

Burlington Development Review Board

Department of Permitting & Inspections

645 Pine Street

Burlington, VT 05401

www.burlingtonvt.gov/DPI/DRB

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Development Review Board

Tuesday, November 21, 2023, 5:00 PM

645 Pine Street, Front Conference Room or Remote on Zoom:

Please click the link below to join the webinar:

Zoom: <https://us02web.zoom.us/j/83225696227?pwd=SGQ0bTdnS000Wkc3c2J4WWw1dzMxUT09>

Webinar ID: 832 2569 6227

Passcode: 969186

Telephone: US +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782
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1. Agenda

2. Communications

3. Minutes

4. Certificate of Appropriateness

4.1.

ZP-23-412; 14 Myrtle Street (RM, Ward 2) Carol Czina

Proposed removal of existing chain link fence and replace old shed with new shed. (Project Manager, Garret King)

4.2.

ZP-23-331; 72 Temple Street (RL, Ward 7) Green Mountain Habitat for Humanity / Richard Shasteen

Proposed construction of a new duplex. (Project Manager, Garret King)

5. Other Business

5.1.

Review and approve 2024 meeting schedule

6. Adjournment

7. Informational and Non-Discrimination Statements

7.1.

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

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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
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Garret King, Associate Planner
Joseph Cava, Permit Technician
Ted Miles, Code Compliance Officer
Ted Boylan, DPI Administrator



TO: Development Review Board
FROM: Garret King
DATE: November 21, 2023
RE: ZP-23-412; 14 Myrtle 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: S

Owner/Applicant: Carol Czina

Request: Proposed removal of existing chain link fence and replace old shed with new shed with the same footprint but will be 1.5ft taller.

Applicable Regulations:

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

Background Information:

The proposed plan is to remove the current chain link fence and replace the existing shed. The new shed will be 1.5ft taller, and the applicant is seeking DRB approval for increase in height under Sec. 5.3.5 Nonconforming Structures.

Prior zoning permit actions for this property.

- ZP-1999-365 7/15/1999: Misc improvements to the existing single family home which include repairs to the front porch and fenestration trim to the front facade.
- ZP-02-82 3/7/2002: Installation of 60 w x 36 h double-Hung window with no grills in rear of house.
- ZP-07-41 1/29/2007: Replacement of front door with historically appropriate unit; new wooden storm door; new 2/3 light exterior door at porch entrance with wooden storm door; new main entry canopy hood with brackets; new wood windows front facade with replaced window trim; replace cornice brackets and eave trim. Patch and replace wood siding as required.
- ZP-11-0265CA 9/16/2010: Replace six windows with new wood aluminum clad windows. Replace wooden trim and siding with new wooden trim and siding.
- ZP-16-582 7/29/2016: Replace wood clapboard on east side of house with fiber cement clapboard, matching reveal.
- ZP-19-202 4/12/2019: Replace asphalt shingle roof on north side with standing seam metal roof

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

I. Findings

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(3) Residential Low Density (RM)

The Residential Medium Density (RM)) district is intended primarily for medium density residential development in the form of single-family detached dwellings and attached multi-family apartments. Accessory sheds and garages are common in this district, the new shed will fit within the neighborhood. **(Affirmative finding)**

(b) Dimensional Standards & Density

Residential density, lot coverage, and setbacks will not change. The new shed height will increase 1.5ft as per Sec. 5.5.3 **(Affirmative finding)**

(c) Permitted & Conditional Uses

The replacement of the shed as an accessory structure is permitted within the district. **(Affirmative finding)**

(d) District Specific Regulations

1. Setbacks

See Sec. 4.4.5(b) above

2. Lot Coverage

See Sec. 4.4.5(b) above

3. Accessory Residential Structures and Uses

The proposed accessory structure will fit within the same footprint as the existing shed and will serve the same function as the existing shed. **(Affirmative Finding)**

4. Residential Density

The residential density will not change. **(Not Applicable)**

5. Uses

(Not Applicable)

6. Residential Development Bonuses

(Not Applicable)

Article 5: Citywide General Regulations

Sec. 5.1.1 Uses

(c). Permitted Uses:

The existing shed structure is visible in the 1962 and 1978 ortho photos in the current location as seen today. Accessory sheds are permitted in RM districts. **(Affirmative Finding)**

(g) Accessory Uses:

1. *Accessory Dwelling Units. Accessory dwelling units as mandated by 24 VSA 4412 (1)(E) shall be regulated as set forth in Sec. 5.4.5 hereof.*

(Not Applicable)

2. *Accessory Residential Uses: Except as specified in 1 above and subject to the restrictions of 3 below, accessory residential uses shall also be governed by Sec. 4.4.5(d)4.*

(Not Applicable)

3. *Other Accessory Uses. Except as specified in 1 above, any use may be an accessory use provided in Article 3, Part 5 provided each of the following standards are present:*

- A. *The accessory use is subordinate and customarily incidental to the principal use;*
The rear yard shed is only 8ft x 8ft and will be 10.25ft tall. The shed is significantly smaller and subordinate to the home. **(Affirmative Finding)**
- B. *The accessory use is reasonably necessary to the conduct of the principal use;*
A rear yard shed is common in residential neighborhoods and are often used to store tools and equipment for lawn and yard care. **(Affirmative Finding)**
- C. *Except for home occupations as regulated by Sec. 5.4.6, no accessory use, or combination of accessory uses, shall occupy more than twenty-five (25%) per cent of the total gross area dedicated to the principal use;*
The proposed shed will occupy less than 25% of the total gross area dedicated to the principle use. **(Affirmative Finding)**
- D. *The accessory use shall not include the outdoor storage of more than one unregistered vehicle;*
The proposed shed will not be used for vehicle storage. **(Affirmative Finding as Conditioned)**
- E. *The accessory use does not result in, or increase the extent of, any pre-existing non-conformity or violation of the provisions of this ordinance; and,*
See Sec. 5.3.5 below
- F. *The combination of uses on any given property shall meet all of the other provisions of this ordinance*
The proposed shed meets the requirements set forth in the Comprehensive Development ordinance with the approval of Sec 5.3.5 by the DRB. **(Affirmative Finding)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

