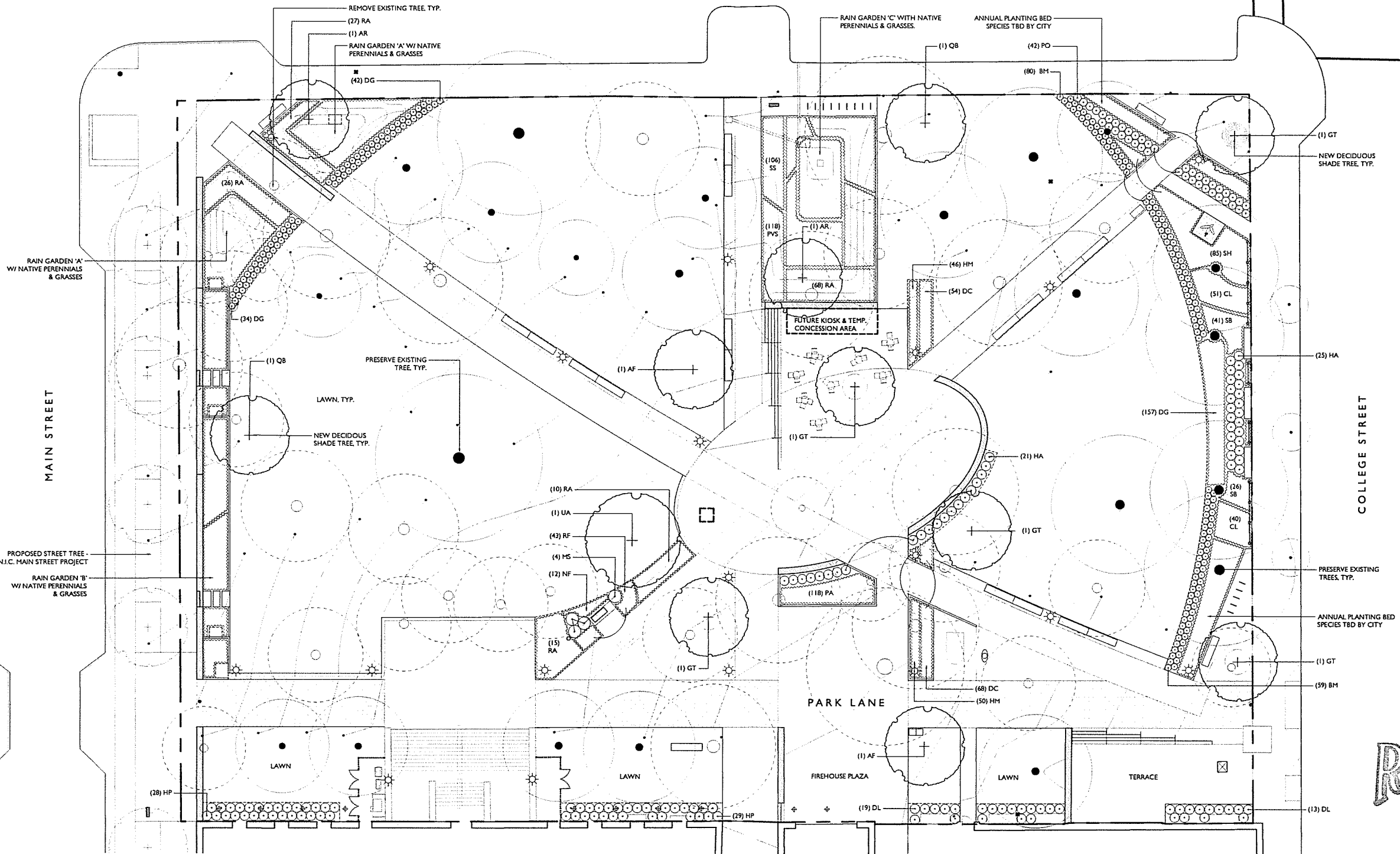
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BURLINGTON, VT  
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## PLANTING PLAN

JOB NO. 648  
SCALE: 1/16"=1'-0"  
DRAWN BY: AH  
DATE: 01.10.18

L200

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## PLANT SCHEDULE

| KEY             | QTY. | SCIENTIFIC NAME                                   | COMMON NAME            | SIZE | SPACING  |
|-----------------|------|---------------------------------------------------|------------------------|------|----------|
| DECIDUOUS TREES |      |                                                   |                        |      |          |
| AF              | 2    | Acer x freemanii 'Celebration'                    | CELEBRATION MAPLE      | CAL  | AS SHOWN |
| AR              | 2    | Acer rubrum 'Red Sunset'                          | RED MAPLE              | CAL  | AS SHOWN |
| GT              | 5    | Gleditsia triacanthos f. Inermis                  | THORNLESS HONEYLOCUST  | CAL  | AS SHOWN |
| QB              | 2    | Quercus bicolor                                   | SWAMP WHITE OAK        | CAL  | AS SHOWN |
| UA              | 1    | Ulmus americana 'Princeton'                       | PRINCETON AMERICAN ELM | CAL  | AS SHOWN |
| SHRUBS          |      |                                                   |                        |      |          |
| BM              | 139  | Buxus microphylla 'Green Velvet'                  | GREEN VELVET BOXWOOD   | #3   | 2' O.C.  |
| CL              | 91   | Clethra alnifolia 'Sugarina'                      | CLETHRA                | #2   | 2' O.C.  |
| DL              | 32   | Diervilla lonicera                                | BUSH HONEYSUCKLE       | #3   | 30" O.C. |
| HA              | 47   | Hydrangea arborescens 'NCHA1' 'Invincible Spirit' | SMOOTH HYDRANGEA       | #3   | 3' O.C.  |
| HP              | 57   | Hydrangea paniculata 'Little Quickfire'           | PANICLE HYDRANGEA      | #3   | 3' O.C.  |
| PO              | 42   | Physocarpus opulifolius 'Little Devil'            | LITTLE DEVIL NINEBARK  | #3   | 30" O.C. |
| RA              | 146  | Rhus aromatica 'Gro-Low'                          | FRAGRANT SUMAC         | #3   | 3' O.C.  |
| SB              | 67   | Spiraea betulifolia 'White Frost'                 | DWARF SPIREA           | #2   | 2' O.C.  |

## ORNAMENTAL GRASSES

|            |     |                                                                        |                            |    |              |
|------------|-----|------------------------------------------------------------------------|----------------------------|----|--------------|
| DC         | 122 | Deschampsia cespitosa                                                  | TUFTED HAIR GRASS          | #1 | 18" O.C.     |
| DG         | 233 | Deschampsia cespitosa 'Goldtau'                                        | GOLD DEW TUFTED HAIR GRASS | #1 | 18" O.C.     |
| MS         | 4   | Mischanthus sinensis 'Gracilimus'                                      | CHINESE SILVER GRASS       | #3 | AS SHOWN     |
| PVS        | 118 | Panicum virgatum 'Shenandoah'                                          | SWITCH GRASS               | #2 | 18" O.C.     |
| SH         | 85  | Sporobolus heterolepis 'Tara'                                          | DWARF PRAIRIE DROPSPEED    | #2 | 30" O.C.     |
| SS         | 106 | Schizachyrium scoparium 'Standing Ovation'                             | LITTLE BLUESTEM            | #2 | 18" O.C.     |
| PERENNIALS |     |                                                                        |                            |    |              |
| HM         | 96  | Heimerocallis 'Mix' ('Pardon Me', 'Always Afternoon' & 'Rosy Returns') | SHORT DAYLILY MIX          | #1 | 18"-24" O.C. |
| NF         | 12  | Neperata fasseni 'Walkers Low'                                         | CATMINT                    | #1 | 2' O.C.      |
| PA         | 118 | Perovskia atriplicifolia 'Little Spire'                                | RUSSIAN SAGE               | #1 | 18" O.C.     |
| RF         | 43  | Rudbeckia fulgida 'Goldsturm'                                          | BLACK-EYED SUSAN           | #1 | 18" O.C.     |

|    |                                |                  |    |          |
|----|--------------------------------|------------------|----|----------|
| AT | Athyrium filix-femina          | LADY FERN        | #1 | 18" O.C. |
| CV | Carex vulpinoidea              | FOX SEDGE        | #1 | 2' O.C.  |
| ED | Eutrochium dubium 'Little Joe' | JOE PYE WEED     | #1 | 2' O.C.  |
| EP | Echinacea purpurea spp.        | CONEFLOWER       | #1 | 18" O.C. |
| IV | Iris versicolor                | BLUE FLAG IRIS   | #1 | 12" O.C. |
| JE | Junus effusus                  | COMMON RUSH      | #1 | 18" O.C. |
| LS | Liatris spicata                | GAYFEATHER       | #1 | 12" O.C. |
| MD | Monarda didyma                 | BEE BALM         | #1 | 12" O.C. |
| RF | Rudbeckia fulgida 'Goldsturm'  | BLACK-EYED SUSAN | #1 | 18" O.C. |

16 0 16 32  
SCALE OF FEET





LANDSCAPE FORMS PARC CENTRE STACKABLE CHAIRS & TABLES



FERMOB BISTRO TABLE AND CHAIR IN CAPUCCINE



LANDSCAPE FORMS, NEOLIVIANO BENCH



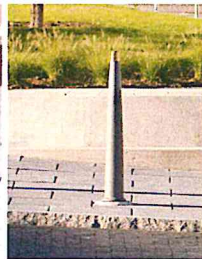
LANDSCAPE FORMS, BOLA BIKE RACK



CAST ALUMINUM 8" DIAMETER CIRCULAR TREE GRATE



CORTEN STEEL SEATWALL  
FURNITURE OPTIONS



URBAN ACCESSORIES BOLLARD



BIG BELLY LITTER AND RECYCLING



DRINKING FOUNTAIN - TIMBERFORM



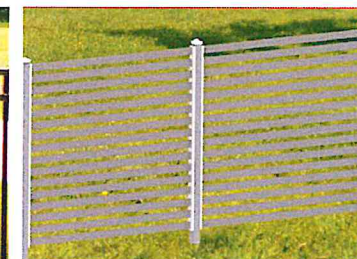
ORE INC., ROUND PLANTER



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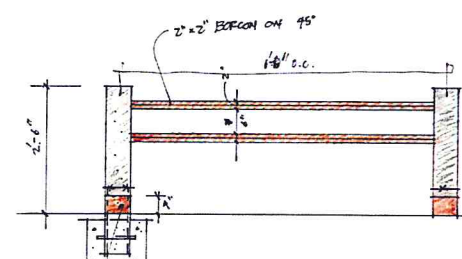
SCREENING FOR MECHANICAL EQUIPMENT - PARK STD. FENCE  
UTILITY SCREENING AND FENCING OPTIONS



ALTERNATIVE - GREY POWDER COATED METAL SLATTED FENCE



CONTEXT - BLEND IN WITH GRANITE OF BUILDING BASE



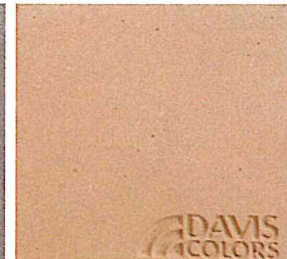
BORDER FENCE WITH 6" SQUARE GRANITE BOLLARD POSTS AND BORCON STEEL RAIL



CONCRETE WITH INTEGRAL COLOR - GREY RANGE  
PAVING OPTIONS



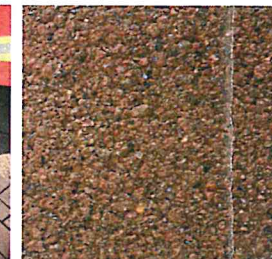
CONCRETE WITH INTEGRAL COLOR - GREY



CONCRETE WITH INTEGRAL COLOR - TAN



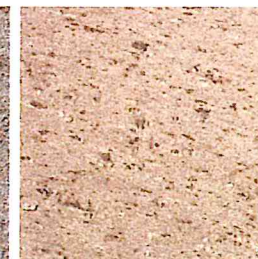
UNILOCK ECO-LINE PERMEABLE CONCRETE PAVERS



UNILOCK SERIES 3000- MOCHA BROWN



UNILOCK - SUMMER WHEAT



PINE HALL - GRAY



UNILOCK ARTLINE PAVER



UMBRIANO FINISH - FRENCH GREY



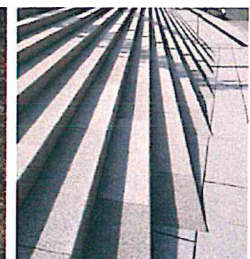
SOLID BLOCK GRANITE WALLS/ SALT & PEPPER  
WALLS AND STAIRS



THERMAL FINISH ALL SIDES



OLYMPIC BLACK GRANITE FLAME FINISH,  
12" X 24" GRANITE PAVERS



GRANITE STEPS



GRANITE CURBING



GRANITE COBBLE DRAINAGE RUNNEL  
DRAINAGE RUNNEL



SQUARE GRANITE COBBLES



CONCRETE WITH INTEGRAL COLOR - GREY RANGE  
MATERIAL CONTEXT



THE PORTLAND LOO  
BATHROOM





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**CITY HALL PARK** | PERSPECTIVE A - Looking Northeast from the Main & St. Paul Street park entrance

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**CITY HALL PARK** | PERSPECTIVE B - Looking Southeast from the College & St. Paul Street park entrance

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**CITY HALL PARK** | PERSPECTIVE C - Looking Southeast toward City Hall from the proposed fountain area

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**CITY HALL PARK** | PERSPECTIVE D - Looking Southeast towards City Hall from the proposed fountain

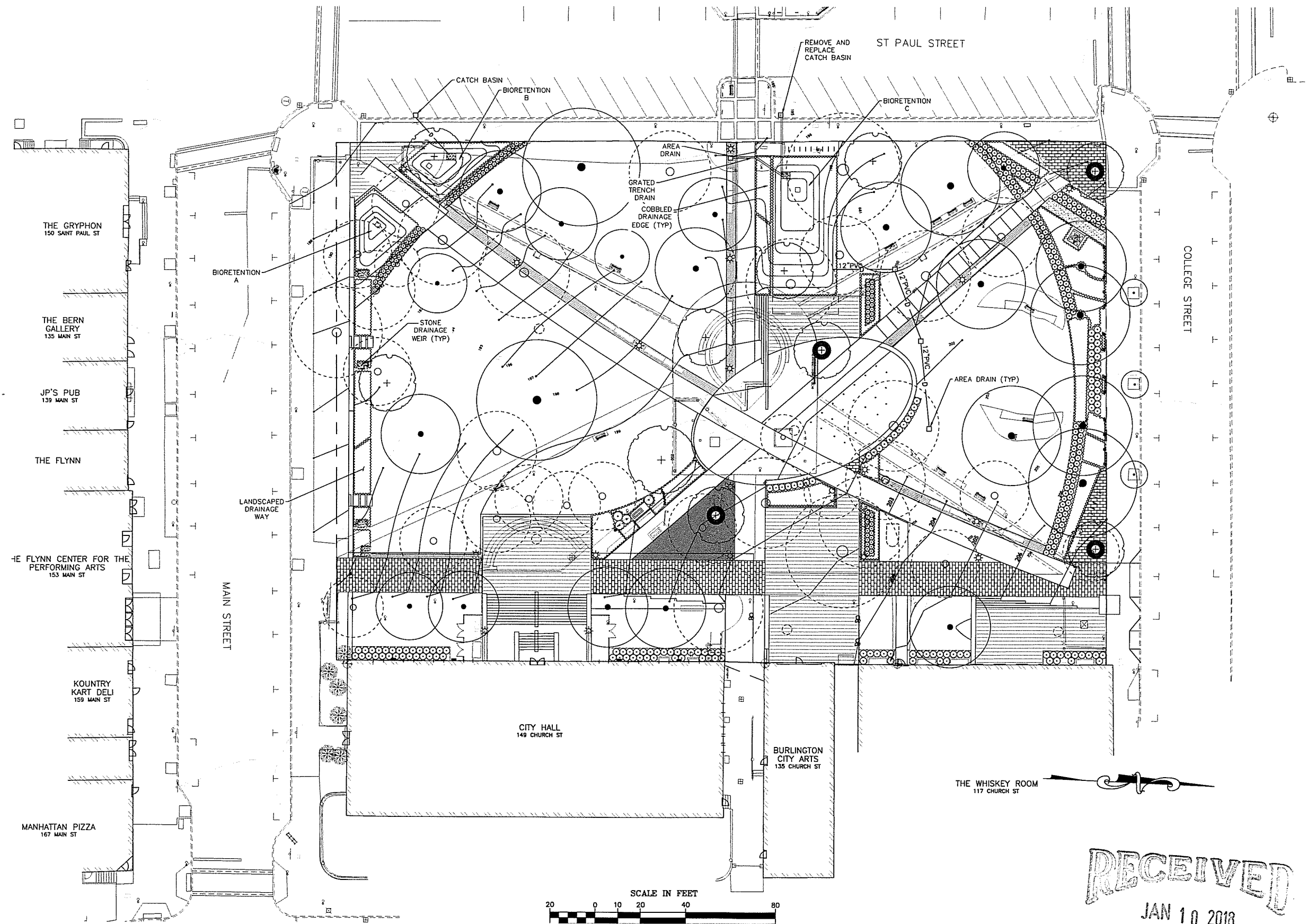
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**CITY HALL PARK**

BURLINGTON, VT

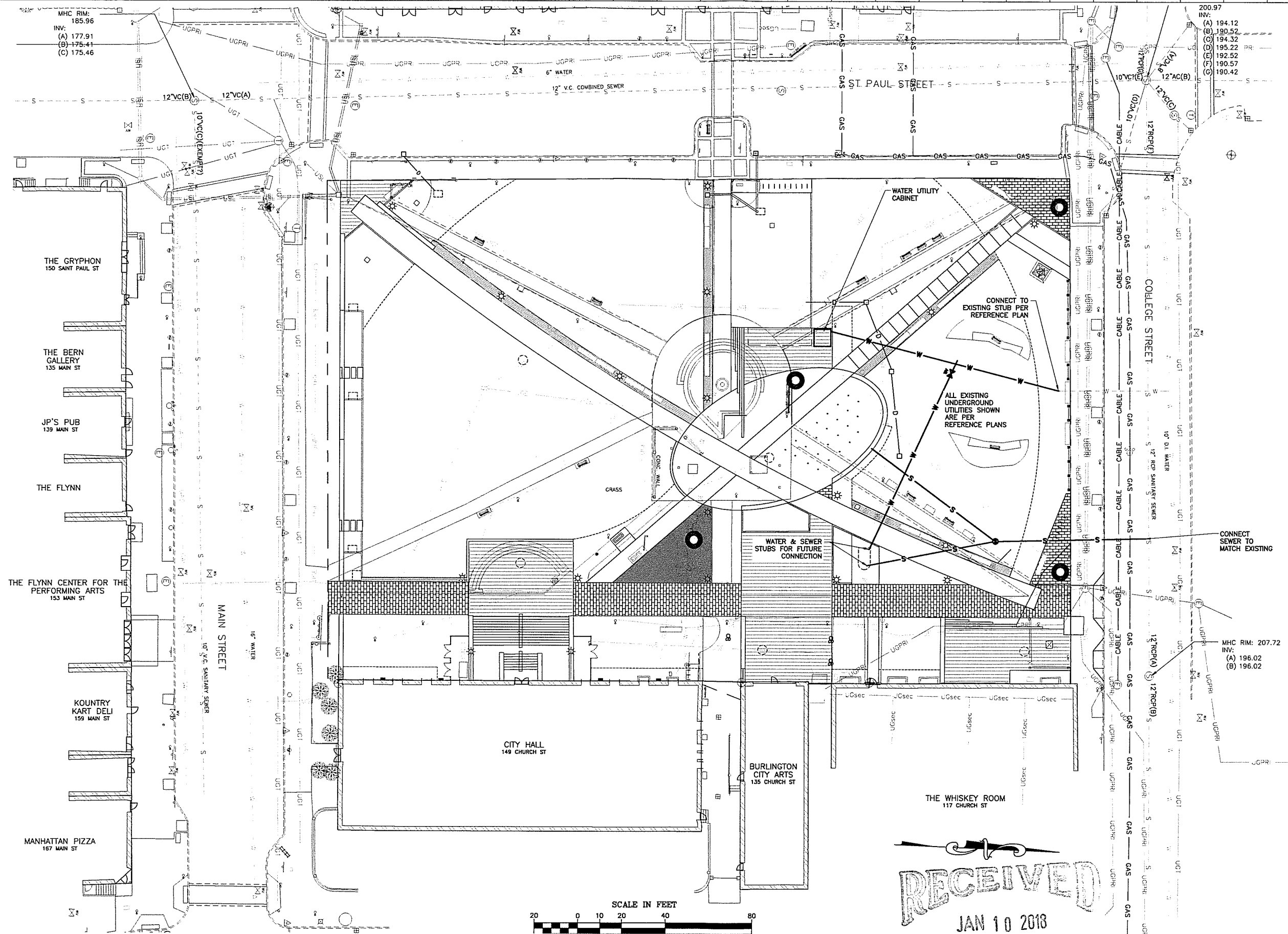
**GRADING PLAN**

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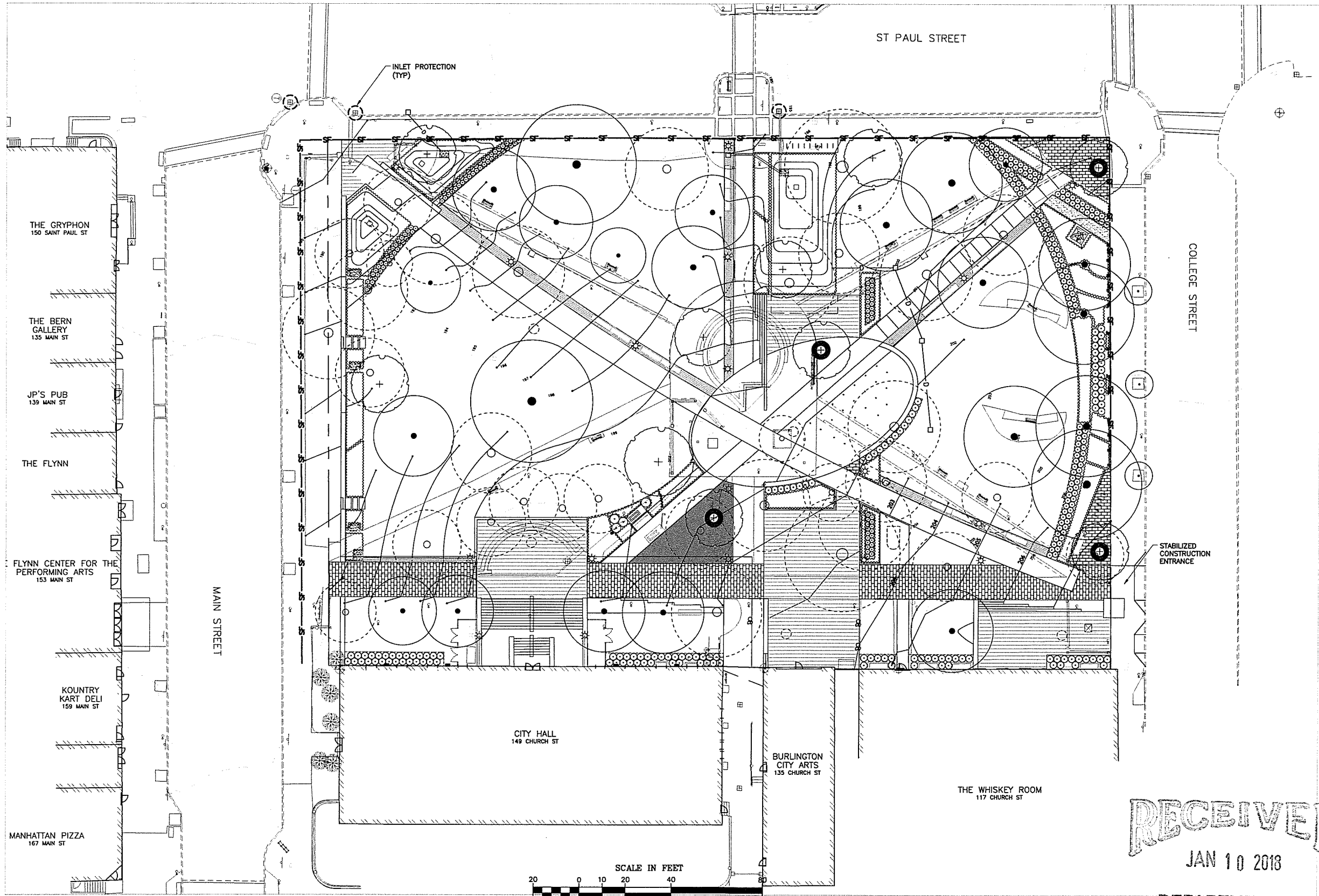
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**UTILITY PLAN**

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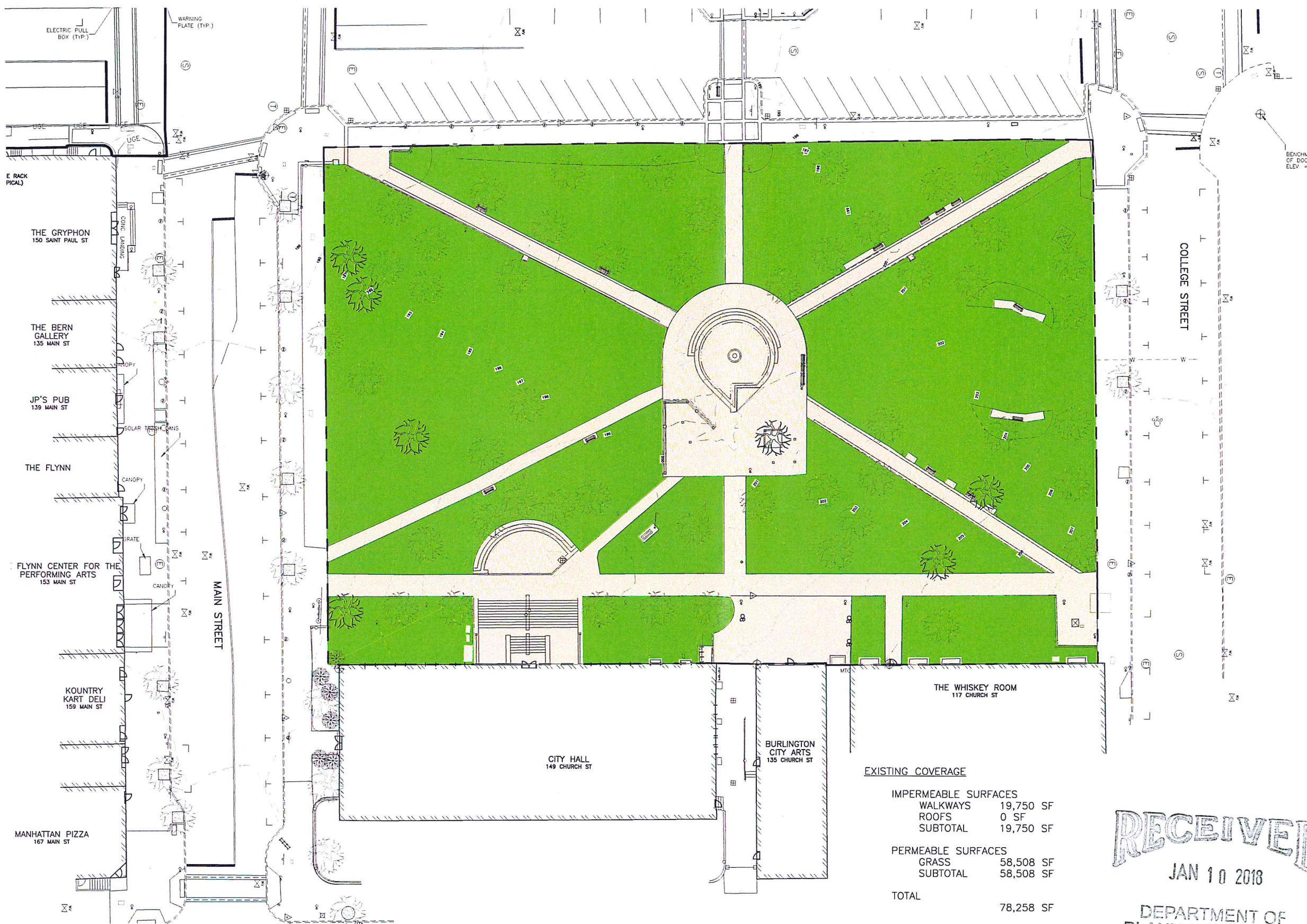
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BURLINGTON, VT

**EROSION  
PROTECTION &  
SEDIMENT  
CONTROL PLAN**

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|                      |           |
|----------------------|-----------|
| EXISTING COVERAGE    |           |
| IMPERMEABLE SURFACES |           |
| WALKWAYS             | 19,750 SF |
| ROOFS                | 0 SF      |
| SUBTOTAL             | 19,750 SF |
| PERMEABLE SURFACES   |           |
| GRASS                | 58,508 SF |
| SUBTOTAL             | 58,508 SF |
| TOTAL                | 78,258 SF |
| COVERAGE             | 25.2%     |

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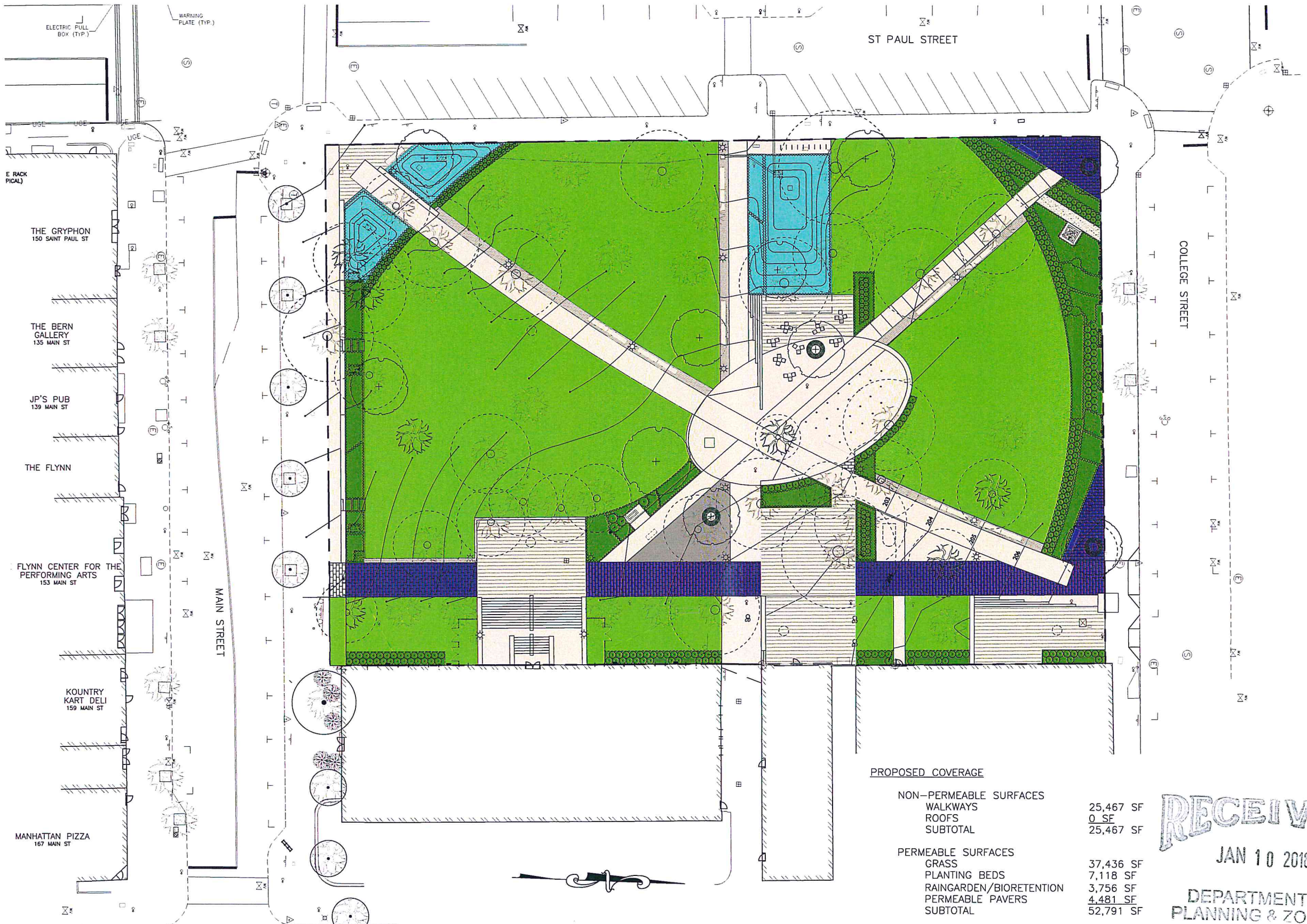
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CITY HALL PARK  
BURLINGTON, VT

|                           |     |
|---------------------------|-----|
| EXISTING<br>COVERAGE PLAN |     |
| JOB NO.                   | 648 |
| SCALE                     | XXX |
| DRAWN BY:                 | AH  |
| DATE:                     |     |





| PROPOSED COVERAGE         |           |
|---------------------------|-----------|
| NON-PERMEABLE SURFACES    | 25,467 SF |
| WALKWAYS                  | 0 SF      |
| ROOFS                     | 25,467 SF |
| SUBTOTAL                  |           |
| PERMEABLE SURFACES        |           |
| GRASS                     | 37,436 SF |
| PLANTING BEDS             | 7,118 SF  |
| RAINGARDEN/BIORETENTION   | 3,756 SF  |
| PERMEABLE PAVERS          | 4,481 SF  |
| SUBTOTAL                  | 52,791 SF |
| TOTAL COVERAGE            | 78,258 SF |
| NON-PERMEABLE WALKWAY     | 32.5%     |
| PERMEABLE PAVERS COVERAGE | 5.7%      |
| TOTAL IMPERVIOUS COVERAGE | 32.5%     |

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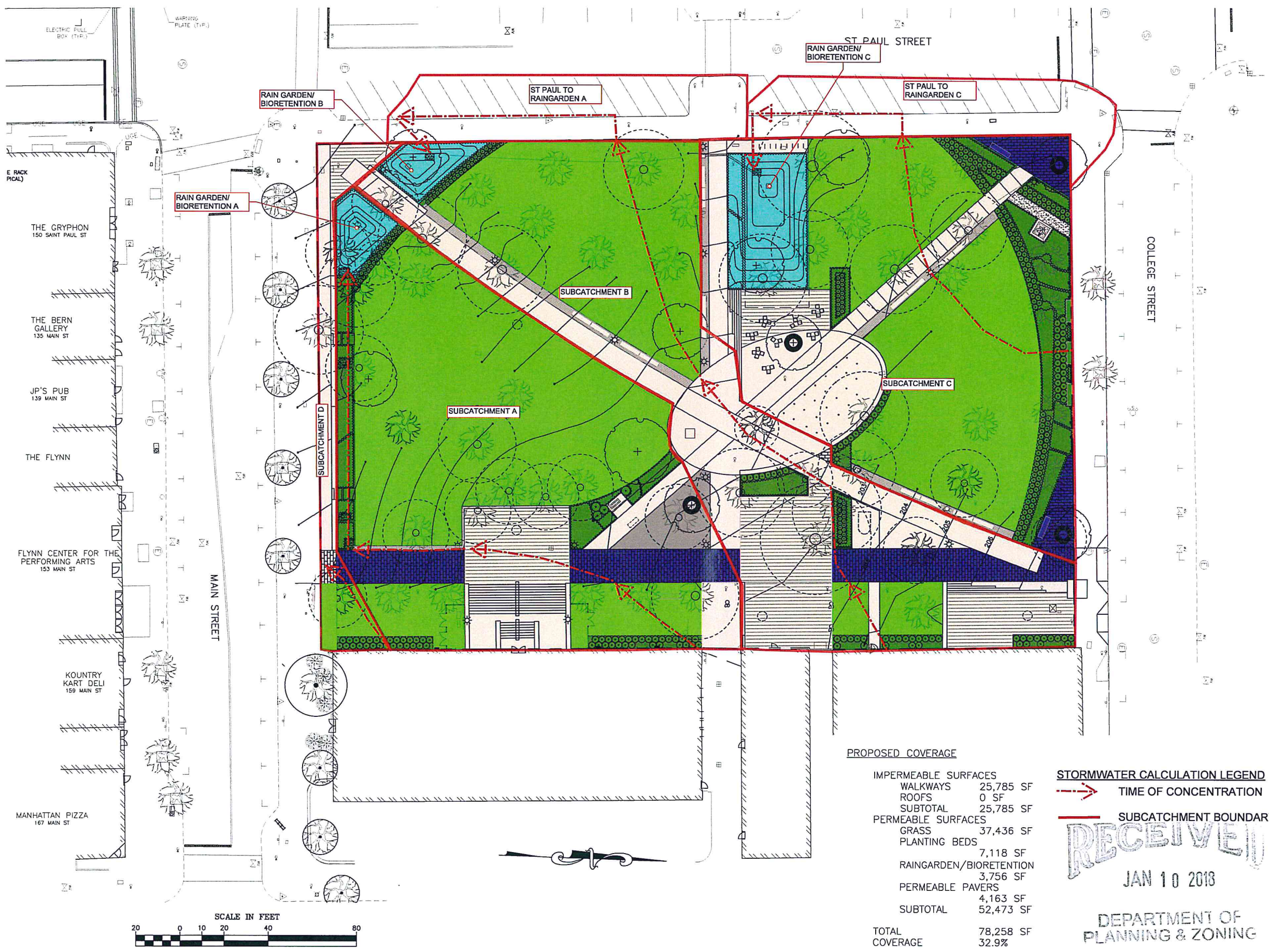
**CITY HALL PARK**  
BURLINGTON, VT

**PROPOSED  
COVERAGE PLAN**

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| JOB NO.   | 648 |
| SCALE     | XXX |
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PROPOSED COVERAGE

|                         |           |
|-------------------------|-----------|
| IMPERMEABLE SURFACES    |           |
| WALKWAYS                | 25,785 SF |
| ROOFS                   | 0 SF      |
| SUBTOTAL                | 25,785 SF |
| PERMEABLE SURFACES      |           |
| GRASS                   | 37,436 SF |
| PLANTING BEDS           | 7,118 SF  |
| RAINGARDEN/BIORETENTION | 3,756 SF  |
| PERMEABLE PAVERS        | 4,163 SF  |
| SUBTOTAL                | 52,473 SF |
| TOTAL COVERAGE          | 78,258 SF |
|                         | 32.9%     |

STORMWATER CALCULATION LEGEND

---> TIME OF CONCENTRATION

--- SUBCATCHMENT BOUNDARY

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CITY HALL PARK  
BURLINGTON, VT

PROPOSED  
COVERAGE PLAN

JOB NO. 548  
SCALE: XXX  
DRAWN BY: AH  
DATE:

SHEET #





LIGHTING FIXTURE LEGEND BURLINGTON CITY HALL PARK

| TYPE                                     | DESCRIPTION                                                                                                                                                                                       |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div></div><div>P1</div></div>      | POLE MOUNTED 40W LED POST TOP LUMINAIRE 3000K WITH TYPE V DISTRIBUTION<br>LOCATION: PARK INTERIOR                                                                                                 |
| <div><div></div><div>P1 POLE</div></div> | 12FT STEEL POLE WITH TWO PIECE DUCTILE IRON BASE<br>LOCATION: PARK INTERIOR                                                                                                                       |
| <div><div></div><div>P1A</div></div>     | 40W LED POST TOP LUMINAIRE 3000K WITH TYPE V DISTRIBUTION MOUNTED ON THE EXISTING HISTORIC LIGHT POLE<br>LOCATION: CITY HALL ENTRANCE                                                             |
| <div><div></div><div>P2</div></div>      | POLE BRACKET MOUNTED NOM. Ø7.56" 55W LED FLOODLIGHT 3000K WITH 50° OPTICS. PROVIDED WITH CLEAR TEMPERED GLASS LENS AND GLARE CONTROL SNOOT<br>LOCATION: CITY HALL ENTRANCE                        |
| <div><div></div><div>P2A</div></div>     | POLE BRACKET MOUNTED NOM. Ø4.37" 15W LED SPOTLIGHT 3000K WITH 15° OPTICS. PROVIDED WITH CLEAR TEMPERED GLASS LENS AND GLARE CONTROL SNOOT<br>LOCATION: CITY HALL ENTRANCE                         |
| <div><div></div><div>P3</div></div>      | IN-GRADE SYSTEM NOM. Ø 9.64" 21W LED UPLIGHT 3000K WITH WALLWASH OPTICS. PROVIDED WITH 5⁄8" THICK CLEAR TEMPERED GLASS LENS AND HONEYCOMB LOUVRE<br>LOCATION: BCA FACADE                          |
| <div><div></div><div>P3A</div></div>     | SURFACE TWIN MOUNTED NOM. Ø 7.56" H 16.93" ADJUSTABLE 55W LED FLOODLIGHT 3000K WITH WALLWASH OPTICS. PROVIDED WITH SAFETY GLASS LENS AND GLARE CONTROL SNOOT<br>LOCATION: CITY HALL FACADE        |
| <div><div></div><div>P4</div></div>      | SURFACE MOUNTED NOM. Ø 6.02" H 13.58" ADJUSTABLE 28W LED SPOTLIGHT 3000K WITH 50° OPTICS. PROVIDED WITH SAFETY GLASS LENS AND GLARE CONTROL SNOOT<br>LOCATION: CITY HALL PARK MONUMENTS           |
| <div><div></div><div>P4A</div></div>     | SURFACE MOUNTED NOM. Ø 7.56" H 16.93" ADJUSTABLE 55W LED SPOTLIGHT 3000K WITH 50° OPTICS. PROVIDED WITH SAFETY GLASS LENS AND GLARE CONTROL SNOOT<br>LOCATION: CITY HALL PARK MONUMENTS           |
| <div><div></div><div>P4B</div></div>     | IN-GRADE SYSTEM NOM. Ø 9.64" 21W LED UPLIGHT 3000K WITH 50° OPTICS. PROVIDED WITH 5⁄8" THICK CLEAR TEMPERED GLASS LENS AND HONEYCOMB LOUVRE<br>LOCATION: CITY HALL PARK MONUMENTS                 |
| <div><div></div><div>P5</div></div>      | POLE BRACKET MOUNTED NOM. Ø 6.06" 28W LED SPOTLIGHT 3500K WITH 50° OPTICS. PROVIDED WITH CLEAR TEMPERED GLASS LENS AND GLARE CONTROL SNOOT<br>LOCATION: SELECTED LIGHT POLE ADJACENT TO FLAG POLE |

