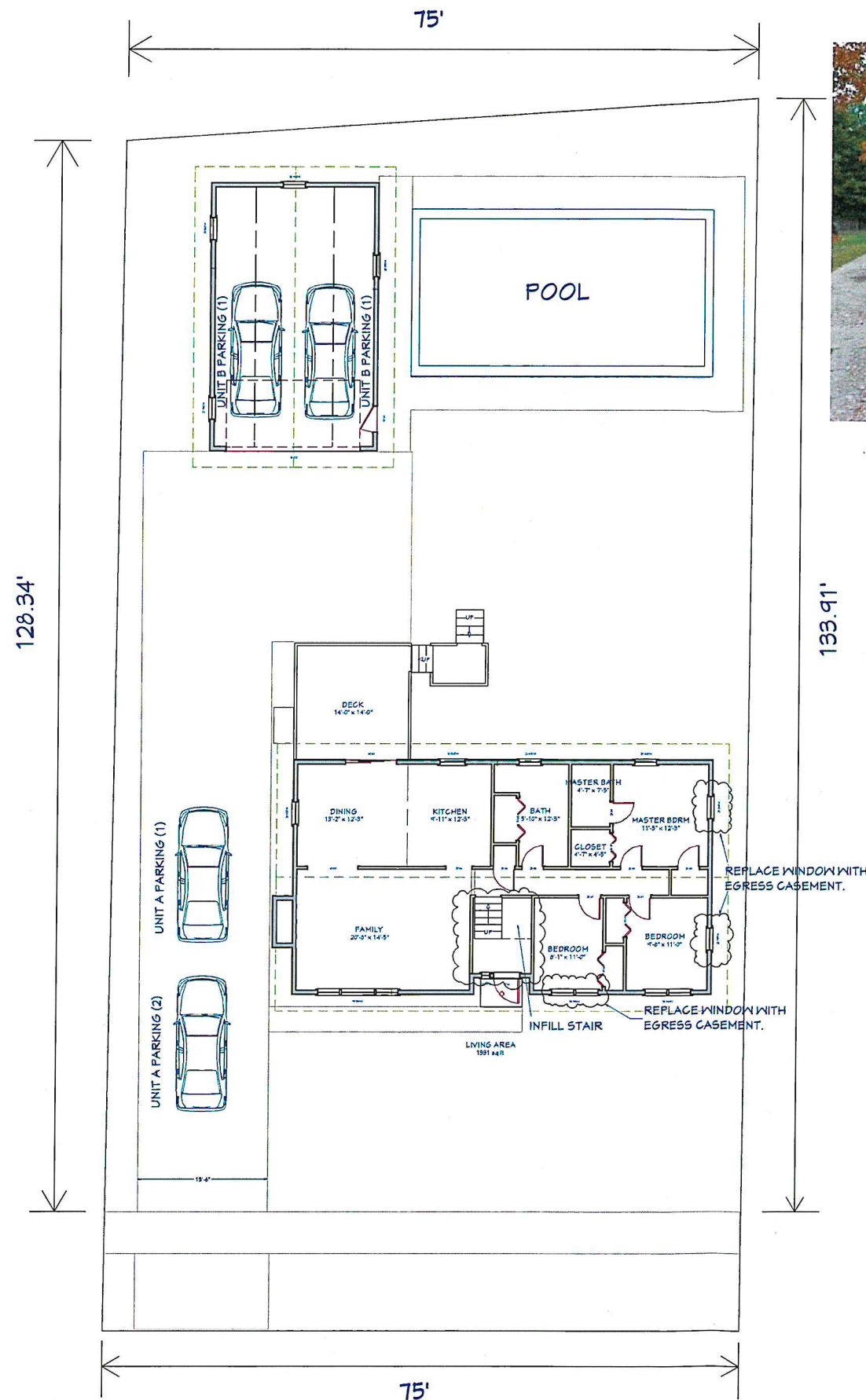




EXISTING COVERAGE	
HOUSE:	1,300 SF
GARAGE:	640 SF
DRIVEWAY:	1,450 SF
WALKWAY:	105 SF — Bonus
DECK:	169 SF — Bonus
POOL APRON:	480 SF — Bonus
TOTAL:	4,144 SF

28 FAITH STREET LOT COVERAGE	
LOT SIZE:	10,438 SF
LOT COVERAGE:	4,144 SF
EXISTING COVERAGE:	39.70%

SITE PLAN

SCALE: 1" = 10'

Max coverage 3390 = 32.47%



FAITH STREET

REVISION TABLE	REVISION	DATE	DESCRIPTION
1	NC	11/14/19	FOR APPROVAL

STEVE CUNNINGHAM
28 FAITH STREET
BURLINGTON VT

SITE PLAN

DRAWINGS PROVIDED BY:
NIC CUNNINGHAM

DATE:

11/20/2019

SCALE:

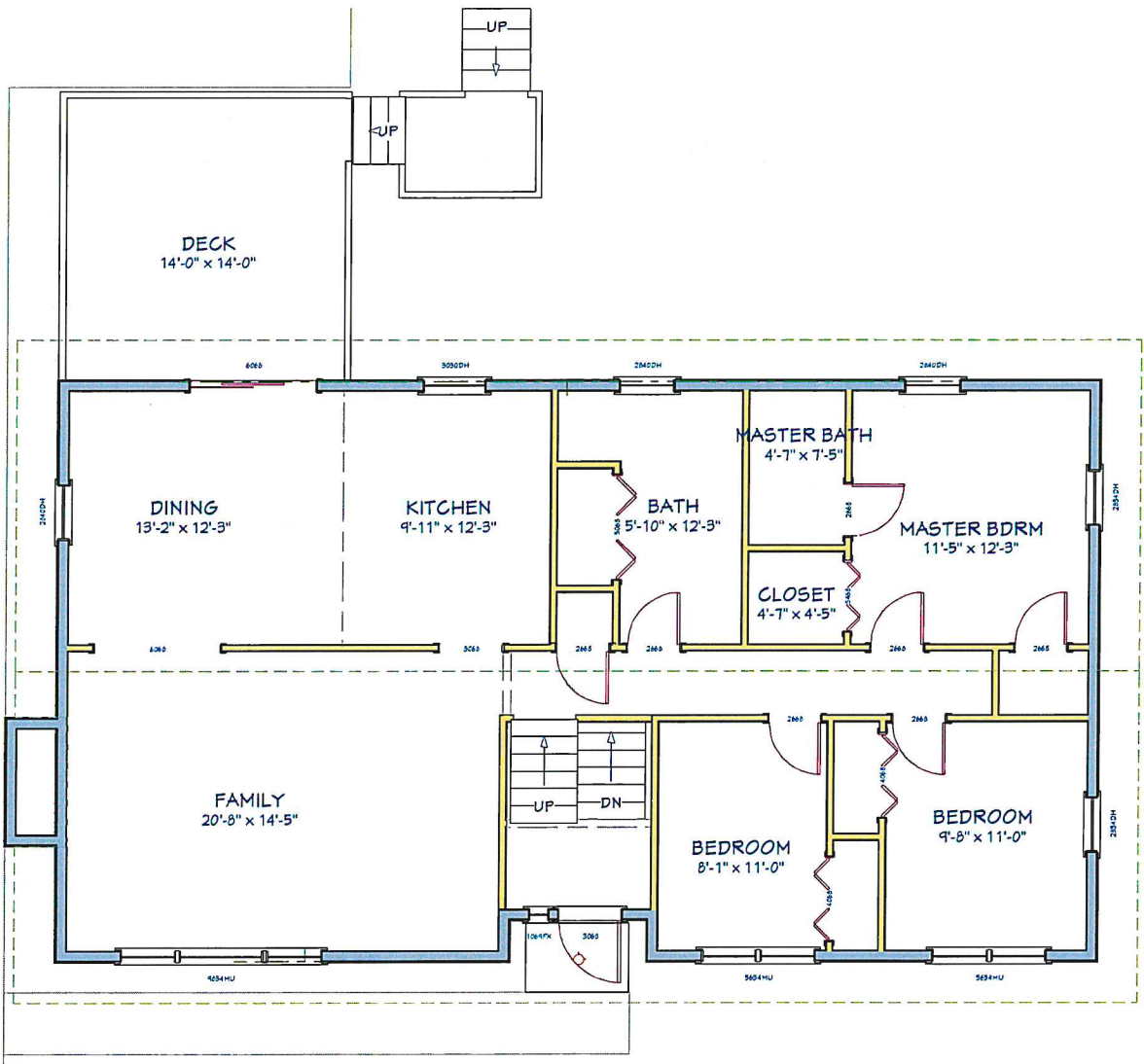
AS SHOWN

SHEET:

A1

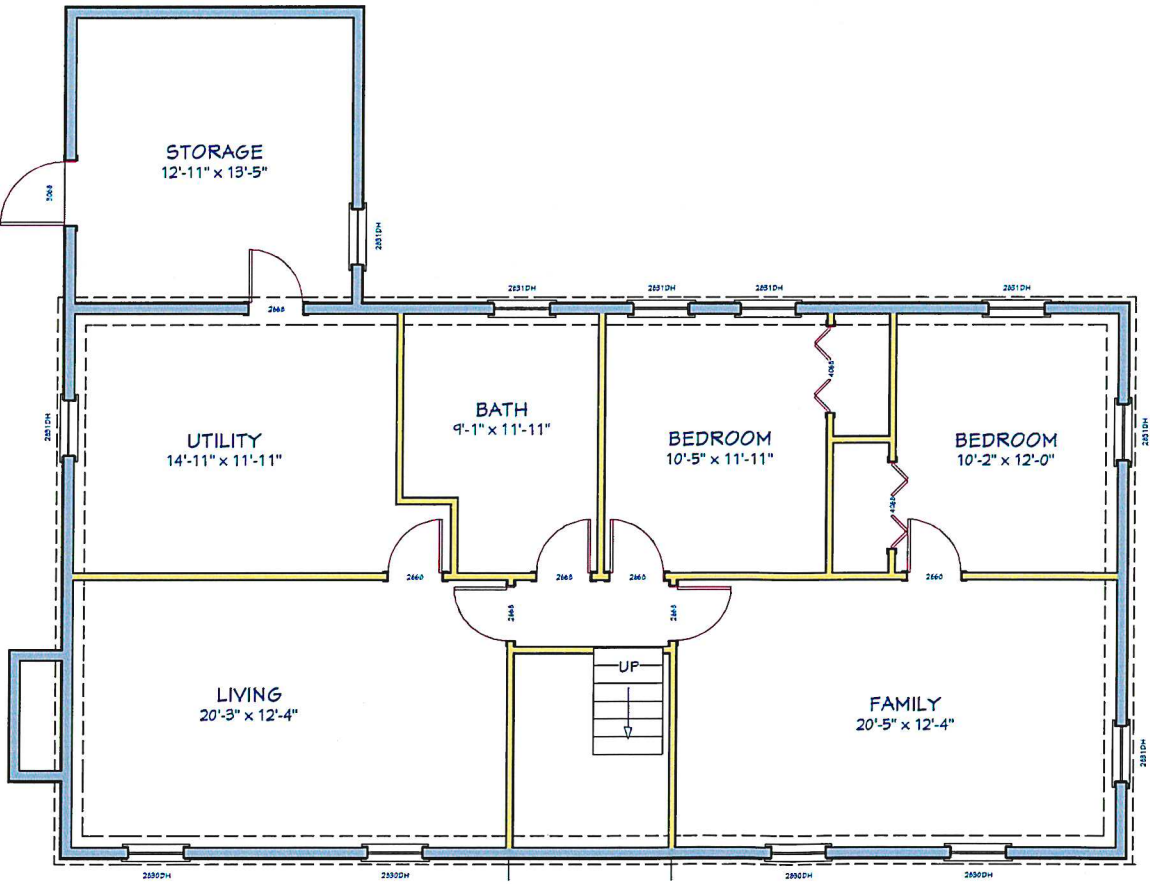
FLOOR PLANS- EXISTING

MAIN FLOOR



1st Floor

LOWER LEVEL



Foundation

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR
1	11/14/19	NC

STEVE CUNNINGHAM
28 FAITH STREET
BURLINGTON, VT

EXISTING FLOOR PLANS

DRAWINGS PROVIDED BY:
NIC CUNNINGHAM

DATE:

11/20/2019

SCALE:

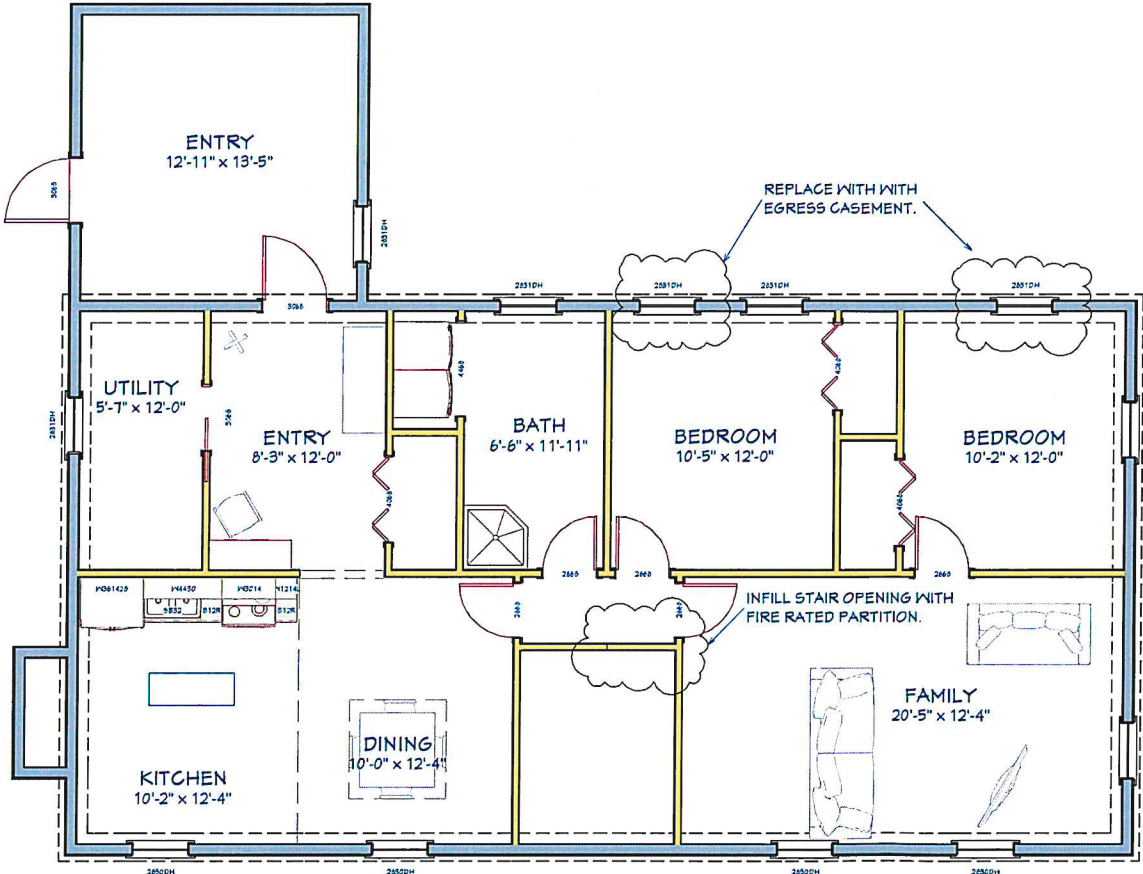
AS SHOWN

SHEET:

A2

FLOOR PLANS- RENOVATED

LOWER LEVEL



LIVING AREA
1508 sq ft

Foundation

RENOVATION NOTES

- MODIFY UTILITY ROOM AS SHOWN TO ACCOMMODATE NEW KITCHEN. MODIFY PLUMBING/ELECTRICAL AS NECESSARY.
- RENOVATE STORAGE ROOM INTO "APARTMENT B" ENTRY.
- REMOVE STAIRS FROM BASEMENT TO EXISTING FRONT ENTRY, INFILL FLOOR, AND ADD FIRE RATED PARTITION AT LOWER LEVEL.
- ADD (1) LAYER OF 5/8" DRYWALL OVERTOP OF EXISTING DRYWALL CEILING FOR FIRE SEPARATION.
- REMOVE (1) EXISTING WINDOW AT EACH BEDROOM AND REPLACE WITH EGRESS CASEMENT.
- RENOVATE EXISTING BATHROOM WITH NEW FINISHES.

REVISION TABLE	NUMBER	DATE	DESCRIPTION
	1	11/14/19	FOR APPROVAL

STEVE CUNNINGHAM
28 FAITH STREET
BURLINGTON, VT

PROPOSED FLOOR
PLANS

DRAWINGS PROVIDED BY:
NIC CUNNINGHAM

DATE:
11/20/2019

SCALE:
AS SHOWN

SHEET:

Department of Permitting and Inspections

Zoning division

149 Church Street/645 Pine Street as of 12.2.2019

Burlington, VT 05401

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

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

*William Ward, Director
Theodore Miles, Interim Code Compliance Officer
Charlene Orton, Code Compliance Officer
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk*



MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Principal Planner

Date: ~~December 3, 2019~~; applicant requested deferral to January 22, 2020

RE: ZP20-0482CU 28 Faith 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.

File Number: Zoning Permit 20-0482CA/CU

Zone: RL **Ward:** 7N

Date application accepted:

November 4, 2019

Applicant/ Owner: Cunningham Contractors LLC / Mary & Stephen Cunningham

Request: Convert single-family residence to duplex; interior renovation of lower level.

Background:

- **Zoning Permit 97-144;** installation of vinyl siding and associated trim on existing single family home with garage. Reroofing. October 1996.
- **Zoning Permit 76-39;** install a 16' x 36' inground swimming pool. June 1975.



Recommended motion: Conditional Use and Certificate of Appropriateness Consent Approval per the following findings and conditions:

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. Zoning Permit 97-144 requires a Certificate of Occupancy, which must be secured prior to issuance of a Certificate of Occupancy for this approval. **Affirmative finding as conditioned.**

Article 3: Applications, Permits and Project Reviews

Part 5 Conditional Use & Major Impact Review

Section 3.5.6 Review Criteria

(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;*

This is an existing residential neighborhood fully served by municipal utilities. The applicant will be required to obtain a letter of adequate capacity from DPW for water and sewer services. A State of Vermont wastewater permit will be required. **Affirmative finding as conditioned.**

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

The property is located within an established residential neighborhood in the low density residential zoning (RL) district. The RL zoning 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 proposed duplex is consistent with this intent. planBTV: Comprehensive Plan 2019 Update provides the following support:

- Re-evaluate zoning for RL and RM to ensure preservation of development patterns and design character, while enabling some evolution based on changing household need. (3.2)
- Remove barriers and disincentives to housing production, and encourage infill/redevelopment of underutilized sites. (8.1) **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 proposed duplex is not expected to generate nuisance impacts from noise, odor, or dust, heat and vibration greater than typically generated by other residences in the area. **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 proposed duplex is expected to generate minimal additional traffic. The existing home is within a residential neighborhood served by public sidewalks, with direct connection to Ethan Allen Parkway to North Avenue. Green Mountain Transit's Red Line serves the Avenue.

Affirmative finding

5. *The utilization of renewable energy resources;*

No renewable energy utilization is included in this proposal. Future incorporation is not precluded by the proposal. **Affirmative finding.**

and,

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances;* The applicant will be required to secure a state wastewater permit for the change of use, and must proffer a Capacity to Serve letter from Burlington's Water Engineering division. All open permits issued after July 13, 1989 must receive Certificates of Occupancy. City building and energy efficiency codes will apply. **Affirmative finding as conditioned.**

(b) Major Impact Review Standards

Not applicable.

(c) Conditions of Approval:

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

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

Under typical use, a proposed duplex will not produce noise or glare requiring mitigation.

Affirmative finding.

2. *Time limits for construction.*

Construction is proposed for interior work only. The standard 3-year timeframe for zoning permits will apply. **Affirmative finding.**

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

Hours of operation are not applicable to residential use.

No exterior construction is noted. Typical construction hours are Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No construction activity on Sunday. **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; and,*

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

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

See the recommended conditions.

Article 4: Zoning Maps & Districts

Sec. 4.4.5 Residential Districts

(a) Purpose

(1) Residential Low Density (RL)

The Residential Low Density (RL) district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. The district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhood's development history. As noted previously, the duplex is proposed within an existing structure, and is consistent with this intent. **Affirmative finding.**

(b) Dimensional Standards and Density

The subject parcel of land is 10,438 sq ft in size, above the 10,000 sq ft minimum size required for duplexes.

Lot frontage along Faith Street is 75', more than the 60' minimum rlot frontage required.

The proposal will not change the existing lot coverage. Lot coverage is noted at 39.7%, reflecting bonus coverage allowable under Section 4.4.5 (d) 3.. Absent those items, the base coverage is 32.47%; below the 35% maximum lot coverage allowance.

Since no exterior construction is proposed, setbacks and height restrictions will not be affected. **Affirmative finding.**

(c) Permitted and Conditional Uses

Per Appendix A, duplex use is a conditional use in the RL zone. **Affirmative finding.**

(d) District Specific Regulations

Not applicable.

Article 5: Citywide General Regulations

Section 5.1.1 Uses

(d) Conditional Uses

Duplex Use is a Conditional Use within the RL zoning district per appendix A. See Section 3.5.6 (a), above.

Part 2 Dimensional Requirements

28 Faith Street has adequate lot size, frontage and coverage allowances. See Article 4, Tables 4.4.5-1 and 4.4.5-3, above.

Section 5.2.7 Density Calculations

(a) Dwelling Units per Acre

1. Density Calculation

$10,438 \text{ sf} = .239 \text{ acres} \times 7 \text{ units per acre (allowable in RL)} = 1.67 \text{ units, rounded to 2 units.}$

Affirmative finding.

Article 6: Development Review Standards

Typically, changes to a single-family home in the RL, Non-Design Control district would not require zoning review. Conversion to a duplex spurs zoning review. Exterior modifications are limited to new egress windows; acceptable for purposes of this application if they meet life safety standards as defined by the building inspector. **Affirmative finding as conditioned.**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The subject property is located in the Neighborhood Parking District. As such, the duplex requires 4 parking spaces (2 per dwelling unit). The parcel has an existing 2 car garage, and a driveway capable of accommodating 2 additional parking spaces. The driveway is of double width that would allow vehicles to bypass for ingress/egress. **Affirmative finding.**

II. Recommended Conditions of Approval

1. **Prior to release of the zoning permit**, the applicant shall secure a letter of adequate capacity from DPW for water and sewer services.
2. Days and hours of construction shall be limited to Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No construction activity on Sunday.
3. A state wastewater permit will be required, and is the responsibility of the applicant to secure.
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.

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

Burlington Development Review Board

645 Pine Street, Burlington Public Works
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

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Fax (802) 863-0466

Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Zoraya Hightower
Brooks McArthur
Kienan Christianson
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Wednesday January 22nd 2020, 5:00 PM

Department of Public Works, Conference Room, 645 Pine St, Burlington, VT

Agenda

I. Agenda

II. Communications

III. Minutes

IV. Consent

1. 20-0575CA/CU; 116 Sunset Cliff Rd (RL/W, Ward 4N) Roderick and Margaretta Egger

Remove existing failing concrete sea wall and replace with riprap stone retaining wall, matching neighbor's retaining wall (Project Manager: Ryan Morrison)

2. 20-0482CA/CU; 28 Faith Street (RL, Ward 7N) Mary and Stephen Cunningham

Change of use from single family to duplex; renovation of lower level (Project Manager: Mary O'Neil)

3. 20-0536HO; 2 Brierwood Lane (RL, Ward 4N) Kenneth and Nancy Babineau

Home occupation for pet grooming studio (Project Manager: Ryan Morrison)

V. Public Hearing

1. 20-0362DT; 86 North Union (RM, Ward 2C) Diemer Apartments, LLC

Appeal of 15-year determination of occupancy of dwelling by six unrelated adults (Project Manager: Scott Gustin)

2. 20-0493CA/20-0514CA; 180/266 Queen City Park Road (ELM, Ward 5S)

Property owner: Burton Corporation

Appellant: CRZ Group

Appeal of stormwater enhancements and parking layout revisions (Project Manager: Scott Gustin)

3. 20-0579AP/20-0580AP; 180/266 Queen City Park Road (ELM, Ward 5S)

Property owner: Burton Corporation

Appellant: City of South Burlington

Appeal of zoning permits 20-0493CA & 20-0514CA relative to site changes (Project Manager: Scott Gustin)

VI. Adjournment

Plans may be viewed at the Department of Permitting & Inspections, (Burlington Public Works, 645 Pine 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 Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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

Burlington Development Review Board

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BURLINGTON DEVELOPMENT REVIEW BOARD

Wednesday January 22nd 2020, 5:00 PM

Department of Public Works, Conference Room, 645 Pine St, Burlington, VT
Public Hearing Notice

I. Consent

1. 20-0575CA/CU; 116 Sunset Cliff Rd (RL/W, Ward 4N) Roderick and Margareta Egger

Remove existing failing concrete sea wall and replace with riprap stone retaining wall, matching neighbor's retaining wall

2. 20-0536HO; 2 Brierwood Lane (RL, Ward 4N) Kenneth and Nancy Babineau

Home occupation for pet grooming studio

II. Public Hearing

1. 20-0362DT; 86 North Union (RM, Ward 2C) Diemer Apartments, LLC

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Property owner: Burton Corporation

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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 Zoning Division 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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Department of Permitting & Inspections

Zoning Division
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Burlington, VT 05401
Telephone: (802) 865-7188
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William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Planning & Zoning Clerk
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: January 22, 2020
RE: ZP20-0536HO; 2 Brierwood Lane

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

File: ZP20-0536HO
Location: 2 Brierwood Lane
Zone: RL **Ward:** 4N
Parking District: Neighborhood
Date application accepted: November 22, 2019
Applicant/ Owner: Nancy Ross-Babineau / Kenneth Babineau
Request: Establish a home occupation for a pet grooming studio.

Background:

- **Zoning Permit 05-483BA;** convert existing 2 car garage into living space and add a shed in the rear yard. Approved April 5, 2005 – Permit Indeterminate
- **Zoning Permit 05-482HO;** request to operate a dog grooming business as a home occupation. Approved May 20, 2005. (Permit was never enacted and has been relinquished)
- **Non-Applicability of Zoning Permit 16-0733NA;** installation of a roof mounted solar panel array system. Approved December 21, 2015.
- **Zoning Permit 17-0880BA;** rear addition, deck and patio, dumpster surround with light, storage shed, and fence. Approved April 21, 2017.

Overview: The applicant seeks approval for a pet grooming home occupation in the existing single family residence. Employees will total a maximum of 2 at all times: the applicant who resides onsite, and two non-resident, part-time employees (the part time employees will work at separate times – representing the equivalent of one full-time employee). No new development is proposed.

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

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

Per this standard, the applicant is required to close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. Immediate review indicates

ZP05-483BA and ZP17-0880BA have not been issued Certificates of Occupancy. See attached list for guidance on open permits. **Affirmative finding as conditioned.**

Article 3: Applications, Permits, and Project Reviews

Section 3.5.6 Review Criteria

(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 utilization of an existing room within the dwelling unit for the purpose of a pet grooming business will have no impact on existing or planned public utilities, facilities or services in the city. It is recommended by the City's Plumbing Inspector that a hair trap be installed in the underlying plumbing to prevent hair from entering into the public infrastructure. **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 proposed home occupation is accessory to a residential use within a residential zoning district. The limited use of a portion of the residential unit for the home occupation is anticipated to have no impact on the character of the area. From the Municipal Development Plan:

- *Explore and expand approaches to promote and support locally-owned and controlled small businesses, including home occupations and social entrepreneurs that serve both city-wide needs and surrounding neighborhoods. [Burlington Comprehensive Plan, Economic Development 5.8, P. 43]* **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;*

There will be no perceptible noise, odor, dust, heat or vibrations associated with the proposed home occupation. **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 location is within a residential zoning district, connected within an established network of streets and sidewalks, and near a public transit route. No adverse impacts, unreasonable demand of services or dearth of transportation modes are identified. **Affirmative finding.**

5. *The utilization of renewable energy resources;*

The proposal will not prohibit the use of alternative or renewable energy resources.
Affirmative finding.

and

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances.*
None identified. It is the applicant's obligation to secure any additional permits (from state or federal offices) as required. **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;*
No requirements for screening are identified. **Affirmative finding.**
2. *Time limits for construction.*
No construction is proposed. Not applicable.
3. *Hours of operation and/or construction to reduce the impact on surrounding properties.*
The applicant states that grooming hours would typically be between 9:00 am to 4:00 pm, Monday thru Saturday. Additionally, the applicant tends to groom 3 to 4 dogs a day. The business operates on an appointment basis. For a small residential home occupation, the hours do not suggest unreasonable traffic, parking congestion, or neighborhood nuisance.
Affirmative finding.
4. *That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions,*
Any request for enlargement or alteration of the Home Occupation will be reviewed under the standards in effect at the time of application. **Affirmative finding.**

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.*
None are identified; however, the DRB may add conditions at their discretion.

Article 5: Citywide General Regulations

Section 5.4.6 Home Occupations

Pursuant to the requirements of 24 VSA 4412(4), it is the intent of these regulations to provide for the use of a minor portion of a dwelling unit for a home occupation and to ensure compatibility with other permitted uses and with the residential character of the neighborhood. Such a home occupation must clearly be secondary or incidental to the principal residential use, and so located and conducted that the average neighbor, under normal circumstances, would not otherwise be aware of its existence.

(b) Conditional Use Review:

All home occupations not otherwise eligible for administrative approval above shall require review and approval by the DRB pursuant to the requirements of Art. 3, Part 5. In addition to the conditional use criteria, the following criteria must be met for any home occupation:

1. *A home occupation shall be conducted solely by resident occupants plus no more than one additional full-time equivalent employee in RL districts, and no more than two (2) full-time equivalent employees in other districts. The home occupation shall be conducted entirely within an existing dwelling unit and/or one enclosed accessory structure;*

The applicant states that there will be two part-time employees that make up the equivalent of one full-time employee. If the two part-time employees do not overlap in working hours, it would have the effect one full-time employee. A condition can be placed on the permit requiring no more than one employee on-site at any given time.

Affirmative finding as conditioned.

2. *No more than thirty-five per cent (35%) of the floor area of said residence, including accessory structures, up to a maximum of seven hundred fifty (750) square feet, whichever is less, shall be used for such purpose;*

The Assessor's property listing has a total area for the first floor at 1,530 sf. 35% of the first floor totals 459 sf. The applicant proposes to use a room totaling 260 sf, or 17% of the total floor area. **Affirmative finding.**

3. *No home occupation shall require alterations, construction or equipment that would change the fire rating of the structure or the fire district in which the structure is located;*

The property owner proposes minor interior renovations (new flooring and the addition of a tub), none of which will change the structure's fire rating. **Affirmative finding.**

4. *There shall be no outside storage of any kind related to the home occupation;*

None proposed. **Affirmative finding.**

5. *There shall be no exterior evidence of the conduct of a home occupation except for:*

- A. *Occasional garage/lawn/yard type sales (up to twice a year not to exceed two (2) days each);*

Not proposed.

and

- B. *One non-illuminated attached parallel sign that shall not exceed two (2) square feet. No other signs shall be permitted.*

The applicant proposes a small sign on the exterior door of the grooming studio. This sign will be limited to 2 sf in area, and cannot be illuminated. **Affirmative finding as conditioned.**

6. *No home occupation may increase vehicular traffic flow or parking by more than one additional vehicle at a time for customers or deliveries. All parking shall be located off-street and shall maintain the required front yard setback;*

Scheduling is on an appointment basis. The applicant notes that traffic will consist of client's drop-offs and pickups. The applicant does not anticipate more than one customer at a time. Approximately one delivery truck (UPS, FedEx, or similar) every couple of

months is expected for the delivery of shampoos. This subsection prohibits more than 1 customer vehicle at a time at a home occupation, and as such, the proposed business will be limited to this restriction. The property has ample driveway and parking space to accommodate several vehicles. In addition to the 2 spaces required for the residence, there is room in the driveway to accommodate employee parking and customer parking, which is prohibited from parking on the street. **Affirmative finding as conditioned.**

7. *No home occupation shall create sounds, noise, dust, vibration, smell, smoke, heat, humidity, glare, radiation, electrical interference, fire hazard or any other hazard, nuisance or unsightliness which is discernible from any adjacent dwelling unit;*

No defined nuisances are anticipated from the proposed home occupation. **Affirmative finding.**

8. *The home occupation shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part.*

Aside from a small sign (2 sf max.), the home occupation should present no exterior evidence of its presence and it is not anticipated to change the character of the dwelling unit or the residential district within which it is located. **Affirmative finding.**

9. *Delivery of products and materials related to the home occupation by vehicles other than automobiles shall occur no more than once per day;*

The applicant expects one delivery every couple of months for shampoos. **Affirmative finding.**

10. *With the exception of one delivery per day, as specified in subparagraph (9), no more than one (1) commercial vehicle shall be allowed on the premises at any one time;*

No commercial vehicles are associated with the proposed home occupation. **Affirmative finding.**

and

11. *There shall be no sale of goods except for goods fabricated on the premises as part of an approved home occupation.*

There is no sale of goods proposed with the home occupation. **Affirmative finding.**

(c) Exclusions:

Home occupations shall not include commercial stables or kennels, veterinary clinics, or similar establishments.

The home occupation does not involve commercial stables, kennels, veterinary clinics or similar. **Affirmative finding.**

(d) Revocation:

Approval of a home occupation may be revoked by the DRB in accordance with the following provisions:

1. *Noncompliance. Upon receipt of notification or evidence of noncompliance with conditions of approval or evidence of error or misrepresentation, the*

DRB may schedule a public hearing to consider the revocation or modification of approval for a home occupation;

2. *Notice. The administrative officer shall duly warn such public hearing and give notice to the applicant, abutters, and other interested parties;*
3. *Public Hearing. The DRB shall hold a public hearing to hear cause as to why the approval of the home occupation should not be revoked. The DRB shall render its decision in accordance with the conditional use time limitations set forth in Article 3, Part 5; and*
4. *Errors. The burden of providing complete and accurate information shall be the sole responsibility of the applicant. Any error or misrepresentation may result in voiding or modification of the approval for a home occupation.*

The standards of revocation of a home occupation are provided to the applicant for informational purposes. Noncompliance with the conditions of the approval or errors in information may result in revocation of the home occupation approval. **Affirmative finding as conditioned.**

Article 8: Parking

Table 8.1.8-1 Minimum Off-Street Parking Requirements

Minimum parking requirements for a single family residence is 2 spaces. While Article 8 doesn't include a parking requirement for home occupations, the home occupation provisions of Article 5 limit customer visitation to no more than 1 at a time, with off-street parking provided. There are no home occupation employee parking requirements to speak of in the CDO. However, as with most other uses, on-site parking should be provided accordingly. The property currently has a driveway and single-car garage combination that can adequately fit 4 parking spaces, with additional space at the start of the driveway for 2 more vehicles. **Affirmative finding as conditioned.**

II. Conditions of Approval:

1. All permits issued after July 13, 1989 shall be closed out with issuance of Final Certificates of Occupancy prior to request for a FCO for this development. See attached list for guidance on open permits.
2. The applicant is advised to install a hair trap in the underlying plumbing to prevent animal hair from entering into City infrastructure.
3. Any expansion of the home occupation or alteration or construction to conduct the home occupation shall require the applicant to return to the DRB for review under the standards in effect at that time.
4. The home occupation shall be conducted solely by resident occupants. Two part-time employees are permitted as an equivalent to the one full-time employee allowance. However, those employees shall not work on-site concurrently.
5. There shall be no outside storage of any kind related to the home occupation.
6. One exterior sign may be allowed. The sign shall be limited to a maximum of 2 square feet and shall not be illuminated. A separate sign permit will be required.

7. In addition to two off-street parking spaces for the single family home, one off-street parking space shall be provided for customers and one off-street parking space shall be provided for the 2 non-resident, part-time employee(s) (equivalent of 1 full-time employee). There shall be no overlap in customer, nor part-time employee scheduling so as to require more than one parking space at a time for customer or part-time employee. Employee and customer parking is prohibited from on-street parking.
8. Delivery of products and materials related to the home occupation by vehicles other than automobiles shall occur no more than once per day.
9. Hours of the home occupation operation are as follows:
 - Monday thru Saturday – 9:00 am to 4:00 pm
10. The applicant shall secure any associated trades permits required for the interior work.
11. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Permitting & Inspections as well as other permit(s) as may be required, and shall meet all energy efficiency codes as required.
12. Any noncompliance with the conditions of this approval or errors in information shall be the burden of the applicant and may be subject to revocation per Section 5.4.6 (d), above.
13. Standard Permit Conditions 1-15.



Department of Permitting and Inspections

149 Church Street, City Hall
Burlington, VT 05401-8415

Phone: (802) 865-7188

Fax: (802) 865-7195

www.burlingtonvt.gov/pz

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Home Occupation Application Questionnaire

Use this checklist for all applications for a home occupation - See Sec. 5.4.6 of the Zoning Ordinance. The questionnaire is provided to summarize details and is required to accompany a zoning permit application form and required fee (for either administrative approval or conditional use review).

Please note:

1. The specific requirements for home occupations can be found in Section 5.4.6 of the Comprehensive Development Ordinance which is available in its entirety on our website at www.burlingtonvt.gov/PZ
2. A 'Business Personal Property Registration Form' may be required to be submitted to the Assessors Office. This form is available at www.burlingtonvt.gov/assessor/businesses

Name of Business Proposed: Urban Paw Grooming Studio

Type of Business Proposed: Pet Grooming

Provide a detailed description of the proposed Home Occupation such as: activities involved; materials and equipment used; quantities of materials and equipment stored on-site; methods of operation; hours of operation. This may be done on a separate piece of paper and attached.

Please respond to the following:

1. How many persons will be involved or employed in the conduct of the proposed Home Occupation:
Residents of premises: 1 Others 1 Total Number 2
2. What type of product will be produced, serviced, or repaired in the conduct of your Home Occupation? (For example: repair of clocks or watches, making jewelry, etc.). Explain:
Grooming dogs & cats. services include bathing, hair cutting, brushing, ear cleaning and nail trims.
3. Describe any alterations to the home or premises that might be required to facilitate your Home Occupation:
Adding a pet bathing tub, changing flooring in the grooming studio.
4. Describe what rooms will be used in the conduct of the Home Occupation and how these rooms will be used (For example: garage will be used to store supplies; or den will contain desk and file cabinets, etc.). Indicate the gross floor area(s) that will be used in the conduct of the Home Occupation. Indicate the total gross floor areas of your house and include any accessory structure(s) to be used for the Home Occupation, (Ex. Garage)
Pet grooming studio w/ attached 1/2 bath. (currently a craft sitting room). Room used to bath, brush, clip hair & nails of dogs & cats. The room is 13' x 19' (247 sq ft)
5. Describe the mechanical and/or electrical equipment that will be necessary to conduct your business activity:
Pet hair dryer, pet hair clippers, 2 grooming tables (Hydraulic)
6. Describe how, where and in what amounts the material, supplies and/or equipment related to your Home Occupation will be displayed or stored:
Hair care products (shampoo, conditioners) approximately 8 gallons, Hand & clippers in a cart w/ drawers (brushes, scissors, etc.), 2 small kennel on floor, 2 grooming tables, 2 grooming stools. Shampoos will be stored under tub (raised tub).

PLEASE TURN OVER

August 2019

7. Will people come to your home to obtain any product or utilize any service connected with the proposed Home Occupation activity? Yes X No _____
If yes, please explain in detail:
Drop off & pick up pets for grooming.
8. Are any signs necessary or proposed relative to the Home Occupation?
Yes X No _____ * a small sign on the studio exterior door only.
If yes, you are required to file for a Sign Permit. An application form can be obtained at the Planning and Zoning Department or on our website.
9. If trucks or other equipment will be used in your Home Occupation, where will they be parked or stored?
N/A
10. Will the Home Occupation involve the use of commercial vehicles for delivery of materials to or from premises? Yes X No _____
If yes, please explain:
Approximately 1 delivery per shampoo every couple of months.
11. How many parking spaces will be provided for the home occupation? 1 in driveway
Where will they be located? Indicate parking spaces on a site plan of this property as part of your application submission.
12. Is your proposed Home Occupation in conformance with the conditions, covenants and restrictions pertaining to your property? Yes X No _____
We suggest checking your deed for conditions, covenants and restrictions.

I have read and understand 'Sec 5.4.6 Home Occupations' under the City of Burlington Comprehensive Development Ordinance and believe that to the best of my knowledge my proposed Home Occupation would not violate any portion of said Ordinance:

Applicant's Signature: Nancy M. Pest-Gabineau

Date: 11/21/19

Property Owner's Signature: K. B. B.

Date: 11/21/19

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Scott Gustin

From: Gary Keller <gary.a.keller@gmail.com>
Sent: Wednesday, August 05, 2020 9:19 AM
To: Scott Gustin
Subject: citizen comment re: Burton Conditional Use Application Aug. 5th, 2020
Attachments: letter re higher ground.docx

[WARNING] External Message

Design Review Board

Aug. 5th, 2020

Re: Burton Conditional Use Application

SGustin,

My name is Gary Keller. I live at 11 Lyons Ave in Queen City Park. I want to express specific concerns that I have regarding the considered Higher Ground Concert Venue, in this email and also as an attachment. I have been the chairman of the QCP Prudential Committee of Fire District #1 until I stepped down last month, though I am speaking today ONLY as a private citizen. Queen City Park has been a wonderful community to live in. I do appreciate the hopes and aspirations to develop a larger music venue to further improve our already wonderful music scene in Burlington.

However, since the proposed development is immediately next to quiet residential communities and already has very limited access including even the inherent delays from a one-way bridge, I think it is also very important and necessary that you take extraordinary steps to not provide harm to the neighborhoods too close to your project. I am very concerned about traffic before and after a concert causing significant delays a couple of days each week potentially causing significant inconvenience to nearby residents just trying to get to work or to get home. I also am very concerned about a larger music venue bringing larger numbers of people from even further distances leading to more people looking for a place to relax and imbibe whatever they prefer to before or after a concert or even needing to find a place to park overnight after a concert.

A significant team of people sternly directing traffic away from adjacent communities and only to the music venue is a minimum to preserve the environment in our neighborhoods. I respectfully request that the city of Burlington consider passing a rule that requires specific adequate measures be in place to control related traffic to not significantly inconvenience adjacent neighborhoods and that this rule be followed regularly and be subject to periodic review and a hearing for possible revoking of license to continue. Thank you for considering, Gary Keller

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Design Review Board
Aug. 5th, 2020
Re: Burton Conditional Use Application

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Scott Gustin

From: Candace Smith <candace@myfairpoint.net>

Sent: Wednesday, August 05, 2020 11:40 AM

To: Scott Gustin

Subject: CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Burton/Higher Ground

WARNING: External Message

I am not in favor of Higher Ground coming so close to our neighborhoods. Problems with late night noise has already been mentioned. I live at Lake Forest and already some people speed through a short cut to Flynn.

There would seem to be better options elsewhere.
candace smith

Scott Gustin

From: Lawrence Smith <wlbsmithvt@gmail.com>
Sent: Wednesday, August 05, 2020 4:33 PM
To: Scott Gustin
Subject: CRZ PResentation Submittals
Attachments: dg portion final.pdf; DRB Mtg 8-4-20 (J Ellis) Final.pdf; 2 Tocci # 1.pdf; Geddes Burt presentation ver 1_1.pdf; DRB Michael Human Powered Trips.pdf; Laura Traffic Study Assessment.pdf; Sharon DRB Statement.pdf; LS Intro and Conclusion 7-3-2020.pdf

WARNING: External Message

Greetings Scott,

I am attaching all but one of the presentation files from the CRZ presentation last night. I will be receiving the last file this evening and will forward it to you tomorrow.

Please forward this to AJ and the other members of the board, and apologize to AJ for me for my tardiness. I said I would have these to you this morning but it has taken more time than I expected to get them collected.

Thank you, and please be in touch if you or any of the board members have any questions.

Laurie Smith
802-363-8070

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PERMITTING & INSPECTIONS

My name is Doug Goodman, I am a South Burlington resident and member of the CRZ. I live on Central Avenue. I also own 364 Queen City Park Road, my property there is a direct abutter, my tenants are very concerned that the quiet neighborhood they love is about to become something more like Church Street.

The first issue that we would like to address is related to public safety and covered by Review Standard #1.

The Public Safety and Policing Burdens created by this venue are well stated in Burlington Police Chief Morrison's letter of April 17, 2020. The Chief specifically states that "the challenge will be that some of the larger events have the potential to divert BPD resources during times when those resources are normally focused on downtown Burlington". The chief went on to write "large gatherings in the parking lots, before and after large events and/or performances by specific artists whose followings include disproportionate numbers of disruptive elements; and, for the South Burlington Police Department (SBPD), after hours activity potentially leaking into Red Rocks Park and down Central Ave." ending with the statement "Accordingly, BPD approval of the application is contingent upon assurances by Burton and Higher Ground that" and followed by a list of assurances.

The April 30, 2020 follow-up letter from BPD Deputy Chief John Murad signed off on the "assurances" based on the Operational Management Plan submitted by the applicants. However, neither the City nor the Residents have any realistic remedy if that Plan falls short, or if the operator does not adhere to it in full. We request that any approval of this permit be conditioned on the creation of a binding agreement that remedies this potential issue.

In the email dated June 19, 2019 from South Burlington Police Chief Shawn Burke to South Burlington City Manager Kevin Dorn, it states that at venues of this kind, the evidence is that even good faith efforts by the operator will not suffice without police intervention: "There are some acts that draw more alcohol, drugs, and disruptive crowds which need the help of city services to keep patrons safe, it is what it is."

Based on the historical evidence, and given the large increase in capacity compared to the South Burlington venue, the best case scenario is that BPD (and SBPD) can expect to make several hundred service visits per year, largely concentrated between 10 PM and midnight but also extending into the small hours of the morning. If past is prologue, these visits will involve, among other things, motor vehicle complaints, incidents of intoxication, generalized "disturbance," accidents, drugs, sex offenses, and assaults, as per the SBPD/SBFD Response log.

Finally it is important to note that the BPD initial and follow up reviews of this Burton proposal occurred prior to the outbreak of the Covid Pandemic, social justice outcries, and the recent City Council decision to reduce the BPD by 30%. This change from 105 to 72 police officers for the city will have a significant, and potentially critical impact on the already limited response capabilities of the BPD.

In light of this significant action by the City Council, we request that the DRB ask the BPD to reassess their Project Review and continue this hearing until this reassessment is completed. We further request that the DRB invite BPD, SBPD, and other municipal safety organizations to a DRB meeting to address the issue of safety comprehensively, and also provide an opportunity for surrounding residents to have their safety concerns addressed.

Thank you for your time.

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August 4, 2020

Mr. Lawrence Smith
50 Central Ave,
South Burlington, VT 05403

Cell: 802-363-8070
e-Mail: wlbsmithvt@gmail.com

Subject: Peer Review of
Hub Project Noise Assessment

Dear Mr. Smith,

As requested, I have reviewed Burton Snowboards & Higher Ground Hub Project Noise Assessment dated April 20, 2020 prepared by RSG, White River Junction, Vermont. The Hub Project is to renovate the Burton Snowboard facility at 266 Queen City Park Road into an indoor entertainment venue with restaurants, retail space, and an indoor recreation area, as well including Burton offices, prototyping workshop, and manufacturing facility. The RSG report notes that the project will:

- Comply with Sec. 21-13(b)(1) of the Burlington Noise Control Ordinance.
- Not cause an "undue adverse impact on aesthetics" prohibited by the Vermont Act 250 process.
- Comply with WHO Community Noise Guidelines.

The RSG report only addresses the (b)(1) *General prohibition* of the Burlington Noise Ordinance. However, it is my understanding that the Hub Project must also comply with Sec. 21-13 (b)(2)(a) *Radios, television sets, musical instruments, phonographs and similar devices*; and Sec. 21-13 (b)(2)(c) *Parties and other social events*. These subsections are here quoted in full:

Sec. 21-13 (b)(2)(a) *Radios, television sets, musical instruments, phonographs and similar devices.* The operation or permitting the use or operation of any musical instrument, radio, television, phonograph, or other device for the production or reproduction of sound in such a manner as to be plainly audible through walls between units within the same building, from another property or from the street between the hours of 10:00 p.m. and 7:00 a.m. or in such a manner as to unreasonably disturb the peace, quiet or comfort of the public.

Sec. 21-13 (b)(2)(c) *Parties and other social events.* Notwithstanding section (b)(1), it shall be unlawful for any person who is participating in a party or other social event to actively make unreasonably loud noise. A party or other social event is defined as a gathering upon the premises of one or more persons not residing at the premises. Unreasonably loud noise is noise that unreasonably interferes with the peace or health of members of the public or is plainly audible between the hours of 10:00 p.m. and 7:00 a.m. through the walls between units within the same building, from another property or from the street. It shall also be unlawful for any resident of a premises to allow a party or other social event occurring in or about the premises to produce unreasonably loud noise. There is a rebuttable presumption that all residents of the premises have allowed such party or other social event to occur in or about the premises. All

residents of the premises are responsible for such unreasonable noise made, each having joint and several liability.

This letter presents our conclusions regarding the analysis methods employed by RSG and makes recommendations on how the analysis should be revised to better protect the surrounding residential community.

Noise Standards

The Burlington Noise Control Ordinance is a nuisance type prohibiting “...any person to make or cause to be made any loud or unreasonable noise.” As the Act 250 process requires consideration of impacts in areas outside the primary jurisdiction, the Hub Project is also subject to the City of South Burlington Section A.3(b)(ii) noise ordinance limiting Hub Project sound to 45 dBA at night (12:00 AM and 8:00 AM). The ordinance notes this to be a “one-hour average”, presumably the A-weight one-hour equivalent sound level ($LA_{eq,1-hr}$). Music played at this level in neighborhoods, though compliant, may be clearly identifiable and “...out of character with the area...” as prohibited by Act 250.

It is my opinion that use of the equivalent sound level is most appropriate for broadband, indistinct sound such as that produced by ventilation equipment, for example, which contains no information. Music and speech are distinct, easily identifiable sounds that contain distracting information. We recommend that, in addition to adhering to applicable limits, a design goal for music transient sound be developed to minimize impact. Based on prior work of this firm¹, the community should be sufficiently protected if the 1st percentile A-weighted music and voice sound level ($LAF_{01,1-hr}$) does not exceed the existing residual sound level, expressed as the 90th percentile A-weighted sound level ($LAF_{90,1-hr}$), by more than 5 dBA. This correctly recognizes that the audibility of music in the environment is perceptible depending on the amount by which it exceeds the otherwise existing ambient sound level.

Music Sound Level

The RSG report assumes music sound will have an average ($LA_{eq,1-hr}$) sound level of 99 dBA. In the above footnoted paper, the A-weighted equivalent sound level for music of all genre ranged from 71 dBA (jazz and classical at the lowest levels) to 104 dBA (rock). The corresponding 1st percentile A-weighted sound level ranged between 79 and 107 dBA as measured mid-audience under the pavilion at Great Woods in Mansfield, MA. I would recommend that that performing acts be required to limit sound to an $LA_{eq,10 min}$ of 105 dBA and that this be used by RSG in its analysis. The high level I have suggested, as a practical matter, is important to many rock acts wishing to maintain their entertainment value.

Building Sound Isolation

Wall and roof section sketches, and a description of how their sound isolation performance has been determined, should be provided. Of most importance is the ability of the building to limit the transmission of low frequency sound to the community. This aspect of building design is important as

¹ Cavanaugh, W.J.; Tocci, G.C.; “Criteria for community acceptance of outdoor concert sound...a progress report on continuing research”, The 2002 International Congress and Exposition on Noise Control Engineering, Dearborn, MI, USA, August 19-21, 2002.

low frequency rhythm sound (bass beat) is generally the dominant source of complaints by residents living near entertainment venues.

Building Mechanical Systems

The report indicates that the building will be served by three existing Carrier rooftop air handling units producing sound power levels of 78-87 dBA (assumed to be based on field measurements) and two new units producing sound power levels of 86 and 87 dBA. I would recommend that manufacturer technical information for the new units be submitted when available.

Lounge Crowd Sound

Sound produced by patrons in the outdoor lounge with space for 150 to 300 patrons was modeled as 15 "loud" male voices. ANSI S3.5 Methods for Calculation of the Speech Intelligibility Index provides one-third octave band power spectral densities for normal, raised, loud, and shouting vocal effort. From this information, the sound power level of 1 loud male vocal effort is 85 dBA. For 15 voices, the total A-weighted sound power emitted, instead of 88 dBA, would be 97 dBA.

In a similar outdoor rooftop patio of a private downtown club, the average sound level measured in the seating area of a typical outdoor restaurant was 75 dBA. This level was applied to the design of an outdoor rooftop patio of a proposed private club. The corresponding sound power level for the maximum occupancy of 65 patrons was 98 dBA. Increasing the patron count from 65 to 300 would increase the emitted sound power level emitted from 98 dBA to 105 dBA.

For an outdoor hotel roof deck with 18 of 50 patrons speaking with normal vocal effort (instead of loud vocal effort), the total power emitted was 88 dBA. Scaling this up to 300 patrons would increase the sound power level to 92 dBA.

The RSG corrected assumption of an emitted sound power level of 97 dBA is probably on the low side compared with the scaled-up club roof deck emission of 105 dBA and the scaled-up hotel outdoor roof patio emission of 92 dBA. An assumed sound power emission of 100 dBA may be more appropriate.

The report does not provide details on shielding by buildings, the lounge elevation, nor possible screening by barriers to reduce crowd sound transmitted to the community. The analysis of the lounge would benefit from consideration of these and other details. In addition, some consideration should be given to sound transmission through double doors accessing the event space during concerts.

Parking Lot Sound

Without the Cadna model input file, it is not possible to evaluate parking lot sound power levels used in modeling. The Cadna parking lot computational standards do not include sound associated with crowds arriving at or departing from music events. This would require sound measurements near a similar event parking area during patron arrival and departure, at least to confirm the appropriateness of the Cadna standard algorithms for parking lot sound. We also wish to emphasize the Hub Project management decision to prohibit tailgating in facility parking areas. Barriers screening parking lot sound levels may provide some benefit as well.

Computer Modeling

I am familiar with Cadna and its methods for evaluating sound. It is among the correct tools to use for evaluating Hub Project sound. However, its inputs should be modified to reflect the above-mentioned descriptors, and to evaluate the potential for low frequency rhythm sound (bass sound) most often the source of community complaints in connection with entertainment facilities. Cadna can be used to evaluate other controls, among them sound barriers to screen sound from sensitive areas.

Conclusions

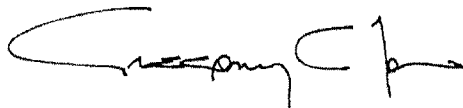
The organization of the technical study of potential impact of the proposed Hub Project is generally correct. However, though the regulations cited are important, they do not adequately protect the residential community from exposure to unwanted entertainment sound. Protecting residential areas requires developing design goals that incorporate existing background sound levels obtained through actual sound monitoring of existing conditions. Revising the study to develop design goals for sound as we have suggested, providing more detail on building envelope and outdoor lounge design, and investigating possible use of barriers to screen sound would provide better certainty that impacts have been minimized through project design.

* * *

If I can provide further detail, please do not hesitate to contact me. Thank you.

Sincerely,

CAVANAUGH TOCCI

A handwritten signature in black ink, appearing to read 'Gregory C. Tocci', with a stylized flourish at the end.

Gregory C. Tocci, Sr. Principal Consultant

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AUG 05 2020

BURLINGTON
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Good evening, my name is Michael Turner, I live at 110 Central Ave in Queen City Park, South Burlington. I am a member of the CRZ and an interested party of these proceedings. My focus this evening is going to be a visual presentation of pedestrian and bicycle movement in the vicinity of the event venue.