The applicant is not seeking additional lot coverage. **(Affirmative finding)**

Sec. 5.2.4, Buildable Area Calculation

(Not Applicable)

Sec. 5.2.5, Setbacks

See Sec. 4.4.5(b) above

Sec. 5.2.6, Building Height Limits

See Sec. 5.3.5

Sec. 5.3.5 Nonconforming Structures

(a) Changes and Modifications:

Nothing in this Part shall be deemed to prevent normal maintenance and repair or structural repair, or moving of a non-complying structure pursuant to any applicable provisions of this Ordinance. Any change or modification to a nonconforming structure, other than to full conformity under this Ordinance, shall only be allowed subject to the following:

- 1. Such a change or modification may reduce the degree of nonconformity and shall not increase the nonconformity except as provided below. Within the residential districts, and subject to Development Review Board approval, existing nonconforming single family homes and community centers (existing enclosed spaces only) that project into side and/or rear yard setbacks may be vertically expanded so long as the expansion does not encroach further into the setback than the existing structure. Such expansion shall be of the existing nonconformity (i.e. setback) and shall:*
 - i. Be subject to conformance with all other dimensional requirements (i.e. height, lot coverage, density and intensity of development);*
The proposed changes will keep the same footprint and will not add any units. Lot coverage, setbacks, and density will all remain unchanged. **(Affirmative finding)**
 - ii. Not have an undue adverse impact on adjoining properties or any public interest that would be protected by maintaining the existing setbacks; and,*
The new shed is close in size to the existing shed, The new shed should not cause any negative effects to the neighboring properties. **(Affirmative finding)**
 - iii. Be compatible with the character and scale of surrounding structures.*
The proposed shed will be similar in size to the existing shed and to the neighboring shed. The new shed will fit within the character of the neighborhood. **(Affirmative finding)**
- 2. Such a change or modification shall not create any new nonconformity; and,*
The proposed changes will only increase the height of the structure by 1.5ft. All other dimensions will remain unchanged. **(Affirmative finding)**
- 3. Such a change or modification shall be subject to review and approval under the Design Review provisions of Article 3, Part 4.*
See Article 6 below.

Sec. 5.5.1, Nuisance Regulations

The proposed project will not create any nuisance, as the land use will not change. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

Less than 400sf of land disturbance is proposed, an EPSC permit will not be required for this project. **(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

There are no significant natural features within or associated with the property. **(Affirmative finding)**

(b) Topographical alterations

No grading is proposed with this application. **(Not applicable)**

(c) Protection of important public views

The property is not associated with any important public views. The new shed will not block any views from adjacent properties. **(Affirmative finding)**

(d) Protection of important cultural resources

The property has is not listed on a state or national register of historic places or known to be an important archeological site. **(Affirmative finding)**

(e) Supporting the use of alternative energy

(Not applicable)

(f) Brownfield sites

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

(g) Provide for nature's events

The new roof will direct less rain and snow than the previous single pitched roof on the current shed. **(Affirmative finding)**

(h) Building Location and Orientation

The new shed is located in the rear yard and will be hidden behind the house from the street. As an accessory structure it will be subordinate to the home and blend into the residential character of the neighborhood. **(Affirmative finding)**

(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, fences, and retaining walls
The proposed plan shows the removal of a rear yard fence that runs along the rear property line.
(Affirmative finding)

(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

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed shed will be of similar size as the existing shed. At only 8ft x 8ft the shed has less mass than the surrounding structures. The new height is 10.25ft tall and is similar in scale to the shed on the neighboring property.

2. Roofs and Rooflines

The roof is a simple gabled roof with asphalt shingles.

3. Building Openings

The windows consist of double hung and picture windows with a Dutch door for an entrance.

(Affirmative finding)

(b) Protection of important architectural resources
Not applicable

(c) Protection of Important Public Views

The property is not associated with any important public views. The new taller shed will not block any public views. **(Affirmative Finding)**

(d) Provide an active and inviting street edge

From the road, the new building will not be seen as it is positioned behind the main home.

(Affirmative Finding)

(e) Quality of materials

The color and material for the new construction will mainly consist of clapboard siding and asphalt shingle roofing. The plans include materials that are commonly seen on other modern structures.

(Affirmative Finding)

(f) Reduce energy utilization

(Not Applicable)

(g) Make advertising features complimentary to the site

(Not Applicable)

(h) Integrate infrastructure into the building design

(Not Applicable)

(i) Make spaces safe and secure

(Not Applicable)

II. Conditions of Approval

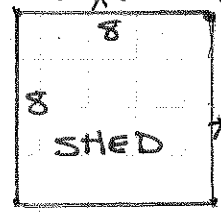
1. The proposed shed shall not be used for vehicle storage.
2. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state.
3. Standard permit conditions 1-15.