CLIENTS

Community & Economic Development  
Office (CEDO)  
149 Church St.  
Burlington, VT 05401

Department of Public Works (DPW)  
645 Pine St.  
Burlington, VT 05401

DESIGN TEAM

LANDSCAPE ARCHITECT  
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7 Marble Avenue  
Burlington VT 05401  
802.864.0010

URBAN DESIGNER  
Suisman Urban Design  
201 MABERY RD.  
SANTA MONICA, CA 90402  
info@suisman.com  
310.230.9997

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802.728.7225

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kevin@urbanraindesign.com  
503.928.5522

LIGHTING CONSULTANT  
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New York, NY 10006  
212.608.4800

FOUNTAIN CONSULTANT  
Delta Fountains  
11494 Columbia Park Dr. W., #4  
Jacksonville, FL 32258  
904.886.9030

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NO. DATE  
FEB 09 2018

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PLANNING & ZONING

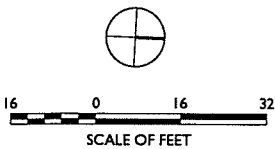
CITY HALL PARK  
BURLINGTON, VT

LIGHTING  
LEGEND

JOB NO. 648  
SCALE: 1/16"=1'-0"  
DRAWN BY: HD  
DATE: 02.08.2018

LL100

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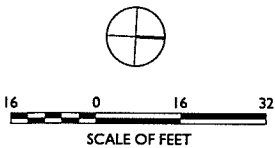
ST. PAUL STREET

COLLEGE STREET

CITY HALL

BCA

① City Hall Park Layout  
SCALE: 1/16"=1'-0"



**WAGNERHODGSON**  
LANDSCAPE ARCHITECTURE

VT802.864.0010 NY518.567.791 wagnerhodgson.com

**CLIENTS**

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**CITY HALL PARK**  
BURLINGTON, VT

**LIGHTING  
LAYOUT**

JOB NO. 648  
SCALE: 1/16"=1'-0"  
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DATE: 02.08.2018

**LL101**

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CLIENTS

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NO. DESCRIPTION DATE

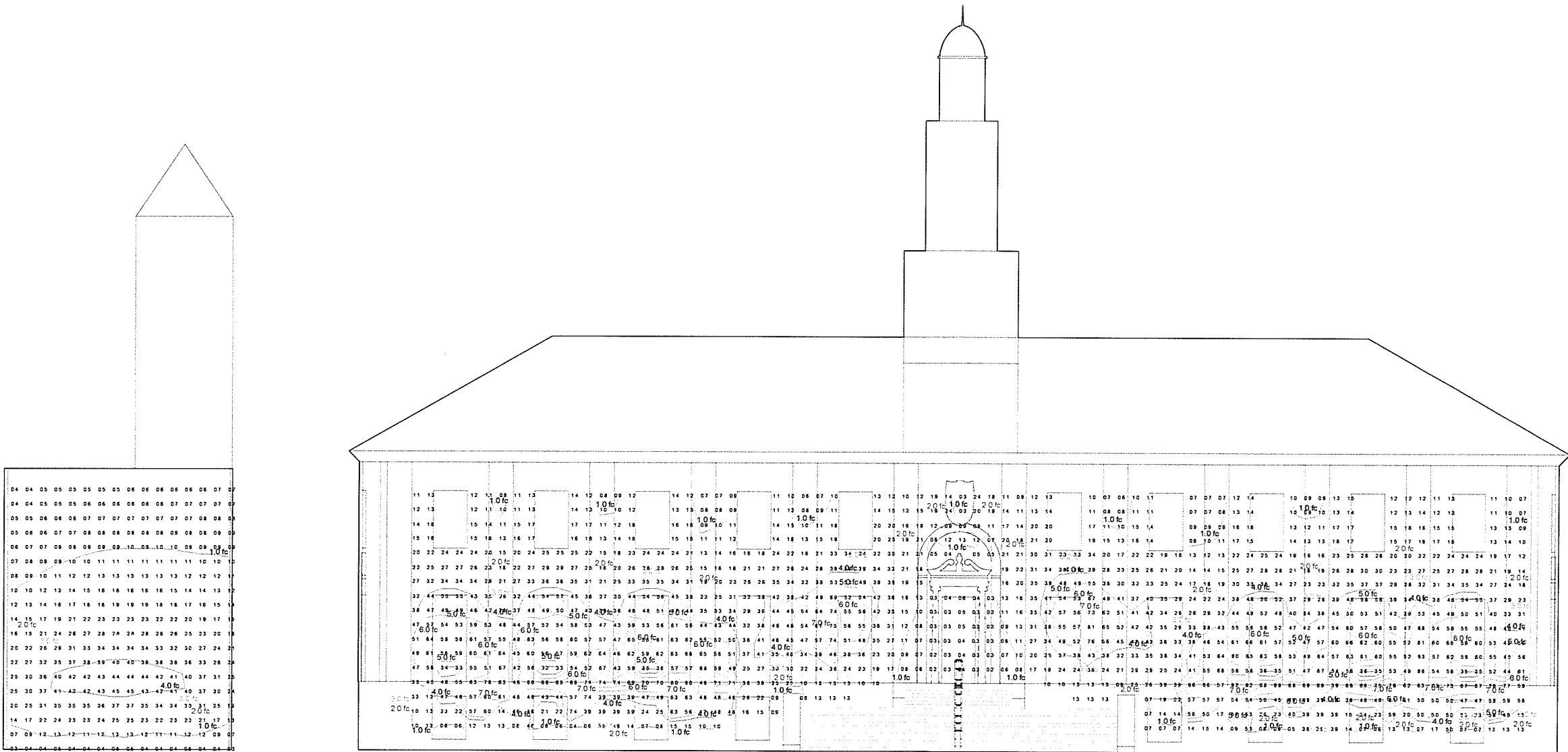
DEPARTMENT OF  
PLANNING & ZONING

CITY HALL PARK  
BURLINGTON, VT

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DATE: 02.08.2018

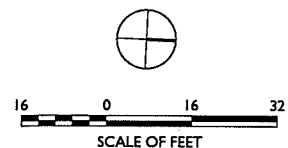
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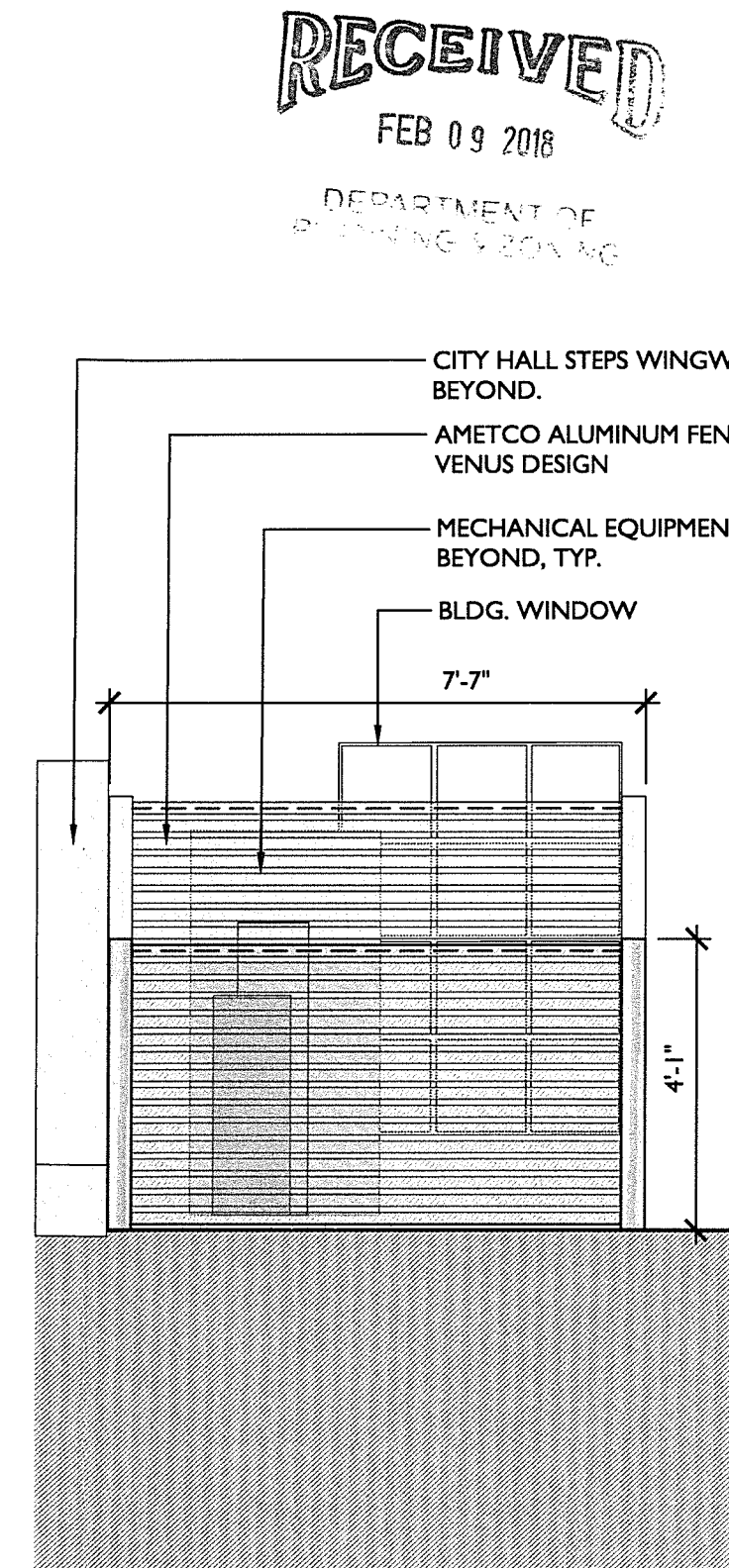
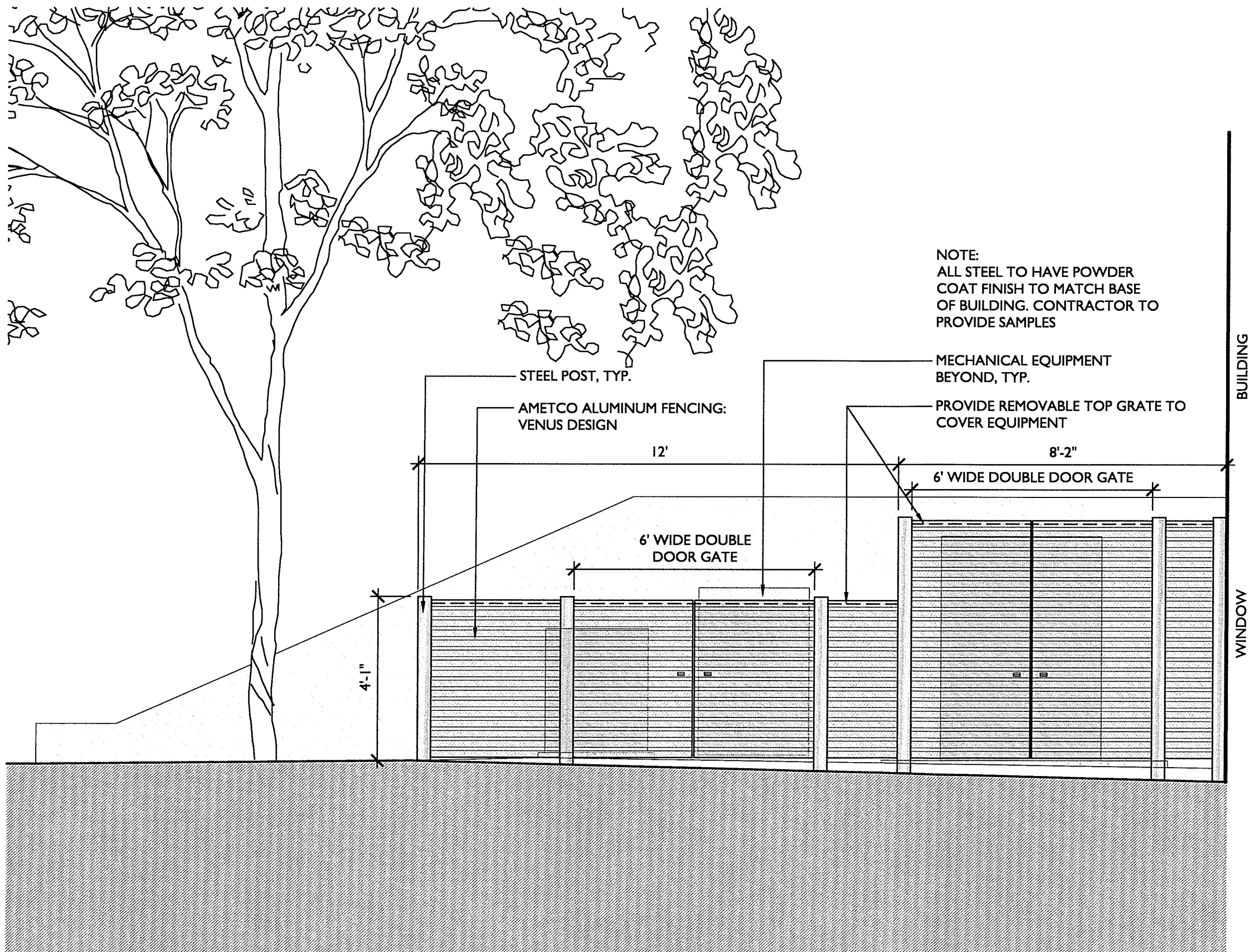
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① BCA Elevation: Lighting Calculation  
SCALE: 1/8"=1'-0"

② City Hall Elevation: Lighting Calculation  
SCALE: 1/8"=1'-0"





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NOTE:  
ALL STEEL TO HAVE POWDER  
COAT FINISH TO MATCH BASE  
OF BUILDING. CONTRACTOR TO  
PROVIDE SAMPLES

MECHANICAL EQUIPMENT  
BEYOND, TYP.

PROVIDE REMOVABLE TOP GRATE  
TO COVER EQUIPMENT

STEEL POST, TYP.

AMETCO ALUMINUM FENCING:  
BLADE DESIGN

12'

8'-2"

6' WIDE DOUBLE DOOR GATE

6' WIDE DOUBLE  
DOOR GATE

4'-1"

BUILDING

WINDOW

CITY HALL STEPS WINGW  
BEYOND.

AMETCO ALUMINUM FEN  
BLADE DESIGN

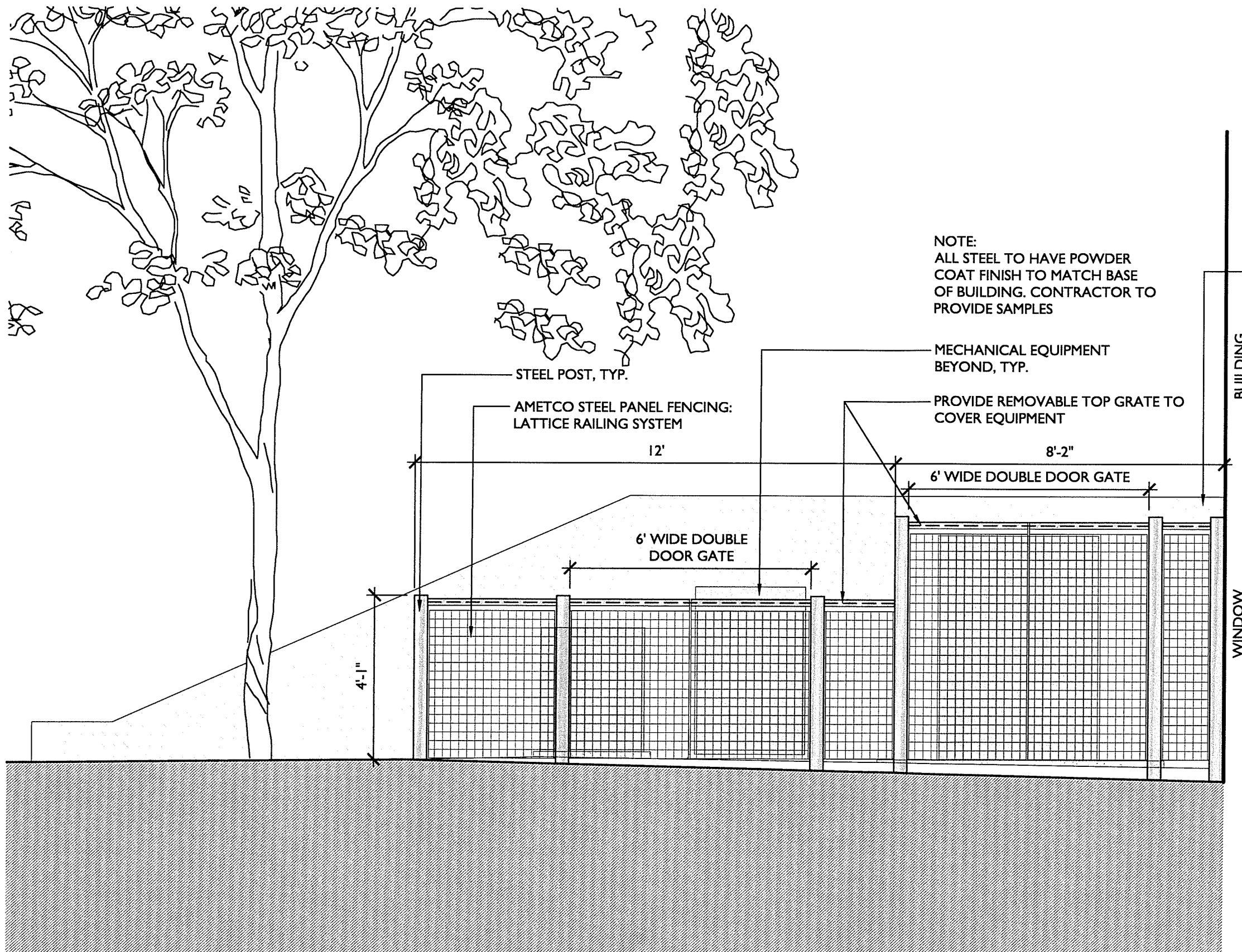
MECHANICAL EQUIPMEN  
BEYOND, TYP.

BLDG. WINDOW

7'-7"

4'-1"

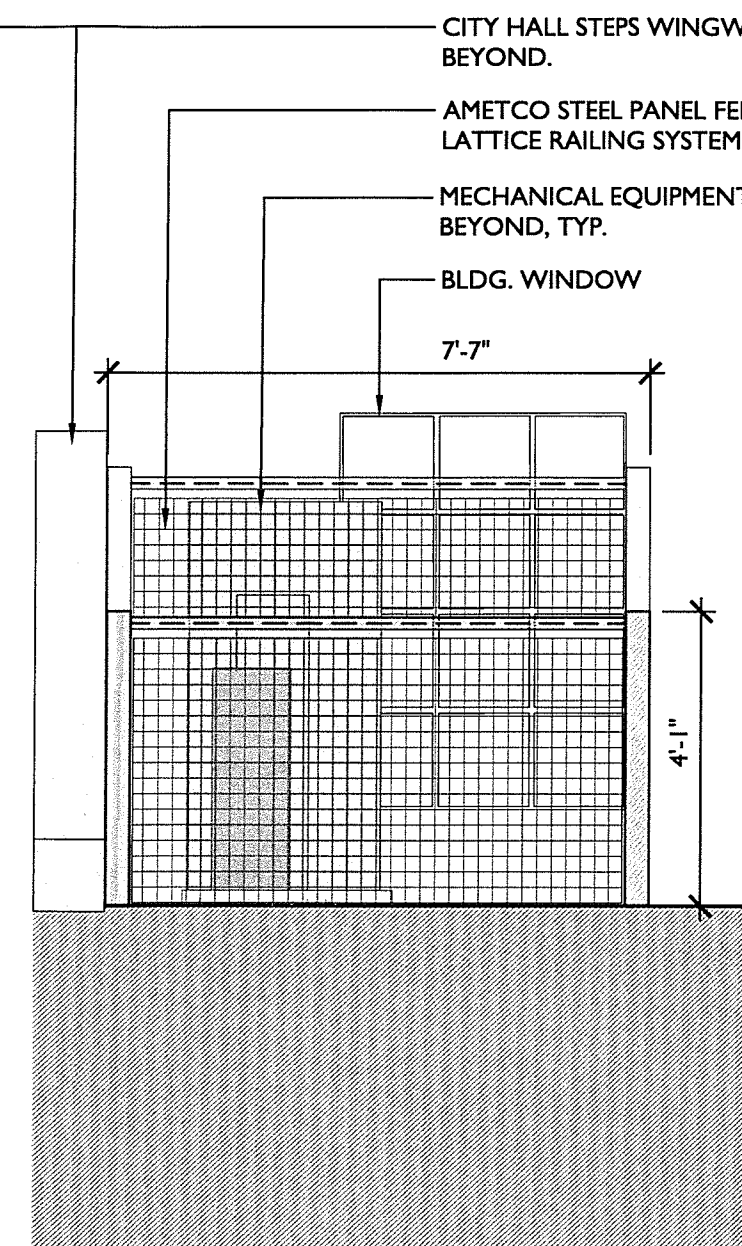




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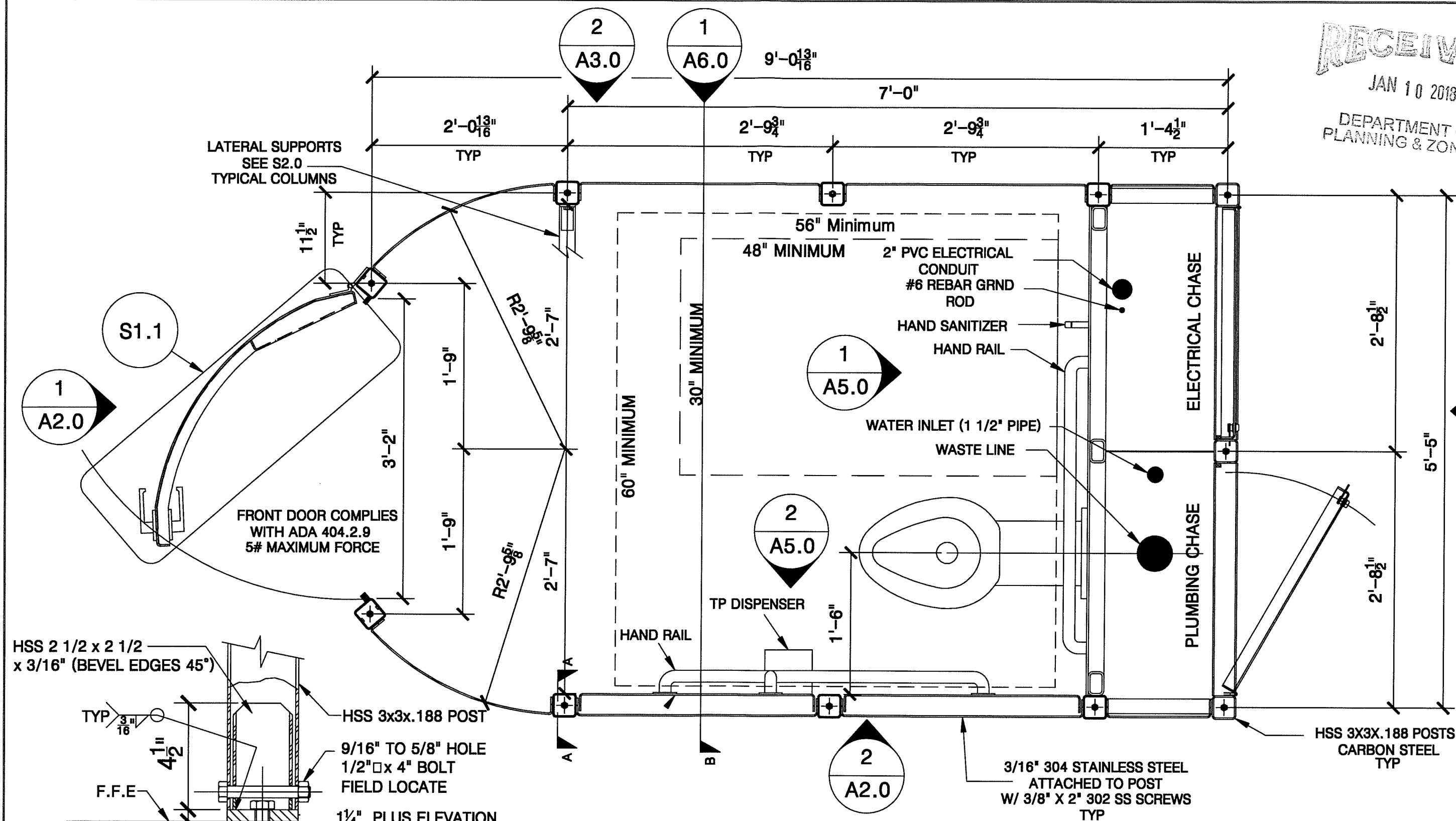
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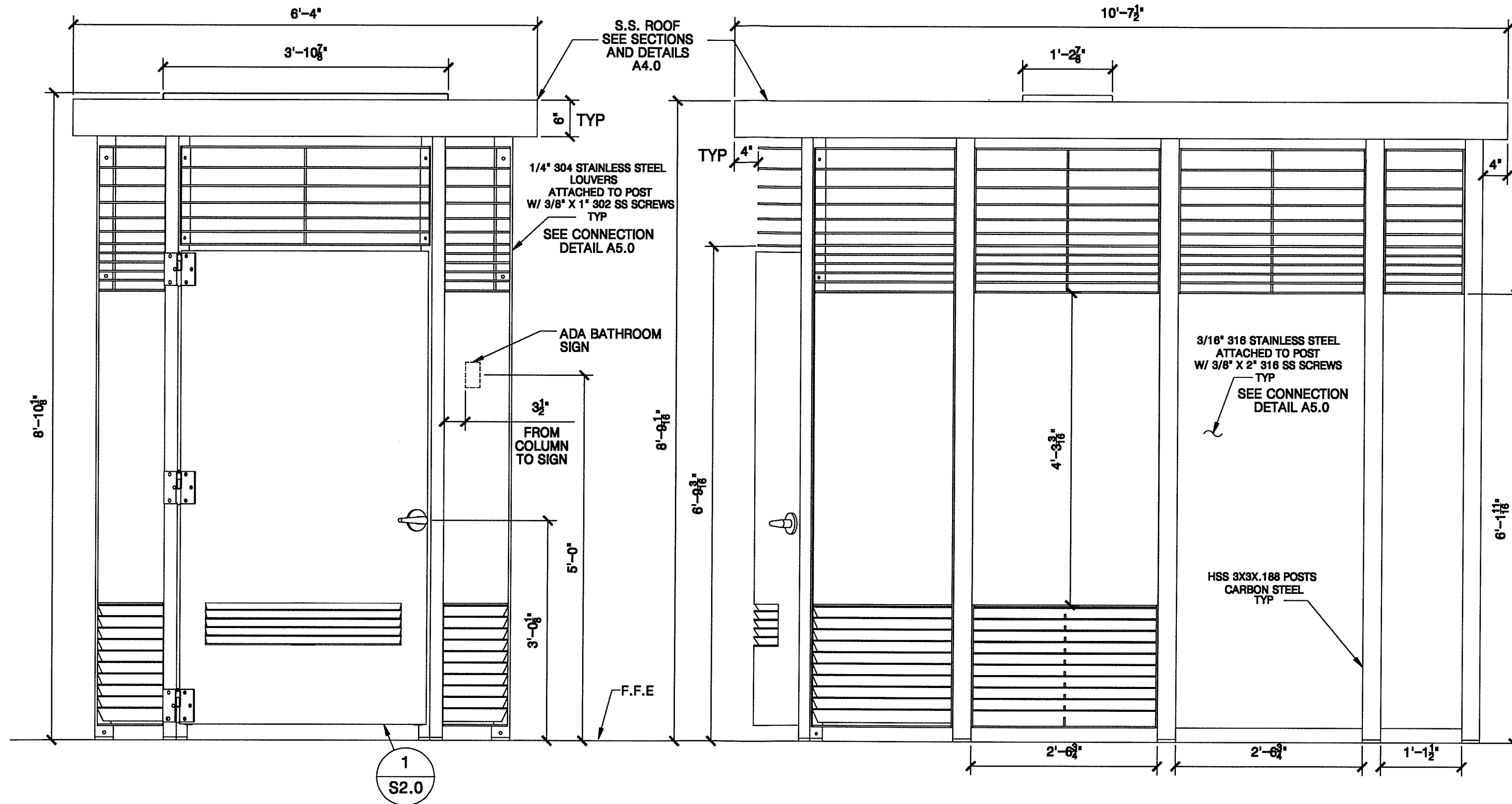


## FLOOR PLAN

SCALE: 1" = 1'-0"

|     |  |  |  |  |                                                                                       |  |  |  |                |           |            |    |
|-----|--|--|--|--|---------------------------------------------------------------------------------------|--|--|--|----------------|-----------|------------|----|
|     |  |  |  |  | <b>MADDEN FABRICATION</b>                                                             |  |  |  | PORTLAND LOCAL |           |            |    |
|     |  |  |  |  |                                                                                       |  |  |  | FLOOR PLAN     |           |            |    |
|     |  |  |  |  | 2550 NW 25th Place • Portland, OR. 97210<br>Phone: (503) 226-3968 Fax: (503) 242-2446 |  |  |  | NAME           | DATE      | SERIAL NO. | DR |
| REV |  |  |  |  | DATE                                                                                  |  |  |  | LEO            | 4/18/2015 |            | A  |
|     |  |  |  |  | DESCRIPTION                                                                           |  |  |  |                |           |            |    |
|     |  |  |  |  | DRN                                                                                   |  |  |  |                |           |            |    |
|     |  |  |  |  | APPD                                                                                  |  |  |  |                |           |            |    |





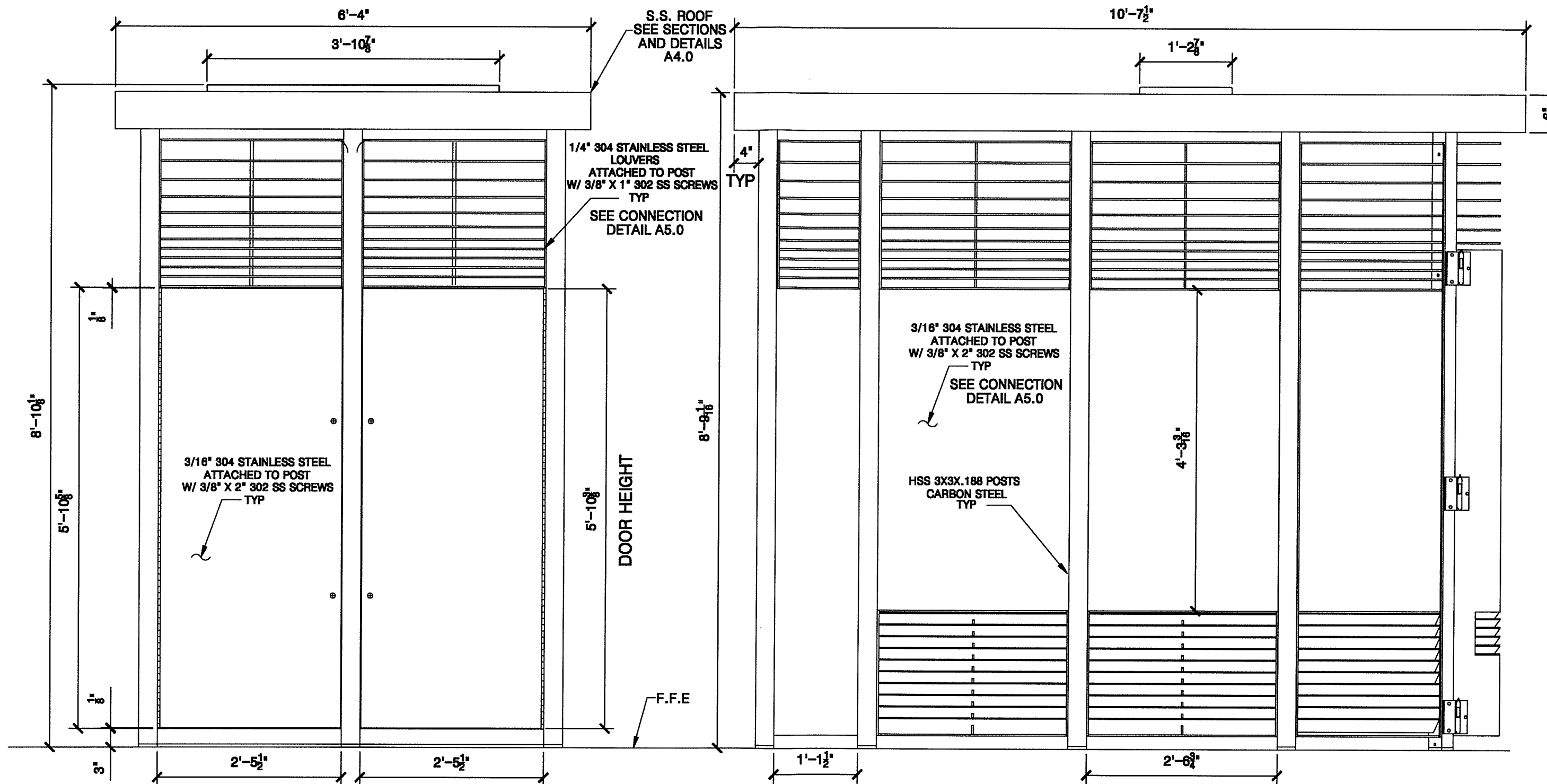
1 FRONT ELEVATION VIEW  
SCALE: 3/4" = 1'-0"

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JAN 10 2018

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PLANNING & ZONING

2 RIGHT ELEVATION VIEW  
SCALE: 3/4" = 1'-0"

|     |      |             |     |      |                                                                                      |           |                                    |    |
|-----|------|-------------|-----|------|--------------------------------------------------------------------------------------|-----------|------------------------------------|----|
|     |      |             |     |      | <b>MADDEN FABRICATION</b>                                                            |           | PORTLAND LOC                       |    |
|     |      |             |     |      | 2550 NW 25th Place • Portland, OR 97210<br>Phone: (503) 226-3968 Fax: (503) 242-2446 |           | EXTERIOR ELEVATIONS FRONT AND RIGH |    |
| REV | DATE | DESCRIPTION | DRN | APPD | NAME                                                                                 | DATE      | SERIAL NO.                         | DR |
|     |      |             |     |      | LEO                                                                                  | 4/18/2015 |                                    | A  |



1 BACK ELEVATION VIEW  
A3.0 SCALE: 3/4" = 1'-0"

2 LEFT ELEVATION VIEW  
A3.0 SCALE: 3/4" = 1'-0"

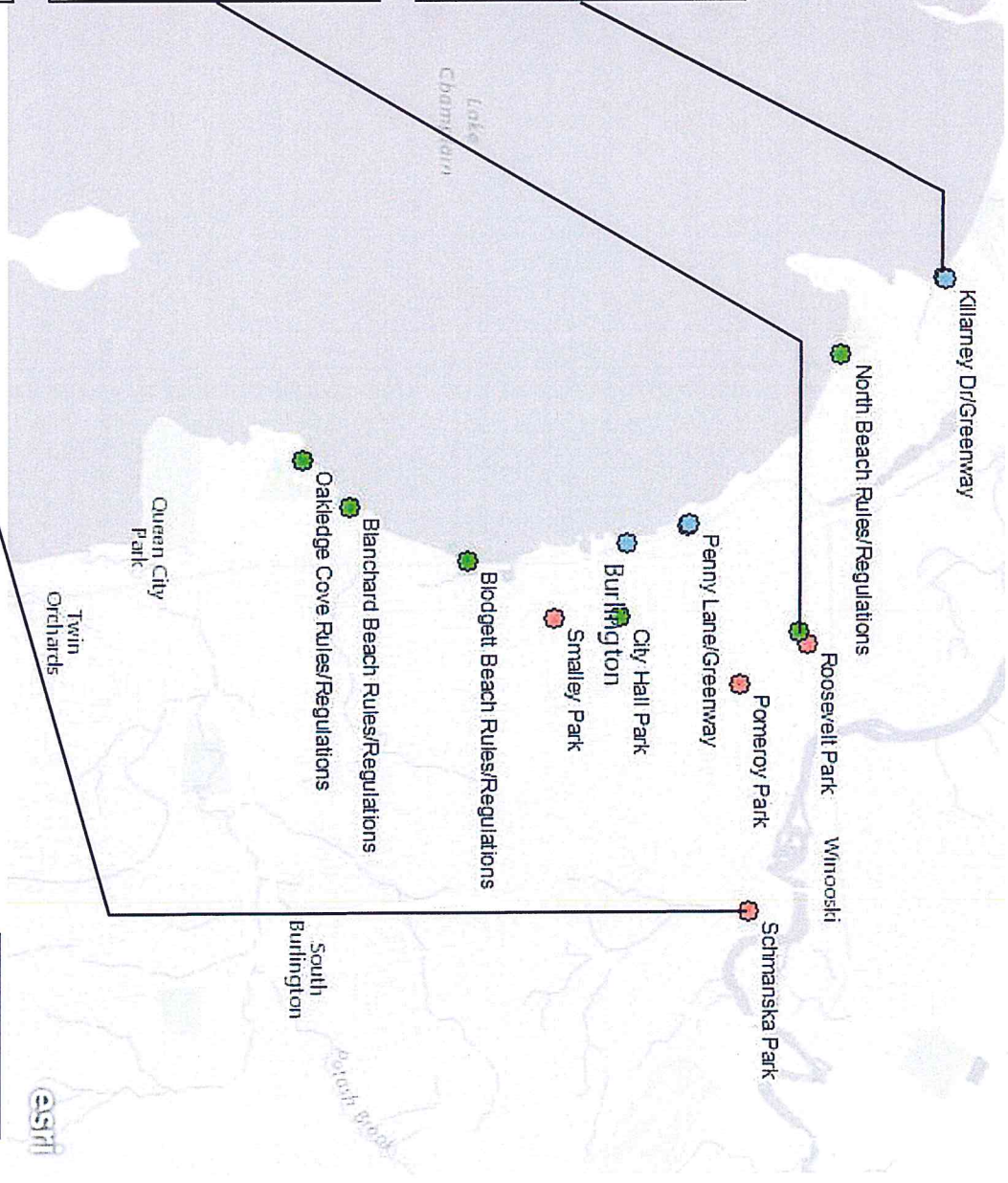
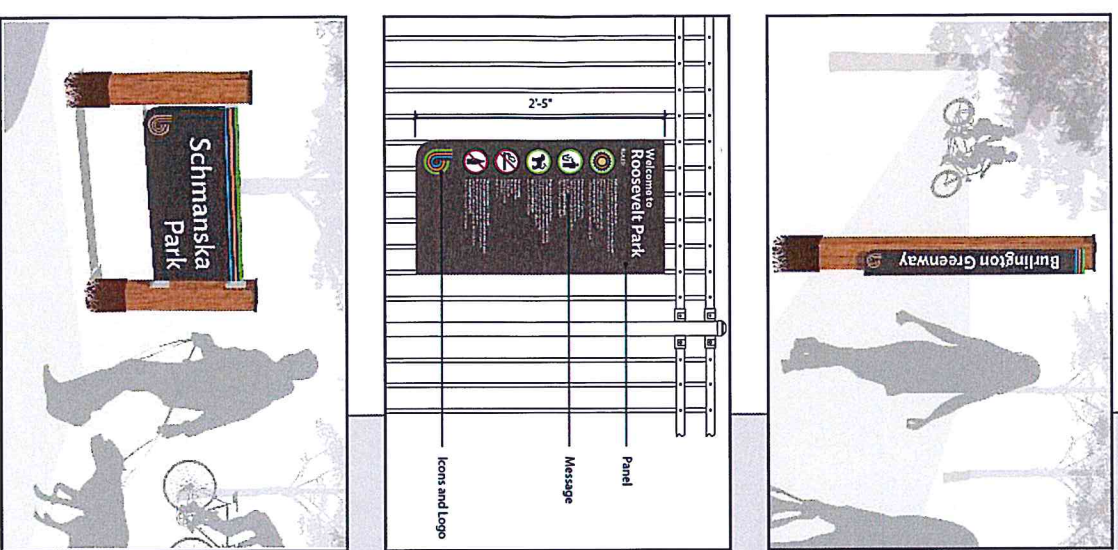
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|     |      |             |     |      |                                                                                      |           |                                   |    |
|-----|------|-------------|-----|------|--------------------------------------------------------------------------------------|-----------|-----------------------------------|----|
|     |      |             |     |      | <b>MADDEN FABRICATION</b>                                                            |           | PORTLAND LOCATION                 |    |
|     |      |             |     |      | 2550 NW 25th Place • Portland, OR 97210<br>Phone: (503) 226-3968 Fax: (503) 242-2446 |           | EXTERIOR ELEVATIONS BACK AND LEFT |    |
| REV | DATE | DESCRIPTION | DRN | APPD | NAME                                                                                 | DATE      | SERIAL NO.                        | DR |
|     |      |             |     |      | LEO                                                                                  | 4/18/2015 |                                   | A  |