First, though, I'd like to briefly introduce you to our neighborhood. Queen City Park consists of about 85 homes with the average age of the home owner in their mid-60s. We also have families with children ranging from infants to teenagers. The only way into our neighborhood is by driving south on Central Ave from its T intersection at QCP Rd, passing by the Red Rocks Park parking area. The only exit from Queen City Park is the reverse of this. There are no sidewalks on Central Ave or anywhere in Queen City Park.

Our neighborhood generates significant daily vehicular traffic, including drivers coming & going to work & local destinations, waste removal trucks, heating oil & propane trucks, and contractors.

Those of us who live here are very active & tend to walk & bike to area destinations such as City Market, Hannaford, or downtown Burlington. Due to the broad lack of pedestrian and cyclist infrastructure, it can be quite harrowing to bike or walk to a sidewalk or bike lane on Home Ave or Austin Drive or along QCP Road past Arthur Court. There are no sidewalks between Central Ave & Home Ave, and a dirt path leading to & beyond the catwalk on the one lane RR bridge where the road is very narrow and in generally poor condition. Since QCP Road is the designated road used by all GMT busses and Barrett trucks it can be extremely dangerous.

I now want to provide you with a visual of what Burton has proposed in their Additional Information for South Burlington TIS memo. This is what they consider adequate for what they call "human powered trips". This is what our neighbors deal with on a daily basis – Burton is suggesting that walkers and bikers will safely navigate in the dark and in a possibly inebriated state, QCP Road until they can eventually get to a sidewalk on Home Ave or in South Burlington.

Human Powered Trips

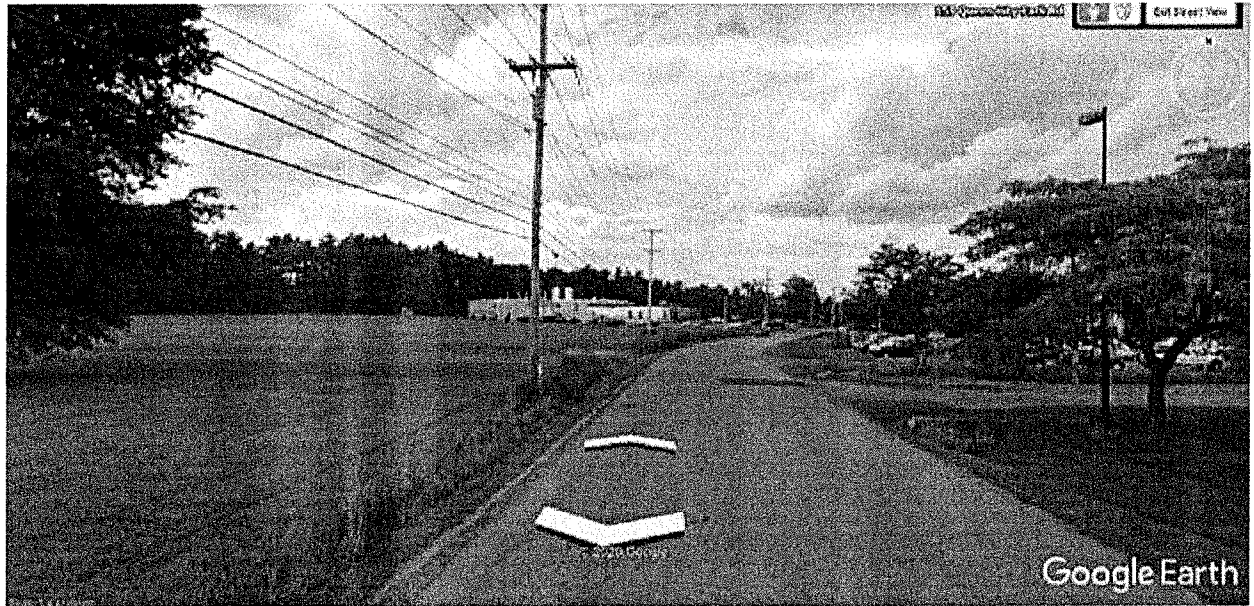
I'd like to **quote** from Burtons Additional Information for South Burlington document, "South Burlington raised a concern regarding trips made by human powered modes such as bicycling and walking. Although based on the time frame of the typical show, walking and cycling trips will be low, some local residents may choose these modes. For trips made by bicycle, Higher Ground will encourage patrons to exit the site and proceed north on Queen City Park Road, turn right onto Home Avenue and travel to local destinations rather than leaving the site to the south where a cyclist would have to cross the single lane bridge. Without proper lighting on the bicycle, travel to the south may cause a safety concern where a driver in the opposing direction did not see the cyclist on the bridge before proceeding. The Higher Ground operational plan will include informing Higher Ground staff to direct all cyclists to the safer route.

Pedestrians will be able to proceed in either direction. To the north pedestrians will travel on sidewalks within the Burton site and then either along the eastern roadway edge or cross to the sidewalk on the western side of Queen City Park Road to connect to the sidewalk network on Home Avenue".

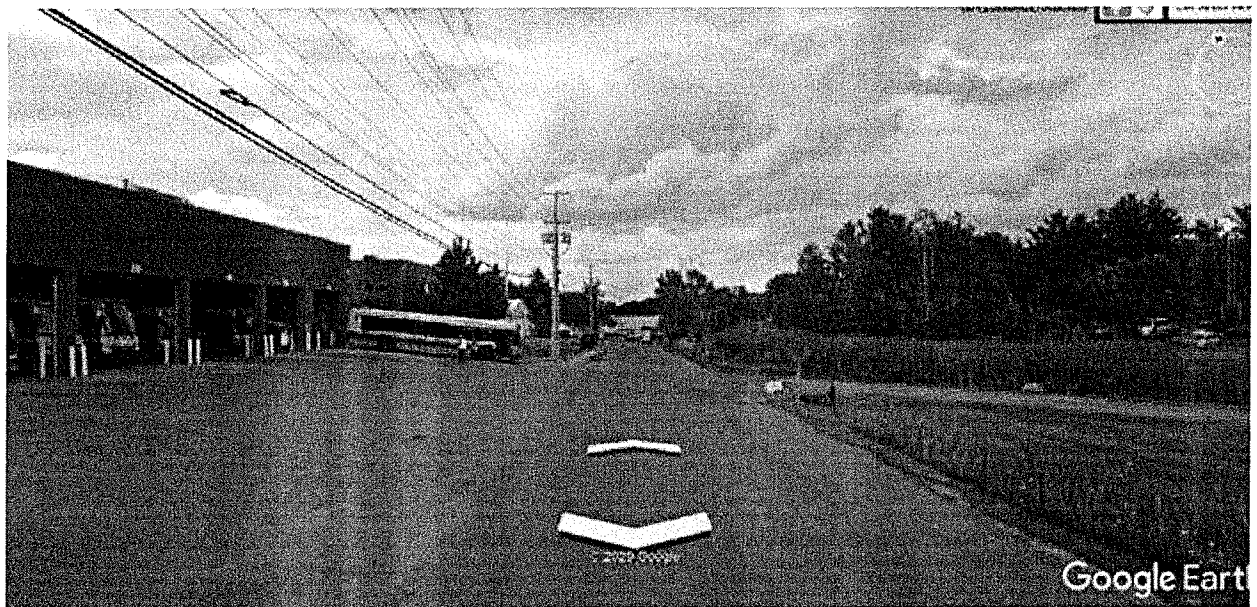
It should be noted that Barrett trucks and Public Buses travel exclusively to the south and over the Queen City Park Rd one lane bridge.

I now have a few slides of the area from Google maps

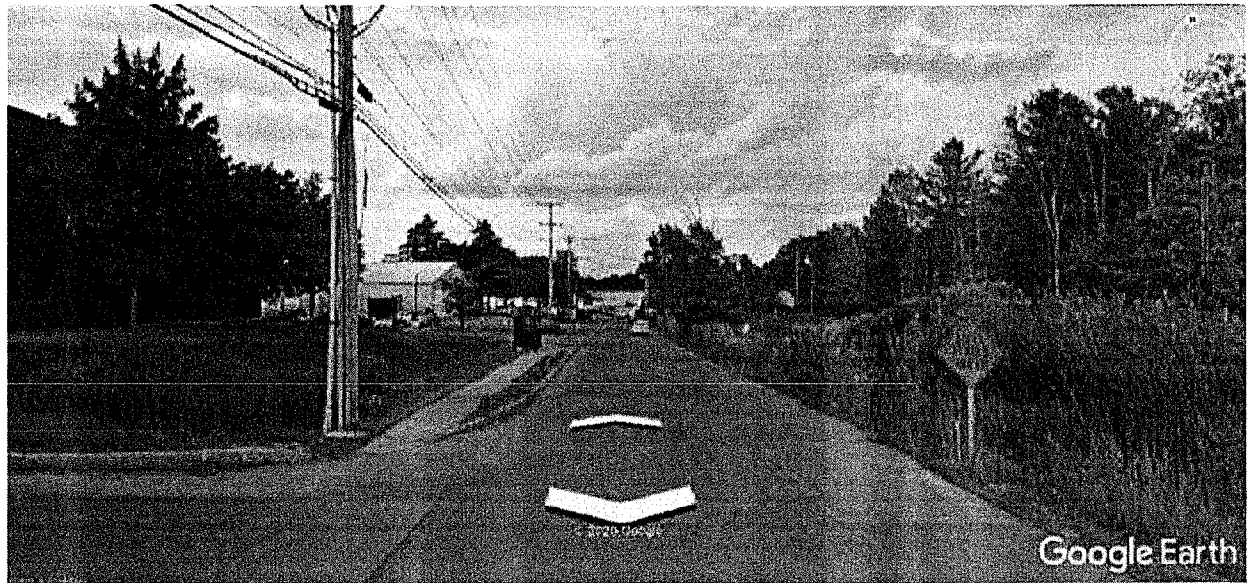
EXITING VENUE TO THE NORTH TOWARD HOME AVE



Proceeding north toward Home Ave. Burton north entrance on right.



Proceeding north past Burton HQ marsh

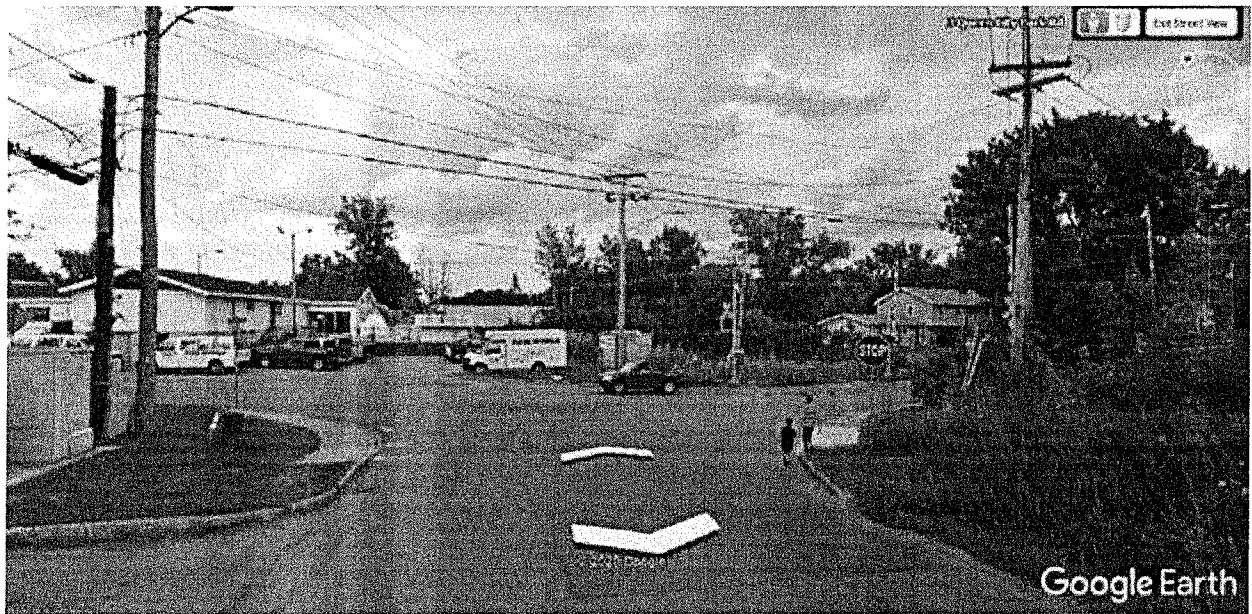


Proceeding north past GMT office parking access on left



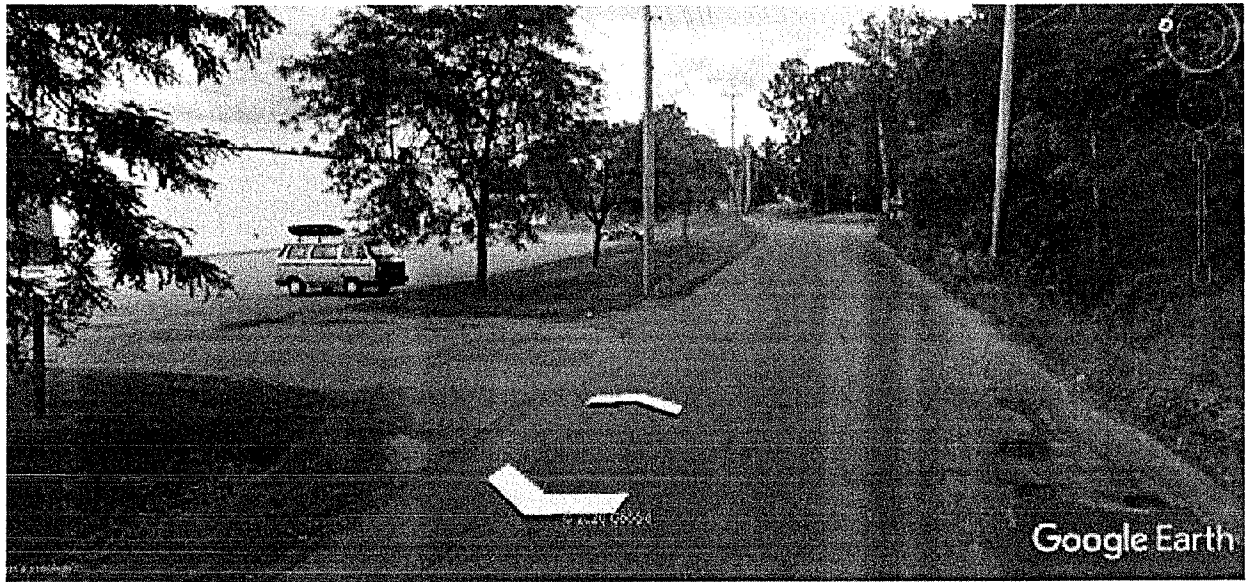
INTERSECTION OF QUEEN CITY PARK ROAD AND HOME AVE.

Event attendees will TURN RIGHT into Home Ave TO LEAVE the AREA. TURNING LEFT ACCESSES RED ROCKS Condos AND the SOUTH COVE NEIGHBORHOOD WITH NO OUTLET ROAD. A LEFT TURN ALSO provides access to OAK LEDGE TOWNHOUSE AND CONDO NEIGHBORHOOD WITH ACCESS TO FLYNN AVE.

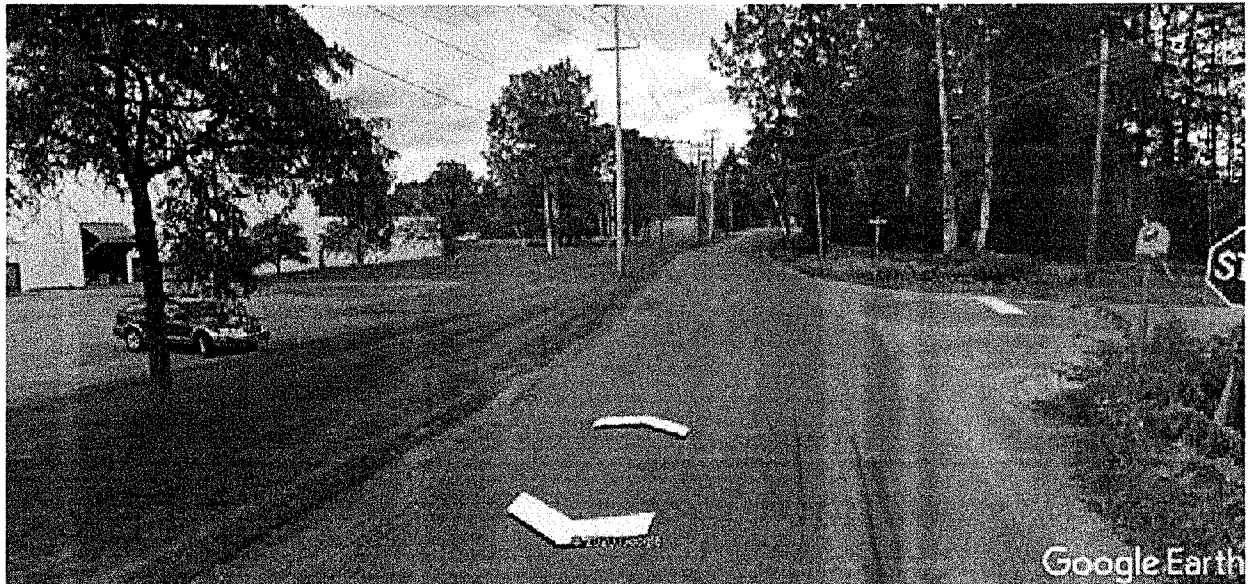


Continued quote from Burton Memo to SB., "Pedestrian trips to the south will require the crossing of Queen City Park Road to access the side path to the south of the roadway and safely cross the single lane bridge. As outlined above, these pedestrians will proceed along the roadway edge until reaching the sidewalk on the south side of Queen City Park Road just east of Arthur Court.

EXITING VENUE TO THE EAST ALONG QUEEN CITY PARK ROAD TOWARD
SHELBURNE RD



APPROACHING CENTRAL AVE 3 WAY (WITH TWO STOP SIGNS) INTERSECTION



HEADING EAST ON QCP RD TOWARD ONE LANE BRIDGE (NO SIDEWALKS)

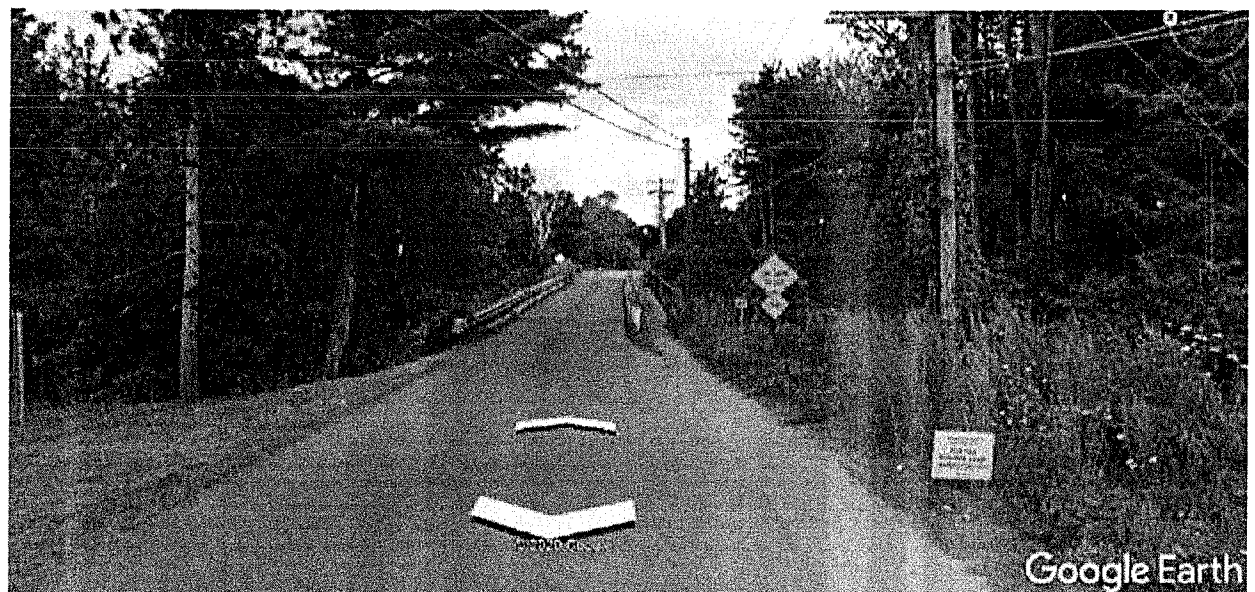


HEADING EAST ON QCP RD TOWARD BRIDGE ON GRAVEL WALKWAY

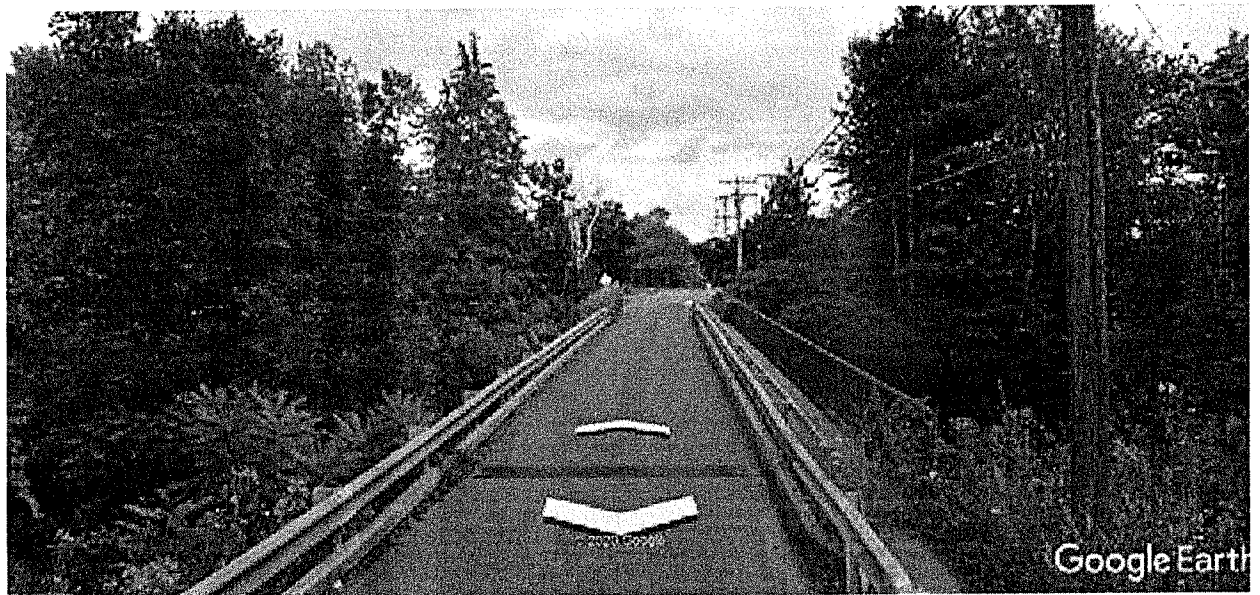




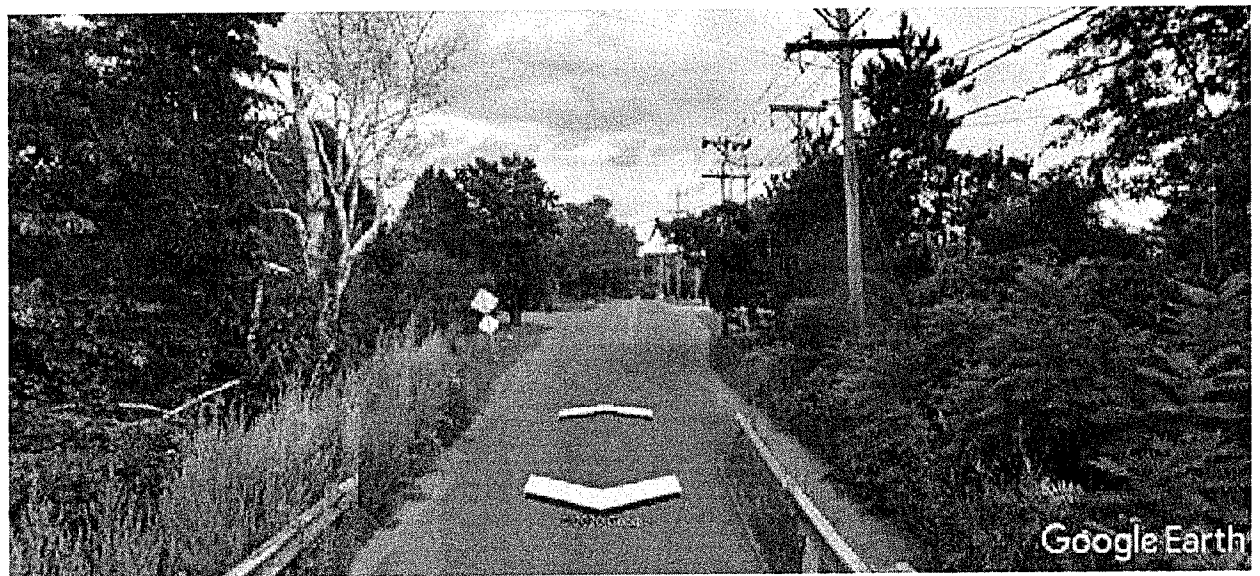
APPROACH TO ONE LANE BRIDGE WITH STEEL GRATE WALKWAY ON SOUTH SIDE. PET OWNERS WALK PETS ACROSS BRIDGE IN ROADWAY AS GRATES ARE NOT PET PAW FRIENDLY. BICYCLES DO NOT USE GRATES EITHER.



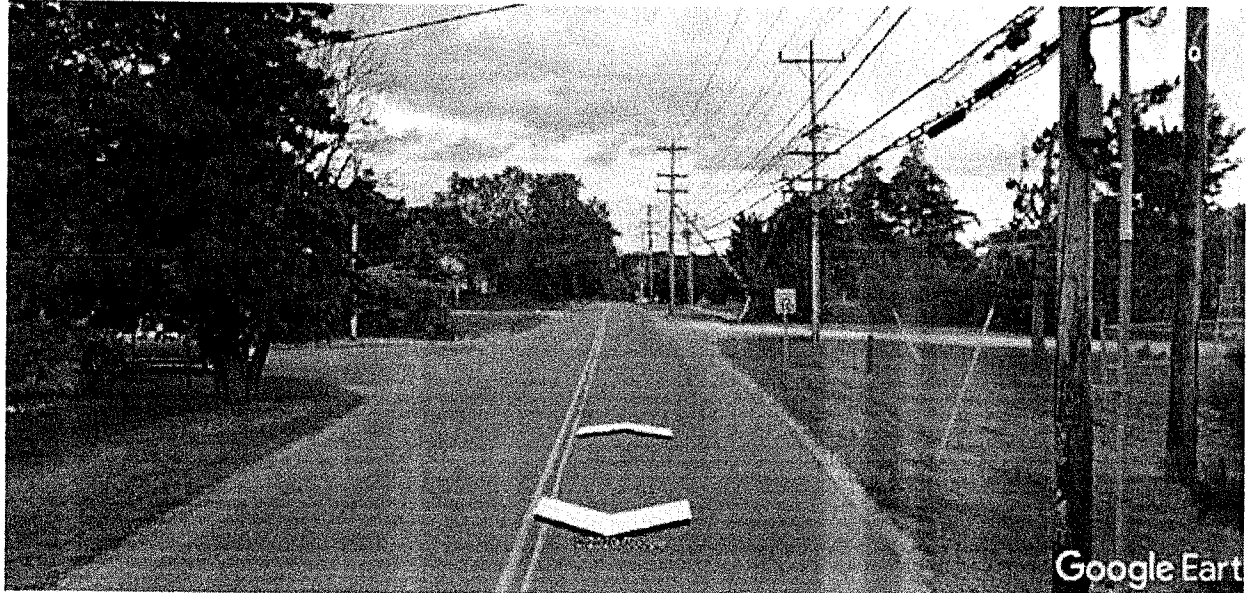
ONE LANE BRIDGE WITH STEEL GRATE WALKWAY ON SOUTH SIDE



EXITING BRIDGE ONTO SHOULDER OF QCP RD



EXITING BRIDGE ONTO QCP SHOULDER AT CHAMPLAIN WATER DISTRICT FACILITY. Arthur Court on left.



Accidents at the one lane bridge happen when vehicles misjudge the entrance width and drive into the end of the guardrails. I have witnessed 3 such impalement accidents while living here. Alcohol consumption at Burton Hub events may exacerbate this problem.

Beyond the grated walkway on the bridge there is a 150' dirt shoulder before accessing a sidewalk at the Champlain Water District facility. Safety infrastructure is almost entirely lacking as evidenced by these photos.

Thank you, I hope this presentation gives you an on the ground look at the reality of pedestrian and bicycle travel within the immediate area of the proposed event facility.

I now turn this back over to Laura Waters

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AUG 05 2020

I am Sharon O'Neill, a member of Citizens for Responsible Zoning (CRZ) Steering Committee and live in the Arthur Court neighborhood in Burlington which is a direct abutter to the proposed Burton/Higher Ground Hub.

I moved to Arthur Court 5 years ago, and have been active in my community since becoming a Burlington resident. I definitely am not in any way anti- Burton or Higher Ground. In fact, both my sons grew up boarding at Smuggler's Notch, through Burton sponsored programs and decked out in Burton gear. My family has always been proud that Burton is a Vermont company that believes in and supports Vermont youth and communities; our cat is even named Burton!

When looking for a place to live, I was hoping to find a place that offered me some of what I loved about living in Fairfax, while also offering me close proximity to the University where I work and downtown Burlington. Arthur Court has been a perfect fit! We have green space, are close to the bike path, our 6 units in a cul-de-sac means no through traffic and minimal noise. We have a tight neighborhood of people who all look out for one another.

Residents of Arthur Court gathered on Sunday, July 5th. The concerns I will outline are current and representative of our neighborhood.

- 1) Not only is the scale of this proposed project not in line with the size and scope of the businesses and neighborhoods that surround the site, the area lacks the infrastructure to support the impact the hub will have on the area.
- 2) Burton predicts that up to 600 cars and trucks will be exiting the venue multiple nights per week, between 11 pm - 2 am, over compromised residential streets that lack safe sidewalks, flashing crosswalks and appropriate lighting. Most of us in Arthur Court work, and this influx of noise during the weekends, defined as starting on Thursday, will certainly impact our ability to sleep.
- 3) Also, of concern is whether there are enough on-site parking spots to support 200-600 cars for the shows, plus the staff for the venue and food court. Determination should not be made by assuming that people will carpool. My neighbors are concerned that our road could potentially become an alternative parking lot which brings additional noise and safety concerns. There are times when this has happened in the past and cars parking on both sides of

our narrow road could make it impossible for emergency vehicles to reach residents in a timely manner.

4) Initially, we were not as concerned about music/crowd noise coming from inside the venue because we believed/were led to believe that there would be “state of the art” sound proofing as is required for musical integrity inside the venue. However, the submitted permit notes insulation and sheetrock for the plan. My neighborhood requests that there be a more complete sound proofing plan in place before considering approving this permit. Additionally, the site sits in a natural amphitheater that is lower than the surrounding neighborhoods, making sound reduction especially challenging.

5) We question the impact of a 2300 sq. ft outdoor smoking lounge so close to our neighborhood. Smoke and voices will definitely carry. My neighborhood asks that the DRB put guidelines in place to help mitigate the impacts this will have.

Last, for the reasons I’ve outlined we don’t believe that recent public messages from Burton and Higher Ground indicating that the project will have little or no impact are informed by our reality as neighbors. Additionally, referring to our group as “Nimbies” and a “small and noisy group” does not show respect that our concerns are important to Burton and Higher Ground and certainly does not show that they are trying to work on establishing a working trust with us as neighbors.

Both Burton and Higher Ground have a long history of positive community involvement. My neighborhood requests that the DRB require Burton/Higher Ground to more carefully consider these issues, and to keep in mind the well-being and voice of the community neighbors that will be directly, and perhaps negatively, impacted by this large project.

Hello. My name is Janice Ellis. I own and live at the property known as Redrock condominiums at 161 Austin Drive, which is in the immediate neighborhood of the Burton campus. I am a member of the CRZ. I am here to speak on behalf of CRZ and also as an interested person in my own right.

I purchased my condo because of the location - close to the parks and the quiet, residential neighborhoods surrounding it.

However, despite this relative peace, the area is not without its noise challenges. Given my neighborhood's close proximity to the businesses on QCP Road, we are already impacted by such things as occasional music, loud speaker announcements, cars and crowds which accompany Burton's weekend sales, group celebrations at the outdoor skate park and other events. All of these occasional events, though inescapable, tend to be tolerable because they are the exception, not the norm.

Enforcement is also a recurring issue. My neighborhood has struggled with fairly frequent noise ordinance violations by a business on QCP Road, and the city administration has chosen not to enforce the ordinance. I am very concerned that a similar situation will arise if a large music venue with a 2,300 sq ft outdoor patio and outdoor seating for food vendors, is allowed to open on QCP Road. Even proactive management of the attendees in cars/Ubers/buses & bikers coming to and from the proposed venue will not mitigate the noise pollution it will create.

Your decision regarding this permit will significantly impact the quality of life in the neighborhood surrounding the proposed Burton & HG project. When making your decision, please consider what you are asking the area residents to live with if you approve the project as it is currently proposed.

PRESENTERS:

Lori Hayes: CRZ Project Overview

Laurie Smith: Presentation Overview

Doug Goodman: CRZ Safety Services concerns

Les Blomberg: Noise Pollution Clearinghouse & Greg Tocci: Cavanaugh Tocci: Noise Study concerns

Janice Ellis: Personal Testimony

Sharon O'Neil: Personal Testimony

Laura Waters: Transportation and related infrastructure concerns

David Geddes: TIS Review and concerns

Mike Turner: Infrastructure walkthrough

Laurie Smith: Conclusion



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AUG 05 2020

BURLINGTON
PERMITTING & INSPECTIONS

Burton HUB Traffic Impact Study: A Critical Review

David Geddes, Ph.D.
Geddes Analytics LLC

Objectives

1. What questions are asked?
2. What questions have not been asked?
3. What are critical assumptions?
4. Are all data fully assessed and presented?
5. What are the red flags (critical limiting factors)?





What questions are asked? What questions are **not** asked?

- Focus on traffic throughput
- Wave of data ... incomplete analysis
 - TIS devotes almost all data, analysis, and reporting to daytime traffic
 - Glosses over or obfuscates inconvenient data
 - Fails to address red flags, choke points, and critical limiting factors
- Avoids the elephant in the room
 - 222 incremental daytime trips vs. 1,000 incremental evening and night trips
- What is the impact on residential quality of life?
 - Driveway access on crowded streets
 - Public safety for pedestrians, bicyclists, children. Etc.
 - Pollution (exhaust, noise, light)



What are critical assumptions?

Champlain Parkway

- The TIS builds its case on the assumption that Champlain Parkway will be built.
 - “The future conditions for the project sit and study area focused on the anticipated Champlain Parkway traffic patterns...” (VRB memorandum, October 2, 2019, page 5).
- Vermont case law applicable to the situation.
 - Aspirational or speculative components of municipal plans do not count in the evaluation process.
- Completion 5+ years out ... if ever (See Cindy Hill letter attached to Frank Kochman submission)

Events per year

- Burton claims 100 to 120 shows per year, i.e., 1.9 to 2.3 per week (See Burton “update” of June 2020).



A key viewpoint

”... music, food and skateboard fans would have to thread their way through a residential neighborhood – or across a single-lane railroad bridge – to reach this corner of Burlington. The status quo, in other words, is a deal-killer.”

- Justin Worthley quoted in a *Burlington Free Press* article (January 16, 2019) about a Planning Commission meeting



Red flag #1: QCP Road One Lane Bridge

Critical choke point at QCP Road one-lane bridge

- The VHB traffic analysis fails to assess properly the choke point at the QCP Road one-lane bridge.
- The VHB engineers conducted an informal **daytime** drive-by assessment of bridge traffic and operation.
- This assessment provides no realistic information concerning the impact of a continuous stream of cars attempting to pass over the bridge during the period immediately before and after a concert, effectively blocking passage to anyone heading the other direction.
- Even if we are looking at only “peak-hour” effects to which the TIS devotes almost all its reporting and conclusions, the congestion that will be created on some of the local intersections



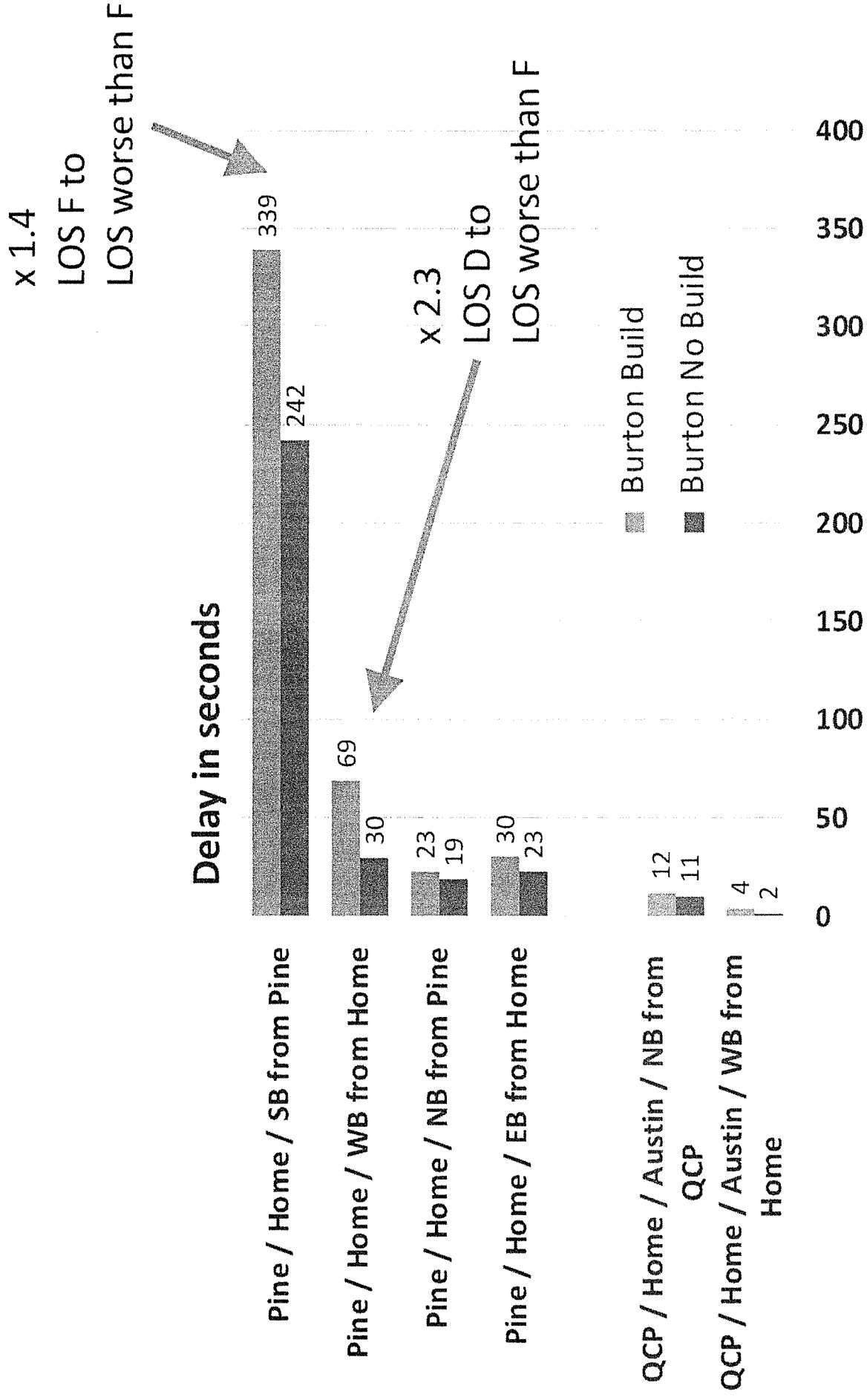
Red flag #2: Pine St.-Home Ave. Intersection

Table 4: Unsignalized Intersection Capacity Summary

Intersection Movement	Champlain Parkway No Build						Champlain Parkway Build					
	Burton No Build			Burton Build			Burton No Build			Burton Build		
	v/c ⁺	Delay*	LOS **	v/c ⁺	Delay*	LOS **	v/c ⁺	Delay*	LOS **	v/c ⁺	Delay*	LOS **
2008												
AM	Queen City Park / Home Ave / Austin Dr											
	WB from Home Ave											
	0.09	5.2	A	0.09	5.2	A	0.09	5.2	A	0.09	5.2	A
	NB from Queen City Park Rd											
	0.08	10.6	B	0.08	10.6	B	0.08	10.6	B	0.08	10.6	B
	Pine St / Home Ave											
	EB from Home Ave											
	0.59	22.5	C	0.59	22.5	C	0.18	8.7	A	0.18	8.7	A
	WB from Home Ave											
	0.93	52.7	F	0.93	52.7	F	0.15	7.9	A	0.15	7.9	A
PM	Queen City Park / Home Ave / Austin Dr											
	WB from Home Ave											
	0.03	1.7	A	0.11	4.4	A	0.03	1.7	A	0.11	4.4	A
	NB from Queen City Park Rd											
	0.14	10.5	B	0.21	12.2	B	0.14	10.5	B	0.21	12.2	B
	Pine St / Home Ave											
	EB from Home Ave											
	0.62	22.8	C	0.72	30.3	D	0.11	8.3	A	0.11	8.3	A
	WB from Home Ave											
	0.76	29.7	D	1.00	68.7	F	0.25	8.8	A	0.27	9.0	A
	US 7 / Queen City Park (north)											
	NB left onto Queen City Park Rd											
	0.07	15.8	C	0.08	15.9	C	0.07	15.8	C	0.08	15.9	C
	Queen City Park / Home Ave / Austin Dr											
	WB from Home Ave											
	Pine St / Home Ave											
	EB from Home Ave											
	0.62	22.8	C	0.72	30.3	D	0.11	8.3	A	0.11	8.3	A
	WB from Home Ave											
	0.76	29.7	D	1.00	68.7	F	0.25	8.8	A	0.27	9.0	A
	US 7 / Queen City Park (north)											
	NB left onto Queen City Park Rd											
	0.01	15.4	C	0.11	18.1	C	0.01	15.4	C	0.11	18.1	C
	Queen City Park / Home Ave / Austin Dr											
	WB from Home Ave											
	Pine St / Home Ave											
	EB from Home Ave											
	0.62	22.8	C	0.72	30.3	D	0.11	8.3	A	0.11	8.3	A
	WB from Home Ave											
	0.76	29.7	D	1.00	68.7	F	0.25	8.8	A	0.27	9.0	A
	US 7 / Queen City Park (north)											
	NB left onto Queen City Park Rd											
	0.01	15.4	C	0.11	18.1	C	0.01	15.4	C	0.11	18.1	C
	Queen City Park / Home Ave / Austin Dr											
	WB from Home Ave											
	Pine St / Home Ave											
	EB from Home Ave											
	0.62	22.8	C	0.72	30.3	D	0.11	8.3	A	0.11	8.3	A
	WB from Home Ave											
	0.76	29.7	D	1.00	68.7	F	0.25	8.8	A	0.27	9.0	A
	US 7 / Queen City Park (north)											
	NB left onto Queen City Park Rd											
	0.01	15.4	C	0.11	18.1	C	0.01	15.4	C	0.11	18.1	C
	Queen City Park / Home Ave / Austin Dr											
	WB from Home Ave											
	Pine St / Home Ave											
	EB from Home Ave											
	0.62	22.8	C	0.72	30.3	D	0.11	8.3	A	0.11	8.3	A
	WB from Home Ave											
	0.76	29.7	D	1.00	68.7	F	0.25	8.8	A	0.27	9.0	A
	US 7 / Queen City Park (north)											
	NB left onto Queen City Park Rd											
	0.01	15.4	C	0.11	18.1	C	0.01	15.4	C	0.11	18.1	C
	Queen City Park / Home Ave / Austin Dr											
	WB from Home Ave											
	Pine St / Home Ave											
	EB from Home Ave											
	0.62	22.8	C	0.72	30.3	D	0.11	8.3	A	0.11	8.3	A
	WB from Home Ave											
	0.76	29.7	D	1.00	68.7	F	0.25	8.8	A	0.27	9.0	A
	US 7 / Queen City Park (north)											
	NB left onto Queen City Park Rd											
	0.01	15.4	C	0.11	18.1	C	0.01	15.4	C	0.11	18.1	C
	Queen City Park / Home Ave / Austin Dr											
	WB from Home Ave											
	Pine St / Home Ave											
	EB from Home Ave											
	0.62	22.8	C	0.72	30.3	D	0.11	8.3	A	0.11	8.3	A
	WB from Home Ave											
	0.76	29.7	D	1.00	68.7	F	0.25	8.8	A	0.27	9.0	A
	US 7 / Queen City Park (north)											
	NB left onto Queen City Park Rd											
	0.01	15.4	C	0.11	18.1	C	0.01	15.4	C	0.11	18.1	C
	Queen City Park / Home Ave / Austin Dr											
	WB from Home Ave											
	Pine St / Home Ave											
	EB from Home Ave											
	0.62	22.8	C	0.72	30.3	D	0.11	8.3	A	0.11	8.3	A
	WB from Home Ave											
	0.76	29.7	D	1.00	68.7	F	0.25	8.8	A	0.27	9.0	A
	US 7 / Queen City Park (north)											
	NB left onto Queen City Park Rd											
	0.01	15.4	C	0.11	18.1	C	0.01	15.4	C	0.11	18.1	C
	Queen City Park / Home Ave / Austin Dr											
	WB from Home Ave											
	Pine St / Home Ave											
	EB from Home Ave											
	0.62	22.8	C	0.72	30.3	D	0.11	8.3	A	0.11	8.3	A
	WB from Home Ave											
	0.76	29.7	D	1.00	68.7	F	0.25	8.8	A	0.27	9.0	A



Red flag #2: Pine St.-Home Ave. Intersection





Red flag #3: Home / RR / QCP Road Multimodal Intersection

Multimodal use of this intersection

- Poor pavement
- Limited sidewalks and bike lanes
- Flooding
- Large curb radii



Red flag #4: Incremental truck traffic

Incremental truck traffic on Home Avenue

- Burton-South Burlington agreement pushes **all** Burton-related truck traffic onto Home Avenue, a small residential street
- Burton-South Burlington agreement item 2, Guidance for Service Vehicles (January 9, 2020) – “At your [South Burlington’s] request, Burton will advise all Burton-related truck traffic that will be using the gated service entrance to approach the Burton campus on QCPR from Home Avenue, and not from the One-Way (sic) bridge.”
- Transportation engineers made no attempt to quantify truck traffic volume or impact.

Red flag #5: Roadway Conditions



Can the roadway support massive increase in vehicle traffic?

- Over 225,000 incremental car trips
- Unknown number of incremental truck and bus trips
- Poor current roadway at Home Ave. from Batchelder to QCP road
- Poor paving at RR crossing
- Flooding and freezing

Concert events	
Events per week	4
Cars per event	350
Total trip per event (in and out)	700
Trips per week	2,800
Trips per year	145,600
Weekday AM and PM	
Weekday AM trips (daily)	6
Weekday PM trips (daily)	222
Total daytime trips	228
Trips per week	1,596
Trips per year	82,992
Total incremental trips	228,592

AM and PM data from VRB memorandum, October 2, 2019, page 7.



Summary

The Burlington HUB proposed development would add 222 PM rush hour trips, 1,000 evening and nighttime concert-related trips, plus an unknown volume of truck traffic.

- TIS focuses only on daytime traffic
- Studiously ignores evening and nighttime traffic
- #1: Causes significant PM and evening rush hour choke point on one-lane bridge
- #2: Significantly degrades LOS at Pine Street – Home Avenue intersection.
- #3: Degrades Home Ave – RR – QCP Road multimodal area
- #4: Pushes all Burton truck traffic onto Home Ave.
- #5: Massive increase in vehicle traffic on poor quality roads

Laura Waters Traffic Impact Study Assessment – August 4, 2020

Good evening, my name is Laura Waters & I live at 50 Central Ave in Queen City Park, South Burlington which is in the immediate neighborhood of the Burton campus. I am here to speak on behalf of the CRZ and also as an interested person in my own right.. My focus this evening is going to be the April 23 Traffic Impact Study & the follow up Additional Information for South Burlington.

A little background, I spent my over 30 year career as an environmental consultant for clients such as the Air Force, the Air National Guard and MARTA – Metropolitan Atlanta Rapid Transit Authority, so I have reviewed & prepared my share of reports & studies. The following comments are only examples and in no way reflect the full extent of the deficiencies of this report.

Remember that this applicant seeks approval for a 1,500 person venue which they estimated could include up to 500 vehicles (at 3 people per vehicle) entering between 6:00 – 7:00pm & leaving the venue between 11:00pm & 2:00am. However, per Norm Baldwin's email to Susan Molzen dated 7/31/202 he states" I think three people per vehicle under-estimates the volume of traffic introduced. Perhaps a happy medium of 2.5 per vehicle works."

This translates into the possibility of 600 vehicles.

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AUG 05 2020

**APRIL 23, 2020
TRAFFIC IMPACT STUDY**

BURLINGTON
PERMITTING & INSPECTIONS

EXAMPLE OF ORIGINAL STUDY FLAWS

Roadway Characteristics - Traffic study states that there were **significant construction projects** (Pine Street, KMART access) in the area that at the time of the study (July 2019) are likely to affect volumes at the intersections within the study area. Also, they assessed the traffic as through rather than assessing the condensed, high traffic volumes that would occur on the surrounding streets before & after concerts.

Trip Distribution - In the past Burton has stated that traffic issues would mostly be resolved by the Champlain Parkway but the report states on **Page 8** that traffic will stay on existing routes even if Champlain Pkwy constructed

Home/Pine intersection would be severely impacted. Their data indicates that there will be possible delays up to 350 seconds at the southbound Home Ave/Pine Street approach (Table 4, Page 13).



60 cars = 10 – 12% of possible traffic

Burton made a written agreement with SB concerning sending their trucks & buses down Home Ave from US-7. However, as stated on **Page 10** of the TIS, Burlington has redirected truck & bus traffic off of this portion of Home Ave to try to spare the residents the impact of this heavy traffic.

In addition, the safety aspect under *Safe Streets to School* was not addressed. In the Champlain Elementary School Travel Plan – “Home Avenue and Pine Street: This is a four way stop with no crossing guard to assist children. There is only a sidewalk on the east side of Pine Street, so all pedestrians cross to get to that sidewalk. Parents report that cars in their hurry to get through the intersection ignore pedestrians.” Even though school hours typically do not overlap with the PM peak hours, there are school functions that do occur in the evening and the children and families would be walking home from these activities via this intersection.

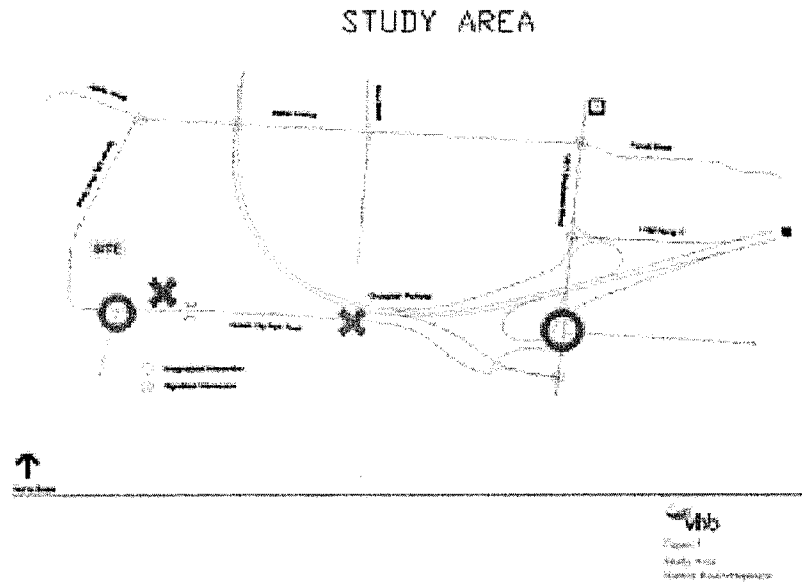
Parking Evaluation

The current plan for this venue has ~425 parking spaces but the venue has been approved for 500 vehicles (or 600 if you go along with Norm Baldwin’s assumption of 2.5 people per vehicle). The parking management plan does not address what they plan for the anticipated additional 75 or 175 vehicles or any vehicle parking that is off of their campus. Justin Worthley stated previously that Burton has no control over where people park on public streets such as Central Ave in South Burlington.

OMISSIONS

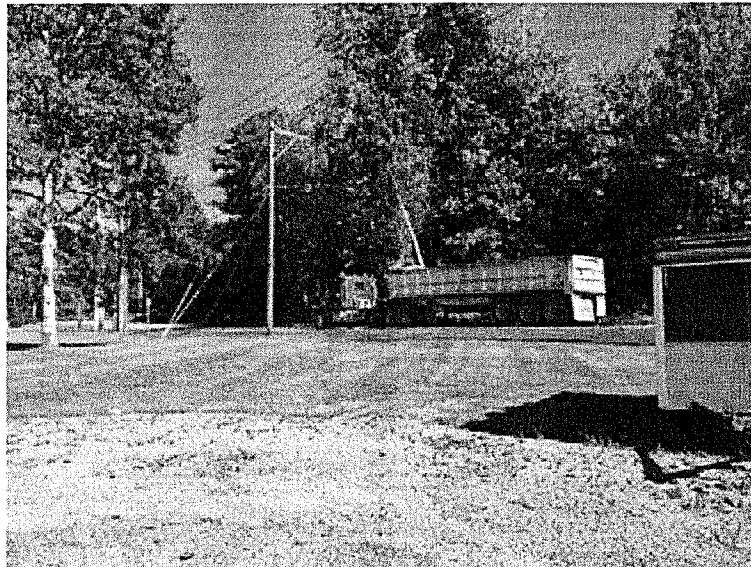
Examples are the study area (**Page 2**) which did not include an assessment of the QCP Rd & Central Ave intersection (which the city’s consultant repeatedly questioned), Swift Street at US7, or the 5 curb cuts that the venue attendees will use pre & post concerts.

They are also assuming that once the Champlain Parkway is in place, Pine Street will dead end at the Champlain Parkway and no longer connect to Queen City Park Road.

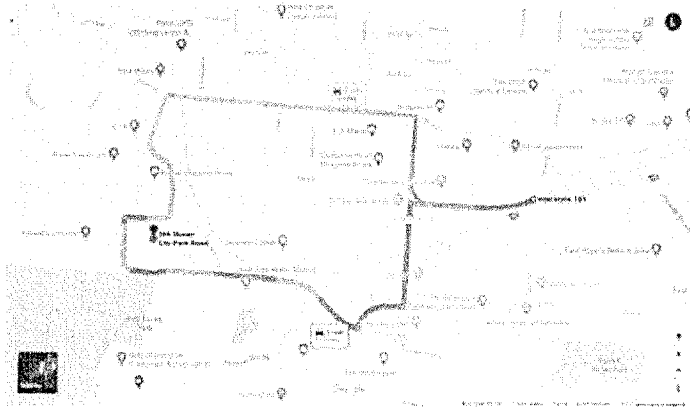


The Safety Assessment did not include discussion of the South Burlington high crash area southbound from Swift Street on US-7. No mention of the impact of the proposed new curb cut that would be located between Central Ave and the one lane bridge.

There was no assessment of the impact of the Barrett heavy truck traffic or the multiple GMT bus trips along QCP Road.