... CHAIN LINK FENCE



Setback
* 1 ft

33'



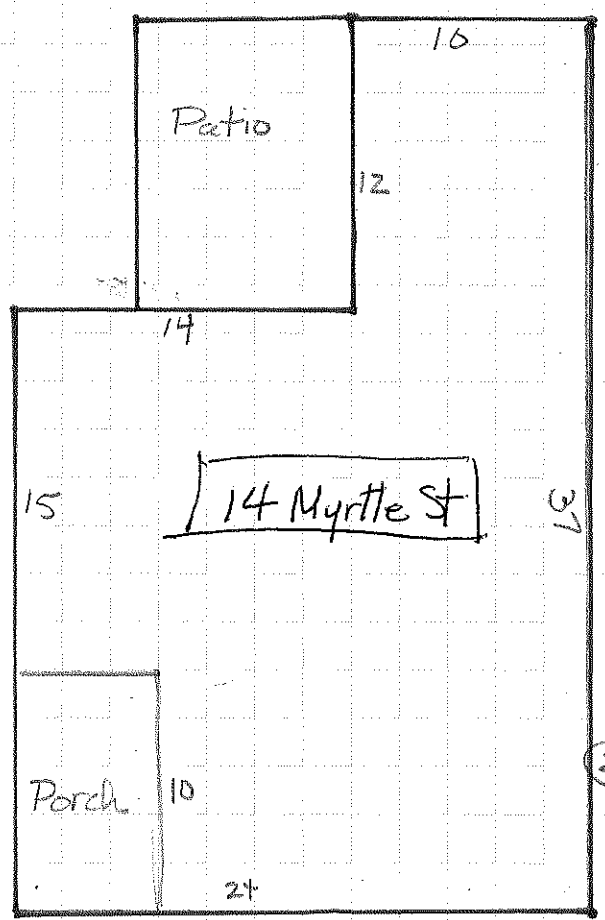
New Shed in same footprint

14 Myrtle St
Burlington VT

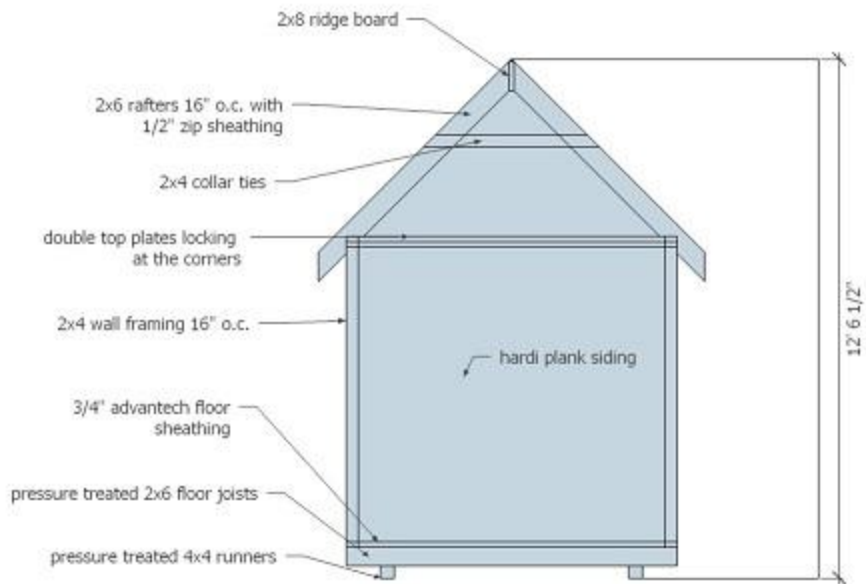
Lot size 69ft x 33ft
House 24ft x 37ft
Shed 8ft x 8ft