# Signage Installation 2017

## 2017\_Signage\_Install - Parks, PARKS, Signage\_Install\_2017

- Med ID
- Bike Path ID
- Rules/Reg

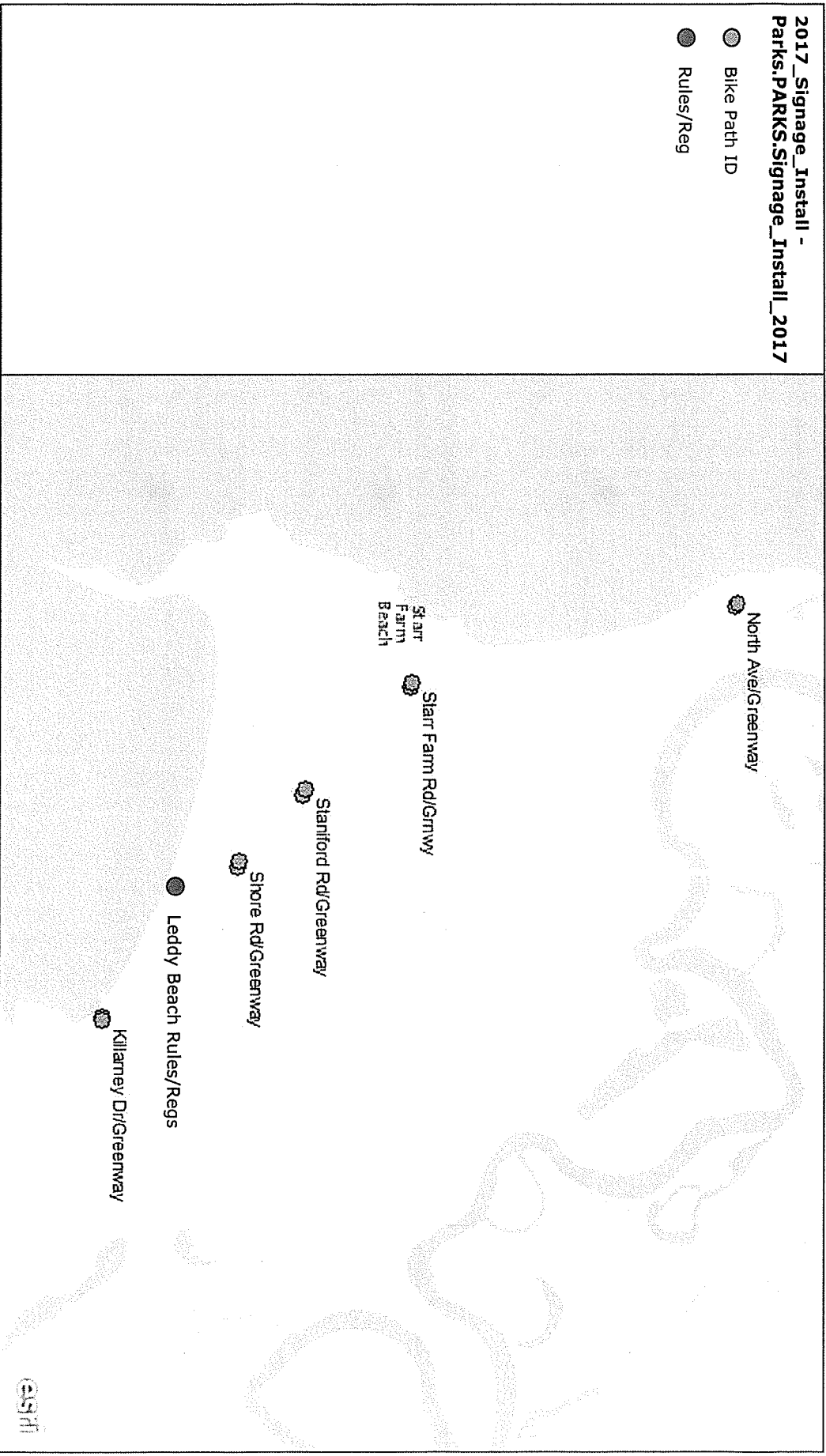


County of Chittenden, VCGL, Esri, HERE, Garmin, NGA, USGS | Esri, HERE  
**RECEIVED**  
 JAN 11 2018  
 DEPARTMENT OF  
 PLANNING  
 11/10/2017, 10:10



2017\_Signage\_Install -  
Parks.PARKS.Signage\_Install\_2017

- Bike Path ID
- Rules/Reg



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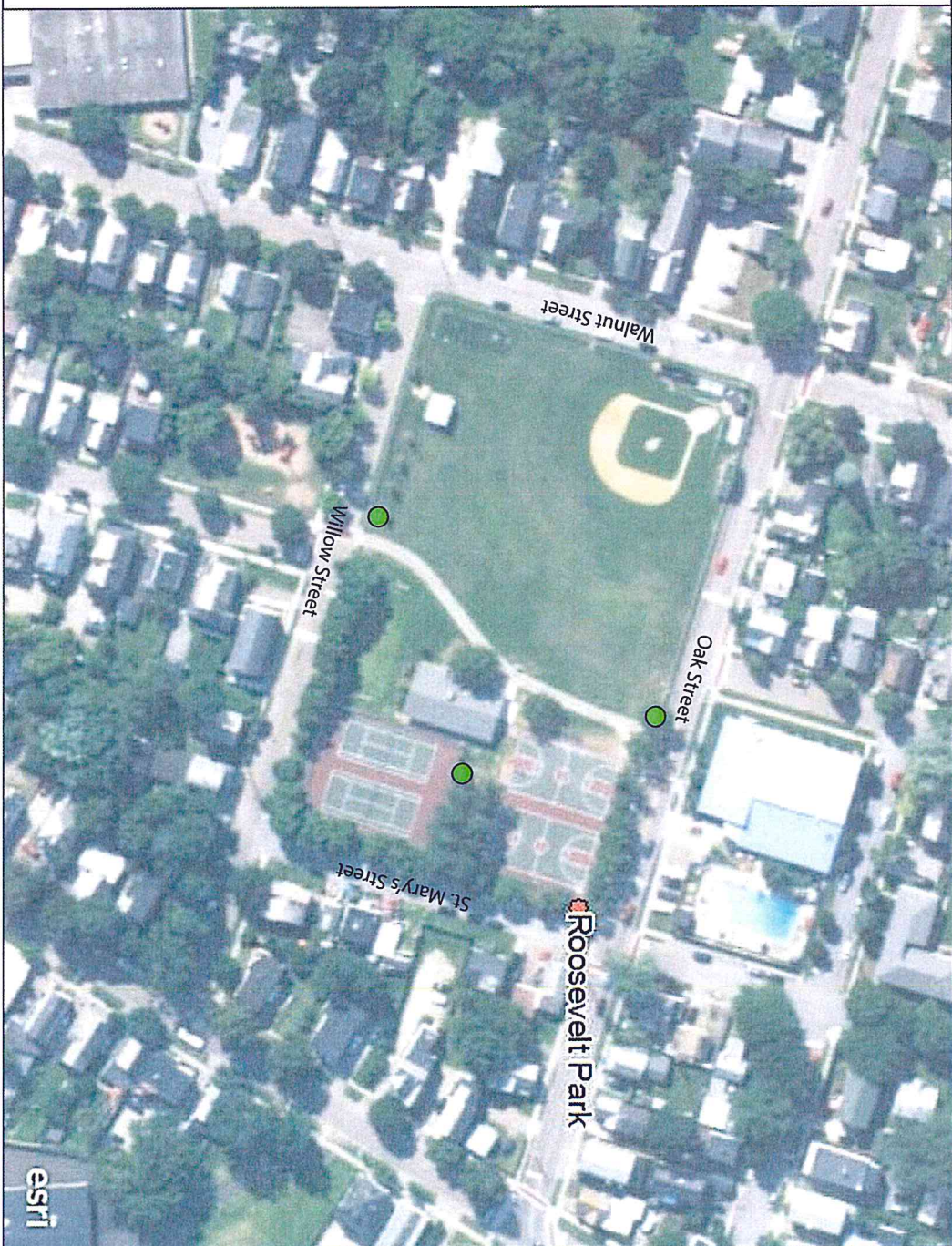
DEPARTMENT OF  
PLANNING & ZONING

County of Chittenden, VCGI, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | Esri, HERE

# Signage Installation 2017

2017\_Signage\_Install -  
Parks.PARKS.Signage\_Install\_2017

- Med ID
- Rules/Reg



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PLANNING & ZONING

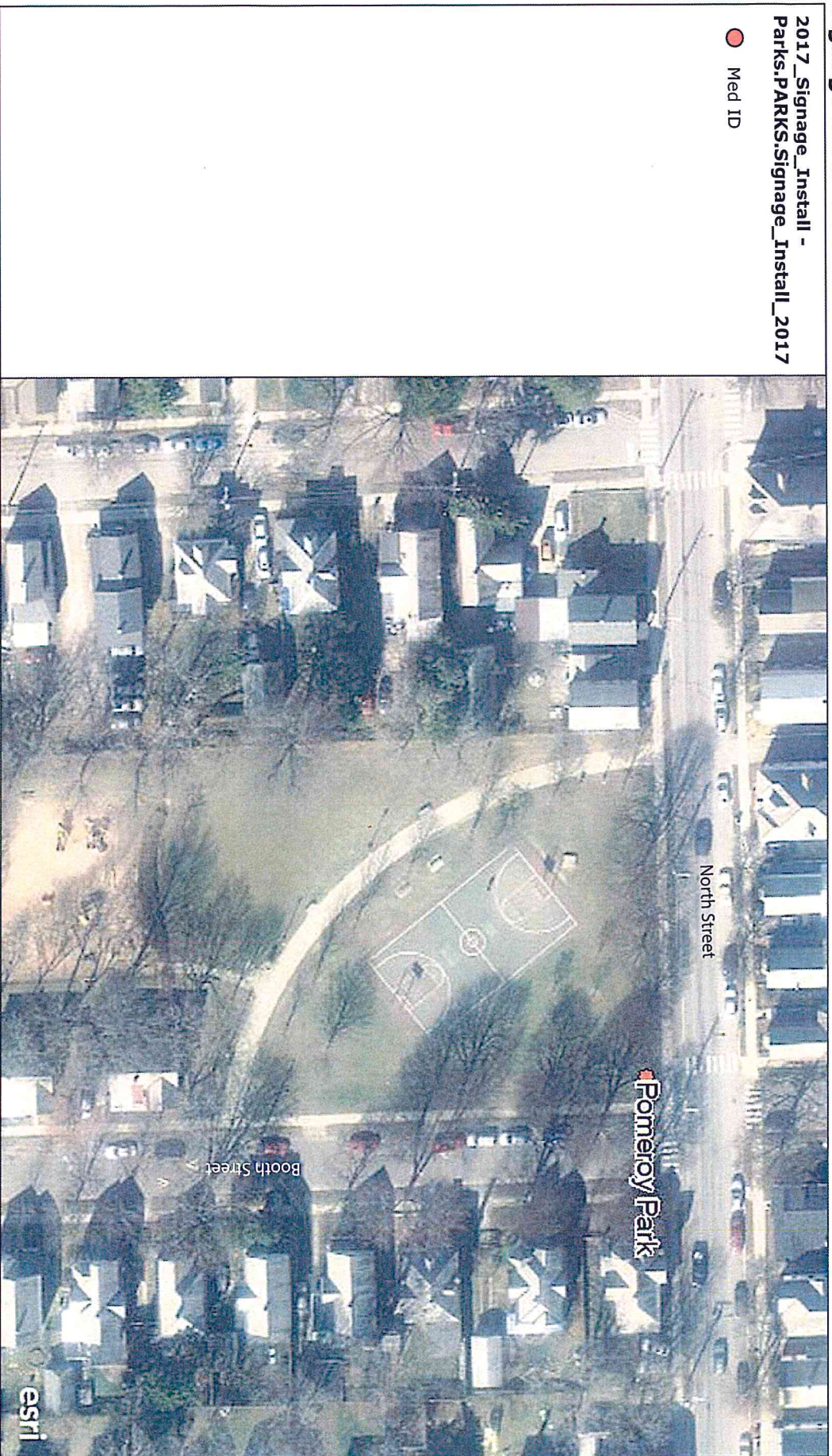
DigitalGlobe, Microsoft, CNES/Airbus DS



Signage Installation 2017

2017\_Signage\_Install -  
Parks.PARKS.Signage\_Install\_2017

● Med ID



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VCGL, DigitalGlobe, Microsoft, CNES/Airbus DS



2017\_Signage\_Install -  
Parks,PARKS,Signage\_Install\_2017

● Med ID

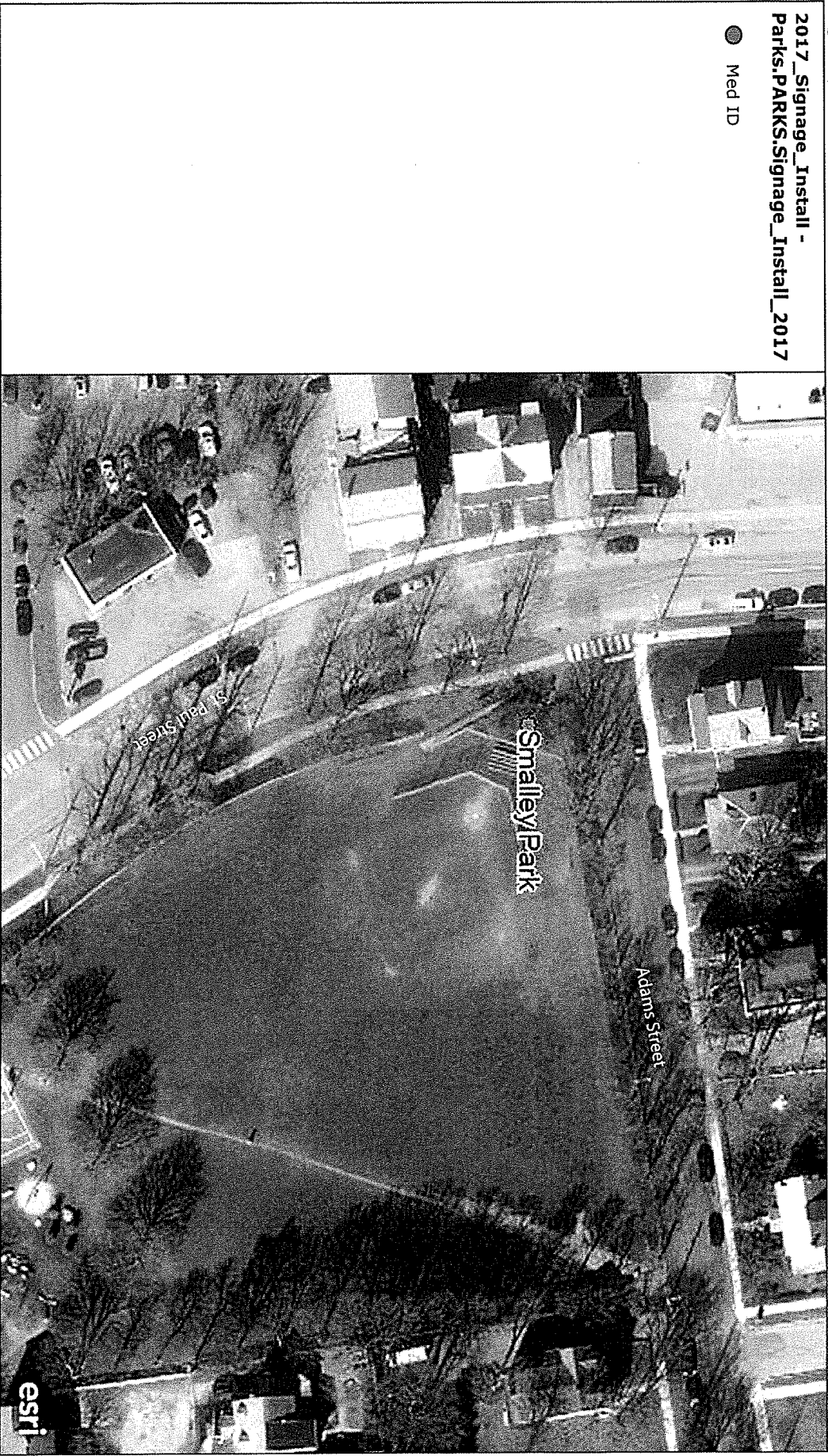


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2017\_Signage\_Install -  
Parks,PARKS,Signage\_Install\_2017

● Med ID



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JAN 11 2018

DEPARTMENT OF  
PLANNING & ZONING

VCGL, DigitalGlobe, Microsoft, CNES/Airbus DS

## 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, CFM, Principal Planner*  
*Mary O'Neil, AICP, Principal Planner*  
*Ryan Morrison, CFM, Associate Planner*  
*Anita Wade, Zoning Clerk*  
*Layne Darfler, Planning Technician*



**TO:** Development Review Board  
**FROM:** Scott Gustin *SG*  
**DATE:** February 20, 2018  
**RE:** 18-0620MP; 645 Pine St (& numerous city locations)

---

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

Zone: Multiple                      Ward: Citywide

Owner/Representative: Burlington Parks, Recreation, & Waterfront / Max Madalinski

**Request:** Master sign plan

**Applicable Regulations:**

Article 6 (Development Criteria & Guidelines), Article 7 (Signs)

**Background Information:**

The applicant is seeking approval for a master sign plan for use within city parks' facilities. There are three basic categories: Parks ID signs, parks rules and regulations signs, and bike path signs. The parks ID and bike path signs are freestanding. The rules and regulation signs will be posted on existing fencing or installed on posts. The parks ID signs are for use in just four city parks: Pomeroy, Smalley, Schmanska, and Roosevelt Parks. The other signs are for use at parks citywide and along the bike path. Each individual sign will be subject to a separate zoning permit as they are installed. Exceptions are those that are included within the bike path right-of-way.

Sign plans offer flexibility but are required to be compatible with the site and buildings and character of the surrounding area pursuant to the provisions of Article 6. While individual signs in the plan may vary from the standards in Article 7, Part 2: *District Regulations*, as to the type and placement of signs on a structure or lot, no individual sign may exceed the size limitations.

Except for such variations approved by the Development Review Board by acceptance of a master sign plan pursuant to this Article, all other standards regarding signs shall remain in effect.

**Recommendation:** Master Sign Plan approval as per, and subject to, the following findings and conditions:

**I. Findings**

**Article 7: Signs**

The proposed signs will be located in multiple zoning districts. The most restrictive sign standards apply to the RCO and Residential zones. In those zones, freestanding and parallel signs are limited to 20 sf and 6' and 14' in height, respectively. The largest of the proposed signs are the



freestanding parks ID signs. They are 13.5' sf in size and 4' 4" tall. The rules and regulation signs are smaller at just under 4 square feet. Note the dimensions vary slightly in the two examples. Both are acceptable. The bike path signs are small at under 3 sf each. The posts to which they will be affixed are 7' tall. This height is acceptable in the mixed use and downtown zones. It is too tall in the RCO and residential zones, wherein the height limit is 6.' The height must be adjusted accordingly. For those signs that are to be located within the bike path right-of-way, the 7' height may be acceptable (and exempt from zoning jurisdiction). **(Affirmative finding as conditioned)**

#### **Sec. 7.3.4 Flexibility from Existing Standards**

*The sign master plan shall be compatible with the site and buildings and character of the surrounding area pursuant to the provisions of Article 6. While individual signs in the plan may vary from the restrictions of Sec. 7.2.3 (signs in Mixed Use Districts), 7.2.4 (signs for the Church Street Marketplace), 7.2.5 (signs in Enterprise Districts), and 7.2.6 (Signs in the Institutional District) in the type and placement of signs on a structure or lot, no individual sign may exceed the size limitations as per Sec. 7.2.3 (a) (3).\**

*Except for such variations approved by the development review board by acceptance of a master sign plan pursuant to this Article, all other requirements, permits, and restrictions regarding signs shall remain in effect.*

*\*In no case may the total area of all parallel signs exceed the lesser of two hundred (200) square feet or fifteen (15%) per cent of the area of the façade to which they are attached for the length of frontage devoted to such establishment.*

The proposed master sign plan varies from the standard sign regulations in terms of sign placement and number of signs on a property (i.e. such as ID sign along with a rules and regulation sign). Article 6 is addressed below. **(Affirmative finding)**

#### **Article 6: Development Review Standards**

##### ***Part 1, Land Division Design Standards***

Not applicable.

##### ***Part 2, Site Plan Design Standards***

##### ***Sec. 6.2.2, Review Standards***

Not applicable.

##### ***Part 3, Architectural Design Standards***

##### ***Sec. 6.3.2, Review Standards***

*(g) Make advertising features complimentary to the site*

The proposed master sign plan depicts signage one would typically expect to see within a parks and greenway system. The signs are fairly small and unobtrusive. They provide the necessary information and nothing else. No illumination is proposed. The proposed sign plan makes provision for comprehensive signage for city parks and the bike path while utilizing some degree of flexibility afforded in the master sign plan process. **(Affirmative finding)**

## **II. Conditions of Approval**

1. The individual signs included in this Master Sign Plan are subject to separate zoning permits except as where they may be exempt due to location within a public right-of-way.
2. Freestanding signs in the RCO and Residential zones may not exceed 6' in height.



### Sign Description

Trail Identification Signage can be used at the entries to Bike or Hiking Trails. These signs can be messaged with the parks name, or Trail Name or a combination of the two. At entries to trails from the park it is the intent of these signs to have the park name facing the oncoming trail/path travelers and the trail/path name facing the park visitor. Where applied at crossings, there should be 2 signs installed on the right side of the trail in the direction of travel.

### Material Specifications

#### Cap

Formed 1/8" thick aluminum cap mechanically fastened to post, powder-coated M2

#### Panel

1/4" thick break-formed aluminum panel painted or powdercoated C4, with C5 Logo, and C1, C2, C3 Rules. Attached to mounting hardware with tamper resistant mechanical fasteners.

#### Message

Applied C6 Vinyl Set in Title Case Ideal Sans Medium. Alignment to always read from top to bottom.

#### Post

Cedar 6x6 post

#### Sleeve

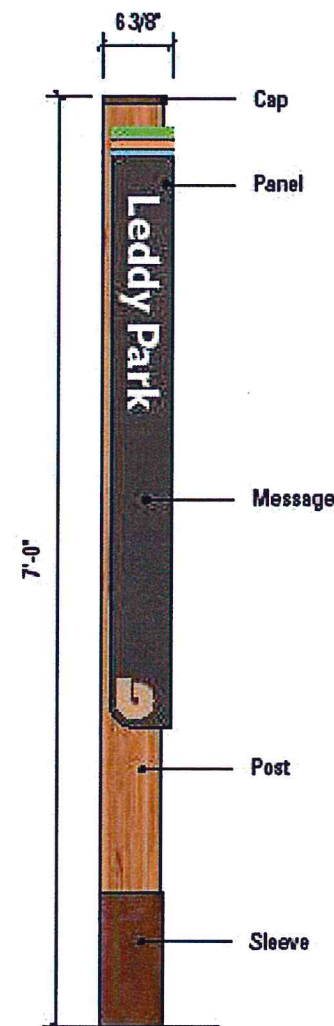
1/8" thick M2 fabricated sleeve is mechanically fastened to concrete base, above grade. Gap between concrete and sleeve should be grouted.

#### Mounting Hardware

3/4" x 1/8" aluminum angle welded, bonded, or mechanically fastened to back of panel. Mechanical fasteners through angle into aluminum tube screwed to post. All fasteners to be tamper resistant.

#### Footing

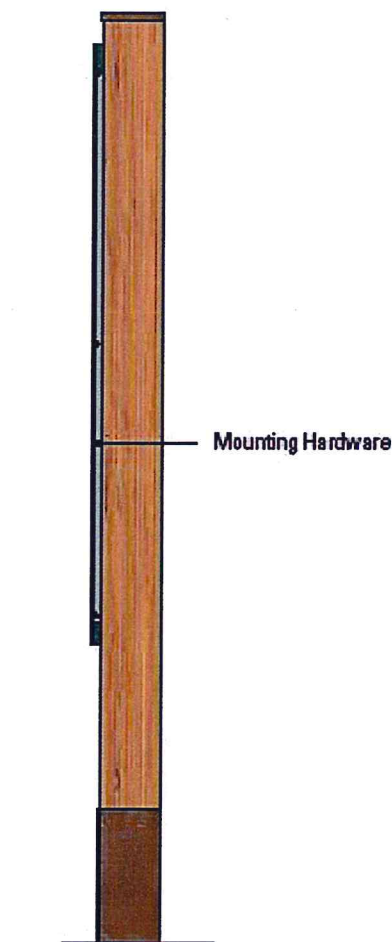
To be engineered per local code by fabricator. Fabricator to submit engineered shop drawings and graphic submission prior to fabrication.



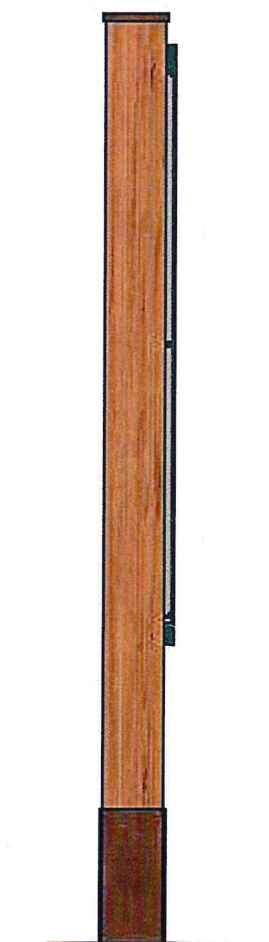
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Scale: 3/4" = 1' - 0"



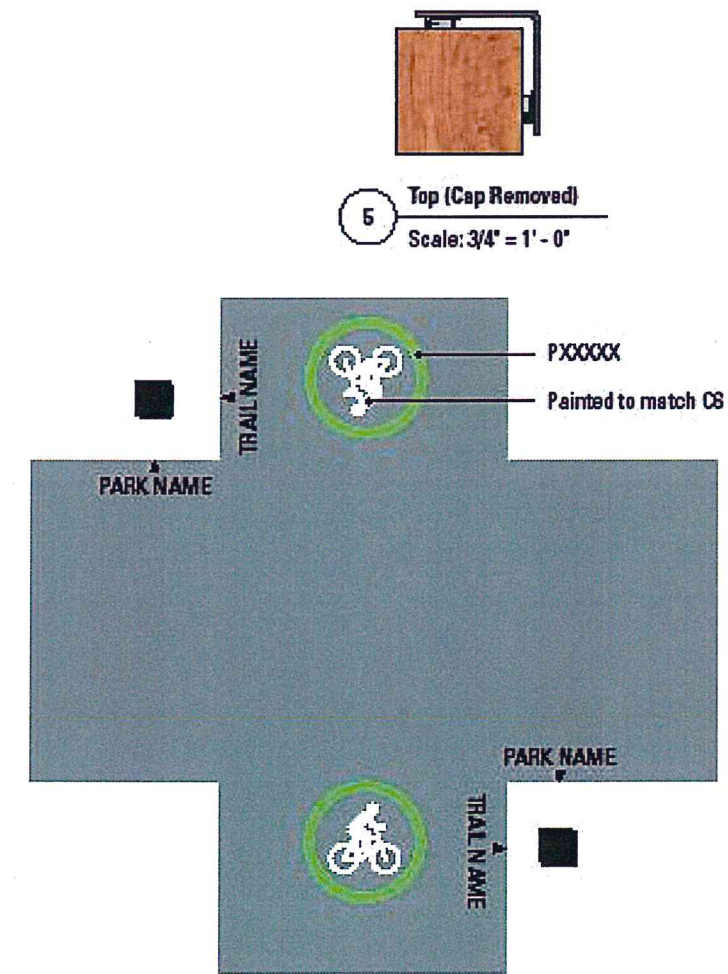
2 Side B  
Scale: 3/4" = 1' - 0"



3 Side C  
Scale: 3/4" = 1' - 0"



4 Side D  
Scale: 3/4" = 1' - 0"



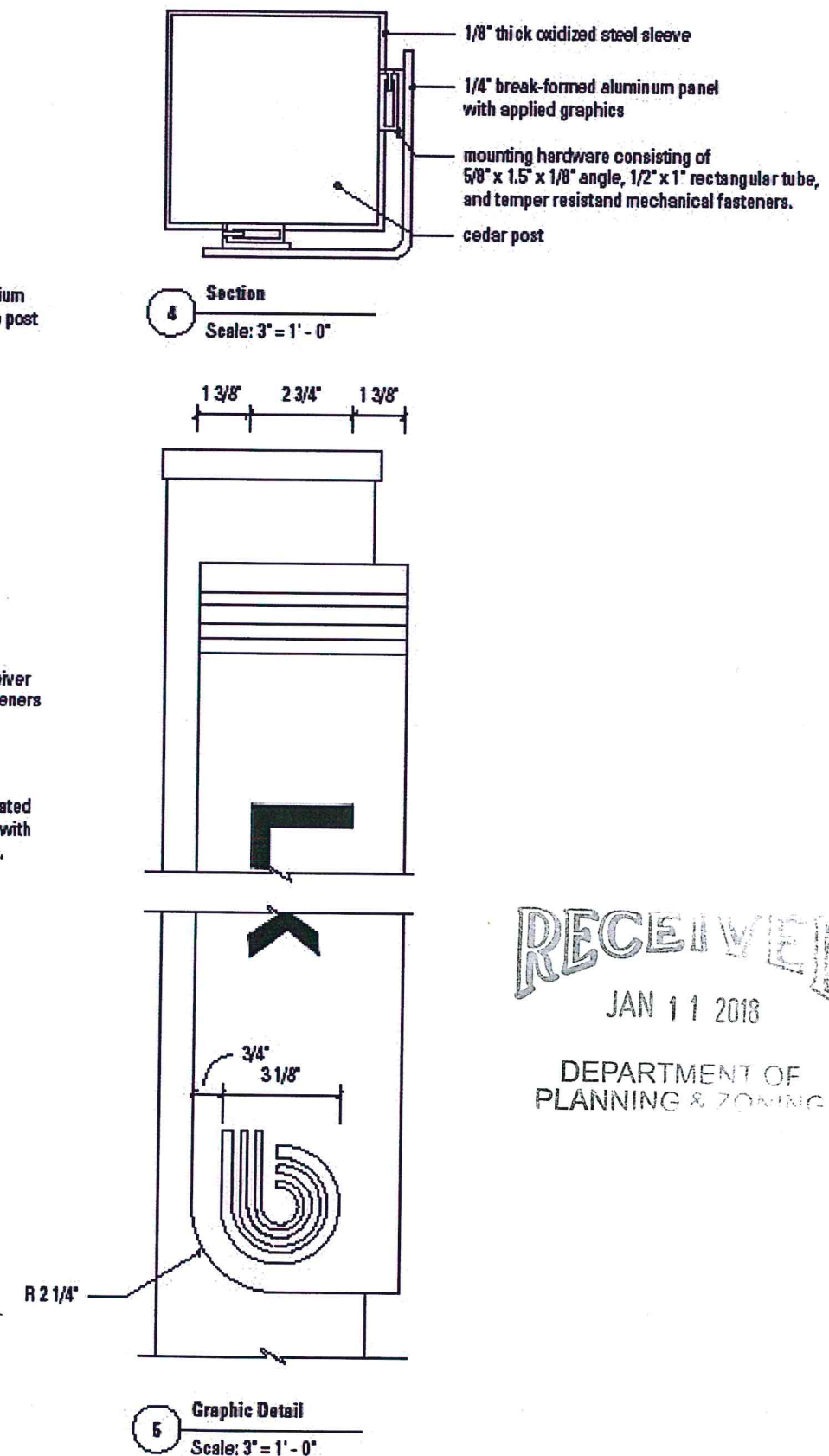
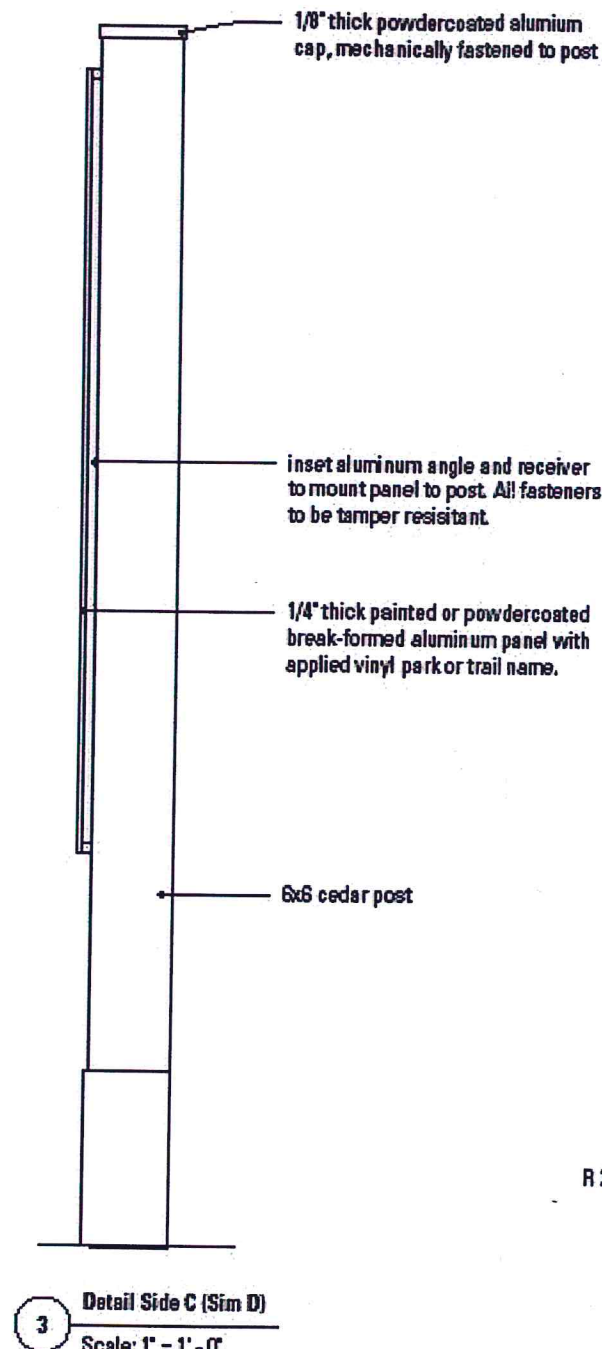
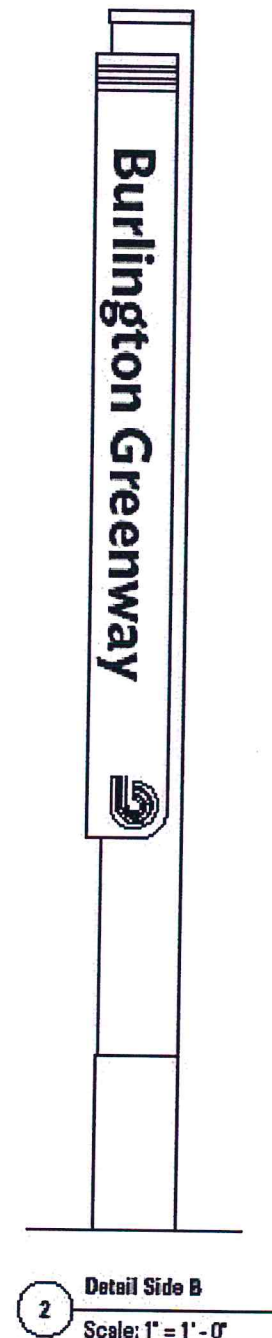
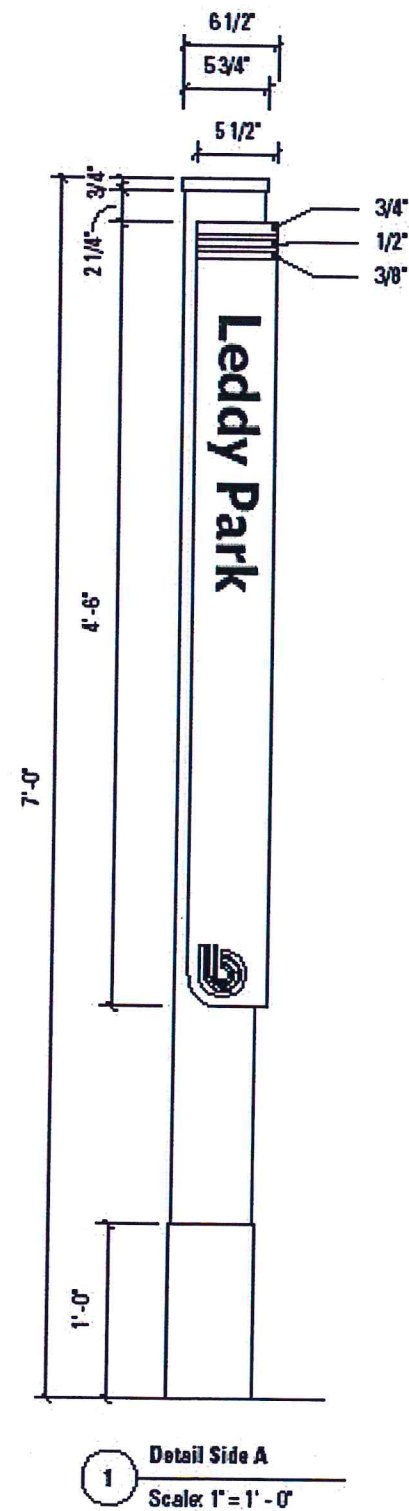
5 Proposed Orientation  
Scale: NTS

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5 A S A K I  
Sasaki Associates, Inc.  
64 Piedmont Street / Watertown, MA 02472 USA  
T 617.923.3300 / F 617.924.2749

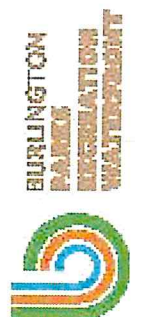






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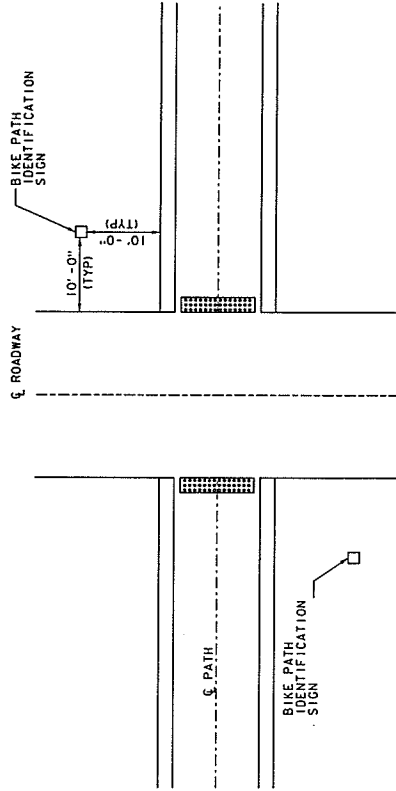
## BIKE PATH IDENTIFICATION



**S A S A K I**  
Sasaki Associates, Inc.  
64 Pleasant Street / Watertown, MA 02472 USA  
t 617.923.3300 / f 617.924.2749

DESIGN INTENT ONLY - NOT FOR CONSTRUCTION



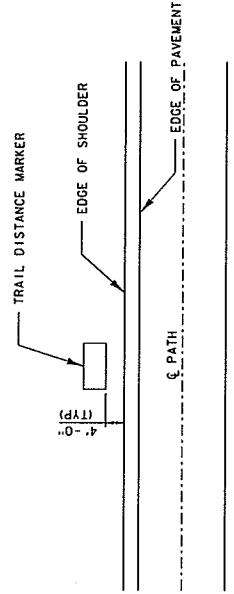


#### NOTES:

1. SEE BIKE PATH IDENTIFICATION SIGN DETAILS FOR SIGN TEXT AND ORIENTATION.
2. SIGNS TO BE PLACED PER DIRECTION OF THE R.E.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL SIGNS TO THE RESIDENT ENGINEER FOR APPROVAL. SIGNS SHALL NOT BE FABRICATED UNTIL APPROVED BY THE R.E.

#### BIKE PATH IDENTIFICATION SIGN PLAN

NOT TO SCALE

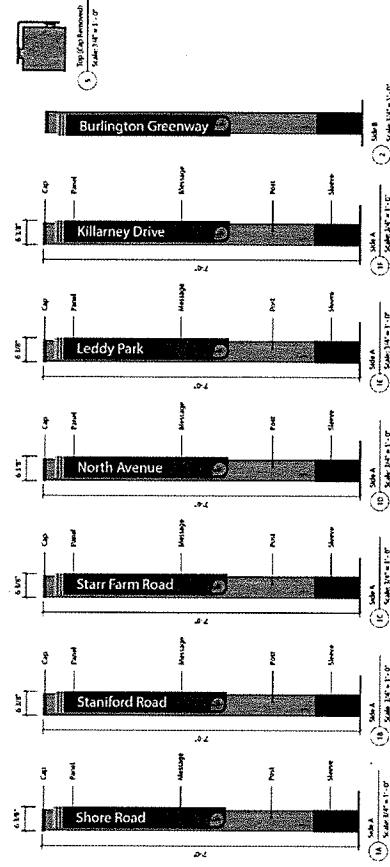


#### NOTES:

1. SEE TRAIL DISTANCE SIGN DETAILS FOR SIGN TEXT AND ORIENTATION.
2. SIGNS TO BE PLACED PER DIRECTION OF THE R.E.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL SIGNS TO THE RESIDENT ENGINEER FOR APPROVAL. SIGNS SHALL NOT BE FABRICATED UNTIL APPROVED BY THE R.E.