The traffic data from HG states that **trip distribution** - 30% from the north, 20% from the south & 50% from I-189. They anticipate up to 500 vehicles for a large show which means up to 70% of the traffic attending a concert could be turning onto QCP Road from the north & south off of Rt 7 (or up to 350 additional cars could be making that turn onto QCP Road).



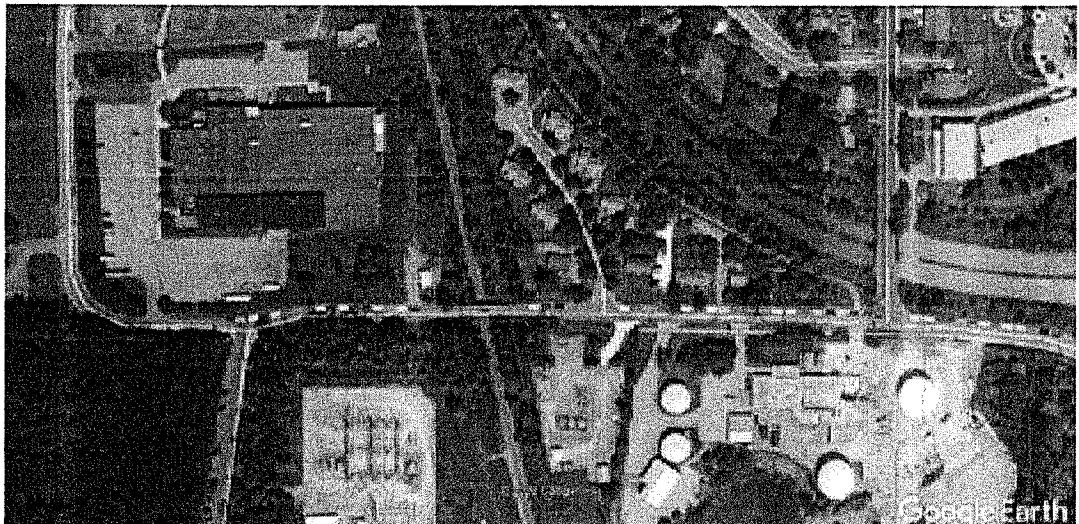
APRIL 23, 2020

ADDITIONAL INFORMATION FOR SOUTH BURLINGTON VERMONT

EXAMPLE OF REPORT FLAWS

Existing Roadway Conditions – 400 feet of side path from Central to the one lane bridge. What they are referring to is a small paved walk at the west corner of Central Ave the remaining is a dirt shoulder where vehicles pull over to let vehicles coming west over the bridge pass.

Other Analysis - Study states that PM peak hour traffic entering site more likely to use Home Ave to reach the site. However, existing site trip generation (Page 4) states that 60% will travel over the one lane bridge = 300 vehicles. Completely contradicts other conclusions.



60 cars = 10 – 12% of possible traffic

Also the BFP June 20, 2020 article quotes Justin Worthley: "Traffic would rely on the one-way (sic) bridge on Queen City Park ..."

South Burlington Report Conclusion

Burton/Higher Ground are declaring that the operational plan addresses the concerns raised by the neighbors and officials with concerns regarding traffic, parking and safety. There is no doubt that Higher Ground is skilled at moving large crowds & vehicles associated with venue attendees. However, the operational plan is heavily weighted toward signage & control of intoxicated patrons. The plan does nothing to protect the surrounding neighborhoods from the vehicular impact coming on QCP Road across the one lane bridge as neighbors, Barrett Trucks and GMT buses are attempting to travel locally on the same route, it in no way can protect the neighbors on Home Ave from traffic disruption between QCP Road and Rt 7, it does not address the traffic backups from the RR crossing near the QCP Road /Home Ave intersection, it does not protect our neighborhood from pre-concert patron encroachment when staff tells tailgaters to, as Mark Balderson said, "go somewhere else".

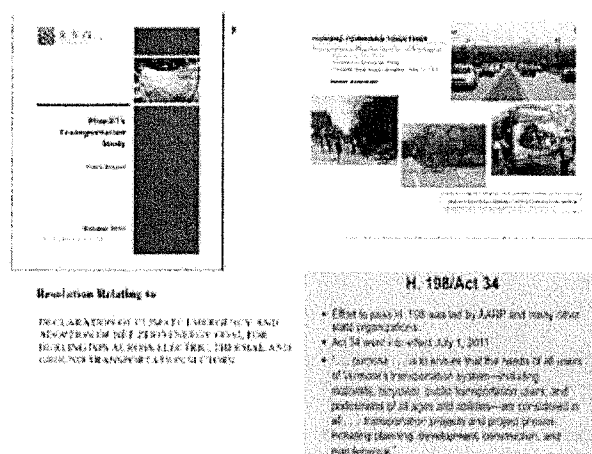
In addition, the site is working to encourage non-automobile trips by working with GMT and area colleges to provide busses and shuttles for patrons to the site. Where is this included in the traffic study?

Finally, the plan contains direction to staff to ensure that cyclist travel on the safer of the two routes leaving the site when visibility is poor.

Human Powered Trips – does not pass the straight face test. Mike Turner will discuss further

MIKE TURNER'S NEIGHBORHOOD DISCUSSION HERE

The following goals, declarations and requirements do not into appear to have been incorporated into the TIS.



These include:

PLANBTV GOALS/DESIRED PLANNING OUTCOMES

- Provide a focused sustainable transportation and accessibility system within the context of the existing street network and emphasizing alternatives to the single occupancy vehicle (SOV).
- Provide the quality and capacity of public infrastructure, including pedestrian, bicycle, parking, and/or transit-related facilities, necessary to support new or expanded commercial and residential development.

MOVING FORWARD TOGETHER

Transportation Plan for the City of Burlington

- Safety is of critical importance, particularly where walkers and bikers interact with cars and trucks.
- Walking is the fundamental urban transportation mode and is an essential part of all trips, especially transit trips. Walking is healthy, good for the environment, and does not contribute to congestion. This Transportation Plan envisions a fully walkable city.
- Biking
The Transportation Plan supports biking as a transportation choice that is non-polluting, energy efficient, and promotes good health. This Transportation Plan calls for a complete bike network.

CLIMATE EMERGENCY DECLARATION – September 2019

- **BE IT FURTHER RESOLVED** that the City Council and the City of Burlington issue a call to action for all Burlingtonians to take steps to reduce and eventually eliminate fossil fuel use across the electric, thermal and ground transportation sectors in our community, including weatherizing homes and buildings, installing efficient electric heating and cooling technologies, reducing vehicle miles traveled through walking and biking and public mass transit, and switching from fossil fuel vehicles to electric-powered vehicles for transportation;

Act 34: MUNICIPAL REQUIREMENTS UNDER THE ACT

- A complete streets policy for Vermont is implemented by Act 34 of the 2011 Legislature: An act relating to a transportation policy that considers all users. The purpose of this bill is to ensure that the needs of all users of Vermont's transportation system—including motorists, bicyclists, public transportation users, and pedestrians of all ages and abilities—are considered in all state and municipally managed transportation projects and project phases, including planning, development, construction, and maintenance, except in the case of

projects or project components involving unpaved highways. These “complete streets” principles shall be integral to the transportation policy of Vermont. All levels of government are subject to the provisions of the act, and the following outlines the specific requirements for municipalities: 19 V.S.A. § 309d.

CLOSING

In closing, the conclusion of the TIS states: “the delay increases associated with the project at the study area intersections are anticipated to be minor except at the intersection of Pine Street and Home Avenue when the Champlain Parkway is not constructed”. I did not discuss the Champlain Parkway in this review because of the many, many unknowns and years that are associated with its final approval & construction.

However, until recently, Burton insisted that the Champlain Parkway was critical to this project:

BFP January 16, 2019 article. “The Parkway is critical,” Worthley told member of the Planning Commission. Without easy access via the Champlain Parkway, he added music, food and skateboard fans would have to thread their way through a residential neighborhood – or across a single-lane railroad bridge – to reach this corner of Burlington. The status quo, in other words, is a deal-killer.

During the **1/17/19 NPA 5 meeting:** (Transcriptions from Justin Worthley) – Concerns about 1 way bridge. Sketchy. Talking to PW. Rd is challenge, *a lot of congestion, buses, Barrett trucks, employees, walking dogs, skateboarding, no sidewalks, no bike lanes*. Talking to city. Need to work on that. With parkway, people will come & go on parkway rather than across bridge.

But, most recently, Burton has stated:

BFP June 20, 2020 article. “Traffic would rely on the one-way bridge on Queen City Park road and would be “deterred” from turning onto Central Avenue (South Burlington) before and after concerts.

So, which is it? Do they need the Champlain Parkway for this proposed venue or will Burton & the city be happy as 500 cars, and I quote: “thread their way through a residential neighborhood – or across a single-lane railroad bridge”.

The TIS did not adequately address even the most fundamental aspects of how this proposed redevelopment could be an option until the appropriate infrastructure, including the Champlain Parkway, is completed.

I respectfully ask that the DRB require Burton's traffic consultant to prepare a thorough Transportation Impact Study that follows the VTrans Traffic Impact Study Guidelines and meets the above City of Burlington and State of Vermont criteria to address safe infrastructure for bicyclists, public transportation users, and pedestrians of all ages and abilities. I urge the board to include conditions of approval to require that all transportation infrastructure needed to support a project of this magnitude is in place before this venue opens for business.

RECEIVED

AUG 05 2020

BURLINGTON
PERMITTING & INSPECTIONS

Good afternoon and thank you all for your service and your commitment to ensuring that Burlington continues to be a vibrant and livable city for all its residents.

My name is Laurie Smith I own and live at the property known as 50 Central Ave., South Burlington, which is in the immediate neighborhood of the Burton campus. I am here to speak on behalf of CRZ and also as an interested person in my own right".

Our group is very much in favor of having the Burton campus revitalized. However this project as outlined is out of scale for the location. Our goal is to ensure that the neighborhoods surrounding this property are not negatively impacted by this development. We think this can be accomplished by a reduction in scale and the imposition of structural conditions that can be easily enforced.

We will be as brief as possible while still effectively covering the main deficiencies in the noise and transportation studies, and addressing public safety, as well as the significant infrastructure improvements that in our opinion must be addressed and mitigated before the DRB can approve this Permit.

Creating a rock concert venue for up to 1,500 people, serving alcohol, including a 2,300 sq ft outdoor lounge, and operating past 10PM and occasionally into the wee hours of the morning will negatively impact the quality of life for, and has the potential to make life miserable at times for, the adjoining residential neighborhoods.

What makes Burlington special is that there are quiet neighborhoods within the city. Preserving this is essential to maintaining quality of life for our residents and ensuring that people want to continue to live locally. The city noise ordinance, which is designed to contain disturbances from parties and large gatherings, is the reason that the residential neighborhoods around the university and colleges remain livable. Our south end neighborhoods deserve the same protections that are granted by this ordinance. Even approved uses within the E-LM zone are required to operate within the constraints of the noise ordinance. After the fact compliance is much harder to enforce and this Conditional Use process is designed to preemptively protect citizens from undue noise impacts. The scale and hours of operation of this venue as proposed will have noise impacts that are in direct violation of Burlington's Noise Ordinance. 5.5.1 of the Burlington CDO states no permit shall be issued without compliance with the noise ordinance

The E-LM zone was originally established and designed as an industrial park and until last year the use proposed in this application was not allowed. The infrastructure in this area was not designed for and is not suitable for pedestrians, bicycles and high volume traffic, and is in a location that has no direct access to arterial roads. These facts prevent this application from being able to satisfy the Conditional Use Review Standards until such time as the city and/or

Burton complete the improvements necessary to ensure the safety of the public around this venue.

We will address these and other pertinent deficiencies in this presentation and urge the DRB to condition remedies to all of the deficiencies prior to approval of this application.

I now introduce Doug Goodman who will speak to safety issues:

CONCLUSION:

In closing, thank you again for giving us the time to make this presentation.

Because of the number of unresolved issues regarding traffic, noise, and safety we urge this board to consider holding separate hearings for each of these issues to ensure that they are comprehensively reviewed and properly mitigated. In particular, we ask that the applicant provide the raw data our noise experts have requested and that we be given a reasonable amount of time to analyze it.

Your decision on this application will impact many Burlington and South Burlington residents. If this venue is approved, without ensuring that the above issues are resolved, there will be ongoing disturbances that will be difficult if not impossible to fix in retrospect.

We ask that you either deny this permit application as presented or take the time to further investigate and to impose conditions of approval that ensure that the issues we have raised are addressed and resolved.

The following specific conditions seem necessary and appropriate to be included as part of any approval of this application:

- Postponing operation of this venue until completion of Champlain Parkway and all other necessary infrastructure including, but not limited to, sidewalks bike lanes, crosswalks, and relocation of truck and bus access away from Central Ave and the one way bridge.

CU Criteria #4:

- Address safe infrastructure for bicyclists, public transportation users, and pedestrians of all ages and abilities,
 - Completion of, at least, a continuous sidewalk/crosswalk along entire length of QCP Road from Home Ave. to the existing sidewalk at the Champlain Water District plant.
 - Completion of bike lanes on QCP Road, Home Ave., and Pine St.

- Address the significant traffic, pedestrian & bicyclist infrastructure deficiencies at the one lane bridge.
- Locate all curb-cuts from the Burton Campus to exit west onto the section of QCP Road that is heading north towards Home Ave to direct Truck and Vehicular traffic towards the Champlain Parkway.
- Restrict hours of operation.
- Creation of a legally binding, enforceable Operational Management Plan acceptable to, AND INDEPENDENTLY ENFORCEABLE BY, INTERESTED PERSONS IN THIS PROCEEDING.

In addition, before issuance of any permit, we request completion of current ambient noise level monitoring and collection at the SW or SE corner of Central Ave, cul de sac at Arthur Court, RedRocks Condos behind E-LM zone, and/or other locations as agreed upon by RSG & Cavanaugh Tocci, and sound analysis and mitigation recommendations by Greg Tocci be completed to ensure that there will not be adverse noise impacts from late night operation. CU criteria # 2 & 6.

I trust that as a board you will take these concerns into consideration, and thank you again for your commitment to keeping Burlington vibrant and livable.

We are open to any questions you have for us. Thank you.

Good Evening Board Members,

For the record, my name is Lori Hayes, I live at 3 Lyons Ave in Queen City Park. I represent both the Citizens for Responsible Zoning, the CRZ, and myself as a South Burlington resident.

The CRZ, despite being characterized in a recent email by Justin Worthley, as a small group of "critics attempting to dominate the narrative", actually represents dozens of households in each of the communities surrounding the Burton campus, including Queen City Park, Red Rocks, Arthur Court, Ledgewood, Dunder Rd., Southwind, South Crest, Home Ave, and South Cove. We neighbors are legitimately concerned about the scale, scope and impact of this proposed project.

As you will hear from my fellow neighbors, the CRZ has worked hard to focus on the science and fact-based components of Burton's application as submitted, not on fears, emotions, or on the reliance of unsupported promises that everything will be "just fine".

We remain concerned that there are serious gaps in the information we are all are receiving. CRZ members have been told time, and time again, in our good faith negotiations with Burton staff that our ongoing concerns would be fully detailed and addressed in the Management Plan.

However, this limited 1.5 page document offers little additional information outside of details related to concert security, parking and compliance with liquor laws. It doesn't address any day-time activities, nor does it discuss how tail-gating outside the campus will be handled. It doesn't specify how the BPD and SBPD police will incorporate additional concert-related calls given upcoming force downsizing. Regarding late-night intermittent noise, Burton and Higher Ground offer nothing. But this is the biggest source of anticipated sleep disturbance, as our expert(s) will explain.

Most importantly, it doesn't address how any of these action steps will be enforced, or even if they will be enforceable at all. Higher Ground/Burton staff have no authority outside their campus limits, police resources are always limited on busy nights, and we all know that signage, for such things as dog walking and parking at Red Rocks Park, is often ignored and rarely enforced.

We as neighbors are very worried that the responsibilities of enforcement will, in practicality, fall on us. We will be the ones in the position of having to alert the police, the city or Higher Ground staff, if and when, something goes wrong. We can't express how much we don't want that role.

The CRZ trusts that you members of the DRB will hold this application to each and every standard by which you are required to judge a proposal. No doubt, Burton is a valuable asset to the community and the idea of a community "hub" has real merit. But Burton's giant "cool factor" and solid community history can't be enough to overshadow the serious information gaps presented in this application you are reviewing.

Thank you for your work, and I yield my time.

RECEIVED

AUG 05 2020

BURLINGTON
PERMITTING & INSPECTIONS

Scott Gustin

From: Stephanie Auge <twirl25@gmail.com>
Sent: Saturday, August 08, 2020 7:55 AM
To: Scott Gustin
Subject: Concerns regarding Burton venue

WARNING: External Message

Dear Mr. Guston,

I have lived on Dunder Rd. for 44 years. The South end was a wonderful place to raise our children and we continue to enjoy its peacefulness at this stage of our lives.

I am extremely concerned about the concert venue Burton is proposing. We could endure and enjoy the music and noise from the Reggae Festival..but that was once a year.

Our home backs up to the woods and we can hear loud noise from Industrial Ave. The people in Queen City Park will feel the brunt of this noise, not only from the venue attraction, but also the noise the large number of cars will generate.

I know many of these people as I taught their children in school. It is a great area which will be unfairly impacted by this proposal.

There are other places more suitable.

Please consider them.

Thank you.

Stephanie Auge

Scott Gustin

From: Stephanie Herrick <stephherrick@myfairpoint.net>
Sent: Saturday, August 08, 2020 11:04 AM
To: Scott Gustin
Subject: Re: Burton/Higher Ground

[WARNING]: External Message

Dear Scott and Members of the DRB,

My main concern, as I said at the 8/4 hearing, is the large outdoor lounge. There is no outside lounge at this time, so one would have to be constructed (which is much more than a facade improvement). I see no way to control the noise in an outside lounge. There will be voices, perhaps drinks served, waiters going in and out, music that is either on cell phone or heard when doors open and close. As you have heard several times, the noise travels easily to us at Redrocks, as we are higher than other buildings in the area.

I am also concerned with the number of concerts that are planned. Being over 100, they will be every Thursday, Friday, and Saturday nights throughout the year. Both the traffic and noise will destroy the residential quality of the surrounding area. Please consider this in making your decision.

Thank you for your service to Burlington.

Stephanie Herrick

651 9818

161 Austin Drive Unit 151

Scott Gustin

From: Matthew Kolan <matthew.kolan@yahoo.com>
Sent: Sunday, August 09, 2020 7:34 PM
To: Scott Gustin
Subject: Comments on burton proposal

WARNING: External Message

Hi Scott,

My name is Matt Kolan and I live at 32 Central Ave - just 100 yards down the street from the proposed Higher Ground/Burton concert venue that is being reviewed by the DRB. I am writing to formally express my opposition to this development project. I am a musician, and a lover of live music. I have actually played at Higher Ground many times myself. When I first learned of this project, the idea of bringing a live music venue to our neighborhood seemed very exciting and promising. However, after having attended a number of meetings with Burton and Higher Ground, and having reviewed the development plans, I have become very disheartened by this proposal. It's become evident that the scale of this project and the inevitable impacts on the neighborhoods and Red Rocks park will be unreasonable. The most significant of these impacts include late night noise that will undoubtedly keep us awake when hundreds of concert goers spill out into the parking lot (after midnight, multiple nights per week). While Higher Ground has publicly suggested they will do everything to soundproof the concert venue, the late night neighborhood noise will be caused by raucous concert goers leaving the venue. Anyone who has stood in the parking lot of the current Higher Ground location (which is much smaller than this proposed venue) as a large show empties into the parking lot will recognize the unreasonable impact that this will have on the surrounding neighborhoods. Furthermore, there is no question that departing concert goers will often make their way into Red Rocks Park (a significant wildlife habitat area and ecological treasure) looking for something to do after the concert. Situating such a large concert venue in a residential neighborhood is disrespectful and completely inappropriate - especially when there are many locations that have better parking and infrastructure (no one-way bridge) and are not surrounded by residential areas.

I am not anti-development. I can imagine many thoughtful development projects that could utilize Burton's empty warehouse. I can also imagine a music venue in this location that could be community supported, and at the appropriate scale, minimize adverse and unreasonable impacts. This Higher Ground project is absolutely not one of them. The process and community conversations with Burton have made it abundantly clear that the major concerns expressed by the local community are not being reasonably attended to. One of the criteria for approving this development is that it does not cause unreasonable impact. As one of the closest neighbors to this concert venue, I cannot possibly imagine how the DRB could believe that this would be the case.

Thank you for reviewing my comments and I hope the DRB puts the well-being of its community members over the profit of a business enterprise that is inappropriately scaled and designed for this neighborhood.

Sincerely,

Matt Kolan
32 central ave

Scott Gustin

From: win741@aol.com
Sent: Monday, August 10, 2020 12:20 PM
To: Scott Gustin; vermontzoning@aol.com
Subject: Higher Ground

WARNING: External Message

Dear Mr. Gustin,

I posted the first message listed on this edition of the Front Porch Forum. Having received a number of responses from neighbors on this site, and following the request from them to write to you, I am including the original post.

Burton company claims to seek to be a truly positive presence in the neighborhood. So far it has certainly fulfilled this promise. However, an addition of a night club where alcohol, very high decibel music, gatherings of high numbers of primarily young adults in their twenties (and younger), with performances late into the small hours of the night/next day this demographic does not fit into any conceivable category of enhanced community family life.

The neighborhood they will place this in is one primarily, of day time businesses and very small homes/residences. Sound will reverberate within a bowl geographically: the land of this site is on the lower ground near Lake Champlain, from which sound will carry up eastward as well as to the south (deeply impacting Queen City/South Burlington neighborhood) and north (from Home Avenue to Flynn Avenue).

That is the sound, and it will reverberate in spite of sound proofing Burton claims will be in place (itself a recognition of problem). But that is only one factor. There are many other problems involved with such an expansion. The traffic will be heavy, at times of the night when this area is asleep because it is a neighborhood of young families with children who must be up early the following day.

While Burton claims a wholesome influence on those they will be affecting, whether early in the night before drinking and gaining a state of mind/body that does not inspire quiet, careful exits at one or two in the morning, or late into the night when a certain amount of reckless, loud behavior will predictably follow--surely Burton must know this cannot be contained or avoided.

Burton promises a regulated exit from their property as the audience departs (itself, once again, a recognition of a potential problem for the area), this can well be the case for the parking lot and nearby streets. However, once driving through the area, on Home, or Morse Place, or the other extremely small streets that challenge more than two cars to travel safely on--these streets and the small family homes that inhabit them will invariably be disturbed. Audiences will depart with the decibel challenging rhythms sustained in their fully equipped stereo systems, to retain the thrill of the sounds as long as possible.

There will also be foot traffic that cannot possibly be promised to be quiet, well behaved groupings.

Having once been a happy part of the audience of such places, I am fully familiar with the positive aspects of such venues, and of Higher Ground in particular. Such entertainment is wonderful in its proper place--a Higher Ground on Main Street in Burlington would certainly enhance our city! But to place it in this quiet area where such venues are not existent is unfair, thoughtless, intrusive, and problem-generating.

I look forward to hearing from you, and sharing with my fellow neighbors your thoughtful response.

Sincerely yours,
Winifred Don
Ward Five
Richardson Street

-----Original Message-----

From: Front Porch Forum <theaddition@frontporchforum.com>

To: win741@aol.com

Sent: Wed, Aug 5, 2020 4:54 pm
Subject: The Addition Front Porch Forum No. 3832



Compose

The Addition Forum

Issue No. 3832 • Aug 5, 2020



In This Issue:

Re: Higher Ground Proposal

Discussion • Winifred Don, Richardson St, Burlington

Hiroshima and Nagasaki Commemoration

Event • Jane Hendley, Flynn Ave, Burlington

Mayor's Updates: Covid-19, Cityplace, Racial Justice

Announcement • Office Of The Mayor, Mayor, Burlington

Resident Parking Renewal

Announcement • Shannon Trammell, Executive Assistant, Burlington Police Dept., Burlington

Re: Higher Ground Proposal

Winifred Don • Richardson St, Burlington

Discussion

I could not make this meeting: I was at one last year where it was so crowded with residents who opposed people are worried about such a huge addition that increases noise, crowds, crime, traffic, well beyond the can decide to approve this? Why isn't this on our ballot to vote for or against it?

Email Author

Reply to Forum

Hiroshima and Nagasaki Commemoration

Jane Hendley • Flynn Ave, Burlington

Event

When: Aug 6, 2020, 6:00 PM to 8:30 PM

The dropping of atomic bombs on the cities of Hiroshima and Nagasaki, Japan happened 75 years ago this year. The City of Burlington is celebrating this anniversary for several events on August 6 starting at 6:00 PM at the top of Church Street with a march and skits and

[Email Author](#)

[Reply to Forum](#)

Attention Burlington Landlords and Renters!

Paid Ad

Are you unable to pay rent, have back rent due, or at risk of losing your housing during COVID? The Vermont Tenant's Union is here to help you. Contact us today at 802-253-1234 or info@vttenants.org. We are landlords and renters.

[Learn More Online](#)

Mayor's Updates: Covid-19, Cityplace, Racial Justice

Office Of The Mayor • Mayor, Burlington

Announcement

Neighbors,

Our community's sustained success in suppressing the coronavirus has been a remarkable, lifesaving achievement. It gives us the confidence that we can do what needs to be done to get through this pandemic together.

The City will continue to do its part. Every day, your City team fights to keep the virus contained. We help ensure there is a strong testing, tracing, and isolation plan in place for the return of students, collaborate with the Regional Response Council (RRC) that has responded to over 1,500 individual requests since the pandemic began, and much more. I will continue to and deploy substantial emergency resources to keep the Burlington's COVID-19 response and recovery efforts on track.

Our success to date has hinged on collective action, and will only continue if all of us continue to do our part. To help you do your part we have assembled considerable coronavirus resources on the City website:

http://post.spmailtechno.com/l/a/a_0acoegFXi3Rywl3hDpzw~~/AAQuHwA~/RgRhDaGUP0QkaHR0cD
The site includes recordings of my regular conversations with Dr. Stephen Leffler of the UVM Medical Center.

CityPlace Burlington

In July, I directed our attorneys to issue a letter of default to the developer of CityPlace Burlington for their failure to be committed to completing the transformational redevelopment of the former mall into a vibrant, mixed-use community. It is unacceptable to me that one of the largest companies in the world is not making good on their promises to the community. If it does not happen quickly we will move forward with aggressive legal action to hold Brookfield accountable for their actions. http://post.spmailtechno.com/l/a/v3ex6SY5TZapi7_huyqVwQ~~/AAQuHwA~/RgRhDaGUP0QbaHR0cD

During this period of uncertainty with this important downtown project, I want residents to know three things. First, we have negotiated an agreement that has the developers paying for the City's project costs. Second, with the failing map, we are much closer to the planBTV vision of a vibrant, mixed-use neighborhood in this part of the City. Third, we are one of the major challenges we have faced together – from the BT lawsuit, the redevelopment of the northern part of the City until the vision the community voted for in 2016 is realized.

Declaration of Racism as a Public Health Emergency

The coronavirus has laid bare a terrible and longstanding truth: Black and brown Americans experience far more racism. This is why, in July, I worked with the Vermont Racial Justice Alliance and more than 30 Chittenden County residents in an ongoing joint action to eliminate race-based health disparities and eradicate systemic racism in Chittenden County.

To make progress, we will need to address all of the social determinants of individual and public health, find impactful partners in all of these areas, with more continuing to sign on. I am deeply and personally committed to this lasting change. You can read more about this declaration and immediate actions on the City website.

Talk to you soon,
Miro

Email Author

Reply to Forum

Buying or Selling a Home or Other Real Estate?

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Wick & Maddocks law firm has been representing real estate buyers and sellers since 1980, with offices in Burlington and Montpelier. Contact jeff@wickandmaddocks.com.

Learn More

Resident Parking Renewal

Shannon Trammell • Executive Assistant, Burlington Police Dept., Burlington

Announcement

City of Burlington Resident Parking Permits can now be renewed online. Please visit: <https://burlington.t2>

Go to the bottom of the screen and select "RESIDENTIAL PERMIT REQUEST." You will need to create an account.

If you need assistance, please call 802-540-2380

Email Author

Reply to Forum

Individualized and Heartfelt, as Education Should Be

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Schoolhouse has always been committed to learning outside the classroom walls. Now more than ever, our Preschool through 8th grade.

Find Out More



Community Calendar

Hiroshima and Nagasaki Commemoration

Aug 6, 2020, 6:00 PM to 8:30 PM

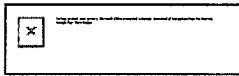
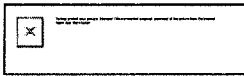
Free Cheese, Bacon is Back + Farm Week!

Aug 10, 2020, 12:00 PM to 2:00 PM

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Everyone Eats Initiative • Hazard Pay, Food Security,... • Senate Forum on School... • and more!

Eastwoods

VT Senate Discussion with... • Community Hike at Wheeler Nature... • and more!

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Looking for Mid-Century Furniture

Queen City Park

Housing • and more!

Redstone Quarry

Tomo Moped for Sale

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attest to the truth of any user statements. For complete FPF Terms of Use and Privacy Policy, see frontporchforum.com.

Thank you for participating!

Front Porch Forum, PO Box 64781, Burlington, VT 05406

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Scott Gustin

From: win741@aol.com
Sent: Monday, August 10, 2020 12:22 PM
To: Scott Gustin
Subject: Fwd: Higher Ground

WARNING: External Message

-----Original Message-----

To: SGustin@burlingtonvt.gov <SGustin@burlingtonvt.gov>; vermontzoning@aol.com <vermontzoning@aol.com>
Sent: Mon, Aug 10, 2020 12:19 pm
Subject: Higher Ground

Dear Mr. Gustin,

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I look forward to hearing from you, and sharing with my fellow neighbors your thoughtful response.

Sincerely yours,

Winifred Don
Ward Five
Richardson Street

-----Original Message-----

From: Front Porch Forum <theadition@frontporchforum.com>

To: win741@aol.com

Sent: Wed, Aug 5, 2020 4:54 pm

Subject: The Addition Front Porch Forum No. 3832



Compose

The Addition Forum

Issue No. 3832 • Aug 5, 2020



In This Issue:

Re: Higher Ground Proposal

Discussion • Winifred Don, Richardson St, Burlington

Hiroshima and Nagasaki Commemoration

Event • Jane Hendley, Flynn Ave, Burlington

Mayor's Updates: Covid-19, Cityplace, Racial Justice

Announcement • Office Of The Mayor, Mayor, Burlington

Resident Parking Renewal

Announcement • Shannon Trammell, Executive Assistant, Burlington Police Dept., Burlington

Re: Higher Ground Proposal

Winifred Don • Richardson St, Burlington

Discussion

I could not make this meeting: I was at one last year where it was so crowded with residents who opposed people are worried about such a huge addition that increases noise, crowds, crime, traffic, well beyond the can decide to approve this? Why isn't this on our ballot to vote for or against it?

Email Author Reply to Forum

Hiroshima and Nagasaki Commemoration

Jane Hendley • Flynn Ave, Burlington

☐ Event

When: Aug 6, 2020, 6:00 PM to 8:30 PM

The dropping of atomic bombs on the cities of Hiroshima and Nagasaki, Japan happened 75 years ago this year. We will be celebrating with several events on August 6 starting at 6:00 PM at the top of Church Street with a march and skits and

[Email Author](#)

[Reply to Forum](#)

Attention Burlington Landlords and Renters!

Paid Ad

Are you unable to pay rent, have back rent due, or at risk of losing your housing during COVID? The Vermont Housing Coalition is here to help. Contact us today at 802-255-1111 or www.vthc.org.

[Learn More Online](#)

Mayor's Updates: Covid-19, Cityplace, Racial Justice

Office Of The Mayor • Mayor, Burlington

Announcement

Neighbors,

Our community's sustained success in suppressing the coronavirus has been a remarkable, lifesaving achievement. It is a testament to the confidence that we can do what needs to be done to get through this pandemic together.

The City will continue to do its part. Every day, your City team fights to keep the virus contained. We help ensure there is a strong testing, tracing, and isolation plan in place for the return of students, collaborate with the Regional Response Council (RRC) that has responded to over 1,500 individual requests since the pandemic began, and much more. I will continue to lead the City and deploy substantial emergency resources to keep the Burlington's COVID-19 response and recovery efforts on track.

Our success to date has hinged on collective action, and will only continue if all of us continue to do our part. To help you do your part we have assembled considerable coronavirus resources on the City website: http://post.spmailtechno.com/f/a/a_0acoegFXi3Rywl3hDpzw~/AAQuHwA~/RgRhDaGUP0QkaHR0cD. The site includes recordings of my regular conversations with Dr. Stephen Leffler of the UVM Medical Center.

CityPlace Burlington

In July, I directed our attorneys to issue a letter of default to the developer of CityPlace Burlington for the failure to complete the transformational redevelopment of the former mall into a vibrant, mixed-use development. It is unacceptable to me that one of the largest companies in the world is not making good on their promises to the community.

not happen quickly we will move forward with aggressive legal action to hold Brookfield accountable for
http://post.spmailtechno.com/t/a/v3ex6SY5TZapi7_huyqVwQ~/AAQuHwA~/RgRhDaGUP0QbaHR0cl

During this period of uncertainty with this important downtown project, I want residents to know three things we have negotiated an agreement that has the developers paying for the City's project costs. Second, with the failing map, we are much closer to the planBTV vision of a vibrant, mixed-use neighborhood in this part of the City. Third, of the major challenges we have faced together – from the BT lawsuit, the redevelopment of the northern part of the city until the vision the community voted for in 2016 is realized.

Declaration of Racism as a Public Health Emergency

The coronavirus has laid bare a terrible and longstanding truth: Black and brown Americans experience far more racism. This is why, in July, I worked with the Vermont Racial Justice Alliance and more than 30 Chittenden County residents in an ongoing joint action to eliminate race-based health disparities and eradicate systemic racism in Chittenden County.

To make progress, we will need to address all of the social determinants of individual and public health, find new and impactful partners in all of these areas, with more continuing to sign on. I am deeply and personally committed to making lasting change. You can read more about this declaration and immediate actions on the City website.

Talk to you soon,
Miro

Email Author

Reply to Forum

Buying or Selling a Home or Other Real Estate?

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Wick & Maddocks law firm has been representing real estate buyers and sellers since 1980, with offices in Burlington and Montpelier. Contact jeff@wickandmaddocks.com.

Learn More

Resident Parking Renewal

Shannon Trammell • Executive Assistant, Burlington Police Dept., Burlington

Announcement

City of Burlington Resident Parking Permits can now be renewed online. Please visit: <https://burlington.ct.gov/resident-parking>

Go to the bottom of the screen and select "RESIDENTIAL PERMIT REQUEST." You will need to create an account.

If you need assistance, please call 802-540-2380

Email Author

Reply to Forum

Individualized and Heartfelt, as Education Should Be

Paid Ad

Schoolhouse has always been committed to learning outside the classroom walls. Now more than ever, our Preschool through 8th grade.

Find Out More



Community Calendar

Hiroshima and Nagasaki Commemoration

Aug 6, 2020, 6:00 PM to 8:30 PM

Free Cheese, Bacon is Back + Farm Week!

Aug 10, 2020, 12:00 PM to 2:00 PM

See More Events

Add Event

Download FPF's mobile app today!



More Postings from Neighboring Forums

Birchcliff

Everyone Eats Initiative • Hazard Pay, Food Security,... • Senate Forum on School... • and more!

Eastwoods

VT Senate Discussion with... • Community Hike at Wheeler Nature... • and more!

Lakeside

Preserve 32 Lakeside Ave ~ Don't...

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attest to the truth of any user statements. For complete FPF Terms of Use and Privacy Policy, see frontporchforum.com.

Thank you for participating!

Front Porch Forum, PO Box 64781, Burlington, VT 05406

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SGustin,

My name is Gary Keller. I live at 11 Lyons Ave in Queen City Park. I want to share my recent experience and express specific concerns that I have regarding the considered Higher Ground Concert Venue, in this email and also as an attachment. I am here updating a previous letter that I had sent to you to highlight one especially important concern. I was on the QCP Prudential Committee of Fire District #1 for 15 years and the Chairperson until I stepped down last month, though I am speaking today ONLY as a private citizen. Queen City Park has been a wonderful community to live in. I do appreciate the hopes and aspirations to develop a larger music venue to further improve our already wonderful music scene in Burlington.

The actual day when you heard comments from the community re: this proposal I personally had a minor accident on the one-way bridge on Queen City Park Rd. I was on a bicycle and though I've done this many times before, I became flustered by three cars waiting to cross and I personally hit the fence spraining my hand and bruising a rib.

Crossing the bridge always depends on a "gentlemanly" process that generally works well with only limited traffic, except for the inevitable times that cars misjudge or aggressively attempt to cross the bridge from opposite directions at the same time. This can easily spiral into a worse altercation or accident especially with elevated blood alcohol levels after a concert, long frustrating waits and with vulnerable pedestrians or bicyclists. This would truly be "an accident waiting to happen" and only with very strict supervision to prevent an accident would it not be in my opinion gross negligence on the city's part.

Since the proposed development is immediately next to quiet residential communities and already has very limited access including even the inherent delays from a one-way bridge, I think it is also very important and necessary that you take extraordinary steps to not provide harm to the neighborhoods too close to your project. I am very concerned about traffic before and after a concert causing significant delays a couple of days each week potentially causing significant inconvenience to nearby residents just trying to get to work or to get home. I also am very concerned about a larger music venue bringing larger numbers of people from even further distances leading to more people looking for a place to relax and imbibe whatever they prefer to before or after a concert or even needing to find a place to park overnight after a concert.

A significant team of people sternly directing traffic away from adjacent communities and only to the music venue is a minimum to preserve the environment in our neighborhoods. I respectfully request that the city of Burlington consider passing a rule that requires specific adequate measures be in place to control related traffic to not significantly inconvenience adjacent neighborhoods and that this rule be followed regularly and be subject to periodic review and a hearing for possible revoking of the license to continue. Thank you for considering, Gary Keller

Attachments area

RECEIVED

AUG 05 2020

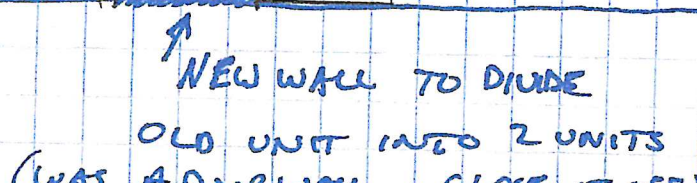
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ITEM #13 ARIAL IMAGE

Google Maps

GENERAL CONDITIONS SITE PLAN

116 SUBSET CLIFF, BURLINGTON VT



KEY

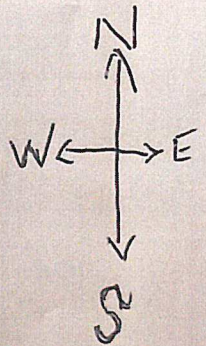
Imagery ©2020 Google, Map data ©2020 50 ft

— AOD BARRIER (AREA & DISTURBANCE)

— CONCRETE RETAINING WALL TO BE REPLACED

X MATERIAL STOCKPILE (DIMENSION AC STONE)

— STEEL REINFORCED SILT FENCE WILL
BE PLACED ON ALL DOWNHILL GRADES
BETWEEN AOD & HIGH WATER MARK



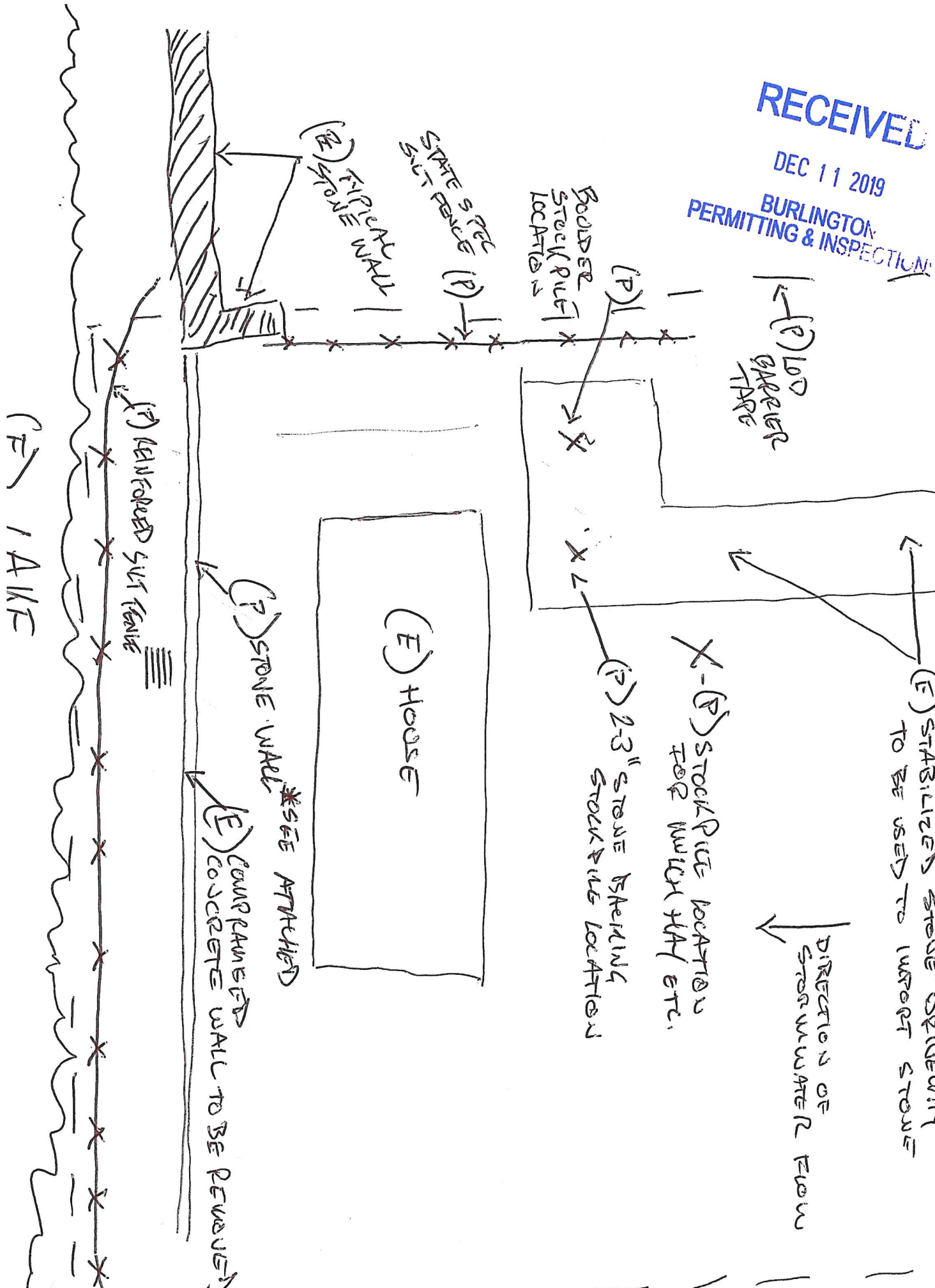
* NOTE: STORM WATER FLOWS NE TO SW

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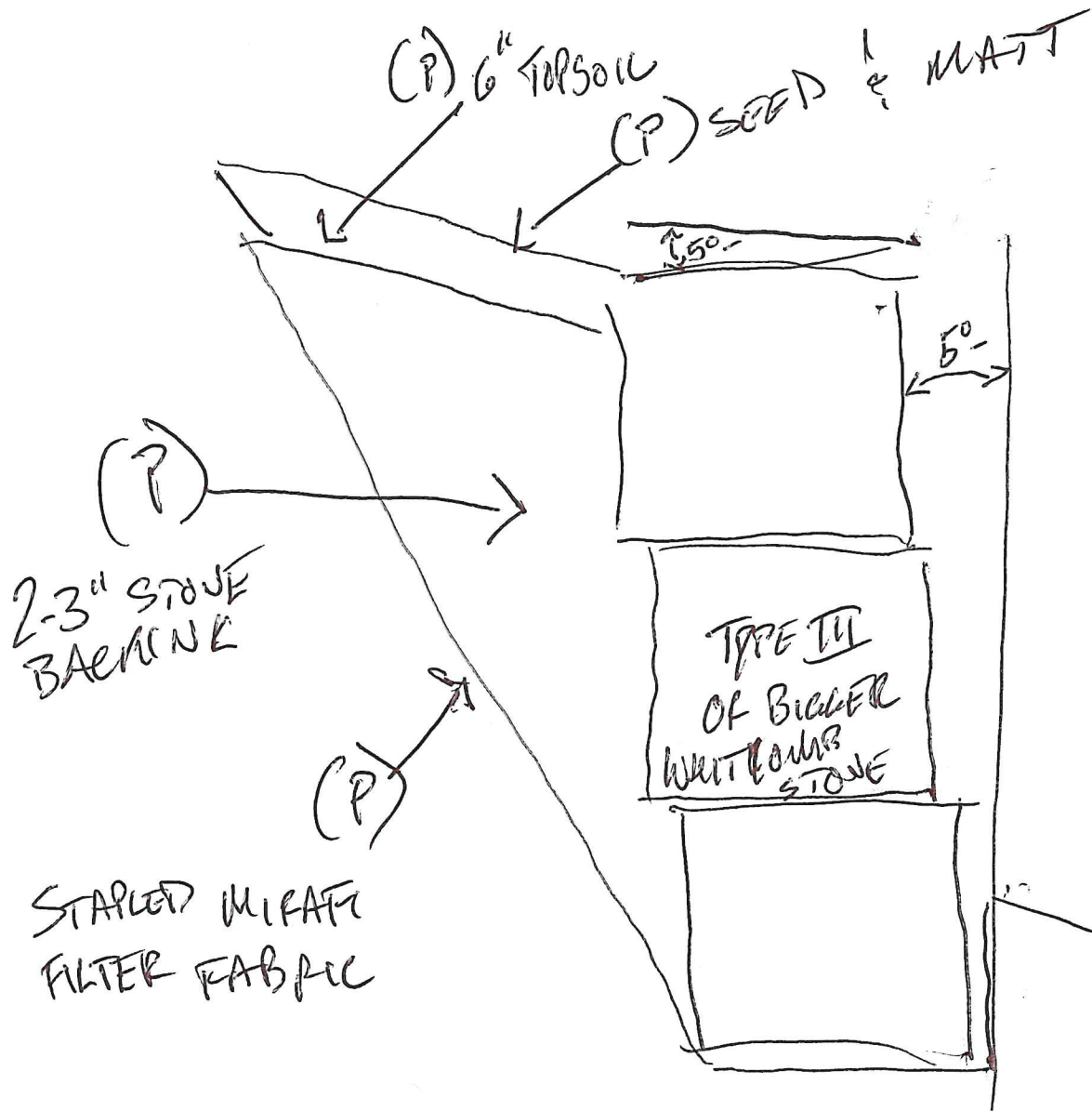
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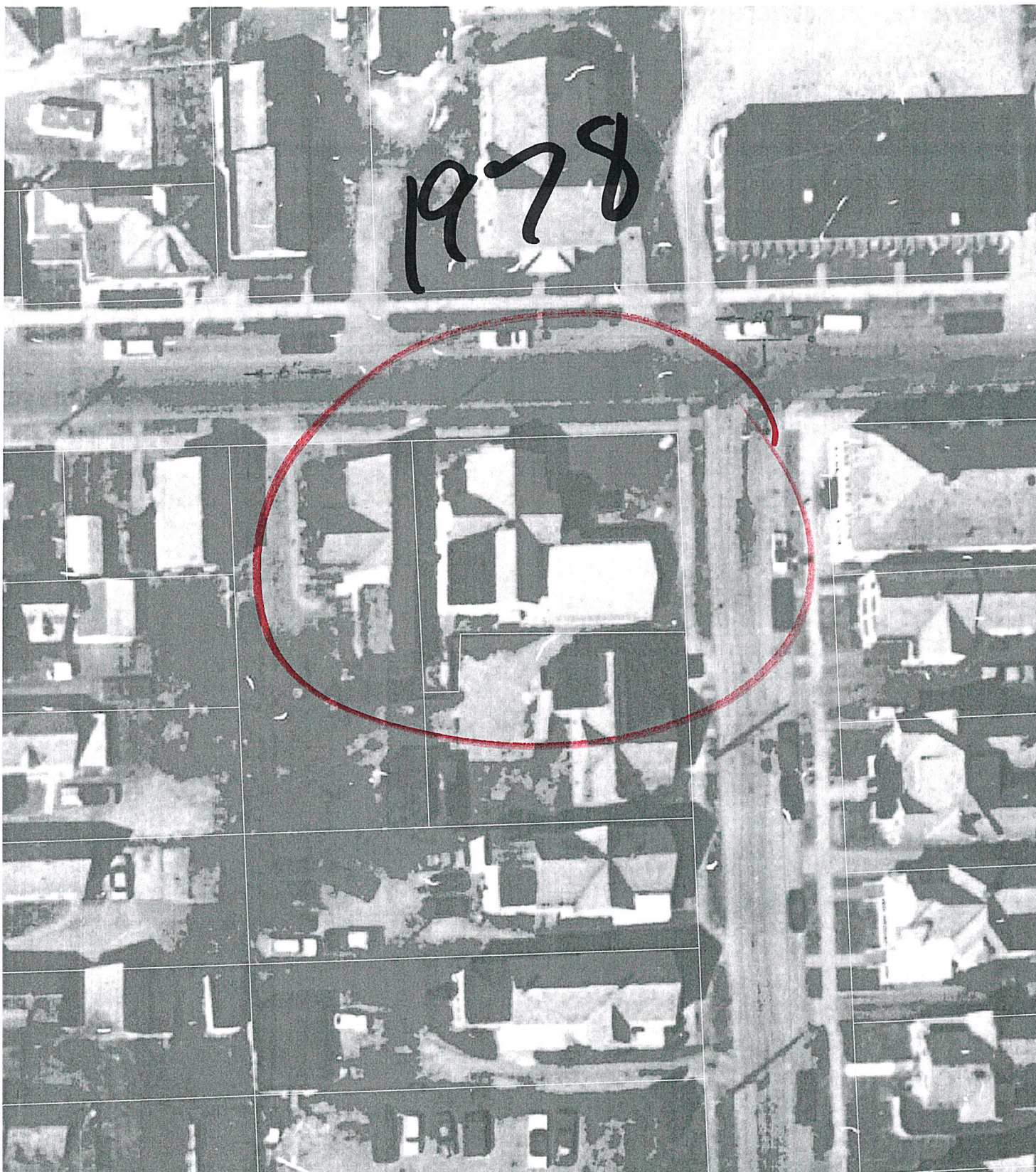
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Google Maps 55 Clarke St

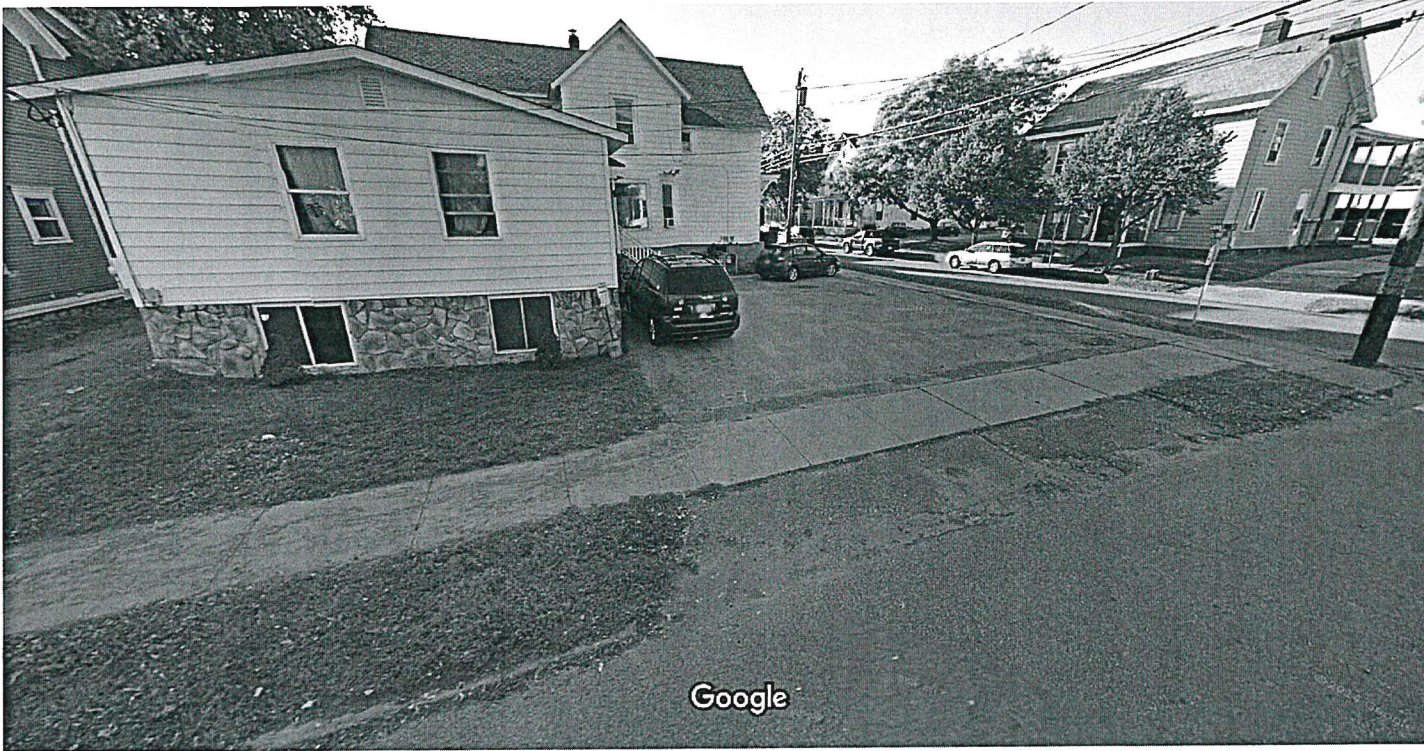
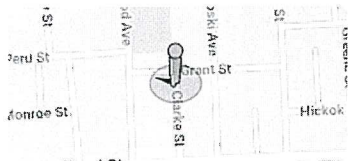


Image capture: Oct 2014 © 2020 Google

Burlington, Vermont



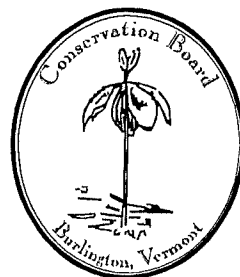
Street View



Burlington Conservation Board

645 Pine Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/DPI/CB>
Telephone: (802) 865-7189

*Miles Waite, Chair
Zoe Richards
Don Meals
Matt Moore
Stephanie Young
Ryan Crehan
Hannah Brislin
Rebecca Roman
vacant*



Conservation Board Meeting Minutes

Monday, January 6, 2020 – 5:30 pm
Main Conference Room – 645 Pine Street

Attendance

- **Board Members:** Zoe Richards (ZR), Ryan Crehan (RC), Hannah Brislin (HB), Miles Waite (MW), Rebecca Roman (RR), Stephanie Young (SY), Matt Moore (MM)
- **Absent:** Don Meals (DM)
- **Public:**
- **Staff:** Scott Gustin (Permitting & Inspections), Dan Cahill (Parks & Recreation)

MW, Chair, called the meeting to order at 5:37 p.m.

Minutes

Meeting minutes of December 2, 2019

A MOTION was made by HB and SECONDED by SY:

Accept the December 2 minutes as written.

Vote: 5-0-1, motion carried.

Board Comment

SG said that this location will be used for all meeting going forward unless otherwise noted.

Public Comment

None.