Driveway setback to Green House 3"??
Driveway 8 ft wide

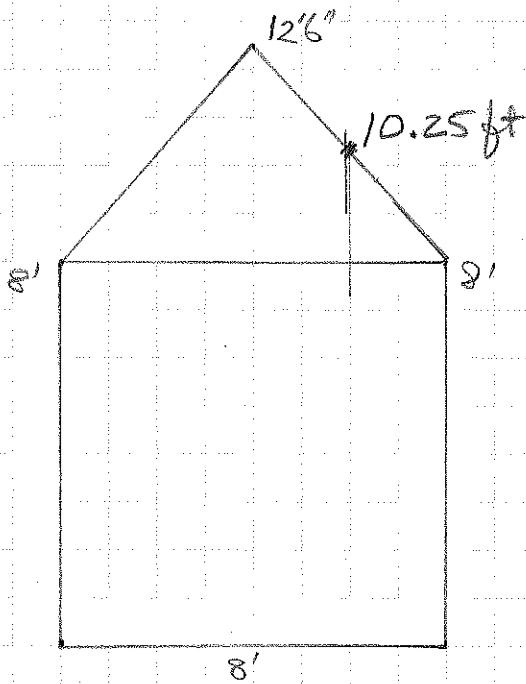
DRIVEWAY
69' PROPERTY LINE



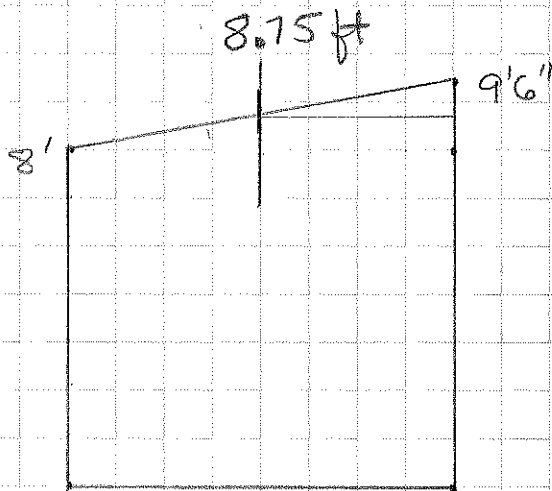
33' SIDEWALK



14 Myrtle Street
Shed Replacement/Rebuild.

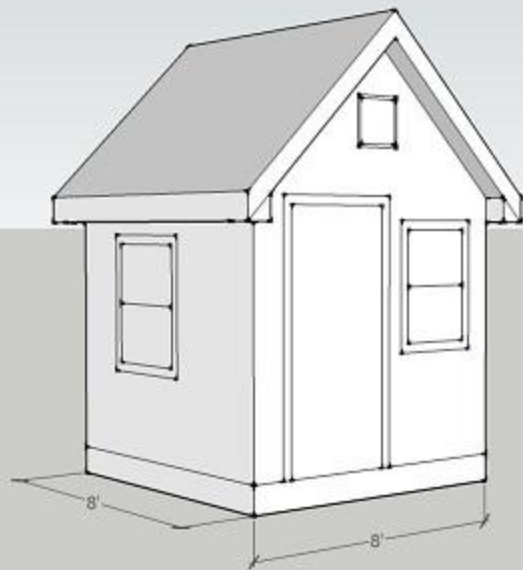


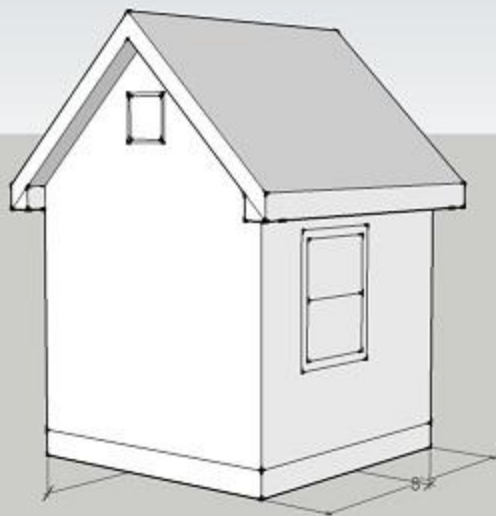
Proposed shed
midline roof height ~~8'6"~~ 10.25 ft.



existing shed
midline roof height ~~8'6"~~ 8.75 ft

Carol Czina
14 Myrtle St
Burlington Vt 05401







Existing Shed

Hi Scott and Garret,
Hope you are well.

- owner of the property at 170 Park St.

I received a notice for the DRB meeting in regards to ZP-23-412, scheduled for Nov 21. Unfortunately, I am out of town for a while and will not be able to attend but I would like to submit a request / comment. Proposed removal of the chain link fence between Ms. Czina's and my property means removal of the only indication of the property boundary line. Given the previous history with this particular neighbor, I would like to make sure that Ms. Czina understands that 2ft behind the chain link fence, leading up to the wooden fence, is the property of 170 Park St, and not the extension of hers. There should be no changes, landscaping or gardening of any kind in this setback area, since me and my team will have to use it for the fence maintenance, as per City orders. Can we add a condition to the chain link fence removal - to replace it with any kind of edging that will indicate the property boundary, which was the purpose of the chain link fence that she decided to remove?

I am trying to avoid any potential conflict with Ms. Czina, and can certainly see this becoming an issue, if not addressed in advance. Can you please help with this?

All my best,

Department of Permitting & Inspections

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

William Ward, Director
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Garret King, Associate Planner
Joseph Cava, Permit Technician
Ted Miles, Code Compliance Officer
Ted Boylan, DPI Administrator



TO: Development Review Board
FROM: Garret King
DATE: November 21st, 2023
RE: ZP-23-331; 71 Temple Street

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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: RL Ward: 7

Owner/Applicant: Habitat for Humanity/ Richard Shasteen

Request: Construct a new duplex and related site improvements.

Applicable Regulations:

Article 3 (Applications, Permits, and Project Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking)

Background Information:

Applicant wants to build a new duplex on the currently vacant lot. A new driveway will service the property and provide parking for both units.

This application went to DAB on 10/24/2023 and received support from the board with a motion to approve as presented.

Prior zoning permit actions for this property.

- ZP-99-265, 11/23/1998: Lot line adjustment with 3 and 14 Rockland Street, lot size increased by 0.68 acres.
- ZP-22-142, 3/24/2022: Lot line adjustment with 221 Van Patten Parkway to add 0.15 acres.
- ZP-22-625, 12/5/2022: Tree removal

Recommendation: Certificate of appropriateness approval as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications, Permits, and Project Reviews

Part 3: Impact Fees

Applicant will be required to pay associated impact fees set forth and calculated by the Impact Fee Administrative Regulations as established by the city council based on the total gross square

footage of the principle use of the building. **(Affirmative Finding)**

Sec. 3.3.2, Applicability

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(2) Residential Low Density (RL)

The property is in the RL zone and is subject to the development standards of this zone. This district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. The proposed construction of a new home fits within the district's purpose. **(Affirmative Finding)**

(b) Dimensional Standards & Density

Residential density will change from zero to two units for the 25,801sf lot. This density is within the allowance of the 5.5 units per acre requirements in the RL zone, Larger Lot Overlay. See also Sec. 4.5.5.

Prior/Current lot coverage is 0%. The proposed lot coverage will be 5,040sf at 19.5% as calculated from the site plan from the applicant.

Setback from the front property line will be 61.2 feet. The setback fits within the neighborhood layout and complies with the RL setback requirements.

Side setbacks will be 31.7ft and 28ft which meets the district requirements of 10% of lot width for required side yard setback.