#### TRAIL DISTANCE MARKER PLAN

NOT TO SCALE



#### NOTE:

1. SEE SIGN DETAILS ON WAYFINDING SIGN DETAIL SHEET 4 OF 6.

#### BIKE PATH IDENTIFICATION SIGN DETAILS

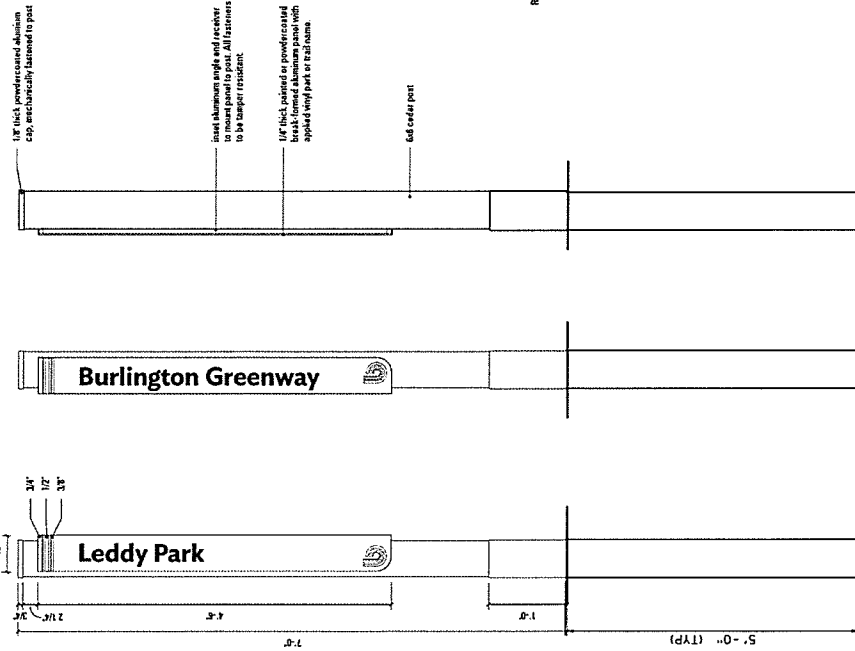
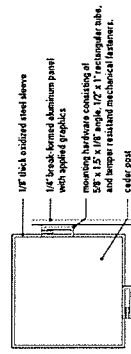
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|                                    |                              |
|------------------------------------|------------------------------|
| PROJECT NAME:                      | BURLINGTON BIKE PATH PHASE 2 |
| PROJECT NUMBER:                    | 57634.02                     |
| FILE NAME:                         | 257634sign-det.dgn           |
| PROJECT LEADER:                    | E.P. DETRICK                 |
| DRAWN BY:                          | K.C. BARRY                   |
| CHECKED BY:                        | E.P. DETRICK                 |
| WAFINDING SIGN DETAIL SHEET (OF 6) | SHEET 70 OF 85               |





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# BIKE PATH IDENTIFICATION SIGN DETAILS

NOT TO SCALE

- NOTE:
- BIKE PATH IDENTIFICATION SIGNS MUST COMPLY WITH WAYFINDING GUIDELINES FOUND AT: <https://enjoyburlington.com/resources/brend-wayfinding-guidelines/>
  - TEXT STYLE TO BE TITLE CASE WITH FONT "IDEAL SANS MEDIUM"



|                              |                              |
|------------------------------|------------------------------|
| PROJECT NAME:                | BURLINGTON BIKE PATH PHASE 2 |
| PROJECT NUMBER:              | 57634.02                     |
| FILE NAME:                   | 257634sign-det.dgn           |
| PLOT DATE:                   | 3/3/2017                     |
| PROJECT LEADER:              | E.P. DETRICK                 |
| DRAWN BY:                    | K.C. BARRY                   |
| CHECKED BY:                  | K.C. BARRY                   |
| WAYFINDING SIGN DETAIL SHEET | 14 OF 61                     |
| SHEET                        | 73 OF 85                     |

VHB 57634.02



### Sign Description

Medium Park Identification Signage are used to identify medium and smaller sized parks where Large Park Identification placement is not achievable, feasible, or desired. As with all identification signage these signs should be sited perpendicular to the path of travel at the entry to the park, parallel to the access road. Where possible they should be sited in a driveway median, a minimum of 2' from the curb. If desired setback is not attainable the signs should be located within park property with the most visibility to oncoming traffic. Care should be taken when siting signs, as not to impede right of way, or visibility of oncoming traffic. Specific site surveys should be taken before implementing these signs to verify, size location and any breakaway requirements specified by VTrans.

Messaging should be limited to the park's name only, and if possible limited to a single line of text, and set in title case. Medium Park Identification Panels may be used in a not freestanding application for building identification.

### Material Specifications

#### Cap

Formed 1/8" thick aluminum cap mechanically fastened to post, powder-coated M2

#### Rail

Aluminum rail and plates mechanically fastened to posts powder-coated C10

#### Panel

1" pan formed, or fabricated aluminum panel mounted to rail with angle and tamper resistant mechanical fasteners. Panel painted or powdercoated C4, with C5 Logo, and C1, C2, C3 Rules. For applications where only one side is messaged, single panel may be used with backer so panel appears solid.

#### Message

Applied C6 Vinyl Set in Ideal Sans Medium

#### Post

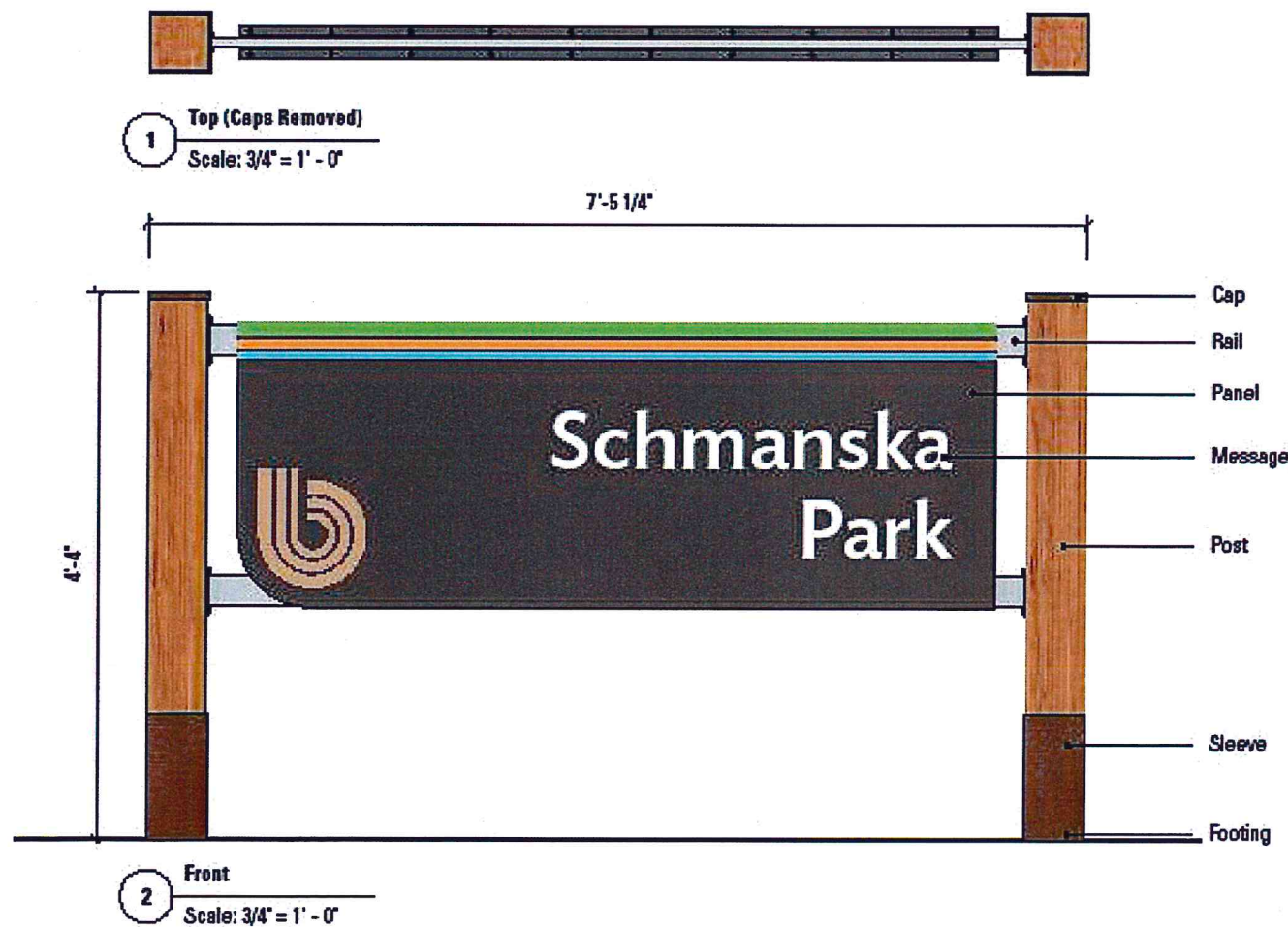
Cedar 6x6 post

#### Sleeve

1/8" thick M2 fabricated sleeve is mechanically fastened to concrete base, above grade. Gap between concrete and sleeve should be grouted.

#### Footing

To be engineered per local code by fabricator. Fabricator to submit engineered shop drawings and graphic submission prior to fabrication.



## PARK IDENTIFICATION: MEDIUM

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SAKAI  
Sakai Associates, Inc.  
64 Pleasant Street / Watertown, MA 02472 USA  
t 617.923.3300 / f 617.924.2740



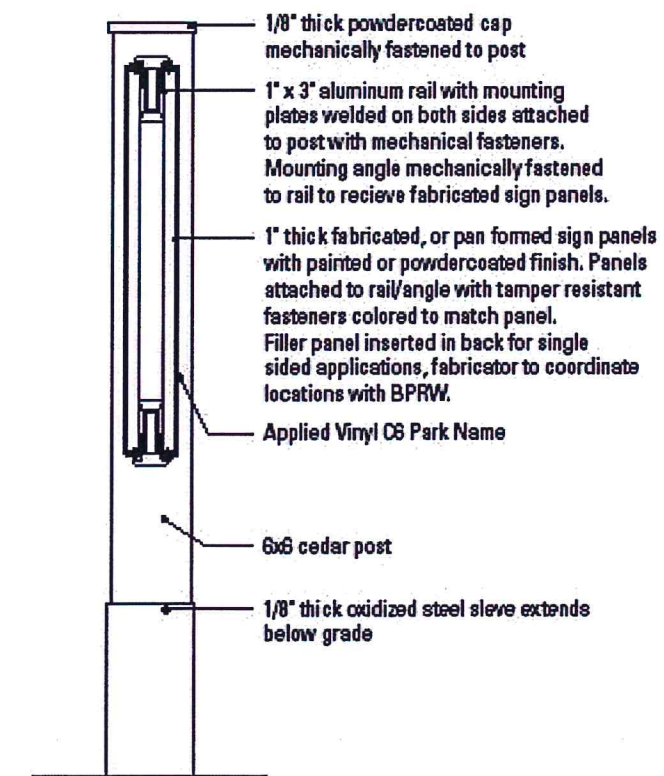
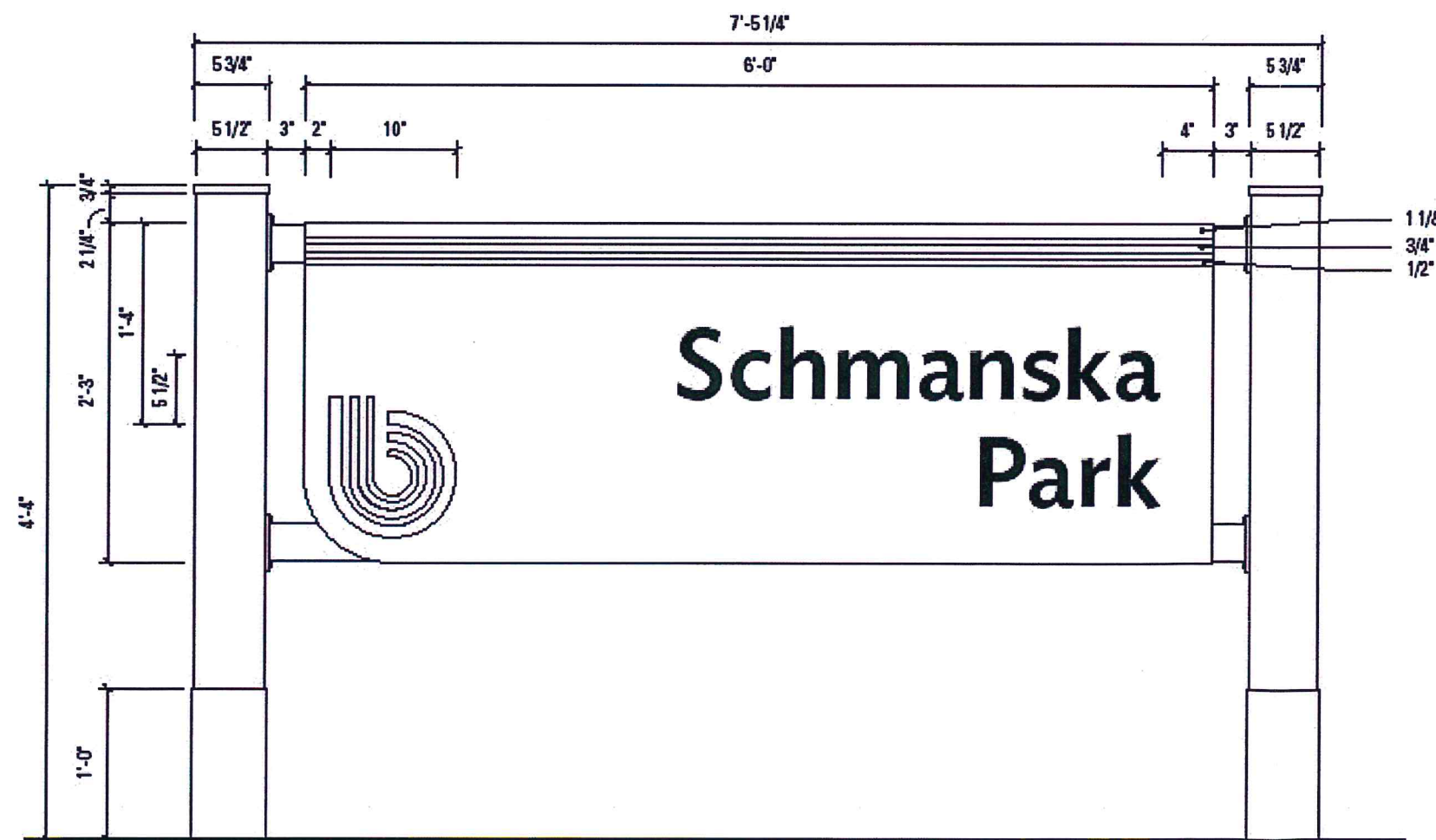
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**PARK IDENTIFICATION: MEDIUM**

**S A S A K I**  
Sasaki Associates, Inc.  
64 Pleasant Street / Watertown, MA 02472 USA  
t 617.923.3300 / f 617.924.2749

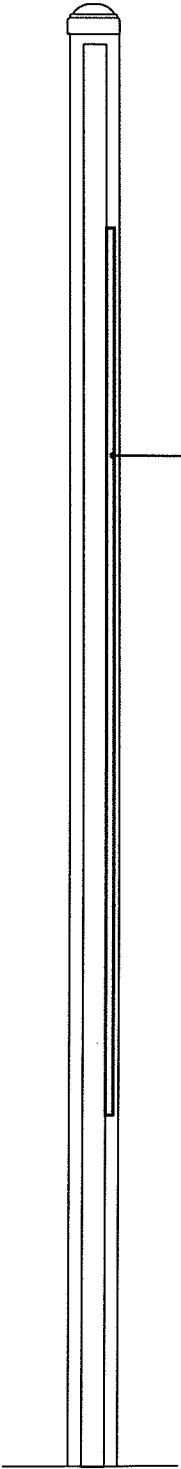
**BUCKLE UP!  
FOR THE  
FUTURE OF  
THE TRUCKING  
INDUSTRY**



DESIGN INTENT ONLY - NOT FOR CONSTRUCTION



1 Panel Detail  
Scale: 2" = 1' - 0"

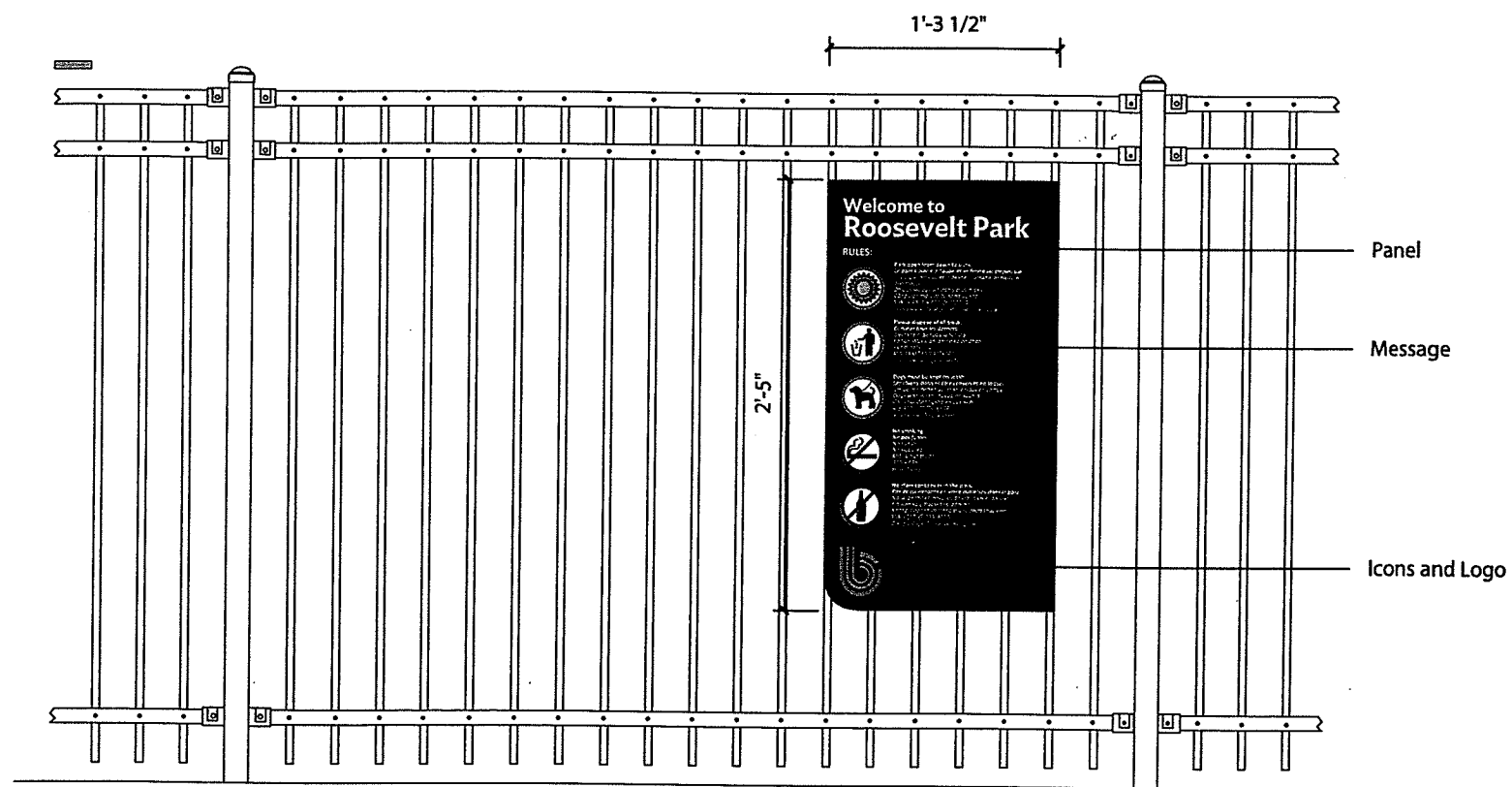


2 Side  
Scale: 2" = 1' - 0"

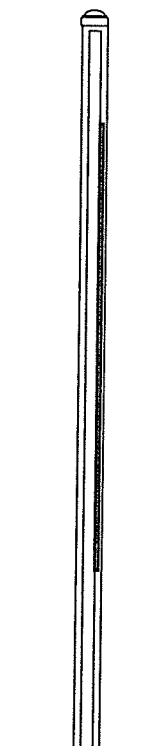
TYPOGRAPHY  
Location: Ideal Sans Book, 3/4" cap height  
Park Name: Ideal Sans Semibold, 1 1/8" cap height  
Body Text: Ideal Sans Book, 1/2" cap height  
Icon Text: Ideal Sans Book, 1/2" cap height

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3 Typography Detail  
Scale: 1 1/2" = 1' - 0"



1 Panel  
Scale: 1" = 1' - 0"



2 Side  
Scale: 1" = 1' - 0"

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DEPARTMENT  
PLANNING

1'-6"

1"

 $1\frac{1}{2}$ 

3"

# Welcome to Roosevelt Park

## RULES:



**Park open from dawn to dusk.**  
***Le parc s'ouvre à l'aube et se ferme au crépuscule.***  
 El parque está abierto desde el amanecer hasta el anochecer.  
***Dhigan waagu u furan yahay fiidki.***  
***Công viên mở cửa từ sáng đến tối.***  
 पार्क पुरामम मा खुलछ उ चलो बन्द गरछ  
 قس غلغا یول اداق اضرای رھف یول یکتدی اشراب



**Please dispose of all trash.**  
**Éliminer tous les déchets.**  
 Deshágase de toda la basura.  
**Fadlan Wakii! ah qashinka oo dhan.**  
**Vứt đi tất cả rác.**  
 कृपया सवै रद्दीदीकरी फ्याँकुनुहोस ।  
 التامههال اعمى من ن صلت لال اءراء



**Dogs must be kept on leash.**  
**Les chiens doivent être conservés en laisse.**  
**Los perros deben ser mantenidos en correa.**  
**Dogs waa in lagu hayaa on xadhig.**  
**Chó phải được giữ trên dây xích.**  
**कुकुर पट्टा मा राखेरिक्का हुनुपर्छ।**  
**دوقملا اى عى بالكله اقا با جى**



No smoking  
Ne pas fumer  
No Fumar  
No sigaarka  
Không hút thuốc  
घुम्रपान नपिद्य  
ني خدال لعونمم



No glass containers in the park.  
*Pas de contenants en verre autorisés dans le parc.*  
 No se permiten envases de vidrio en el parque.  
 No weelka galaaska ee park ee.  
 Không được chứa trong thùng chứa thủy tinh.  
 पाक अनुमता कुनै ग्लास कनेटर  
 قودي دحل اف ف اب حرم مل جاززل شاي و احال



2'-89.5

## Notes

Alumalite signs  
To be mounted on a post

**COLORS (PANTONE, PAINT, AND CUT VINYL)**



|                                                              |                                                     |                                                     |
|--------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------|
| <b>C1</b><br>Pantone 368C<br>MP 11525<br>Oracal 757-063      | <b>C2</b><br>Pantone 716C<br>MP 00083<br>3M 7725-54 | <b>C3</b><br>Pantone 631C                           |
| <b>C4</b><br>Pantone 462C<br>RAL 8028 Powder Coat<br>A9295-0 | <b>C5</b><br>Pantone 465C                           | <b>C6</b><br>Pantone White<br>MP 11477<br>951-810   |
| <b>C7</b><br>Pantone Black 6<br>MP 33260<br>3M 7725-12       | <b>C8</b><br>Pantone 301C<br>MP 25808<br>3M 7725-47 | <b>C9</b><br>Pantone 187C<br>MP 16394<br>3M 7725-53 |

R 2"

二

## Ryan Morrison

---

**From:** Paul Hale  
**Sent:** Wednesday, February 07, 2018 9:58 AM  
**To:** Ryan Morrison  
**Subject:** Re: Brewery expansion and cafe

Ryan -

Here is the additional information you requested. Please feel free to call me at 802-355-3046 if you need further clarification.

Thanks,  
Paul

1. What will the café's business hours going to be? **11:30 AM to 10:00 PM**
2. Will there be any external mechanical equipment added for the café – like vents, fans, hvac, etc.? **No.**
3. An anticipated number of employees? **4 to 8**
4. What is the remaining portion of the building, behind and perpendicular to the brewery used for? Is it storage? **Yes, it is used for storage. My landlord has a record storage company there (no on-site employees)**
5. How much floor area is devoted to patron use within the brewery (both existing and in the expansion in the old Swish space)?  
**Our existing patron space is approximately 970 sq. ft. The new cafe will be 2016 sq. ft. with a patron space approximately 1000 sq. ft.**

On Tue, Feb 6, 2018 at 10:39 AM, Ryan Morrison <[rmorrison@burlingtonvt.gov](mailto:rmorrison@burlingtonvt.gov)> wrote:

Hi Paul.

I'm preparing my staff report for the Feb. 20 DRB meeting date and have a few questions I need addressed.

1. What will the café's business hours going to be?
2. Will there be any external mechanical equipment added for the café – like vents, fans, hvac, etc.?
3. An anticipated number of employees?
4. What is the remaining portion of the building, behind and perpendicular to the brewery used for? Is it storage?
5. How much floor area is devoted to patron use within the brewery (both existing and in the expansion in the old Swish space)?

If you could get back to me in the next day or so, that'd be great. Thanks Paul

Ryan Morrison

Associate Planner

City of Burlington

802-865-7190

"Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act."



# MSK

MURPHY  
SULLIVAN  
KRONK

RECEIVED

FEB 20 2018

*VIA Hand Delivery*

February 19, 2018

DEPARTMENT OF  
PLANNING & ZONING

City of Burlington Development Review Board  
Department of Planning & Zoning  
City Hall  
Burlington, VT 05401

**Re: Request for Continuance of Hearing Scheduled for February 20, 2018**

**Application:** ZP18-0641CU, Conditional Use Approval for addition of a third residential unit to a two-unit structure

**Location:** 206 East Avenue

**Applicant:** 206 East Avenue, LLC (Joel Rippa), represented by Liam Murphy, MSK

Dear Development Review Board Members:

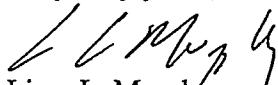
We are writing on behalf of Applicant 206 East Avenue, LLC to request a continuance of the hearing scheduled for Tuesday, February 20, 2018 regarding the above-referenced application.

We are requesting a continuance to give the Applicant reasonable time to respond to several issues raised in the Memorandum of staff comments received on the afternoon of Thursday, February 15<sup>th</sup>, including one issue that is highly dependent on pre-1962 historical facts.

We understand that the DRB meets on the first and third Tuesday of every month, and would ask that this hearing be rescheduled for any time *after* the first March 2018 meeting.

Please let us know if you have any questions or comments, and thank you for your consideration.

Very truly yours,



Liam L. Murphy  
[lmurphy@mskvt.com](mailto:lmurphy@mskvt.com)

cc: Joel Rippa

## Mary O'Neil

---

**From:** Bushor, Sharon F. <Sharon.Bushor@uvmhealth.org>  
**Sent:** Monday, February 19, 2018 7:37 PM  
**To:** Mary O'Neil  
**Subject:** 206 East Ave

Hi Mary, I will not be able to attend the DRB meeting slated for tomorrow 2/20/2018 at 5. I left you a phone message and wanted to follow up with this e-mail. I would speak in favor of your recommendation to deny this request. Points that you made that I would like to emphasize are: 1. Article 3 Zoning Permit required.... No supporting documentation has been submitted to prove that this property was a legal duplex prior to Jan. 1, 2007.

2. Property is in an RL zone and is intended for single family and duplex dwellings. Triplex is not an intended use in this district.

3. Maximum Dwelling units per acre is exceeded if the third unit is approved.

4. The parking as it exists has no approved site plan on file. Most importantly this property has paved its front yard to accommodate a parking space which destroys the continuous green frontage seen on most of the other properties on this side of the street. Also the sea of pavement surrounding this property does not enhance the character of the neighborhood and far exceeds the required 6 spaces for a three unit structure.

**Thank you for presenting my comments to the DRB.** I can be reached until 4:30 PM at 802-847-3523. Please leave a message and I will return your phone call.

Sharon Bushor, Ward I City Councilor

This message and any attachments may contain information that is confidential, privileged and/or protected from disclosure under state and federal laws. If you received this message in error or through inappropriate means, please reply to this message to notify the Sender that the message was received by you in error, and permanently delete this message from all storage media, without forwarding or retaining a copy.

## Layne Darfler

---

**From:** Carolyn Bates ◀  
**Sent:** Tuesday, February 13, 2018 6:48 PM  
**To:** Layne Darfler; Ned Holt  
**Subject:** We should be Honoring Bernie Sanders and Warren Spinner in our design for City Hall Park.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

to members of the DRB and staff:

For 35 years WarrenSpinner has planted, trimmed and cared for all of the trees in our city. In 1983 U.S. Senator Bernie Sanders started to replant the trees in the city, barren of all of its elm trees. Do we want to Honor Warren Spinner by taking out 35 of those trees he planted??? Or just the 7 trees including the Norway Maple he suggested we remove??? Here is his diagram talking about each tree in city hall park.

And do we really want to honor Bernie Sanders who in 1983 got city hall park designated as a Historic District by the National Park Service by taking the city hall park trees down for no reason at all, other than they are in the way of the new design. The ones they are suppose to take down, the Norway Maples by City Hall steps are being kept!

(my facebook post)

I am shocked, totally shocked that 35 trees are being just Cut down because they are " IN the Way of the New Park Design." No where can I find any tree was considered too valuable, that Warren Spinner noted KEEP to really keep. This is disgraceful, irresponsible, and criminal.

How many tax payers have been alerted to this? Don't you understand that CLIMATE CHANGE is happening. We need the trees, except the dead ones, to keep us cool in the summer. City hall park is the ONLY place in town to do that. We have plenty of performance spaces. The park should not be a major performance center.

Please please stop this folly in its tracks. And have the designers go back to the board, and read Warren's notes and follow them. And hug our trees and keep them. Make your design work with the trees. Stop forcing the trees to bend to your design. They won't and can't do that. Nor should they.

Is there anyway to stop this massive destruction of trees that are not sick. ??? (And the ones Warren said to take out, they are leaving...)

I spent several hours last night writing out all of the comments Warren Spinner put on this 2016 diagram of the trees in the park... so you could understand them. And I took the b/w planting diagram from jan 2018 design



and added color so we could all understand what was happening...

I sure hope you will review these charts thoroughly  
And really consider what you are saying NO or YES to.

The trees are our friends. They should not be cut down willy nilly. They should be cut down only if they are  
DEAD.

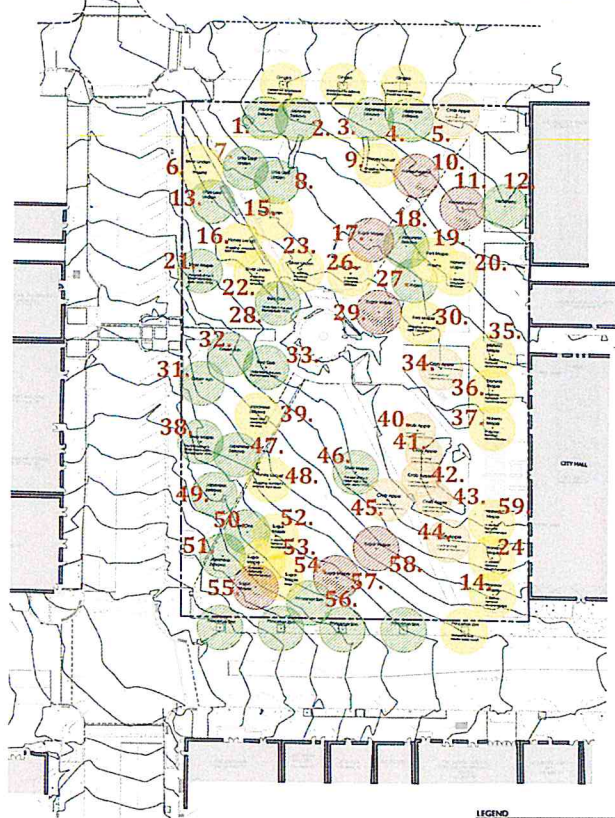
And I know the people I have talked to are just as shocked as I am.

Thank you for your time to read this. If you have trouble reading this, please advise.

Carolyn L. Bates  
resident since 1973

# CITY HALL PARK

EXISTING TREE NAME, CONDITION,  
AND KEEP OR REMOVE BY WARREN SPINNER.



1, 2, 3, 4, 18 47, 49, 51, Japanese Zelkova good KEEP

5. 34, 40, 41, 42, 43, 44, 45, Crab Apple: low branch odd variety KEEP

6. Silver Linden: fair struggling

7, 8, 13, Little ( ) Linden good KEEP

9. 48, Honey Locust Fair. Struggling KEEP

10. 11. Horsechestnut Poor REMOVE

12. Hackberry good KEEP

15. Silver Linden Fair KEEP

16. Honey Locust Fair struggling KEEP

17. 29. Sugar Maple Poor REMOVE

19. Red Maple Fair, struggling

20. Norway Maple Fair in decline REMOVE

21. Silver Maple good the worst of the three older tree 1970

22. Silver Linden Fair struggling and crowded, KEEP

23., 26 Silver Linden blown down and REMOVED 12/17

24, 25, 14, 35, 36, 37 Norway Maple Fair, in decline REMOVE

27. Gingko Good KEEP

28. 33, 50. Red Oak Good older 3 in the park planted 1970's KEEP

30. Red Maple Fair struggling KEEP

31. 32 Green Ash Good KEEP

46. Silver Maple Good best of three planted in 1970 KEEP

38. Silver Maple, Good 2nd best of the three planted 1970 KEEP

39. Japanese Zelkova Fair worst tree in this area?

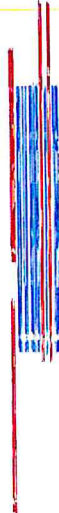
52, 53 Sugar Maples Fair struggling REMOVE

54. Sugar Maple Fair KEEP

55. 57, 58, Sugar Maple Poor REMOVE

56. Princeton Elm Good KEEP

FACEBOOK: KEEP THE PARK GREEN





## **Layne Darfler**

---

**From:** Hannah Smith  
**Sent:** Monday, February 19, 2018 9:32 PM  
**To:** Layne Darfler  
**Subject:** changed my mind

Hi,

I had previously emailed to say please keep the trees. I'm embarrassed to say I hadn't done enough research to learn the reasons this is being proposed. I still really hate to see trees cut down, but perhaps there's a middle ground? Is 12 saplings the limit? Will there be plenty of room for them to grow during the next decades? Is there anywhere else we could add trees? I just want to think we're doing all we can to stay green.

Thanks.

Hannah Smith

## **Layne Darfler**

---

**From:** Ace Ziobro  
**Sent:** Tuesday, February 20, 2018 12:53 PM  
**To:** Layne Darfler  
**Subject:** No to improving the waterfront

To whom it may concern,

Please do not cut down the trees in the name of improving the community. It will not. On a global scale we do need to worry about climate change, but it is also something here in Burlington we need to stay proactive about. Planting well and keeping out trees is the bare minimum in doing so. Trees have countless benefits to our beautiful city. The trees here increase the beauty of the city, by reducing them you will be reducing the city's value for countless gains. Twelve saplings are not enough to replace this.

The city is watching and I hope you do not finalize cutting down the trees.

A concerned citizen,

Amanda Ziobro

## Layne Darfler

---

**From:** Mike Thomas-Adam <mthomas@uvm.edu>  
**Sent:** Tuesday, February 20, 2018 1:02 PM  
**To:** Layne Darfler  
**Subject:** Proposal for Case Study Regarding Trees in City Hall Park

February 20, 2018

Hello,

I am here today to express my concerns with the current proposal to renovate City Hall Park. There is little doubt in my mind that the park could use some renovations. However, I am concerned about the proposal of cutting down 35 of the 57 trees currently standing. This proposal has been made available without enough time to consider alternative methods for renovating the park while preserving the maximum number of trees.

Therefore, today I wish to propose an alternative solution for renovating City Hall Park, involving a partnership with the University of Vermont Rubenstein School of Environment and Natural Resources. I believe that this will be a great opportunity to establish relationships with budding scientists and ecological designers from the Rubenstein School, and create a new park that works for everyone.

I would like for this panel to seriously consider partnering with students enrolled in Prof. William Keeton's course, Recovery & Restored Altered Ecosystems (ENSC 201) to produce a case study that would involve analyzing these trees over time to determine:

- The current health of each tree
- The current life expectancy of each tree
- Methods for preserving and maintaining each tree
- Methods for preserving and relocating existing mature trees on site
- The social and economic value of the standing trees
- The ecosystem service value of mature trees in comparison to saplings
- A plan for gradual introduction of native tree saplings to replace trees as they approach the end of their life expectancy

Please consider partnering with me and my colleagues at UVM to produce this case study and compare it to existing plans. I believe that this proposed partnership could be more cost effective and provide better solutions than the existing project proposal commissioned by the city of Burlington. Let's all work together to develop a more holistic approach of maintaining and preserving Burlington's beautiful City Hall Park.

Sincerely,



Michael S. Thomas-Adam

Environmental Science Undergraduate  
University of Vermont  
Rubenstein School of Environment and Natural Resources

## **Layne Darfler**

---

**From:** Linda Bassick  
**Sent:** Tuesday, February 20, 2018 2:07 PM  
**To:** Layne Darfler  
**Subject:** Trees

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Take care of the existing trees! Please!!

This is Vermont!!!

Linda Bassick

## Layne Darfler

---

**From:** Carolyn Bates <[\[redacted\]](#)>  
**Sent:** Tuesday, February 20, 2018 7:16 AM  
**To:** Layne Darfler  
**Subject:** city hall park redesign

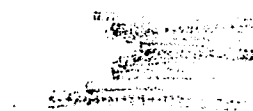
To all DRB members

I have figured out a way to keep their basic design and save around 20 trees by merely reducing the hardscape which at this time covers one third of the entire park. See enclosed drawing. I used their tree planting plan base layer.

1. Use the historic park as a base, and move splash pad to center of park. Reduce the size of the fountain circle and keep the surrounding gardens.
2. Keep spring in the park and keep the 8 crabapple trees for just 2-3 weeks of being Messy, they do not need to be removed, until you have sufficient flowering trees of the right species to replace them.
3. We do not need 1/3 of the park in hardscape. The existing one is 25%.
4. Remove rectangle of chairs, and put them all on the center circle w fountain add more trees around fountain, so some of it is shaded.
5. To increase seating as required by DAB. please add benches up and down all paths, just like it used to be. We do not need to have additional hardscape to do this.
6. Add the two trees being removed into the rain garden by St Paul St.
7. Reduce hardscape between fountain and BCA.
8. Change rain garden design on St Paul St, so we can keep the Silver Maple, a very beautiful tree, and the largest tree in the park.
9. Remove space for kiosk.
10. Remove terrace by RIRA.
11. Reduce size of concrete in front of city hall, you do NOT need multiple hardscape performance centers.
12. To help reduce the number of the drug dealers everywhere, please refer to Kesha Rams commentary on NPR Feb 19 at 5:50 pm about what Portugal has done.
13. To help reduce the homeless...please get COTS to be open from 7 am-6pm every day of the week. That way they can go to the overnight shelter and COTS without having to have many hours in between the two no warm place to go.

Thank you very much



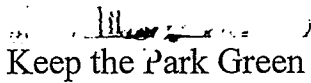


## Layne Darfler

---

**From:** Carolyn Bates  
**Sent:** Tuesday, February 20, 2018 12:51 AM  
**To:** Layne Darfler  
**Subject:** city hall park 2 questions from staff reports for DRB meeting today

Carolyn Bates

  
Keep the Park Green

Questions:

from staff report pg 2-3

<https://www.burlingtonvt.gov/sites/default/files/Agendas/SupportingDocuments/Church%20St%20149%20St%20Comments.pdf>

pg 2 Please explain what this seating capacity mean? ????

you say it is now 158???

and it will be 314????

in neither design, present and new are there seats for this many people.

pg 3 It states that in the reconstruction plan it says "most mature trees will be retained"

if 35 trees of 57 are being removed. Well that is 61% of the trees will be removed. All of the trees in the park present are MATURE. So that should NOT be an affirmative finding.....

What does this mean???? There are not enough benches to seat this many people

Comprehensive Development Ordinance.

The Design Advisory Board reviewed this application at their January 23, 2018 meeting and recommended approval with the following conditions:

1. Include more seating throughout the park.
2. The mechanical enclosure should incorporate more open vents as opposed to an opaque style.

Revised project plans have been submitted to address the DAB's recommendation. seating capacity within the park is noted as 314, whereas the current park seating capacity is 150. Screening of mechanical equipment by City Hall's western stairs has been addressed with two alternatives. Of course, only one will be installed. Either option 2 or 3, open fencing or screening, respectively, would satisfy the DAB's recommendation.

Facebook: Keep The Park  
Green



61% of the trees are being removed.

They are all mature trees. This

surely cannot be an affirmative

finding????

Most to me means

that 3/4 of the trees  
retained.

change to the primary use of this public park space. (Affirmative finding

of a property will be retained and preserved. The  
distinctive materials or alteration of features, spaces, and spatial rela  
characterize a property will be avoided.

Although the park has changed over the years, it has retained a number of features. These features include a central water feature with paths radiating from it, several monuments, trees, seating, lighting, and a flagpole. It is important that individually, none of these elements (except for the monuments pertaining to Civil War and World War II that will be retained) have historic significance. The significance is within the consistent presence of these features over time.

The proposed reconstruction plan retains many of these features. A central element is included, and most mature trees will be retained. Provision for seating will be made throughout the reconfigured park, and revamped lighting will be included throughout. The flagpole will be retained. As recommended, the asymmetrical walkway pattern depicted in the sketch plans has been revised to a more traditional radial pattern. **(Affirmative finding)**

## Layne Darfler

---

**From:** Carolyn Bates  
**Sent:** Tuesday, February 20, 2018 12:31 AM  
**To:** Layne Darfler  
**Subject:** cb illustrations to keep

Layne

We have been relooking at our original illustrations I sent to you last week, and found one error so we want to resubmit them, corrected, along with some documents from their design.

Below are the ones to keep.  
Questions, please write asap

My second email will be with the new illustrations.

My third email will be a single question, trying to understand something written in your staff notes.

Thank you so much.