Open Space Subcommittee

MM, the subcommittee met. We did away with a formal chair position for the subcommittee. For the balance of the meeting, we discussed the open space protection plan, mostly process and content. We moved away from a full update and towards an addendum. An action-oriented addendum with measurable goals is contemplated. We are looking to have an initial draft outline ready for discussion in March.

Project Review

1. **20-0575CA; 116 Sunset Cliff Road (WRL, Ward 4N) Roderick & Margaretta Egger**
Installation of a replacement seawall.

Bill Hayes appeared on behalf of the application.

Mr. Hayes said the existing wall is perhaps 60 years old and is constructed of concrete without rebar. The wall is in disrepair with broken parts in the lake and other parts falling over. The new wall is proposed as type 3 rip rap stone with pervious voids in it. It will allow water to move through it.

MW, what will be done to limit environmental impacts? Mr. Hayes said that an erosion control plan has been developed. Reinforced silt fence will be likely be used. (ZR appeared.) Any areas impacted by the

The programs and services of the Dept. of Planning and Zoning are accessible to people with disabilities.
For accessibility information call 865-7188 (865-7142 TTY).

Bobcat or other construction equipment will also be lined with silt fence. If any de-watering is done, it will be pumped into a sediment catchment.

MW, will construction equipment be driven on the beach? Mr. Hayes, probably not. It is better to construct from above. Any traffic on the beach would be limited.

MM asked about access to the construction site. Mr. Hayes pointed out on the site plan access alongside the home from the street to access the seawall site. He stated that fabric will be installed behind the rip rap to hold the sand in place behind the stones. MM, do you need any other permits to do this work? Mr. Hayes, yes, a state permit is needed for work along the lakeshore.

MW, when do you expect to start? Mr. Hayes, late January.

Mr. Hayes, we'll implement winter construction measures. The disturbed area will be hydro-seeded in April.

RC, how much space do you have available for working here now? Mr. Hayes, the wall is probably 12' – 15' to the water at its closest now. It's pretty unlikely that we would need a machine on the beach as part of this job.

MM, is there a gap between the wall on this property and adjacent properties? Mr. Hayes, the proposed wall will connect with the neighboring wall.

A MOTION was made by MM and SECONDED by ZR:

Recommend approval as presented.

Vote: 7-0-0, motion carried

Update & Discussion

1. Continued discussion of Riverside Avenue landslide

MW said David Collie sent an email to Sharon Bushor and Jack Hanson following our December meeting and presentation to see about providing the same presentation to the DPW Commission and to the City Council. He went on to note correspondence from City Engineer, Norm Baldwin, as to slope assessment along Riverside Avenue by Hoyle Tanner that is underway.

SG noted that additional information will be available from Mr. Baldwin in February.

MW noted that a follow up memo from the BCB was contemplated at the end of our December meeting. SG said that typically such a memo goes out with the signature of the board chair following draft and comment from other board members. Any action would need to take place at a board meeting.

ZR mentioned that Paul Bierman may be able to work with a grad student to review steep slopes ordinances in other jurisdictions and propose what may be useful for consideration in Burlington.

HB noted that ordinance language should be flexible enough to account for changing hydrologic and slope conditions.

ZR noted the existence of a variety of un-engineered fill along Riverside Ave. Additional slides are likely. The river side of the slope has been filled and built upon over the past 60 years or so.

MM said that we could send an advisory memo to raise the question as to the appropriateness of the zoning along the corridor.

MW said that Prof. Bierman noted the possibility of property buy-outs and conversion to green space.

RC, there are basically two areas where trees have been removed. One has slid, the other has not yet.

MM, we should outline several bullet points for consideration for policy makers for follow up. SG suggested an initial memo with high level points. Additional policy recommendations could follow completion of the Hoyle Tanner study.

MW will aim to have a draft memo for discussion at our February meeting.

Adjournment

The meeting adjourned at 6:38 PM.

Ryan Morrison

From: Ryan Morrison
Sent: Wednesday, December 18, 2019 11:18 AM
To: rebecca.pfeiffer@vermont.gov; Evans, Rob
Subject: DEC - Floodplain Notification - 116 Sunset Cliff Road - seawall replacement.
Attachments: doc034019.pdf; doc034020.pdf; doc034021.pdf

Good morning Rebecca/Rob.

I am attaching a permit application for the above referenced project at 116 Sunset Cliff Road. This is scheduled for the January 22, 2020 DRB meeting.

This should satisfy our mandatory DEC notification requirement... I look forward to your comments, should you have any. Let me know if you need anything else.

Thanks Rebecca!! Take care

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."

Department of Permitting & Inspections

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

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Planning & Zoning Clerk
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: January 22, 2020
RE: 20-0575CA; 116 Sunset Cliff Road

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

File: ZP20-0575CA
Location: 116 Sunset Cliff Road
Zone: RLW **Ward:** 4N
Date application accepted: December 11, 2019
Applicant/ Owner: Bill Hayes / Margaretta and Roderick Egger
Parking District: Neighborhood
Request: Construction of a replacement seawall.

Applicable Regulations:

Article 2 (Administrative Mechanisms), Article 4 (Zoning Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards)

Background:

- **Zoning Permit 94-234;** fenestration and door changes to the south and east elevations of the existing single family residence. Approved November 23, 1993.
- **Zoning Permit 97-595;** renovations to the existing single family residence including building out the entire second floor of the structure, and installation of a fence along the lake frontage of the property (75 ft). Approved July 10, 1997.
- **Zoning Permit 98-136;** amend previously approved renovations and expansion of the existing single family residence to include a porch and additional living space along the front elevation. Approved September 18, 1997.
- **Zoning Permit 99-215;** amend previously approved renovations to the existing single family residence to include a rear shed addition and additional living space over the garage and new shed. Approved October 22, 1998.
- **Zoning Permit 05-047CA;** proposed third story addition and window changes to the existing single family home. Approved August 3, 2004.
- **Zoning Permit 06-496CA;** renovate lakeside façade of existing home and expand deck. Approved February 6, 2006.
- **Non-Applicability of Zoning Permit 14-0823NA;** line existing chimney with sealant, no exterior changes. Approved March 19, 2014.

Overview:

The applicant is seeking approval to replace a failing concrete seawall with a rip rap seawall. The existing wall was constructed approximately 60 years ago, and is in disrepair with broken parts in the lake and other parts falling over. The new rip rap wall will have pervious voids in it that will allow water to move through it to increase its longevity. As the seawall is located below the 102' elevation, it is subject to review under the special flood hazard area regulations in addition to dimensional and design review standards. As required, the project is subject to review and approval by the State National Floodplain Insurance Program Coordinator, Rebecca Pfeiffer, at VT DEC. A copy of the application was provided to the Coordinator on December 18, 2019. As of the preparation of this report, no response has been provided. Should a response be received by the DRB public hearing date, the conditions and/or recommendations within should be incorporated into the decision.

Given the project location along the Lake Champlain shoreline, review by the Conservation Board is required. That review occurred on January 6, 2020, and the Board voted unanimously (7-0-0) to support the project as proposed.

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

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

Per this standard, the applicant is required to close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. Immediate review indicates there are 6 zoning permits associated with the property that have not been issued Certificates of Occupancy. See attached list for guidance on open permits. **Affirmative finding as conditioned.**

Article 4: Zoning Maps and Districts

Section 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 existing single family residence will remain unchanged. **Affirmative finding.**

(b) Dimensional Standards & Density

The existing lot coverage is 16.2%, significantly less than the 35% maximum allowance. The proposal will result in no increase in lot coverage.

The seawall is located within the 75' lakeshore setback; however, walls (i.e. retaining walls and seawalls) are specifically allowed to encroach into setbacks per Sec. 5.2.5, *Setbacks*, (b) *Exceptions to Yard Setback Requirements*.

The seawall is well under the maximum allowable height of 35'. **Affirmative finding.**

(c) Permitted and Conditional Uses

The seawall is accessory to the single family use. **Affirmative finding.**

(d) District Specific Regulations

1. *Setbacks*

Not applicable.

2. *Height*

Not applicable.

3. *Lot Coverage*

Not applicable.

4. *Accessory Residential Structures and Uses*

Not applicable.

5. *Residential Density*

Not applicable.

6. *Uses*

Not applicable.

7. *Residential Development Bonuses*

Not applicable.

Section 4.5.4 Natural Resource Protection Overlay District:

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

(4) Requirements

1. *Any land disturbing activities (i.e., vegetation has been removed, or the landscape has been graded or filled resulting in bare soil surfaces) shall include a stormwater management, erosion prevention and sediment control plan pursuant to the requirements of Sec. 5.5.3 to be reviewed by the conservation board and approved by the city engineer.*

In making determinations and decisions required herein, the city engineer shall consider the requirements of the most recent State of Vermont Stormwater Management Rules and Guidance document. The city engineer shall require the best practicable means be used to manage stormwater, prevent erosion, and control sedimentation. The city engineer is hereby authorized to develop performance standards to ensure conformance with these state stormwater management rules;

The project will result in 1,000 sf of land disturbance. Due to the size and location of the seawall, a stormwater management plan is not necessary. The applicant has, however, submitted an erosion prevention and sediment control (EPSC) plan, which is currently under review by the stormwater program manager. It will need to be approved prior to the start of construction. The Conservation Board also reviewed the EPSC as part of their overall project review, held January 6, 2020. The Board voted unanimously to support the project.

Affirmative finding.

2. *Agricultural and silvicultural activities shall follow Best Management Practices for the Protection of Water Quality;*

Not applicable.

3. *Installation of any seawalls, rip-rap or other shoreland retention structures shall be submitted for review by the conservation board who shall consult with the city engineer prior to issuance of a recommendation to the DRB; and*

As noted above, the Conservation Board reviewed the application on January 6, 2020, and voted unanimously (7-0-0) in support of the project as proposed. The wall will be reviewed by the city engineer or designee prior to construction via the building permit process. **Affirmative finding.**

4. *No new stormwater outfall shall directly discharge into any surface water without approval and implementation of a stormwater management plan approved by the city engineer.*

No new stormwater outfall is included in this proposal. **Affirmative finding.**

(f) District Specific Regulations: Special Flood Hazard Area:

(7) Special Review Criteria

- A. *The danger to life and property due to increased flood heights or velocities caused by encroachments;*

The seawall will be placed within the lakeshore flood hazard area. Lakeshore flood dynamics are unlike those of river flood dynamics. The water does not flow at perceptible speeds and is not subject to constriction. Placement of the seawall within the lakeshore flood zone will have no impact on flood heights or velocities. **Affirmative finding.**

- B. *The danger that material may be swept on to other lands or downstream to the injury of others;*

The new seawall will be constructed of Type III rip rap stone with pervious voids in it to allow water to move through it. Behind the rip rap stone will be 2-3" stone backing. There is little danger that the structure will be swept away by flood waters. **Affirmative finding.**

- C. *The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions;*
Not applicable.

- D. *The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners;*

The seawall is a protective measure against flood damage to the property. The potential for flood damage to the seawall itself is minimal. **Affirmative finding.**

- E. *The importance of the services provided by the proposed facility to the community;*

The seawall is of little importance to the Burlington community; however, it will provide substantial protection to the private property that it will be located on. **Affirmative finding.**

- F. *The availability of alternative locations not subject to flooding for the proposed use;*

The point of the seawall is to protect the property from flood damage. Its placement within the flood zone is key to this function. Its location within the floodplain is acceptable. **Affirmative finding.**

G. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;
Seawalls are commonplace along Burlington's lakeshore. **Affirmative finding.**

H. The relationship of the proposed use to the municipal development plan;
The Municipal Development Plan does not address seawalls. It does speak to the development pattern of single family homes and duplexes in the RL and WRL zones. The subject property contains a single family residence. Insofar as homes along the lakeshore commonly have seawalls, the proposal can be found in compliance with the MDP.
Affirmative finding.

I. The safety of access to the property in times of flood or ordinary and emergency vehicles;
The new seawall will have no effect on the safety of access to the property during times of flood. **Affirmative finding.**

J. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood-waters expected at the site; and
The maximum regulatory flood elevation along the lakeshore is 102' above sea level. The seawall will have no impact on flood heights, velocity, duration, rate of rise, or sediment transport. **Affirmative finding.**

K. Conformance with all other applicable requirements of this ordinance.
See Articles 2, 3, 4, 5, and 6 of these findings.

Article 5: Citywide General Regulations

Section 5.2.3 Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Section 5.2.4 Buildable Area Calculation

Not applicable.

Section 5.2.5 Setbacks

See Sec. 4.4.5 (b) above.

Section 5.2.6 Building Height Limits

See Sec. 4.4.5 (b) above.

Section 5.2.7 Density and Intensity of Development Calculations

Not applicable.

Section 5.5.1 Nuisance Regulations

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

Section 5.5.3 Stormwater and Erosion Control

The applicant has submitted an erosion prevention and sedimentation control plan for the project. The site contractor will install EPSC measures to keep everything onsite. The Conservation Board reviewed the project and has recommended approval as proposed. The Stormwater Program

Manager is currently reviewing the EPSC plan and construction may not commence until it is approved. Due to the size and location of the project, a stormwater plan is not necessary.

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 along the Lake Champlain shoreline. The shoreline is identified as a significant natural area. Much 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. As required, an erosion control plan is under review by the stormwater program manager and must be approved prior to the start of construction. The Conservation Board reviewed this project on January 6, 2020. The Board voted unanimously to support the project as proposed.

Affirmative finding.

b) Topographical Alterations

A fairly steep bank separates the lake from the house site and lawn area. There will be some excavation of the slope, enough to accommodate the new seawall. **Affirmative finding.**

c) Protection of Important Public Views

Not applicable.

d) Protection of Important Cultural Resources

Not applicable.

e) Supporting the Use of Renewable Energy Resources

Not applicable.

f) Brownfield Sites

Not applicable.

g) Provide for Nature's Events

See Sec. 5.5.3.

h) Building Location and Orientation

Not applicable

i) Vehicular Access

Not applicable.

j) Pedestrian Access

Not applicable.

k) Accessibility for the Handicapped

Not applicable.

l) Parking and Circulation

Not applicable.

m) Landscaping and Fences

No new landscaping is included in this proposal.

n) Public Plazas and Open Space

Not applicable.

o) Outdoor Lighting

Not applicable.

p) Integrate Infrastructure into the Design

Not applicable.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

Not applicable.

II. Conditions of Approval

1. **Prior to release of the zoning permit**, the applicant shall confirm the vertical elevation datum used for the site plans (i.e. NGVD 1929 or NAVD 1988)
2. **Prior to release of the zoning permit**, the applicant shall delineate the boundary of the FEMA Base Flood Elevation (BFE) on the site plan for reference. The BFE for Lake Champlain is 101.6' (NAVD) or 102' (NGVD).
3. **Prior to the start of construction**, the associate EPSC plan shall be approved by the Stormwater Program Manager.
4. All permits issued after July 13, 1989 shall be closed out with issuance of Final Certificates of Occupancy prior to request for a FCO for this development. See attached list for guidance on open permits.
5. In all **Special Flood Hazard Areas** (including Floodway areas) such conditions require that:
All development:
 - (i) New construction and/or substantial improvements to structures shall be reasonably safe from flooding and be:
 1. Designed and adequately anchored to prevent flotation, collapse, or lateral movement during the occurrence of the base flood;
 2. Constructed of materials resistant to flood damage;
 3. Constructed by methods and practices that minimize flood damage; and
 4. Constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
 - (ii) All development shall be designed to minimize flood damage to the proposed development and to public facilities and utilities;
 - (iii) All development shall be designed to provide adequate surface drainage to reduce exposure to flood hazards;
 - (iv) All new construction and substantial improvements that have fully enclosed areas below the lowest floor shall:
 1. Be solely used for parking of vehicles, storage, or building access, and such a condition shall clearly be stated on any permits; and,
 2. Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Such designs must be certified by a registered professional engineer or

architect, or meet or exceed the following minimum criteria: A minimum of two openings of two walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters;

(v) All necessary permits shall be obtained from those governmental agencies from which approval is required by federal or state law.

6. Construction hours shall be limited to Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur as allowed by the DRB. No construction activity on Sunday.
7. Any proposed alteration or enlargement of seawall and/or the staircase will be subject to DRB review and approval.
8. The applicant/property owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required.
9. Standard Permit Conditions 1-15.

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: January 22, 2020
RE: 20-0362DT; 86 North Union 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: RM Ward: 2C

Owner/Appellant: Diemer Apartments, LLC

Request: Appeal of administrative zoning determination as to 15-year determination of occupancy of dwelling by 6 unrelated adults.

Overview:

The appellants are seeking an affirmative determination under the 15-year statute of limitations as to occupancy of a dwelling unit by 6 unrelated adults. Such determination request was reviewed administratively and resulted in an adverse determination due to inconsistent occupancy and discontinuance. An appeal of that determination has been filed and is now before the Development Review Board.

Recommendation: **Uphold administrative determination** based on the following findings and conditions:

I. Findings:

The subject residence is a triplex located in the residential – medium density (RM) zone. One of the dwelling units within the triplex contains 6 bedrooms and has been let to 6 unrelated adults for a number of years. Within the RM zone, dwelling units may be occupied by “families,” including up to 4 unrelated adults. Occupancy by 6 unrelated adults is not permitted. As a result, the appellants submitted a determination request to recognize continuous occupancy of the subject dwelling unit by 6 unrelated adults for 15+ years. Such recognition would not “grandfather” or permit the use, but it would result in deeming the zoning violation unenforceable.

The appellants provided leases for the duration of their ownership going back to 2006. An affidavit from prior owners, Charles and Cynthia Burns, attested to occupancy between 1986 and 2001. City rental registration records were used to document occupancy in 2004 and 2005 (15 years from the September 2019 determination request).

Following review of the records and discussions with the appellants and the asst. city attorney, an adverse determination was issued November 7, 2019 as noted below.

This determination is in regard to the above-referenced property, specifically your request that the City of Burlington recognize that the 6-bedroom unit within the triplex has been continuously occupied by 6 unrelated adults for over 15 years. The City reviewed the following documents/evidence to form its determination:

- The City's zoning permit records
- The City's property assessment records
- The City's rental registration records
- The City's 2008 Comprehensive Development Ordinance and as amended
- Property leases dating from the present back to 2006
- Affidavit of Charles and Cynthia Burns dated 9/30/19 and 10/1/19

Based on the review of these items, it is the determination of the Administrative Officer that the subject dwelling unit has not been continuously occupied by 6 unrelated adults for more than 15 years.

- The rental registration records from 2004 and 2005 both state occupancy by 5 unrelated residents. 15 years from this determination request extend back to September 2004.
- The property leases appear to show discontinuance of occupancy by 6 unrelated adults. Discontinuance is a period of 60 days or more per Sec. 5.3.2, "*Bianchi*" controlled uses, structures, and lots, of the Comprehensive Development Ordinance. The May 2007 lease contains 4 unrelated leasees and is amended in August to contain 2 more unrelated leasees. Similar changes in occupancy are noted in subsequent leases. There is a 3-month gap between the 6/1/10 – 5/27/11 lease and the subsequent 8/1/11 – 5/26/12 lease. There is a similar gap between the 6/1/12 – 5/26/13 lease and the subsequent 8/15/13 – 5/26/14 lease.

There is no zoning permit on file permitting occupancy of this dwelling unit by 6 unrelated adults. As such, it is in violation of the Comprehensive Development Ordinance. The records show a lack of consistent occupancy by 6 unrelated adults over the course of the last 15 years. This determination makes no findings as to the triplex use of the property.

An appeal of this adverse determination was filed November 21, 2019, within the 15-day appeal period. The appellants requested deferral of the appeal hearing until January 22, 2020.

The appeal requests relief on three grounds:

- 1) The appellants disagree with the determination and assert that the property is in compliance with the city ordinance.
- 2) The appellants provide 30 years of documentation showing consistent occupancy.
- 3) The appellants dispute the dates used in the administrative determination.

A dwelling unit within the residential zones may only be occupied by a "family" as that term is defined in Article 13 of the CDO. Up to 4 unrelated adults constitute a family as defined in Article 13. More than 4 unrelated adults do not. There is provision in Sec. 4.4.5 (d) 5 C, *Residential Occupancy Limits*, to exceed more than 4 unrelated adults within a dwelling unit in the residential

zones. Approval under this provision has not been sought or obtained. Lacking permit approval, the only other way occupancy of 6 unrelated adults in the subject dwelling unit could be “compliant with the city ordinance” would be as a pre-existing nonconformity (i.e. grandfathered). Such recognition has not been sought or obtained.

Documentation provided by the appellants pertains to occupancy of the subject dwelling unit back to 1986. The problem arises due to inconsistency of occupancy as reflected in the documentation. The appellants provided lease documentation back to 2006. In order to reach a full 15 years from the September 2019 determination request, documentation back to 2004 is necessary. The city’s rental registration records were used to fill this gap. Both the 2004 and 2005 rental registration records clearly show 5 unrelated adult occupants in the subject dwelling. There is no evidence to the contrary as to these two years. The 15-year benchmark is missed. Furthermore, within the lease documentation provided by the appellants, there are apparent gaps in occupancy. As noted in the determination findings, there are gaps in occupancy spanning more than 60 days (May 27, 2011 – August 1, 2011 and May 26, 2013 – August 15, 2013). There is also an apparent reduction in occupancy to 4 unrelated adults in May 2007 that does not increase to 6 until August 2007. Per Sec. 5.3.2, “*Bianchi*” *controlled uses, structures, and lots*, of the CDO, reestablishment of the violation may not occur following discontinuance of more than 60 days.

Nothing in the appeal elaborates as to the dispute of the dates used in the determination. All of the dates used in the determination stem from documentation relative to the determination request.

The records show that the subject dwelling unit has been occupied by 6 unrelated adults for a number of years; however, the records also show that occupancy has fluctuated over the years between 4 and 6 unrelated adults and has even discontinued from time to time. The records fail to establish consistent, uninterrupted occupancy of the subject dwelling unit by 6 unrelated adults for at least 15 years. As a result, the present occupancy by 6 unrelated adults is not protected by the 15-year statute of limitations. Based on apparent discontinuance, the subject unit may only be occupied by 4 or fewer unrelated adults or another type of “family” as defined in Article 13.

II. Recommended Motion:

Uphold the adverse determination of 20-0362DT.

Appeal: #ZP 20-0362DT-Zoning Violation 371954-86 N Union St

Page 2

Appeal:

The determination regarding adverse zoning violation, the consistent use of unit with more than four unrelated adults, and the 15- Year determination of occupancy of dwelling by 6 unrelated adults.

- Property owner disagrees with determination regarding more than four unrelated adults, consistent use of occupancy, and 15- Year determination of occupancy of dwelling by 6 unrelated adults. The property is in compliance, and not in violation of the City Ordinance.
- Property owner provided 30 years of documentation that demonstrated consistent occupancy.
- Property Owner disputes dates used by zoning administrator in his determination.
- Property owner reserves the right to add additional arguments in support of their position.

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**ZONING DETERMINATION
ADVERSE**

City of Burlington, Vermont
Department of Permitting and Inspections

Application Date: 09/26/2019

Appeal Expiration Date: 11/22/2019

Project Location: 86 NORTH UNION STREET

District:

Owner: Diemer Apartments LLC

Ward: 20

Address: 14 BACON ST SUITE 205
SOUTH BURLINGTON VT 05403

Tax ID: 044-3-219-00

Determination Type: Residential - Use - Existing

Determination Description:

15- Year determination of occupancy of dwelling by 6 unrelated adults.

Zoning Review #20-0362DT

Decision Type: Administrative

Decision: Adverse

See Determination Findings

Decision Date: November 7, 2019

Zoning Administrative Officer

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on November 22, 2019.

Fee Type	Amount	Paid in Full	Balance Due: \$0.00
Application Fee:	\$140.00	No	Date Paid: _____ Check # _____

Building Permit Required: **No**

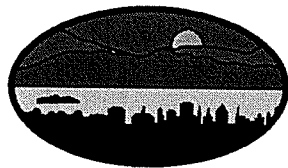
Permit Received By: _____

Date: _____

RSN: 377072

149 Church Street Burlington, Vermont 05401-8415

main



City of
Burlington, Vermont
149 Church Street

Zoning Determination – Findings

ZP #: 20-0362DT

Tax ID: 044-3-219-000

Issue Date: November 7, 2019

Decision: Adverse

Property Address: 86 NORTH UNION STREET

Description: 15- Year determination of occupancy of dwelling by 6 unrelated adults.

This determination is in regard to the above-referenced property, specifically your request that the City of Burlington recognize that the 6-bedroom unit within the triplex has been continuously occupied by 6 unrelated adults for over 15 years. The City reviewed the following documents/evidence to form its determination:

- The City's zoning permit records
- The City's property assessment records
- The City's rental registration records
- The City's 2008 Comprehensive Development Ordinance and as amended
- Property leases dating from the present back to 2006
- Affidavit of Charles and Cynthia Burns dated 9/30/19 and 10/1/19

Based on the review of these items, it is the determination of the Administrative Officer that the subject dwelling unit has not been continuously occupied by 6 unrelated adults for more than 15 years.

- The rental registration records from 2004 and 2005 both state occupancy by 5 unrelated residents. 15 years from this determination request extend back to September 2004.
- The property leases appear to show discontinuance of occupancy by 6 unrelated adults. Discontinuance is a period of 60 days or more per Sec. 5.3.2, "*Bianchi*" *controlled uses, structures, and lots*, of the Comprehensive Development Ordinance. The May 2007 lease contains 4 unrelated leasees and is amended in August to contain 2 more unrelated leasees. Similar changes in occupancy are noted in subsequent leases. There is a 3-month gap between the 6/1/10 – 5/27/11 lease and the subsequent 8/1/11 – 5/26/12 lease. There is a similar gap between the 6/1/12 – 5/26/13 lease and the subsequent 8/15/13 – 5/26/14 lease.

There is no zoning permit on file permitting occupancy of this dwelling unit by 6 unrelated adults. As such, it is in violation of the Comprehensive Development Ordinance. The records show a lack of consistent occupancy by 6 unrelated adults over the course of the last 15 years. This determination makes no findings as to the triplex use of the property.

Charles and Cynthia Burns
44 Shelburne St
Burlington, VT 05401

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Affidavit

9-26-19

To Whom it may concern,

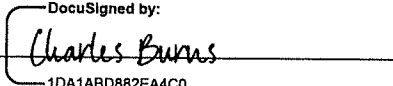
We Charles and Cynthia Burns purchased 86 N Union St. Burlington, VT 05401 in 1986.

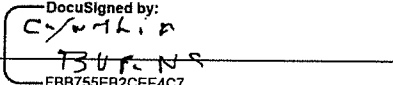
It was a triplex apartment building with one-six-bedroom unit, one-three bedroom unit, and one-one bedroom unit. Additionally, it had six off street parking spaces, a full basement, and a detached garage. We sold it in 2001.

During our ownership, we rented the six-bedroom unit (86 N. Union downstairs) to six unrelated adults.

5 Loomis St #1, a three bedroom, was rented to three unrelated adults.

Lastly, 5 Loomis St #2, a one bedroom, was rented to 1 or 2 unrelated adults.

Charles Burns  9/30/2019
1DA1ABD882EA4C0...

Cynthia Burns  10/1/2019
FBB755EB2CEE4C7...

Property Location		86 North Union St./5 loomis St.									
Unit	Exempt	# Bdrms	# Residents	# Family	# Unrelated	Functional Family	# Parking	# Vehicles	Access		
86 N. Union #1	No	6	5	-	5	Y	3	3	-		
5 Loomis #1	No	3	3	-	-	-	2	2	-		
5 Loomis #2	No	2	2	-	-	-	1	1	-		

Owner: Michael and Mary Dunne

Mailing

Address:

P.O. Box 844
Milton, VT 05468

Physical
Address:

291 Cadreact Road
Milton, VT 05468

Home Ph:

802-893-3013

Property

Manager:

Celtic Property & Investment, LLC

(61321)

Mailing

P.O. Box 844
Milton, VT 05468

Physical
Address:

291 Cadreact Road
Milton, VT 05468

Contact:

Michael or Mary Dunne

Office Ph:

802-891-2009

Email:

celticprop@aol.com

Emergency Contacts:

Name	Emergency Ph#	Address
Ned Dunne	802-734-0162	291 Cadreact Road, Milton, VT 05468
Ellen Curran	802-578-8524	60 Wells St #6, Burlington, VT 05401
Michael Dunne	802-238-6085	291 Cadreact Road, Milton, VT 05468
Mary Dunne	802-355-9700	291 Cadreact Road, Milton, VT 05468

Handwritten signature

4-1-04

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APR - 5 2004

property with unit information below. If you own multiple properties, make a separate copy of information sheet for each rental property.

ENTER PROPERTY ADDRESS HERE 86 NORTH UNION ST

2005

FILL IN INFORMATION FOR EACH UNIT AS FOLLOWS:

LIST EACH UNIT # (OR LETTER) ON LINES BELOW	Rental Unit? Indicate if not rental unit. If not insert "N"	# Bedrooms Enter maximum number of sleeping rooms	# Residents Enter maximum number of residents	# Families Enter number of families (insert number if more than 1)	# Unrelated Enter maximum number of unrelated adults if more than 4	Functional Family? If number of unrelated adults is more than 4, do you claim they are living as a functional family?	# Parking Spaces Enter maximum number of on-site parking spaces	# Vehicles Enter maximum number of vehicles used by residents
#1 De Moisson		4	5	-	5	Y	3	3
Sleam's #1		3	3	-	-	-	2	2
#2		1	2	-	-	-	1	1

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NO parking spaces

NO vehicles

USE A SEPARATE SHEET FOR EACH PROPERTY. Additional sheets for current build:

The following information is required by law. Please list your residential rental property in:

Maximum number of allowed on-site parking spaces	Is this property exempt from the rental registration fee*?
1	Y / N

Is this property heated by a central heating system, or by a heating system in each apartment? 0

... of a central heating system, or by a heating system in each apartment? Y / N

[illegible]

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* A property is fee exempt if it is used as a registered non-profit + Continue on additional sheets as needed.

AGREEMENT OF LEASE

This Agreement of Lease ("Agreement") dated this 2nd day of May, 2006 is made and entered into by and between Celtic Property & Investment, LLC d/b/a Celtic Property (hereinafter referred to as "CPIC") Michael [REDACTED], John [REDACTED], Logan [REDACTED], Trevor [REDACTED], William [REDACTED] and Jason [REDACTED] (hereinafter referred to as "Tenant").

WITNESSETH:

1. **PREMISES:** CPIC does hereby demise and let Tenant the Premises: 86 North Union Street, Unit #1, Burlington, VT 05401 Street "Premises").
2. **TERM:** The letting is for a term beginning on the 1st day of June at 12:00 PM (Noon), and terminating on the 24th day of May, 2007 at 12:00 P.M.

3. RENT: Tenant shall pay to CPIC the total rent

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**BURLINGTON
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- 4.

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REAL ESTATE LEASE
Diemer Holdings, LLC~PO Box 64678 Burlington, VT 05406
802-951-2457 Emergency 351-7850 pager

This Lease Agreement is made effective as of 05-03-2007, by and between ("Landlords"), Diemer Holdings LLC, and ("Tenant")

David [REDACTED], Andrew [REDACTED], Chad [REDACTED] Brendan [REDACTED] & co-signers the parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant a 6 Bedroom (using only 4 bedrooms at this time) Apartment located at 86 North Union Street

Burlington, CHITTENDEN County, VERMONT. The leased or rented dwelling may be termed as the "unit".

2. **OCCUPANCY.** The above premises may not be occupied by more than 4 person(s), consisting of 4 adults,(until new housemates are found) and 0 children under the age of 18 years, unless prior written consent of Landlord is obtained.

3. **TERM.** The lease term shall commence on 06-01-07 at 10:00 AM, and shall terminate with Tenant vacating and surrendering possession at 10:00AM on 05-27-08

4. [REDACTED]

5. [REDACTED]

6. [REDACTED]

6.a [REDACTED]

Addendum to lease for 86 N Union St Burlington Vermont, dated 05-03-07

Annie [REDACTED] is a binding participant in the lease located at 86 N Union.
Rent is \$ [REDACTED] per month + 1/6th of the utilities. Lease term: Aug. 15th 2007 to Jan. 15, 2008.

[REDACTED] to Diemer Apartments, LLC

All items on original lease will be adhered to.

Total due:

[REDACTED] deposit to hold

[REDACTED] Diemer Apartments, LLC

Y rec'd 8/8/07
CK# 111

X Annie [REDACTED] dated

Jim Diemer

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Diemer Holdings, LLC
PO Box 64678
Burlington, VT 05406
802-951-2457
diemerpropertymanagement@verizon.net

Addendum to Lease dated: ^{JMD} 8/3/07

JMD
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Casey [REDACTED] is a
binding lessee of original
lease dated. [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

X Casey [REDACTED]
X [REDACTED]

Diemer Holdings, LLC
PO Box 64678
Burlington, VT 05406
802-951-2457
diemerpropertymanagement@verizon.net

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Addendum to Lease dated: 5/3/07

The Parent of the aforementioned tenant becomes a binding participant of this lease Agreement and shares all responsibilities of said Lease.

[REDACTED]
[REDACTED] (Parent is only responsible for his or her child)

Tenant name & address

Casey [REDACTED]
[REDACTED]

Parent name & address & telephone home & work

Diana [REDACTED] 18

Email Address: [REDACTED]

Parent Social Security Number [REDACTED]

Parent signature & date

Diana [REDACTED]

Owner Signature

[Signature]

****Please note rent is due on the 1st of each month, in ONE check. So please arrange to have rent there on time if you are paying.

We are a private company & will not sell or distribute any personal information.
Diemer Holdings, LLC

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PERMITTING & INSPECTION

REAL ESTATE LEASE
Diemer Apartments, LLC~PO Box 64678 Burlington, VT 05406
Emergency pager

This Lease Agreement is made effective as of 12-13-07 by and between ("Landlords"), Diemer Apartments LLC and ("Tenant") Print names: Lindsay [REDACTED], Felicia [REDACTED], Hunter [REDACTED], Tyler [REDACTED], Nico [REDACTED], and Brittany [REDACTED] & Co-signers the parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant a 6 Bedroom Apartment located at 86 N Union Street, Burlington, CHITTENDEN County, VERMONT. The leased or rented dwelling may be termed as the "unit".

2. **OCCUPANCY.** The above premises may not be occupied by more than 6 person(s), consisting of 6 adults, and 0 children under the age of 18 years, unless prior written consent of Landlord is obtained.

3. **TERM.** The lease term shall commence on 06-01-08 at 10:00 AM, and shall terminate with Tenant vacating and surrendering possession at 10:00AM on 05-27-09.

4. [REDACTED]

5. [REDACTED]
at: Diemer Apartments, LLC PO BOX 64678 BURLINGTON VT 05406-4678.

6. [REDACTED]

7. [REDACTED]

7.a. [REDACTED]

NOV 04 2019

Diemer Apartments, LLC~PO Box 64678 Burlington, VT 05406
802-951-2457 Emergency **351-7850 pager**

BURLINGTON
PERMITTING & INSPEC
dlords"), Diemer Apartment

This Lease Agreement is made effective as of **11-14-08** by and between ("Landlords"), Diemer Apartments LLC and ("Tenant") Print names: **Elizabeth [REDACTED], Chelsea [REDACTED], Kate [REDACTED], Katherine [REDACTED], Alison [REDACTED], Audrey [REDACTED], & Co-signers.** The parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant a **6 Bedroom Apartment** located at **86 N. Union Street, Burlington, CHITTENDEN County, VERMONT**. The leased or rented dwelling may be termed as the "unit".

2. **OCCUPANCY.** The above premises may not be occupied by more than 6 person(s), consisting of adults, and 0 children under the age of 18 years, unless prior written consent of Landlord is obtained.

3. **TERM.** The lease term shall commence on **06-01-09** at 10:00 AM, and shall terminate with Tenant vacating and surrendering possession at 10:00AM on **05-27-10** [REDACTED]

- 4.

- 5.

at: Diemer Apartments, LLC PO BOX 64678 BURLINGTON VT 05406-4678.

- 6.

FEEs,

6.a

- 7.

7.a.

7.

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NOV 04 2010
BURLINGTON
PERMITTING & INSPECTION

REAL ESTATE LEASE
Diemer Apartments, LLC~14 Bacon Street Suite 205, Burlington, VT 05401
802-951-2457 Main line & Emergency 24 hours

This Lease Agreement is made effective as of **10-30-09** by and between ("Landlords"), Diemer Apartments LLC and ("Tenant") Print names: **Alexandria [REDACTED], Molly [REDACTED], Bree [REDACTED], Sarah [REDACTED], Jillian [REDACTED], Nicole [REDACTED]** & Co-signers. The parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant a 6 Bedroom Apartment located at 86 N. Union Street, Burlington, CHITTENDEN County, VERMONT. The leased or rented dwelling may be termed as the "unit".

2. **OCCUPANCY.** The above premises may not be occupied by more than 6 person(s), consisting of 6 adults, and 0 children under the age of 18 years, unless prior written consent of Landlord is obtained. [REDACTED]

3. **TERM.** The lease term shall commence on **06-01-10** at 10:00 AM, and shall terminate with Tenant vacating and surrendering possession at 10:00AM on **05-27-11**. [REDACTED]

4. [REDACTED] and [REDACTED]

5. [REDACTED]
at: Diemer Apartments LLC, 14 Bacon Street Suite 205, Burlington, VT 05401.

6. [REDACTED]

6.a [REDACTED]

7. [REDACTED]

7.a [REDACTED]



RECEIVED
NOV 04 2019
BURLINGTON
PERMITTING & INSPECTION

REAL ESTATE LEASE

Diemer Apartments, LLC~14 Bacon Street Suite 205, Burlington, VT 05401
802-951-2457 Main line. Emergency 24 hours 802-350-2004

This Lease Agreement is made effective as of 07-20-11 by and between ("Landlords"), Diemer Apartments, LLC and ("Tenant") Print names: Scott [REDACTED] & Co-signer/s. The parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant 1 Bedroom in a 6 bedroom apartment located at 86 N. Union Street, Burlington, CHITTENDEN County, VERMONT. The leased or rented dwelling may be termed as the "unit".

2. **OCCUPANCY.** The above bedroom unit may not be occupied by more than 1 person(s), consisting of 1 adult [REDACTED]

3. **TERM.** The lease term shall commence on 08-01-11 at 10:00 AM, and shall terminate with Tenant vacating and surrendering possession at 11:59pm 05-26-12 [REDACTED]

4. **RENEWAL TERMS.** If approved by both parties lease must be renewed by [REDACTED] (in writing by Tenant), and for a term of one year June 2012-May 2013. Otherwise lease expires on termination date and times listed above (in section 3), and Tenant must vacate by this date.

5. **PAYMENTS.** Tenant shall [REDACTED]
[REDACTED] are due without [REDACTED]
Diemer Apartments LLC, 14 Bacon Street Suite 205, Burlington, VT 05401.

6. [REDACTED]

6.a [REDACTED]

7. [REDACTED]
7.a [REDACTED]



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BURLINGTON
PERMITTING & INSPECTION

REAL ESTATE LEASE

Diemer Apartments, LLC~14 Bacon Street Suite 205, Burlington, VT 05401
802-951-2457 Main line. Emergency 24 hours 802-350-2004

This Lease Agreement is made effective as of 07-28-11 by and between ("Landlords"), Diemer Apartments, LLC and ("Tenant") Print names: Hanna [REDACTED] & Co-signer/s. The parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant 1 Bedroom in a 6 bedroom apartment located at 86 N. Union Street, Burlington, CHITTENDEN County, VERMONT. The leased or rented dwelling may be termed as the "unit".

2. **OCCUPANCY.** The above bedroom unit may not be occupied by more than 1 person(s), consisting of 1 adult and 0 children under the age of 18 years [REDACTED] sts.

3. **TERM.** The lease term shall commence on 08-1-11 at 10:00 AM, and shall terminate with Tenant vacating and surrendering possession at 11:59pm 05-26-12 [REDACTED]

4. **RENEWAL TERMS.** If approved by both parties lease must be renewed by [REDACTED] (in writing by Tenant), and for a term of one year June 2012-May 2013. Otherwise lease expires on termination date and times listed above (in section 3), and Tenant must vacate by this date.

5. [REDACTED]

at: Diemer Apartments LLC, 14 Bacon Street Suite 205, Burlington, VT 05401 [REDACTED]

6. [REDACTED]

6.a [REDACTED]

7. [REDACTED]

7.a [REDACTED]

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**BURLINGTON
PERMITTING & INSPECTIONS**



**Diemer Apartments, LLC~14 Bacon Street Suite 205, Burlington, VT 05401
802-951-2457 Main line. Emergency 24 hours 802-350-2004**

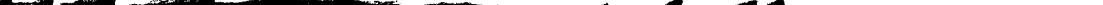
1. PREMISES. Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant **1 Bedroom** in a 6 bedroom apartment located at **86 N. Union Street, Burlington, CHITTENDEN County, VERMONT**. The leased or rented dwelling may be termed as the "unit".

2. **OCCUPANCY.** The above bedroom unit may not be occupied by more than 1 person(s), consisting 1 adult and 0 children under the age of 18 years, [REDACTED]

3. **TERM.** The lease term shall commence on **08-15-11** at 10:00 AM, and shall terminate with Tenant vacating and surrendering possession at 11:59pm **12-26-11** [REDACTED]

4. **RENEWAL TERMS.** If approved by both parties lease must be renewed by [REDACTED] (in writing by Tenant), and for a term of one year June 2012-May 2013. [REDACTED]

at: Diemer Apartments LLC, 14 Bacon Street Suite 205, Burlington, VT 05401.

6. 

6.a [REDACTED]

7. [REDACTED]

7.a. [REDACTED]



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PERMITTING & INSPECTIONS

REAL ESTATE LEASE

Diemer Apartments, LLC~14 Bacon Street Suite 205, Burlington, VT 05401
802-951-2457 Main line & Emergency 24 hours

This Lease Agreement is made effective as of **07-20-11** by and between ("Landlords"), Diemer Apartments LLC and ("Tenant") Print names: **Ethan [REDACTED]** Co-signer/s. The parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant **1 Bedroom** in a 6 bedroom apartment located at 86 N. Union Street, Burlington, CHITTENDEN County, VERMONT. The leased or rented dwelling may be termed as the "unit".

2. **OCCUPANCY.** The above bedroom unit may not be occupied by more than 1 person(s), consisting 1 adult [REDACTED]

3. **TERM.** The lease term shall commence on **08-15-11** at 10:00 AM, and shall terminate with Tenant vacating and surrendering possession at 11:59pm **05-26-11** [REDACTED]

4. **RENEWAL TERMS.** If approved by both parties lease must be renewed by [REDACTED] (in writing by Tenant), and for a term of one year June 2012-May 2013. Otherwise lease expires on termination date and times listed above (in section 3), and Tenant must vacate by this date.

5. [REDACTED]

at: Diemer Apartments LLC, 14 Bacon Street Suite 205, Burlington, VT 05401.

6. [REDACTED]

6.a [REDACTED]

7. [REDACTED]

7.a [REDACTED]



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REAL ESTATE LEASE

Diemer Apartments, LLC~14 Bacon Street Suite 205, Burlington, VT 05401
802-951-2457, Main line. Emergency, 24 hours, 802-350-2004

This Lease Agreement is made effective as of 08-01-11 by and between ("Landlords"), Diemer Apartments LLC and ("Tenant") Print names: Brittany [REDACTED] & Co-signer/s. The parties agree as follows:

- 1. PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant a 1 Bedroom in a 6 bedroom apartment located at **86 N. Union Street, Burlington, CHITTENDEN County, VERMONT**. The leased or rented dwelling may be termed as the "unit".

2. **OCCUPANCY.** The above bedroom unit may not be occupied by more than 1 person(s), consisting of 1 adult [REDACTED]

3. **TERM.** The lease term shall commence on ~~08-15-11~~ at 10:00 AM, and shall terminate with Tenant vacating and surrendering possession at 11:59pm ~~05-26-12~~ with no pro-ration. First months rent is due in O CHECK now, then each month thereafter.

4. **RENEWAL TERMS.** If approved by both parties lease must be renewed by [REDACTED] (in writing by Tenant), and for a term of one year June 2012-May 2013. Otherwise lease expires on termination date and times listed above (in section 3), and Tenant must vacate by this date.

5. [REDACTED]
[REDACTED]
[REDACTED] at Diemer Apartments LLC, 14 Bacon Street Suite 205, Burlington, VT 05401.

6. [REDACTED]

- 6.a [REDACTED]

7. [REDACTED]

- 7.a. [REDACTED]



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PERMITTING & INSPECTION

REAL ESTATE LEASE

Diemer Apartments, LLC~14 Bacon Street Suite 205, Burlington, VT 05401

802-951-2457, Main line. Emergency, 24 hours, 802-350-2004

This Lease Agreement is made effective as of **08-01-11** by and between ("Landlords"), Diemer Apartments, LLC and ("Tenant") Print names: **Brittany [REDACTED] & Co-signer/s**. The parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant

1 Bedroom(#4) in a 6 bedroom apartment located at **86 N. Union Street**, Burlington, CHITTENDEN County, VERMONT. The leased or rented dwelling may be termed as the "unit".

2. **OCCUPANCY.** The above bedroom unit may not be occupied by more than 1 person(s), consisting of 1 adult and **0** children under the age of 18 years.

3. **TERM.** The lease term shall commence on **09-01-11** at 10:00 AM, and shall terminate with Tenant vacating and surrendering possession at 11:59pm

05-26-12

4. [REDACTED] in writing by Tenant), and for a term of one year June 2012-May 2013. Otherwise lease expires on termination date and times listed above (in section 3), and Tenant must vacate by this date.

5. [REDACTED]

[Handwritten signature]



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PERMITTING & INSPECTION

REAL ESTATE LEASE

Governed solely by the statutes of the State of Vermont

Diemer Apartments, LLC~14 Bacon Street Suite 205, Burlington, VT 05401

802-951-2457, Main line. Emergency, 24 hours, 802-350-2004

This Lease Agreement is made effective as of 11-01-11 by and between ("Landlords"), Diemer Apartments, LLC and ("Tenant") Print names: Claire [REDACTED] & Co-signer/s. The parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant 1 Bedroom(#1) in a 6 bedroom apartment located at 86 N. Union Street, Burlington, CHITTENDEN County, VERMONT. The leased or rented dwelling may be termed as the "unit".

2. **OCCUPANCY.** The above bedroom unit may not be occupied by more than 1 person(s), consisting of 1 adult and 0 children under the age of 18 years, [REDACTED]

3. **TERM.** The lease term shall commence on 01-01-12 at 10:00 AM, and shall terminate with Tenant vacating and surrendering possession at 11:59pm 05-26-12 with no pro-ration [REDACTED]

4. [REDACTED]

5. [REDACTED]

at: Diemer Apartments LLC, 14 Bacon Street Suite 205, Burlington, VT 05401 [REDACTED]

6. [REDACTED]

6.a [REDACTED]

7. [REDACTED]

7.a. [REDACTED]

NOV 04 2019

Governed solely by the statutes of the State of Vermont

This Lease Agreement is made effective as of 11-30-11 by and between ("Landlords"), Diemer Apartments, LLC and ("Tenant") Print names: Pierre [REDACTED] Robert [REDACTED] Spencer [REDACTED], Christopher [REDACTED] Keegan [REDACTED] & John [REDACTED] & Co-signers. The parties agree as follows:

2. **OCCUPANCY.** The above premises may not be occupied by more than 6 person(s), consisting of 6 adults (at any one time), [REDACTED]

3. **TERM.** The lease term shall commence on 06-01-12 at 10:00 AM, and shall terminate with Tenant vacating and surrendering possession at 11:59pm on 05-26-13.

4. [REDACTED]
writing or email by Tenant), and for a term of one year May 2013-May 2014. Otherwise lease expires on termination date and times listed above (in section 3), and Tenant must vacate by this date.

5. [REDACTED]

Diemer Apartments, LLC 14 Bacon Street, Suite 205 BURLINGTON VT 05401.

6. [REDACTED]

6a



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PERMITTING & INSPECTIONS

REAL ESTATE LEASE

Diemer Apartments, LLC~14 Bacon Street Suite 205, Burlington, VT 05401
802-951-2457

This Lease Agreement is made effective as of **07-30-13** by and between ("Landlords"), Diemer Apartments, LLC and ("Tenant")
Print names: **Jade [REDACTED]** *co-signer/s*. The parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant
1 Bedroom in a 6 bedroom apartment located at **86 N. Union Street**, Burlington, CHITTENDEN County, VERMONT. The leased
rented dwelling may be termed as the "unit, bedroom 6".

2. **OCCUPANCY.** The above bedroom unit may not be occupied by more than 1 person(s), consisting of 1 adult and 0
children under the age of 18 years [REDACTED]

3. **TERM.** The lease term shall commence on **08-15-13** at 10:00 AM, and shall terminate with Tenant vacating and
surrendering possession at 11:59pm **5-26-14** [REDACTED]

4. **RENEWAL TERMS.** No renewal.

5. [REDACTED]

[REDACTED] such payment shall be made with only one check to the Landlord at: Diemer Apartments LLC, 14 Bacon Street Suite 205,
Burlington, VT 05401.

6. [REDACTED]

6.a [REDACTED]

7. [REDACTED]

7.a. S [REDACTED]

7. b T [REDACTED]

8. [REDACTED]

8.a [REDACTED]



REAL ESTATE LEASE

Diemer
Aptments, LLC

14 Bacon Street Suite 205 Burlington, VT 05401
802-951-2457

Dated
11/11/13

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PERMITTING & INSPECT

This Lease Agreement is made effective as of today by and between ("Landlords"), Diemer, Apartments, LLC, & ("Tenant/s" (see below) as well as their Co-signers, (see addendums).

Name	Cell Number	Best Email	Parents/Co-signer Name	Parents email & cell
Kelly				

The parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant

1 bedroom/ bedroom
#3

Bedroom Apartment located at

86 N Union St (shared unit)

VT CHITTENDEN County, VERMONT. The leased or rented dwelling may be termed as the "unit".

2. **OCCUPANCY.** The above premises may not currently be occupied by more than

1

person(s), unless prior written consent of Landlord is obtained.

3. **TERM.** The lease term shall commence on

January 1, 2014

at 10:00 AM, and shall terminate with Tenant vacating and surrendering possession at 11:59PM am

May 26, 2014

4. **RENEWAL TERMS.** If approved by both parties lease must be renewed by 11-01-14 (in writing by Tenant), and for a term of one year June 2015-May 2016. Otherwise lease expires on termination date and times listed above (in section 3), and Tenant must vacate by this date.

5.

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PERMITTING & INSPECTION



REAL ESTATE LEASE
Diemer Apartments, LLC

14 Bacon Street Suite 205 Burlington, VT 05401
802-951-2457

Dated

~~1/10/14~~

1/15/14

This Lease Agreement is made effective as of today by and between ("Landlords"), Diemer Apartments, LLC, & ("Tenant/s" (see below) as well as their Co-signers, (see addendums).

Name	Cell Number	Best Email	Parents/Co-signer Name	Parents email & cell
Brianna [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

The parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant

1 bedroom/ bedroom
#4

Bedroom Apartment located at

86 N Union St (shared unit)

VT CHITTENDEN County, VERMONT. The leased or rented dwelling may be termed as the "unit".

2. **OCCUPANCY.** The above premises may not currently be occupied by more than

1

person(s), unless prior written consent of Landlord is obtained.

3. **TERM.** The lease term shall commence on

January 1, 2014

Jan. 15, 2014

at 10:00 AM, and shall terminate with Tenant vacating and surrendering possession at 11:59PM am

May 26, 2014

4. **RENEWAL TERMS.** If approved by both parties lease must be renewed by 11-01-14 (in writing by Tenant), and for a term of one year June 2015-May 2016. Otherwise lease expires on termination date and times listed above (in section 3), and Tenant must vacate by this date.

5. **LEASE PAYMENTS.** Tenant shall pay to Landlord monthly lease payments of

[REDACTED] (s) = with a Total due of

payment shall be made with only one check to the Landlord at:

Diemer Apartments, LLC

, 14 Bacon Street, Suite 205 Burlington VT 05401.

Such



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PERMITTING & INSPECTIONS

REAL ESTATE LEASE

Diemer Apartments, LLC~14 Bacon Street Suite 205, Burlington, VT 05401
802-951-2457

This Lease Agreement is made effective as of **07-25-13** by and between ("Landlords"), Diemer Apartments, LLC and ("Tenant")
Print names: **Britt [REDACTED]** & co-signer. The parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant
1 Bedroom in a 6 bedroom apartment located at **86 N. Union Street**, Burlington, CHITTENDEN County, VERMONT. The leased
rented dwelling may be termed as the "unit, bedroom 1".

2. **OCCUPANCY.** The above bedroom unit may not be occupied by more than 1 person(s), consisting of 1 adult and 0
children under the age of 18 years, [REDACTED]

3. **TERM.** The lease term shall commence on **08-15-13** at 10:00 AM, and shall terminate with Tenant vacating and
surrendering possession at 11:59pm **5-26-14**, [REDACTED]

4. **RENEWAL TERMS.** No renewal.

5. **LEASE PAYMENTS.** [REDACTED]

[REDACTED] Such payment shall be made with only one check to the Landlord at: Diemer Apartments LLC, 14 Bacon Street Suite 205,
Burlington, VT 05401.

6. [REDACTED]

6.a [REDACTED]

7. [REDACTED]

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PERMITTING & INSPECTIONS



REAL ESTATE LEASE

Diemer Apartments, LLC~14 Bacon Street Suite 205, Burlington, VT 05401
802-951-2457

This Lease Agreement is made effective as of 07-25-13 by and between ("Landlords"), Diemer Apartments, LLC and ("Tenant")
Print names: Danielle [REDACTED] co-signer/s. The parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant
1 Bedroom in a 6 bedroom apartment located at 86 N. Union Street, Burlington, CHITTENDEN County, VERMONT. The leased
rented dwelling may be termed as the "unit, bedroom # 3".

2. **OCCUPANCY.** The above bedroom unit may not be occupied by more than 1 person(s), consisting of 1 adult and 0
children under the age of 18 years. [REDACTED]

3. **TERM.** The lease term shall commence on 08-15-13 at 10:00 AM, and shall terminate with Tenant vacating and
surrendering possession at 11:59pm 1-1-14 [REDACTED]

4. **RENEWAL TERMS.** No renewal.
5. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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PERMITTING & INSPECTIONS

REAL ESTATE LEASE

Diemer Apartments , LLC

14 Bacon Street Suite 205 Burlington, VT 05401
802-951-2457

Dated
1-16-14

Angus
address
7/20

This Lease Agreement is made effective as of today by and between ("Landlords"), Diemer, Apartments LLC ,& ("Tenant/s" (see below) as well as their Co-signers, (see addendums).

Name	Cell Number	Best Email	Parents/Co-signer Name	Parents email & cell
David [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Wesley [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
William [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Anne [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Tim [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

The parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant

6

Bedroom Apartment located at

86 N Union St

VT CHITTENDEN County, VERMONT. The leased or rented dwelling may be termed as the "unit".

2. **OCCUPANCY.** The above premises may not currently be occupied by more than

5 adding 6th person later

person(s), unless prior written consent of Landlord is obtained.

3. **TERM.** The lease term shall commence on

6-1-14

at 10:00 AM, and shall terminate with Tenant vacating and surrendering possession

5-26-2014

4. **RENEWAL TERMS.** If approved by both parties lease must be renewed by [REDACTED] in writing by Tenant), and for a term of one year June 2015-May 2016. Otherwise lease expires on termination date and times listed above (in section 3), and Tenant must vacate by this date.

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PERMITTING & INSPECTIONS

Online Application Form Submitted

From: Diemer Properties Website (diemerproperties@~~diemerproperties.com~~)
To: diemerproperties@yahoo.com
Date: Thursday, December 12, 2013, 04:51 PM EST

A visitor has submitted a new application online.