Rear setback for the building is greater than the required minimum 65.9ft rear yard setback.

The tallest point of the proposed building is 24 feet tall and under the 35 foot maximum permitted height. **(Affirmative Finding)**

(c) Permitted & Conditional Uses

The new duplex is a permitted use in the RL zone. **(Affirmative Finding)**

(d) District Specific Regulations

1. Setbacks

See Sec. 4.4.5 above.

2. Lot Coverage

See Sec 4.4.5 above.

3. Accessory Residential Structures and Uses

Not Applicable

4. Residential Density

Each dwelling unit is limited to occupancy by a family as defined in Article 13 of the Comprehensive Development Ordinance. **(Affirmative Finding)**

5. Uses

Not applicable

6. Residential Development Bonuses

Not applicable

Sec. 4.5.5, RL Larger Lot Overlay:

(c) Minimum Lot size and Density

Lot dimensions for all duplexes are required to share the same dimensional standards as single family homes as per Act 47 (HOME Act) of Vermont. The existing lot frontage is 74.8ft and rounds to the required 75ft requirement. The DRB is also allowed to adjust the frontage requirements for lots fronting cul-de-sacs as per Table 4.5.5-1. **(Affirmative Finding)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

The applicant is not seeking additional lot coverage. **(Affirmative Finding)**

Sec. 5.2.4, Buildable Area Calculation & Steep Slopes Overlay District

(a). Building Area Calculation

As the lot is under the 2 acre lot size, the whole lot will be counted for coverage and density. **(Affirmative Finding)**

(b). Steep Slopes Overlay District

1. District specific Regulations

A. The Steep Slope Overlay District shall be an overlay on all zoning districts. The regulations in the overlay are in addition to those regulations of the underlying zoning district.

The property is in the residential low density district as well as two zoning overlay districts, large lot overlay and steep slope overlay. **(Affirmative Finding)**

B. These regulations apply to applications within the Overlay District that include 400 square feet or more of earth disturbance.

The proposed development exceeds the 400sf threshold and is subject to the steep slope regulations. **(Affirmative Finding)**

C. Finished Slopes of all cuts and fills shall not exceed 30%, unless the applicant can demonstrate that the steeper slopes can be stabilized and maintained adequately to the satisfaction of the ZAO or DRB in consultation with the City Engineer.

A site plan showing all cuts and fills associated with this project will have to be approved by the City Engineer. **(Affirmative Finding as Conditioned)**

D. Any fills placed on a steep slope shall be properly stabilized and, when necessary, supported by retaining walls or other appropriate measures as approved by the ZAO or DRB in consultation with the City Engineer.

No retaining walls are proposed. A site plan showing that the site will be properly stabilized will have to be approved by the City Engineer. **(Affirmative Finding as Conditioned)**

E. Finished grades shall be reasonably safe from slide, collapse, or similar failure as determined by DRB in consultation with the City Engineer.

Final site plans with finished grades must be approved by the City Engineer. **(Affirmative Finding as Conditioned)**

2. Additional Application requirements

A. A site plan prepared by a registered professional engineer or surveyor that accurately depicts the proposed development and related land disturbance relative to the Steep Slope Overlay District boundaries, with all pertinent information describing the proposal, and a topographical survey depicting existing and proposed contour lines at no greater than 2-foot intervals. The plan shall depict all proposed cut, fill, and grading.

A site plan from a registered professional engineer or surveyor with the required site information shall be submitted for approval. **(Affirmative Finding as Conditioned)**

B. A plan depict the extent of proposed vegetation clearing

Not Applicable

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec 4.4.5 above.

Sec. 5.5.1, Nuisance Regulations

The proposed project is not expected to create any nuisance. **(Affirmative Finding)**

Sec. 5.5.2, Outdoor Lighting

The proposed project has recessed lighting for the entrances for each of the units. All proposed outdoor lighting conforms to the residential lighting requirements. **(Affirmative Finding)**

Sec. 5.5.3, Stormwater and Erosion Control

Over 400sf of land disturbance is proposed so an Erosion Prevention and Sediment Control plan will be subject to water resource review and approval. **(Affirmative Finding as Conditioned)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The property is not an identified significant natural area. Tree cutting on the property to clear the construction site was approved by the Development Review Board in February 2023. **(Affirmative Finding)**

(b) Topographical alterations

Significant grading is proposed with the development of the site. No retaining walls are proposed and the grading will blend into the surrounding landscape. The slope of the site and positioning of the structure will cause the rear half of the ground floor to be at or below grade. The earthwork will have to comply with stormwater requirements of Sec. 5.5.3 and the steep slope requirements of Sec. 5.2.4 **(Affirmative Finding as Conditioned)**

(c) Protection of important public views

There are no important public views from, or through, the subject property. **(Affirmative Finding)**

(d) Protection of important cultural resources

Not applicable

(e) Supporting the use of alternative energy

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

(f) Brownfield sites

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

(g) Provide for nature's events

The proposed plan shows a sheltered front porch entry that will be constructed for the entrances into the units. Stormwater management and erosion control will be subject to review by the city stormwater program staff. **(Affirmative Finding as Conditioned)**

(h) Building Location and Orientation

The proposed buildings location is further back off of the street than most of the other properties in the neighborhood. The new structure's position is designed to fit within the existing topography and landscaping of the site. The orientation of the building is positioned to fit with the slope of the site. **(Affirmative Finding)**

(i) Vehicular access

A single curb cut to allow for a single driveway is proposed for the project and is similar in size to neighboring properties. **(Affirmative Finding)**