Carolyn

Please keep the two survey illustrations from 2012  
Please keep the park at night illustration by designer

## 2012 Concept Plan BCA Public Survey Responses

*"I love the shade and the trees, the fact that there is a Farmers' Market, Art Mart, and that the BCA Center and City Hall are accessible. I love sitting on benches to read. I love that it's a place for folks to relax and meet. On the downside, sometimes I don't feel respected by all others using the park—loud or rude behavior, leaving trash, especially mid-week and evenings. I usually feel safe, but not sure I would if I were a woman alone or had kids. More benches, maybe a bandstand for quiet evening shows would be nice. **Glad** we're planning and that I got this chance!"*

Anonymous, Survey Response

# WHAT I LOVE CITY HALL

## RESPONSES BY CATEGORY

|                           |    |
|---------------------------|----|
| FARMERS' / ARTISTS MARKET | 0  |
| OPEN GREEN SPACE          |    |
| EVENTS / GATHERING SPACE  |    |
| LOCATION                  |    |
| TREES                     |    |
| FOUNTAIN                  |    |
| OTHER                     |    |
| BENCHES                   |    |
| INFORMAL RECREATION       |    |
| WALKWAYS / PASSTHRU       |    |
| ART / ARTS                |    |
| EATING                    |    |
| TABLES                    | 18 |
| RESPITE FROM THE CITY     | 17 |
| NOTHING                   | 9  |
| DON'T CHANGE ANYTHING     | 4  |

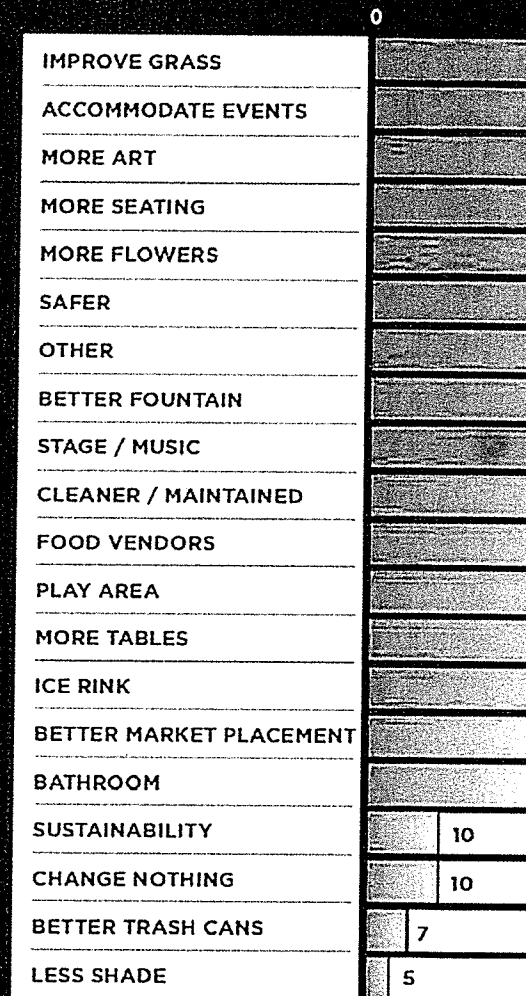


# 2012 Concept Plan

## BCA Public Survey Responses

# WHAT I IMAGINE OF CITY HALL

## RESPONSES BY CATEGORY AND



**WAGNERHODGSON**  
LANDSCAPE ARCHITECTURE

**8 crab apple trees, sh**  
**chopping block for NC**  
**the wrong species...**



*Lincoln Brown illustration*

## Layne Darfler

---

**From:** Carolyn Bates <cbates@burlingtontelecom.net>  
**Sent:** Friday, February 16, 2018 10:34 PM  
**To:** Layne Darfler  
**Subject:** With City Hall Park Redesign

To all members of DRB

If you would like to review the documents I have sent to you regarding the loss of 35 trees out of 57, they are now on my website/blog

<http://carolynbatesphoto.com/city-hall-park-redesign-city-hall-park-redesign-burlington-vt.html>

Thank you

We also have them on our facebook page

Keep the Park Green

**Carolyn L. Bates Photography**

(802) 238-4213

[cbates@carolynbates.com](mailto:cbates@carolynbates.com)

[www.carolynbates.com](http://www.carolynbates.com)

**ADDRESS:**

PO Box 1205, Burlington, VT 05402

Check out my new video by [clicking here.](#)





**Layne Darfler**

---

**From:** shannon  
**Sent:** Tuesday, February 20, 2018 9:04 AM  
**To:** Layne Darfler  
**Subject:** On the record- another citizen objects to city hall park redesign

Dear lying corrupt bastards in zoning,

I officially object to this plan to redevelop the park.

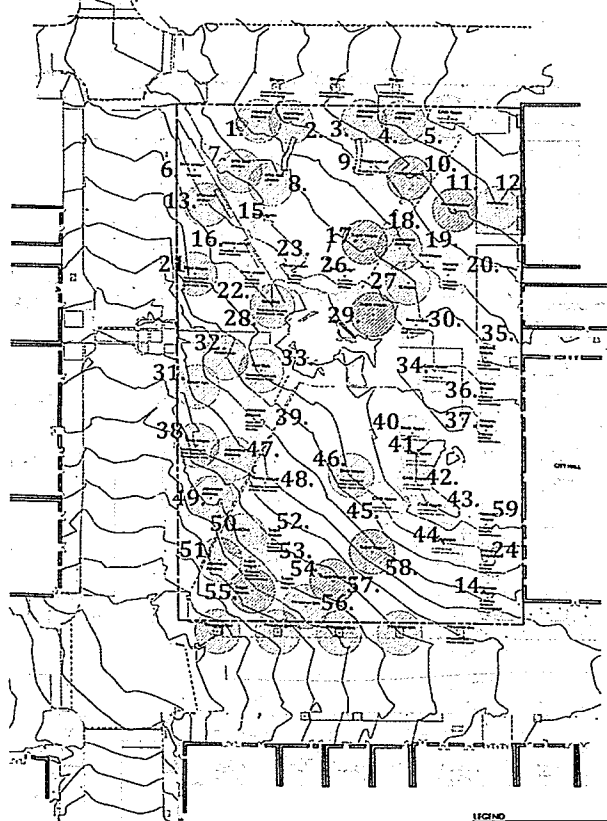
Fuck you guys,

Shannon Reilly

Sent from my Verizon, Samsung Galaxy smartphone

# CITY HALL PARK

EXISTING TREE NAME, CONDITION,  
AND KEEP OR REMOVE BY WARREN SPINNER.



## CITY HALL PARK EXISTING TREE HEALTH & CONDITION 10/17/16

\*Tree Health & Condition was determined by Warren Spinner, Ballantyne City Resident, during a tree walk with Warren Spinner on September 16, 2016. All trees were inspected and identified. Trees included in this report are those that were identified as needing attention.

### LEGEND

- GOOD CONDITION
- FAIR CONDITION / STRUGGLING
- LOW BRANCHED / DETERIORATED / SPOTTED / SHOULD BE REMOVED
- POOR CONDITION - SHOULD BE REMOVED



- 1, 2, 3, 4, 18 47, 49, 51, Japanese Zelkova good KEEP
- 5. 34, 40, 41, 42, 43, 44, 45, Crab Apple: low branch odd variety KEEP
- 6. Silver Linden: fair struggling
- 7, 8, 13, Little ( ) Linden good KEEP
- 9. 48, Honey Locust Fair. Struggling KEEP
- 10. 11. Horsechestnut Poor REMOVE
- 12. Hackberry good KEEP
- 15. Silver Linden Fair KEEP
- 16. Honey Locust Fair struggling KEEP
- 17. 29. Sugar Maple Poor REMOVE
- 19. Red Maple Fair, struggling
- 20. Norway Maple Fair in decline REMOVE
- 21. Silver Maple good the worst of the three older tree 1970
- 22. Silver Linden Fair struggling and crowded, KEEP
- 23., 26 Silver Linden blown down and REMOVED 12/17
- 24, 25, 14, 35, 36, 37 Norway Maple Fair, in decline REMOVE
- 27. Ginkgo Good KEEP
- 28. 33, 50. Red Oak Good older 3 in the park planted 1970's KEEP
- 30. Red Maple Fair struggling KEEP
- 31. 32 Green Ash Good KEEP
- 46. Silver Maple Good best of three planted in 1970 KEEP
- 38. Silver Maple, Good 2nd best of the-three planted 1970 KEEP
- 39. Japanese Zelkova Fair worst tree in this area?
- 52, 53 Sugar Maples Fair struggling REMOVE
- 54. Sugar Maple Fair KEEP
- 55. 57, 58, Sugar Maple Poor REMOVE
- 56. Princeton Elm Good KEEP

FACEBOOK: KEEP THE PARK GREEN

## **Layne Darfler**

---

**From:** Gillian Boudreau  
**Sent:** Wednesday, February 14, 2018 11:19 AM  
**To:** Layne Darfler  
**Subject:** Preserve city hall park's trees

Hello,

My name is Gillian Boudreau and I am a Burlington resident. I am writing to urge you to stop the plan to remove trees from City Hall Park. These trees are historic and beautiful and critical to the experience of the summer farmers market that draws residents and tourists alike.

Sincerely,  
Gillian Boudreau



**Layne Darfler**

---

**From:** Michael Long  
**Sent:** Wednesday, February 14, 2018 2:45 PM  
**To:** Layne Darfler  
**Cc:** Scott Gustin  
**Subject:** City Hall Park: 18-0619CA; 149 Church St (FD6/CIVIC, Ward 3C) City of Burlington

**Dear Austin and Members of the Board:**

With regard to your February 20 review of substantial changes to City Hall Park, removing 35 of the 57 trees seems clearly excessive. Although some trees may be in poor condition and should be removed (and likely replaced), the city arborist recommended that only about 10 trees be removed, or fewer than half the number slated for removal under the plan submitted. There is no sensible rationale or justification for removing 19 healthy trees, nor for removing a large number of trees and replacing only a few. New trees take years if not decades to mature and establish their presence. Thus a replaced tree adds little to the beauty and serenity of a park for quite some time.

There is no public outcry for fewer trees in the park, nor for paved areas comparable to a developed residential lot. This is a park -- the trees are inviting, not in the way.

The plan under consideration is a scheme some are so enamored of that judgment has been clouded. It's a plan without horticultural or rational basis. The condition of the grass is a greater problem than the condition of the trees. Maintaining the grass assiduously and protecting it from inappropriate uses (like the farmer's market) more suitable to a street or parking lot would be a sensible priority. Please send this plan back to the drawing board. Improve the park if you will, but do not diminish or vandalize it.

Sincerely,

Michael Long

## Layne Darfler

---

**From:** Dr. Bryant < >  
**Sent:** Wednesday, February 14, 2018 2:24 PM  
**To:** Sara Moore; Cindi Wight; Layne Darfler  
**Subject:** City Hall Park

Hullo Sara, Cindi, and Layne,

As resident, property owner, and citizen of Burlington, I'm writing about the proposed changes to City Hall Park, including the removal of healthy trees and the historic fountain, the addition of hardscaping, and the redesign of the park as a whole. I strongly oppose these changes, in particular the removal of healthy trees (as identified by City Arborist Warren Spinner) and the removal of historic fountain, which I understand is to be replaced by a 'splash pad'.

I understand that the park as a whole and the fountain in particular need upgrades and repairs - the fountain mostly due to it's age and deferred maintenance. I have also heard complaints about the fountain being 'unhygienic' - which, I feel the need to point out, is a more frequent and serious issue with 'splash pad' type water features ("People may not realize that although there is no standing water in these attractions, the spray water will rinse any contaminants (for examples, diarrhea, vomit, and dirt) down into the water holding area and be sprayed again."

<https://www.cdc.gov/healthywater/swimming/swimmers/water-play-areas-interactive-fountains.html>).

I would much rather see the existing, historic, fountain properly refurbished; it is beautiful, close to unique, suits the character of Burlington, and is a valuable part of our history as a city.

Due to the heavy traffic created by the weekly Farmer's Market, it's impossible to prevent the soil in the park from being severely compacted - and this is going to continue to be an issue going forward. Unless one is planning on installing concrete and astroturf, any new plantings will likewise suffer irreparable damages from the Farmer's Market stands and high levels of foot traffic. As long as the Farmer's Market remains in City Hall Park, the Park will suffer.

What would seem to me to be a far better longterm solution would be to change the Farmer's Market venue - while it has been lovely to have it in the heart of downtown, it has reached a point where it has outgrown the location. The Farmers Market could be relocated to the Waterfront area, or to an area with already existent hardscaping, than to attempt to adapt and reconfigure City Hall Park for that one usage.

By all means, the seven trees identified as damaged beyond repair by City Arborist Warren Skinner should be removed, and new trees planted in their stead; the existing fountain should be refurbished; the grass and other plantings properly cared for - but I would argue that deliberately reducing the amount of green space and mature healthy trees in the center of the City, that removing an iconic and historic fountain from the most central and easily accessible public park in the City, is gross shortsighted folly. City Hall Park is for residents, not for the weekend Farmer's Market alone.

Thank you for your time, and I look forward to your response,

Margaret Wallace

Burlington, VT

## Layne Darfler

---

**From:** Carolyn Bates  
**Sent:** Wednesday, February 14, 2018 8:25 PM  
**To:** Layne Darfler  
**Subject:** re city hall park a poem Beth Kanell wrote for saving the trees how marvelous are trees are..and to save them.

### This Tree, This Moment

Maple trees bear blossoms: These small red blossoms  
are bowers for bees, petaled cups  
of honeyed welcome. And when the soft rains come,  
the petals scatter in bright confetti on the grass.  
My own spring days come jammed  
with lists and hurry and things I meant to do  
yesterday. Yet when I see those blossoms,  
I think: I sweeten during the same season  
and with the same count of days as this tree.  
In fifty years, we each become useful; gracious.  
The difference is, I believe the tree knows  
its one purpose, for every leaf and bud.  
Trunk, ridged bark, warmed by sun,  
washed tomorrow by rain. Today, what matters  
most of all (at the top of my crazy list of stuff)  
begins with this maple tree.

© 2018 Beth Kanell

Beth Kanell

the research and writing life:

**Carolyn L. Bates Photography**

**ADDRESS:**

Check out my new video by [clicking here.](#)



**Layne Darfler**

---

**From:** Hannah Smith <  
**Sent:** Thursday, February 15, 2018 9:53 AM  
**To:** Layne Darfler  
**Subject:** city park

Please keep the trees! We need them for physical and mental health. Trees are hard to replace.

Hannah Smith

**Layne Darfler**

---

**From:** Caitlyn Williams  
**Sent:** Thursday, February 15, 2018 12:19 PM  
**To:** Layne Darfler  
**Subject:** About those trees

I came to Vermont because of its charm, and it's respect and awareness of the environment. Unfortunately, the city wants to "modernize" and that's not why people come to Burlington, Vermont. This is a stupid mistake. Do not cut down the trees, please.

## **Layne Darfler**

---

**From:** Reville, David  
**Sent:** Thursday, February 15, 2018 12:00 PM  
**To:** Layne Darfler  
**Subject:** City Hall Park redesign

Hello Layne --I'm writing as a 40 year resident of Burlington concerning the plan to cut down 30+ trees in City Hall Park. I have watched these trees grow up over the years and am shocked that a design was approved that decimates more than half of the trees in the park! These are mature red oaks and maples and killing so many of them in a public park is such a sad loss to the city and our residents. I hope the plan can be reworked to preserve more of these valuable city assets. Please pass on my concerns to the DRB and any other city department that's appropriate.

Thanks--

Dave Reville



## Layne Darfler

---

**From:** Suzanne Grossman  
**Sent:** Thursday, February 15, 2018 1:18 PM  
**To:** Layne Darfler  
**Subject:** Keep the trees

Hi-

We moved here from NYC because it is greener. We are so saddened to see the Park is going to be losing so many trees.

Please please please reconsider-  
Suzanne and JB of Burlington

## Layne Darfler

---

**From:** [Nancy Condit](#)  
**Sent:** Thursday, February 15, 2018 1:46 PM  
**To:** Layne Darfler  
**Subject:** City Hall Park

Remember, trees make a park. In a city, especially, they are a source of refuge. If the concrete development of Burlington is going to continue, the mature trees in the only park in the actual "downtown" area, are going to be even more important to the citizens and visitors to the Queen City. Don't make the park bald. Remember, we are the Green Mountain State. Keep the little green we have downtown, safe, and mature.

Nancy Condit, retired Burlington School teacher and BHS coach

**Layne Darfler**

---

**From:** Marcia Carlyn  
**Sent:** Thursday, February 15, 2018 2:02 PM  
**To:** Layne Darfler  
**Subject:** Urgent Note

Dear Design Review Board,

Please revise your plan to cut down over half the trees in City Hall Park. As I'm sure you know, Vermonters feel strongly about preserving green space, especially in downtown areas where there are tall, beautiful trees! In addition to bringing so much joy to Burlington residents and visitors, these mature trees really help environment.

I hope you decide to listen to the people, make some changes to your plan, and save our beloved trees.

Sincerely,  
Marcia Carlyn



## **Layne Darfler**

---

**From:** Eliza La Rocca + Erlé LaBounty  
**Sent:** Thursday, February 15, 2018 2:06 PM  
**To:** Layne Darfler  
**Subject:** Please keep City Hall Park Green and Leafy

To the Members of the City's Design Review Board,

Though we have been aware for a handful of years of the City's plans to redesign City Hall Park, we didn't learn until 2017 that the plan would entail taking down so many of the park's trees.

Though we can imagine that there are numerous challenges to designing a landscape that serves as a functional, vibrant, safe space for city inhabitants and visitors, as well as one that acts as a green space within the city--combining practical logistics such as budget, drainage, and turf maintenance with aesthetic and functional concerns--we would like to voice our strong support of a redesign of the park that preserves most, if not all, of the existing trees, unless seriously diseased or decaying.

As vendors at the Burlington Summer Farmers' Market, we spend a little over 200 hours a year in City Hall Park. (We would like to clarify that we write on our own behalf, not that of the farmers' market.) From when we arrive to set up at 7am (we have a pretty complicated set up!), to when we pack up around 2:30pm, we are able to observe the effect of the trees in the park to the overall aesthetic of the space, to the comfort and enjoyment of park visitors, and to our own comfort. Market days are long days for us, about 12-14 hours from start to finish, and we relish the shade that the trees provide during summer's hottest days, and the beauty they provide the rest of the time. For 4 years we have been tripping over the same tree root in "our" spot, but we would much rather do that, than experience the market, and the park, with less than half of its existing trees.

We urge you to keep the park as green a retreat as possible, from the ground up!

Thank you for your time and consideration,

Eliza + Erlé

Farmhouse Chocolates + Ice Cream

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## Layne Darfler

---

**From:** Matthew Ennis  
**Sent:** Thursday, February 15, 2018 2:27 PM  
**To:** Layne Darfler  
**Subject:** city hall park plan

To the members of the Design Review Board:

It is a travesty to remove over half the trees in City Hall Park. The park is an oasis in downtown Burlington. Please care for the existing trees and preserve the park as it is - a park with trees, and don't turn it into a concrete plaza . Thank  
Matthew Ennis

## **Layne Darfler**

---

**From:** Amey Radcliffe  
**Sent:** Thursday, February 15, 2018 2:44 PM  
**To:** Layne Darfler  
**Subject:** Save the Trees!

To the DRB,

Please do not cut down the trees in City Hall Park.

This effort to cut over half the park's is wrong and misguided.

The public has been given one false reason after another for why the trees need cutting. The trees are not "struggling" as one map depicted. The trees are not "inappropriate species" as depicted on another map, and the view corridors for safety purposes are not harmed by these trees. The view into the park is quite clear.

If anything at all, the trees need care. They may need a branch cut here or there or pruning. The soil compaction in the park needs addressing so that the trees can be at their best. I believe there should be a moratorium on any tree cutting until the trees are better taken care of by a loving, knowledgeable and independent arborist for enough time to let them come into their full glory.

Lastly I will bring to your attention a related issue to City Hall Park. The "Art Park" on Pine Street (on the side of Great Harvest Bakery) was a lovely oasis of trees, bushes and flowers in the midst of busy Pine Street. I photographed the flowering crabapple trees every spring. Yes, the park had become overgrown and needed TLC. Instead, Wagner/Hodgton Landscape Architects in concert with Unsworth Properties, cut every single tree except one, and turned the art park into a barren wasteland with new sapling trees, in nearly the same place as the old trees. Unfortunately it will take decades before these new trees provide anything close to the shade that the old trees gave. One of the reasons given was that the branches were too low on the old trees. That's like cutting off a finger when all that is needed is a trimmed fingernail.

This firm has a reputation for and has been criticized for insisting on "a clean slate" instead of working within the natural environment. Trees take many years to become as beautiful as those in the park. The W/H clear cutting approach has no place in thoughtful planning of public green space. Please do not give into the misguided and destructive approach.

Please do not cut the trees.



## Layne Darfler

---

**From:** Linda Oats  
**Sent:** Thursday, February 15, 2018 2:39 PM  
**To:** Layne Darfler  
**Subject:** City Hall Park - please reconsider cutting down so many trees.

Living in a downtown condo, my husband and I consider City Hall Park our urban greenspace, our shared front yard. I am not happy about any "improvements" that will reduce the number of trees, add hard surfaces, water features that will increase public urination and or showering.

Please DO make decisions that impact Burlington's future quality of life based on input from the residents your position is designed to serve.

Thank you,  
Linda

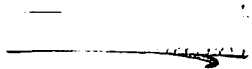
Linda Oats  
Sent from my iPhone

**Layne Darfler**

---

**From:** ~~me@monkeywithmings.com~~  
**Sent:** Thursday, February 15, 2018 9:52 PM  
**To:** Layne Darfler  
**Subject:** City Hall Park

Cutting half the trees in City Hall Park is a terrible and thoughtless mistake and a new plan must be developed that cares for the existing trees. Please don't destroy the park. Please



## Layne Darfler

---

**From:** maxine blanchard  
**Sent:** Friday, February 16, 2018 12:46 AM  
**To:** Layne Darfler  
**Cc:**  
**Subject:** Re: City Hall Park Trees. (received via Your FPF posting)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Layne, & Carolyn  
I just read your post on Front Porch Forum (via Carolyn Bates).  
THANK YOU!!!  
You're right. I hadn't heard/read/seen anything about this.

If i may be so presumptuous - I have a few suggestions to grab your readers' attention.

**Post your message on ALL the FPF Neighborhoods if possible!**

—But make the "title" express the urgency & timeliness of the issue: ("*Re: New City Hall Park Design*" doesn't express your urgency!)

*maybe* something like?: **2/20/18: Final Proposal to CUT DOWN 35 TREES in City Hall Park** (instead of Re: New City Hall Park Design)

It helps to post the meeting's **date, time, location** and room number **CLEARLY at the TOP** of the post to maximize your reader engagement & possible participation—

— **Tuesday February 20 at 5:00, Burlington City Hall, Room 12 (street level) 149 Church St. --**

Also, I didn't know what "DRB" meant. (Not everyone will look that up.)

(As a 46 year resident of several Burlington neighborhoods, and a frequent visitor to City Hall Park, I feel very strongly about the years it has taken for the park to have such a welcoming stand of trees, providing beauty, shade and breeze. Back in the day, I spent countless days throughout the 80's & 90's enjoying the park with my young students from several of our city's local preschools. The trees and their shade are priceless. )

I will do my best to get to the meeting. —And to spread the word. (I just "shared" 4 of the Keep the Park Green posts on f/b.)

with appreciation,  
Maxine



Re: your post on Front Porch Forum:

**FPF Five Sisters - Issue No. 4915 - Feb 14, 2018**

**Re: New City Hall Park Design**

Carolyn Bates • Caroline St  
[Discussion](#)

We should be Honoring Bernie Sanders and Warren Spinner in our design for City Hall Park.



For 35 years @WarrenSpinner has planted, trimmed and cared for all of the trees in our city. In 1983 U.S. Senator Bernie Sanders started to replant the trees in the city, barren of all of its elm trees. Do we want to Honor Warren Spinner by taking out 35 of those trees he planted??? Or just the 7 plus some Norway Maple he suggested we remove??? Here is his diagram talking about each tree in city hall park.

And do we really want to honor Bernie Sanders who in 1983 got city hall park designated as a historic district by the National Park Service. by taking the city hall park trees down for no reason at all, other than they are in the way of the new design. The ones they are suppose to take down, the Norway Maples by City Hall steps are being kept!

I am shocked, totally shocked that 35 trees are being just Cut down because they are " IN the Way of the New Park Design." No where can I find any tree was considered too valuable, that Warren Spinner noted KEEP to really keep. This is disgraceful, irresponsible, and criminal.

How many tax payers have been alerted to this? Dont you understand that CLIMATE CHANGE is happening? We need the trees, except the dead ones, to keep us cool in the summer. City hall park is the ONLY place in town to do that. We have plenty of performance spaces. The park should not be a major performance center.

Please please stop this folly in its tracks. And have the designers go back to the board, and read Warrens notes, and follow them And hug our trees and keep them. Make your design work with the trees. Stop forcing the trees to bend to your design. They wont and cant do that. Nor should they.

Is there anyway to stop this massive destruction of trees that are not sick. ??? (And the ones Warren said to take out, they are leaving)

I spent several hours last night writing out all of the comments Warren Spinner put on this 2016 diagram of the trees in the park so you could understand them. And I took the b/w planting diagram from jan 2018 design and added color so we could all understand what was happening

Please see facebook: Keep the Park Green and/or email me to get these illustrations.

Thank you for taking the time to read this.

If you are just as disgusted as I am Please email DRB at city hall:

layne darfler

[ldarfler@burlingtonvt.gov](mailto:ldarfler@burlingtonvt.gov)

and come to DRB meeting the last one to give their stamp of OK or not OK  
FEB 20, 5pm rm 12 at city hall

cb

ADDRESS:



# Development Review Board (DRB)

Development Review Board | City of Burlington, Vermont

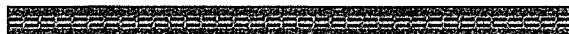


comprised of seven Burlington residents a  
under Vermont Statute 24 VSA Chapter 1  
administrative responsibilities. The Burlington  
on June 26, 2000.

y of reviewing and taking action on  
proposals for land development within the City under the City's Comprehensive Development  
Ordinance. This includes: the issuance of Subdivision Permits, Zoning Permits, Zoning Variances, a  
Certificates of Appropriateness, and hearing appeals of decisions of the City's Zoning Administrator.  
Appeals of decisions made by the Development Review Board are heard by the Vermont Superior  
Court Environmental Division (VSCED), and the Vermont Supreme Court.

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<http://www.mychamplainvalley.com/news/you-ask-we-take-action-will-too-many-trees-at-burlingtons-city-hall-park-be-removed/970484881>

***You Ask. We Take Action: Will too many trees at Burlington's City Hall Park be removed?***

Posted: Feb 12, 2018 07:19 PM EST

Updated: Feb 14, 2018 03:44 PM EST

Burlington, Vt. -

Come the 20th of February, the design & review board for Burlington will vote on the latest design of City Hall Park. A group of concerned citizens with 'Keep the Park Green' believe, the amount of trees on the chopping block is too high.

"The new park design does not incorporate our existing trees," said Monique Fordham with 'Keep the Park Green'. A coalition of twenty five active members that want to preserve Burlington's historic City Hall Park.

In a world where everyone is on the go, Fordham describes the current park as a place to regain solitude.

"We don't want to see more than thirty mature trees, of many species, and variety treated like disposable props," said Fordham.

While attending public meetings, Fordham says they were left in the dark when it came to how many trees were being removed.

"Despite asking how many trees would be destroyed, we were never given a straight answer. Until now," said Fordham.

Currently 56 trees call City Hall Park home. In the latest design, 34 trees will be removed. Of the 34, eight are not appropriate for the setting [what does "not appropriate" mean??], three are in poor health [savable??], seven are damaged [savable??], one is too close to the Main Street sidewalk, and the final 15 would be removed for the park's new design.

"The park's design review board is going to be voting on this plan on February 20th. That could seal the fate over half the trees in this park," said Fordham.

If passed, only 22 of the original trees would provide shade at Burlington's City Hall Park. The plan does call for 12 new saplings to be planted, bring the total of trees to 34.

"Parks age, and how a community uses a park changes over time," expressed Cindi Wight. Newly appointed, Wight comes to the Queen City with 16 years of experience from the City of Rutland Parks and Recreation Department.

"They're a number of trees being taken out of the park. Some may say, they are for artistic design. For some, it's for the fact we want to have really good healthy grass, and we want our trees to be really healthy," said Wight.

Wight is excited to be living and working in a community that cares for every square foot. She also has this message for those at 'Keep the Park Green'.

"Thank you for being passionate, there has been a process that the community has gone through to get here," said Wight.

Wight is ready to sit down, and talk with anyone with any concerns. Today, and into the future.

Though on Monday, Monique Fordham is still unsettled with the potential outcome of the vote on the 20th.

"I think we are really most concerned about the fact that this is going to destroy the essential character of the park," said Fordham.

Those who would like to speak with the coalition of citizens with 'Keep the Park Green' you can find them on Facebook.

You can also give input on the tree removal to your city councilors, or contact:

- The Office of Planning and Zoning at 802-865-7188



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[https://www.burlingtonvt.gov/sites/default/files/Agendas/2018%2002.20.18%20-%20PHNotice 0.p](https://www.burlingtonvt.gov/sites/default/files/Agendas/2018%2002.20.18%20-%20PHNotice%200.p)

Burlington Development Review Board 149 Church Street, City Hall Burlington, VT 05401 [www.burlingtonvt.gov/pz/DRB](http://www.burlingtonvt.gov/pz/DRB) Telephone: (802) 865-7188 Fax (802) 865-7199  
Austin Hart Brad Rabinowitz Israel Smith AJ LaRosa Geoff Hand Alexandra Zipparo  
Samantha Tilton Jim Drummond, (Alternate) Vacant, (Alternate)

**BURLINGTON DEVELOPMENT REVIEW BOARD**

Tuesday February 20th, 2018, 5:00 PM

**PUBLIC HEARING NOTICE**

The Burlington Development Review Board will hold a meeting on Tuesday February 20th, 2018 at 5:00pm in Conference Room 12, City Hall.

1. 18-0641CU; 206 East Ave (RL, Ward 1E) 206 East Avenue LLC Conditional use approval for the addition of a third residential unit to a two-unit structure, pursuant to CDO 4.4.5 (d) 5.A.

2. 18-0619CA; 149 Church St (FD6/CIVIC, Ward 3C) **City of Burlington Reconstruction of City Hall Park including sidewalks; installation of new fountain and plazas on east edge; tree removal and replacement; installation of rain gardens and associated retaining walls; retaining walls along Main St edge; replacement pole lighting; architectural lighting on facades of BCA and City Hall buildings; installation of fence to enclose mechanical equipment adjacent to steps.**

3. 18-0646CA/CU; 703 Pine St (ELM, Ward 5S) Silverstone Realty, LLC Expand Queen City Brewery space into previously occupied 4,384 sq. ft. storage / retail space; change the use of 2,016 sq. ft. of the previously occupied storage / retail space into a café use.

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

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal.

Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard.

Please view final Agenda, at [www.burlingtonvt.gov/pz/drb/agendas](http://www.burlingtonvt.gov/pz/drb/agendas) or the office notice board, one week before the hearing for the order in which items will be heard.

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## **Burlington | Vermont Urban and Community Forestry**

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## Layne Darfler

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**From:** leslie leighton  
**Sent:** Friday, February 16, 2018 1:00 AM  
**To:** Layne Darfler  
**Cc:** leslie leighton  
**Subject:** Trees in park

Why would you cut down trees that are healthy and mature and replace with small saplings, I agree you should plant some small saplings in the park. The beauty of the existing trees can't be replaced many people including myself love the park and the old trees, please take in consideration the time it takes a tree to grow and how many will miss out going to the park with the trees gone thank you for your time

Get [Outlook for Android](#)



## Layne Darfler

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**From:** Charles J. Messing  
**Sent:** Friday, February 16, 2018 8:12 AM  
**To:** Layne Darfler  
**Subject:** The trees in City Hall Park

Hello,

I have seen the map of the new City Hall Park. Do you realize that cutting 35 trees will ruin the park for the next fifty years? There are many things wrong with the new plan, but the one that will sink it is the cutting of so many trees. When people see what is being done, they will hate it. Watch.

During the summer, we encircled the trees facing destruction and the overwhelming public opinion was negative. No one who uses the park, or lives in the area, wants those trees to go.

Yes, I was in on the planning, and the meetings, and have helped the public understand the city's intent, though we had hoped for a better deal than this. This plan is worse than last year's plan. It's horrible.

Do YOU linger in the Park? It needs more lighting, a public bathroom, and careful working on the soil, so that the trampling of years past can be overcome. The trees are Not the problem.

Please be on the right side of this. I do not think the Mayor appreciates what trees do. This city cuts trees in a cavalier fashion, and this plan is the worst example I've seen.

Keep as many trees as possible. Work the new plan around the trees that are healthy. Have you studied the history of parks? People want parks to be shady places of comfort. They do not want, or need, more glaring sun and flat, bulldozed ground without character.

Thank you for taking this into consideration,

Charlie Messing



## **Layne Darfler**

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**From:** deidre muccio  
**Sent:** Friday, February 16, 2018 9:23 AM  
**To:** Layne Darfler  
**Subject:** poor caretakers of natural resources

How pathetic that the city Development Review Board is considering cutting down 35 of 57 healthy trees in the city park. To whose benefit is this? Is it a maintenance issue, a storm (electrical wire) issue, a money issue? Do members really want to further level the city and it's natural beauty which is what it best has to offer?

I am due to inherit a house in Burlington and am there frequently.

The issue with runoff from agricultural fields already has put a damper on my loving the lake as friends do. I don't even want to swim in it, or allow my dog to put a paw in it. I currently live in western Massachusetts and have not located Burlington yet because here we still have an abundance of trees - woods, in all the neighborhoods, and on streets approaching town. Parts of Burlington feel scorched and bare to me in comparison. All my friends who have lived there for many decades are up in arms about this, and I don't blame them. Don't make the mistake of closing off yet more public green spaces. In fact, why not do a little research on green roofs for some of your city buildings.

Deidre Muccio in Northampton Ma, soon to be a resident of Burlington

## Layne Darfler

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**From:** Rick Bragg <[rickbragg@cityofburlington.com](mailto:rickbragg@cityofburlington.com)>  
**Sent:** Friday, February 16, 2018 9:20 AM  
**To:** Layne Darfler  
**Subject:** Trees in City Hall Park

I am speaking as a long time resident of Burlington.

I think you are making a big mistake by cutting down over half of the trees in city hall park just as a "re-design" Looking at this, you can see that this is the only oasis of trees left for many blocks in all directions. Most of the trees you have slated are perfectly healthy and should be taken care of.

Your new plan needs to incorporate and care for the existing healthy large trees, as well as taking care of the soil with aeration. Please don't cut these trees and please take care of the soil.

Please consider the health of the beautiful trees in our park.

<https://drive.google.com/drive/folders/OB2NIJX7D53dobXdPOFZqUHg4WnM>

**Layne Darfler**

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**From:** Bonnie Reid Martin  
**Sent:** Friday, February 16, 2018 9:17 AM  
**To:** Layne Darfler  
**Subject:** Removal of the trees in City Hall Park

Before the planned removal of so many mature trees in the park it might be wise to perhaps review and rethink this plan. Once they're gone they're gone and the twelve planned replacements will take 15 to 20 years to mature. Thank you for your consideration of this matter. Bonnie Reid Martin

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Bonnie Reid Martin



**Layne Darfler**

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**From:** Emily Spear <  
**Sent:** Friday, February 16, 2018 12:10 PM  
**To:** Layne Darfler  
**Subject:** City Hall Park

Hello,

I would like to ask that you consider a new plan for the trees in City Hall Park. Our family and many others know really enjoy the wonderful cool shade and beauty they offer. Please consider treating the trees that are well instead of cutting them down. If nothing else these trees will reduce the chances of flooding in Burlington a serious situation we recently saw in Houston. <http://wildlifearticles.co.uk/why-trees-prevent-flooding/>  
Thank you for taking the time to read this email I hope the city does the right thing.

Sincerely,

A Concerned Citizen

## Layne Darfler

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**From:** TONY Redington  
**Sent:** Friday, February 16, 2018 3:42 PM  
**To:** Layne Darfler  
**Subject:** Tree Plan for City Hall Park

Good Day:

During the adoption process by the City Council regarding the tree plan, we, the public, were told there was written evaluation of tree condition and plans--that it was all in the head of the tree manager. One wonders whether anyone could transcribe his thoughts onto paper. Had never heard of a public official with responsibilities doing plans without writing them down.

Now we do have a plan with cutting lots of trees down rather than doing what is possible to improve their health where possible and not cutting except where they are beyond repair--again we do not know that information would hereby ask the DRB to hold off approval until a plan and assessment is prepared and a public process held where citizens can review and question the findings.

Thank you for your consideration.

Yours truly,

Tony Redington

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*Champlain Parkway: Stop! Re-Evaluate! Re-Imagine!*  
*Pine Street*

*Coalition: [https://www.facebook.com/groups/861721857283979/?inviter\\_id=842495720&is\\_new\\_user=0](https://www.facebook.com/groups/861721857283979/?inviter_id=842495720&is_new_user=0)*

*SafeStreets Burlington.com*

*[TonyRVT.blogspot.com](http://TonyRVT.blogspot.com) @TonyRVT60*

## **Layne Darfler**

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**From:** maxine blanchard <~~maxine.blanchard@cityofburlington.com~~>  
**Sent:** Friday, February 16, 2018 3:53 PM  
**To:** Layne Darfler  
**Subject:** Re: Reconstruction of City Hall Park - tree removal, accessibility, etc

February 16, 2018

To the City of Burlington Development Review Board-  
--Scott Gustin, Austin Hart, Brad Rabinowitz, Geoffrey Hobart Hand, Alexandra Zipparo, Israel David Smith, Samantha Tilton, Alexander Larosa, Jim Drummond, Rob Purvee, et al,



I have just learned of the Development Review Board's decision to remove more than half of the trees and to construct accessibility barriers in Burlington's City Hall Park.

I am writing to urge the review board to leave the trees standing and to work the renovations to the park *around* the trees.

If specific trees need attention I urge the board to work with the Parks Department and the City Arborist (and/or other professionals and knowledgeable concerned citizens) to *treat the health of the existing trees* appropriately, be it soil health, aeration, hydration, limb maintenance, pest treatments, etc.

**The natural shade in our downtown's park is an *invaluable* asset to all -citizens, visitors, tourists.**

Green space with shade is at a premium in our downtown.

More shade is also an obvious health asset.

One can find plenty of open sky and open panoramic views at our beautiful Waterfront Park.

It has taken years and years for these trees to grow: removal of so many viable and healthy trees is reckless.

I am also very concerned about the plan proposals installation of **stairs**.

City Hall Park is currently fairly **accessible** to people with mobility challenges (wheelchairs, canes and crutches, strollers, and those with general low mobility issues, etc).

**What would be the advantage to making our park less accessible?**

The stairs, how ever shallow, will add unnecessary **barriers** to our park and unnecessary additional circumnavigation for those with mobility challenges.

Has the review board consulted with local citizens with mobility disabilities and the ADA about this multi-level design?

(Stairs will also unnecessarily complicate cleaning up natural debris and snow removal.)

As a 46 year resident of several Burlington neighborhoods, and a frequent visitor to City Hall Park, I feel very strongly about the years it has taken for the park to have such a welcoming stand of trees, providing beauty, shade, and breeze.

Burlington's City Hall Park's trees and the shade they provide are a priceless asset to our Queen City.

As a local teacher, I spent countless days throughout the 80's & 90's enjoying the park's shade and easy accessibility with my young students from several of our city's local preschools. As a care giver of elder citizens with mobility disabilities I (we) have found an accessible oasis in Burlington's City Hall Park.

If changes need be made, please take into consideration the needs and abilities of **all** of our citizens and guests (from ages 1 to 100).

respectfully,  
Maxine Blanchard

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Re:

BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday February 20th, 2018, 5:00 PM

18-0619CA; 149 Church St (FD6/CIVIC, Ward 3C) City of Burlington Reconstruction of City Hall including sidewalks; installation of new fountain and plazas on east edge; tree removal and replacement; installation of rain gardens and associated retaining walls; retaining walls along Main St edge; replacement pole lighting; architectural lighting on facades of BCA and City Hall building installation of fence to enclose mechanical equipment adjacent to steps. (Project Manager: Scott Gustin)

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**Scott Gustin**

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**From:** Brad Rabinowitz  
**Sent:** Tuesday, February 20, 2018 9:53 AM  
**To:** Scott Gustin  
**Subject:** Fwd: city hall park

Brad Rabinowitz

Begin forwarded message:

**From:** Rachel Morton <~~.....~~>  
**Date:** February 19, 2018 at 5:26:45 PM EST  
**To:** Brad Rabinowitz  
**Subject:** city hall park

Hi Brad!

I just saw on FPF a posting about designs for the park that included removing over half the trees. And that the Design Review Board was going to decide on this tomorrow. I see you are on the board so you get my agitated response. Don't cut down the freakin trees!

I have somehow missed most of the communications about designs for the park. I did see something once months ago that included a lot of cement and a concessions stand that seemed ridiculous and ugly, but now I guess things have progressed. I hope designs improved from that early one.

But cutting down healthy trees? We love trees! That's what attracts us to City Hall Park to begin with. There is nothing so welcoming as a deep shade canopy and it takes decades to grow a good one.

Where can I see the current design plans for the park?

R

## **Layne Darfler**

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**From:** Dylan Martin  
**Sent:** Monday, February 19, 2018 8:43 PM  
**To:** Layne Darfler  
**Subject:** Keep the trees

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Please don't cut down the trees in City Hall Park. Cutting down mature trees and replacing them with saplings means many years before we get the air cleansing and wonderful shade the current trees provide during the summer. I have sat beneath these trees with friends and family to enjoy picnic lunches and relax on the lush grass. Also, to me it just doesn't make sense to spend money removing the trees to then spend more money replanting new ones.

Dylan

**Layne Darfler**

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**From:** Gabriel Ely  
**Sent:** Monday, February 19, 2018 7:54 PM  
**To:** Layne Darfler  
**Subject:** Keep the Trees

Please don't take down the trees in City Hall Park. I am a home owner in the NNE and have lived in this neighborhood for most of my life. I'm not opposed to change, especially when it benefits the safety of our community, like the redesign of North Ave. But change for the sake of change is wasteful. The park is lovely the way it is. The shade is what makes it such a wonderful place to be in warmer months.

I know the money for the redesign is a donation, but it's still a waste of both money and the lives of gorgeous trees that help clean our air just so Miro can claim the park as an accomplishment. Maybe the Pomerleau family would let the money be used to care for other parks in the city or make smaller changes to City Hall Park, but I would rather see them keep their money than have it used for something so wasteful.