This is a copy of the Data Submitted:

Name: Angus [REDACTED]
SSN: [REDACTED]
Date of Birth: [REDACTED]
Student: [REDACTED]
Cell Phone: [REDACTED]
Home Phone: [REDACTED]
Email: [REDACTED]
Address: [REDACTED]
Number of Adults: [REDACTED]
Number of Children: 0
Did someone recommend us? Yes, Will and Tim, potential roommates
Who is the main contact in your group? Will, Tim
When would you be available to move in? June 2014
Who will be your other housemates? [REDACTED]
Do you have to have someone sub-let in the summer in order to rent this apartment? No
Are you a smoker? Yes
Are you willing to smoke outside? Yes

1st Choice
(Address):

86 North Union Street, Burlington, Vermont,
05401

2nd Choice
(Address):

Why are you an
ideal candidate?

Are you prepared
to pay a deposit?

Yes

What is your time
frame for move-
in?

Employment History

Full Time
Student?

Current
Employer:

Date employment
started:

Business Phone:

Supervisor's
Name:

Hourly/Weekly
rate of pay:

Full or Part-Time: value1

Previous
Employer:

Dates Employed:

Business Phone:

Supervisor's
Name:

Hourly/Weekly
rate of pay:

Full or Part-Time: Full

Other sources of
income &
amounts:

Signed:

Angus

12/12/13

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BURLINGTON
PERMITTING & INSPE

Diemer Apartments, LLC
14 Bacon ST Suite 205
Burlington, Vt 05401~802-951-2457
7-25-14

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BURLINGTON
PERMITTING & INSPECTION

Lease addendum to lease 86 N Union St Burlington, VT 05401

dated

1-16-14

The lease for 86 N Union with has been amended to reflect a change.

Adding Angus [REDACTED] and co-signer, [REDACTED]

Angus [REDACTED] and his cosigner become full and binding participants to lease along with

Will [REDACTED] Tim [REDACTED] Anne [REDACTED], Davis [REDACTED] and Wesley [REDACTED]

We understand that the rent need to be paid in full , no later than the first of the month, in the form of one check for the entire unit. [REDACTED]

A deposit of [REDACTED] has been collected.

**BURLINGTON
PERMITTING & INSPECTIONS**

Online Application Form Submitted

From: Diemer Properties Website [REDACTED]

To: [REDACTED]

Date: Wednesday, June 24, 2015, 08:05 PM EDT

A visitor has submitted a new application online.

This is a copy of the Data Submitted:

Name: Christopher [REDACTED]
SSN: [REDACTED]
Date of Birth: [REDACTED]
Student: [REDACTED]
Cell Phone: [REDACTED]
Home Phone: {Phone}
Email: [REDACTED]
Address: [REDACTED]
Number of Adults: [REDACTED]
Number of Children: 0
Did someone recommend us? [REDACTED]
Who is the main contact in your group? [REDACTED]
When would you be available to move in? [REDACTED]
Who will be your other housemates?
Do you have to have someone sub-let in the summer in order to rent this apartment? No
Are you a smoker? No
Are you willing to smoke outside? Yes
List any Pets: none
List all vehicles, makes & models: Toyota Corolla
In case of emergency contact & relation to you: [REDACTED]

Tenant History

If you do not have 3 years rental history or full-time income, are your parents/guardians willing to co-sign for you?

Yes

Parents Names: [REDACTED]

Parents Telephone #: [REDACTED]

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PERMITTING & INSPECTIONS

Online Application Form Submitted

From: Diemer Properties Website ([REDACTED])

To: [REDACTED]

Date: Tuesday, August 4, 2015, 12:13 PM EDT

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BURLINGTON
PERMITTING & INSPECTIO

A visitor has submitted a new application online.

This is a copy of the Data Submitted:

Name:

hanqi [REDACTED]

SSN:

Date of Birth:

Student:

Cell Phone:

Home Phone:

Email:

Address:

Number of Adults:

1

Number of Children:

0

Did someone recommend us?

Who is the main contact in your group?

When would you be available to move in?

Who will be your other housemates?

Do you have to have someone sub-let in the summer in order to rent this apartment?

Are you a smoker?

Are you willing to smoke outside?

List any Pets:

List all vehicles, makes & models:

In case of emergency contact & relation to you:

Tenant History

If you do not have 3 years rental history or full-time income, are your parents/guardians willing to co-sign for you?

Parents Names:

Parents Telephone #:

Parents Email:

List your last 3 residences. This must be filled out completely with telephone numbers

1. Date & your rental amount (monthly):

1. Address of location:

1. Landlord name & telephone #:

Online Application Form Submitted

From: Diemer Properties Website

To:

Date: Wednesday, August 5, 2015, 11:36 AM EDT

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PERMITTING & INSPECTIONS

A visitor has submitted a new application online.

This is a copy of the Data Submitted:

Name: Rupert [REDACTED]
SSN: [REDACTED]
Date of Birth: [REDACTED]
Student: [REDACTED]
Cell Phone: [REDACTED]
Home Phone: [REDACTED]
Email: [REDACTED]
Address: [REDACTED]
Number of Adults: [REDACTED]
Number of Children: [REDACTED]
Did someone recommend us? [REDACTED]
Who is the main contact in your group? [REDACTED]
When would you be available to move in? August 26
Who will be your other housemates? [REDACTED]
Do you have to have someone sub-let in the summer in order to rent this apartment? [REDACTED]
Are you a smoker? [REDACTED]
Are you willing to smoke outside? [REDACTED]
List any Pets: [REDACTED]
List all vehicles, makes & models: [REDACTED]
In case of emergency contact & relation to you: [REDACTED]

Tenant History

If you do not have 3 years rental history or full-time income, are your parents/guardians willing to co-sign for you?

Parents Names: [REDACTED]

Parents Telephone #: [REDACTED]

Parents Email: [REDACTED]

Online Application Form Submitted

From: Diemer Properties Website (diemerproperties@comcast.net)

To: diemerproperties@yahoo.com

Date: Thursday, July 23, 2015, 01:08 PM EDT

A visitor has submitted a new application online.

This is a copy of the Data Submitted:

Name: Colin [REDACTED]
SSN: [REDACTED]
Date of Birth: [REDACTED]
Student: [REDACTED]
Cell Phone: [REDACTED]
Home Phone: [REDACTED]
Email: [REDACTED]
Address: [REDACTED]
Number of Adults: 1
Number of Children: 0
Did someone recommend us?
Who is the main contact in your group? [REDACTED]
When would you be available to move in? August
Who will be your other housemates?
Do you have to have someone sub-let in the summer in order to rent this apartment? No
Are you a smoker? No
Are you willing to smoke outside? No
List any Pets: None
List all vehicles, makes & models: None
In case of emergency contact [REDACTED]

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Online Application Form Submitted

From: Diemer Properties Website (diemerproperties@comcast.net)

To: diemerproperties@yahoo.com

Date: Tuesday, July 28, 2015, 01:54 PM EDT

A visitor has submitted a new application online.

This is a copy of the Data Submitted:

Name: Dave [REDACTED]
SSN: [REDACTED]
Date of Birth: [REDACTED]
Student: [REDACTED]
Cell Phone: [REDACTED]
Home Phone: [REDACTED]
Email: [REDACTED]
Address: [REDACTED]
Number of Adults: [REDACTED]
Number of Children: 0
Did someone recommend us? [REDACTED]
Who is the main contact in your group? [REDACTED]
When would you be available to move in? [REDACTED]
Who will be your other housemates? [REDACTED]
Do you have to have someone sub-let in the summer in order to rent this apartment? [REDACTED]
Are you a smoker? [REDACTED]
Are you willing to smoke outside? [REDACTED]
List any Pets: [REDACTED]
List all vehicles, makes & models: [REDACTED]
In case of emergency contact & relation to you: [REDACTED] 2-

Tenant History

If you do not have 3 years rental history or full-time income, are your parents/guardians willing to co-sign for you? Yes

Parents Names: [REDACTED]
Parents Telephone #: [REDACTED]
Parents Email: [REDACTED]

List your last 3 residences. This must be filled out.

Online Application Form Submitted

From: Diemer Properties Website

To: diemerproperties@ymail.com

Date: Sunday, July 26, 2015, 10:35 AM EDT

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A visitor has submitted a new application online.

This is a copy of the Data Submitted:

Name: Nick

SSN:

Date
of
Birth:

Student:
ent: Senior

Cell
Phone:

Home
Phone: {Phone}

Email:

Address:

Number
of
Adults:

Number
of
Children: 0

Did someone recommend

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REAL ESTATE LEASE

Diemer Apartments, LLC

14 Bacon Street Suite 205 Burlington, VT 05401

802-951-2457

Governed Solely by the Statutes of the State of Vermont

Dated
11-13-15

This Lease Agreement is made effective as of today by and between ("Landlords"), Diemer Apartments, LLC & ("Tenant/s" (see below) as well as their Co-signers, (see addendums).

Name	Cell Number	Best Email	Parents/Co-signer Name
Becky [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Caroline [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Brittany [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Jazz [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Hannah [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Ruth [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

The parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant

5

Bedroom Apartment located at

86 N Union St

VT CHITTENDEN County, VERMONT. The leased or rented dwelling may be termed as the "unit".

2. **OCCUPANCY.** The above premises may not currently be occupied by more than

6

Person (s), unless prior written consent of Landlord is obtained.

3. **TERM.** The lease term shall commence on

June 1, 2016 ~

at 10:00 AM, and shall terminate with Tenant vacating and surrendering possession

May 26, 2017

4. **RENEWAL TERMS.** If approved by both parties a new lease must be renewed by 10-01-16 (in writing), and for a term one year June 2017-May 2018. Otherwise lease expires on termination date and times listed above (in section 3), and Tenant must vacate by this date.

5. **LEASE PAYMENTS.** Tenant shall pay to Landlord monthly lease payments of

[REDACTED]

with a Total due of

[REDACTED]

Initial C [REDACTED] B [REDACTED] R [REDACTED] J [REDACTED]

RECEIVED

NOV 04 2019

BURLINGTON
PERMITTING & INSPECTION



Diemer Apartments LLC
REAL ESTATE LEASE
14 Bacon Street Suite 205 Burlington, VT 05401
802-951-2457
Dated: 10-11-16

This Lease Agreement is made effective as of today by and between ("Landlords"), Diemer Apartments LLC, & ("Tenant/s" (s below) as well as their Co-signers, (three addendums).

Name	Cell Number	Best Email	Parents/Co-signer Name&#
Rebecca [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Katherine [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Morgan [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Abigail [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Lily [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Alice [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

The parties agree as follows:

1. **PREMISES.** Landlord, in consideration of the lease payments provided in this agreement, leases to Tenant

6

*Bedroom Apartment located at

86 N Union St Burlington

VT CHITTENDEN County, VERMONT. The leased or rented dwelling may be termed as the "unit".

2. ***OCCUPANCY.** The above premises may not currently be occupied by more than 3 people/person(s), unless prior written consent of Landlord is obtained.

3. **TERM.** The lease term shall commence on

6-1-17

at 10:00 AM, and shall terminate with Tenant vacating and surrendering possession

5-26-18

4. **RENEWAL TERMS.** If approved by both parties' lease must be renewed by 10-01-17 (must be in writing signed by landlord and Tenant), and for a term of one year June 2018-May 2019. Otherwise lease expires on termination date and times listed above (in section 3), and Tenant must vacate by this date.

5. **LEASE PAYMENTS.** Tenant shall pay to Landlord monthly lease payments of

[REDACTED]

= with a Total due of

[REDACTED]

payable, in advance, **RECEIVED BY THE FIRST DAY OF EACH MONTH.** Payments are due without demand or notice. No payment shall be made with only one check to the Landlord at:

Diemer Apartments, LLC

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: January 22, 2020
RE: 20-0493CA; 180 Queen City Park Road
20-0514CA; 266 Queen City Park Road

=====

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/Appellant: Burton Corporation / CRZ Group (Lawrence Smith, representative and Frank Kochman, Esq.)

Request: Appeals of administrative zoning permits for stormwater enhancements and parking layout revisions at two properties (180 & 266 Queen City Park Road).

Overview:

Two zoning permits were administratively approved for site work at the two adjacent Burton properties on Queen City Park Road. Site work pertained to stormwater improvements and parking layout revisions and associated landscaping and lighting. The appellants are seeking to vacate the administrative approvals and to subject the applications to review by the Development Review Board.

Recommendation: Uphold administrative zoning permits based on the following findings and conditions:

I. Findings:

The two properties, 180 and 266 Queen City Park Road, are located side-by-side and, together, comprise the Burton Corporation campus. The proposed stormwater improvements are intended to address new state stormwater requirements under Act 64. Parking lot revisions were necessary to accommodate the new stormwater improvements. Related changes to landscaping and lighting were also proposed. As the proposed work affected both properties, two zoning applications were filed and reviewed concurrently. Although a zoning application for a performing arts center at this location is widely anticipated, no part of these zoning applications pertains to a change in use.

The zoning application for 180 Queen City Park Road was filed November 7, 2019. Staff contacted the applicants as to the need for an additional permit application for the adjacent property and also pointed out that the proposal for 10 additional parking spaces could not be approved without a maximum parking waiver from the Development Review Board. The second

zoning application for 266 Queen City Park Road was filed November 18, 2019. Revised plans showing no net change in parking count accompanied that application.

Due to the estimated cost of construction (> \$25K), the two zoning applications were reviewed as Certificate of Appropriateness, Level 2. There is provision for administrative review of such applications under Sec. 3.2.7 (a), *Administrative Authority*, 7-12 of the CDO. The applications contain no change in total parking count and result in an overall reduction in lot coverage. Existing landscaping is to be altered with new landscaping, and existing outdoor lighting is to be revised with new outdoor lighting. Upgraded stormwater management features are proposed and are subject to review by stormwater program staff. No net change in curb cuts is proposed; however, some alterations as to location are proposed, subject to review by the city's right-of-way and excavation inspector. In sum, a number of existing features are to be altered, but very little is actually new. The zoning permits were approved November 19, 2019 subject to the following conditions:

180 Queen City Park Road (20-0493CA)

1. **Prior to release of the zoning permit**, a completed "standard erosion prevention and sediment control plan" shall be submitted, subject to review and approval by city stormwater program staff.
2. The proposed curb cut work is subject to separate review and permitting by the Department of Public Works' Excavation Inspector.
3. The proposed stormwater improvements are subject to separate review and approval by the Department of Public Works' stormwater program staff.
4. Standard permit conditions 1-15.

266 Queen City Park Road (20-0514CA)

1. **Prior to release of the zoning permit**, a completed "standard erosion prevention and sediment control plan" shall be submitted, subject to review and approval by city stormwater program staff.
2. The proposed curb cut work is subject to separate review and permitting by the Department of Public Works' Excavation Inspector.
3. The proposed stormwater improvements are subject to separate review and approval by the Department of Public Works' stormwater program staff.
4. The newly proposed southerly curb cut appears to access the street within the City of South Burlington. The applicant is advised to consult South Burlington Public Works Department as to any applicable permitting requirements under that city's jurisdiction.
5. Standard permit conditions 1-15.

The zoning permit conditions appropriately refer to separate authorities for several items: The erosion control plan, the stormwater management plan, and the curb cut alterations. 266 Queen City Park Road borders the City of South Burlington. Condition 4 for that zoning permit directs the applicants to consult with South Burlington as to any applicable requirements under that jurisdiction.

Appeals of these two zoning permits were filed December 3, 2019, within the 15-day appeal period. The appeals request that the zoning permit approvals be vacated and that the applications be reviewed by the Development Review Board by way of public hearing. The appeals reference a number of sections of the CDO as their basis.

- Sec. 3.1.2 (a) lists a number of things that require a zoning permit. In this case, the proposed work requires zoning approval. Zoning permits were sought and obtained as required.
- Sec. 3.2.2 (d) describes what a Level 2 Certificate of Appropriateness is and the submission requirements. The applications were appropriately handled as level 2 COA's.
- Sec. 3.2.7 (10) notes circumstances wherein a level 2 COA may be handled administratively. As noted above, no expansion of parking or lot coverage is proposed. Existing outdoor lighting will be updated as will related landscaping. Erosion control, stormwater management, and curb cuts are not under the jurisdiction of the CDO, and appropriate reference to applicable authorities is made in the permit conditions.
- Sec. 3.2.8 simply refers to DRB procedures and is not applicable to these applications.
- Sec. 3.4.2 (a) & (b) refer to site plan and design review. The two zoning applications were subject to both site plan and design review standards.
- Sec. 3.5.2 (b) outlines "major impact" thresholds. The applications are not subject to "major impact" review as none of the enterprise zone thresholds are tripped. Even if they were, the project would be exempt under Sec. 3.5.3, as no change in use is proposed, nor is there any increase in required parking.
- Sec. 4.5.1 pertains to the city's design review overlay. The properties are within the overlay, and the applications were reviewed under the applicable standards of Article 6.
- Sec. 5.5.2 pertains to outdoor lighting standards. These standards were applied in review and approval of the zoning permits.
- Sec. 5.5.3 pertains to stormwater and erosion control and makes reference to Chapter 26 of the city code of ordinances. The section does not actually contain any standards. Appropriate reference to the city's stormwater program was made in the zoning permit conditions.
- Sec. 6.2.2 contains the site plan design standards for properties subject to design review. These standards were applied in review and approval of the zoning permits.
- Table 8.1.8-1 outlines minimum off-street parking requirements. This table does not apply to the zoning permit applications as no change in use is proposed, nor is any change in total parking numbers proposed.
- Sec. 8.1.9 contains limitations as to the maximum amount of surface parking that may be allowed. As permitted, this section did not apply, as no change in total parking numbers was proposed. The section would have come into play had the applicants chosen to pursue an additional 10 spaces as originally proposed.
- Table 8.1.11-1 refers to parking dimensions. Reworked parking areas contain circulation aisles and back-up lengths of 24.' Parking stalls appear to be 18' deep with acceptable overhang in front. Parking stall width is consistently 9.'
- Sec. 8.1.13 contains standards as to parking spaces for disabled persons. The reworked surface parking areas relocate several parking spaces for disabled persons but keeps them in close proximity to the building. Although total parking numbers remain unchanged, there appear to be 2 more marked as parking for disabled persons on the proposed plans.
- Sec. 12.2.2 (d) speaks to procedural burden of proof. The administrative officer is to provide grounds as to the decision made before then allowing for argument to the contrary by the appellant. Such is the case here.

Nothing in the zoning applications for these two properties triggers a public hearing (conditional use, major impact, variance, or subdivision). Of course, appeal of the zoning permits results in a

public hearing. Although both are level 2 COA's, the lack of any expansion of existing features resulted in administrative review and approval. The applications were reviewed under all applicable zoning standards and were found to be compliant. As a result, two zoning permits were approved. Nothing in the appeal correctly provides grounds to reverse these two zoning permit approvals.

II. Recommended Motion:

Uphold the approval of zoning permits 20-0493CA and 20-0514CA.

LAW OFFICES
F. L. KOCHMAN, INC.

30 ELMWOOD AVENUE P.O. BOX 8084 BURLINGTON, VERMONT 05402-8084
TEL: (802) 863-2640 FAX: (802) 660-2477 E-MAIL: frank@kochmanlaw.com

HAND DELIVERY

December 3, 2019

Scott Gustin, AICP, CFM
Principal Planner & Asst. Administrative Officer
Dept. of Permitting & Inspections
City of Burlington
645 Pine Street
Burlington, VT 05401

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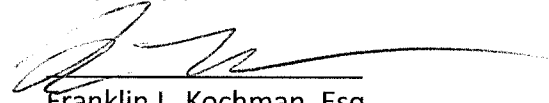
Re: Zoning Permit Nos. 20-0514CA and 20-0493CA – NOTICE OF APPEAL

Dear Scott:

Per your telephone advice as to your new location and proper place for filing, enclosed find NOTICE OF APPEAL of Lawrence Smith, designated representative, on behalf of the "CRZ Group," together with "Petition for Recognition as Interested Person" of the members of the CRZ Group.

Thank you for your assistance.

Very truly yours,



Franklin L. Kochman, Esq.

Attorney for the CRZ Group

enclosures

**TO: BURLINGTON DEVELOPMENT
REVIEW BOARD**

**RE: PETITION FOR RECOGNITION AS
"INTERESTED PERSON"**

Re: Zoning Permit Nos. 20-0493CA, pertaining to
180 Queen City Park Road, and 20-0514 CA,
pertaining to 266 Queen City Park Road

We, the undersigned, being collectively known as
the "CRZ Group," and being owners of real
property situated in Burlington and/or South
Burlington having the addresses appended to our
respective names below, allege that the relief
requested by the applicant and granted by the
decision of the Administrative Officer in the
captioned matters will not be in accord with the
plan of the City of Burlington (the "City") and the
City's Comprehensive Development Ordinance
(the "CDO"), and hereby request recognition as an
"interested person" within the meaning of 24
V.S.A. §4465 (b) (4) and Sec. 12.2.1 (d) of the
CDO. We designate **Lawrence Smith, of South
Burlington, Vermont, as our representative**
regarding all matters pertaining to our appeal of
the decision of the Administrative Officer and any
and all subsequent proceedings.

Dated effective the 3rd day of
December, 2019.

1. Almy Landauer
Almy Landauer, 161 Austin Dr., #139,
Burlington, VT 05401
2. Janice D. Ellis
Janice Ellis, 161 Austin Dr., #83,
Burlington, VT 05401
3. Lawrence Smith
Lawrence Smith, 50 Central Ave., South
Burlington, VT 05403
4. Barbara Pawluk
Barbara Pawluk, 6 Maple Ave., South
Burlington, VT 05403
5. Susan Hurd
Susan Hurd, 46 Central Ave., South
Burlington, VT 05403

6. James B. Grossman
James B. Grossman, 54 Central Ave.,
South Burlington, VT 05403
7. Lori Hayes
Lori Hayes, 3 Lyons Court, South
Burlington, VT 05403
8. Sharon O'Neill
Sharon O'Neill, 20 Arthur Court,
Burlington, VT 05401
9. Elisa C. Nelson
Elisa Nelson, 155 Austin Dr., Burlington,
VT 05401
10. Kyle Creason
Kyle Creason, 174 Home Ave.,
Burlington, VT 05401
11. Stephanie Herrick
Stephanie Herrick, 161 Austin Dr., #151,
Burlington, VT 05401
12. Doug Goodman
Doug Goodman, 66 Central Avenue,
South Burlington, VT 05403
13. Michael Turner
Michael Turner, 110 Central Avenue,
South Burlington, VT 05403

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NOTICE OF APPEAL

Of

CRZ GROUP

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PERMITTING & INSPECTION

In Re: Zoning Permit Nos. 20-0514CA and 20-0493CA (Burton Corporation)

Lawrence Smith, on behalf of, and as designated representative for, the CRZ Group, being all and the same persons identified in the attached Petition for Recognition as Interested Person, pursuant to Sec. 12.2.2 of the Burlington Comprehensive Development Code ("CDO") hereby gives notice of appeal of the captioned decisions of the Zoning Administrator.

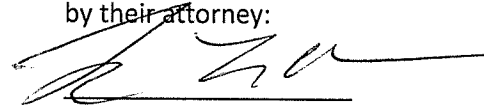
1. The name and address of each member of the appellant CRZ Group, including the designated representative, is attached.
2. The properties with respect to which the appeal is taken are the adjoining properties known as 180 Queen City Park Road and 266 Queen City Park Road.
3. The regulatory provisions applicable to the appeal are:
 - Sec. 3.1.2 (a) (5) (alterations, changes, or modifications to sites related to site improvements including, but not limited to, increased lot coverage);
 - Sec. 3.1.2 (a) (6) (excavation or fill related to site improvements);
 - Sec. 3.1.2 (a) (8) (land development);
 - Sec. 3.1.2 (a) (10) (exterior lighting);
 - Sec. 3.1.2 (a) (11) (new structures);
 - Sec. 3.1.2 (a) (12) (new or expanded parking areas, driveways, and walkways);
 - Sec. 3.1.2 (a) (16) (Site improvements);
 - **Sec. 3.2.2 (d) (Certificate of Appropriateness Level II)**
 - **Sec. 3.2.7 (10) (administrative authorization cited by Zoning Administrator's office for its assertion of authority in lieu of DRB review and deemed inapplicable by the Appellant);**
 - **Sec. 3.2.8 (Development Review Board Review)**
 - Sec. 3.4.2 (a) (Site plan review);
 - Sec. 3.4.2 (b) (Design review).
 - Sec. 4.5.1 (Design Review Overlay, including map)

4. The relief requested by the appellant is vacating the decision of the Zoning Administrator and requiring the involved projects to be submitted to the Development Review Board ("DRB") for review pursuant to public hearing in the first instance.
5. The grounds for such relief is that the application(s) underlying the permits is/are not exempt from review by the DRB and should have been referred to it for public hearing in the first instance.

Dated at Burlington, Vermont this 3rd day of December, 2019.

Respectfully submitted,

Lawrence Smith, designated
Representative of CRZ Group
by their attorney:



Franklin L. Kochman
F.L. KOCHMAN, INC.
P.O. Box 8084
Burlington, VT 05402-8084
(802) 863-2640
frank@kochmanlaw.com

BURLINGTON DEVELOPMENT REVIEW BOARD

ADDENDUM TO NOTICE OF APPEAL

Of

CRZ GROUP

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In Re: Zoning Permit Nos. 20-0514CA and 20-0493CA (Burton Corporation)

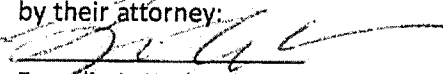
Lawrence Smith, on behalf of, and as designated representative for, the CRZ Group, Appellant pursuant to Notice of Appeal filed December 3, 2019 in the captioned matters (the "Notice of Appeal"), by and through the Appellant's undersigned attorney, hereby supplements section 3 of the Notice of Appeal (regulatory provisions applicable to the Notice of Appeal) as follows, intending that all previously cited sections of the CDO be deemed restated and incorporated herein by reference as if set forth at length:

- Sec. 3.5.2 (b) (major impact review)
- Sec. 5.5.2 (Outdoor lighting)
- Sec. 5.5.3 (Stormwater and Erosion Control)
- Sec. 6.2.2 (b) (Topographical alterations)
- Sec. 6.2.2 (f) (Brownfield sites)
- Sec. 6.2.2 (g) (Provide for Nature's Events)
- Sec. 6.2.2 (i) (Vehicular access)
- Sec. 6.2.2 (j) (Pedestrian Access)
- Sec. 6.6.2 (k) (Accessibility for the Handicapped)
- Sec. 6.2.2 (l) (Parking and Circulation)
- Sec. 5.2.2 (m) (Landscaping)
- Sec. 6.2.2 (o) (Outdoor Lighting)
- Table 8.1.8-1 (Minimum Parking Table)
- Sec. 8.1.9 (Maximum Parking Spaces)
- Table 8.1.11-1 (Minimum Parking Dimensions)
- Sec. 8.1.13 (Parking for Disabled Persons)
- Sec. 12.2.2 (d) (Burden of Proof)

Dated at Burlington, Vermont this 13th day of January, 2020.

Respectfully submitted,

Lawrence Smith, designated
Representative of CRZ Group
by their attorney:


Franklin L. Kochman
F.L. KOCHMAN, INC.
P.O. Box 8084
Burlington, VT 05402-8084
(802) 863-2640
frank@kochmanlaw.com

December 10, 2019

Via First Class Mail

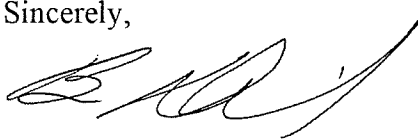
Department of Permitting and Inspections
& Development Review Board
Attn: Scott Gustin, Principal Planner & Assist. Administrative Officer
City of Burlington
149 Church Street, City Hall
Burlington, VT 05401

Re: Appeals of Permit Nos. 20-0493CA and 20-0514CA
Notice of Appearance

Dear Scott,

Attached please find a *Notice of Appearance* for myself and attorney Jon Rose on behalf of Burton Snowboards in the appeals of the above-referenced permits, which were filed by CRZ Group and the City of South Burlington with the Development Review Board. Please do not hesitate to contact me with any questions.

Sincerely,



Brian S. Dunkiel, Esq.
Dunkiel Saunders Elliott Raubvogel & Hand, PLLC

cc: Frank L. Kochman, Esq. (for CRZ Group, appellant)
Andrew Bolduc, Esq. (for the City of South Burlington, appellant)

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CITY OF BURLINGTON

DEVELOPMENT REVIEW BOARD

In re: Permit Nos. 20-0493CA
20-0514CA

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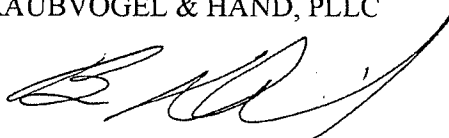
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NOTICE OF APPEARANCE

Now come Brian S. Dunkiel and Jonathan T. Rose of the law firm Dunkiel Saunders Elliott Raubvogel & Hand, PLLC, and enter their appearance on behalf of Burton Snowboards ("Burton"), Applicant of the above-captioned permits, which are the subject of two appeals filed on behalf of the CRZ Group and the City of South Burlington, respectively, with the Development Review Board. Notices and filings related to these appeals can be sent to counsel for the Applicant at the address provided below.

Dated at Burlington, Vermont this 10th day of December, 2019.

DUNKIEL SAUNDERS ELLIOTT
RAUBVOGEL & HAND, PLLC



Brian S. Dunkiel, Esq.
Jonathan T. Rose, Esq.
Dunkiel Saunders Elliott Raubvogel & Hand, PLLC
91 College Street, P.O. Box 545
Burlington, Vermont 05402-0545
bdunkiel@dunkielsaunders.com
jrose@dunkielsaunders.com
(802) 860-1003

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: January 22, 2020
RE: 20-0579AP; 180 Queen City Park Road
20-0580AP; 266 Queen City Park Road

=====

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/Appellant: Burton Corporation / City of South Burlington (Andrew Bolduc, Esq.)

Request: Appeals of administrative zoning permits for stormwater enhancements and parking layout revisions at two properties (180 & 266 Queen City Park Road).

Overview:

Two zoning permits were administratively approved for site work at the two adjacent Burton properties on Queen City Park Road. Site work pertained to stormwater improvements and parking layout revisions and associated landscaping and lighting. The appellants are seeking to require that the applicants perform a traffic study and to ensure collaboration with the City of South Burlington as to traffic and infrastructure impacts.

Recommendation: Uphold administrative zoning permits based on the following findings and conditions:

I. Findings:

The two properties, 180 and 266 Queen City Park Road, are located side-by-side and, together, comprise the Burton Corporation campus. The proposed stormwater improvements are intended to address new state stormwater requirements under Act 64. Parking lot revisions were necessary to accommodate the new stormwater improvements. Related changes to landscaping and lighting were also proposed. As the proposed work affected both properties, two zoning applications were filed and reviewed concurrently. Although a zoning application for a performing arts center at this location is widely anticipated, no part of these zoning applications pertains to a change in use.

The zoning application for 180 Queen City Park Road was filed November 7, 2019. Staff contacted the applicants as to the need for an additional permit application for the adjacent property and also pointed out that the proposal for 10 additional parking spaces could not be approved without a maximum parking waiver from the Development Review Board. The second zoning application for 266 Queen City Park Road was filed November 18, 2019. Revised plans showing no net change in parking count accompanied that application.

The applications contain no change in total parking count and result in an overall reduction in lot coverage. Existing landscaping is to be altered with new landscaping, and existing outdoor lighting is to be revised with new outdoor lighting. Upgraded stormwater management features are proposed and are subject to review by stormwater program staff. No net change in curb cuts is proposed; however, some alterations as to location are proposed, subject to review by the city's right-of-way and excavation inspector. The adjusted curb cut locations result in one curb cut accessing the road within the City of South Burlington on the 266 Queen City Park Road parcel. Conditions of approval reflect this result. The zoning permits were approved November 19, 2019 subject to the following conditions:

180 Queen City Park Road (20-0493CA)

1. **Prior to release of the zoning permit**, a completed "standard erosion prevention and sediment control plan" shall be submitted, subject to review and approval by city stormwater program staff.
2. The proposed curb cut work is subject to separate review and permitting by the Department of Public Works' Excavation Inspector.
3. The proposed stormwater improvements are subject to separate review and approval by the Department of Public Works' stormwater program staff.
4. Standard permit conditions 1-15.

266 Queen City Park Road (20-0514CA)

1. **Prior to release of the zoning permit**, a completed "standard erosion prevention and sediment control plan" shall be submitted, subject to review and approval by city stormwater program staff.
2. The proposed curb cut work is subject to separate review and permitting by the Department of Public Works' Excavation Inspector.
3. The proposed stormwater improvements are subject to separate review and approval by the Department of Public Works' stormwater program staff.
4. The newly proposed southerly curb cut appears to access the street within the City of South Burlington. The applicant is advised to consult South Burlington Public Works Department as to any applicable permitting requirements under that city's jurisdiction.
5. Standard permit conditions 1-15.

The zoning permit conditions appropriately refer to separate authorities for several items: The erosion control plan, the stormwater management plan, and the curb cut alterations. 266 Queen City Park Road borders the City of South Burlington. Condition 4 for that zoning permit directs the applicants to consult with South Burlington as to any applicable requirements under that jurisdiction. Lacking any change in use or increase in parking or curb cuts, no traffic study was required. Note that the typical threshold for requiring a traffic study is the generation of at least 75 new peak hour trip ends. Such is not the case here.

Appeals of these two zoning permits were filed December 4, 2019, within the 15-day appeal period. The appeals request that the applicants perform a traffic study and request collaboration with the City of South Burlington as to traffic and infrastructure impacts. The appeals reference a number of sections of the CDO as their basis.

- Sec. 3.1.2 (a) lists a number of things that require a zoning permit. In this case, the proposed work requires zoning approval. Zoning permits were sought and obtained as required.
- Sec. 3.2.2 (d) describes what a Level 2 Certificate of Appropriateness is and the submission requirements. The applications were appropriately handled as level 2 COA's.
- Sec. 3.4.2 (a) & (b) refer to site plan and design review. The two zoning applications were subject to both site plan and design review standards.
- Sec. 6.2.2 (i) contains site plan design standards for vehicular access within properties subject to design review. These standards were applied in review and approval of the zoning permits. While this section enables requirement of a traffic study for commercial driveways, there is no reason for doing so in the case of these two zoning applications.

Proposed work included in the two zoning applications is compliant with applicable standards in the Comprehensive Development Ordinance. Items outside the jurisdiction of the CDO are referred to the appropriate jurisdictional authorities. There is no reason based on the applicable standards within the CDO to modify the zoning permits.

II. Recommended Motion:

Uphold the approval of zoning permits 20-0493CA and 20-0514CA.



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PERMITTING & INSPECTIONS

December 4, 2019

VIA HAND DELIVERY

Department of Permitting and Inspections
City of Burlington
645 Pine Street
Burlington, VT 05620

Re: Appeals of Administrative Decision Request – #20-0493CA & #20-0514CA

To whom it may concern:

Please find attached to this letter two appeal fees of \$250 made out to the City of Burlington, and two “Appeal of an Administrative Decision Request” forms. Pursuant to the appeal forms and Sec 12.2.2 of Burlington’s Zoning Ordinance, please also find additional information related to the appeals attached to those documents.

Sincerely,

Andrew Bolduc
South Burlington City Attorney

AMB/
Enclosures

Cc: Helen Riehle, City of South Burlington City Council Chair (via e-mail only)
Frank Kochman, Esq., Attorney for CRZ Group

CITY OF BURLINGTON

DEVELOPMENT REVIEW BOARD)
)
In re: Permit Nos. 20-0493CA)
20-0514CA)

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NOTICE OF APPEAL

NOW COMES the CITY OF SOUTH BURLINGTON, by and through counsel, an Interested Party by right, pursuant to Section 12.2.2 of the Burlington Comprehensive Code (“CDO”) and hereby gives notice of appeal of the above captioned decisions of the Zoning Administrator.

In addition to the information contained in the Appeal of an Administrative Decision Request Forms, the following additional information is submitted with these appeals:

- Description of the decision under appeal – The decisions under appeal are zoning permit nos. 20-0493CA and 20-0514CA issued on November 19, 2019.
- Description of the property subject to the appeal – The properties subject to the permits and this appeal are 180 Queen City Park Road and 266 Queen City Park Road.
- Reference to the regulatory provisions applicable to the appeal – Without waiver to any additional provisions that may later be deemed applicable, the regulatory provisions specific to these appeals are:
 - Sec 3.1.2 (a)(5); Sec 3.1.2 (a)(6); Sec 3.1.2 (a)(8); Sec 3.1.2 (a)(10-12); Sec 3.1.2 (a)(16); Sec 3.2.2(d); Sec 3.4.2 (a)
 - **Sec. 6.2.2 Review Standards**

(i) Vehicular Access: Curb cuts shall be arranged and limited in number to reduce congestion and improve traffic safety. A secondary access point from side roads is encouraged where possible to improve traffic flow and safety along major streets. The width and radius of curb cuts should be kept to the minimum width necessary, and sight triangles and sufficient turnarounds for vehicles shall be provided to reduce the potential for accidents at points of egress.

Residential driveways shall be a minimum of 7 feet in width or consist of two 2' driveway strips made of pavement or pervious pavement. The maximum width for single or shared access driveways shall be 18'. In a residential district, driveways

and parking areas shall be set back a minimum of 5' from side and rear property lines. Driveways that have a slope of 5% or greater (towards the right of way) shall be made of a solid surface including conventional pavement, pavers or pervious pavement.

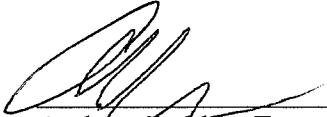
Driveways for commercial properties may require a traffic study to identify the impacts of the movement of traffic to and from the property, and design for safe access. Access for service and loading areas should be located behind buildings or otherwise screened from streets or public ways with landscaping or other barriers. Whether commercial or residential, shared driveways are encouraged, where possible and appropriate.

- Relief requested by appellant – A traffic study conducted to identify impacts of access and the movement of traffic at the newly proposed curb cut that appears to access the street within the City of South Burlington. Pursuant to ZP # 20-0514CA Project Permit Condition 4, consultation by the applicant with the City of South Burlington as to applicable South Burlington permitting requirements. Additional project permit conditions as necessary to ensure collaboration with the City of South Burlington to mitigate traffic and infrastructure impacts within the City of South Burlington. All other equitable and just relief.
- Alleged grounds why such requested relief is believed proper under the circumstances – The grounds for such relief is Section 6.2.2 of the CDO.

DATED at South Burlington, Vermont this 4th day of December.

Respectfully Submitted,

CITY OF SOUTH BURLINGTON



Andrew Bolduc, Esq
South Burlington City Attorney
575 Dorset Street
South Burlington, VT 05403
abolduc@sburl.com
(802) 846 4107

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BURLINGTON
PERMITTING & INSPECTION

Joseph C. McNeil (1919-1978)

Joseph E. McNeil

John T. Leddy

Nancy G. Sheahan

William F. Ellis

Susan Gilfillan

Joseph A. Farnham

Colin K. McNeil

Michael J. Leddy

Kevin J. Coyle*

Christopher B. Leopold**

**Also licensed in New York*

***Of Counsel*



MCNEIL LEDDY & SHEAHAN PC

ATTORNEYS AT LAW

T 802.86

F 802.86

271 South Union

Burlington, VT

www.mcneilv

December 20, 2019

Department of Permitting and Inspections
& Development Review Board
Attn: Scott Gustin, Principal Planner
& Assistant Administrative Officer
City of Burlington
149 Church Street
Burlington, VT 05401

Re: Appeals of Permit Nos. 20-0493CA and 20-0514 CA

Dear Scott:

In connection with the appeal of the above-referenced permits, enclosed please find our Notice of Appearance on behalf of Appellant, City of South Burlington.

Thank you.

Very truly yours,

McNEIL, LEDDY & SHEAHAN, P.C.

Colin K. McNeil

Enclosure

cc: Frank Kochman, Esq.
Brian S. Dunkiel, Esq.
Johnathan T. Rose, Esq.

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JAN 03 2020

BURLINGTON
PERMITTING & INSPECTIONS

CITY OF BURLINGTON

DEVELOPMENT REVIEW BOARD

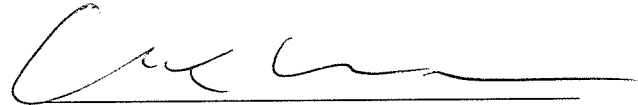
In re: Permit Nos. 20-0493CA)
20-0514CA)

NOTICE OF APPEARANCE

Now Comes the law firm of McNeil, Leddy and Sheahan, P.C., and hereby enters its appearance on behalf of Appellant City of South Burlington in regards to the appeals of the administrative decisions filed by the City of South Burlington on December 3, 2019. Notices and filings related to these appeals can be sent to counsel for the Appellant at the address provided below.

Dated at Burlington, Vermont this 20th day of December, 2019

McNEIL, LEDDY AND SHEAHAN, P.C.



Colin K. McNeil
McNeil, Leddy and Sheahan, P.C.
271 South Union Street
Burlington, VT 05401
(802) 863-4531
cmcneil@mcneilvt.com

cc: Frank Kochman, Esq., Attorney for CRZ Group
Brian S. Dunkiel, Esq., Attorney for Applicant Burton
Jonathan T. Rose, Esq., Attorney for Applicant Burton

260020-2

**McNEIL
LEDY &
SHEAHAN**

271 South Union St.
Burlington, VT 05401
T 802.863.4531
F 802.863.1743

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JAN 03 2020

**BURLINGTON
PERMITTING & INSPECTIONS**

COPY



**ZONING PERMIT
CERTIFICATE OF APPROPRIATENESS**

City of Burlington, Vermont
Department of Permitting and Inspections

Application Date: 11/07/2019

Appeal Expiration Date: 12/04/2019

Project Location: 180 QUEEN CITY PARK ROAD

District: ELM

Owner: Burton Corporation

Ward: 55

Address: 80 INDUSTRIAL PW
BURLINGTON VT 05401

Tax ID: 060-1-057-000

Project Type: Commercial - Site Imp/Landscaping/Parking/Fence

Project Description: Stormwater enhancements and parking layout revisions.

Construction Cost:	\$1,400,000.00	Lot Size (Sq Ft):	373,087
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	52.50	Existing # of Parking Spaces:	236
Proposed % Lot Coverage:	49.60	Proposed # of Parking Spaces:	244
Net New % Lot Coverage:	-2.90	Required # of Parking Spaces:	123

Zoning Permit #: 20-0493CA

Decision By: Administrative

Level of Review: 2

Decision: Approved w/ Pre-Release Conditions

See Requirements for Permit Release

Decision Date: November 19, 2019

Project File: NA

A handwritten signature in black ink, likely of the Zoning Administrative Officer.

Zoning Administrative Officer

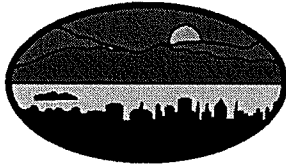
An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on December 4, 2019.

Fee Type	Amount	Paid in Full	Balance Due: \$6,300.00
Application Fee(s):	\$2,900.00	Y	Date Paid: _____
Development Review Fee:	\$6,300.00	N	Check # _____
Land Records Filing Fee:	\$15.00	Y	
Impact Fees:	Not Applicable		Building Permit Required: Yes

Permit Received by: _____

Date: _____

COPY



City of
Burlington, Vermont
149 Church Street

Zoning Permit - COA Level II – Conditions of Approval

ZP #: 20-0493CA

Tax ID: 060-1-057-000

Issue Date: November 19, 2019

Decision: Approved w/ Pre-Release
Conditions

Property Address: 180 QUEEN CITY PARK ROAD

Description: Stormwater enhancements and parking layout revisions.

Project Permit Conditions:

1. **Prior to release of the zoning permit**, a completed “standard erosion prevention and sediment control plan” shall be submitted, subject to review and approval by city stormwater program staff.
2. The proposed curb cut work is subject to separate review and permitting by the Department of Public Works’ Excavation Inspector.
3. The proposed stormwater improvements are subject to separate review and approval by the Department of Public Works’ stormwater program staff.

Standard Permit Conditions:

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.
Note: All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below. **Note: All projects involving earth disturbance of 400 square feet or more require review by the Burlington Stormwater Program under Chapter 26: Wastewater, Stormwater, & Pollution Control.** This review is closed out by way of approved inspections by Stormwater Program staff, Code Enforcement staff or licensed project engineer before issuance of a UCO as noted above.
2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced by **November 19, 2020**. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by **November 19, 2022**, or be subject to enforcement actions.

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

Development Ordinance (CDO).

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

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

In addition, **Failure to obtain a UCO within the time limits above is subject to** “after the fact” fees ranging from \$75 - \$1500 (in addition to the UCO fee).

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

of the administrative officer or the Development Review Board. When an application is submitted and the boundary of the subject property is called into question, the boundary will be determined based upon the best evidence available, for instance a survey or other official document. If a permit is issued and contrary evidence is presented to the City after the fact, such as a survey or Superior Court ruling with respect to the boundary lines, the permit may be amended or revoked by the City. If the permit is amended or revoked, owner shall bear all costs to remedy the situation, including removal of the structure(s) if necessary, that is if the structure(s) is/are unable to meet the requirements of the CDO and receive an amended permit in light of the actual boundary line.

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

COPY



**ZONING PERMIT
CERTIFICATE OF APPROPRIATENESS**

City of Burlington, Vermont
Department of Permitting and Inspections

Application Date: 11/18/2019

Appeal Expiration Date: 12/04/2019

Project Location: 266 QUEEN CITY PARK ROAD

District: ELM

Owner: Burton Corporation

Ward: 5S

Address: 80 INDUSTRIAL PW
BURLINGTON VT 05401

Tax ID: 060-1-058-000

Project Type: Commercial - Site Imp/Landscaping/Parking/Fence

Project Description: Stormwater enhancements and parking layout revisions.

Construction Cost:	\$1,400,000.00	Lot Size (Sq Ft):	306,569
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	59.60	Existing # of Parking Spaces:	180
Proposed % Lot Coverage:	62.00	Proposed # of Parking Spaces:	172
Net New % Lot Coverage:	2.40	Required # of Parking Spaces:	99

Zoning Permit #: 20-0514CA

Decision By: Administrative

Level of Review: 2

Decision: Approved w/ Pre-Release Conditions

See Requirements for Permit Release

Decision Date: November 19, 2019

Project File: NA

A handwritten signature in black ink, appearing to read "D. B. Hall", written over a horizontal line.

Zoning Administrative Officer

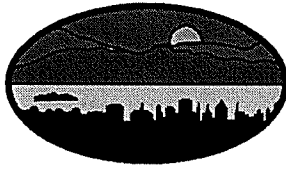
An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on December 4, 2019.

Fee Type	Amount	Paid in Full	Balance Due: \$0.00
Application Fee(s):	\$70.00	Y	Date Paid: _____
Development Review Fee:	\$0.00	NA	Check # _____
Land Records Filing Fee:	\$15.00	Y	
Impact Fees:	Not Applicable		Building Permit Required: Yes

Permit Received by: _____

Date: _____

COPY



City of
Burlington, Vermont
149 Church Street

Zoning Permit - COA Level I – Conditions of Approval

ZP #: 20-0514CA

Tax ID: 060-1-058-000

Issue Date: November 19, 2019

Decision: Approved w/ Pre-Release
Conditions

Property Address: 266 QUEEN CITY PARK ROAD

Description: Stormwater enhancements and parking layout revisions.

Project Permit Conditions:

1. **Prior to release of the zoning permit**, a completed “standard erosion prevention and sediment control plan” shall be submitted, subject to review and approval by city stormwater program staff.
2. The proposed curb cut work is subject to separate review and permitting by the Department of Public Works’ Excavation Inspector.
3. The proposed stormwater improvements are subject to separate review and approval by the Department of Public Works’ stormwater program staff.
4. The newly proposed southerly curb cut appears to access the street within the City of South Burlington. The applicant is advised to consult South Burlington Public Works Department as to any applicable permitting requirements under that city’s jurisdiction.

Standard Permit Conditions:

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.
Note: All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below. **Note:** All projects involving earth disturbance of 400 square feet or more require review by the Burlington Stormwater Program under Chapter 26: Wastewater, Stormwater, & Pollution Control. This review is closed out by way of approved inspections by Stormwater Program staff, Code Enforcement staff or licensed project engineer before issuance of a UCO as noted above.
2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced by **November 19, 2020**. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by **November 19, 2022**, or be subject to enforcement actions.

These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are tolled by additional state or federal permitting for the project or by an appeal; or c) an extension of

time has been granted. An extension of time must be requested in writing PRIOR to the expiration of the permit. If the owner has enacted the permit and it lapses, the owner may be responsible to obtain a new zoning permit, if required, which shall be subject to the current Comprehensive Development Ordinance (CDO).

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

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

In addition, **Failure to obtain a UCO within the time limits above is subject to** “after the fact” fees ranging from \$75 - \$1500 (in addition to the UCO fee).

4. **Project Modifications.** The project shall be completed as shown on the plans, which have been stamped “approved” and dated by the administrative officer. The project shall not deviate from the approved plans or conditions of approval without prior written approval from the administrative officer.
5. **Property Inspection.** By acceptance of this permit, the owner authorizes City Officials and/or their authorized representatives, access to the subject property for the purpose of observing work in progress, inspecting and/or measuring the property or improvements until such time the project has been issued a Final UCO.
6. **Completion and Maintenance of Improvements and Landscaping.** Owner or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Owner agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
7. **Off-Site Drainage.** Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties including but not limited to the public Right of Way.
8. **Errors.** The owner is solely responsible for the accuracy of all information contained in the Zoning Permit application. Any errors contained therein may invalidate the Zoning Permit and may result in enforcement action by the City.
9. **Transfer of Ownership. All zoning permits run with the land.** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.
10. **Violations/Penalties.** A violation of any of the conditions of this permit or of any provision of the CDO may result in enforcement actions, including but not limited to a penalty of up to two hundred dollars (\$200) per day, municipal tickets, and/or additional permitting fees.
11. **Incorporation and Reference of All Plans Presented.** This approval incorporates by reference all

plans and drawings presented and all verbal representations by the applicant on the subject application to the extent that they are not in conflict with other stated conditions or regulations.

12. **For Properties Involved in Boundary Disputes.** Boundary disputes are not within the jurisdiction of the administrative officer or the Development Review Board. When an application is submitted and the boundary of the subject property is called into question, the boundary will be determined based upon the best evidence available, for instance a survey or other official document. If a permit is issued and contrary evidence is presented to the City after the fact, such as a survey or Superior Court ruling with respect to the boundary lines, the permit may be amended or revoked by the City. If the permit is amended or revoked, owner shall bear all costs to remedy the situation, including removal of the structure(s) if necessary, that is if the structure(s) is/are unable to meet the requirements of the CDO and receive an amended permit in light of the actual boundary line.
13. **Damage to City Property.** The Owner is responsible for any damage to the City of Burlington's property, including but not limited to its right-of-way, sewer/water lines, etcetera, that occurs during the site improvements authorized by this permit. If damage occurs, the Owner shall restore the property to a condition equal to or better than the condition of the property prior to such damage.
14. **City Rights-of-Way and Ownership.** Permit approval does NOT authorize any work to be undertaken within the public ROW. Any work in the ROW can only occur with prior authorization by DPW and City Council, as required. Any work or improvements that are taken within the City's right of way does not diminish the City's ownership or authority regarding said right of way.
15. **Liquor License Required.** An approval of any use that includes the sale of alcoholic beverages is contingent upon the receipt of a liquor license from the City of Burlington or the State of Vermont, whichever is applicable.

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NOV 07 2019

BURLINGTON
PERMITTING & INSPECTIONS

- NOTE -

ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER

FINAL APPROVAL

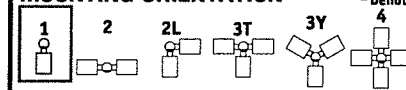
SIGNED

DATE

ZONING PERMIT #

DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

MOUNTING ORIENTATION



ACCESSORIES - Order Separately

Catalog Number	Description
VM1 ¹	1st mode vibration damper
VM2SXX	2nd mode vibration damper

Catalog Number:
SSSB18-40A-1-B3-DB

Notes:

Type:

B3

SLA19-43623

SSS-B SERIES POLES SQUARE STRAIGHT STEEL

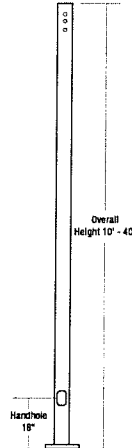
Cat.#

Job

Type



Approvals



APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

- SHAFT: One-piece straight steel with square cross section, flat sides and minimum 0.238" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER: Two-piece square aluminum base cover included standard
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding located behind gasketed cover
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

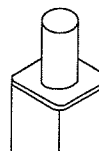
FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in seven standard colors; Custom colors available; RAL number preferable; Internal protective coating available

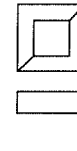
WAREHOUSE 'STOCKED' POLES:

- SSSH20-40A-4-HV-DB-RDC, SSSH25-40A-4-HV-DB-RDC and SSSH30-50B-4-HV-DB-RDC
- The HV designation in the above catalog numbers is a combination drill pattern of the Hubbell Outdoor S2 pattern and the Beacon B3/B4 Viper pattern (rectangular arm mounting)

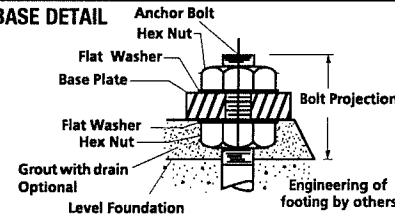
TENON



BASE COVER



BASE DETAIL



ORDERING INFORMATION
REVIEWED BY

Reference page 2 for available configurations

SSSB - 40 - A/B/C - 2L - B3 - BBT - UL

SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING	FINISH	OPTIONS
SSS-B Square Straight Steel Pole Beacon	Reference page 2 Ordering matrix 18	Reference page 2 Ordering matrix 40	Reference page 2 Ordering matrix A	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 4 Four fixtures at 90° TA Tenon (2.38" OD x 4" Tall) TB Tenon (2.88" OD x 4" Tall) TC Tenon (3.5" OD x 6" Tall) TR¹ Removable Tenon (2.375 x 4.25) OT Open Top (includes pole cap)	BL Black textured DB Dark bronze textured GT Graphite textured GYS Lt. gray smooth PS Platinum silver smooth WH White textured BBT Basic black textured BZT Bronze textured CC Custom Color	HSC Internal Coating (Hubbell Seal) GFI² 20 Amp GFCI Receptacle and C EHH² Extra Handhole C05² .5" Coupling C07² .75" Coupling C20² 2" Coupling MPB² Mid-pole Luminaire Bracket VM2 2nd mode vibration damper LAB Less Anchor Bolt UL UL Certified
					DRILL PATTERN	
					B1 Cruiser, "AM" arm B3 2 bolt (2-1/2" spacing) Viper "A" arm S2 2 bolt (3-1/2" spacing) Viper "AD" arm	

1 Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: SSS-B-25-40-A-1-B1-TR-BBT
2 Specify option location using logic found on page 2 (Option Orientation)
3 VM1 recommended on poles 20' and taller with EPA of less than 1.



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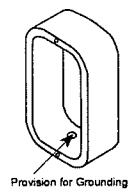
Submitted by Swaney Lighting		SSSB18-40A-1-B3-DB	
Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)		Notes:	
		SLA19-43623	

ORDERING INFORMATION Cont.

Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight
	Feet	Meters									
SSS-B-10-40-A-XX-XX	10	3.0	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	77
SSS-B-12-40-A-XX-XX	12	3.7	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	90
SSS-B-14-40-A-XX-XX	14	4.3	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	103
SSS-B-16-40-A-XX-XX	16	4.9	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	116
SSS-B-18-40-A-XX-XX	18	5.5	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	129
SSS-B-20-40-A-XX-XX	20	6.1	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	142
SSS-B-25-40-A-XX-XX	25	7.6	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	175
SSS-B-14-40-B-XX-XX	14	4.3	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	152
SSS-B-16-40-B-XX-XX	16	4.9	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	171
SSS-B-18-40-B-XX-XX	18	5.5	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	190
SSS-B-20-40-B-XX-XX	20	6.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	209
SSS-B-25-40-B-XX-XX	25	7.6	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	257
SSS-B-30-40-B-XX-XX	30	9.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	304
SSS-B-16-50-B-XX-XX	16	4.9	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	219
SSS-B-18-50-B-XX-XX	18	5.5	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	243
SSS-B-20-50-B-XX-XX	20	6.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	267
SSS-B-25-50-B-XX-XX	25	7.6	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	327
SSS-B-30-50-B-XX-XX	30	9.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	387
SSS-B-25-50-C-XX-XX	25	7.6	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	427
SSS-B-30-50-C-XX-XX	30	9.1	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	507
SSS-B-20-60-B-XX-XX	20	6.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	329
SSS-B-25-60-B-XX-XX	25	7.6	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	404
SSS-B-30-60-B-XX-XX	30	9.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	479
SSS-B-35-60-B-XX-XX	35	10.7	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	554
SSS-B-40-60-B-XX-XX	40	12.2	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	629
SSS-B-30-60-C-XX-XX	30	9.1	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	614
SSS-B-35-60-C-XX-XX	35	10.7	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	712
SSS-B-40-60-C-XX-XX	40	12.2	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	809

NOTE: Factory supplied template must be used when setting anchor bolts. Beacon Products will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

EHH - EXTRA HANDHOLE

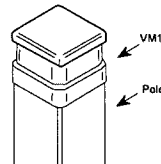


Provision for Grounding

C05 - C07 - C20 - COUPLING



VM1 - VIBRATION DAMPER 1ST MODE



Field Installed Pole Top damper designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.

VM2 - VIBRATION DAMPER 2ND MODE



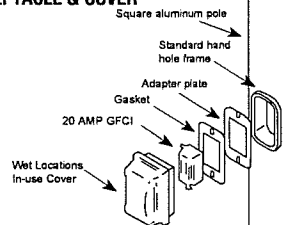
Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

VM2SXX - VIBRATION DAMPER 2ND MODE

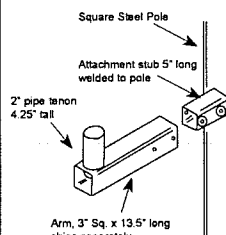


VM2S08 - 8'
VM2S12 - 12'
VM2S16 - 16'
VM2S20 - 20'
VM2S24 - 24'

GFI - 20 AMP GFCI RECEPTACLE & COVER

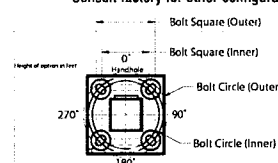


MPB - MID POLE BRACKET



OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: SSS-B-20-40-A-TA-DB-C05-0-15 (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.



For more information about pole vibration and vibration dampers, please consult http://www.beaconproducts.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HL00022.pdf
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Submitted by Swaney Lighting	Job Name: Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)	Catalog Number: VP-S/36L-80/3K7/3/UNV/A/DB/ SWPM-40F Notes:	Type: B3 SLA19-43623
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ORDERING INFORMATION ORDERING EXAMPLE: VPS/24L-55/4K7/4W/UNV/A/DBT/7PR-TL/GENI-04/BC

VPS								
SERIES	LED ENGINE	CCT/CRI¹	ROTATION	VOLTAGE	COLOR	OPTIONS		
VPS Viper	24L-55 55W, LED array	3K7 3000K, 70 CRI	Leave blank for no rotation	UNV 120-277V	BL Black Textured	F Fusing		
	36L-65 65W, LED array	4K7 4000K, 70 CRI	L ⁵ Optic rotation left	120 120V	DB Dark Bronze Textured	BSP Bird Spikes		
	36L-80 80W, LED array	5K7 5000K, 70 CRI	R ⁵ Optic rotation right	208 208V	GYS Light Gray Smooth	BC Backshield (available for FR, 2, 3, 4, 4W Optics)		
	48L-110 110W, LED array	DISTRIBUTION		240 240V	PS Platinum Silver Smooth			
	60L-136 136W, LED array	FR Type 1/Front Row		277 277V	WH White Textured			
		2 Type 2		347 347V	CC Custom Color			
		3 Type 3		480 480V				
		4 Type 4						
		4W Type 4 Wide		MOUNTING		CONTROL OPTIONS		
		5QM Type 5QM		A Rectangular Arm (formerly RA) for square or round pole		7PR 7-Pin Receptacle only (shorting cap, photo control or wireless control provided by others)		
		5R Type 5R (rectangular)		MAF Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm		7PR-SC 7-Pin Receptacle w/Shorting Cap		
		5W Type 5W (round wide)		K Knuckle (formerly PK2) limit to 45° tilt or 2-3/8" OD horizontal arm or vertical tenon		7PR-TL 7-Pin Receptacle w/Twist Lock photo control		
		TC Tennis Court		WB Wall Bracket		SCP/F ^{1,2,4} Programmable Occupancy Sensor w/ daylight control		
				AD Universal Arm for square pole		GENI-XX ³ ENERGENI		
				AD3 Universal Arm for 2.4"-4.1" round pole		SWP ^{1,4} SiteSync Pre-Commission		
				AD4 Universal Arm for 4.2"-5.3" round pole		SWPM ^{1,2,4} SiteSync Pre-Comm w/ Sensor 40F		
				AD5 Universal Arm for 5.5"-5.9" round pole				
				AD6 Universal Arm for 6.0"-6.5" round pole				

HOUSE SIDE SHIELD ACCESSORIES

HSS/VP-S/90-FB/XXX 90° shield front or back
HSS/VP-S/90-LR/XXX 90° shield left or right
HSS/VP-S/270-FB/XXX 270° shield front or back
HSS/VP-S/270-LR/XXX 270° shield left or right
HSS/VP-S/360/XXX Full shield

(Replace XXX with notation for desired finish color)
(Refer to page 5 for shield images)

MOUNTING ACCESSORIES

VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

¹ Not available with other wireless control or sensor options

² Specify mounting height; 8=8' or less, 40=9' to 40'

³ Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options.

⁴ Specify group and zone at time of order. See www.hubbellighting.com/sitesync for further details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node

⁵ Only available with 1A, 2, 3, 4, 4W and 3H distributions

⁶ Order at least one SCP-REMOTE per project location to program and control the occupancy sensor.

⁷ This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://cdn.beaconproducts.com/content/products/specs/specs_files/Viper_Small_LED_hurtle_spec_sheet.pdf

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbell-automation.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VPS/24L-55/4K7/3/UNV/A/DBT/SWP/ SiteSync only
VPS/24L-55/4K7/3/UNV/A/DBT/SWPM-40F/ SiteSync with Motion Control

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SCP-REMOTE	Remote Control for SCP/F option. Order at least one per project to program and control
SW7PR*	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

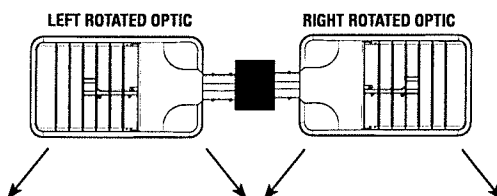
For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

SiteSync 7-Pin Module



SW7PR

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors



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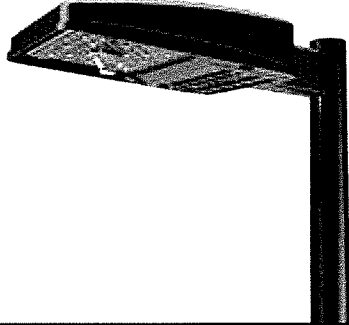
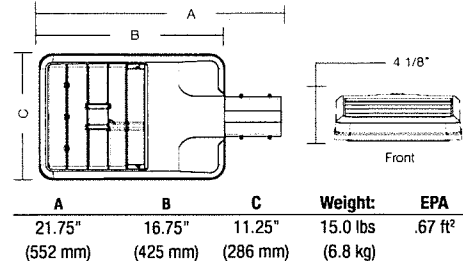
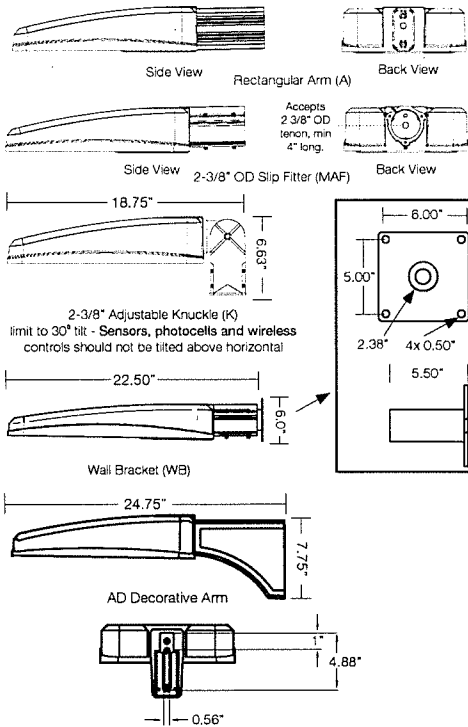
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BURLINGTON
PERMITTING & INSPECTIONS

Submitted by Swaney Lighting		Catalog Number: VP-S/36L-80/3K7/3/UNV/A/DB/ SWPM-40F		Type: B3
		Job Name: Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)		Notes: SLA19-43623
VIPER S OPTICS STRIKE SMALL VIPER LUMINAIRE		Cat.#		
Job		Type	Approvals	

SPECIFICATIONS Intended Use: The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS. Construction: - Manufactured with die cast aluminum. - Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements. - External hardware is corrosion resistant. - One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. - Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. - Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED. Electrical: 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input. - Power factor is ≥ 90 at full load. - Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls. - Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher. - Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only. - Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections. - Surge protection - 20kA. - Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices. - Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. - Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).	Controls/Options: - Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration. - Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni). - In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbellinglighting.com/sitesync Installation: - Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included. Finish: - IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish. - The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds. Certifications/Ratings: - DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL - Certified to UL 1598, UL 8750 and CSA C22.2 No.250.0 - IDA approved - This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/specrma Warranty: Five year limited warranty for more information visit: www.hubbellinglighting.com/resources/warranty
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PRODUCT IMAGE(S) 																
DIMENSIONS  <table border="1"> <thead> <tr> <th>A</th> <th>B</th> <th>C</th> <th>Weight:</th> <th>EPA</th> </tr> </thead> <tbody> <tr> <td>21.75"</td> <td>16.75"</td> <td>11.25"</td> <td>15.0 lbs</td> <td>.67 ft²</td> </tr> <tr> <td>(552 mm)</td> <td>(425 mm)</td> <td>(286 mm)</td> <td>(6.8 kg)</td> <td></td> </tr> </tbody> </table>		A	B	C	Weight:	EPA	21.75"	16.75"	11.25"	15.0 lbs	.67 ft²	(552 mm)	(425 mm)	(286 mm)	(6.8 kg)	
A	B	C	Weight:	EPA												
21.75"	16.75"	11.25"	15.0 lbs	.67 ft²												
(552 mm)	(425 mm)	(286 mm)	(6.8 kg)													
MOUNTING OPTIONS 																

CERTIFICATIONS/LISTINGS   	3000K and warmer CCTs only
---	----------------------------



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COPY

Submitted by Swaney Lighting		Catalog Number: SSSB18-40A-1-B3-DB	Type: B4
	Job Name: Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)	Notes:	SLA19-43623

SSS-B SERIES POLES

SQUARE STRAIGHT STEEL

Cat.#

Job

Type



Approvals

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ENGINEERING & INSPECTIONS

NOTE:
ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILS ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.
FINAL APPROVAL

APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

- SHAFT: One-piece straight steel with square cross section, flat sides and minimum 0.238" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER: Two-piece square aluminum base cover included standard
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding located behind gasketed cover
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in seven standard colors; Custom colors available; RAL number preferable; Inferior protective coating available

WAREHOUSE 'STOCKED' POLES:

SSSB18-40A-4-HV-DB-RDC, SSSB25-40A-4-HV-DB-RDC and SSSB30-50B-4-HV-DB-RDC

The HV designation in the above catalog numbers is a combination drill pattern of the Hubbell Outdoor S2 pattern and the Beacon B3/B4 Viper pattern (rectangular arm mounting)

SIGNED

ZONING PERMIT # 20-04935

REVIEWED BY

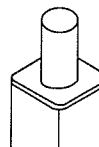
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

TOP VIEW

POLE CAP



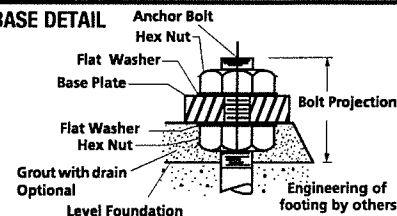
TENON



BASE COVER



BASE DETAIL



ORDERING INFORMATION

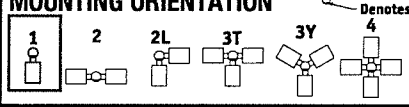
ORDERING EXAMPLE:

Reference page 2 for available configurations

SSS - B - 25 - 40 - A/B/C - 2L - B3 - BBT - UL

SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING	FINISH	OPTIONS
SSS-B Square Straight Steel Pole Beacon	Reference page 2 Ordering matrix 18	Reference page 2 Ordering matrix 40	Reference page 2 Ordering matrix A	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 4 Four fixtures at 90° TA Tenon (2.38" OD x 4" Tall) TB Tenon (2.88" OD x 4" Tall) TC Tenon (3.5" OD x 6" Tall) TR Removable Tenon (2.375 x 4.25) OT Open Top (includes pole cap)	BL Black textured DB Dark bronze textured GT Graphite textured GYS Lt. gray smooth PS Platinum silver smooth WH White textured BBT Basic black textured BZT Bronze textured CC Custom Color	HSC Internal Coating (Hubbell Seal) GFI 20 Amp GFCI Receptacle and C EH Extra Handhole COS .5" Coupling COT .75" Coupling C2 2" Coupling MPB Mid-pole Luminaire Bracket VM 2nd mode vibration damper LAB Less Anchor Bolt UL UL Certified

MOUNTING ORIENTATION



DRILL PATTERN

B1 Cruiser, "AM" arm
B3 2 bolt (2-1/2" spacing) Viper 'A' arm
S2 2 bolt (3-1/2" spacing) Viper 'AD' arm

ACCESSORIES - Order Separately

Catalog Number	Description
VM1	1st mode vibration damper
VM2SXX	2nd mode vibration damper

- Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: SSS-B-25-40-A-1-B1-TR-BBT
- Specify option location using logic found on page 2 (Option Orientation)
- VM1 recommended on poles 20' and taller with EPA of less than 1.



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COPY

Submitted by Swaney Lighting

**Job Name:**Burton Snowboard site expansion
Architect: WAGNER HODGSON
(BURLINGTON)**Catalog Number:**

SSSB18-40A-1-B3-DB

Notes:

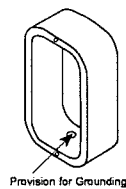
Type:**B4**

SLA19-43623

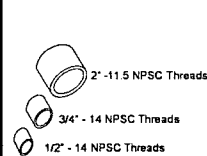
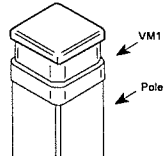
ORDERING INFORMATION Cont.

Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight
	Feet	Meters									
SSS-B-10-40-A-XX-XX	10	3.0	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	77
SSS-B-12-40-A-XX-XX	12	3.7	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	90
SSS-B-14-40-A-XX-XX	14	4.3	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	103
SSS-B-16-40-A-XX-XX	16	4.9	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	116
SSS-B-18-40-A-XX-XX	18	5.5	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	129
SSS-B-20-40-A-XX-XX	20	6.1	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	142
SSS-B-25-40-A-XX-XX	25	7.6	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	175
SSS-B-14-40-B-XX-XX	14	4.3	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	152
SSS-B-16-40-B-XX-XX	16	4.9	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	171
SSS-B-18-40-B-XX-XX	18	5.5	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	190
SSS-B-20-40-B-XX-XX	20	6.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	209
SSS-B-25-40-B-XX-XX	25	7.6	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	257
SSS-B-30-40-B-XX-XX	30	9.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	304
SSS-B-16-50-B-XX-XX	16	4.9	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	219
SSS-B-18-50-B-XX-XX	18	5.5	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	243
SSS-B-20-50-B-XX-XX	20	6.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	267
SSS-B-25-50-B-XX-XX	25	7.6	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	327
SSS-B-30-50-B-XX-XX	30	9.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	387
SSS-B-25-50-C-XX-XX	25	7.6	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	427
SSS-B-30-50-C-XX-XX	30	9.1	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	507
SSS-B-20-60-B-XX-XX	20	6.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	329
SSS-B-25-60-B-XX-XX	25	7.6	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	404
SSS-B-30-60-B-XX-XX	30	9.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	479
SSS-B-35-60-B-XX-XX	35	10.7	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	554
SSS-B-40-60-B-XX-XX	40	12.2	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	629
SSS-B-30-60-C-XX-XX	30	9.1	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	614
SSS-B-35-60-C-XX-XX	35	10.7	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	712
SSS-B-40-60-C-XX-XX	40	12.2	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	809

NOTE: Factory supplied template must be used when setting anchor bolts. Beacon Products will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

EHH - EXTRA HANDHOLE

Provision for Grounding

C05 - C07 - C20 - COUPLING**VM1 - VIBRATION DAMPER 1ST MODE**

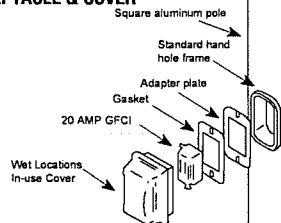
Field Installed Pole Top damper designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.

VM2 - VIBRATION DAMPER 2ND MODE

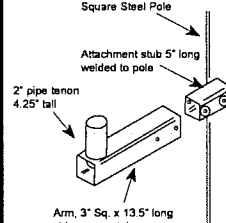
Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

VM2SXX - VIBRATION DAMPER 2ND MODEVM2S08 - 8'
VM2S12 - 12'
VM2S16 - 16'
VM2S20 - 20'
VM2S24 - 24'

Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI - 20 AMP GFCI RECEPTACLE & COVER

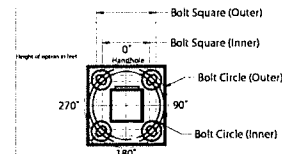
Wet Locations In-use Cover

MPB - MID POLE BRACKET

Arm, 3" Sq. x 13.5" long ships separately

OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: SSS-B-20-40-A-TA-DB-C05-0-15 (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.

For more information about pole vibration and vibration dampers, please consult http://www.beaconproducts.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HL00022.pdf
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Submitted by Swaney Lighting		Catalog Number:	Type:
	Job Name:	VP-S/36L-80/3K7/4W/UNV/A/DB/	B4
	Architect: WAGNER HODGSON (BURLINGTON)	SWPM-40F	
		Notes:	
		SLA19-43623	

ORDERING INFORMATION ORDERING EXAMPLE: VPS/24L-55/4K7/4W/UNV/A/DBT/7PR-TL/GENI-04/BC

VPS								
SERIES	LED ENGINE	CCT/CRI ¹	ROTATION	VOLTAGE	COLOR	OPTIONS		
VPS Viper	24L-55 55W, LED array	3K7 3000K, 70 CRI	Leave blank for no rotation	UNV 120-277V	BL Black Textured	F Fusing		
	36L-65 65W, LED array	4K7 4000K, 70 CRI	L ⁵ Optic rotation left	120 120V	DB Dark Bronze Textured	BSP Bird Spikes		
	36L-80 80W, LED array	5K7 5000K, 70 CRI	R ⁵ Optic rotation right	208 208V	GYS Light Gray Smooth	BC Backshield (available for FR, 2, 3, 4, 4W Optics)		
	48L-110 110W, LED array	DISTRIBUTION		240 240V	PS Platinum Silver Smooth			
	60L-136 136W, LED array	FR Type 1/Front Row		277 277V	WH White Textured			
		2 Type 2		347 347V	CC Custom Color			
		3 Type 3		480 480V				
		4 Type 4						
		4W Type 4 Wide						
		5QM Type 5QM						
		5R Type 5R (rectangular)						
		5W Type 5W (round wide)						
		TC Tennis Court						
HOUSE SIDE SHIELD ACCESSORIES				MOUNTING				
HSS/VP-S/90-FB/XXX 90° shield front or back				A Rectangular Arm (formerly RA) for square or round pole				
HSS/VP-S/90-LR/XXX 90° shield left or right				MAF Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm				
HSS/VP-S/270-FB/XXX 270° shield front or back				K Knuckle (formerly PK2) limit to 45° tilt or 2-3/8" OD horizontal arm or vertical tenon				
HSS/VP-S/270-LR/XXX 270° shield left or right				WB Wall Bracket				
HSS/VP-S/360/XXX Full shield				AD Universal Arm for square pole				
(Replace XXX with notation for desired finish color)				AD3 Universal Arm for 2.4"-4.1" round pole				
(Refer to page 5 for shield images)				AD4 Universal Arm for 4.2"-5.3" round pole				
				AD5 Universal Arm for 5.5"-5.9" round pole				
				AD6 Universal Arm for 6.0"-6.5" round pole				
				CONTROL OPTIONS				
				7PR 7-Pin Receptacle only (shorting cap, photo control or wireless control provided by others)				
				7PR-SC 7-Pin Receptacle w/Shorting Cap				
				7PR-TL 7-Pin Receptacle w/Twist Lock photo control				
				SCP/F ^{1,2,3} Programmable Occupancy Sensor w/ daylight control				
				GENI-XX ⁴ ENERGENI				
				SWP ^{1,4} SiteSync Pre-Commission				
				SWPM ^{1,2,4} SiteSync Pre-Comm w/ Sensor 40F				

(Replace XXX with notation for desired finish color)
(Refer to page 5 for shield images)

MOUNTING ACCESSORIES

VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

¹ Not available with other wireless control or sensor options

² Specify mounting height: 8=8' or less, 40=9' to 40'

³ Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options.

⁴ Specify group and zone at time of order. See www.hubbelllighting.com/sitesync for further details. Order at least one SiteSync interface Accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node

⁵ Only available with YA, 2, 3, 4, 4W and 5H distributions

⁶ Order at least one SCP-REMOTE per project location to program and control the occupancy sensor.

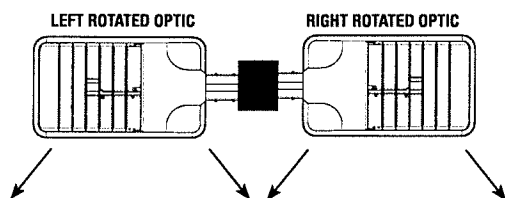
⁷ This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://cdn.beaconproducts.com/content/products/specs/specs_files/Viper_Small_LED_hurtle_spec_sheet.pdf

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbell-automation.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VPS/24L-55/4K7/3/UNV/A/DBT/SWP/
VPS/24L-55/4K7/3/UNV/A/DBT/SWPM-40F/

SiteSync only
SiteSync with Motion Control



Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SCP-REMOTE	Remote Control for SCP/F option. Order at least one per project to program and control
SW7PR*	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

SiteSync 7-Pin Module



SW7PR

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does no interface with occupancy sensors



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BURLINGTON
PERMITTING & INSPECTIONS

Submitted by Swaney Lighting		VP-S/36L-80/3K7/4W/UNV/A/DB/ SWPM-40F		SLA19-43623
Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)		Notes:		4

VIPER S STRIKE SMALL VIPER LUMINAIRE

Cat.#

Job

Type

Approvals



SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is ≥ 0.90 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Surge protection - 20kA.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbellighting.com/sitesync

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

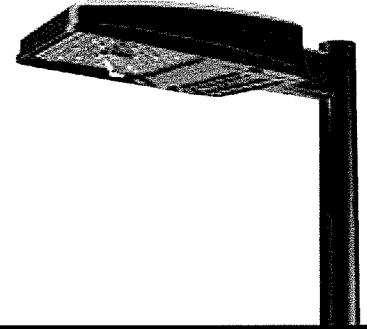
Certifications/Ratings:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- Certified to UL 1598, UL 8750 and CSA C22.2 No.250.0
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/vipersmall>

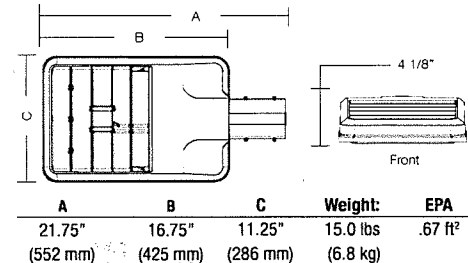
Warranty:

Five year limited warranty for more information visit: www.hubbellighting.com/resources/warranty

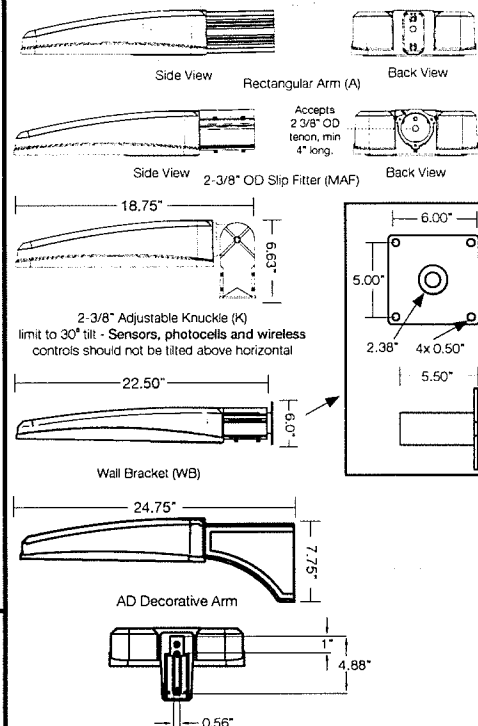
PRODUCT IMAGE(S)



DIMENSIONS



MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only



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COPY

Submitted by Swaney Lighting		Catalog Number: VP-S/36L-80/3K7/5W/UNV/A/DB/ SWPM-40F	Type: B5
 Job Name: Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)		Notes:	
SLA19-43623			

ORDERING INFORMATION ORDERING EXAMPLE: VPS/24L-55/4K7/4W/UNV/A/DB/7PR-TL/GENI-04/BC

VPS							
SERIES	LED ENGINE	CCT/CRI¹	ROTATION	VOLTAGE	COLOR	OPTIONS	
VPS Viper	24L-55 55W, LED array	3K7 3000K, 70 CRI	Leave blank for no rotation	UNV 120-277V	BL Black Textured	F Fusing	
	36L-65 65W, LED array	4K7 4000K, 70 CRI	L ⁵ Optic rotation left	120 120V	DB Dark Bronze Textured	BSP Bird Spikes	
	36L-80 80W, LED array	5K7 5000K, 70 CRI	R ⁵ Optic rotation right	208 208V	GYS Light Gray Smooth	BC Backshield (available for FR, 2, 3, 4, 4W Optics)	
	48L-110 110W, LED array	DISTRIBUTION		240 240V	PS Platinum Silver Smooth		
	60L-136 136W, LED array	FR Type 1/Front Row		277 277V	WH White Textured		
		2 Type 2		347 347V	CC Custom Color		
		3 Type 3		480 480V			
		4 Type 4					
		4W Type 4 Wide					
		5QM Type 5QM					
		5R Type 5R (rectangular)					
		5W Type 5W (round wide)					
		TC Tennis Court					
			MOUNTING			CONTROL OPTIONS	
			A Rectangular Arm (formerly RA) for square or round pole			7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)	
			MAF Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm			7PR-SC 7-Pin Receptacle w/Shorting Cap	
			K Knuckle (formerly PK2) limit to 45° tilt or 2-3/8" OD horizontal arm or vertical tenon			7PR-TL 7-Pin Receptacle w/Twist Lock photo control	
			WB Wall Bracket			SCP/F ^{2,3} Programmable Occupancy Sensor w/ daylight control	
			AD Universal Arm for square pole			GENI-XX ³ ENERGENI	
			APB Universal Arm for 2.4"-4.1" round pole			SWP ^{1,4} SiteSync Pre-Commission	
			ADA Universal Arm for 4.2" -5.3" round pole			SWPM ^{1,2,4} SiteSync Pre-Comm w/ Sensor 40F	
			ADB Universal Arm for 5.5" -6.5" round pole				
			ABP Universal Arm for 6.6" -8.5" round pole				

HOUSE SIDE SHIELD ACCESSORIES

HSS/VP-S/90-FB/XXX 90° shield front or back

HSS/VP-S/90-AB/XXX 90° shield all back

HSS/VP-S/270-FB/XXX 270° shield front or back

HSS/VP-S/270-AB/XXX 270° shield all back

HSS/VP-S/360-XXX 360° shield all

HSS/VP-S/360-XXX All shield

(Replace XXX with notation for desired finish color)
(Refer to page 5 for shield images)

MOUNTING ACCESSORIES

VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm

VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for ADA arm

VPL-AD-RPA5 5.5"-6.5" Round Pole Adapter for ABP arm

VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for ABP arm

REVIEWED BY: *[Signature]*

DATE: 12/1/19

ZONING PERMIT # 20-0493CA

20-0514CA

DEPARTMENT OF PERMITTING & INSPECTIONS

BURLINGTON VERMONT

* Not available with other wireless control or sensor options

* Specify mounting height: 8'-8" or less, 40'-9" to 40'

* Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options.

* Specify group and zone at time of order. See www.hubbellighting.com/sitesync for further details. Order at least one SiteSync interface Accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node

* Only available with 1A, 2, 3, 4, 4W and SR distributions

* Order at least one SCP-REMOTE per project location to program and control the occupancy sensor.

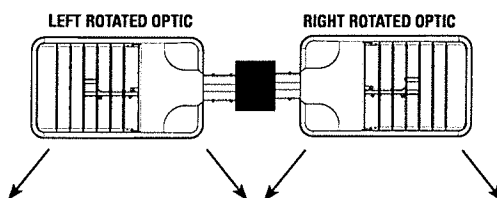
* This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://cfr.beaconproducts.com/content/products/specs/specs_files/Viper_Small_LED_turtle_spec_sheet.pdf

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbell-lighting.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VPS/24L-55/4K7/3/UNV/A/DB/1/SWP/
VPS/24L-55/4K7/3/UNV/A/DB/1/SWPM-40F/

SiteSync only
SiteSync with Motion Control


Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SCP-REMOTE	Remote Control for SCP/F option. Order at least one per project to program and control
SW7PR*	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

SiteSync 7-Pin Module


SW7PR

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors



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BURLINGTON
PERMITTING & INSPECTIONS

Submitted by Swaney Lighting		Catalog Number: VP-S/36L-80/3K7/5W/UNV/A/DB/ SWPM-40F		Type: B5
		Job Name: Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)		Notes:
VIPER S OPTICS STRIKE SMALL VIPER LUMINAIRE		Cat.#		
Job		Type	Approvals	

SPECIFICATIONS

Intended Use:
The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is $\geq .90$ at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Surge protection - 20kA.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- LifesShield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbellighting.com/sitesync

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

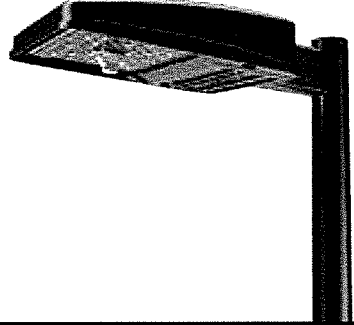
- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications/Ratings:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- Certified to UL 1598, UL 8750 and CSA C22.2 No.250.0
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/ffwcc.html>

Warranty:
Five year limited warranty for more information visit: www.hubbellighting.com/resources/warranty

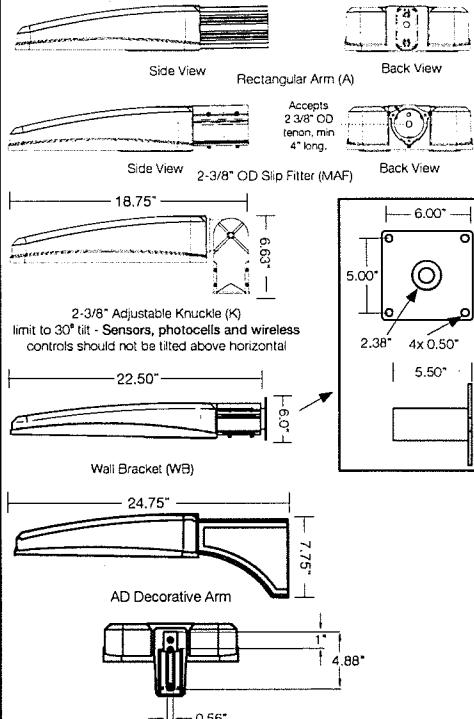
PRODUCT IMAGE(S)



DIMENSIONS

A	B	C	Weight	EPA
21.75"	16.75"	11.25"	15.0 lbs	.67 ft²
(552 mm)	(425 mm)	(286 mm)	(6.8 kg)	

MOUNTING OPTIONS



Rectangular Arm (A)

2-3/8" OD Slip Filter (MAF)

Wall Bracket (WB)

AD Decorative Arm

CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only



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Lighting

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Submitted by Swaney Lighting		Catalog Number:	Type:
 Job Name: Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)		VP-S/36L-80/3K7/4W/UNV/A/DB/ SWPM-40F Notes:	2B4 SLA19-43623

ORDERING INFORMATION ORDERING EXAMPLE: VPS/24L-55/4K7/4W/UNV/A/DBT/7PR-TL/GENI-04/BC

VPS								
SERIES	LED ENGINE	CCT/CRI ¹	ROTATION	VOLTAGE	COLOR	OPTIONS		
VPS Viper	24L-55 55W, LED array	3K7 3000K, 70 CRI	Leave blank for no rotation	UNV 120-277V	BL Black Textured	F Fusing		
	36L-65 65W, LED array	4K7 4000K, 70 CRI	L ³ Optic rotation left	120 120V	DB Dark Bronze Textured	BSP Bird Spikes		
	36L-80 80W, LED array	5K7 5000K, 70 CRI	R ³ Optic rotation right	208 208V	GYS Light Gray Smooth	BC Backshield (available for FR, 2, 3, 4, 4W Optics)		
	48L-110 110W, LED array	DISTRIBUTION		240 240V	PS Platinum Silver Smooth			
	60L-136 136W, LED array	FR Type 1/Front Row		277 277V	WH White Textured			
		2 Type 2		347 347V	CC Custom Color			
		3 Type 3		480 480V				
		4 Type 4						
		4W Type 4 Wide						
		5QM Type 5QM						
		5R Type 5R (rectangular)						
		5W Type 5W (round wide)						
		TC Tennis Court						
HOUSE SIDE SHIELD ACCESSORIES			MOUNTING		CONTROL OPTIONS			
HSS/VP-S/90-FB/XXX 90° shield front or back			A Rectangular Arm (formerly RA) for square or round pole		7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)			
HSS/VP-S/90-LR/XXX 90° shield left or right			MAF Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm		7PR-SC 7-Pin Receptacle w/Shorting Cap			
HSS/VP-S/270-FB/XXX 270° shield front or back			K Knuckle (formerly PK2) limit to 45° tilt or 2-3/8" OD horizontal arm or vertical tenon		7PR-TL 7-Pin Receptacle w/Twist Lock photo control			
HSS/VP-S/270-LR/XXX 270° shield left or right			WB Wall Bracket		SCP/F ^{1,2,3} Programmable Occupancy Sensor w/ daylight control			
HSS/VP-S/360/XXX Full circle shield			AD Universal Arm for square pole		GENI-XX ³ ENERGENI			
(Replace XXX with notation for desired shield image. Refer to page 5 for shield images)			AD3 Universal Arm for 2.4"-4.1" round pole		SWP ^{1,4} SiteSync Pre-Commission			
			AD4 Universal Arm for 4.2"-5.3" round pole		SWPM ^{1,2,4} SiteSync Pre-Comm w/ Sensor 40F			
			AD5 Universal Arm for 5.5"-5.9" round pole					
			AD6 Universal Arm for 6.0"-6.5" round pole					

HOUSE SIDE SHIELD ACCESSORIES

HSS/VP-S/90-FB/XXX 90° shield front or back
 HSS/VP-S/90-LR/XXX 90° shield left or right
 HSS/VP-S/270-FB/XXX 270° shield front or back
 HSS/VP-S/270-LR/XXX 270° shield left or right
 HSS/VP-S/360/XXX Full circle shield

(Replace XXX with notation for desired shield image. Refer to page 5 for shield images)

MOUNTING ACCESSORIES

VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
 VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
 VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
 VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

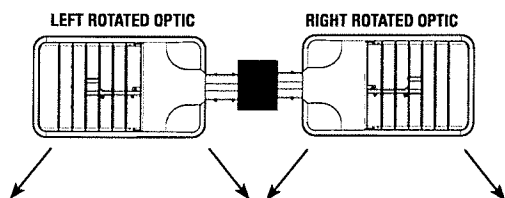
¹ Not available with other wireless control or sensor options
² Specify mounting height: 8'-8" or less, 40'-9" to 40'
³ Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options.
⁴ Specify group and zone at time of order. See www.hubbelllighting.com/sitesync for further details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and bridge node.

⁵ Only available with 1A, 2, 3, 4, 4W and 5R distributions
⁶ Order at least one SCP-REMOTE per project location to program and control the occupancy sensor.
⁷ This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://cdn.beaconproducts.com/content/products/specs/specs_files/Viper_Small_LED_hurlic_sheet.pdf

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbell-lighting.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VPS/24L-55/4K7/3/UNV/A/DBT/SWP/ SiteSync only
 VPS/24L-55/4K7/3/UNV/A/DBT/SWPM-40F/ SiteSync with Motion Control


SiteSync 7-Pin Module


- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does no interface with occupancy sensors



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BURLINGTON
PERMITTING & INSPECTIONS

Submitted by Swaney Lighting	Job Name: Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)	Catalog Number: VP-S/36L-80/3K7/4W/UNV/A/DB/ SWPM-40F Notes:	Type: 2B4 SLA19-43623
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VIPER S OPTICS **STRIKE** SMALL VIPER LUMINAIRE

Cat.#

Job

Type

Approvals



SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is $\geq .90$ at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Surge protection - 20kA.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.

LifeShield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbelling.com/sitesync

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

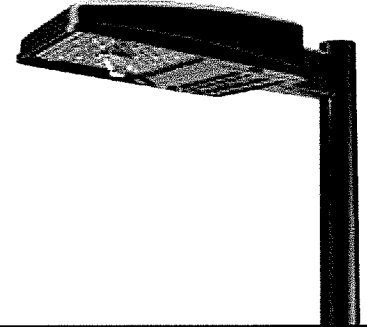
Certifications/Ratings:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- Certified to UL 1598, UL 8750 and CSA C22.2 No.250.0
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/vipersmall>

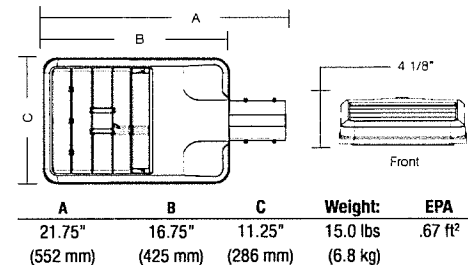
Warranty:

Five year limited warranty for more information visit: www.hubbelling.com/resources/warranty

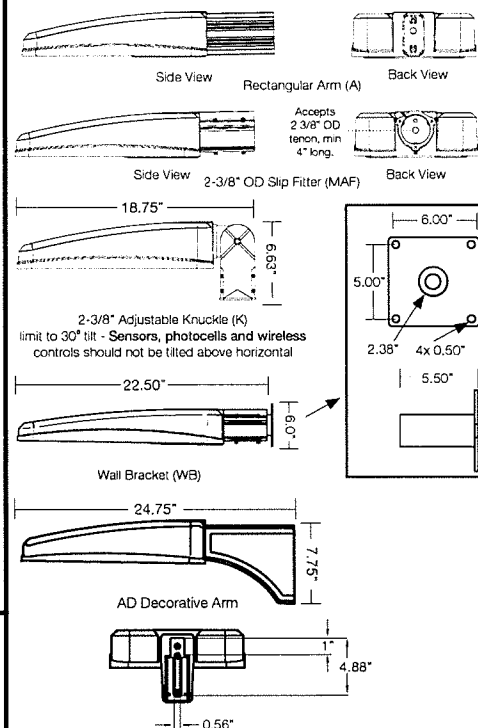
PRODUCT IMAGE(S)



DIMENSIONS



MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only



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Submitted by Swaney Lighting	Job Name: Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)	Catalog Number: SSSB18-40A-2-B3-DB	Type: 24B
		Notes:	SLA19-43623

SSS-B SERIES POLES

SQUARE STRAIGHT STEEL

Cat.#

Job

Type



Approvals



APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

- SHAFT:** One-piece straight steel with square cross section, flat sides and minimum 0.238" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER:** Two-piece square aluminum base cover included standard
- POLE CAP:** Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE:** Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding located behind gasketed cover
- ANCHOR BOLTS:** Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint primer applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in seven standard colors; Custom colors available; RAL number preferable;
- Internal protective coating available

WAREHOUSE 'STOCKED' POLES:

- SSSH20-40A-4-HV-DB-RDC, SSSH25-40A-4-HV-DB-RDC and SSSH30-50B-4-HV-DB-RDC
- The HV designation in the above catalog numbers is a combination drill pattern of the Hubbell Outdoor S2 pattern and the Beacon B3/B4 Viper pattern (rectangular arm mounting)

- NOTE -

ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILS ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

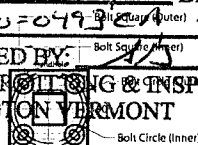
SIGNED

William A. [Signature]
DATE: 12/19/2019

ZONING PERMIT # 20-0493

REVIEWED BY: [Signature]

DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT



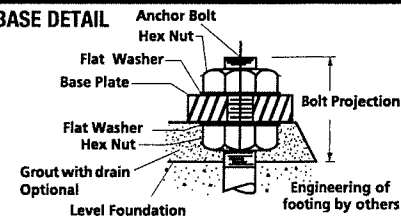
TOP VIEW

POLE CAP

TENON

BASE COVER

BASE DETAIL



ORDERING INFORMATION

ORDERING EXAMPLE:

Reference page 2 for available configurations

SSS - B		25	40	A/B/C	2L	B3	BBT	UL
SERIES		HEIGHT	SHAFT	THICKNESS	MOUNTING		FINISH	OPTIONS
SSS-B Square Straight Steel Pole Beacon		Reference page 2 Ordering matrix 18	Reference page 2 Ordering matrix 40	Reference page 2 Ordering matrix A	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 4 Four fixtures at 90° TA Tenon (2.38" OD x 4" Tall) TB Tenon (2.88" OD x 4" Tall) TC Tenon (3.5" OD x 6" Tall) TR Removable Tenon (2.375 x 4.25) OT Open Top (includes pole cap)		BL Black textured DB Dark bronze textured GT Graphite textured GYS Lt. gray smooth PS Platinum silver smooth WH White textured BBT Basic black textured BZT Bronze textured CC Custom Color	HSC Internal Coating (Hubbell Seal) GFI 20 Amp GFCI Receptacle and EH Extra Handhole C05 .5" Coupling C07 .75" Coupling C20 2" Coupling MPB Mid-pole Luminaire Bracket VM2 2nd mode vibration damper LAB Less Anchor Bolt UL UL Certified
1 2 2L 3T 3Y 4 Denotes handhole location								
B1 Cruiser, "AM" arm B3 2 bolt (2-1/2" spacing) Viper "A" arm								

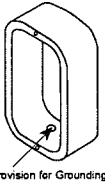
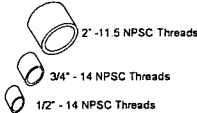
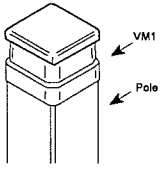
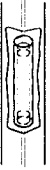
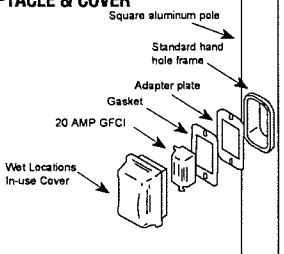
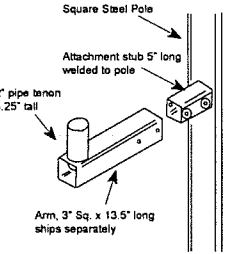
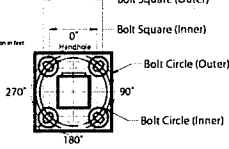
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Submitted by Swaney Lighting		Catalog Number: SSSB18-40A-2-B3-DB		Type: 24B
		Job Name: Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)		SLA19-43623
		Notes:		

ORDERING INFORMATION Cont.

Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight
	Feet	Meters									
SSS-B-10-40-A-XX-XX	10	3.0	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	77
SSS-B-12-40-A-XX-XX	12	3.7	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	90
SSS-B-14-40-A-XX-XX	14	4.3	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	103
SSS-B-16-40-A-XX-XX	16	4.9	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	116
SSS-B-18-40-A-XX-XX	18	5.5	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	129
SSS-B-20-40-A-XX-XX	20	6.1	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	142
SSS-B-25-40-A-XX-XX	25	7.6	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	175
SSS-B-14-40-B-XX-XX	14	4.3	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	152
SSS-B-16-40-B-XX-XX	16	4.9	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	171
SSS-B-18-40-B-XX-XX	18	5.5	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	190
SSS-B-20-40-B-XX-XX	20	6.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	209
SSS-B-25-40-B-XX-XX	25	7.6	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	257
SSS-B-30-40-B-XX-XX	30	9.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	304
SSS-B-16-50-B-XX-XX	16	4.9	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	219
SSS-B-18-50-B-XX-XX	18	5.5	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	243
SSS-B-20-50-B-XX-XX	20	6.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	267
SSS-B-25-50-B-XX-XX	25	7.6	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	327
SSS-B-30-50-B-XX-XX	30	9.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	387
SSS-B-25-50-C-XX-XX	25	7.6	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	427
SSS-B-30-50-C-XX-XX	30	9.1	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	507
SSS-B-20-60-B-XX-XX	20	6.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	329
SSS-B-25-60-B-XX-XX	25	7.6	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	404
SSS-B-30-60-B-XX-XX	30	9.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	479
SSS-B-35-60-B-XX-XX	35	10.7	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	554
SSS-B-40-60-B-XX-XX	40	12.2	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	629
SSS-B-30-60-C-XX-XX	30	9.1	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	614
SSS-B-35-60-C-XX-XX	35	10.7	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	712
SSS-B-40-60-C-XX-XX	40	12.2	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	809

NOTE: Factory supplied template must be used when setting anchor bolts. Beacon Products will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

EHH - EXTRA HANDHOLE  Provision for Grounding	C05 - C07 - C20 - COUPLING  2" - 11.5 NPS Threads 3/4" - 14 NPS Threads 1/2" - 14 NPS Threads	VM1 - VIBRATION DAMPER 1ST MODE  Field Installed Pole Top damper designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.	VM2 - VIBRATION DAMPER 2ND MODE  Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.	VM2SXX - VIBRATION DAMPER 2ND MODE  Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration. VM2S08 - 8' VM2S12 - 12' VM2S16 - 16' VM2S20 - 20' VM2S24 - 24'
GFI - 20 AMP GFCI RECEPTACLE & COVER  Square aluminum pole Standard hand hole frame Adapter plate Gasket 20 AMP GFCI Wet Locations In-use Cover	MPB - MID POLE BRACKET  Square Steel Pole Attachment stub 5" long welded to pole 2" pipe tenon 4.25" tall Arm, 3" Sq. x 13.5" long ships separately	OPTION ORIENTATION Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: SSS-B-20-40-A-TA-DB-C05-0-15 (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.  Bolt Square (Outer) Bolt Square (Inner) Bolt Circle (Outer) Bolt Circle (Inner) Handhole 270° 90° 180°		

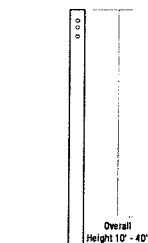
For more information about pole vibration and vibration dampers, please consult http://www.beaconproducts.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HLQ0022.pdf
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COPY

Submitted by Swaney Lighting		Catalog Number: SSSB18-40A-1-B3-DB	Type: C3
	Job Name: Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)	Notes:	SLA19-43623

SSS-B SERIES POLES SQUARE STRAIGHT STEEL	Cat.#	 design · performance · technology
	Job	
	Approvals	

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APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

- SHAFT:** One-piece straight steel with square cross section, flat sides and minimum 0.238" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER:** Two-piece square aluminum base cover included standard
- POLE CAP:** Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE:** Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding located behind gasketed cover
- ANCHOR BOLTS:** Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in seven standard colors; Custom colors available; RAL number preferable; Internal protective coating available

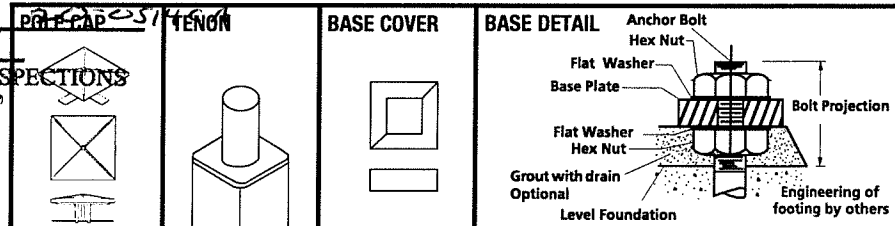
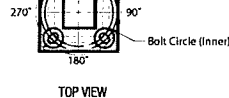
WAREHOUSE 'STOCKED' POLES:

- SSSH20-40A-4-HV-DB-RDC, SSSH25-40A-4-HV-DB-RDC and SSSH30-50B-4-HV-DB-RDC
- The HV designation in the above catalog numbers is a combination drill pattern of the Hubbell Outdoor S2 pattern and the Beacon B3/B4 Viper pattern (rectangular arm mounting)

SIGNED *Walter A. Chaf* DATE *11/19/19*

ZONING PERMIT # 20-0493 CA

REVIEWED BY: *[Signature]*
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT



ORDERING INFORMATION

ORDERING EXAMPLE:

Reference page 2 for available configurations

SSS - B		25	40	A/B/C	2L	B3	BBT	UL
SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING				
SSS-B Square Straight Steel Pole Beacon	Reference page 2 Ordering matrix 18	Reference page 2 Ordering matrix 40	Reference page 2 Ordering matrix A	1 Single arm mount	2 Two fixtures at 180°	2L Two fixtures at 90°	3T Three fixtures at 90°	4 Four fixtures at 90°
				TA Tenon (2.38" OD x 4" Tall)	TB Tenon (2.88" OD x 4" Tall)	TC Tenon (3.5" OD x 6" Tall)	TR' Removable Tenon (2.375 x 4.25)	OT Open Top (includes pole cap)
MOUNTING ORIENTATION				FINISH				
1	2	2L	3T	3Y	4	BL Black textured	DB Dark bronze textured	GT Graphite textured
						GYS Lt. gray smooth	PS Platinum silver smooth	WH White textured
						BBT Basic black textured	BZT Bronze textured	CC Custom Color
				DRILL PATTERN				
						B1 Cruiser, "AM" arm	B3 2 bolt (2-1/2" spacing) Viper 'A' arm	S2 2 bolt (3-1/2" spacing) Viper 'AD' arm
				OPTIONS				
						HSC Internal Coating (Hubbell Seal)	GF ² 20 Amp GFCI Receptacle and Co	EHH ² Extra Handhole
						COS ² .5" Coupling	COT ² .75" Coupling	C20 ² 2" Coupling
						MPB ² Mid-pole Luminaire Bracket	VM2 2nd mode vibration damper	LAB Less Anchor Bolts
						UL UL Certified		

ACCESSORIES - Order Separately

Catalog Number	Description
VM1 ¹	1st mode vibration damper
VM2SXX	2nd mode vibration damper

- Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: SSS-B-25-40-A-1-B1-TR-BBT
- Specify option location using logic found on page 2 (Option Orientation)
- VM1 recommended on poles 20' and taller with EPA of less than 1.



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Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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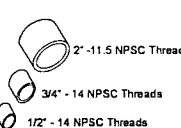
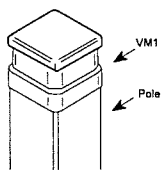
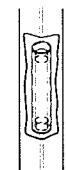
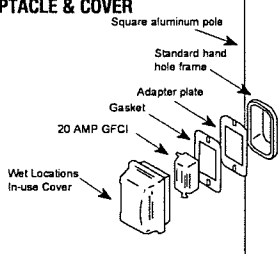
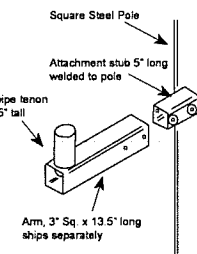
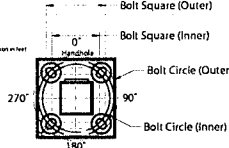
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Submitted by Swaney Lighting	Job Name: Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)	Catalog Number: SSSB18-40A-1-B3-DB Notes:	Type: C3 SLA19-43623
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ORDERING INFORMATION Cont.

Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight
	Feet	Meters									
SSS-B-10-40-A-XX-XX	10	3.0	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	77
SSS-B-12-40-A-XX-XX	12	3.7	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	90
SSS-B-14-40-A-XX-XX	14	4.3	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	103
SSS-B-16-40-A-XX-XX	16	4.9	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	116
SSS-B-18-40-A-XX-XX	18	5.5	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	129
SSS-B-20-40-A-XX-XX	20	6.1	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	142
SSS-B-25-40-A-XX-XX	25	7.6	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	175
SSS-B-14-40-B-XX-XX	14	4.3	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	152
SSS-B-16-40-B-XX-XX	16	4.9	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	171
SSS-B-18-40-B-XX-XX	18	5.5	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	190
SSS-B-20-40-B-XX-XX	20	6.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	209
SSS-B-25-40-B-XX-XX	25	7.6	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	257
SSS-B-30-40-B-XX-XX	30	9.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	304
SSS-B-16-50-B-XX-XX	16	4.9	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	219
SSS-B-18-50-B-XX-XX	18	5.5	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	243
SSS-B-20-50-B-XX-XX	20	6.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	267
SSS-B-25-50-B-XX-XX	25	7.6	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	327
SSS-B-30-50-B-XX-XX	30	9.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	387
SSS-B-25-50-C-XX-XX	25	7.6	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	427
SSS-B-30-50-C-XX-XX	30	9.1	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	507
SSS-B-20-60-B-XX-XX	20	6.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	329
SSS-B-25-60-B-XX-XX	25	7.6	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	404
SSS-B-30-60-B-XX-XX	30	9.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	479
SSS-B-35-60-B-XX-XX	35	10.7	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	554
SSS-B-40-60-B-XX-XX	40	12.2	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	629
SSS-B-30-60-C-XX-XX	30	9.1	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	614
SSS-B-35-60-C-XX-XX	35	10.7	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	712
SSS-B-40-60-C-XX-XX	40	12.2	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	809

NOTE: Factory supplied template must be used when setting anchor bolts. Beacon Products will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

EHH - EXTRA HANDHOLE  Provision for Grounding	C05 - C07 - C20 - COUPLING  2" - 11.5 NPS Threads 3/4" - 14 NPS Threads 1/2" - 14 NPS Threads	VM1 - VIBRATION DAMPER 1ST MODE  Field installed Pole Top damper designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.	VM2 - VIBRATION DAMPER 2ND MODE  Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.	VM2SXX - VIBRATION DAMPER 2ND MODE  VM2S08 - 8' VM2S12 - 12' VM2S16 - 16' VM2S20 - 20' VM2S24 - 24' Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.
GFI - 20 AMP GFCI RECEPTACLE & COVER  Square aluminum pole Standard hand hole frame Adapter plate Gasket 20 AMP GFCI Wet Locations In-use Cover	MPB - MID POLE BRACKET  Square Steel Pole Attachment stub 5" long welded to pole 2" pipe tenon 4.25" tall Arm, 3" Sq x 13.5" long ships separately	OPTION ORIENTATION Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: SSS-B-20-40-A-TA-DB-C05-0-15 (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1" spacing required between option. Consult factory for other configurations.  Handhole Bolt Square (Outer) Bolt Square (Inner) Bolt Circle (Outer) Bolt Circle (Inner) 270° 90° 180°		

For more information about pole vibration and vibration dampers, please consult http://www.beaconproducts.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HL00022.pdf. Due to our continued efforts to improve our products, product specifications are subject to change without notice.