(j) Pedestrian access

The new building is along a road with a sidewalk. As proposed, a front walkway will connect to the driveway, separating the driveway from the parking spots, and then run alongside the driveway to connect down to the public sidewalk. **(Affirmative Finding)**

(k) Accessibility for the handicapped

No handicapped accessibility is shown and is not required. **(Affirmative Finding)**

(l) Parking and circulation

Parking will be provided in tandem arrangement within the driveway. As proposed, the driveway curves across the property as it approaches the house. A proposed turn-around reaches in front of the house to the west. Much of the front yard is driveway or turn-around. This criterion calls for

parking to be placed to the side or rear of the structure. Sec. 8.1.12 (b), *Front Yard Parking and Residential Driveways*, expressly requires it in residential districts. Also the parking area will be required to have physical barriers to prevent vehicles from encroaching into adjacent green spaces. The Design Advisory Board considered this arrangement during their review of the application and discussed alternatives. A flat site could easily accommodate revision; however, the sloped topography of the site is the driving factor in the proposed arrangement. As with other similar proposals, the turn-around is to be made of material different from the driveway. The DAB supported the site layout as proposed. **(Affirmative Finding)**

(m) Landscaping, fences, and retaining walls

No fences or retaining walls are included in this application. The periphery of the site remains wooded. No additional clearing is noted with this application. No new landscaping is depicted on the site plan. **(Affirmative Finding)**

(n) Public plazas and open space

Not applicable

(o) Outdoor lighting

The proposed project has recessed lighting for the entrances for each of the units. The proposed lighting conforms to residential lighting requirements. **(Affirmative Finding)**

(p) Integrate infrastructure into the design

Utility connections are shown on the plans as all underground connections to the building. No exterior utility connections are proposed.

(Affirmative Finding)

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

Massing,

The proposed duplex appears as two smaller homes that are attached at the base. This layout presents two distinct masses. The additional front porches add further visual interest and break up the apparent mass of the two dwellings. From the side and rear of the property the duplex will appear smaller due to the grading on the site covering the first floor.

Height,

The duplex will be a two story structure joined in the center by a one story segment. The tallest point on the duplex will be two stories tall as seen from the front. Due to the grading of the property when viewed from the rear the duplex will appear as a single story.

Scale,

The overall scale of the duplex will be similar to the other homes in the neighborhood. Due to the grading of the site and the positioning of the duplex the scale of the structure will be smaller from the side views and significantly smaller as seen from the rear.

(Affirmative Finding)

2. Roofs and Rooflines

The duplex will consist of gabled and hipped roofs that will have dark colored asphalt shingles. The roof style is different than the mostly gable roofs of surrounding homes. The roof is broken into three main sections that defines and connects the two units. **(Affirmative Finding)**

3. Building Openings

The entrance to each unit is defined by separated front porches on the front of the structure with additional secondary entrances on the recessed part of the structure. The windows consist mostly of double hung windows with some sliding and casement windows as well. Overall the layout of the entrances and windows are positioned in a way that clearly defines the two units. **(Affirmative Finding)**

(b) Protection of important architectural resources

Not applicable

(c) Provide an active and inviting street edge

From the road, the new building will appear similar to the neighboring homes with a similar roof design and front porches. From the street the front of the home is slightly turned but is still clearly defined by the entrance and front porch. The shaping of the slope and grading also help define the front of the building. **(Affirmative Finding)**

Quality of materials

The color and material for the new construction will mainly consist of vinyl siding, asphalt shingles, and wood decking. The doors and windows will be vinyl and composite. The plans include all materials that are commonly seen on other modern structures. **(Affirmative Finding)**

(d) Reduce energy utilization

Proposed building must comply with current energy efficiency standards. **(Affirmative Finding as Conditioned)**

(e) Make advertising features complimentary to the site

Not applicable

(f) Integrate infrastructure into the building design

All utility lines are shown to be buried, all utilities are planned to be underground and internal connections. **(Affirmative Finding)**

(g) Make spaces safe and secure

Proposed building must comply with the city's current egress requirements, building entries will be illuminated. **(Affirmative Finding)**

Article 8: Parking

Sec. 8.1.9, Maximum On-Site Parking Spaces

The construction of the new building will provide 4 parking spots that are positioned to the east side of the lot. **Affirmative Finding)**

II. Conditions of Approval

1. **Prior to the start of construction:** The applicant shall provide a geotechnical analysis prepared and stamped by a professional geotechnical engineer that determines the suitability of the steep slope for development and receive approval from the city engineer.
2. The EPSC plans shall be approved by the city stormwater engineer before the start of construction.
3. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Permitting & Inspections Department the impact fee as calculated based on the net new square footage of the proposed development.
4. Curbing or other similar barriers to prevent vehicles from encroaching into adjacent green spaces must be put in place at the end of the parking area.
5. Vermont Residential Building Energy Standards apply to this project. Compliance with the standards is the Owner's responsibility. Prior to requesting a Certificate of Occupancy, a copy of a completed Vermont Residential Building Energy Standards Certificate shall be submitted with a Certificate of Occupancy (final or temporary) request, and filed in the Land Records located at the Clerk/Treasurers office in City Hall (149 Church Street). For more information, see http://publicservice.vermont.gov/energy_efficiency.
6. 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.
7. Standard permit conditions 1-15.