-g

**Layne Darfler**

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**From:** Elise Eaton  
**Sent:** Monday, February 19, 2018 7:45 PM  
**To:** Kurt Wright; David Hartnett; Layne Darfler  
**Cc:** Sharon Bushor; Maxwell Tracy; Sara Moore; Chip Mason; Karen Paul; Ali Dieng; Ada Roof; Richard Deane; Jane Knodell; Joan Shannon  
**Subject:** Cutting of Trees in City Hall Park

Dear Burlington Design Review Board:

I have just learned that 35 of the 57 mature trees in City Hall park are targeted to be cut to accomodate the park's new redesign. As you know, this action is slated to be voted on at tomorrow night's Design Review Board meeting.

This proposal, this action, is simply unfathomable and unconscionable to me given Burlington's and the State of Vermont's vociferous narratives about the negative impact of climate change on our environment, and the urgent need to reduce the carbon footprint.

How could cutting some of our oldest and best citizens, our trees, possibly be in line with that narrative? So many trees were cut recently to "improve" the bike path out in my end of town. Hundreds more are slated for the privately leased solar field development also out in my end of town.

This cutting I believe, will drastically and negatively affect our city's quality of life from an aesthetic, physical and even mental well-being perspective if 35 mature trees disappear from our city's footprint in the most central public park in the city.

Please Design Review Board, vote "NO" to cut these mature trees from our park. They stand in beauty and peace, they are our city's heart.

Sincerely,  
*Elise B. Eaton*  
*Ward 4 - North District*



**Layne Darfler**

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**From:** Katherine Monterosso  
**Sent:** Monday, February 19, 2018 7:33 PM  
**To:** Layne Darfler  
**Subject:** Park redesign

I'd like to add my voice to the many echoing similar sentiments as I encourage you to not sacrifice the trees & grass in favor of impermeable surfaces. These changes will detract from the natural beauty & ecosystem & will drastically alter the ways in which water runs off the area, further contributing to deterioration of what greenery is left.

People come to Burlington & Vermont in general because they love & appreciate the beautiful natural scenery, & they live here because our laws & policies typically reflect eco-friendly & environmentally restorative values. I urge you to stand in congruence with these principles, & with the trees.

Please consider having a permaculturist design the park instead, to harness the natural resources & enhance their beauty instead of destroying it.

In solidarity with the park,  
Kat Monterosso

## **Layne Darfler**

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**From:** David Nylin  
**Sent:** Monday, February 19, 2018 7:14 PM  
**To:** Layne Darfler  
**Cc:**  
**Subject:** bad idea

Listen. You may think because you live in Vermont that there are more than enough trees and no one will miss a few trees in the park. You're wrong. Everyone who goes to this park will miss them. Even all of you on the City Design Review Board. Do the right thing. Leave the trees alone. They are the least of our worries.

David Nylin  
Frequent visitor and lover of Burlington, Vermont

## Layne Darfler

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**From:** Jill Allen  
**Sent:** Monday, February 19, 2018 6:14 PM  
**To:** Layne Darfler  
**Subject:** save chp trees

have heard that some people want to cut down some trees in City Hall Park.  
As Dr. Seuss says, "I am the lorax; I speak for the trees." For the trees, I say, If BTV preserves historical stuff (e.g. homes) then BTV must preserve its historical trees. The trees provide needed oxygen and ambience to City Hall Park. Let them live.  
Sincerely, Jill Allen



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**Layne Darfler**

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**From:** Paul Webb  
**Sent:** Monday, February 19, 2018 6:02 PM  
**To:** Layne Darfler  
**Subject:** City Hall Park

Hello,

I walk through the park everyday. It has trees, grass and a fountain. Maybe some trees need to be replaced, it needs some drainage work done, maybe the Farmers Market needs to be sited differently or somewhere else. It would never occur to me that it needs a \$3,000,000 facelift. I doubt very few of Burlington residents would think it does either. This is a vision of City Hall and not the people. It seems that is what City Hall does- they have a vision and the people have to accept it. The Mayor and city council members are acting like parents and not listening to the people. It is an obscene use of taxpayers money. City Hall is making Burlington a playground for the rich,,,,,Think about it- picture your parents or grandparents-- if they were there in the park today- would they look around and say "This place is a dump, lets spend \$3,000,000 or our people's money to add some bells and whistles"-----The Mayor and City Hall are out of line.

Sincerely,  
Paul webb  
[Redacted Signature]



**Layne Darfler**

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**From:** EUGENE SKLAR  
**Sent:** Monday, February 19, 2018 5:59 PM  
**To:** Layne Darfler  
**Subject:** City Hall Park

I am appalled at the planned destruction of the majority of the mature trees in City Hall Park.

Is this what we call improvements.

Trees as all green things, help clean the air by absorbing carbon dioxide. I cannot imagine any destruction that requires the cutting down of this many trees, as an "improvement".

Gene Sklar

**Layne Darfler**

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**From:** Gabrielle Hall <[redacted]>  
**Sent:** Monday, February 19, 2018 5:52 PM  
**To:** Layne Darfler  
**Subject:** Trees in city hall park

Hello,

My name is Gabrielle Hall. I love and work in Burlington. I strongly believe the city should not cut down 3 trees in city hall park. I am unable to come to the meeting tomorrow, so I am letting you know via email.

Thank you,  
Gabrielle

## Layne Darfler

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**From:** Sue Brooks >  
**Sent:** Monday, February 19, 2018 5:38 PM  
**To:** Layne Darfler  
**Subject:** trees in City Hall Park

Dear Layne,

I just read on Front Porch From that the redesign of City Hall Park calls for 35 of the park's 57 trees to be cut down. I was very disturbed to read that. I support re-doing the park, but must it be done at the expense of one of its best resources? Having trees downtown is part of what makes our downtown so special. I hope you will consider questioning this action and calling for a redesign that does not eliminate so many of our precious natural resources.

Thank you for listening to my concern.  
Sue Brooks

Burlington

**Layne Darfler**

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**From:** Kerry Wilson,  
**Sent:** Monday, February 19, 2018 5:30 PM  
**To:** Layne Darfler  
**Subject:** City Park Trees Concern

To whom it may concern,

Please do not remove any more trees than is necessary from the City Hall Park. Our city arborist, Warren Spinner, only identified 16 trees to be removed, and another 2 that were removed due to a weather event. The plans call for removal of 35 trees, much much higher than what was recommended by our expert in the field. While trees not only help with our air quality, they also significantly reduce noise pollution, their shade provides a respite from summer heat, and overall, creates a sanctuary in downtown. The recommendation of planting 12 new trees will take decades to be able to provide the cover and benefits of the trees in place now. Please do not move forward with this plan. Increase our green spaces, and decrease our impervious pavement.



**Layne Darfler**

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**From:** on behalf of Elizabeth A. Allen  
**Sent:** Monday, February 19, 2018 5:27 PM  
**To:** Layne Darfler  
**Subject:** Keep the thriving trees in City Hall Park

Hi, as a Burlingtonian, I object to the proposed destruction of a significant number of trees in City Hall park make way for a design including hardscape and 12 saplings. This is a pointless removal of much needed shade trees in the city center, many of which are doing fine. Please consider a redesign that leaves all thriving trees and replaces failing ones with saplings. As a Tree City USA, Burlington should really design parks to PROMOTE urban tree canopy rather than destroy it.

--Elizabeth Allen  
Burlington, VT

--  
Elizabeth A. Allen

## **Layne Darfler**

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**From:** Austin Smith  
**Sent:** Monday, February 19, 2018 5:08 PM  
**To:** Layne Darfler  
**Subject:** Don't cut down all those trees!

Hello!

Trees breath life into us and the large trees in city hall park are not disposable props. It would be a mistake to remove many of them! Please reconsider the number of trees being cut down for the remodel of the city hall park. We should work around them.

Thank you,  
Austin Smith

Burlington, VT

**Layne Darfler**

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**From:** leslie nylin <[REDACTED]>  
**Sent:** Monday, February 19, 2018 4:55 PM  
**To:** Layne Darfler  
**Cc:** [REDACTED]  
**Subject:** Save the Trees

Hello,

My name is Leslie Nylin. I live at [REDACTED] [REDACTED] [REDACTED] and enjoy visiting the beautiful state of Vermont. I really enjoy visiting and shopping in Burlington. I heard about your plan to destroy the trees; this plan is a terrible mistake, and you should care for your existing trees, not cut them down. **SAVE THE TREES!!!!**

## Layne Darfler

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**From:** Susan Hoxie < >  
**Sent:** Monday, February 19, 2018 3:46 PM  
**To:** Layne Darfler  
**Cc:**   
**Subject:** Trees in City Hall Park

Dear City's Design Review Board members,

My name is Susan Hoxie and I live at , Burlington...and have lived here over 40 years. Please save trees in City Hall Park. The trees have been there for many years. I was born in Montpelier in 1945. My family and I always enjoyed City Hall Park when we'd visit "the big city" of Burlington. The Park has changed greatly since then. To remove the existing trees seems a travesty. They are a part of what makes Burlington lovely, old, welcoming, and comforting. Please show care for the trees and renew, if you must, around them. Those trees are a part of the heart of Burlington. Replacing them with saplings just doesn't do it. Please care for, rather than kill the trees.

Sincerely, Susan F. Hoxie



## Layne Darfler

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**From:** richard hillyard <[REDACTED]>  
**Sent:** Monday, February 19, 2018 2:46 PM  
**To:** Layne Darfler  
**Cc:** Adam Roof; Richard Deane; Sharon Bushor; Scott Gustin  
**Subject:** DRB Meeting, Feb 20th, City Hall Park

I will not be able to attend Tuesday's DRB Meeting, but have attended most presentations on the Park plans, both @ Contois and at the Ward 1 / Ward 8 NPA.

I would urge the following to be taken into consideration:

~Please moderate the plan to remove more than half the trees in the Park. My understanding is that the retiring Warren Spinner identified seven (7) trees as being beyond reasonable remediation and recommended that they be replaced. That's a far cry from the 35+ trees the City (apparently still WITHOUT an Arborist) plan to remove. Their proposed replacement by ten saplings is grossly inadequate. My strongest possible recommendation is that this part of the plan be postponed until a City Arborist is in place, and that he/she be the arbiter to at least provide a sanity check on the health of existing trees (and shade) and possible remediation. He/She should then be required to be a signatory to the new plan, for the trees at least.

~It was widely accepted at the Autumn meeting at Contois that the Farmers Market was a major cause for the problems with compacting of the grass/soil and resultant difficulty in growing grass in the Park. Any plan going forward should consider the impact of the Farmers Market: It sounds as if it will remain in CHP so what is in place to stop the same problems being repeated, deja vu all over again? Demand answers to that without sanctioning the spending another penny.

~The lack of regulation for food served at the Farmers Market was seen as being anti-competitive to neighbouring restaurants which have to comply with City and State regulations - not least sanitary and restroom demands, yet the number of public restrooms Downtown has been drastically/mindlessly reduced over the past few months without any apparent thought to replacing them. Let's reconsider the location of the Farmers Market and the totality of the entire issue. There's a much bigger picture here.

~There are \$M's being sloshed around, whether thru grants, donations or taxes, or all three. Let's not spend the largesse like a drunken sailor on City Hall Park alone, it seems in some cases just for the sake of spending the loot, and consider remediation of ALL City Parks, especially Battery Park which, with more paved surface could very well be an alternative site for the Farmers Market and associated infrastructure.

I would request that the DRB consider, and in some cases demand answers to, the issues raised herein. A reasonable objective would be to shelve existing intentions and answer these concerns in a further Public Meeting before we lose another piece of our Downtown.

Thank you for your consideration,

Yours sincerely,

Richard Hillyard

Ward 1 resident, BTV tax-payer and lover of Downtown and City Parks.

**Layne Darfler**

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**From:**  
**Sent:** Monday, February 19, 2018 2:05 PM  
**To:** Layne Darfler  
**Subject:** Keep trees

I heard more trees are coming down in the city, this time in City Hall Park. I noticed that for at least three days the past two weeks, trees were still being cut along the Bike Path. I've seen large, beautiful, old trees come down all over the Old North End to accommodate construction. We claim to be a 'green' city. Isn't it time to ask like it? Please don't cut down the trees in City Hall Park just for the sake of cosmetics. - Doug Hoffman

## **Layne Darfler**

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**From:** Charles Simpson <  
**Sent:** Monday, February 19, 2018 12:47 PM  
**To:** Layne Darfler  
**Cc:** Lynn Martin  
**Subject:** Our Park

Hello, Members of the DAR,

The present proposed design for City Hall Park is based on a false premise. That premise is that this space should be a "plaza". In urban terms, a plaza is a public gathering spot for commercial activity at periodic times, public assembly, public performances, and other gatherings. This intense use requires pavement and few if any trees. It has essentially a commercial purpose.

The present design clears out many trees in favor of sight lines for an amphitheater and police spotting "improper" park users, paves a third of the grassy area to harden the surface--thus impeding the goal of rain water percolation, removes the historic stone bowl fountain which is quite beautiful in favor of a hard stone surface with pulsating water jets to be illuminated at night in a garish display, and invites in commerce, perhaps as a highly redundant coffee shop/restaurant and surely as components of the summer farmers' market. It also wastes perhaps \$2 million.

A more appropriate vision is that this space is and is valued as a "park". That means a green space in contrast to the commercial congestion and noise of the CBD, a place where children can play on appropriate equipment on grass and under a cover of century old trees. A place with a public bathroom. A place where seniors can gather around chess tables to socialize. A place with historic features such as the stone bowl fountain.

The present design takes all of this away to a significant measure and is unsustainable. Mobbed by concert goers and farmers market customers, the grass will turn to mud--again--or impervious hard scape. The sun will beat down on park goers who will have few places to sit and socialize and thus will desert the area in between "events". There will be no accommodation for our many toddler day care groups. And our tree heritage will have been cleared out.

Let's begin again, building a design that downtown residents and park users value, not one that in a misguided sense "serves" tourists with an illuminated display of water and lights, that doesn't even provide an elegant public toilet, that prioritizes "safety sight lines" over full time park grounds keepers tending trees and flowers.

You can stop this mad rush to commercialize our culture and public spaces.

Charles Simpson, Candidate for City Council, Ward 6



**Layne Darfler**

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**From:** Jacqueline Call >  
**Sent:** Monday, February 19, 2018 12:04 PM  
**To:** Layne Darfler  
**Subject:** Plan for removal of Trees in City Hall Park

I would like to protest the plan of removing the trees in city hall park and replacing them with a mere 12 saplings. I think ill conceived and a bad choice. Thank you. Jacqueline Call

**Layne Darfler**

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**From:** James Gorman  
**Sent:** Monday, February 19, 2018 12:01 PM  
**To:** Layne Darfler  
**Subject:** Removing of Trees from City Hall Park.

I would like you to work with the trees that are there at present. To remove all those trees and replace them with saplings will change the nature of the park and as a fourth generation Burlingtonian I would be very disappointed if the trees were remove. you Dr. James Gorman

**Layne Darfler**

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**From:**  
**Sent:** Monday, February 19, 2018 12:01 PM  
**To:** Layne Darfler  
**Subject:** Support for City Hall Park Redesign

Esteemed members of the Development Review Board,

It is my understanding that there seems to be some opposition to the cutting of trees at City Hall Park, as part of the redesign process.

I have been following the development of the design of the park for the last few years, I strongly believe that the design team has done an extraordinary job at trying to balance all the needs that our park is barraged with. In addition, as a resident of the ONE and frequent park user, I *wholeheartedly* support the recommendations done by the city arborist regarding this matter, and look forward to seeing new healthy trees grow into the future.

Sincerely,

Milton Rosa-Ortiz  
Nurse and Artist

## **Layne Darfler**

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**From:** Maxine Holmes  
**Sent:** Monday, February 19, 2018 11:20 AM  
**To:** Maxwell Tracy  
**Cc:** Jane Knodell; Layne Darfler; keep.the.parkgreen@gmail.com; Sharon Bushor; Chip Mason; Sara Moore; Kurt Wright; Karen Paul; Ali Dieng; Adam Roof; Richard Deane; David Hartnett; Joan Shannon  
**Subject:** City Hall park trees

Hi, Will make this as short as possible: Please use the least intrusive method of dealing with these wonderful living, natural organisms. If parts of these trees are dying, then, trim that part off. If you have a withered part of your body, w you kill the whole body or just operate on the part that most needs help? Trees take forever to grow. It has taken my 1 trees 50 years to become the magnificent beings they have become. My small city lot full of trees makes me feel like living in a truly natural setting. I think Savannah Georgia taught me the value of a park full of trees, flowers, and grass. Each area of that beautiful city has a central green space which attracts the locals as well as flocks of tourists. Each p strives to be more beautiful than the others. There is no commercial development, no cement walks or paved areas. C wonderful paths of fine gravel which allows the water to be absorbed into the soil. No run off problems there. They are also free and available to everyone. Since we have decided to make the center of our town a asphalt and cement jung perhaps it's time to think about providing us with a natural respite from the urban chaos. Burlington seems to be alone not wanting beautiful green spaces called parks available to its people. Every other city and town in the USA seem to busy making their cities full of natural areas and beauty why is Burlington not playing a major part in this movement? Sincerely, Maxine Holmes, a resident and homeowner in the City Center.



**Layne Darfler**

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**From:** Dylan Cullen  
**Sent:** Monday, February 19, 2018 10:16 AM  
**To:** Layne Darfler  
**Subject:** Urgent: City Hall Park Re-Design

Hello Layne!

I hope your Monday is off to a wonderful start. I wanted to reach out to you today to express my concern about current plans to remove 35 of the 57 mature trees in City Hall Park.

I love this City. I love the vibrant, active community of people that live here who are deeply engaged in the politics of place, who want this City to thrive and be a haven for many different types of people. I love the landscapes that provide inspiration and nourishment to our communities. City Hall Park is one of the few green spaces accessible to Burlington residents and those who visit our city. Removing these trees, which provide necessary shade and whose root systems (when properly nourished and cared for) help to prevent erosion, is not only a mistake but a representation of decision-making processes that ignore those a decision will impact most.

This city is filled with innovative, thoughtful, and creative individuals - many of whom have planning, landscape, and environmental backgrounds. Surely we can find a solution together that preserves the roots, both literal and cultural, of City Hall Park as we embark on its redesign. I urge you to stop the existing plans and consult the myriad of voices in Burlington who have vested interests in the vibrancy and utility of this park. I can be reached at [redacted] Would you like to speak further.

--

**Dylan Cullen**

Learning & Development Coordinator, Vermont Energy Investment Corporation  
Ward 3 Resident  
Pronouns: They/Them

*\* I have included my pronouns here because I recognize that if we are going to change a culture that assumes gender, and if I am going to be a part of that change, I must be bold enough to stand against the hegemonic and proudly celebrate my identities as my own. I hope that you consider adopting this practice as well. Don't be complicit. Oppression is everywhere, and so are opportunities to subvert it.*

**Layne Darfler**

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**From:** Chris Cenci  
**Sent:** Monday, February 19, 2018 9:53 AM  
**To:** Layne Darfler  
**Subject:** Trees in City Park

Please keep the trees in City park. They are sometimes the only escape from the hustle of Burlington and provide us beauty and natural habitat for local critters. Thank you

Sent from my iPhone

**Layne Darfler**

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**From:** Kim Bombard \_\_\_\_\_1>  
**Sent:** Monday, February 19, 2018 9:24 AM  
**To:** Layne Darfler  
**Subject:** Trees in city hall park

I am writing to you to ask that the city not take the trees down in city hall park. I understand that the plan is to replace the mature trees with saplings which would take years to mature. The saplings will be exposed to vandalism this has been a common occurrence with saplings in my neighborhood. These mature trees have history with our city and our park it would be a shame to cut them down to just replace

Kim Bombard

Sent from my iPad

## Layne Darfler

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**From:** James Marc Leas  
**Sent:** Monday, February 19, 2018 9:01 AM  
**To:** Layne Darfler  
**Subject:** Speak for the trees

Dear Burlington Design Review Board,

I urge the Design Review Board to speak for the trees. Vote down the proposal to cut down trees in City Hall Park.

City Hall Park is lovely and charming. A green that attracts people from all over Vermont and far beyond. From farmer's market each Saturday in summer to Occupy in 2011, City Hall Park established itself as the town center of Northern Vermont. Do not denude our park of any of its beautiful trees. Retain and enhance the park's character. Sure, prune prudently. Sure, consider adding a play area for children. Sure, consider adding rest rooms. Sure, add shade plants where grass does not grow. Yes, to flowers. Improve, do not remove, the fountain. City Hall Park is a Vermont treasure. Like Burlington itself, 57 trees growing and flowering. Let the trees thrive.

Thank you.  
Best regards,  
James Marc Leas  
South Burlington



## Layne Darfler

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**From:** Kirsten Isgro  
**Sent:** Monday, February 19, 2018 9:00 AM  
**To:** Layne Darfler  
**Subject:** PLEASE DO NOT CUT DOWN THE TREES IN CITY HALL

I will not be able to attend the city council meeting tomorrow at 5pm; I work in Plattsburgh, NY and live here in the Old North End. Please do not vote to cut down the 35/57 mature trees in City Hall without due process. This feels like another assault of the current administration to undermine any public land/property. Burlington is not Miro's for the selling! Trees and green and open & funky spaces are why people love Vermont and love Burlington. Please slow this process down, make it more transparent, and don't be hasty in chopping down the trees.

Kirsten Isgro



**Layne Darfler**

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**From:** Jean Waltz  
**Sent:** Monday, February 19, 2018 8:42 AM  
**To:** Layne Darfler  
**Subject:** Please Let Me Know Your Thoughts on This

In 2011 a couple of neighbors and I approached the city about getting more trees planted in our neighborhood. Be it blight, the ice storm or vandalism, the Old North streets that spur from the intersection of Cedar and Rose were barren - sans trees and all the other lush things that trees offer: shade on sunny days, shielding windows from streetlights at night, giving us a greater sense of civility by absorbing sound, and inviting fauna. To put it bluntly, it looked like crap. And worse, because it looked like crap, people treated this place like crap.

It was a two year process, of paperwork and door knocking, in which Warren Spinner helped us. He put in countless hours securing a grant. Shockingly, trees are very expensive. In 2013 we planted 13 trees within a two block radius of Cedar and Rose. We enlisted as many of the kids we could by offering face painting and decorating each of the trees as their personal contribution to the neighborhood in hopes they would "protect it." Many of these kids fought back the urge to climb their fragile limbs and watered them...for years. I personally have hung signs in trees urging folks not to lock their bikes to them, and or lean discarded mattresses against them. It's been five years and they are just reaching the second stories of homes and it seems like a miracle.

I'm not sure what your affiliation with the proposed removal of trees in City Hall Park is, but you were listed as someone to contact. I urge you to take Warren Spinner's suggestions as to which trees are viable, especially the older ones, and let them remain in the park.

I'm curious what your thoughts are and if you know why a redesigning of the park hasn't incorporated these trees.

Sincerely,

Jean Waltz

**Layne Darfler**

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**From:** Timber Adamson <timberadamson@btvny.com>  
**Sent:** Monday, February 19, 2018 7:56 AM  
**To:** Layne Darfler  
**Subject:** SAVE OUR TREES

To whom it may concern,

I am writing to ask that the plans for city hall park be revised. I am a resident, tax payer, and voter in BTV and do NOT think we should cut down healthy trees. It is expensive process and more expense to replace the healthy trees already living in the park. I am do not believe one can have a park without healthy trees so I am not sure what these plans are for if the park requires cutting down healthy living trees.

SAVE THE HEALTHY LIVING TREES!

Thanks,  
Timber

Layne Darfler

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**From:** Mary Landon  
**Sent:** Monday, February 19, 2018 6:54 AM  
**To:** Layne Darfler  
**Subject:** save the trees

To the DRB:

City Hall Park is just fine the way it is. Just because someone gets the idea that it needs to be changed does not mean that that person has the only opinion. And it does not mean that their opinion is the truth.

City Hall Park is lovely, it fills a need, and I don't believe it's prudent in this day and age to worry about new fountains, and cutting down trees for hardscape, and spending taxpayer money to change the existing park.

**Burlington can't afford to look at cosmetic issues. There are many greater needs in this community and its infrastructure than how a park looks, and whether or not the fountain is just right.**

**PLEASE conserve the beautiful trees.** If absolutely necessary for safety perhaps cut a select few, but not so many. Those trees take a long time to mature. They are good for our air and our enjoyment of nature.

I enjoy Farmer's Markets, and the idea that we can buy direct from a farmer's cart. But the Burlington Farmer's Market is ruining City Hall Park. It is too much use in a small area, too much traffic. The park is suffering. Let's move the Farmer's Market and return the park to a place where you'd actually want to sit down on the grass and have a picnic lunch.

Please listen to some other opinions. Save the trees. We don't need a new park. We need to be conservative with dollars and be happy with what we have.



Respectfully,  
Mary Landon

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## **Layne Darfler**

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**From:** Jeremy Baker  
**Sent:** Monday, February 19, 2018 3:07 AM  
**To:** Layne Darfler; Charles J. Messing  
**Subject:** Keep the Park Green

To the Attention of Layne Darfler et al.,

Please do not cut down trees in the City Hall Park. Please do not remove the water fountain in the City Hall Park. Please protect the trees, fountain, and park design from damage and administrative neglect.

When I was a child in the 1970s, my parents often traveled to Burlington to shop or to eat ice cream at a scoop shop called Ben and Jerry's. We often visited the park and I have many wonderful memories of the green space, trees, and fountain. I have now interacted with the park for over four decades.

In the early 1990s I lived in Burlington. I studied C++ programming and chemistry at CCV. I sometimes visited Church or the park, playing guitar and/or interacting with other residents or to do some homework. I worked at Carbur's for a time and after each shift I would sit in the center of the park for a short spell before walking home, to enjoy some respite from loud street noise. The park's lawn, fountain, and thick tree canopy combines to create a nice quiet space that is for any person to access in the center of the city.

Over the years/decades I often visit Burlington, such as to meet a friend running an open mike at Nectars or to buy some music stuff around town, and I always visit the park if I have the free time. As it is now, the park is one of my favorite places in Burlington. When I drove for RCT, transporting patients around Vermont, if I had a trip to Burlington I would visit the park to play guitar or read. To find a quiet place, that is similar to the park, requires that I travel some distance away from the city center using my car, a device that many people can not afford to own, or choose not to own, so how lucky am I to be so fortunate that I can drive such a machine? If I want a quiet forested place to relax, I merely burn some gasoline/electricity to venture into the hills of Vermont. Even as the park is now, it's kind of loud, with nearby street and traffic noise, but the tree canopy greatly reduces the noise from the street, so it's kind of quiet.

When those trees are cut down, and fountain removed, the volume in the park, produced by street traffic and such, the abrasive noise of a city, will increase dramatically.

I have a great deal to say on this matter, but I am limiting myself to focus upon the park's space as a vital area that is a quiet environment in the city center, especially for the poor and disadvantaged who lack the resources to travel away from the city center, to escape the sounds of the city. Frederic Law Olmsted believed that a park should be a place where a person, rich or poor, can visit to feel as if they are being "hugged" by nature, to feel nature's embrace to ease the mind of a person, to be soothed by the comfort and soft sounds of a "forest", the sounds of trees and water.

Please keep the park green, keep the trees, keep the fountain.

Sincerely,

Jeremy Olmsted Baker

## **Layne Darfler**

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**From:** mtier62513 <>  
**Sent:** Sunday, February 18, 2018 10:02 PM  
**To:** Layne Darfler  
**Subject:** city hall park trees

To: Development Review Board

I want to add my voice to the many who care for City Hall Park and the trees and shade they provide. If a tree is sick and suffering and has to be removed that is one thing (although there are many arborists who can treat sick trees successfully), but to take out beautiful, healthy trees from a park where we all enjoy them for the sake of "redevelopment" by someone's idea of modernization seems to be tragic. Please rethink this idea, we have plenty of hardscape all over downtown, please keep as much greenspace as is possible in City Hall Park. Thank you for your consideration, Linda Tierney

## Layne Darfler

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**From:** Brittany McManamey  
**Sent:** Sunday, February 18, 2018 10:00 PM  
**To:** Layne Darfler  
**Subject:** Fwd: City Hall Park Plans

Dear Layne Darfler,

Hello, my name is Brittany McManamey. I am writing as a long time resident of Burlington and local environmental educator and naturalist mentor. I am writing in response to some concerning proposals regarding the City Hall Park redesign-- specifically the 35 trees set to be cut down.

I speak for the trees in saying that cutting those trees down would be a HUGE mistake and a waste of tax-dri resources. We are in a state of climate crisis fueled by philosophies of **human dominion over nature**, and while this is most obviously expressed on a macro-level, that is just the aggregate of decisions people across globe make on much smaller scales such as this.

**This is an opportunity** to start shifting the paradigm that we have been living under that DOES NOT WORK. Change must start now, no matter how big or small the act.

Please consider who is ACTUALLY benefitting from cutting down these trees that give shade, beauty, relief, and a good place to rest your back and read or listen to music. Do not let them cut down these trees. Please, the power you have been elected to hold to take care of our trees and not perpetuate the idea that nature has to work around human needs as opposed to the other way around.

Thank you.

Brittany McManamey

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**Layne Darfler**

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**From:** Jordan Kleiman  
**Sent:** Sunday, February 18, 2018 9:50 PM  
**To:** Layne Darfler  
**Subject:** I Urge You to Keep the Park Green

Hello,

As a resident of Burlington who enjoys the beautiful trees at city hall park, i do not support a redesign if it involves cutting down so many trees. I urge you to vote no in cutting down trees to redesign the park.

Thank you,

Jordan Kleiman

## Layne Darfler

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**From:** TK Rossiter  
**Sent:** Sunday, February 18, 2018 7:21 PM  
**To:** Layne Darfler  
**Subject:** City Park Trees

Hi,

I'm a Burlington resident, currently traveling for work out of state. I was recently made aware of the City P plan that involves removing 35 mature trees. I am admittedly not that aware of what the overall plan is for t park and I do believe that the City Park does neet revitalization. However, I do know that trees are beautiful and valuable resources for both humans and the whole environment and that mature ones are treasures long the making. I urge the DRB to reconsider the removal of these trees and look for ways to preserve as many possible while still making positive changes to the park.

Thanks for your consideration of this request and for your work with and for our city.

-Kel Rossiter

~~NY 10001~~

**Layne Darfler**

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**From:** Eben Schumacher  
**Sent:** Sunday, February 18, 2018 1:20 PM  
**To:** Layne Darfler  
**Subject:** Opposed to Park Redesign

Hello,

I was referred to this address by Front Porch Forum, and the following website: <http://carolynbatesphoto.com/city-hall-park-redesign-city-hall-park-redesign-burlington-vt.html>

If the plan described here is accurate, I would like to make it known, that, as a Burlington resident, am opposed to this plan. I believe the park is one of the few remaining natural monuments in the town, and it would be a tragedy to see our already dwindling supply of natural elements in the town continue to decline. Please take this into consideration when making your final decision on the City Development Review Board this Tuesday.

Thank you for your time.

Sincerely,  
Eben Schumacher

--  
Eben Schumacher  
Art, Music, Philosophy  
B.A. in Philosophy, B.A. in Art



Virus-free. [www.avq.com](http://www.avq.com)

## Layne Darfler

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**From:** Mica M    
**Sent:** Sunday, February 18, 2018 7:08 PM  
**To:** Chip Mason; Joan Shannon; Layne Darfler  
**Subject:** Concern about tree removal in City Hall Park

Hi friends. I am very concerned about the tree removal in City Hall Park. We need MORE mature trees in the city, not less! And we certainly need less concrete, less asphalt, and more greenscape in order to capture more carbon and make our town more beautiful! I am really concerned Burlington is moving in the wrong direction in so many ways: first the mall, then Burlington telecom, and now this? Please, please don't let our trees be removed! Replacing some of them with saplings is still a loss of carbon and a loss of beauty! Is there going to be an expansion of concrete in the park in general? I certainly hope not.

Thanks, Mica





**Layne Darfler**

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**From:** Elise M  
**Sent:** Sunday, February 18, 2018 6:55 PM  
**To:** Layne Darfler  
**Cc:**  
**Subject:** Please Save the Trees!

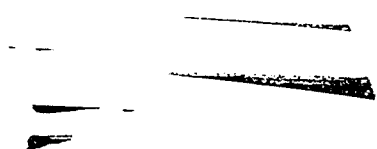
## **Please Save the Trees!**

The plan that will be voted on this Tuesday to destroy over half the trees in City Hall Park, beautiful trees that make the Park a lush and welcoming place. The plan puts in just 12 small saplings in their place—saplings that would take decades to provide any shade.

I ask you to please protect these beautiful trees.

This plan is a terrible mistake, and we should care for our existing trees, not cut them down.

Elise Marks



## Layne Darfler

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**From:** CoedeHernandez   
**Sent:** Sunday, February 18, 2018 6:33 PM  
**To:** Layne Darfler  
**Subject:** Keep all the good trees!

I'm writing to you to beg you not to cut down so many of the trees in City Hall Park. Cut down the "junk trees" only. How many of the trees are those fast-growing hard-to-kill trees that spring up in neglected areas? How many are good trees like maples, elms, birch, etc.? Are there any evergreens? Are the trees being cut only to make way for kiosks and such??

Dorothy Coe de Hernandez

**Layne Darfler**

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**From:** alison mott,  
**Sent:** Sunday, February 10, 2016 6:08 PM  
**To:** Layne Darfler  
**Subject:** Trees in the new City Hall Park

Please don't cut down these fantastic incredible natural parts of our city.  
No amount of benches, ramps, lights, landscaping can make up for the beauty and practical good a tree does  
a city.

Trees create an ecosystem for animals and birds, they clean our air of pollutants, they provide clean oxygen,  
they lower the temperature of a park by 3 or 4 degrees in the summer - shade and patterns of light for anyone  
the park to enjoy.

Find a way to build around them, make them part of the your plan. Be creative and not destructive!

Alison Mott  
Burlington, VT

--

"I used to be respectable, but now all I can do is dance and clap my hands." ~Rumi

"We stop ourselves from being too loud, too different, or too much. Yet we crave our individuality, our wild,  
special selves." ~ SARK

## Layne Darfler

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**From:** Margaret Tamulonis  
**Sent:** Sunday, February 18, 2018 6:03 PM  
**To:** Layne Darfler  
**Subject:** Trees in City Hall Park

I am a Burlington resident. I do not agree with the plan to cut down more than 10 trees in City Hall Park.

Margaret Tamulonis

Sent from my iPad



**Layne Darfler**

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**From:** Micah Barritt  
**Sent:** Sunday, February 18, 2018 5:56 PM  
**To:** Layne Darfler  
**Subject:** City Hall Park

Dear Layne,

I have been a Burlington resident since birth and have known and utilized City Hall Park all my life. I'm excited for the ways in which I have seen the park change and be used. I am now a farmer who gets to spend my weekends selling vegetables in the park at the farmer's market. I have spent time in other cities where their parks are open, grassy fields and hills, and they are nice, but nowhere near as nice as City Hall Park with our beautiful trees. It is such a wonderful place to spend a summer day, sitting in the shade of a tree. Sometimes it is one of the only cool places to be on a hot summer day. But it won't be that if you cut down our trees in the park in the redevelopment. For us farmers, it will just be another shadeless day under the hot sun.

Please don't cut down our trees in the redevelopment of City Hall Park. I love them, and know that so many others feel this way. I know there is room for a different design in which you can leave the trees yet still change the park. Please do this for the health and beauty of our city.

Your neighbor,

Micah Barritt

## Layne Darfler

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**From:** on behalf of Amy Kara Brown  
**Sent:** Sunday, February 18, 2018 5:32 PM  
**To:** Layne Darfler  
**Subject:** Keep the trees

Good evening,

I am a resident of Burlington, and I think the new City Hall Park redesign is flawed. Cutting down half the trees is a huge mistake and will take away the character of the park, not to mention the environmental impact. Not only do the trees provide shade and beauty to humans, think of the micro ecosystems of birds and squirrels and insects living in them, and how it would disrupt them.

Please reconsider this design. We can take Burlington forward without losing its character or heritage.

Thank you for your attention,  
Kara Brown

**Layne Darfler**

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**From:** Glenn Eames  
**Sent:** Sunday, February 18, 2018 5:30 PM  
**To:** Layne Darfler  
**Subject:** City Hall Trees

To whom this may concern,

I have just heard thy the City of Burlington plans to cut down half of the trees in City Hall Park as part of the redesign .

Is this true ?

Truly outrageous in my opinion if so.

Trees offer so much and take time to mature . Can't they be incorporated into the redesign ?

Please say this is not part of the redesign !

Glenn Eames  
resident  
Burlington, Vt

## Layne Darfler

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**From:** Anna Pond <[\[redacted\]](#)>  
**Sent:** Sunday, February 18, 2018 5:21 PM  
**To:** Layne Darfler  
**Subject:** Save the trees!

Hello!

As a Burlington local who extends her walk to work every morning to walk down Church Street and through city hall park, I am very saddened and concerned by the news that many of the trees in City Hall Park are planned to be cut down. In a world where a lot isn't going right currently, politically and environmentally, I would be very disappointed trees were cut down for the sake of a new park design. Why can't we redesign the park to include the trees?

Please save them!

Anna Pond  
Burlington Resident since 1993 (birth)

Sent from my iPhone



**Layne Darfler**

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**From:** Sarah Whalen  
**Sent:** Sunday, February 18, 2018 4:57 PM  
**To:** Layne Darfler  
**Subject:** Keep the Park Green

Hello,

I am writing to encourage you to please reconsider the design for the new City Hall Park. As a part of the Burlington community it is upsetting to me that a plan that involves the cutting down of many mature and healthy trees is even being considered. It is neither responsible or reflects the values of a community that prides itself for being environmentally friendly. We should be looking for plans that work around the existing healthy trees rather than cutting down trees for our own benefit in design. I strongly disagree with the current plan and urge you to find a new one. Please do not follow through with this plan.

Sincerely,

Sarah Whalen

**Layne Darfler**

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**From:** Ari Slavin <>  
**Sent:** Sunday, February 18, 2018 4:17 PM  
**To:** Layne Darfler  
**Subject:** KEEP THE PARK GREEN

Dear Burlington Design Review Board,

For the past few summers I have happily spent weekends in the park enjoying time with my friends. Being able to relax in the shade and and enjoy nature at the center of our community is a really essential part of what makes Burlington unique. By cutting down these trees the park will no longer be a place to enjoy and linger in but yet another concrete slab for people to walk by. I ask you please to reconsider your plan for the sake of our community and the generations to come.

- Ari

## Layne Darfler

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**From:** Rachel Sherman <[redacted]>  
**Sent:** Sunday, February 18, 2018 5:27 PM  
**To:** Layne Darfler  
**Subject:** City Park's trees

Greetings,

In regard to the potential significant loss of trees at City Hall Park:

- 1) Yes, trees age and those trees that are compromised should come down.
- 2) No, there are not tens of trees in that condition and the plan should allow for the beautiful, mature, existing trees to stay. We do not need more saplings!

In addition . . . I am very distressed at the way "progress" is unfolding in this city. We have few enough trees downtown as it is. To add insult to injury, now we have a *14-story building* going in that is going to a) cut off light to a significant part of downtown, b) make the downtown shopping experience, (such as it is), even more expensive, and c) encourage avoidance of downtown and encourage online shopping until it is finished, and may therefore become permanent? Parking is already a problem, now it has become even worse.

Decent retail business continues to leave this and other cities in droves, as University Mall adds more quality-challenge stores.

Perhaps it's time to look ahead. Please don't take our trees!! It's part of what makes Burlington a "livable" city; at least for a while yet.

Thank you.

Concernedly,

Rachel Sherman

## Layne Darfler

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**From:** Cecelia Blair    
**Sent:** Sunday, February 18, 2018 2:59 PM  
**To:** Layne Darfler  
**Cc:** keep.the.park.green@gmail.com  
**Subject:** Hold up on Tree Cutting

Big beautiful trees are the difference between a classy town and a hot, dull, bald, boring, graceless parking lot. I go to Burlington because it is beautiful, fun and walkable; it's a great university town and the jewel of Vermont. Please keep it that way by honoring those long-serving stewards of the land, the trees which have provided so much peace, beauty and privacy for people to sit and talk.

Thank you!

Cecelia Blair  
Windsor, VT



**Layne Darfler**

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**From:** Louise Rickard, .. >  
**Sent:** Sunday, February 18, 2018 2:51 PM  
**To:** Layne Darfler  
**Cc:** .  
**Subject:** Trees in City Hall Park

I am writing to express support for the preservation and additional care and maintenance for the existing trees in City Hall Park, and against cutting down nearly half of them. I live out of town but used to sell flowers at the Farmer's Market in City Hall Park, and go to Burlington for shopping and entertainment. The trees in the park provide an oasis of green and shade and beauty in the heart of downtown, and it's important that resources be put toward their upkeep rather than having to cut them down due to neglect.

Thank you for the opportunity to express my opinion.

Sincerely,  
Louise Rickard

..

Sent from my iPad

## Layne Darfler

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**From:** \_\_\_\_\_  
**Sent:** Sunday, February 18, 2018 2:37 PM  
**To:** Layne Darfler  
**Subject:** \_\_\_\_\_

There is a plan that will be voted on this Tuesday to destroy over half the trees in City Hall Park, beautiful trees that make the Park a lush and welcoming place. They plan to put in just 12 small saplings in their place—saplings that would take decades to provide any shade. I have friends and family in New England that spend time in your city. They are as outraged as I am and if you allow this to happen; they will boycott your town. Please be aware I am also sending this email to other newspapers both in Vermont as well as New Hampshire, Connecticut, Rhode Island and Massachusetts. This plan must be cancelled immediately and a far more environmentally as well as economically feasible plan must be put forth to save those trees and if there are any cut down each one must be replaced—and not just with saplings but with older trees that can already give necessary shade and keep Burlington aesthetically appealing to all. All of New England will be watching and waiting to see what you do—if you proceed with this thoughtless destruction of beauty with a pathetic attempt at replacement. I hope that you make the right move for yourselves - and more importantly for the people of Burlington as well as its trees.  
Michael Steiner

## Layne Darfler

**From:** Liisa Reimann Rivera  
**Sent:** Sunday, February 18, 2018 2:29 PM  
**To:** Susan Rittenhouse  
**Cc:** Layne Darfler  
**Subject:** Re: Burlington's Design Review Board: a terrible mistake to be made Tuesday!