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Submitted by Swaney Lighting		Catalog Number: VP-S/24L-55/3K7/3/UNV/A/DB/ SWPM-40F		Type: C3
		Job Name: Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)		Notes: SLA19-43623

ORDERING INFORMATION ORDERING EXAMPLE: VPS/24L-55/4K7/4W/UNV/A/DBT/7PR-TL/GENI-04/BC

VPS							
SERIES	LED ENGINE	CCT/CRI¹	ROTATION	VOLTAGE	COLOR	OPTIONS	
VPS Viper	24L-55 55W, LED array	3K7 3000K, 70 CRI	Leave blank for no rotation	UNV 120-277V	BL Black Textured	F Fusing	
	36L-65 65W, LED array	4K7 4000K, 70 CRI	L ⁵ Optic rotation left	120 120V	DB Dark Bronze Textured	BSP Bird Spikes	
	36L-80 80W, LED array	5K7 5000K, 70 CRI	R ⁵ Optic rotation right	208 208V	GYS Light Gray Smooth	BC Backshield (available for FR, 2, 3, 4, 4W Optics)	
	48L-110 110W, LED array	DISTRIBUTION		240 240V	PS Platinum Silver Smooth		
	60L-136 136W, LED array	FR Type 1/Front Row		277 277V	WH White Textured		
		2 Type 2		347 347V	CC Custom Color		
		3 Type 3		480 480V			
		4 Type 4		MOUNTING		CONTROL OPTIONS	
		4W Type 4 Wide		A Rectangular Arm (formerly RA) for square or round pole		7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)	
		5QM Type 5QM		MAF Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm		7PR-SC 7-Pin Receptacle w/Shorting Cap	
		5R Type 5R (rectangular)		K Knuckle (formerly PK2) limit to 45° tilt or 2-3/8" OD horizontal arm or vertical tenon		7PR-TL 7-Pin Receptacle w/Twist Lock photo control	
		5W Type 5W (round wide)		WB Wall Bracket		SCP/F ^{1,2*} Programmable Occupancy Sensor w/ daylight control	
		TC Tennis Court		AD Universal Arm for square pole		GENI-XX ³ ENERGENI	
HOUSE SIDE SHIELD ACCESSORIES				AD3 Universal Arm for 2.4"-4.1" round pole		SWP ^{1,4} SiteSync Pre-Commission	
HSS/VP-S/90-FB/XXX 90° shield front or back				AD4 Universal Arm for 4.2"-5.3" round pole		SWPM ^{1,2,4} SiteSync Pre-Comm w/ Sensor 40F	
HSS/VP-S/90-LR/XXX 90° shield left or right				AD5 Universal Arm for 5.5"-5.9" round pole			
HSS/VP-S/270-FB/XXX 270° shield front or back				AD6 Universal Arm for 6.0"-6.5" round pole			
HSS/VP-S/270-LR/XXX 270° shield left or right							
HSS/VP-S/360/XXX Full shield							
(Replace XXX with notation for desired finish color) (Refer to page 5 for shield images)							

MOUNTING ACCESSORIES

VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
 VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
 VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
 VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

¹ Not available with other wireless control or sensor options
² Specify mounting height: 8=8' or less, 40=40' to 40'

³ Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options.

⁴ Specify group and zone at time of order. See www.hubbelllighting.com/sitesync for further details. Order at least one SiteSync interface Accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node

⁵ Only available with 1A, 2, 3, 4, 4W and SH distributions

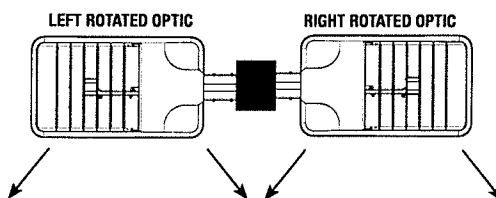
⁶ Order at least one SCP-REMOTE per project location to program and control the occupancy sensor.

⁷ This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://cdh.beaconproducts.com/content/products/specs/specs_files/Viper_Small_LED_turtle_spec_sheet.pdf

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbell-lighting.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VPS/24L-55/4K7/3/UNV/A/DBT/SWP/ SiteSync only
 VPS/24L-55/4K7/3/UNV/A/DBT/SWPM-40F/ SiteSync with Motion Control



Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SCP-REMOTE	Remote Control for SCP/F option. Order at least one per project to program and control
SW7PR*	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
 + Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

SiteSync 7-Pin Module



SW7PR

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does no interface with occupancy sensors



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BURLINGTON
PERMITTING & INSPECTIONS

Submitted by Swaney Lighting	Job Name: Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)	Catalog Number: VP-S/24L-55/3K7/3/UNV/A/DB/ SWPM-40F Notes:	Type: C3 SLA19-43623
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VIPER S OPTICS STRIKE SMALL VIPER LUMINAIRE	Cat.# Job Type	 Approvals
--	---	---

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is $\geq .90$ at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Surge protection - 20kA.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbellinglighting.com/sitesync

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications/Ratings:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- Certified to UL 1598, UL 8750 and CSA C22.2 No.250.0
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/vipersmall>

Warranty:

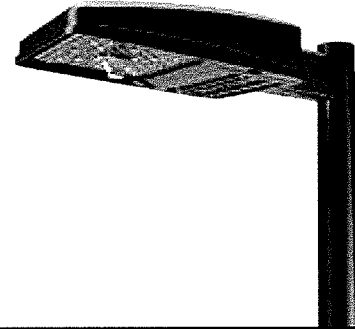
Five year limited warranty for more information visit: www.hubbellinglighting.com/resources/warranty

CERTIFICATIONS/LISTINGS

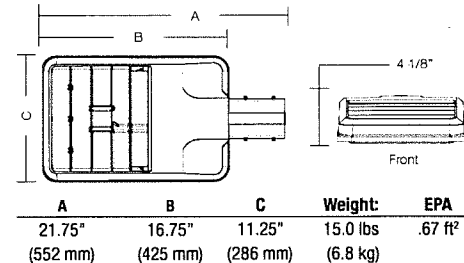


*3000K and warmer CCTs only

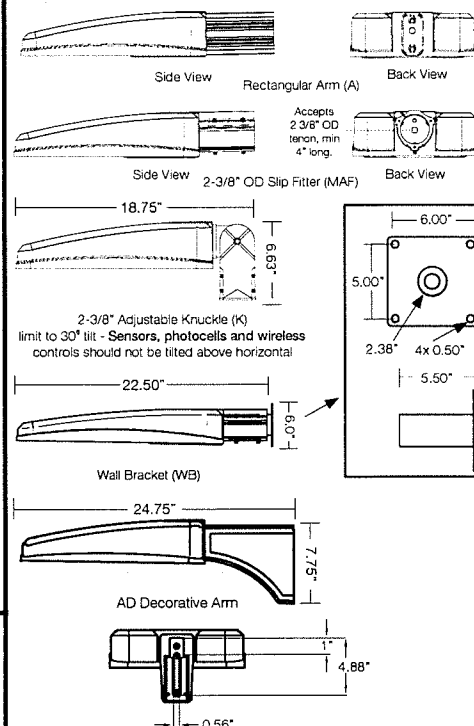
PRODUCT IMAGE(S)



DIMENSIONS



MOUNTING OPTIONS



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COPY

Submitted by Swaney Lighting		Catalog Number: SSSB18-40A-1-B3-DB	Type: C4
	Job Name: Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)	Notes:	SLA19-43623

SSS-B SERIES POLES

SQUARE STRAIGHT STEEL

Cat.#

Job

Type



Approvals

APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

- SHAFT:** One-piece straight steel with square cross section, flat sides and minimum 0.238" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER:** Two-piece square aluminum base cover included standard
- POLE CAP:** Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE:** Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding located behind gasketed cover
- ANCHOR BOLTS:** Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint finish applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in seven standard colors; Custom colors available; RAL number preferable; Internal protective coating available

WAREHOUSE 'STOCKED' POLES:

- SSSH20-40A-4-HV-DB-RDC, SSSH25-40A-4-HV-DB-RDC and SSSH30-50B-4-HV-DB-RDC
- The HV designation in the above catalog numbers is a combination drill pattern of the Hubbell Outdoor S2 pattern and the Beacon B3/B4 Viper pattern (rectangular arm mounting)

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BURLINGTON
DEPT. OF PERMITS & INSPECTIONS
DATE 07-07-2019
NOTE - ANY MODIFICATION OR DEVIATION FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED

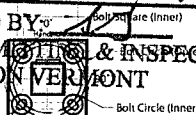
ZONING PERMIT # 20-0493

DATE

11-19-2019

REVIEWED BY

DEPARTMENT OF PERMITS & INSPECTIONS
BURLINGTON VERMONT

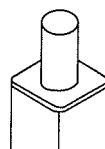


TOP VIEW

POLE CAP



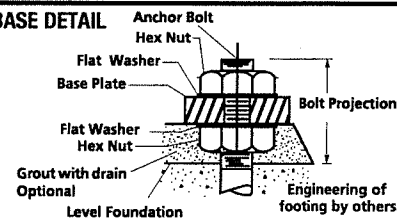
TENON



BASE COVER



BASE DETAIL



ORDERING INFORMATION

ORDERING EXAMPLE:

Reference page 2 for available configurations

SSS - B		25	40	A/B/C	2L	B3	BBT	UL		
SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING				FINISH	OPTIONS	
SSS-B Square Straight Steel Pole Beacon	Reference page 2 Ordering matrix 18	Reference page 2 Ordering matrix 40	Reference page 2 Ordering matrix A	1 Single arm mount	2 Two fixtures at 180°	2L Two fixtures at 90°	3T Three fixtures at 90°	4 Four fixtures at 90°	BL Black textured	HSC Internal Coating (Hubbell Seal)
				TA Tenon (2.38" OD x 4" Tall)	TB Tenon (2.88" OD x 4" Tall)	TC Tenon (3.5" OD x 6" Tall)	TR' Removable Tenon (2.375 x 4.25)	OT Open Top (includes pole cap)	DB Dark bronze textured	GFI 20 Amp GFCI Receptacle and C
									GT Graphite textured	EHF Extra Handhole
									GYS Lt. gray smooth	COS .5" Coupling
									PS Platinum silver smooth	COT .75" Coupling
									WH White textured	C20 2" Coupling
									BBT Basic black textured	MPB Mid-pole Luminaire Bracket
									BZT Bronze textured	VM2 2nd mode vibration damper
									CC Custom Color	LAB Less Anchor Bolts
									DRILL PATTERN	UL UL Certified
									B1 Cruiser, "AM" arm	
									B3 2 bolt (2-1/2" spacing) Viper 'A' arm	
									S2 2 bolt (3-1/2" spacing) Viper 'AD' arm	

1

2

2L

3T

3Y

4

Denotes handhole location

ACCESSORIES - Order Separately

ACCESSORIES - Order Separately

Catalog Number	Description
VM1	1st mode vibration damper
VM2SXX	2nd mode vibration damper

- Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: SSS-B-25-40-A-1-B1-TR-BBT
- Specify option location using logic found on page 2 (Option Orientation)
- VM1 recommended on poles 20' and taller with EPA of less than 1.



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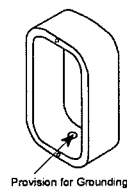
Submitted by Swaney Lighting	Job Name: Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)	Catalog Number: SSSB18-40A-1-B3-DB Notes:	Type: C4 SLA19-43623
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ORDERING INFORMATION Cont.

Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight
	Feet	Meters									
SSS-B-10-40-A-XX-XX	10	3.0	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	77
SSS-B-12-40-A-XX-XX	12	3.7	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	90
SSS-B-14-40-A-XX-XX	14	4.3	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	103
SSS-B-16-40-A-XX-XX	16	4.9	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	116
SSS-B-18-40-A-XX-XX	18	5.5	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	129
SSS-B-20-40-A-XX-XX	20	6.1	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	142
SSS-B-25-40-A-XX-XX	25	7.6	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	175
SSS-B-14-40-B-XX-XX	14	4.3	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	152
SSS-B-16-40-B-XX-XX	16	4.9	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	171
SSS-B-18-40-B-XX-XX	18	5.5	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	190
SSS-B-20-40-B-XX-XX	20	6.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	209
SSS-B-25-40-B-XX-XX	25	7.6	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	257
SSS-B-30-40-B-XX-XX	30	9.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	304
SSS-B-16-50-B-XX-XX	16	4.9	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	219
SSS-B-18-50-B-XX-XX	18	5.5	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	243
SSS-B-20-50-B-XX-XX	20	6.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	267
SSS-B-25-50-B-XX-XX	25	7.6	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	327
SSS-B-30-50-B-XX-XX	30	9.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	387
SSS-B-25-50-C-XX-XX	25	7.6	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	427
SSS-B-30-50-C-XX-XX	30	9.1	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	507
SSS-B-20-60-B-XX-XX	20	6.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	329
SSS-B-25-60-B-XX-XX	25	7.6	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	404
SSS-B-30-60-B-XX-XX	30	9.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	479
SSS-B-35-60-B-XX-XX	35	10.7	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	554
SSS-B-40-60-B-XX-XX	40	12.2	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	629
SSS-B-30-60-C-XX-XX	30	9.1	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	614
SSS-B-35-60-C-XX-XX	35	10.7	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	712
SSS-B-40-60-C-XX-XX	40	12.2	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	809

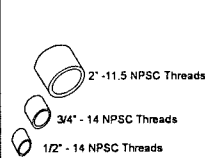
NOTE: Factory supplied template must be used when setting anchor bolts. Beacon Products will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

EHH - EXTRA HANDHOLE

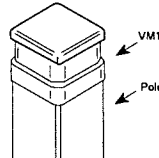


Provision for Grounding

C05 - C07 - C20 - COUPLING

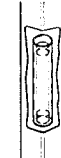


VM1 - VIBRATION DAMPER 1ST MODE



Field installed Pole Top damper designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.

VM2 - VIBRATION DAMPER 2ND MODE



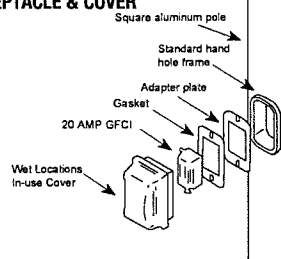
Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

VM2SXX - VIBRATION DAMPER 2ND MODE



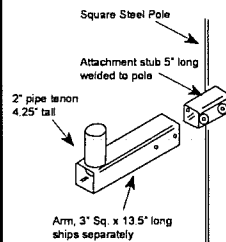
VM2S08 - 8'
VM2S12 - 12'
VM2S16 - 16'
VM2S20 - 20'
VM2S24 - 24'

GFI - 20 AMP GFCI RECEPTACLE & COVER



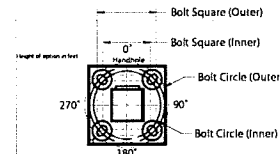
Wet Locations In-use Cover

MPB - MID POLE BRACKET



OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: SSS-B-20-40-A-TA-0B-C05-0-15 (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.



For more information about pole vibration and vibration dampers, please consult http://www.beaconproducts.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HL00022.pdf
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COPY

Submitted by Swaney Lighting		Catalog Number:	Type:
 Job Name: Burton Snowboard site expansion Architect: WAGNER HODGSON (BURLINGTON)		VP-S/24L-55/3K7/4W/UNV/A/DB/ SWPM-40F Notes:	C4 SLA19-43623

ORDERING INFORMATION ORDERING EXAMPLE: VPS/24L-55/4K7/4W/UNV/A/DBT/7PR-TL/GENI-04/BC

VPS							
SERIES	LED ENGINE	CCT/CRI¹	ROTATION	VOLTAGE	COLOR	OPTIONS	
VPS Viper	24L-55 55W, LED array	3K7 3000K, 70 CRI	Leave blank for no rotation	UNV 120-277V	BL Black Textured	F Fusing	
	36L-65 65W, LED array	4K7 4000K, 70 CRI	L ⁵ Optic rotation left	120 120V	DB Dark Bronze Textured	BSP Bird Spikes	
	36L-80 80W, LED array	5K7 5000K, 70 CRI	R ⁵ Optic rotation right	208 208V	GYS Light Gray Smooth	BC Backshield (available for FR, 2, 3, 4, 4W Optics)	
	48L-110 110W, LED array	DISTRIBUTION		240 240V	PS Platinum Silver Smooth		
	60L-136 136W, LED array	FR Type 1/Front Row		277 277V	WH White Textured		
		2 Type 2		347 347V	CC Custom Color		
		3 Type 3		480 480V			
		4 Type 4					
		4W Type 4 Wide					
		5QM Type 5QM		MOUNTING		CONTROL OPTIONS	
		5R Type 5R (rectangular)		A Rectangular Arm (formerly RA) for square or round pole		7PR 7-Pin Receptacle only (shorting cap, photo control or wireless control provided by others)	
		5W Type 5W (round wide)		MAF Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm		7PR-SC 7-Pin Receptacle w/Shorting Cap	
		TC Tennis Court		K Knuckle (formerly PK2) limit to 45° tilt or 2-3/8" OD horizontal arm or vertical tenon		7PR-TL 7-Pin Receptacle w/Twist Lock photo control	
				WB Wall Bracket		SCP/F ^{1,2,3} Programmable Occupancy Sensor w/ daylight control	
				AD Universal Arm for square pole		GENI-XX ³ ENERGENI	
				AD3 Universal Arm for 2.4"-4.1" round pole		SWP ^{1,4} SiteSync Pre-Commission	
				AD4 Universal Arm for 4.2"-5.3" round pole		SWPM ^{1,2,4} SiteSync Pre-Comm w/ Sensor 40F	
				AD5 Universal Arm for 5.5"-5.9" round pole			
				AD6 Universal Arm for 6.0"-6.5" round pole			

HOUSE SIDE SHIELD ACCESSORIES

HSS/VP-S/90-FB/XXX 90° shield front or back

HSS/VP-S/90-LR/XXX 90° shield left or right

HSS/VP-S/270-FB/XXX 270° shield front or back

HSS/VP-S/270-LR/XXX 270° shield left or right

HSS/VP-S/360/XXX Full shield

(Replace XXX with notation for desired finish color)
(Refer to page 5 for shield images)

MOUNTING ACCESSORIES

VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm

VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm

VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm

VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

¹ Not available with other wireless control or sensor options

² Specify mounting height: 8=8" or less, 40=40" to 40"

³ Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options.

⁴ Specify group and zone at time of order. See www.hubbellighting.com/sitesync for further details. Order at least one SiteSync interface Accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node

⁵ Only available with 1A, 2, 3, 4, 4W and SH distributions

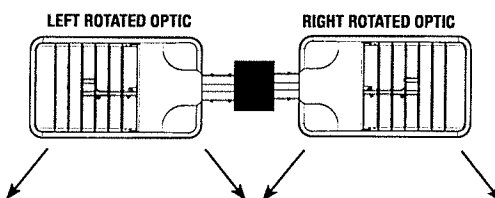
⁶ Order at least one SCP-REMOTE per project location to program and control the occupancy sensor

⁷ This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://cdn.beaconproducts.com/content/products/specs/specs_files/Viper_Small_LED_turtle_spec_sheet.pdf

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbell-automation.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VPS/24L-55/4K7/3/UNV/A/DBT/SWP/
VPS/24L-55/4K7/3/UNV/A/DBT/SWPM-40F/

SiteSync only
SiteSync with Motion Control

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SCP-REMOTE	Remote Control for SCP/F option. Order at least one per project to program and control
SW7PR*	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

SiteSync 7-Pin Module


SW7PR

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does no interface with occupancy sensors



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*3000K and warmer CCTs only



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Lighting

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LINETYPE LEGEND

PROPOSED FEATURES	EXISTING FEATURES
100 MAJOR CONTOUR	100 MAJOR CONTOUR
SB MINOR CONTOUR	SB MINOR CONTOUR
EDGE OF RIVER	EDGE OF RIVER
EDGE OF POND	EDGE OF POND
PROPERTY LINE	PROPERTY LINE
RIGHT OF WAY	RIGHT OF WAY
SETBACK	SETBACK
EASEMENT	EASEMENT
LIMIT OF CONSTRUCTION	LIMIT OF CONSTRUCTION
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
SILT FENCE	SILT FENCE
DEMOLITION WORK	DEMOLITION WORK
CENTERLINE	CENTERLINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF CONCRETE	EDGE OF CONCRETE
CURB	CURB
FENCE (BARBED WIRE)	FENCE (BARBED WIRE)
FENCE (CHAIN LINK)	FENCE (CHAIN LINK)
FENCE (WOODEN)	FENCE (WOODEN)
GUARD RAIL	GUARD RAIL
TREE LINE	TREE LINE
STONE WALL	EDGE OF RETAINING - DELINEATED
SANITARY SEWER	EDGE OF RETAINING - APPROXIMATE
SEWER FORCEMAIN	SEWER FORCEMAIN
SEWER SERVICE	SEWER SERVICE
DISPOSAL AREA LATERAL	DISPOSAL AREA LATERAL
STORM LINE	STORM LINE
UNDER DRAIN	UNDER DRAIN
FOUNDATION DRAIN	FOUNDATION DRAIN
ROOF DRAIN	ROOF DRAIN
DITCH/SWALE	DITCH/SWALE
TELECOMM	TELECOMM
UNDERGROUND TELECOMM	UNDERGROUND TELECOMM
OVERHEAD TELECOMM	OVERHEAD TELECOMM
ELECTRIC LINE	ELECTRIC LINE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
ELECTRICAL SITE LIGHTING	ELECTRICAL SITE LIGHTING
WATER LINE	WATER LINE
WATER SERVICE	WATER SERVICE
GAS LINE	GAS LINE
CABLE TV	CABLE TV
UNDERGROUND CABLE TV	UNDERGROUND CABLE TV
OVERHEAD CABLE TV	OVERHEAD CABLE TV
STEAM LINE	STEAM LINE
LOW PRESSURE STEAM	LOW PRESSURE STEAM
HIGH PRESSURE STEAM	HIGH PRESSURE STEAM
HOT WATER	HOT WATER
CHILLED WATER	CHILLED WATER

SYMBOL LEGEND

PROPOSED FEATURES	EXISTING FEATURES
BOUND	BOUND
BENCHMARK	BENCHMARK
DRILL HOLE	DRILL HOLE
SURVEY POINT	SURVEY POINT
IRON PIN	IRON PIN
TEST PIT	TEST PIT
BORING	BORING
PERC TEST	PERC TEST
CATCH BASIN (SQUARE)	CATCH BASIN (SQUARE)
CATCH BASIN (ROUND)	CATCH BASIN (ROUND)
HEADWALL	HEADWALL
FLARED END SECTION	FLARED END SECTION
STONE APRON	STONE APRON
DRAIN MANHOLE (DIAM)	DRAIN MANHOLE (DIAM)
DRAINAGE CLEAN OUT	DRAINAGE CLEAN OUT
SANITARY SEWER MANHOLE (SMH)	SANITARY SEWER MANHOLE (SMH)
SANITARY CLEAN OUT	SANITARY CLEAN OUT
HYDRANT	HYDRANT
WATER SHUTOFF	WATER SHUTOFF
TAPPING SLEEVE & VALVE	TAPPING SLEEVE & VALVE
GATE VALVE	GATE VALVE
WELL	WELL
UTILITY POLE	UTILITY POLE
GUY POLE	GUY POLE
ELECTRICAL MANHOLE	ELECTRICAL MANHOLE
FLOOD LIGHT	FLOOD LIGHT
LIGHT POST	LIGHT POST
TELEPHONE MANHOLE	TELEPHONE MANHOLE
NATURAL GAS MANHOLE	NATURAL GAS MANHOLE
COMMUNICATION MANHOLE	COMMUNICATION MANHOLE
BOLLARD	BOLLARD
SINGLE POLE SIGN	SINGLE POLE SIGN
DOUBLE POLE SIGN	DOUBLE POLE SIGN
SPOT ELEVATION	SPOT ELEVATION
ACCESSIBLE PARKING STALL	ACCESSIBLE PARKING STALL
DRAINAGE FLOW	DRAINAGE FLOW
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE

GENERAL NOTES

1. EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
7. THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
10. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR Dewatering AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
13. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO ADJACENT SITES OR WATERS OF THE STATE.

STANDARD ABBREVIATIONS

BENCHMARK	BM	END OF VERTICAL CURVE - ELEVATION	EVCE	LIMITS OF CONSTRUCTION	LOC	REINFORCED CONCRETE PIPE	RCP
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE	END OF VERTICAL CURVE STATION	EVCS	LIMITS OF DISTURBANCE	LDO	RIGHT-OF-WAY	ROW
BEGINNING OF VERTICAL CURVE STATION	BVCS	EXISTING	EX	MINIMUM	MIN	SANITARY	SAW
CAST-IN-PLACE	CIP	EXISTING GRADE/GROUND	EG	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	MUTCD	SANITARY MANHOLE	SMH
CAST IRON	CI	FINISHED FLOOR	FF	MONITORING WELL	MW	SLOPE	S=
CATCH BASIN	CB	FINISHED GRADE/GROUND	FG	MONUMENT	MON	STATION	STA
CENTERLINE	CL	FIELD INLET	FI	NOT IN CONTRACT	NIC	STORM MANHOLE	DIAM
CLEAN OUT	C/O	FLARED END SECTION	FES	NOT TO SCALE	NTS	TANGENT	TAN
CORRUGATED METAL PIPE	CMP	FOOT, FEET	FT	POINT OF CURVATURE	PC	TANGENT TO CURVE	TC
CUBIC FEET	CF	FOOTING	FTG	POINT OF INTERSECTION	PI	TAPPING SLEEVE AND VALVE	TS&V
CUBIC FEET PER SECOND	CFS	FOUNDATION	FND	POLYETHYLENE, PROFESSIONAL ENGINEER	PE	TEMPORARY BENCHMARK	TBM
CUBIC YARD	CY	GALLONS PER MINUTE	GPM	PROPERTY LINE	PL	TEST PIT	TP
DAMETER	DA	GATE VALVE	GV	PERC TEST, POINT OF TANGENCY	PT	TOP OF BANK	TOB
DISTRIBUTION BOX	D-BOX	HEADWALL	HW	POLYVINYL CHLORIDE	PVC	TOP OF CURB	TOC
DUCTILE IRON	DI	HIGH DENSITY POLYETHYLENE	HDPE	POINT OF VERTICAL INTERSECTION	PVI	TOP OF WALL	TOW
EDGE OF CONCRETE	EOC	HYDRANT	HYD	POND	PND	TYPICAL	TYP
EDGE OF GRAVEL	EOG	INTERSECTION	INT	QUANTITY	QTY	VERIFY IN FIELD	VF
EDGE OF PAVEMENT	EOP	INVERT	INV	QUALITY ASSURANCE	QA	WATER VALVE	WV
ELECTRIC	ELEC	IRON PIN	IP	QUALITY CONTROL	QC		
ELECTRIC MANHOLE	EMH	IRON PIPE SIZE	IPS	RADIUS	R=		
ELEVATION	ELEV	LENGTH	L=				

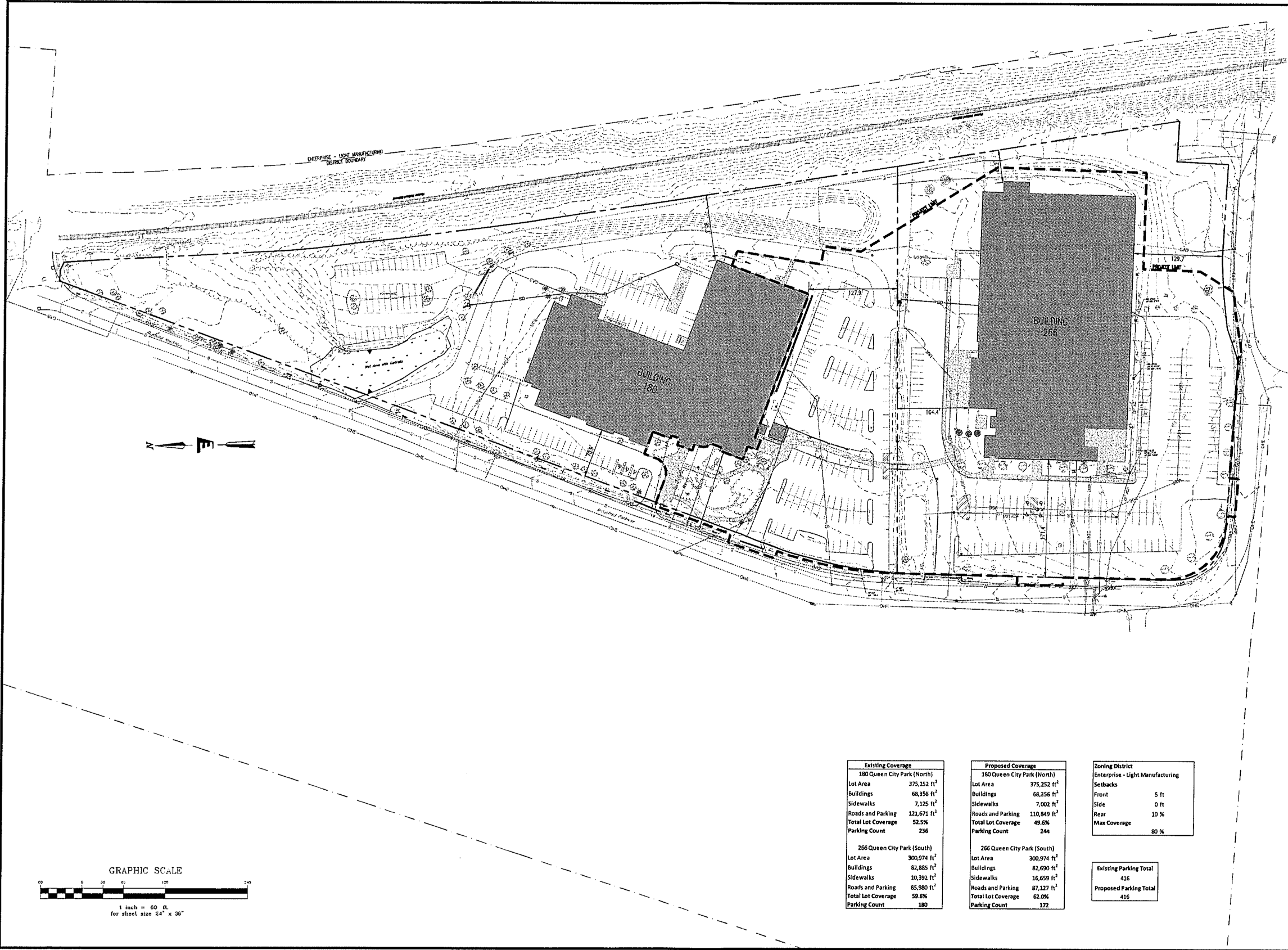
Client: **Burton Snowboards**
180 Queen City Park Road
Burlington, Vermont

Site Legend and Notes
PARKING LOT AND STORMWATER IMPROVEMENTS
Burlington, Vermont

Designed By: **PB**
Checked By: **PB**
Drawn By: **TLB**
Scale: **As Noted**
Date: **Nov 4, 2019**

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Existing Coverage	
180 Queen City Park (North)	
Lot Area	375,252 ft ²
Buildings	68,356 ft ²
Sidewalks	7,125 ft ²
Roads and Parking	121,671 ft ²
Total Lot Coverage	52.5%
Parking Count	236

266 Queen City Park (South)	
Lot Area	300,974 ft ²
Buildings	82,885 ft ²
Sidewalks	10,392 ft ²
Roads and Parking	85,980 ft ²
Total Lot Coverage	59.6%
Parking Count	180

Proposed Coverage	
180 Queen City Park (North)	
Lot Area	375,252 ft ²
Buildings	68,356 ft ²
Sidewalks	7,002 ft ²
Roads and Parking	110,849 ft ²
Total Lot Coverage	49.6%
Parking Count	244

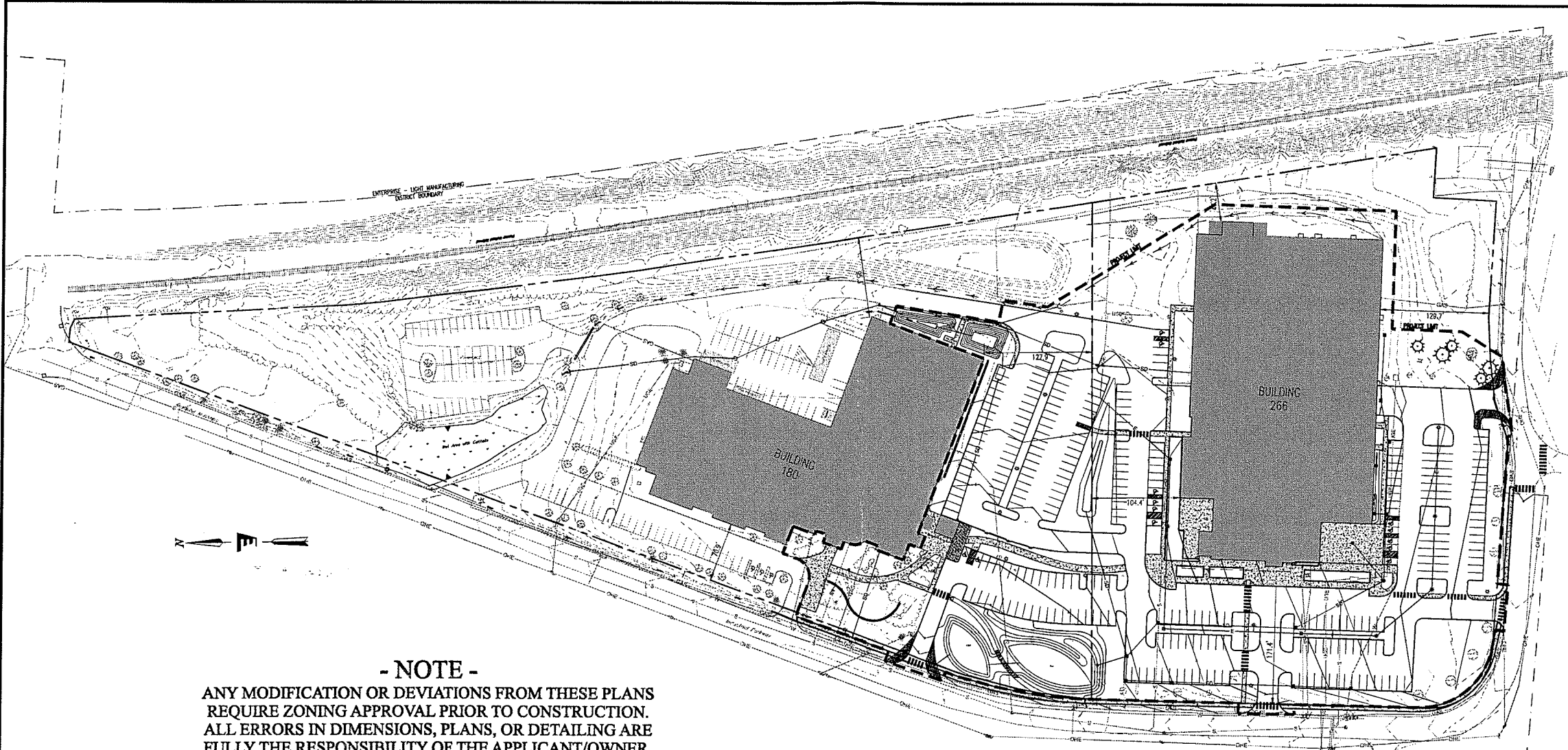
266 Queen City Park (South)	
Lot Area	300,974 ft ²
Buildings	82,690 ft ²
Sidewalks	16,659 ft ²
Roads and Parking	87,127 ft ²
Total Lot Coverage	62.0%
Parking Count	172

Zoning District	
Enterprise - Light Manufacturing	
Setbacks	
Front	5 ft
Side	0 ft
Rear	10 ft
Max Coverage	80 %

Existing Parking Total	416
Proposed Parking Total	416

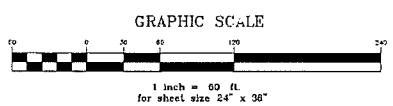
Stamp	
Chkd	PB
Rev. No.	1
Description	REVISIONS TO PROPOSED PARKING LAYOUT
Date	11-14-2019
ENGINEERING VENTURES INC.	
208 Flynn Avenue, Suite 2A Burlington, VT 05401	
Tel: 802.262.6225 • Fax: 802.262.6306	
85 Montpelier Street, Suite 100, U.S. Courthouse Building	
Burlington, VT 05401	
www.engineeringventures.com	
Client:	
Burton Snowboards	
180 Queen City Park Road	
Burlington, Vermont	
Sheet Title:	
EXISTING CONDITIONS PLAN	
Project Title:	
PARKING LOT AND STORMWATER IMPROVEMENTS	
Burlington, Vermont	
Designed By:	PB
Checked By:	PB
Drawn By:	TLB
Scale:	As Noted
Date:	Nov 4, 2019
C0.2	
EV#18174	

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ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.
FINAL APPROVAL

SIGNED William Z. Wolf DATE 11/19/19
ZONING PERMIT # 20-0493CA 20-0514CA
REVIEWED BY: AD
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT



Existing Coverage	Proposed Coverage	Zoning District
180 Queen City Park (North)	180 Queen City Park (North)	Enterprise - Light Manufacturing
Lot Area 375,252 ft ²	Lot Area 375,252 ft ²	Setbacks
Buildings 68,356 ft ²	Buildings 68,356 ft ²	Front 5 ft
Sidewalks 7,125 ft ²	Sidewalks 7,002 ft ²	Side 0 ft
Roads and Parking 121,671 ft ²	Roads and Parking 110,849 ft ²	Rear 10 ft
Total Lot Coverage 52.5%	Total Lot Coverage 49.6%	Max Coverage 80 %
Parking Count 236	Parking Count 244	
266 Queen City Park (South)	266 Queen City Park (South)	
Lot Area 300,974 ft ²	Lot Area 300,974 ft ²	
Buildings 82,885 ft ²	Buildings 82,690 ft ²	
Sidewalks 10,392 ft ²	Sidewalks 16,659 ft ²	
Roads and Parking 85,980 ft ²	Roads and Parking 87,127 ft ²	
Total Lot Coverage 59.6%	Total Lot Coverage 62.0%	
Parking Count 180	Parking Count 172	

Existing Parking Total
416
Proposed Parking Total
416

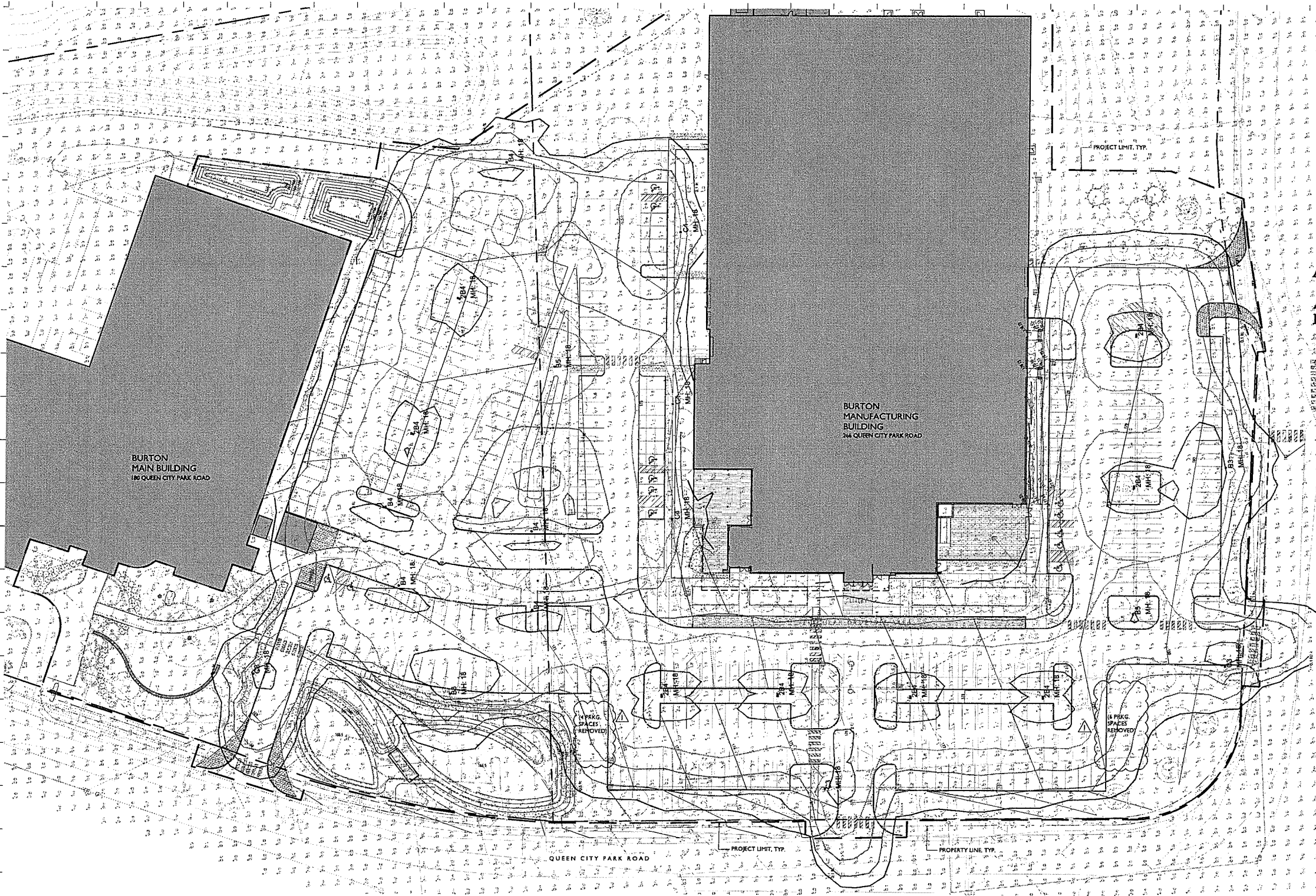
Rev. No.	Description	Check
1	REVISIONS TO PROPOSED PARKING LAYOUT	11-14-2019
		PB

ENGINEERING VENTURES PC	Client:
288 Flynn Avenue, Suite 200 Burlington, VT 05410 Tel: 802.486.5333 • Fax: 802.486.5305 E: info@engineeringventures.com www.engineeringventures.com	Burton Snowboards
	180 Queen City Park Road Burlington, Vermont

Sheet Title:	Project Title:
PROPOSED CONDITIONS PLAN	PARKING LOT AND STORMWATER IMPROVEMENTS

Designed By:	Checked By:	Drawn By:	Scale:	Date:
PB	PB	TLB	As Noted	Nov 4, 2019

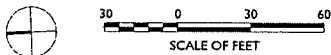
C0.3
EV918174



LUMINAIRE SCHEDULE					
Tag	Qty	Watts	Lumens	LLF	Description
2B4	8	80.52	7908	0.900	TWIN VP-S-36L-80-3K7-4W
B3	2	81	8238	0.900	VP-S-36L-80-3K7-3
B4	5	80.52	7908	0.900	VP-S-36L-80-3K7-4W
B5	2	81	8092	0.900	VP-S-36L-80-3K7-5W
C3	3	54	5492	0.900	VP-S-24L-55-3K7-3
C4	3	53.68	5282	0.900	VP-S-24L-55-3K7-4W

CALCULATION SUMMARY					
Label	Avg	Max	Min	Avg/Min	Max/Min
FULL SITE	0.40	3.9	0.0	N.A.	N.A.
NORTH PARKING	1.02	3.1	0.2	5.1	15.5
NORTHWEST PARKING	1.55	3.9	0.3	5.2	13.0
SOUTH PARK	4.22	3.9	0.3	4.1	13.0
SOUTHWEST PARK 1	1.12	2.8	0.2	5.6	14.0
SOUTHWEST PARK 2	1.33	3.1	0.2	6.7	15.5
WALKS	1.4	1.8	0.0	NA	NA

- LEGEND
- SINGLE HEADED POST-TOP LIGHT
 - DOUBLE HEADED POST-TOP LIGHT
 - CALCULATED LUMENS (FC) OUTPUT P
 - .1 FC
 - .2 FC
 - .5 FC
 - 1 FC
 - 2 FC



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VT REG. 044-0510 TEL 802-254-7291 www.wagnerhodgson.com

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FINAL APPROVAL

SIGNED William A. Schopf DATE 11/11/19
ZONING PERMIT # 20-0493CA 20-05

REVIEWED BY: AS
DEPARTMENT OF PERMITTING & INSPECTION
BURLINGTON VERMONT

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NO.	DESCRIPTION	DATE
1	PERMIT REVISIONS	11.14.19

BURTON
PARKING LOT &
STORMWATER
ENHANCEMENT
BURLINGTON, VT

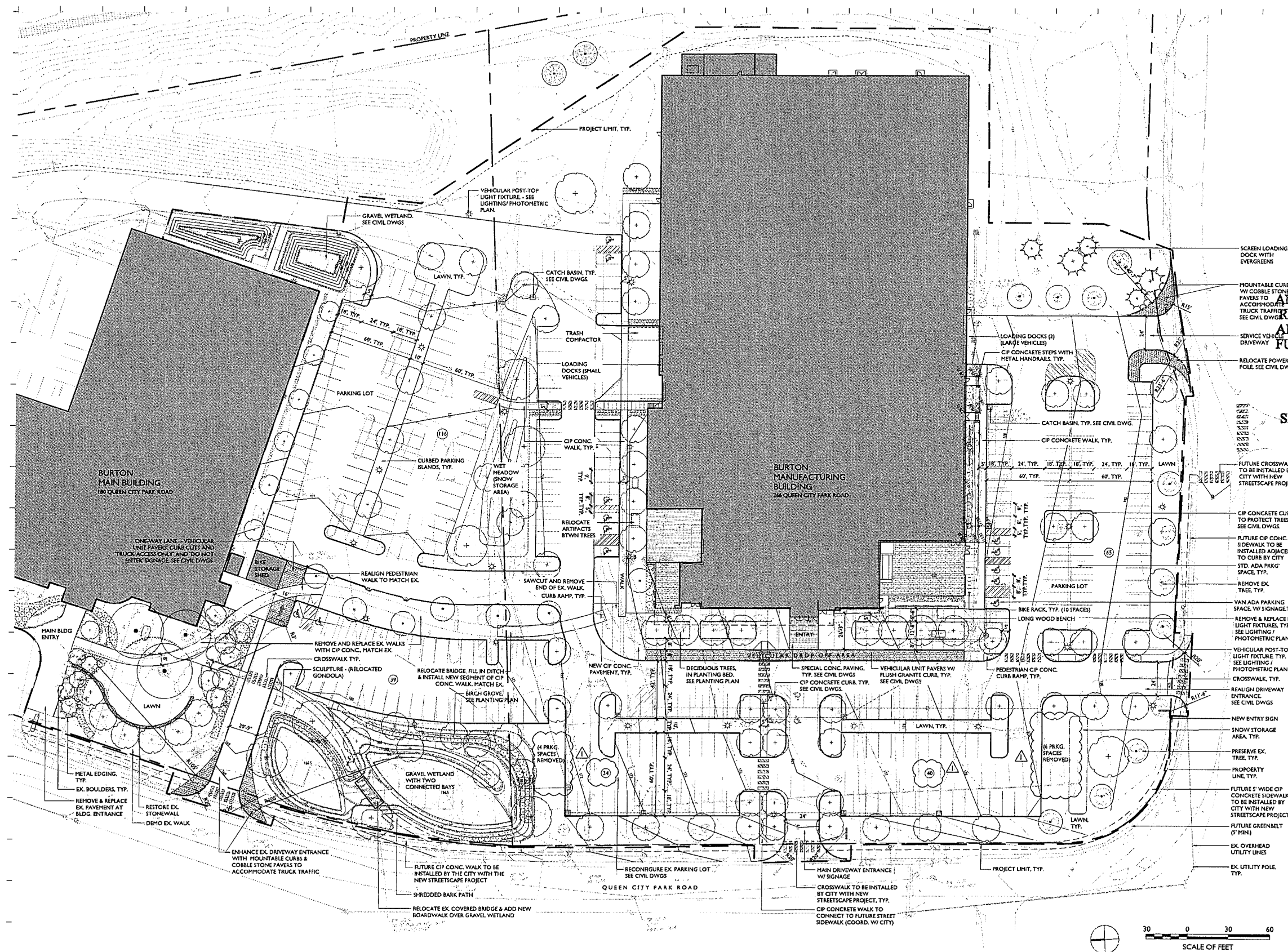
PHOTOMETRIC &
LIGHTING PLAN

JOB NO. 907
SCALE: 1"=30'
DRAWN BY: AH
DATE: 11.04.2019

L500

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FINAL APPROVAL

SIGNED William J. Hall DATE 10/20/2011
ZONING PERMIT # 20-0493 CH
REVIEWED BY: JS
DEPARTMENT OF PERMITTING & INSPECTION
BURLINGTON VERMONT

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NO.	DESCRIPTION	DATE
1	PERMIT REVISIONS	11.14.19

BURTON PARKING LOT & STORMWATER ENHANCEMENT BURLINGTON, VT

LAYOUT AND MATERIALS PLAN

JOB NO. 907
SCALE: 1"=30'
DRAWN BY: AH
DATE: 11.04.2019

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PLANT SCHEDULE

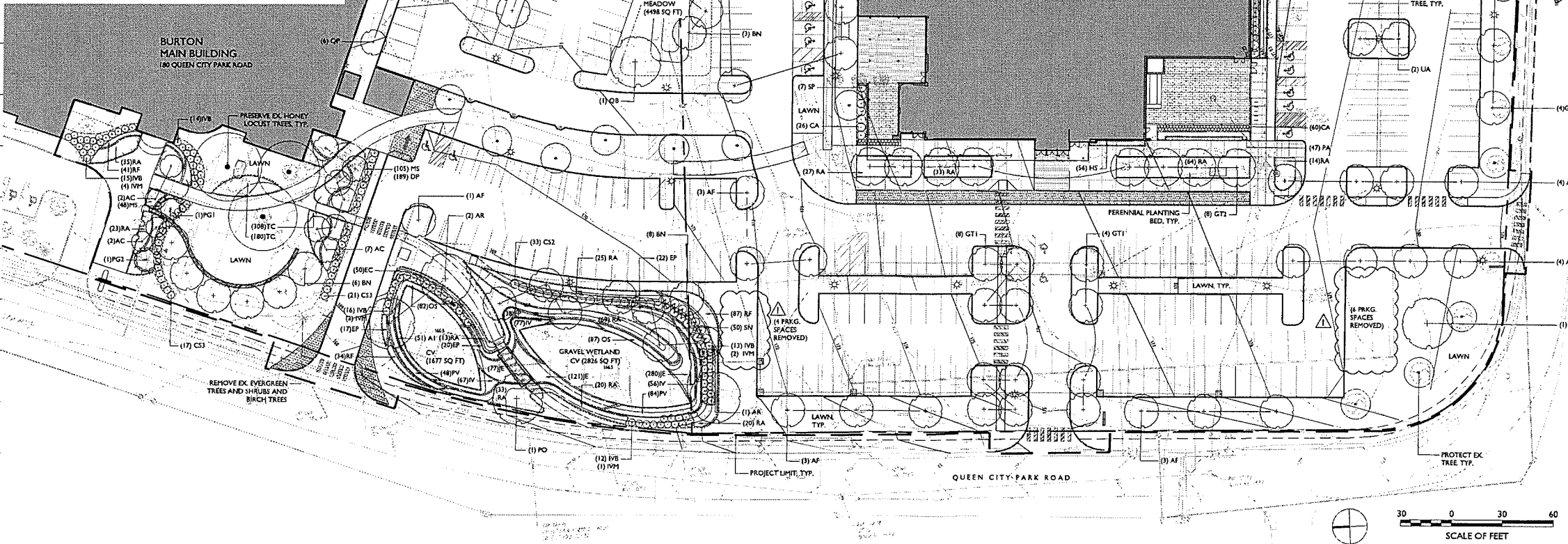
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
TREES					
AC	11	Amelanchier x grandiflora 'Autumn Brilliance'	AMELANCHIER (Multi stem)	10'-12" CAL	AS SHOWN
AF	32	Acer x freemanii 'Autumn Blaze'	AUTUMN BLAZE MAPLE	2.5-3" CAL	AS SHOWN
AR	4	Acer rubrum	RED MAPLE	2.5-3" CAL	AS SHOWN
BN	17	Betula nigra 'Heritage'	HERITAGE RIVER BIRCH (Single stem)	3"-3.5" CAL	AS SHOWN
GT1	16	Gleditsia triacanthos 'Street Keeper'	STREET KEEPER HONEY LOCUST	3"-3.5" CAL	AS SHOWN
GT2	8	Gleditsia triacanthos 'Skyline'	SKYLINE HONEY LOCUST	3.5-4" CAL	AS SHOWN
PG1	3	Picea glauca	WHITE SPRUCE	10-12' HT.	AS SHOWN
PG2	4	Picea glauca	WHITE SPRUCE	8'-10' HT.	AS SHOWN
PO	1	Platanus occidentalis	STCAMORE	5" CAL	AS SHOWN
QB	5	Quercus bicolor	SWAMP WHITE OAK	2.5-3" CAL	AS SHOWN
QP	6	Quercus palustris 'Green Pillar'	COLUMNAR PIN OAK	2.5-3" CAL	AS SHOWN
UA	8	Ulmus davidiana var. japonica 'Morton'	ACCOLADE ELM	2.5"-3" CAL	AS SHOWN
SHRUBS					
CS1	35	Cornus stolonifera	RED TWIG DOGWOOD	5 GAL	5' O.C.
CS3	38	Cornus stolonifera 'Compacta'	DWARF RED TWIG DOGWOOD	5 GAL	4' O.C.
IVB	29	Ilex verticillata 'Berry Poppins' (female)	WINTERBERRY (female)	5 GAL	3' O.C.
IVM	4	Ilex verticillata 'Mr. Poppins'	WINTERBERRY (male)	5 GAL	3' O.C.
RA	196	Rhus aromatica 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	3 GAL	4' O.C.
SP	7	Syringa pubescens 'Miss Kim'	MISS KIM KOREAN LILAC	5 GAL	4' O.C.