Norm Baldwin

To: Robin Pierce; Garret King
Subject: RE: DRB meeting for Temple Street tonight

Robin,

I could imagine a process in which there is a conditional approval subject to the following language:

The applicant will:

- complete the Geotechnical investigation and laboratory testing, described in November 13, 2023 Geodesign Scope of work titled Proposal for Geotechnical Engineering Services 72 Temple Street-Proposed Duplex Burlington, Vermont.
- Hire a State of Vermont Licensed Geotechnical Design Professional, to make use of the above referenced Geodesign Proposal to inform and substantiate the Geotechnical viability of the proposed construction of the Proposed Duplex at 72 Temple Street.
- The Geotechnical Design Professional will provide a engineered stamped drawing or written communication documenting the viability of the project to be placed on file.
- File the Stamped Geotechnical Design Professional Communication to the permit folder history, this filling will serve as the trigger allowing the project to proceed with the next step of the process to become eligible to apply for all the trades permits necessary enable the release of the project to construction.

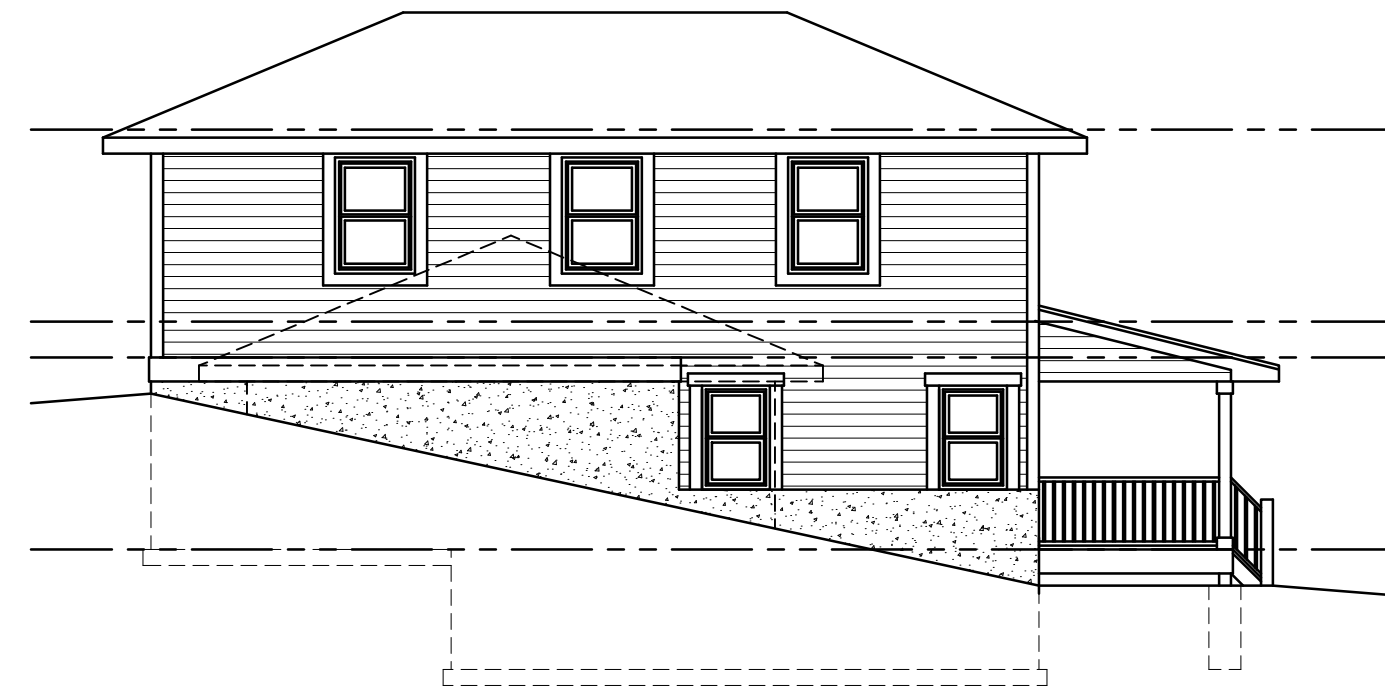
From: Robin Pierce <rpierce@vermonthabitat.org>
Sent: Tuesday, November 21, 2023 8:57 AM
To: Garret King <gking@burlingtonvt.gov>; Norm Baldwin <nbaldwin@burlingtonvt.gov>
Subject: DRB meeting for Temple Street tonight

[WARNING]: This email was sent from someone outside of the City of Burlington.