Hi - thanks for sharing but I have some issues with how the elements are presented here. Some of this is misleading and other bits are flat out incorrect. The current plans (2/9/18) are available for all to see online: <https://www.burlingtonvt.gov/sites/default/files/Agendas/SupportingDocuments/Church%20St%20149%20Plans.pdf>

**Claim:** Do you want 35 of our remaining 55 trees taken down with the new City Hall Park redesign plan?

**Reality:** City Arborist Warren Spinner conducted a tree health assessment and the plans for tree removal are based on his recommendations. Trees to be removed are either in poor condition or are not the appropriate species. Here's a link to the Existing Tree Health & Condition map. There are presently 66, not 55, trees in the park at the present time. The final plan, I think, has about 35 trees in it, consisting of existing healthy trees and new plantings.

**Claim:** And 1/5 of the park to be impermeable hardscape?

**Reality:** At the present time, due to soil compaction and paving, 43% of the park is impervious. The new plan calls for hardscape in the areas of highest use, to allow the lawn in the rest of the park to grow and survive.

**Claim:** Do you want this historic fountain to be replaced

**Reality:** The existing fountain is not a historic component of City Hall Park. The original cast iron ornamental fountain was installed in 1881 and removed in 1974 after being vandalized. The concrete pool was installed in 1976; after that the existing fountain in the center (the Ensign Water Trough) was relocated there from elsewhere in the city.

**Claim:** with a concrete FLAT splash pad, that will be functional for a couple months a year and that could be used as a shower with a potential huge liability?

**Reality:** Any water feature in the park will only be functional in the spring/summer/fall months. The existing fountain pool is used as a bathtub; not sure how a splash fountain will be used as a shower.

**Claim:** Do you want the park closed for over a year and over \$3MIL of tax payer money to be spent doing this?

**Reality:** Any substantial improvements will require closing the park and will cost money. My understanding is that the current plan relies on \$1 million in private donations, and \$2 million in public funding.

**Claim:** And what about putting in green childrens' play area (there is none downtown )

**Reality:** There is a big difference between a city park and a children's playground; historically, City Hall Park has never existed as a kids' space with swing sets and monkey bars. Such facilities are easily found in other city-owned parks and recreation areas. City Hall park was designed and installed for very different reasons (as explained in the City Hall Park Historic District documentation).

**Claim:** and a public bathroom like most small cities have.

**Reality:** The current plans include a site to install a public restroom in the future and specifications for the "Portland Loo" model which is a prefabricated public toilet kiosk that is ADA accessible.

**Claim:** And why a coffee kiosk built into the park

**Reality:** The current plans include a site for a future kiosk and temporary concession area, not a permanent coffee kiosk

**Claim:** They plan put in just 12 small saplings in their place—saplings that would take decades to provide any shade.  
**Reality:** True, trees do take time to grow. The existing trees in the park were all saplings at one time too.

Liisa

On Sat, Feb 17, 2018 at 4:54 PM, Susan Rittenhouse

rote:

Do you want 35 of our remaining 55 trees taken down with the new City Hall Park redesign plan? NO!! And 1/5 of the park to be impermeable hardscape? NO!

Do you want this historic fountain to be replaced with a concrete FLAT splash pad, that will be functional for a couple months a year and that could be used as a shower with a potential huge liability? NO! Do you want the park closed for over a year and over \$3MIL

tax payer money to be spent doing this? NO! Wouldn't it be great to leave our trees, aerate and nourish them? Yes!!  
And what about putting in green childrens' play area (there is none downtown ) and a public bathroom like most small cities have.  
YES! What kind of town are we to pave, commercialize and disneyfy our park at the expense of tradition and public utility? NOT T  
BURLINGTON WAY!  
And why a coffee kiosk built into the park NO!! when the park is SURROUNDED by coffee venues. Why commercialize the park?  
DON'T!  
Now the City has revealed its final plan to "improve" the Park—and they plan to chop down OVER HALF of these trees! DON'T! T  
plan put in just 12 small saplings in their place—saplings that would take decades to provide any shade. BAD PLAN!!

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**Layne Darfler**

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**From:** barb zimmerman ✉  
**Sent:** Sunday, February 18, 2018 1:58 PM  
**To:** Layne Darfler  
**Cc:**  
**Subject:** trees in the park

Design Review Board,

Please limit the tree removal in City Hall Park to those that are unhealthy. No one cares about a new "design" if there isn't ample shade and the grace of mature trees. I don't think anyone is overly concerned with grass growth either. The park is meant to be walked on. This isn't NYC; we don't have the option of creating meadows and groves within mass acreage. I'll take trees over grass in this precious Burlington sanctuary.

thank you for your consideration,  
Barb Zimmerman

**Layne Darfler**

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**From:** Susan McMillan  
**Sent:** Sunday, February 18, 2018 12:56 PM  
**To:** Layne Darfler

I work near the park, visit frequently, and cannot imagine how stripped the park will be for many years if we proceed with taking down these trees. To remove 15 trees just because they don't fit the plan??

Change the plan, for God's sake!

This is a decision that will affect the next many decades.

PLEASE RECONSIDER.

*Susan McMillan*

*, DVM*

*Old North End Veterinary Clinic*

**Layne Darfler**

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**From:** kenneth swearingen  
**Sent:** Sunday, February 18, 2018 12:16 PM  
**To:** Layne Darfler  
**Subject:** Our BEAUTIFUL Trees

PLEASE act carefully and wisely !!!!!

We can destroy a treasured part of our past and not have it become as it was in the present, As with many things in life we do benefit from maturity. I'm in my 90's and spend considerable time enjoying what our past planners created for our present and future. May you exercise sound judgement in your considerations.

Ken Swearingen

Burlington Vt

**Layne Darfler**

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**From:** Peggy Larson   
**Sent:** Sunday, February 18, 2018 12:04 PM  
**To:** Layne Darfler  
**Subject:** Tree removal

Please do NOT remove the beautiful trees in the Park.

Peggy Larson



**Layne Darfler**

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**From:** Victoria Wacek  
**Sent:** Sunday, February 18, 2018 10:39 AM  
**To:** Layne Darfler  
**Cc:** keep.the.park.green@gmail.com  
**Subject:** Please keep the trees!

Good morning, Design Review Board,

My name is Vickie Wacek. I am writing to you with a profound wish to allay your discussion or decision to remove trees from City Hall Park!

I am a 2005 UVM grad who stayed in Vermont after graduation and have been running a highly successful business of my own for over 6 years. I live in Shelburne, but have called Burlington my home for coming up 2 decades. When I heard there were plans to "remodel" the tree layout in City Park, my heart broke. I may have spent more time as a student in City Hall Park than I do now, but it is not odd to find me camped out on the grass under the shade of those beautiful trees during the summer while attending the Burlington Farmer's Market, or before meeting friends or business associates in the downtown area.

Please, whatever plans you have to remove trees from City Hall Park, drop them. Tree removal will make not only a drastic and negative impact on the aesthetic of the park, it will also drastically change the energy of the area. Such that folks like me will be less likely to want to spend out time there.

And yes, I've heard the reasons, and the plans to plant saplings - they are poor reasons when compared to the outcome.

Please keep the trees!

Sincerely,  
Vickie Wacek  
Shelburne, Vermont  
Executive Director of BNI Vermont

## Layne Darfler

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**From:** Mimi Ryan  
**Sent:** Sunday, February 18, 2018 10:36 AM  
**To:** Layne Darfler; keep.the.park.green@gmail.com  
**Subject:** Please don't cut the trees!

To: City's Design Review Board

I am writing to strongly encourage you NOT to vote to cut the trees in City Hall Park. I understand there is a plan underway to cut many of the large trees and replace them with small saplings. Please, can we come up with a different solution to what the 'tree problem' has been identified? As a resident, taxpayer, and master gardener, I strongly urge you to reconsider. Let's keep the mature trees in our park.

Sincerely,

Emily Ryan

Burlington, VT 05401

## **Layne Darfler**

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**From:** Michael  
**Sent:** Sunday, February 18, 2018 8:36 AM  
**To:** Layne Darfler  
**Cc:** william.keeton@uvm.edu; fordham.monique@gmail.com  
**Subject:** Trees In City Hall Park

To whom it concerns,

I am writing you today hoping that you will consider preserving the trees in City Hall Park until further information is made available for discussion in the greater Burlington community regarding the current health, potential life expectancy with maintenance, and the social & economic value provided by the trees to City Hall Park is determined. Please consider allowing a case study to be conducted in partnership with UVM students enrolled in Prof. William Keeton's course, Recovery & Restored Altered Ecosystems (ENSC201).

Thank you for your time.

Sincerely,

Michael S. Thomas-Adam  
Environmental Science Undergraduate  
University of Vermont  
Rubenstein School of Environment and Natural Resources

## Layne Darfler

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**From:** Laurie Larson, Monica Brager  
**Sent:** Saturday, February 17, 2018 9:58 PM  
**To:** Layne Darfler  
**Subject:** Trees in city hall park.

Please keep the trees. They supply refrigeration, shade, warming in the winter, air purification. Cutting them contributes to climate change, and they are living beings of some age!

That pink horse chestnut, although challenged is surviving with pruning, and still producing the most beautiful blossoms every spring. There is not another in Burlington of which I am aware. We should be greening the city, and there are few trees in town as it is. It would be a travesty to cut more.

Thank you for your time and consideration.

Laurie Larson

Burlington VT 05401



## Layne Darfler

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**From:** nina mosle <[nina.mosle@cityofff.com](#)>  
**Sent:** Monday, February 19, 2018 9:30 PM  
**To:** Layne Darfler  
**Subject:** City hall park trees

!Please don't cut down any of the trees in the city hall park!

We're still reeling from the 6 mature trees cut down on main Street a month ago (in front of the court house)!

And really still miss the trees from in front of FFLibrary on College st. from years ago!

We need (more trees and) to especially keep our mature trees!

**Layne Darfler**

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**From:** Dylan Martin <  
**Sent:** Monday, February 19, 2018 8:43 PM  
**To:** Layne Darfler  
**Subject:** Keep the trees

Please don't cut down the trees in City Hall Park. Cutting down mature trees and replacing them with saplings means many years before we get the air cleansing and wonderful shade the current trees provide during the summer. I have sat beneath these trees with friends and family to enjoy picnic lunches and relax on the lush grass. Also, to me it just doesn't make sense to spend money removing the trees to then spend more money replanting new ones.  
Dylan

**Layne Darfler**

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**From:** Kayla Webster <.....>  
**Sent:** Tuesday, February 20, 2018 10:54 AM  
**To:** Layne Darfler  
**Subject:** The trees

Good afternoon,

I have been hearing a lot recently about a plan on the city's behalf to cut down the trees in city hall park. As a Vermont native, one of my favorite things about living in Burlington has always been the presence of plant and wildlife in the city as well as the respect that the people of Burlington have for these things.

The trees in city hall park are not only one of the things that keeps our city beautiful, but they are long-standing reminders of the Vermont that was there before we were. Burlington is currently seeing a lot of rapid change, and while this is in many ways distressing, it does seem inevitable. But destroying more of what makes this city beautiful and unique is not only NOT inevitable, it is unnecessary, and it will only serve to further remove Burlington from the city it once was - the city that so many people have fallen in love with over the years.

As a concerned citizen, I ask you to please vote against the removal of these long-standing Burlington Vermont citizens. Please help to save the trees.

Sincerely and respectfully,

Kayla Webster

Sent from my iPhone

**Layne Darfler**

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**From:** Jill Allen <  
**Sent:** Tuesday, February 20, 2018 10:24 AM  
**To:** Layne Darfler  
**Subject:** city hall trees redux

It has been pointed out to me that the soil surrounding said trees is unhealthy and the trees are sick. It therefore makes me wonder if it is possible to replant or otherwise salvage some/all of the trees? Thank you for your consideration.

--a more informed Lorax

Jill Allen BTV

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## **Layne Darfler**

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**From:** John Keith   
**Sent:** Tuesday, February 20, 2018 10:12 AM  
**To:** Layne Darfler  
**Subject:** Trees in Burlington City Hall Park

On my several visits to Burlington, one of the pleasant places to spend time was City Hall Park. The trees there were a pleasure to see in all seasons of the year. As cities all over America are striving to preserve their mature trees, why would Burlington decide to chop down trees that took many decades to grow? Sounds like something Donald Trump would do—is he somehow controlling the city council of Burlington?! I strongly suggest that the city government find some other way to “improve” the Park rather than destroying the one element that makes it so desirable a place to visit.

John Keith  
Sterling, Virginia

**Layne Darfler**

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**From:** Kim Amaral  
**Sent:** Tuesday, February 20, 2018 9:28 AM  
**To:** Layne Darfler  
**Subject:** Please save our trees!

Please keep the Park green and rethink your plan on cutting down the existing trees and replacing with saplings. There must be a middle ground that can be met?

Thanks!

Kim

Sent from my iPhone

**Layne Darfler**

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**From:** john f kiehl, [\[mailto:john.kiehl@burlington.com\]](#)  
**Sent:** Tuesday, February 20, 2018 8:58 AM  
**To:** Layne Darfler  
**Subject:** please do not cut down the trees..john kiehl, burlington

## Layne Darfler

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**From:** Kara Torres <[REDACTED]>  
**Sent:** Tuesday, February 20, 2018 8:36 AM  
**To:** Layne Darfler  
**Subject:** Against Park Redesign

Hello,

I'm writing to say that I am upset about the park redesign, specifically the plan to cut down such a large number of trees. I already know all the reasons why the trees have been slated for destruction, and I still think it's a terrible idea. A park isn't a park without trees, and saplings aren't going to cut it for me. This is the heart of Burlington. We need that tiny patch of nature. Please don't cut down the trees.

Thank you,  
Kara Torres



## **Layne Darfler**

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**From:** Jane Murphy  
**Sent:** Tuesday, February 20, 2018 8:33 AM  
**To:** Layne Darfler  
**Subject:** City hall park trees

I am so taken back and shocked by the number of trees being taken down for the new design. It seems very rash especially considering the number of years it takes for a tree to grow the size of these trees. Certainly those that are in ill health and declining should be removed. I so strongly encourage you to assess the need to remove so many vibrant and viable trees.

As well, if the farmer market traffic is causing issues, why can't it be moved to another location. The trees in the park would then no longer be impacted by foot traffic.

Thank You,  
Jane Murphy

## Layne Darfler

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**From:** JoAnne Dennee <>  
**Sent:** Tuesday, February 20, 2018 8:04 AM  
**To:** Layne Darfler  
**Subject:** City Hall Park trees

Friend,

It is my understanding that new plans for the park are being considered. Thank you for your attention to this lovely landmark in the city. I would like to express my opinion that the park trees offer much desired shade well as a landscape that feels established and most welcoming.

I have experienced other major changes to the look of our beautiful downtown that have been a great loss of beauty and a deep feeling of a lack of recognition for the function that trees play in our health and landscape recall when the University severely cut back their landscape on the green and how I still feel that loss each time I drive by - after how many years now??

Please do not impact the mature landscape of city hall park in the way you have planned. It is not a good message to our children and our visitors.

JoAnne Dennee

**Layne Darfler**

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**From:** Betsy Pennebaker  
**Sent:** Tuesday, February 20, 2018 6:43 AM  
**To:** Layne Darfler  
**Subject:** Concerned about shade trees in City Hall Park

Hello!

I'm not familiar with the ins and outs of the city hall park proposal but my neighbors on Front Porch Forum told me a lot of trees are slated to come down.

This is NOT what I'd like to see happen there. I know they make managing the lawn hard but they also create a lovely cool spot on a hot day.

Maybe we could compromise by not replacing the trees the arborist has said need to be taken down because they're not healthy, but let's not clear cut that lovely park.

Respectfully yours,

Mikaylan

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Sent from Gmail Mobile - please forgive typos!

## Layne Darfler

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**From:** Peter LaRosa --  
**Sent:** Tuesday, February 20, 2018 1:44 AM  
**To:** Layne Darfler  
**Subject:** please save the trees

Dear Mr. Darfler,

I would just like to add my voice to the many who oppose the removal of trees, or at least the number of trees from City Hall Park. In my opinion the shade and tree cover provide the park's greatest appeal and I can't believe their removal will be an improvement. My wife and I have an apartment in the Vermont House on corner of Main and St. Paul streets so this is somewhat personal in that the park in many respects serves as front yard. When in Burlington we are in park virtually every day at some point. I can't help feeling the current design if it plans serves the interests of the tourists and designers at the expense of the residents of Burlington.

Peter and Maria LaRosa



**Layne Darfler**

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**From:** Ann Ely  
**Sent:** Monday, February 19, 2018 10:42 PM  
**To:** Layne Darfler; Kurt Wright  
**Subject:** City Hall Park - The Trees

Mr. Darfler and Mr. Wright,

I have just learned of the plan to cut down 34 of the 56 trees in City Hall Park in Burlington. Of these 34, I understand that three (3) are in poor health and seven (7) are damaged, and eight (8) are not appropriate for the setting (I don't actually understand why a tree would be inappropriate, but I am not an expert on the appropriateness of trees in a particular settings). There is also one too close to the Main Street sidewalk. The final 15 would be removed for the park's new design. (  
<http://www.mychamplainvalley.com/news/you-ask-we-take-action-will-to-many-trees-at-burlingtons-city-hall-park-be-removed/970484881>)

I do not understand why these fifteen presumably healthy trees were not worked into the new design. It seems a huge waste not only of healthy trees but of money! Please reconsider the design so that these trees will not be removed.

Thank you for your time.

Sincerely,

Ann Ely  


"Life is short and we do not have much time to gladden the hearts of those who travel with us. So be swift to love and make haste to be kind."

## Layne Darfler

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**From:** Linden Politi <[\[redacted\]](#)>  
**Sent:** Monday, February 19, 2018 10:41 PM  
**To:** Layne Darfler  
**Subject:** Design Review Board, City Hall Park

Hello members of the Design Review Board,

I would of course like this letter to be public record.

I am writing today because I am seeing a repeat of the lack of meaningful public process that led to illegal zoning and public funds going to special interests in order for a small group of developers and associates to make a lot of money. The same kind of betrayal that sold out Burlington Telecom.

Over the last couple years city government has violated the public's trust and permanently marred our town center with high-rises. The physical structures and the change to traffic, costs, pollution, aesthetic, and the crowding will harm the livability of our rather small geographic area we all have to share. Also harmed, our major industry of tourism which is predicated upon the fact that we were an attractive and unique place to be. Most tourists were escaping that high-rise, crowded kind of setting to come here you know.

Now the same group has turned it's eye to our lovely, historical, and classical park.

I have seen the park plans and it appears to be a vain and cynical proposal with two goals:

- 1.) To celebrate the very developers who have undermined and exploited Burlington for their own private power and power.
- 2.) To force the ever-growing population of working class, and yes, even homeless to have less and less comfort and health in their daily lives. To in essence privatize the commons leaving people nowhere to go to simply get out of the sun and sit down and relax without paying a fee.

The crux of the proposal is to essentially remove the green space in the city center and replace it with more pavement! This would be a terrible mistake. An obvious mistake. It is not like we have not seen this mistake perpetrated upon people living in cities before. So I am asking you to have common sense and decency and say "NO" to the billionaire corporate sponsors who want to combine their wealth with a HEFTY chunk of OUR dollars to obliterate a lovely green space; a kindly reprieve that lets people breath and relax in the middle of their day. Don't chop it down! Care for it. Maintain it. Nurture it even.

We need those trees, we do not need more pavement or developer's names stamped out across structures.

You are design experts. A shady green respite with a central fountain is a classic and beloved design. It serves us well. Just give it the love it deserves and maintain it. Perhaps provide a public restroom if you are worried about sanitation and public service. That is about the only improvement you could perform on the park that is constructive to human life and enjoyment. The Weinbergers, Pomerleaus, and Trumps of the world may not be pleased but the citizenry will be.

Thank you for taking your time and considering this from other viewpoints than the developers who have purchased power over our everyday lives. Everyone else matters too.

Sincerely,

Linden Politi

## Layne Darfler

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**From:** jennifer <[jennifer@burlingtonfreepress.com](mailto:jennifer@burlingtonfreepress.com)>  
**Sent:** Sunday, February 18, 2018 12:04 PM  
**To:** Layne Darfler  
**Subject:** BFP article: "URBAN PLANNER SAYS CITY HALL PARK IS A-OK"

Dear Design Review Board Members,

The Free Press article (link below) offers a perspective worth considering, if you haven't read or recently read this front page piece dated October 7 (or 4) , 2017.

<https://www.burlingtonfreepress.com/story/life/2017/10/04/burlingtons-city-hall-park-earns-grade-urban-planning-expert/714039001/>

I particularly like one planner's idea of "dozens of chairs that can be scooted around to suit more idiosyncratic impulses". Here I speak from experience having visited public parks in Europe with this amenity. People seem to love them! It made me feel a tremendous sense of empowerment .... to be able to rearrange furniture somewhere else other than my own home and yard!

I am only half kidding when I say most dermatologists would endorse movable chairs as an option to stay out of the sun between 11 am - 3 pm when rays are most damaging.

Perhaps each chair could be labeled "Ernie's Chair" or another suitable message to thank the Pomerleau Family? Perhaps involving the Family in this way, so soon after Ernie's death, could help them allow redirecting promised funds to other park projects of priority within the City? It certainly would make a good photo op for the media at a feel-good event involving park visitors.

I strongly encourage D R Board Members to explore this option further before making a final decision, and explore further involvement by the Pomerleau Family. A test run of a month or two during warmer weather could enlighten everyone in how the park is being used and loved. It may surprise us to learn that more trees should be left untouched. It may offer other surprises. If nothing else I think the visitors to City Hall Park will have fun with this. And it might please the dermatologists.

Respectfully submitted,

Jennifer Ely

Burlington VT 05408

## Layne Darfler

---

**From:** Cael Barkman <[cael@howardcenter.org](mailto:cael@howardcenter.org)>  
**Sent:** Saturday, February 17, 2018 9:00 PM  
**To:** Layne Darfler  
**Subject:** City Hall Park

Hello,

This email is to express concerns with tree removal in City Hall Park.  
It's been made known that this redesign will include the removal of several established, healthy trees.

VT is a beautiful state and Burlington a vibrant city; this is due to many components, the main one being green space.

Is the voting governing body, willing to advocate for keeping trees in our park?  
This is a need. A redesign with our current arboretum will benefit the community and the planet.

Please consider this as you vote on Tuesday.

Respectfully,  
Cael

---

HowardCenter.org<<http://howardcenter.org>> [<http://howardcenter.org/assets/design/Facebook.jpg>]  
<<http://www.facebook.com/pages/HowardCenter/106516727431>>  
[<http://howardcenter.org/assets/design/Twitter.jpg>] <<https://twitter.com/HowardCenterVT>>  
[<http://howardcenter.org/assets/design/LinkedIn.jpg>] <<http://www.linkedin.com/company/HowardCenter>>

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## Layne Darfler

---

**From:** Melly Bock  
**Sent:** Saturday, February 17, 2018 8:11 PM  
**To:** Layne Darfler  
**Subject:** Precious trees

Please please do not cut the healthy trees in our park.

For this, both myself and planet earth, will thank you.

Melly Bock, on Rose St

## Layne Darfler

---

**From:** jennie kristel  
**Sent:** Saturday, February 17, 2018 8:08 PM  
**To:** Layne Darfler  
**Subject:** Please! Keep the city Park Green!!!!

Hello;

I've gathered that you really plan to "improve" the park, by not only taking out the beautiful and historic fountain, but by cutting down mor than half the trees. These trees are incredibly important, helping people to have a place to go where there is nature(without having to walk far from their offices) give families a GREEN space to picnic, and for people to experience a sense of space from the concrete jungle that Burlington is fast becoming. There is absolutely no reason for this and is detrimental to not only human health which is widely documented in research from Stanford University, but small birds depend on the tree cover for protection, nesting sites and food. It is a terrible idea that is not founded on keeping our sense of humanity in the front, b a warped idea of development. Please do not do anything but go back to the drawing board with Keep the par Green.

Jennie Kristel  
Ward 4

## Layne Darfler

---

**From:** Barbara - [\[redacted\]](#)  
**Sent:** Saturday, February 17, 2018 7:44 PM  
**To:** Layne Darfler  
**Cc:** [keep-the-park-green@googlegroups.com](mailto:keep-the-park-green@googlegroups.com)  
**Subject:** Please Protect Our Park

Dear DRB,

The denuding of City Hall Park in favor of a concrete and grass plaza/performance space would be a terrible mistake. CHP is beautiful and the only green space in the central downtown. It is safe and enjoyed by thousands every year, by residents of Burlington and out-of-towners alike.

Fix the historic fountain (don't move it); treat the compacted soil; keep all the healthy trees, and tend to the ones that are ailing. Move the Farmers' Market to the perimeter of the park.

Please do not rob Burlington of this precious, cool and shady public space.

Barbara McGrew  
~~Barbara McGrew~~

Sent from my iPhone

## Layne Darfler

---

**From:** Tom F <[\[REDACTED\]](#)>  
**Sent:** Saturday, February 17, 2018 7:31 PM  
**To:** Layne Darfler  
**Subject:** City Hall park plan

Hi Layne,

The new park plan does not sound like a good idea. Please note that I oppose it.

Thanks,

Tom Furland



Virus-free. [www.avg.com](http://www.avg.com)

## Layne Darfler

**From:** Ann Hathaway <[Ann.Hathaway@cityofhouston.com](mailto:Ann.Hathaway@cityofhouston.com)>  
**Sent:** Saturday, February 17, 2018 6:44 PM  
**To:** Layne Darfler  
**Subject:** City hall park

Hi. I disagree with the plan to redesign the park . The park is fine it just needs more police presence. Burlington needs a quiet spot with trees , we dont need coffee kiosk and such. Waste of citymoney we donthave! Thank you. Dave Ann Hathaway. Western Ave.



## Layne Darfler

---

**From:** James Williamson   
**Sent:** Saturday, February 17, 2018 6:35 PM  
**To:** Layne Darfler  
**Subject:** city hall park trees

Hello,

There is no justification (including attempted justifications which claim this project had "robust" public input).  
The park trees need to be taken care of, not cut down.

Jamie Williamson

  
Burlington VT 05401

## Layne Darfler

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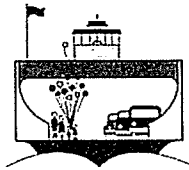
**From:** Sue Barnes  
**Sent:** Saturday, February 17, 2018 5:02 PM  
**To:** Layne Darfler  
**Subject:** city hall park

Why would you cut down half of the trees that provide shade? Why remove the historic fountain for a slab? How many millions to do this? No come on!

*Sue Barnes*

Tour Coordinator

Lake Champlain Transportation Co.  
1 King St. Dock  
Burlington, VT. 05401  
802-864-9804 phone  
802-864-6830 fax



**Layne Darfler**

---

**From:** Jean Rook ~~jean.rook@cityhallpark.com~~  
**Sent:** Saturday, February 17, 2018 4:56 PM  
**To:** Layne Darfler  
**Subject:** City Hall Park

I am concerned about the wholesale taking of mature trees from this park. Yes, some are in need of removal  
I would like to see less concrete and more park grass.  
Jean Rook

Sent from my Galaxy Tab® S2

## Layne Darfler

---

**From:** Susan Rittenhouse <[REDACTED]>  
**Sent:** Saturday, February 17, 2018 4:55 PM  
**To:** Layne Darfler  
**Subject:** Burlington's Design Review Board: a terrible mistake to be made Tuesday!

Do you want 35 of our remaining 55 trees taken down with the new City Hall Park redesign plan? NO!! And 1/5 of the park to be impermeable hardscape? NO!

Do you want this historic fountain to be replaced with a concrete FLAT splash pad, that will be functional for a couple months a year and that could be used as a shower with a potential huge liability? NO! Do you want the park closed for over a year and over \$3M in tax payer money to be spent doing this? NO! Wouldn't it be great to leave our trees, aerate and nourish them? Yes!!

And what about putting in green childrens' play area (there is none downtown ) and a public bathroom like most small cities have. What kind of town are we to pave, commercialize and disneyfy our park at the expense of tradition and public utility? NOT THE BURLINGTON WAY!

And why a coffee kiosk built into the park NO!! when the park is SURROUNDED by coffee venues. Why commercialize the park? DON'T!

Now the City has revealed its final plan to "improve" the Park—and they plan to chop down OVER HALF of these trees! DON'T! The plan put in just 12 small saplings in their place—saplings that would take decades to provide any shade. BAD PLAN!!

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## Layne Darfler

---

**From:** Beth Haggart <haggart@cityofburlington.com>  
**Sent:** Saturday, February 17, 2018 10:25 AM  
**To:** Layne Darfler  
**Subject:** City hall park

Hello. As a long time resident I would like to voice my opinion about City Hall Park plans, especially about cutting down so many of the beautiful trees. Not only are you taking away our beautiful fountain but you were making the park seemed like a paved runway for people to just walk through. I'm very disappointed that the council that you are representing are not listening to the residents of our beautiful and quaint city. Many visitors come here because they love the small town feel of Burlington, and you are step-by-step taking it all away. Myself and many others are very angry. There are many beautiful trees. Some of these trees have been very stressed by the farmers market traffic every summer. I understand you're moving the farmers market which is wonderful thank you for doing that but please please please leave every tree you can they are our friends and they make us happy. Beth Haggart



**Layne Darfler**

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**From:** David Schein <[dschein@cityhallpark.com](mailto:dschein@cityhallpark.com)>  
**Sent:** Saturday, February 17, 2018 7:35 AM  
**To:** Layne Darfler  
**Subject:** Please reject the new design for City Hall Park

I do not support the massive tree removal that is being planned for City Hall park. So many trees are being removed that are healthy. Many of those that are diseased, can be restored. I urge the Review Board to revise the plan and get second opinions from arborists. The park needs to remain green and shaded, flowering in the spring and as pastoral as it can be through all seasons. especially as downtown becomes more congested and less green. The large trees should live for many more years. And under them, children should play and people should sit in benches by a fountain, sheltered from the hurly burly and commerce of the town. Replacing the historic fountain with a concrete FLAT splash pad that will be functional for a couple months a year and that could be used as a shower with a potential huge liability is a huge mistake. The planned disney light show around the "splash pad" is out of character with the goal a restful green space in the middle of an urban environment. There should be a children's play area (there is none downtown) and public bathrooms. Wasting \$3MIL of tax payer money on this plan is a travesty. I urge the DRB to reject this plan. Please share this letter with members of the board.

\_\_\_\_\_  
Burlington, VT 05408 USA

## **Layne Darfler**

---

**From:** Donna Walters   
**Sent:** Friday, February 16, 2018 9:32 PM  
**To:** Layne Darfler  
**Cc:** Joan Shannon; Chip Mason  
**Subject:** Please Save the Trees

To the Development Review Board,

It has come to the attention of Keep Our Park Green, a group of concerned citizens communicating via a facebook group about the new park redesign, that there is a meeting on Feb 20, 2018 to finalize the newest version of the City Hall Park redesign.

### Background:

In the summer and fall of 2017, a group of us met in the park who were concerned about the number of mature healthy trees that might be cut. We tried to visualize what the park would look like if the trees in three categories on the Tree Health Assessment Plan were actually removed to make way for the new design. We taped the following trees on the legend of the Tree Health Assessment Plan with brightly colored tape: those marked as 1) Poor condition-should be removed, 2) Low branching inappropriate species- should be removed, and 3) Fair condition/struggling. We then asked visitors in the park to look around to visualize the impact if all the marked trees were to be cut. People were outraged. We circulated a petition to collect contact info so that we could keep people informed of our ongoing efforts and activities to preserve these beautiful trees. The purpose of the petition was to tell Burlington City Council that we want a City Hall Park with mature, healthy tree; let the Council know that we oppose the plan to cut down more than half of the trees in City Hall Park; and demand that our trees should be cared for, not destroyed to "modernize" our beautiful green park. Mature trees are what make our park special. Let's have a re-design that cares for, and incorporates our existing trees! Keep the Park Green has pledged to keep the signers informed of our on-going efforts and activities to preserve these beautiful trees.

According to the Tree Health Assessment Plan,

The "tree health & condition was determined by Warren Spinner, Burlington City Arborist, during a site visit with Wagner Hodgson on Sept 20, 2016. During this time, Warren also identified which trees should be removed based on their health and security concerns."

I urge you to reject the current plan under consideration for the following reasons:

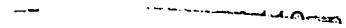
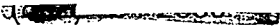
- The current plan cuts both healthy trees and trees designated as being in fair condition/ struggling. Fair/struggling mature trees should be cared for, not cut. Healthy mature trees should not be cut: the plan needs to accommodate existing mature trees.
- Seven of the Crab Apple trees directly in front of City Hall that are designated as "low branching inappropriate species" are very beautiful when in bloom and loved by many. They should not be cut based on an unsubstantiated claim that they pose a security concern. Security concerns should be addressed by community policing policies and foot/bike patrol: not by cutting these lovely ornamental flowering trees.

- The plan turns our lush, shady oasis into a hot, exposed, hard-surfaced performance plaza. We have plenty of hard surface on Church Street. We need to preserve some green space with mature shade trees in the town center.

This plan seeks to cut down too many mature trees in City Hall Park. Please send the designers back to the drawing board to create a plan that preserves the mature trees: healthy, fair condition, and fruit trees.

Sincere regards,

Donna Walters

**Layne Darfler**

---

**From:** Andrea Cerrilla <~~andrea.cerrilla@cityofburlington.com~~>  
**Sent:** Friday, February 16, 2018 6:56 PM  
**To:** Layne Darfler  
**Subject:** Don't cut down the trees!!!

Hi there

As a Burlington resident, I am writing to ask that you please consider NOT cutting down the trees in city hall park. Those trees are essential to the park's beauty, and they also serve to provide us with much needed shade during the summer market. I can't imagine the park without those trees! It would be so hot for the poor vendors with no shade. Please please please keep the trees!!!!

Thank you,  
Andrea Cerrilla

--

.....

~~andrea.cerrilla@cityofburlington.com~~

**Layne Darfler**

---

**From:** behalf of dierdra tara michelle  
**Sent:** Tuesday, February 20, 2018 12:16 PM  
**To:** Layne Darfler  
**Subject:** trees

Please do not cut down the trees in City Hall Park. Thanks for considering my request!

--

**In Gratitude...**

**Love....**

**and Happiness...**

**Dierdra Tara Michelle**  
**[dierdramichelle.com](http://dierdramichelle.com)**

**om tãre tuttãre ture svãhã**

**Peace is not placidity:**

**peace is the power to endure the megatron of pain with joy---**

**... Madeleine L'Engle**



## **Layne Darfler**

---

**From:** Billy Dehler  
**Sent:** Sunday, February 18, 2018 7:09 PM  
**To:** Layne Darfler  
**Subject:** cutting trees in city hall park

So that those against development don't have all the say... I SUPPORT the proposed redevelopment of city hall park including the management of healthy trees by removing those that don't belong.

Bill Dehler

## Layne Darfler

---

**From:** Linda Van Cooper <j  
**Sent:** Tuesday, February 20, 2018 4:06 PM  
**To:** Layne Darfler  
**Subject:** City Hall Park

I am writing to urge you, Do Not cut down trees in City Hall Park. This is what makes it beautiful! The lovely little pocket park on Pine went from being charming, inviting, and verdant to being a sterile and ugly gravel wasteland! (Nevermind the awful sculpture.)

Do not do this to our downtown. A friend was visiting from Boston last fall, and she remarked on our lovely park when we were at the Farmers' Market. All it needs is some care and attention. It is ridiculous to prioritize commercial vendors/stalls over trees and grass. The park is surrounded by commerce--please let it just be a natural park!

Linda Van Cooper

~~100 Elm Street~~

Burlington

Sent from my iPhone

**Layne Darfler**

---

**From:** Sasha Morrisette <[REDACTED]>  
**Sent:** Tuesday, February 20, 2018 3:56 PM  
**To:** Layne Darfler  
**Subject:** Save the Trees!

DRB,

Please don't cut the trees down in City Hall Park! That would really be terrible with in Green Mountain State in the fine City of Burlington.

My current occupation is a local cab driver for Green Cab.

I care deeply for the trees within this City, especially within the Park!

Please and Thank you!

Sasha Morrisette  
[REDACTED]

Sent from my iPhone

## Layne Darfler

---

**From:** Sophie <[REDACTED]>  
**Sent:** Tuesday, February 20, 2018 3:41 PM  
**To:** Layne Darfler  
**Subject:** save the trees in city hall park

To whom it may concern,

I am a concerned citizen and student living in the general Burlington area. I really appreciate the trees at the lakefront and understand there are other benefits to more needy-people. Please do not let them go!

Thanks so much.  
Sophie

## Layne Darfler

---

**From:** Sherry Coburn  
**Sent:** Tuesday, February 20, 2018 3:30 PM  
**To:** Layne Darfler  
**Subject:** Please do not remove city parks' trees

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello. My husband and I are very concerned about the trees being removed in city hall park. I see the ribbons on the trees and am upset. Please, I urge you, this is not the direction I want to see our park take. I did review the plans for the new park prior but I did not realize it meant removal of so many trees. I am a regular pedestrian downtown, not living far from the park, and I love the birds and shade, especially during the farmers market. It is our one bright spot of peace in an ever expanding downtown. Please please do not remove all these trees. It is a devastating choice.

Thank you,  
Sherry Coburn  
Steve Sharon



## Layne Darfler

---

**From:** ~~Trish Bessette~~  
**Sent:** Tuesday, February 20, 2018 3:13 PM  
**To:** Layne Darfler  
**Subject:** Keep the trees!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Vermont – the GREEN mountain state ☺ Clean air, trees, lake and mountains are the reason I am here.

I understand Burlington wants to remove 35 trees right here in this beautiful park that is directly across from my place of employment. Do you know how many times I crossed College Street and sat on one of the benches during my lunch break in the summertime to just take in the beauty of the state I live in?

Keep the trees. Use the money keeping that park safe from other illegal activities that are/could be going on.

Thank you.

Trish Bessette, Office Manager  
JLT Insurance Management  
~~1111 Main Street, Suite 201~~  
Burlington, VT 05401  
~~802-251-8804~~



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## Layne Darfler

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**From:** Sara Robedee <sara.rob@cityofburlington.com>  
**Sent:** Tuesday, February 20, 2018 3:13 PM  
**To:** Layne Darfler  
**Subject:** City Hall Park Redesign in Burlington, VT

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please keep as many trees as possible. I love this green space. The plan to remove so many trees is a mistake.

Thank you.

--

~Sara

## Layne Darfler

---

**From:** Holly Hill  
**Sent:** Tuesday, February 20, 2018 3:12 PM  
**To:** Layne Darfler  
**Subject:** City Hall Park

Hello,

I have seen the map of the new City Hall Park. Do you realize that cutting 35 trees will ruin the park for the next fifty years? There are many things wrong with the new plan, but the one that will sink it is the cutting of so many trees. When people see what is being done, they will hate it as much as I hate this proposition. Watch.

During the summer, we encircled the trees facing destruction and the overwhelming public opinion was negative. No one who uses the park, or lives in the area, wants those trees to go.

Yes, I was in on the planning, and the meetings, and have helped the public understand the city's intent, though we had hoped for a better deal than this. This plan is worse than last year's plan. It's horrible.

Do YOU linger in the Park? It needs more lighting, a public bathroom, and careful working on the soil, so that the trampling of years past can be overcome. The trees are Not the problem.

Please be on the right side of this. I do not think the Mayor appreciates what trees do. This city cuts trees in a cavalier fashion, and this plan is the worst example I've seen.

Keep as many trees as possible. Work the new plan around the trees that are healthy.  
Have you studied the history of parks? People want parks to be shady places of comfort. They do not want, or need, more glaring sun and flat, bulldozed ground without character.

Thank you for taking this into consideration,

Holly E. Hill,  
Burlington Native and city resident





Layne Darfler

---

**From:** Carolyn Bates  
**Sent:** Tuesday, February 20, 2016 12:36 AM  
**To:** Layne Darfler  
**Subject:** new illustrations to keep two tree planting plans, one with color, and one impervious coverage.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

The recent plan submitted Jan 10 had the following b/w illustration of their tree planting plan.  
As it was very hard to understand, I added color to represent the three items listed.  
remove tree  
keep tree  
new tree/sapling  
And I used their impervious coverage illustration to add gray to this tree planting plan  
so I could combine the two items I am most concerned with.  
the removal of too many of the trees  
the increase in impervious surface which is way tooo much. we do not need this much hardscape.