ORNAMENTAL GRASSES & PERENNIALS

CA	190	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	2 GAL	2' O.C.
DP	189	Dianthus barbatus	HAY SCENTED FERN	1 GAL	18" O.C.
HS	56	Hemerocallis sp.	DAYLILY	1 GAL	18" O.C.
HS	153	Hemlockia struthiopteris	OSTRICH FERN	1 GAL	2' O.C.
PA	47	Parthenocissus vitacea 'Little Spire'	RUSSIAN SAGE	1 GAL	2' O.C.
PV	53	Phlox paniculata 'Shenandoah'	SWITCHGRASS	1 GAL	24" O.C.
SH	130	Sporobolus heterolepis 'Tara'	PRAIRIE DROPSIDE	1 GAL	2' O.C.
TC	468	Taraxacum officinale	FOAM FLOWER	1 GAL	18" O.C.
MDW	1459	Seed mix	MEADOW SEED MIX	AS SHOWN	

GRAVEL WETLAND (shrubs & perennials)

AI	51	Aster sp.	MIXED	1 GAL	18" O.C.
CS2	33	Cornus stolonifera 'Compacta'	RED TWIG DOGWOOD	3 GAL	4' O.C.
CV	52/12	Carex vulpinoidea (Seed)	FOX SEDGE SEED	AS SHOWN	
EP	75	Eurostachium purpureum 'Little Joe'	DWARF JOE PYE WEED	1 GAL	24" O.C.
EC	50	Echinacea purpurea	PURPLE CONEFLOWER	1 GAL	18" O.C.
IVB	29	Ilex verticillata 'Berry Poppins' (female)	WINTERBERRY (female)	3 GAL	3' O.C.
IVM	2	Ilex verticillata 'Mr. Poppins'	WINTERBERRY (male)	3 GAL	3' O.C.
IV	144	Iris versicolor	IRIS	1 GAL	18" O.C.
JE	478	Juncus effusus	COMMON RUSH	1 GAL	24" O.C.
OS	189	Osmunda cinnamomea	SENSITIVE FERN	1 GAL	24" O.C.
PV	132	Phlox paniculata 'Shenandoah'	SWITCHGRASS	1 GAL	24" O.C.
RA	362	Rhus aromatica 'Gro-Low'	GRO-LOW SUMAC	3 GAL	4' O.C.
RF	121	Rudbeckia hirta 'Goldstrum'	BLACK-EYED SUSAN	1 GAL	24" O.C.
SN	50	Symphoricarpos nivalis	NEW YORK ASTER	1 GAL	18" O.C.



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97 PPG, INC. 65010 TEL: 802-253-1231 www.wagnerhodgson.com

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FINAL APPROVAL

SIGNED William J. Asplund DATE 11/14/19
ZONING PERMIT # 20-0493CA
REVIEWED BY: AS
DEPARTMENT OF PERMITTING & INSPECTION
BURLINGTON VERMONT

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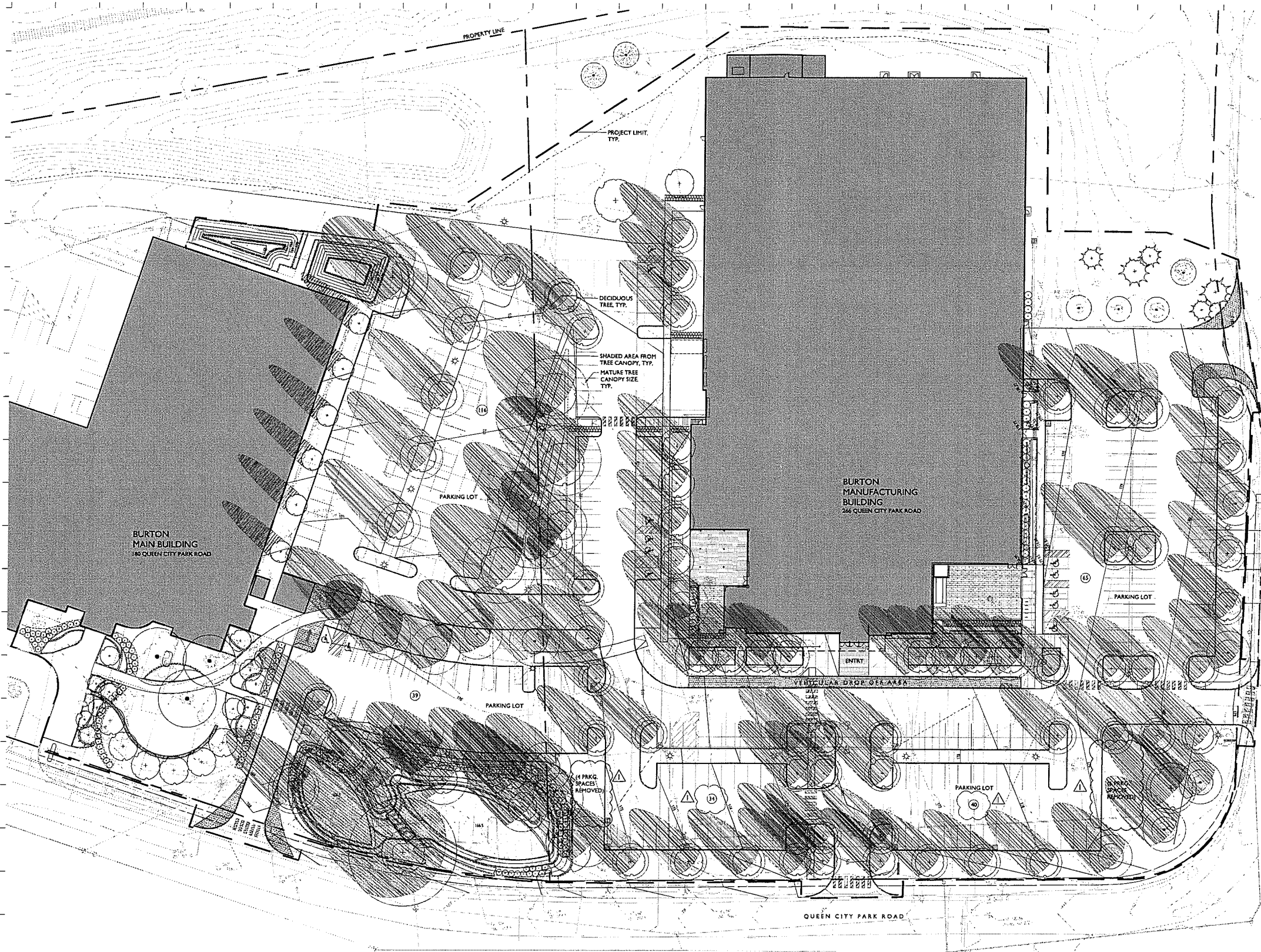
NO.	DESCRIPTION	DATE
1	PERMIT REVISIONS	11.14.19

BURTON
PARKING LOT &
STORMWATER
ENHANCEMENT
BURLINGTON, VT

PLANTING PLAN

JOB NO. 907
SCALE: 1"=30'
DRAWN BY: AH
DATE: 11.04.2019

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WPHQ: 844-6610 HPH: 844-6611 wagnerhodgson.com

SHADE COVER OF PARKING LOT FROM TREES
PARKING LOT AREA = 128,126 sf (2.94 ac.)
SHADED AREA OF PARKING LOT =
55,201 sf (1.26 ac.) (15% > 10% Req.)

RECEIVED

NOV 18 2019

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FINAL APPROVAL

SIGNED William J. Hodgson DATE 11/19/19
ZONING PERMIT # 20-0493CA 20-0514C
REVIEWED BY: JD
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

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NO.	DESCRIPTION	DATE
1	PERMIT REVISIONS	11.14.19

**BURTON
PARKING LOT &
STORMWATER
ENHANCEMENT**
BURLINGTON, VT

SHADE STUDY
Fall Equinox @ 3pm

JOB NO. 907
SCALE: 1"=30'
DRAWN BY: AH
DATE: 11.04.2019

L400

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LINETYPE LEGEND

PROPOSED FEATURES		EXISTING FEATURES	
	MAJOR CONTOUR		MAJOR CONTOUR
	MINOR CONTOUR		MINOR CONTOUR
	EDGE OF RIVER		EDGE OF RIVER
	EDGE OF POND		EDGE OF POND
	FLOOD PLAIN		FLOOD PLAIN
	PROPERTY LINE		PROPERTY LINE
	RIGHT OF WAY		RIGHT OF WAY
	SETBACK		SETBACK
	EASEMENT		EASEMENT
	LIMIT OF CONSTRUCTION		LIMIT OF CONSTRUCTION
	LIMIT OF DISTURBANCE		LIMIT OF DISTURBANCE
	SILT FENCE		SILT FENCE
	DEMOLITION WORK		DEMOLITION WORK
	CENTERLINE		CENTERLINE
	EDGE OF PAVEMENT		EDGE OF PAVEMENT
	EDGE OF GRAVEL		EDGE OF GRAVEL
	EDGE OF CONCRETE		EDGE OF CONCRETE
	CURB		CURB
	FENCE (BARBED WIRE)		FENCE (BARBED WIRE)
	FENCE (CHAIN LINK)		FENCE (CHAIN LINK)
	FENCE (WOODEN)		FENCE (WOODEN)
	GUARD RAIL		GUARD RAIL
	TREE LINE		TREE LINE
	STONE WALL		STONE WALL
	SANITARY SEWER		SANITARY SEWER
	SEWER FORCEMAIN		SEWER FORCEMAIN
	SEWER SERVICE		SEWER SERVICE
	DISPOSAL AREA LATERAL		DISPOSAL AREA LATERAL
	STORM LINE		STORM LINE
	UNDER DRAIN		UNDER DRAIN
	FOUNDATION DRAIN		FOUNDATION DRAIN
	ROOF DRAIN		ROOF DRAIN
	DITCH/SWALE		DITCH/SWALE
	TELECOMM		TELECOMM
	UNDERGROUND TELECOMM		UNDERGROUND TELECOMM
	OVERHEAD TELECOMM		OVERHEAD TELECOMM
	ELECTRIC LINE		ELECTRIC LINE
	UNDERGROUND ELECTRIC		UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC		OVERHEAD ELECTRIC
	ELECTRICAL SITE LIGHTING		ELECTRICAL SITE LIGHTING
	WATER LINE		WATER LINE
	WATER SERVICE		WATER SERVICE
	GAS LINE		GAS LINE
	CABLE TV		CABLE TV
	UNDERGROUND CABLE TV		UNDERGROUND CABLE TV
	OVERHEAD CABLE TV		OVERHEAD CABLE TV
	STEAM LINE		STEAM LINE
	LOW PRESSURE STEAM		LOW PRESSURE STEAM
	HIGH PRESSURE STEAM		HIGH PRESSURE STEAM
	HOT WATER		HOT WATER
	CHILLED WATER		CHILLED WATER

SYMBOL LEGEND

PROPOSED FEATURES		EXISTING FEATURES	
	BOUND		BOUND
	BENCHMARK		BENCHMARK
	DRILL HOLE		DRILL HOLE
	SURVEY POINT		SURVEY POINT
	IRON PIN		IRON PIN
	TEST PIT		TEST PIT
	BORING		BORING
	PERC TEST		PERC TEST
	CATCH BASIN (SQUARE)		CATCH BASIN (SQUARE)
	CATCH BASIN (ROUND)		CATCH BASIN (ROUND)
	HEADWALL		HEADWALL
	FLARED END SECTION		FLARED END SECTION
	STONE APRON		STONE APRON
	DRAIN MANHOLE (DMH)		DRAIN MANHOLE (DMH)
	DRAINAGE CLEAN OUT		DRAINAGE CLEAN OUT
	SANITARY SEWER MANHOLE (SMH)		SANITARY SEWER MANHOLE (SMH)
	SANITARY CLEAN OUT		SANITARY CLEAN OUT
	HYDRANT		HYDRANT
	WATER SHUTOFF		WATER SHUTOFF
	TAPPING SLEEVE & VALVE		TAPPING SLEEVE & VALVE
	GATE VALVE		GATE VALVE
	WELL		WELL
	UTILITY POLE		UTILITY POLE
	GUY POLE		GUY POLE
	ELECTRICAL MANHOLE		ELECTRICAL MANHOLE
	FLOOD LIGHT		FLOOD LIGHT
	LIGHT POST		LIGHT POST
	TELEPHONE MANHOLE		TELEPHONE MANHOLE
	NATURAL GAS MANHOLE		NATURAL GAS MANHOLE
	COMMUNICATION MANHOLE		COMMUNICATION MANHOLE
	BOLLARD		BOLLARD
	SINGLE POLE SIGN		SINGLE POLE SIGN
	DOUBLE POLE SIGN		DOUBLE POLE SIGN
	SPOT ELEVATION		SPOT ELEVATION
	ACCESSIBLE PARKING STALL		ACCESSIBLE PARKING STALL
	DRAINAGE FLOW		DRAINAGE FLOW
	DECIDUOUS TREE		DECIDUOUS TREE
	CONIFEROUS TREE		CONIFEROUS TREE

GENERAL NOTES

1. EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
7. THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
10. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
13. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.

STANDARD ABBREVIATIONS

BENCHMARK	BM	END OF VERTICAL CURVE ELEVATION	EVCE	LIMITS OF CONSTRUCTION	LOC	REINFORCED CONCRETE PIPE	RCP
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE	END OF VERTICAL CURVE STATION	EVCS	LIMITS OF DISTURBANCE	LOD	RIGHT-OF-WAY	ROW
BEGINNING OF VERTICAL CURVE STATION	BVCS	EXISTING	EX	MAXIMUM	MAX	SANITARY	SAN
CAST-IN-PLACE	CIP	EXISTING GRADE/GROUND	EG	MINIMUM	MIN	SANITARY MANHOLE	SMH
CAST IRON	CI	FINISHED FLOOR	FF	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	MUTCD	SILT FENCE	SF
CATCH BASIN	CB	FINISHED GRADE/GROUND	FG	MONITORING WELL	MW	SLOPE	S=
CENTERLINE	CL	FIELD INLET	FI	MONUMENT	MON	STATION	STA
CLEAN OUT	C/O	FLARED END SECTION	FES	NOT IN CONTRACT	NIC	STORM MANHOLE	DMH
CORRUGATED METAL PIPE	CMP	FOOT, FEET	FT	NOT TO SCALE	NTS	TANGENT	TAN
CUBIC FEET	CF	FOOTING	FTG	POINT OF CURVATURE	PC	TANGENT TO CURVE	TC
CUBIC FEET PER SECOND	CFS	FOUNDATION	FND	POINT OF INTERSECTION	PI	TAPPING SLEEVE AND VALVE	TS&V
CUBIC YARD	CY	GALLONS PER MINUTE	GPM	POLYETHYLENE, PROFESSIONAL ENGINEER	PE	TEMPORARY BENCHMARK	TBM
DIAMETER	DIA	GATE VALVE	GV	PROPERTY LINE	PL	TEST PIT	TP
DISTRIBUTION BOX	D-BOX	HEADWALL	HW	PERC TEST, POINT OF TANGENCY	PT	TOP OF BANK	TOB
DUCTILE IRON	DI	HIGH DENSITY POLYETHYLENE	HDPE	POLYVINYL CHLORIDE	PVC	TOP OF CURB	TOC
EDGE OF CONCRETE	EOC	HYDRANT	HYD	POLYETHYLENE, PROFESSIONAL ENGINEER	PE	TOP OF WALL	TOW
EDGE OF GRAVEL	EOG	INTERSECTION	INT	POINT OF VERTICAL INTERSECTION	PVI	TYPICAL	TYP
EDGE OF PAVEMENT	EOP	INVERT	INV	POND	PND	VERIFY IN FIELD	VIF
ELECTRIC	ELEC	IRON PIN	IP	QUANTITY	QTY	WATER VALVE	WV
ELECTRIC MANHOLE	EMH	IRON PIPE SIZE	IPS	QUALITY ASSURANCE	QA		
ELEVATION	ELEV	LENGTH	L=	QUALITY CONTROL	QC		
				RADIUS	R=		

Stamp

Chkd.

Description

Rev. No.

ENGINEERING VENTURES PC

208 Flynn Avenue, Suite 2A Burlington, VT 05401
Tel: 802.863.6225 • Fax 802.863.6306
95 Mechanic Street, Suite 304A, Lebanon, NH 03766
Tel: 603.442.5533 • Fax 603.442.5531
www.engineeringventurespc.com

Client:

Burton Snowboards

180 Queen City Park Road
Burlington, Vermont

Sheet Title:

SITE LEGEND AND NOTES

Project Title:

PARKING LOT AND STORMWATER IMPROVEMENTS

Burlington, Vermont

Designed By:

PB

Checked By:

PB

Drawn By:

TLB

Scale:

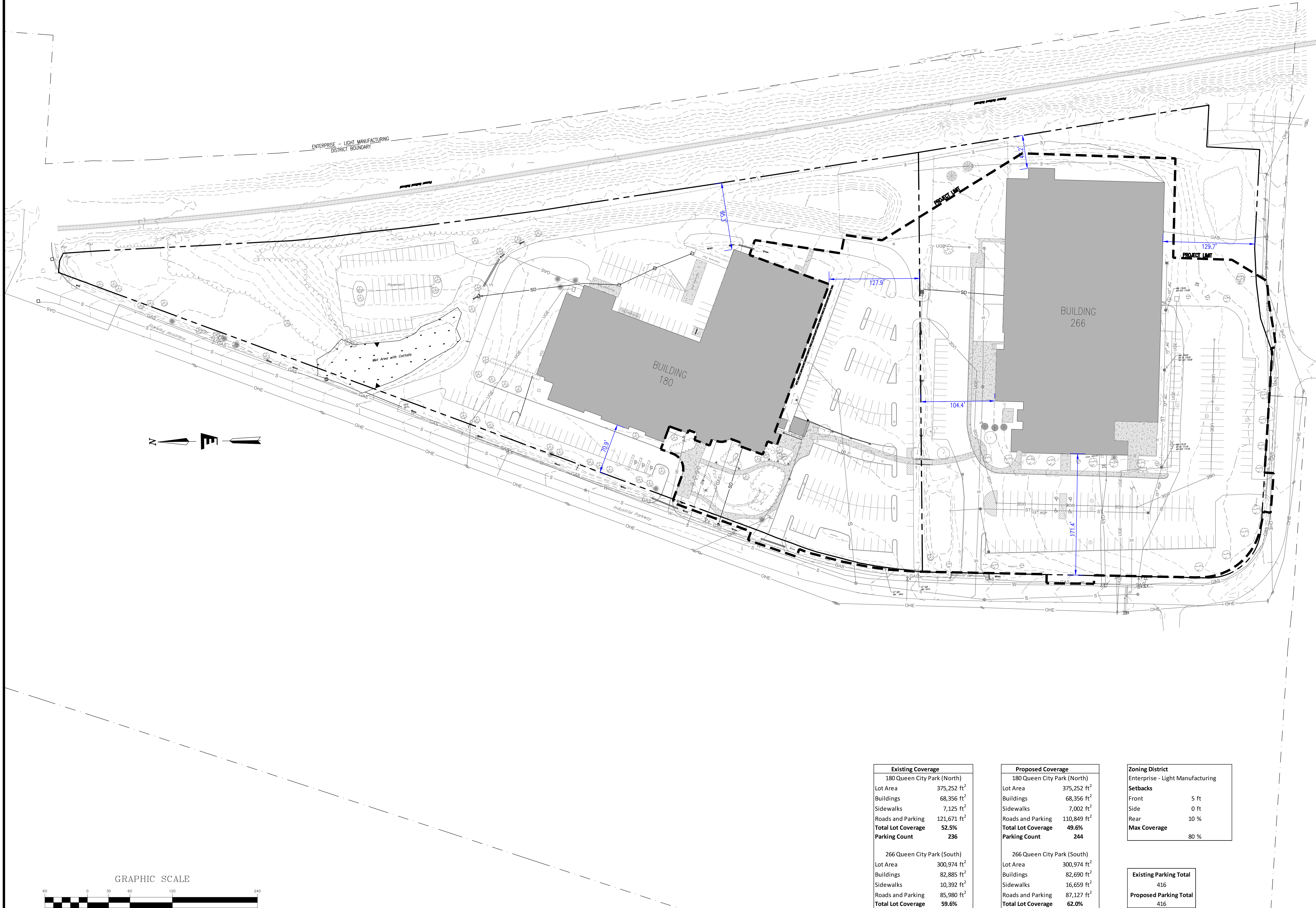
As Noted

Date:

Nov 4, 2019

C0.1

EV#18174



Existing Coverage	
180 Queen City Park (North)	
Lot Area	375,252 ft ²
Buildings	68,356 ft ²
Sidewalks	7,125 ft ²
Roads and Parking	121,671 ft ²
Total Lot Coverage	52.5%
Parking Count	236

266 Queen City Park (South)	
Lot Area	300,974 ft ²
Buildings	82,885 ft ²
Sidewalks	10,392 ft ²
Roads and Parking	85,980 ft ²
Total Lot Coverage	59.6%
Parking Count	180

Proposed Coverage	
180 Queen City Park (North)	
Lot Area	375,252 ft ²
Buildings	68,356 ft ²
Sidewalks	7,002 ft ²
Roads and Parking	110,849 ft ²
Total Lot Coverage	49.6%
Parking Count	244

266 Queen City Park (South)	
Lot Area	300,974 ft ²
Buildings	82,690 ft ²
Sidewalks	16,659 ft ²
Roads and Parking	87,127 ft ²
Total Lot Coverage	62.0%
Parking Count	172

Zoning District	
Enterprise - Light Manufacturing	
Setbacks	
Front	5 ft
Side	0 ft
Rear	10 %
Max Coverage	80 %

Existing Parking Total
416
Proposed Parking Total
416

Sheet Title:
EXISTING CONDITIONS PLAN

Project Title:
PARKING LOT AND STORMWATER IMPROVEMENTS
Burlington, Vermont

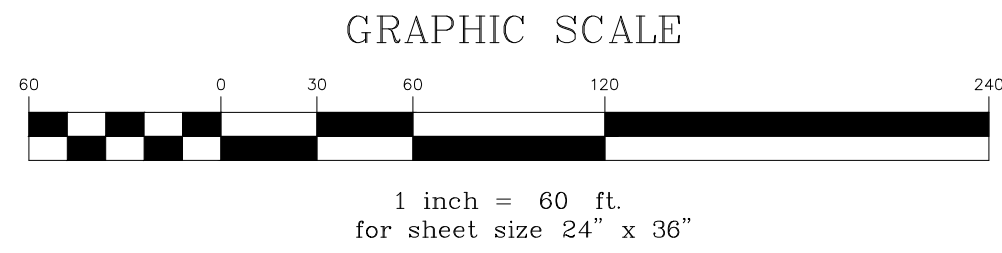
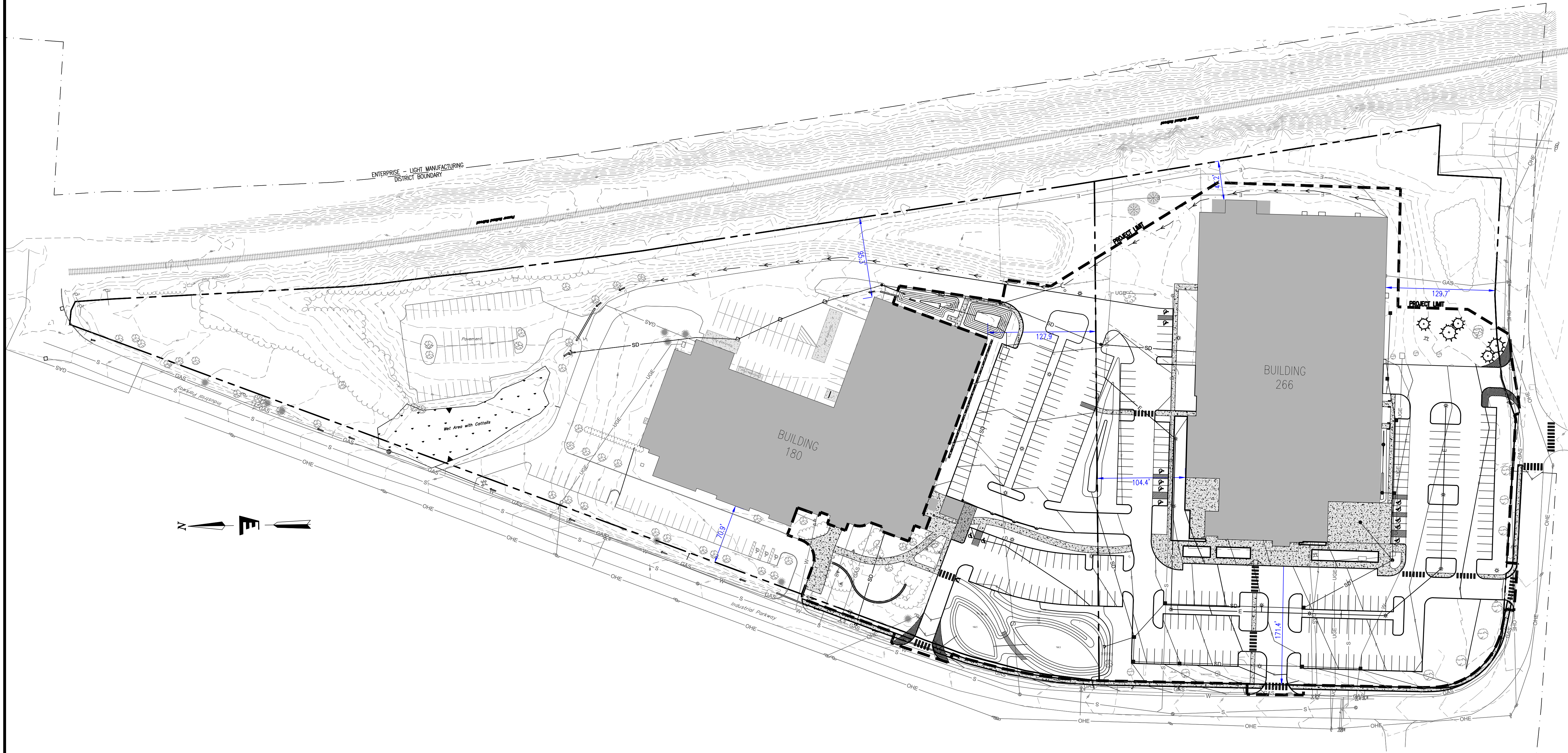
Client:
Burton Snowboards
180 Queen City Park Road
Burlington, Vermont

ENGINEERING VENTURES PC
208 Flynn Avenue, Suite 2A, Burlington, VT 05401
tel. 802.863.6225 • fax 802.863.6306
85 Mechanic Street, Suite 350A, Lebanon, NH 03766
tel. 603.442.9333 • fax 603.442.9331
www.engineeringventures.com

Rev. No.	Description	11-14-2019	PB
1	REVISIONS TO PROPOSED PARKING LAYOUT		

Stamp

C0.2
EV#18174



Existing Coverage	
180 Queen City Park (North)	
Lot Area	375,252 ft ²
Buildings	68,356 ft ²
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Existing Parking Total	
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Proposed Parking Total	
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Stamp

Rev. No.	Description	11-14-2019
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Client:

Burton Snowboards

180 Queen City Park Road
Burlington, Vermont

Sheet Title:

PROPOSED CONDITIONS PLAN

Project Title:

PARKING LOT AND STORMWATER IMPROVEMENTS
Burlington, Vermont

Designed By:

PB

Checked By:

PB

Drawn By:

TLB

Scale:

As Noted

Date:

Nov 4, 2019

C0.3

EV#18174

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NO.	DESCRIPTION	DATE
△	PERMIT REVISIONS	11.14.19

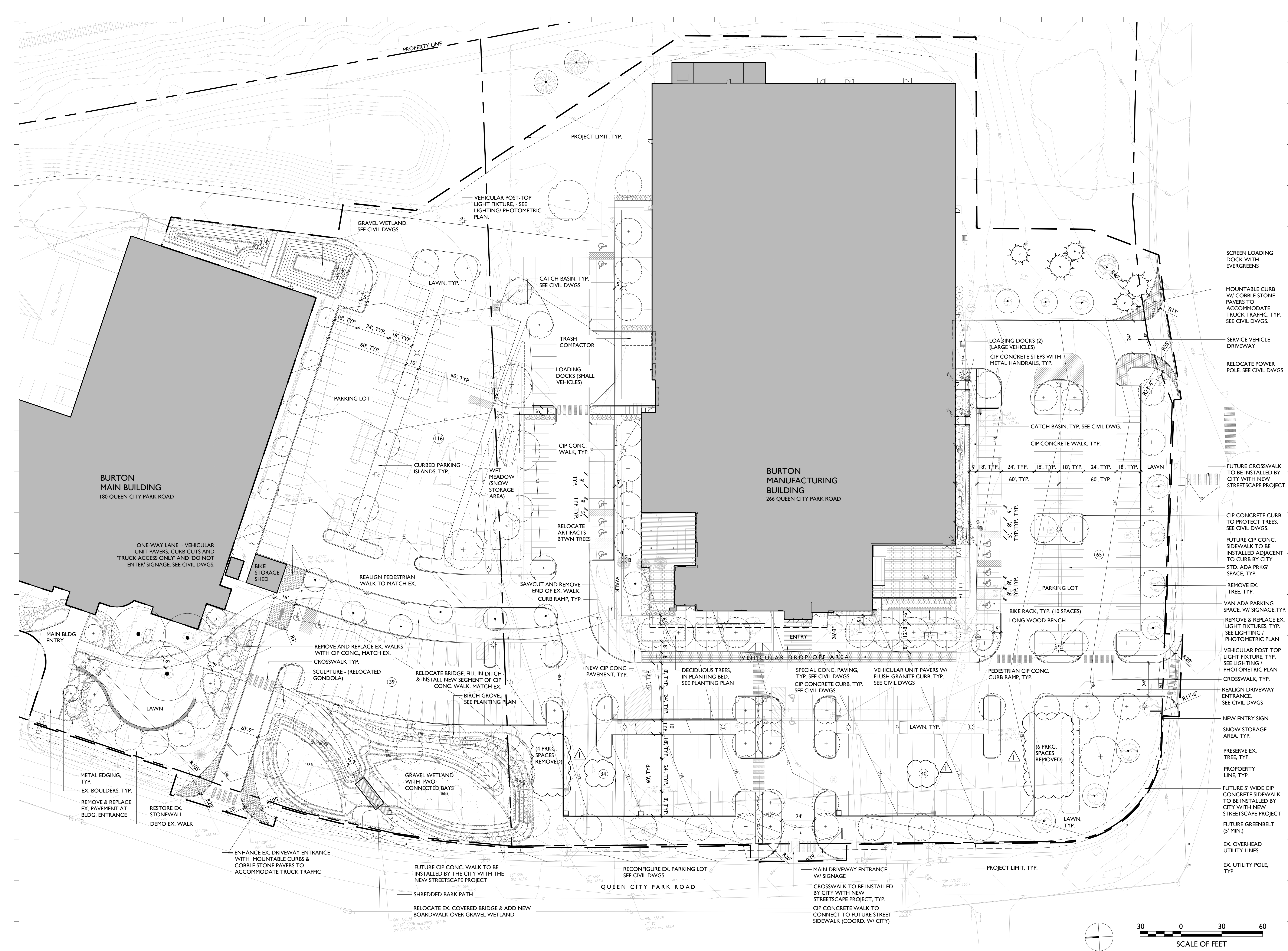
BURTON PARKING LOT & STORMWATER ENHANCEMENT

BURLINGTON, VT

LAYOUT AND MATERIALS PLAN

JOB NO. 907
SCALE: 1"=30'
DRAWN BY: AH
DATE: 11.04.2019

L100
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KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
TREES					
AC	11	Amelanchier x grandiflora 'Autumn Brilliance'	AMELANCHIER (Multi stem)	10'-12' CAL.	AS SHOWN
AF	32	Acer x freemantli 'Autumn Blaze'	AUTUMN BLAZE MAPLE	2.5-3" CAL.	AS SHOWN
AR	4	Acer rubrum	RED MAPLE	2.5-3" CAL.	AS SHOWN
BN	17	Betula nigra 'Heritage'	HERITAGE RIVER BIRCH (Single stem)	3"-3.5" CAL.	AS SHOWN
GT1	16	Gleditsia triacanthos 'Street Keeper'	STREET KEEPER HONEY LOCUST	3"-3.5" CAL.	AS SHOWN
GT2	8	Gleditsia triacanthos 'Skyline'	SKYLINE HONEY LOCUST	3.5-4" CAL.	AS SHOWN
PG1	3	Picea glauca	WHITE SPRUCE	10'-12' HT.	AS SHOWN
PG2	4	Picea glauca	WHITE SPRUCE	8'-10' HT.	AS SHOWN
PO	1	Platanus occidentalis	SYCAMORE	5" CAL.	AS SHOWN
QB	5	Quercus bicolor	SWAMP WHITE OAK	2.5-3" CAL.	AS SHOWN
QP	6	Quercus palustris 'Green Pillar'	COLUMNAR PIN OAK	2.5-3" CAL.	AS SHOWN
UA	8	Ulmus davidiana var. japonica 'Morton'	ACCOLADE ELM	2.5"-3" CAL.	AS SHOWN

CSI	25	<i>Cornus stolonifera</i>	RED TWIG DOGWOOD	5 GAL	5' O.C.
CS3	38	<i>Cornus stolonifera</i> 'Compacta'	DWARF RED TWIG DOGWOOD	5 GAL.	4' O.C.
IVB	29	<i>Ilex verticillata</i> 'Berry Poppins' (female)	WINTERBERRY (female)	5 GAL.	3' O.C.
IVM	4	<i>Ilex verticillata</i> 'Mr. Poppins'	WINTERBERRY (male)	5 GAL	3' O.C.
RA	196	<i>Rhus aromatica</i> 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	3 GAL	4' O.C.
SP	7	<i>Syringa pubescens</i> 'Miss Kim'	MISS KIM KOREAN LILAC	5 GAL	4' O.C.

CA	190	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	FEATHER REED GRASS	2 GAL.	2' O.C.
DP	189	<i>Dennstaedtia punctilobula</i>	HAY SCENTED FERN	1 GAL	18" O.C.
HS	56	<i>Hemerocallis</i> sp.	DAYLILY	1 GAL	18" O.C.
MS	153	<i>Matteuccia struthioferis</i>	OSTRICH FERN	1 GAL	2' O.C.
PA	47	<i>Perovskia atriplicifolia</i> 'Little Spire'	RUSSIAN SAGE	1 GAL	2' O.C.
PV	53	<i>Panicum virgatum</i> 'Shenandoah'	SWITCHGRASS	1 GAL	24" O.C.
SH	130	<i>Sporobolus heterolepis</i> 'Tara'	PRAIRIE DROPSIED	1 GAL	2' O.C.
TC	488	<i>Tiarella cordifolia</i>	FOAM FLOWER	1 GAL	18" O.C.
MDW	4498 SF	Meadow seed mix		AS SHOWN	

AI	51	<i>Asclepias incarnata</i>	MILKWEED	1 GAL.	18" O.C.
CS2	33	<i>Cornus stolonifera</i> 'Compacta'	RED TWIG DOGWOOD	3 GAL.	4" O.C.
CV	5212 SF	<i>Carex vulpinoidea</i> (Seed)	FOX SEDGE SEED	AS SHOWN	
EP	75	<i>Eutrochium purpureum</i> 'Little Joe'	DWARF JOE PYE WEED	1 GAL.	24" O.C.
EC	50	<i>Echinacea purpurea</i>	PURPLE CONEFLOWER	1 GAL.	18" O.C.
IVB	29	<i>Ilex verticillata</i> 'Berry Poppins' (female)	WINTERBERRY (female)	3 GAL.	3" O.C.
IVM	2	<i>Ilex verticillata</i> 'Mr. Poppins'	WINTERBERRY (male)	3 GAL.	3" O.C.
IV	144	<i>Iris versicolor</i>	IRIS	1 GAL.	18" O.C.
JE	478	<i>Juncus effusus</i>	COMMON RUSH	1 GAL.	24" O.C.
OS	169	<i>Onoclea sensibilis</i>	SENSITIVE FERN	1 GAL.	24" O.C.
PV	132	<i>Panicum virgatum</i> 'Shenandoah'	SWITCHGRASS	1 GAL.	24" O.C.
RA	362	<i>Rhus aromatica</i> 'Gro-Low'	GRO-LOW SUMAC	3 GAL.	4" O.C.
RF	121	<i>Rudbeckia fulgida</i> 'Goldstrum'	BLACK-EYED SUSAN	1 GAL.	24" O.C.
SN	50	<i>Symphoricartrichum nudo-belgii</i>	NEW YORK ASTER	1 GAL.	18" O.C.



NOT FOR CONSTRUCTION
PERMITTING ONLY

NO.	DESCRIPTION	DATE
1	PERMIT REVISIONS	11.14.19

BURTON PARKING LOT & STORMWATER ENHANCEMENT

BURLINGTON, VT

PLANTING PLAN

JOB NO. 907
SCALE: 1"=30'
DRAWN BY: AH
DATE: 11.04.2019

L200

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SHADE COVER OF PARKING LOT FROM TREES

PARKING LOT AREA = 128,226 sf (2.94 ac.)
SHADE AREA OF PARKING LOT =
55,202 sf (43% >30% Req.)



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BURTON PARKING LOT & STORMWATER ENHANCEMENT

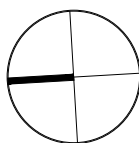
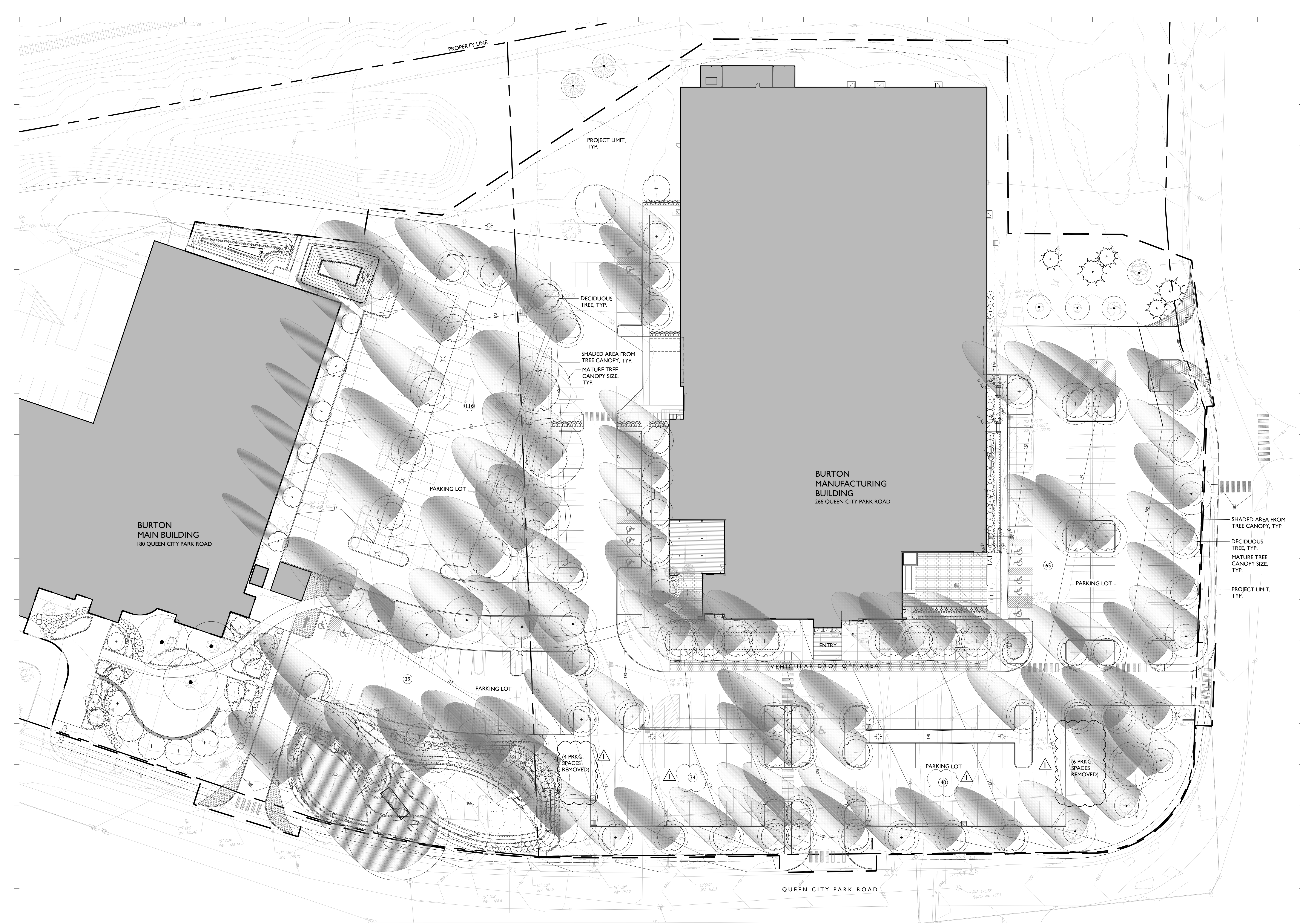
BURLINGTON, VT

SHADE STUDY
Fall Equinox @ 3pm

JOB NO. 907
SCALE: 1"=30'
DRAWN BY: AH
DATE: 11.04.2019

L400

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30 0 30 60
SCALE OF FEET



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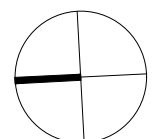
BURTON
PARKING LOT &
STORMWATER
ENHANCEMENT
BURLINGTON, VT

PHOTOMETRIC &
LIGHTING PLAN

Tag	Qty	Watts	Lumens	LLF	Description
2B4	8	80.52	7908	0.900	TWIN VP-S-36L-80-3K7-4W
B3	2	81	8238	0.900	VP-S-36L-80-3K7-3
B4	5	80.52	7908	0.900	VP-S-36L-80-3K7-4W
B5	2	81	8092	0.900	VP-S-36L-80-3K7-5W
C3	3	54	5492	0.900	VP-S-24L-55-3K7-3
C4	3	53.68	5282	0.900	VP-S-24L-55-3K7-4W

CALCULATION SUMMARY					
Label	Avg	Max	Min	Avg/Min	Max/Min
FULL SITE	0.40	3.9	0.0	N.A.	N.A.
NORTH PARKING	1.02	3.1	0.2	5.1	15.5
NORTHWEST PARKING	1.55	3.9	0.3	5.2	13.0
SOUTH PARK	1.22	3.9	0.3	4.1	13.0
SOUTHWEST PARK 1	1.12	2.8	0.2	5.6	14.0
SOUTHWEST PARK 2	1.33	3.1	0.2	6.7	15.5
WALKS	1.8	1.8	0.0	NA	NA

- LEGEND
- SINGLE HEADED POST-TOP LIGHT
 - DOUBLE HEADED POST-TOP LIGHT
 - CALCULATED LUMENS (FC) OUTPUT P'
 - 1 FC
 - 2 FC
 - 5 FC
 - 1 FC
 - 2 FC



JOB NO. 907
SCALE: 1"=30'
DRAWN BY: AH
DATE: 11.04.2019

L500

Doug Goodman
364 QCP Road LLC
66 Central Avenue
South Burlington, VT 05403
(917)502-4717
17 January 2020

Burlington Development Review Board
645 Pine Street
Burlington Public Works
Burlington, VT 05401

To the Board,

As a notified abuter and the nearest residential neighbor to 180/266 Queen City Park Road I am writing to express my concern about the proposed parking lot and storm water upgrades, and their direct connection to Burton's planned addition of Higher Ground to their campus.

Also, as a landlord with concerns about the impact of this development on my ability to rent the property, here is a text from my tenant (2014 UVM grads) when I asked them if they would like to participate in this meeting:

Hey Doug! We have heard about this indeed. I can't really imagine a world in which that 1 lane bridge in front of our house could accommodate so many extra cars. Also this area is so quiet and nice and the major traffic/noise increase would definitely change the tone. If I wasn't living in this neighborhood I might think it was a good idea because I like concerts, but it doesn't seem like a great idea, logistically and noise wise.

That the permits being discussed tonight do not include the permitting for the Higher Ground plan, blurs the scope of the project and does not allow for the discussion of the overall plan. Obviously expanding and improving the vast parking lots of Burton is for increased use of the property. Currently the only time these parking lots are full is during their 3 day annual warehouse sale at the end of the summer.

My personal experience in the neighborhood includes the 9 months I spent renovating 364 QCP Road as well as 10 years living on Central Avenue in South Burlington. My knowledge of traffic patterns on the one lane bridge is significant. During the day one will often see drivers come close to road rage with cars backing up after asserting their sometimes misjudged first on rights. An honest conversation with the GMTA bus drivers will attest to my perhaps self serving comments.

Adding more traffic, especially on the scale of 2-5 nights a week with events with up to 1500 guests demands far more consideration regarding the day to day effect on the population and traffic safety.

The current traffic flow can be difficult. Many cars traveling east on QCP Road consider the stop sign at Central Avenue optional. If you make a visit and watch for 10 minutes, you will see this!

Turning onto QCP Road from Arthur Court on concert nights will be close to impossible, especially with the jockeying for bridge access.

At the June 18 Burlington City Council meeting where zoning was approved to allow for increased size of a music venue at the site, dozens of neighbors from Home Avenue, Queen City Park Road and neighborhood, Red Rocks and Ledgewood Condos attended to express their dismay that the site was even being considered because of the lack of adequate road access and noise. It was premature of the City Council to make the vote that evening with the volume of dissent. The large showing of community concern suggested that the vote could have been postponed to take community voices into account.

This 1.4 million dollar project is something which needs to be thoroughly reviewed. Since you are empowered as the DRB, we are looking to you to provide a leadership role in examining all safety and community concerns. The community is owed an open and honest review.

Respectfully,
Doug Goodman

Burlington Development Review Board

645 Pine Street, Burlington Public Works

Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 863-0466

Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Zoraya Hightower
Brooks McArthur
Kienan Christianson
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Wednesday January 22nd 2020, 5:00 PM

**Department of Public Works, Conference Room, 645 Pine St, Burlington, VT
Minutes**

Board Members Present: Brad Rabinowitz, AJ LaRosa, Geoff Hand, Brooks McArthur, Springer Harris, Zoraya Hightower

Board Members Absent: Sean McKenzie (Alt), Ravi Venkataraman (Alt), Kienan Christianson

Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Alison Davis

I. Agenda

B. Rabinowitz: Asks if there have been any changes to the agenda

S. Gustin: City of South Burlington withdrew their appeals for Queen City Park Road

II. Communications

S. Gustin: New tablets for Board members

III. Minutes

B. Rabinowitz: Will review minutes from December 17 during deliberation

IV. Consent

1. 20-0575CA/CU; 116 Sunset Cliff Rd (RL/W, Ward 4N) Roderick and Margaretta Egger

Remove existing failing concrete sea wall and replace with riprap stone retaining wall, matching neighbor's retaining wall (Project Manager: Ryan Morrison)

Bill Hayes appeared on behalf of the project

B. Rabinowitz: Asks if applicant finds staff report acceptable

B. Hayes: Yes

B. Rabinowitz: Asks about hand drawing sketch over photograph

B. Hayes: Explains sketch

B. Rabinowitz: Confirms what Civil Engineering & Associates produced is what is proposed

B. Hayes: Yes

AJ LaRosa: Motion to approve application

G. Hand: Seconds motion

6-0-0

2. 20-0482CA/CU; 28 Faith Street (RL, Ward 7N) Mary and Stephen Cunningham

Change of use from single family to duplex; renovation of lower level (Project Manager: Mary O'Neil)

Nic Cunningham appeared on behalf of project

B. Rabinowitz: Asks if applicant finds staff report acceptable
N. Cunningham: Yes
B. McArthur: Motion to approve application and adopt staff findings and recommendations
G. Hand: Seconds motion

6-0-0

3. 20-0536HO; 2 Brierwood Lane (RL, Ward 4N) Kenneth and Nancy Babineau
Home occupation for pet grooming studio (Project Manager: Ryan Morrison)

Nancy Ross Babineau and Ken Babineau appeared on behalf of project

R. Morrison: Additional public comments being distributed to members of Board
B. Rabinowitz: Treating this as public hearing

B. Rabinowitz: Characterizing these letters, one is addressing something that happened in the past, and the other is concerned about the future
AJ LaRosa: Confirms that there is no exterior lighting planned for the home occupation
K. Babineau: Correct, no exterior lighting planned. The previous complaint was about the neighbor's light, not ours. Disagrees to dog barking comment.
N. Babineau: Can't stand when dogs are out barking and owners do not pay attention to their pets

AJ LaRosa: Confirms that this does not include dog boarding/kennel. Confirms they are not in yard running around

N. Babineau: Yes, they come in only to get groomed

B. McArthur: Asks if it is by appointment only

N. Babineau: Confirms, by appointment only. Was thinking hours would be 9-4. Weekends would only include Saturdays. Can only groom 3-4 dogs per day

B. Rabinowitz: Asks if there are other dogs at property

N. Babineau: Two dogs

B. Rabinowitz: Closes public hearing

V. Public Hearing

1. 20-0362DT; 86 North Union (RM, Ward 2C) Diemer Apartments, LLC

Appeal of 15-year determination of occupancy of dwelling by six unrelated adults
(Project Manager: Scott Gustin)

Dan O'Rourke, Mike Diemer, and Jill Diemer appeared on behalf of determination

S. Gustin: Explains application for determination and appeal of determination. Explains discontinuances (60 days) of occupancy

AJ LaRosa: Asks to clarify gaps in leases

S. Gustin: Clarifies gap timelines through leases. Explains that this determination assesses the last 15 years, looking for no discontinuances

AJ LaRosa: Asks about intent to discontinue

D. O'Rourke: Gives context to Diemer Apartments and appeal. Explains remedy option for Notice of Violation for more than four unrelated adults in the residential medium density zone from Sept 12, 2019 was to apply for a determination for more than six unrelated adults

AJ LaRosa: Asks about notice of violation letter

G. Hand: City had evidence of more than four unrelated adults

J. Diemer: Explains Diemer Apartment history and involvement with City and the University of Vermont. Explains Diemers purchased property knowing there were more than four occupants, at least six, in 86 North Union. Explains they believed the building was grandfathered due to previous owner having at least six occupants living there. Explains minimum housing inspections occurred and was never alerted that having more than four bedrooms was an issue. Explains six bedrooms was always advertised and stated on leases

S. Harris: Asks intent to continue renting to six

J. Diemer: Yes, we would like to

D. O'Rourke: Intent was never to stop leasing to six occupants, intent was not to abandon building

B. Rabinowitz: Invites City Attorney, Kim Sturtevant, to explain

K. Sturtevant: The number of bedrooms is not the question, it is about the number of occupants

G. Hand: Clarifies Board has to apply the Ordinance. Asks K. Sturtevant about discontinuance definition and language

Z. Hightower: Asks to clarify rental registration and if it is seen as more of a snapshot of a year or the time of registration

J. Diemer: You sign for how many people occupy the unit at that moment in time

2. 20-0493CA/20-0514CA; 180/266 Queen City Park Road (ELM, Ward 5S)

Property owner: Burton Corporation

Appellant: CRZ Group

Appeal of stormwater enhancements and parking layout revisions (Project Manager: Scott Gustin)

Brian Dunkiel, John Caulo, Justin Worthley, Paul Boisvert, Amy Houghton Laurie Smith, Frank Kochman, Richard White, Sharon O'Neil, Almy Landauer, Susan Herd, and Laura Waters provided public testimony

G. Hand: Recused

B. Rabinowitz: About parking lot and stormwater changes. Conversation tonight is for parking lot and stormwater changes. No application has been submitted for a performance venue.

AJ LaRosa: The performance venue is outside the scope of tonight. Asks to clarify the changes the applicants wanted to make to the parking lot

S. Gustin: Explains curb-cut changes. Entirely within the City of Burlington limits, gated entrance with truck access

S. Gustin: Briefs Board about stormwater site change applications and the appeal of those. Explains decision on reviewing application as level II. No increase in lot coverage or parking spaces. Lot coverage decreases. Explains administrative approval decision

F. Kochman: Explains fragmentation tactic

L. Smith: Explains magnitude of changes proposed. Paving, excavation, and stormwater ponds, sidewalks, curbing, parking islands. Points out entryway and back additions on building. Discusses lighting changes

AJ LaRosa: Asks presenter about concerns about design or stormwater design

AJ LaRosa: Confirms that scope of appeal is based on the argument that this project exceeded the scope of a level II COA approval within the Zoning Administrator's authority

F. Kochman: Confirms that the Zoning Administrator did not have jurisdiction to approve this permit. Explains this should have been level III review, since it is a Planned Unit Development and is on two separate lots. Explains disagreement about level II review. Does not think the 500 sq ft authorization was justified. Explains relocation of parking is impactful. Asks about excavations being additions

B. Rabinowitz: Explains that looking at "earth work" as additions is troubling. Additions are structures

F. Kochman: Do not have to see them as additions, but see them as development

B. Rabinowitz: Asks about parking lot reconfiguration and if that should be major project review

S. Gustin: Discusses Planned Unit Development argument and how that is not applicable. Explains stormwater pond is considered green space. Explains approved plans have net difference of less than 200 sq feet. Explains 500 sq feet net is consistent practice

AJ LaRosa: Clarifies how level II applications are determined to go to the DRB

F. Kochman: Explains show site plan was issued before the City Engineer approved excavations

B. Rabinowitz: Explains issues brought up are in the conditions of approval, to get taken care of, before the permit is issued

B. Rabinowitz: Invites applicants to introduce project

B. Dunkiel: Explains resolution of appeal with City of South Burlington. Made some adjustments to site plan

J. Caulo: Explains the primary difference with the approved plan and the revised plan is that the curb cut is fully in the City of Burlington. Explains existing curb cuts, and relocated curb cuts

B. Rabinowitz: Confirms this is addressing the City of South Burlington resolution of appeal

B. Dunkiel: Refers to section 3.1.2(d) in the current Zoning Ordinance and how the application was correctly reviewed as a level II

J. Worthley: Discusses existing and proposed coverage. Making small modification to the front of the building, decreases coverage. Explains confusion in back of building, concrete pads with roof

Z. Hightower: Clarifies about building bumpouts and coverage calculations

J. Caulo: Explains conditional approval of permits was correct decision

J. Worthley: Explains Act 64 three-acre rule could be effective in 2022. Need to be in compliance for State stormwater requirements. Explains current parking conditions on 266 Queen City Park Road are in poor condition. Nothing in this plan has anything to do with future uses of this building

B. Dunkiel: Discusses how S. Gustin's approval of permit is supported by the Ordinance and has been a standard practice

B. Rabinowitz: Invites public for comment

R. White: Appearing on behalf of Doug Goodman, an abutter of the property. Wants Board to provide leadership about project intentions.

S. O'Neil: Direct abutter of property. Clarifies questions about project plans and approval when there are revisions. Discusses frustrations about large project being split into smaller projects to fit under administrative review, and how that prevents public participation. Wants larger project to be considered in decisions of approval. Wants impact of future to be mitigated for the community of abutting properties

A. Landauer: Expresses frustrations with disregard of public voices, information request redaction. Reads letter from property owner on Austin Drive

S. Gustin: Clarifies about public information request

L. Waters: Discusses concerns about curb cuts

S. Herd: Concerns about one-lane bridge and gated entrance

J. Worthley: Explains conversations with Dept of Public Works and curb cuts

B. Dunkiel: Expresses that this application is for stormwater improvements, being in compliance with the State. Responds to public comments about possibility of future use application, public will be able to voice their opinions when that is applied for. Current application is independent of future property use ideas.

F. Kochman: Closing statement about arguments made

3. 20-0579AP/20-0580AP; 180/266 Queen City Park Road (ELM, Ward 5S)

Property owner: Burton Corporation

Appellant: City of South Burlington

Appeal of zoning permits 20-0493CA & 20-0514CA relative to site changes (Project Manager: Scott Gustin)

City of South Burlington dismissed their appeal of zoning permits 20-0493CA and 20-0514CA due to conditions regarding curb cuts.

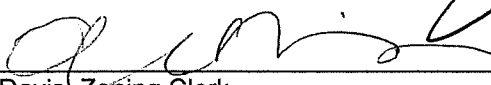
VI. Adjournment

The meeting was adjourned at 8:00pm.



Bradford L. Rabinowitz, Chair of Development Review Board

2/3/2020
Date



Alison Davis, Zoning Clerk

2/4/2020
Date

Plans may be viewed at the Department of Permitting & Inspections, (Burlington Public Works, 645 Pine 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 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/dr/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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