Thank you for your time  
  
Carolyn



[illegible]

W

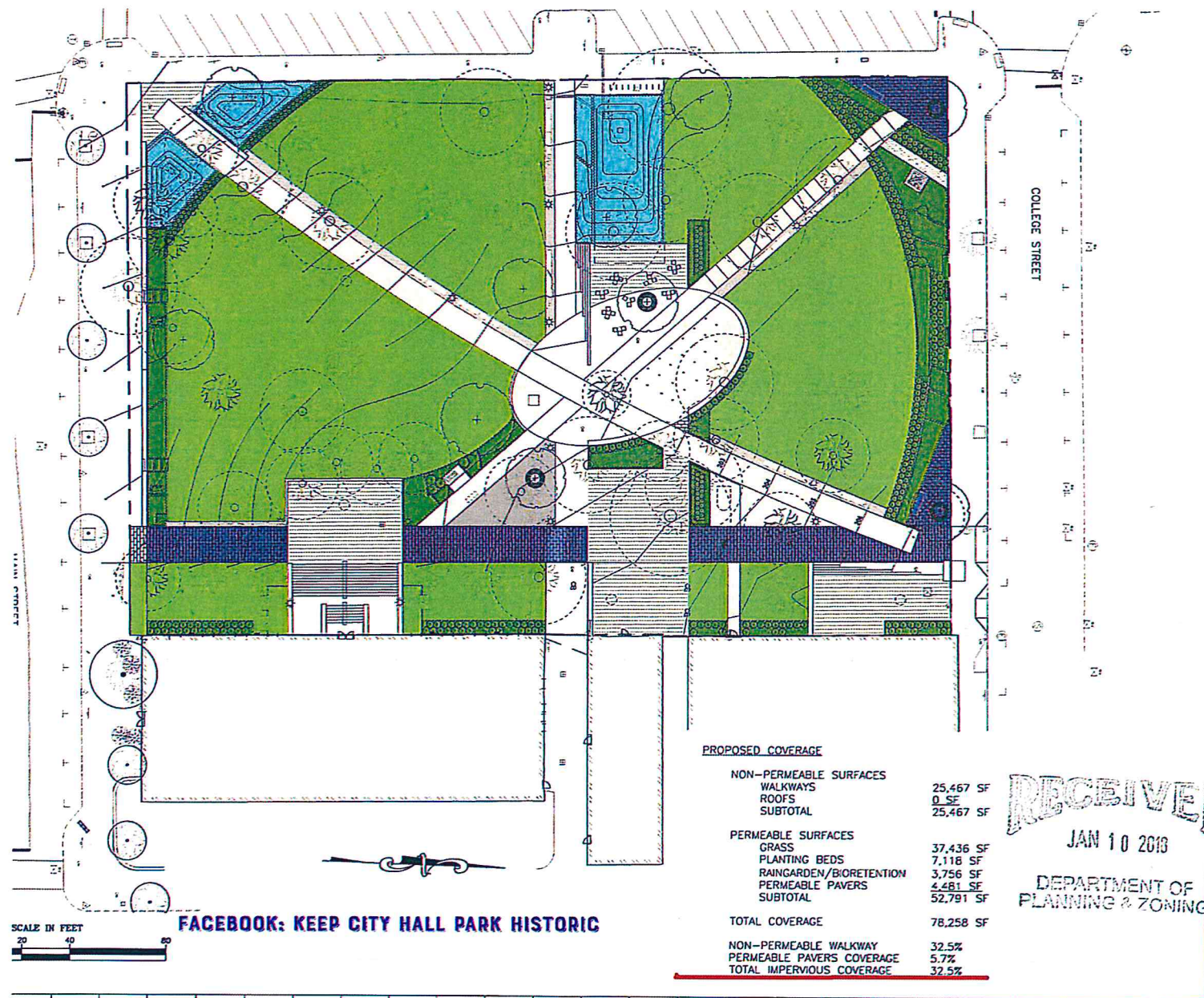
140

RECEIVED  
CITY OF BURLINGAME  
JAN 10 1964  
DEPARTMENT OF...





# NEW PARK IMPERVIOUS COVERAGE 32.5 %



Office (CDDO)  
149 Church St.  
Burlington, VT 05401

Department of Public Works (DPW)  
645 Post St.  
Burlington, VT 05401

DESIGN TEAM

LANDSCAPE ARCHITECT  
Wagner Hodgson Landscape Architecture  
7 Flutie Avenue  
Burlington, VT 05401  
802.864.0010

URBAN DESIGNER  
Seamon Urban Design  
201 HASELY RD.  
SANTA MONICA, CA 90402  
info@seamon.com  
310.230.9997

CIVIL ENGINEER  
Dufour-King, Inc.  
6 Green Tree Drive  
South Burlington, VT 05403  
802.728.7225

STORMWATER CONSULTANT  
Urban Run Design  
3566 NE Harris Street  
Portland, OR 97212  
kevin@urbanrundesign.com  
503.928.5522

LIGHTING CONSULTANT  
Domergue Consulting Associates  
32 Park Place  
New York, NY 10007  
212.608.4800

FOUNTAIN CONSULTANT  
Delta Fountains  
11494 Columbia Park Dr., W., #4  
Jacksonville, FL 32258  
904.886.9030

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |

TED

**CITY HALL PARK**  
BURLINGTON, VT

**PROPOSED  
COVERAGE PLAN**

JOB NO. 648  
SCALE: 300X  
DRAWN BY: AH  
DATE:

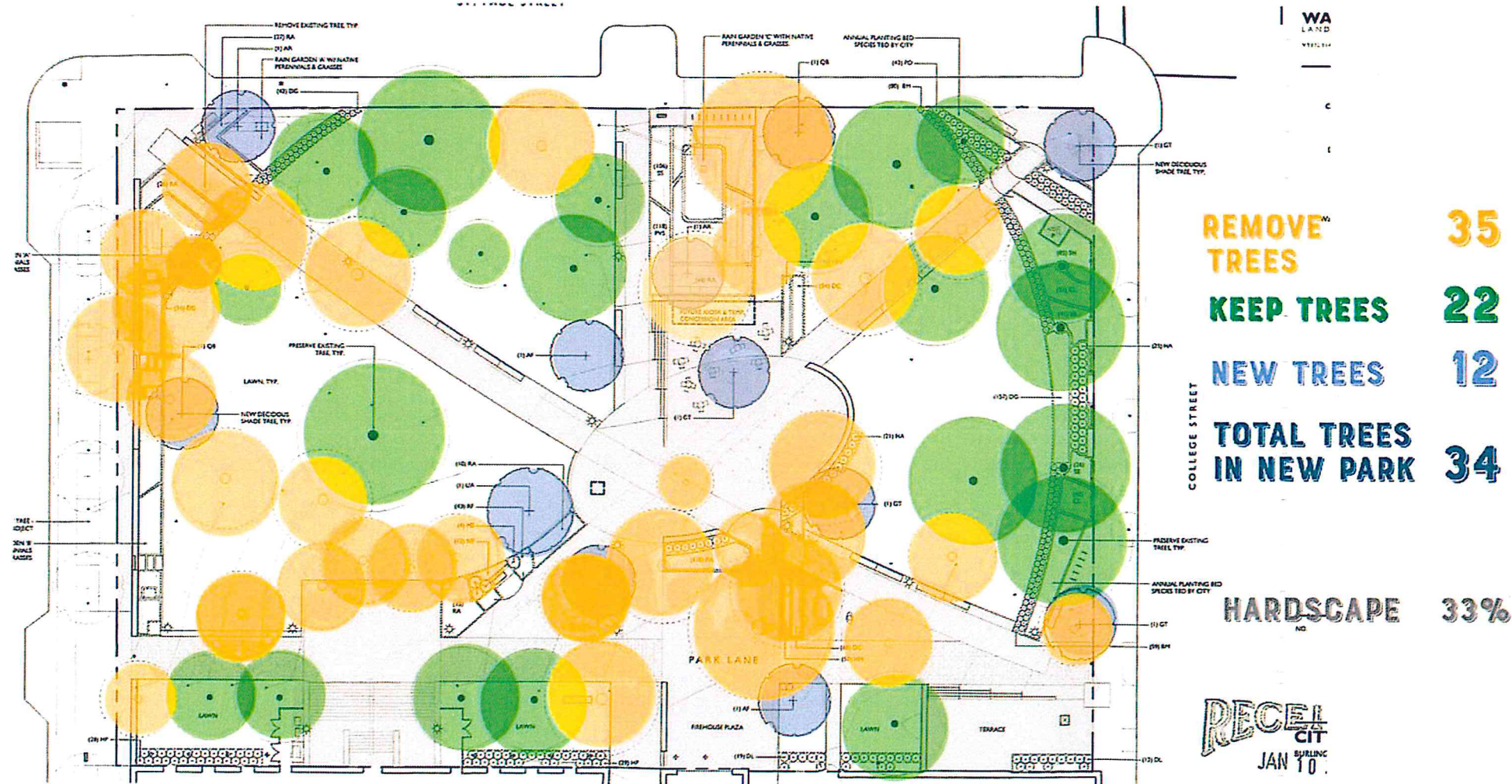
**C105**





# TREES: NEW PLAN REMOVES 35 OF 57 TREES 2018

## AND REPLACES THEM WITH 12 SAPPLINGS



### GOOD TREES BEING REMOVED INCLUDE:

RED OAK, LINDEN, JAPANESE ZELKOVA, PRINCETON ELM, CRAB APPLE, GINGKO, SILVER MAPLE, SUGAR MAPLE

FACEBOOK: KEEP THE PARK GREEN



## Burlington Development Review Board

149 Church Street, City Hall  
Burlington, VT 05401  
[www.burlingtonvt.gov/pz/DRB](http://www.burlingtonvt.gov/pz/DRB)  
Telephone: (802) 865-7188  
Fax (802) 865-7195

Austin Hart  
Brad Rabinowitz  
Israel Smith  
AJ LaRosa  
Geoff Hand  
Alexandra Zipparo  
Samantha Tilton  
Jim Drummond, (Alternate)  
Vacant, (Alternate)



### BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday February 20th, 2018, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT MINUTES

**Board Members Present:** A. Hart, B. Rabinowitz, I. Smith, A. LaRosa, G. Hand, A. Zipparo, J. Drummond (alt.)

**Board Members Absent:** S. Tilton

**Staff Present:** S. Gustin, M. O'Neil, R. Morrison, L. Darfler

#### I. Agenda

A.Hart: 703 Pine St has been recommended for consent, do any members of the Board object to this item being moved to consent?

None

A.Hart: Move 703 Pine St to the consent agenda

M.O'Neil: 206 East Avenue has submitted a request for continuance.

A.Hart: Do any members of the Board object to the continuance?

None

M.O'Neil: Staff would like to urge the Board to take the matter up tonight as it has been noticed since 2011; it has been several years of chasing the applicant.

A.Hart: Is the applicant here?

K.Ellerman: Representative for the applicant; request for continuance as they received notice from staff of opposition communication, would like more time to respond to opposition regarding issues dating back from 1962.

A.Hart: City considers this pressing as this has been ongoing since 2011

K.Ellerman: unaware of any violation; irregularities references, applicant submitted application a month ago to bring property into compliance. Received staff recommendations Thursday afternoon. Simply request an opportunity to provide the Board with accurate information.

A.Hart: Would like to hold an informative hearing and allow the continuance; understand it is nonconformity or existing violation. If we were to continue this project do we have space on an agenda down the road?

M.O'Neil: April 3<sup>rd</sup> is available; would allow property to function in violation until that time

K.Ellerman: Again looking back to 1962 for evidence that it was a two family use; decade earlier from anything we see in the City being applied; question what the regulations and ordinance stated back then and the use that was implied. Found some relevant information and what is being asked is what was in place legally as of 2007 to have third unit.

A.Hart: Want to avoid getting in to merits conversation here today.

B.Rabinowitz: Respective to staff- 6 more weeks seems ok to table the conversation

A.Hart: Move to continue hearing on 206 East Ave to date certain April 3<sup>rd</sup>, 2018

I.Smith: Seconds the motion

6-0-0

#### II. Communications

*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).*

A.Hart: Received communications for 149 Church St; e-mail communications, the Board will accept these into the record

A.Hart: Received communications from 206 East Ave, the Board also accepts these communications

### **III. Minutes**

A.Hart: The Board will discuss the previous minutes at the next deliberation.

### **IV. Consent**

- 1. 18-0211CA; 19 Starr Farm Beach (RLW, Ward 4N) Gerald and Laura Curley**  
Demolition of existing seasonal single family home and the construction of a new single family home.  
(Project Manager: Scott Gustin)

A.Hart: Does the applicant have any questions or concerns about conditions or staff findings as presented?

None

A.Hart- Do any Board member object to this project remaining consent or have any further questions?

None

A.Hart- Are there any members of the public that wish to comment or have questions regarding the project?

J.Ramsey: Neighbor, would like more information on what is being proposed. Applicants stated the new construction will stay in existing footprint and remain consistent in height.

J. Goller: There were some concerns about the height and the footprint, those will remain consistent with what currently exists.

B.Rabinowitz: Questions had to do with the setbacks and the house complies with the setbacks of the adjoining properties.

A.Hart: Recommend the applicants and neighbor discuss details later.

A.Hart: Do any members of the Board have any questions?

None

A.Hart: Closed the public hearing

- 2. 18-0639CA; 339 Pine St (ELM, Ward 5S) City of Burlington**  
Placement of modular training/office space in storage yard.  
(Project Manager: Scott Gustin)

G.Hand: Recused

A.Hart: - Does the applicant have any questions or concerns about conditions or staff findings as presented?

None

A.Hart- Do any Board member object to this project remaining consent or have any further questions?

None

A.Hart- Are there any members of the public that wish to comment or have questions regarding the project?

None

B.Rabinowitz: Motion to approve and adopt staff findings and recommendations

A.LaRosa: Seconds the motion



5-0-0

**V. Public Hearing**

**1. 18-0641CU; 206 East Ave (RL, Ward 1E) 206 East Avenue LLC**

Conditional use approval for the addition of a third residential unit to a two-unit structure, pursuant to CDO 4.4.5 (d) 5.A.

(Project Manager: Mary O'Neil)

A.Hart: Project has been continued to date set of April 3<sup>rd</sup>, 2018

**2. 18-0646CA/CU; 703 Pine St (ELM, Ward 5S) Silverstone Realty, LLC**

Expand Queen City Brewery space into previously occupied 4,384 sq. ft. storage / retail space; change the use of 2,016 sq. ft. of the previously occupied storage / retail space into a café use.

(Project Manager: Ryan Morrison)

A.Hart: We will move 703 Pine St to the second agenda item under public hearing.

A.Hart: - Does the applicant have any questions or concerns about conditions or staff findings as presented?

None

A.Hart- Do any Board member object to this project or have any further questions?

None

A.Hart: There is a recommended limitation of construction hours, we usually impose those in residential zones does it apply in ELM?

R.Morrison: It is our understanding that those limitations are across the board.

A. Joep: Work will not go beyond the hours stated in staff report.

A.Hart: Do any members of the public have any questions or wish to speak?

None

G.Hand: Motion to approve and adopt staff findings and recommendations

A.Zipparo: Seconds the motion

6-0-0

**3. 18-0619CA; 149 Church St (FD6/CIVIC, Ward 3C) City of Burlington**

Reconstruction of City Hall Park including sidewalks; installation of new fountain and plazas on east edge; tree removal and replacement; installation of rain gardens and associated retaining walls; retaining walls along Main St edge; replacement pole lighting; architectural lighting on facades of BCA and City Hall buildings; installation of fence to enclose mechanical equipment adjacent to steps.  
(Project Manager: Scott Gustin)

A.LaRosa: Disclosed BCA board membership

G.Hand: Recused

A.Hart: Considering this is an application under revised amended zoning ordinance; form based code has been adopted changing the scope of review and process. Under form based code the purpose is to separate discretionary issues from mechanical objective issues; that is how we are looking at this application so there are certain criteria which are reviewed administratively by staff and that includes general design review under article 6.

S.Gustin: Article 6 does not apply under Form Based Code

A.Hart: Our review is limited to two criteria: historic preservation criteria and article 14 plan BTV downtown code for review and approval of civic spaces. Regarding public testimony, we will not impose a time limitation but will reserve the right to limit the extent of comments for repetitiveness and time constraints. We're not keeping a tally of pro and cons we are applying the zoning ordinance. If someone has made your point and made it well please do not repeat. Keep in mind the purpose of the hearing is to make sure that we as the Board can make an informed decision.

A.LaRosa: what here falls under administrative review?

S.Gustin: Civic space alteration under the form code; there is discretionary review for historic preservation and article 14 section 7 criteria under staff report and administrative criteria which is not discretionary; for approval DRB needs to approve and staff also needs to approve, so it is possible that DRB could make a decision before staff does.

A.Hart: Any members of the public that wish to speak and the applicants need to swear in

K.Merriman-Shapiro: Process has been ongoing for the past 6 years; re-imagine City Hall Park went out to get NEA grants, out of that came the feasibility plan to look at initial concepts. From 2012 through 2014 the City Council encouraged redevelopment and redesign of the park as funds became available. The Great Streets initiative began and included City Hall Park. We held over 20 public meetings where City Hall Park was either the focus point or a major topic discussed. We tried very hard to provide transparency and collect feedback along the way. Several board meetings, sketch plans at DAB and DRB were all gone through to collect input from officials and the general public. Goal is to promote healthy and accessible park that meets the modern needs of the community. Introduced team behind the plan.

A.Hart: Parks and Rec here is this design something that has been approved and reviewed in a formal way by Parks and Rec?

K.Merriman-Shapiro: Yes Sept 6<sup>th</sup> approved by commissions. Parks project but City Hall Park is a critical piece of the City and therefore it has been a critical park. Ecology of the park will be discussed today as well as the storm water mitigations and plantings.

J.Hodgson: Presented slide presentation; depiction of city hall park progression over 100 years. Plan was presented a little over a year ago but needed more refinement. Some of those refinements include design and program of the park. Additional meetings were held then we refined the green infrastructure including 4,000 square feet of permeable pavement; 3 rain gardens, lighting plan. A series of meetings with representative from preservation BTV, preservation trust, and SHIPO were held and we came to an agreement that there were a few elements that remained consistent throughout the decades; One being the central well defined space, straight paths radiating from the center and a water feature for most of the history. Also a vertical element. Detail discussion on the quadrants of the park: The SouthWest quadrant of the park took into consideration a separate project for Main St which widens the sidewalks and bikelane. This includes more space for the farmers market, granite seat wall which follows the slope of Main St. Working with stormwater consultants from Great Streets Initiative we developed a long linear rain garden to collect surface runoff and guide to the low points of the park. Over the years City staff have expressed challenges with sediment pile up and runoff; This plan will have the water being potined to two rain gardens in corners before main diagonal walkway begins. Presented proposed design images. The

Northwest quadrant includes corner with small paved area, detailed planting plan with annuals and perennials at corner for entrance. We struggled with the existing soil compaction on sidewalk edge so we have added plantings and a low post and rail fencing along with vegetation to keep people off those edge areas. Additional bike parking, public bulletin board. The Northeast quadrant includes a multi-use plaza at the corner. Currently there is fencing to keep people on the sidewalk. Want to open that up to the sidewalk, keep the statue, and implement a retaining seat wall to keep area level. Created entry plaza with bike parking and seating. Also adding a Portland Loo bathroom; pre-fab unit that takes up less space than a car parking space. South quadrant is going to be a multi-use area to host performances. Existing mechanical equipment for City Hall by the stairs is regularly tampered with so we need to screen it and protect it. Proposing fencing; issues are that would obstruct a window and how to match historic characteristics of the building. Light grey color to blend in with City Hall. The center plaza space surrounded by South and West facing seat wall will include an interactive jet fountain/splash pad, moveable tables and chairs, and cart vendors. Removed the request for permanent food vendor stall, now proposing removable food carts and tables and chairs that would be stacked and locked as is done on Church St. Goal to create more space for the farmers market and performances. Materials being used keep in mind the historic characteristics of the park and City Hall, include durable materials pulling color from the surrounding buildings. Plantings include looking at enhancing the plantings in the park, presented tree plan and planting plan. Palette of shrubs and ornamental grasses and deciduous trees. Provided example of rain gardens being installed. Existing seating of 158 seats include 30 benches and 128 spaces on steps and walls. Proposed seating is 314 spaces. Impervious surface and stormwater management plan: existing park has 25.2% impervious surface with a large area of compacted soil 18% adjacent to sidewalks so currently the park acts like it has 43% impervious surfaces. Proposed plan has 32.5% impervious surfaces. Taking a large amount of stormwater off combined sewer system, granite drainage tunnels to guide to rainwater facilities. Also picks up large portion of St. Paul St runoff and directs it into the rain gardens. Lighting plan developed in conjunction with Great Streets. Keeping historic post tops, adding up lights to the façade of City Hall and the Firehouse, two historic lights will be refurbished along with spot lights to point out medallion on City Hall. Fountain jets will have lights in them as well. Concept for the farmers market is to have the stall ring the park instead of being within the park as currently used.

A.Hart: The Portland Loo raises some security concerns

K.Merriman-Shapiro: City of Portland developed this so it is designed to work year round and has louvers to circulate the air through. There is special lighting that makes it hard to find a vein for drug users. There is a special hose to keep it clean. We believe it will be a good fit and a great test to see how the City can implement more throughout the City. Louvers are also there for security, essentially you will still be able to see portion of users bodies as they are in there. ADA compliant and off the grid. Also uses anti-graffiti materials to avoid vandalism.

B.Rabinowitz: College St looks like there is very limited access from College St to the Park.

J.Hodgson: Park benches and the post and rail fencing along the way should mitigate users cutting through and point them to the access points.

K.Merriman-Shapiro: Compaction is a major issue for maintaining tree health

B.Rabinowitz: A lot of trees are staying or going but there is really no assessment of the what and why the trees are going

V.Comai: City arborist; Reviewed plans with the design team and researched previous assessments. The City has 11,000 public trees. In the Fall of 2016 the arborist at the time did a reassessment of the park and the trees within City Hall Park. A second assessment was completed in 2017 following two trees failing. Findings were passed on. The remaining trees that were identified to be removed are either directly conflicting or due to their distressed state and the proximity to new features. It was determined that the trees already in severe distress would not survive the new construction and features. In the end the remaining trees will be much healthier with less competition. A comprehensive tree management plan will be in place with recommendations and implementation plans to improve soil health and compaction issues. The compaction is a huge issue; trees were overplanted and now suffer, the plan with planting around the perimeter will then direct the pedestrian flow and the use of space will keep people off the critical root zones of the remaining trees; Over 60 new shrubs and 900 perennials and ornamental grasses will be planted and improve aesthetics.

B.Rabinowitz: Can that report be provided to the Board, what we have is more of a map

A.Hart: We have a landscape plan

N.Safavi: The routine work that the tree team generates a report which shows these trees and makes sure that is up to date; we can provide a more clear report or map

B.Rabinowitz: The plan shows existing trees and the trees coming out, appears to be a lot of grading going on it would be nice to see complete report. We have no idea the sizes, kinds, and/or status of the trees.

J.Drummond: How old are the new trees in the renderings

J.Hodgson: 5-6 inch in caliber is the smallest; 35 foot tall

A.Hart: Impervious surface figures show the largest area of impervious pavement is in the Park Lane; how is that to be used?

J.Hodgson: The center will include the water jets which can be turned off and then that area can be used as flex space. There is no empty basin sitting there all winter, it is really designed as the central space with the movable tables and chairs. This lane has been widened to accommodate market and festivals.

J.Drummond: Movable furniture is still part of the plan even without the kiosk feature?

J.Hodgson: Yes, the tables and chairs can be stacked and chained up like currently done on Church St.

I.Smith: Is the photometric plan administrative?

S.Gustin: Yes, that will be reviewed administratively

A.Hart: Is the center area accessible?

J.Hodgson: Yes, the grading on the whole park is very tight but we made a point that one route is less than 5% to meet ADA and improve accessibility to the park by keeping the grass area flush with the sidewalk.

A.LaRosa: Are the trees coming out mature or immature?

V.Comai: Mature is relative, the oldest tree in the park dates back to 1973. In an urban center perhaps they are considered mature, most of them are around 30-35 years old.

N.Safavi: Many of the trees look younger because their growth has been stunted by over competition and suffocation due to over planting. There is not enough space for the number that is there.

J.Hodgson: Lindens in the park have a dense canopy, even a single one would have a sense coverage but when you have that many the grass struggles.

A.Zipparo: What will the configuration of the Farmers Market be too minimize compaction?

J.Hodgson: Farmers Market will be on the sidewalks surrounding the park.

A.Hart: Would like to cut off Board questioning to allow for public comment.

M.Fordham: The new plan cuts down half of the trees and increases the hardscape. I respect intelligent design and obviously the park needs care. Our organization, keep the park green, has attended almost every meeting and asked how many trees were going to be destroyed. The final plan was not released with any fanfare and had to be searched for. By analyzing the plan we were able to come up with our own diagrams that clearly show what trees were coming out. Versed in historic preservation and forest services. Trees characterizes as struggling were not cared for and the issues were not mitigated properly. There are aspects that I like but we have to be transparent here that the people speaking here for it are either profiting from it or are part of it, City employees or designers. Understand the process is chopped up but we, the public, have never been able to speak or comment on the plan until now. We embrace the design but not in the manner that it was done, in which they designed a park and plopped the design down and what trees are in the way will be destroyed. Warren Spinners report did not show why the tree was struggling or why they needed to be removed. This new plan dramatically changes the character of the park by removing half of the trees, what will be left is an open- hot- cement plaza. We are throwing away what makes this park a lush sanctuary in the City. We would like to see a new plan that incorporates and cares for the existing trees so that people can weigh in on the ecosystem services this provides. We have come up with our own plan, which shows that the budget could be spent on remediation, we want to present this plan to the design team. The DRB would be well served to hold off on approving the plan until it can be looked further into. We now have an offer from the University of Vermont for students to do an independent case study of the trees in the park, focusing on the health and producing a plan to integrate native species into the park as the current trees reach their lifespan and need to be removed.

A.Hart: Plan on desk was picked up because it was not clear where it came from and we cannot accept it when it is just dropped on our desks before the meeting begins. Asks for the plan to be re-distributed to the Board.

M.Fordham: Another member of the group put that together and can address that better.

M.Thomas-Adam: Rubinstein student, handed out Warren Spinner report on the trees from 2016. Concerns with current proposal include the cutting down of 35 trees. Propose an alternative solution involving partnering with UVM to produce a case study involving analyzing the health of the trees. Proposed partnership could be cost beneficial for the City. In respect to how little time we had to prepare for this meeting I managed to obtain signature from both professors and students at UVM in support of the proposed partnership.

C.Bates: Warren Spinner's report is very difficult to read and so came up with a new rendering of his plan with everything clearly marked and noted. This plan that was submitted by us is where I tried to keep all the ingredients that are in the design to show how to keep same plan but move things around so there was less hardscape and retains more existing trees. There is a silver maple on the corner that was planted in 1973, if the design could cut off a section of the proposed rain garden they could save that silver maple. By moving up the fountain area to the center of the park you can start to take away the hardscape between the building and put back some of the trees that have been taken out by this plan. As we have



redrawn it we could save 22 trees. Warren Spinner's list included 8 trees to be removed.

A.LaRosa: To be clear the writing on the right of this submission is simply magnifications of what is in the circles on Warren Spinner's original report?

C.Bates: Yes

B.Wolf: The fencing around the mechanical equipment doesn't sound like it is decided, but I am concerned about how that will look and how it will feel being in the park. I spend a lot of time along College St, is there places to sit? More heavy rains to come so the rain gardens would be a great feature.

J. Killackey: Have been involved in the conversation about the park for a long time. It is thrilling how much emotion we all have. From the Flynn's perspective this is essential because it is our front door. Teachers don't bring kids to the park anymore because it is not a beautiful place to be, this is a great opportunity to improve the park. The design is thrilling, open and inviting; it is a gateway place. It is important to look at this design and make sure it follows the needs of today and the code issues. Trees are not the barrier here, the design has changes but presents opportunity in changing how the park is used. The tree issue is not the Boards issue right now. I endorse conceptually the design.

S.Reilly: Have been to a few of these meetings and I agree with the elephant in the room which is that this looks really sad. Is there a different set of rules as a homeowner when you sit in front of this Board and this project?

A.Hart: No the zoning ordinance says what the rules are and how they apply. However, rules that apply to a single family home differ than downtown City park but the process is essentially the same. Also downtown we have form based code so those rules are different.

S.Reilly: This is a complete waste of time because you are going to make the decision behind closed doors. Most of the people are opposed to this project. Had a house I lived in and tried to develop but had one person on the Board object and the project failed. The general feeling in this town is that the Board is a nightmare to work with. Staff should be ashamed of themselves. This is a waste of time. I've pleaded with the farmer's market folks about this project. This is not a farmer's market, it is a food festival. There are ways that this market could work for everyone. But when you set up grills in people's parking it makes it harder for those businesses. Number one problem with the park is ecology and compaction from the farmer's market. Same thing is going to happen with this design where every Saturday the farmer's market occurs. Thank everyone for the work they have done. Nightmare to work with the Board.

W. Senville: I have significant problems with the proposed plan, however I do have full confidence in the Board and the staff here. Understand concerns should be addressed to the Mayor and the City Councilors but City Hall Park is the single most important public space in the City so it does deserve proper attention. This plan makes a major radical change in the park and the historic character in the park. Under the Board's review criteria under page 3 in the staff findings historic character shall be maintained. I'm concerned with the staff approach if they are looking at changing individual elements and not the overall nature of the change in the plan, it is my hope that they carefully evaluate that criteria.

A.Hart: You can alter the character of the park, but you can't alter the historic character, there seems to be a struggle to determine what the historic character of the park is

A.LaRosa: There was a slide in the City's presentation that showed the progression of the park in the last 100 years, isn't design progression part of its historic nature?

W.Senville: Agree, but this is a radical change looking at the totality of the changes

C.Bradley: There is an unhealthy trend to cut down trees to implement cement and metal structures. Trees being old or planted too closely is false, I believe more trees can be planted if cared for correctly. The main issue is that they need to cut trees to bring in backhoes and to lay hardscape. They are going to take out 37 trees for hardscape, but if they can move the bathroom and more of the hardscape towards the street it can avoid these issues. There doesn't have to be destruction to have the hardscape that they want. Where can you find the design online?

A.Hart: All of the plans are online and open to the public

C.Bradley: Formerly oppose the plan

J.Williamson: It seems the process has been more coming up with an abstract of a plan as opposed to working with the current design. It does not feel like there will be enough shade in the park in the summer time. There is space to improve the park as it exists now.

B.Wynroth: appreciate the new arborist jumping in. I feel very uncomfortable about a couple of things. All paths lead to something not very interesting and hard, I find that distracting; the seating within the park is very sparse, I wouldn't want to spend too much time sitting on hard rock benches and that is the majority of what is being proposed for seating. The idea of rock benches is not comfortable. We love our park and spend a lot of time in the park so the openness of the park without enough trees is of concern. There aren't enough trees currently, it's not a soft-welcoming shady spot and the very word park means to stay in one place. I do like the rain gardens and the idea of softening the edges with plantings but very uncomfortable with the prospect of existing plan as I do not think it will be comfortable.

C.Messing: I suggest that when you leave this evening that you take a stroll through the park, if you look at the trees we have circled the trees in ribbon and hearts; these are the ones that are being proposed for removal. The Mayor has defended the plan saying the tree information was thoroughly researched....

A.Hart: We want your thoughts not his

C.Messing: The curved path which is meant to guide people from the corner of College and Church through to bring people to Main St. It should be a place where you're encouraged to linger. Not crazy about the larger road behind RiRa. I don't want to see cop cars in there unless it is an emergency. Should be a golden glow above circular fountain, it would make it look beautiful at night. Right now it looks like a dark alley. Never liked the idea of a concrete lollipop in the middle. Parks are places to linger and to get meditative, I would like to see the park manifest itself as a place not a throughway. I am not convinced that you can have events in the park without soil compaction. Suggestion would be to walk through the park and think about it; please do not bulldoze it flat.

M.Paul: I view the trees as an investment that residents of the past had the foresight to provide shade for the current and future residents. Mature trees take years to develop so we should treat them with care to preserve them and not lose

them. A sapling is not the same thing. Not ready to cut down a healthy tree to see a sapling brought back in. There were three health tiers in Warren Spinners report. Trees from each tier will be cut, no bigger asset like a healthy tree.

S.Green: Planted trees in the mid 80's with Warren Spinner in the belts between sidewalks and greenspace. Trees take in carbon dioxide and breathe out oxygen. Talking about center of city and we need as much oxygen as we can get. Connections that trees make with each other and think we need to study more about these trees. Frightening to see the elevations provided today, canopy is crucial to the park and the enjoyment. The whole sense of canopy in the proposed project is gone. Canopy protects us; feel the evaluation needs to be more thorough. The fountain jet possibility is exciting, the amount of animation that it can bring is exciting as it brings people of all ages together. Question the amount of square footage that is being used but the programs that can be done are delightful. Very glad to know it will be on a flat surface.

C.Driscoll: Currently running for mayor, have been asked by numerous people to speak on behalf of the trees. Understand that there has been a tremendous amount of effort in the design, however the project exemplifies how we are getting public engagement wrong. That is a concern and this is an appropriate time for the public to speak out. What is being presented to you is from the members of the community not the City, Burlington is known for the trees, gaining public input could have been done at anytime and it is the role of the City as leaders to ask the people what they want to see. I respect the work that has gone into the design. In 2016 the DRB asked for more symmetry. There doesn't seem to be much of a nod to the historic characteristics of the park, this park doesn't look like a municipal park in New England. It looks much different, there is very little that recalls history. Do not want to see the loss of over half of the trees in the park. Seeing the marked trees in the park seems very drastic, we don't have enough information on the age of those trees and how long it will take for the new trees to grow.

M. Wallace: It would be great to repair sidewalks and paths, would like to see the existing fountain refurbished and kept. New fountain looks cheap. Market needs to be moved if we want to keep or add trees. Creating barriers on edge keeps people from moving freely, rain gardens are very nice. Not sure about chairs and tables- who is going to care for those? Character of the park is very important.

M.Bushy: Stand by the recommendation for approval made by the Design Advisory Board. We reviewed the project recently and re recommended approval with two recommendations; one being that more seating is provided, it appears the design team has clarified this item a bit more in this presentation; number 2 was the nature of the enclosures around the mechanical equipment adjacent to the stairs into City Hall. Requested the enclosures to be more open or transparent, with the intent for the enclosures to not conflict with the historic language of the building and it is a symmetrical revision of the façade. Reviewed the project in 2016 as well, public members did show up and express concerns. Applicant was receptive to feedback regarding adding the central feature. Trees were discussed in the proposed landscaping plan and in the end the Board felt satisfied with the proposal regarding the mix of shade and open lawn area. The Board recognized that the plan will activate the park and support a variety of uses and in turn create a safer/ healthier park.

N.Kirby: Coming downtown as a child the big thing to do was city in City Hall Park under the trees and relax. Not against the design but when you build something in cities people will come and maybe enjoy or destroy it. Who is going to maintain the park? The history around here is that buildings are left in disrepair. Suffer from asthma and it is hard to go outside in the summer, the more trees you cut the harder the environment is. The concrete and the heat is of concern. The fountain was taken off the top of Church St because it was a problem, does this fountain belong here? When you want to talk about history there were old wooden benches removed and those are the history of City Hall Park. If you look around Burlington buildings are coming down because of disrepair and being replaced with modern metal. It boggles the mind, there isn't going to be any history left in this town if we continue down this path. We are stewards of this land. Ancestors left this for us, take the time and think about what you are doing here.

D.Schein: this is designed with the idea that the market will be at the park- think in the future the market will probably be at battery; the fountain is not a fountain it is a splash pad, when not on it is concrete. Not enough care has not gone into what the state of the trees are.

L.Martin: Speaking toward the historic integrity of the park. City Hall Park has changed over the years but it started to take its present form in 1880 and has been almost the same for over 100 years. The first diagrams of the park are from when the City was very small and the space wasn't needed. There are positive things that need to be incorporated but there is entirely too much hardscape in this plan

E.Burke: Came to Burlington because loved how green and lush and small town-y this place feels. Agree with the standings and viewpoints of Keep The Park Green; agree with some points but not all of it. The plan compared with 14 story building at the mall is going to make Burlington feel less like Burlington and more like a metropolis.

A.Hart: The Park, what do you like and not like?

E.Burke: Likes the water feature but it is not a fountain, missed the name of new arborist; would like to ask the arborist to consider keeping and maintaining the trees we already have and planting new ones as trees make a park.

T.Fryer: question if green building certification was considered or living building certification for landscape design. Dark Sky certified lighting wasn't brought up and could be a simple thing to add.

K.Keough: moved from Boston to here because couldn't see the stars at night. Two concerns regarding historic preservation and the civic space; Historic looks at not just about the objects but how they enhance the environment. The existing fountain has historic significance and should be kept as an asset, repaired and maintained, celebrated or expanded to include 4 season inclusion. Should be a park attendant taking care of the park. The modern oval flat fountain seems out of context in conjunction with the historic nature of city hall; the proposed furnishings are what people will use and remember; they need to be more compatible with the historic details of city hall being iron and wood materials. Lastly, possibly integrating a playground. Would ask for the city to go back to the drawing board and not approve the design yet.

D.Roseman: Typical North Eastern traditional design, we need to widen our aesthetics. A 1973 design should not be hailed as a supreme aesthetic historic preservation types of things. We need to move beyond designing things in the style of 1880 and move into the modern day. The park isn't green now it is brown. People who care about the trees want to see them survive and be there fullest if that means we have to remove some than so be it. We should be making and designing history.

D.Walters: handed out flyers for the meeting today and encouraged people to walk through and see the marked trees. Challenges page 3 section of staff comments; site central water element and that most mature trees will be retained. Does not consider 35 out of 50 trees as most mature trees being retained. Our hope would be that most of the trees would be retained. 35 trees is just too many. We think our city does a good job of planting small trees thanks to branch out BTV. But we do a dismal job maintaining our mature trees. Example is the project on Maple St and Summit St and the waterfront for the sailing center. Why doesn't the DRB take into consideration the mature trees that are going to be cut? Is there a way this project could happen while maintaining these mature trees? Not an ecological approach as proposed. The performance space in front of the firehouse is a larger concrete hard surface area, there are wonderful lunch time concerts in the summer and people take the tables and chairs and move them under the trees for shade. Shade is important in the park. Would like to request that the amount of hardscape be reduced to 25% to make room for more trees. Lastly, we were encouraging people to email and write in, would like to be able to read them.

S.Gustin: Section in staff report b.2 the phrase about most mature trees in retention; the idea of mature trees is discretionary- what is behind the note is leaving out the bad apples being sick or immature.

I.Nar: I support the suggestion to partner with UVM student research students. Support keeping as many trees as we can. The lighting seems to be the only historical twist. Would like to see more historical features added or retained. Playgrounds or play equipment would be appropriate. Is a decision being made tonight?

A.Hart: We will discuss but time permitted

I.Nar If it goes to another meeting will the public have a chance to weigh in?

A.Hart: We will discuss that also, but we will be careful to only respond to new information

I.Nar: suggests to put more thought into the design regarding the destruction of the trees and the historical nature is in trees, we put parks in the middle of our cities for a taste of the wilderness and a break from the concrete. If we had more of a canopy and protection of the trees.

A.Hart: It is almost 8 PM and we still have one item on the agenda to discuss. I would like to table this discussion and give the applicants the opportunity to respond.

A.LaRosa: Would like to see more information from the applicants and see a full tree report.

I.Smith: There was a copy of a City document submitted tonight, would like to see the original version.

A.Hart: Hoping the applicant has gotten a sense of the Board and issues brought to light here tonight?

K.Merriman-Shapiro: We might have another slide that could be helpful.



B.Rabinowitz: Heard a lot of different testimony on two conjoined topics; first is the trees and why they come out or get saved. The second is the amount of shade in the park; both of those issues would be good to have follow up on.

A.Hart: Is April 3<sup>rd</sup> available?

S.Gustin: Yes, April 3<sup>rd</sup> is open. March 7<sup>th</sup> is open as well.

K.Merriman-Shapiro: March 7<sup>th</sup> is good

A.Hart: If that works for the applicant

K.Merriman-Shapiro: Board would like to have info on the shade, trees regarding the health and which ones are being removed and why. We could have that to Planning and Zoning by the end of the week.

A.Zipparo: Please bring additional information for the public performance spaces

M.Fordham: In contrast to the staff working on this, this is their job and they are funded to do this; we as citizens have to make arrangements to be here. We are asking to consider full civic participation and chose the later date. March 7<sup>th</sup> is right after election and is not a good time. Please consider later date.

A.Hart: This Board is not paid and it is a burden on all of us

B.Rabinowitz: We had a lot of testimony on a lot of issues, I don't think we are asking for another broad public hearing. We are not asking them to redesign because that is not our duty we are asking for a finite amount of materials to complete the application.

M.Fordham: We could also provide new information that they are being asked to present with a little more time. To make sure there is a full and robust civic process here

A.Hart: Understand both side but if we wait until April 3<sup>rd</sup> a lot of this information and testimony goes stale and I would rather see it sooner. Motion to continue to date certain March 7<sup>th</sup>, 2018

A.Zlipparo: Seconds the motion

5-0-0

Meeting will be continued on March 7<sup>th</sup>, 2018 at 5PM

## **VI. Master Sign Plan Review**

### **1. 18-0620MP; 645 Pine St (ELM, Ward 5S) City of Burlington**

Master Sign Plan for installation of ID and Rules and Regulations signage at numerous City parks including: The Burlington Greenway, Oakledge Park, North Beach Park, Schmanska Park, Roosevelt Park, City Hall Park, Pomeroy Park, Smalley Park, and Leddy Park.

(Project Manager: Scott Gustin)

A.Hart: Does the applicant have any questions or concerns about conditions or staff findings as presented?

None

A.Hart- Do any Board member object to this project remaining consent or have any further questions?

None

M.Madalinski: Provided brief overview of parks construction projects and wayfinding projects. In 2017 there was a GIS inventory of every parks sign in the City, used as a basis to see what needed to be improved upon. Put a number of signs together as part of the bike path construction. We've been working on pictographic rules and regulation signs in 8 different languages as part of the City's initiative to be inclusive of the different cultures in the City. Discussed design: metal and wood materials. 6x6 cedar posts. Medium ID Park signs will be implemented where construction is already taking place.

B.Rabinowitz: What are the band of 3 colors on the signs for?

M.Madalinski: They are part of the Parks branding packaging; The rules and regulation signs are 18 in wide and 3ft in height; either on fences or existing sign posts. Taking steps to mitigate vandalism issues.

I.Smith: Likes the materials and designs; should spread them throughout the City to get rid of the existing turquoise signs.

A.Zipparo: How many signs in total?

M.Madalinski: 32 total of varying sizes and uses

N. Safavi: Ongoing as our infrastructure projects come up.

A.Hart: Do any members of the Board have any more questions?

None

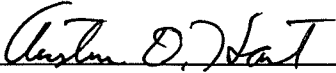
B.Rabinowitz: When are you aiming to have these signs in place?

M.Madalinski: Early April

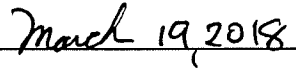
A.Hart: Public hearing closed

## VII. Adjournment

The meeting was adjourned at 8:17 PM.

  
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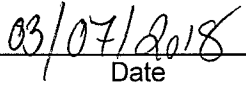
Austin D. Hart, Chair of Development Review Board

  
\_\_\_\_\_

Date

  
\_\_\_\_\_

L. Darfler, Planning Technician

  
\_\_\_\_\_

Date

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

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at [www.burlingtonvt.gov/pz/drb/agendas](http://www.burlingtonvt.gov/pz/drb/agendas) or the office notice board, one week before the hearing for the order in which items will be heard.