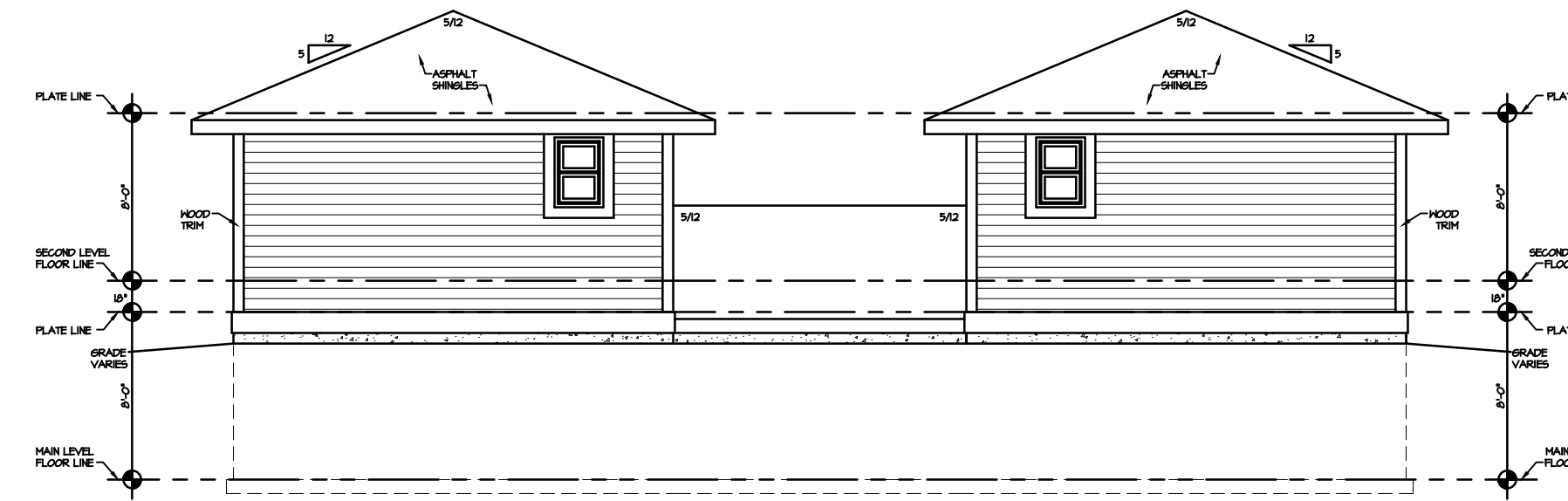
Good morning, Garret and Norm. We have engaged a Geotechnical firm to undertake the study of the site as per Norm's request; GeoDesign Inc. My understanding is that the proposed Site Plan meets the necessary standards to enable development of the proposed duplex on the property. We will not have the Geotechnical results completed prior to the meeting, the await the drilling team. If this is the only outstanding issue, I would ask that an approval of the proposal be given tonight with the issuance of a Permit subject to the completion of the Geotechnical study showing that what we propose will cause no soil or structural issues on the property. Norm may have preferred language to what I have suggested.

Thank you,

Robin.



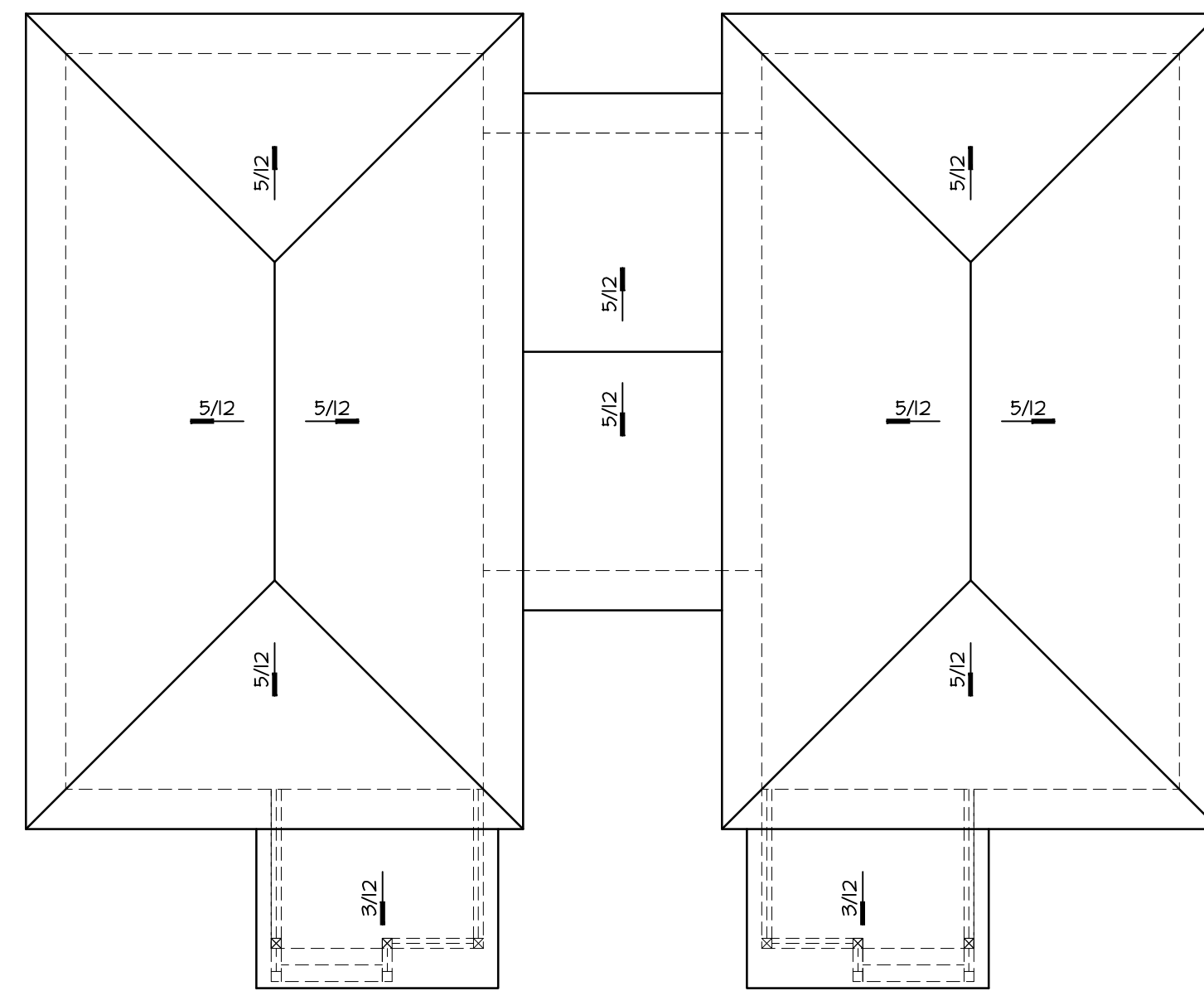
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



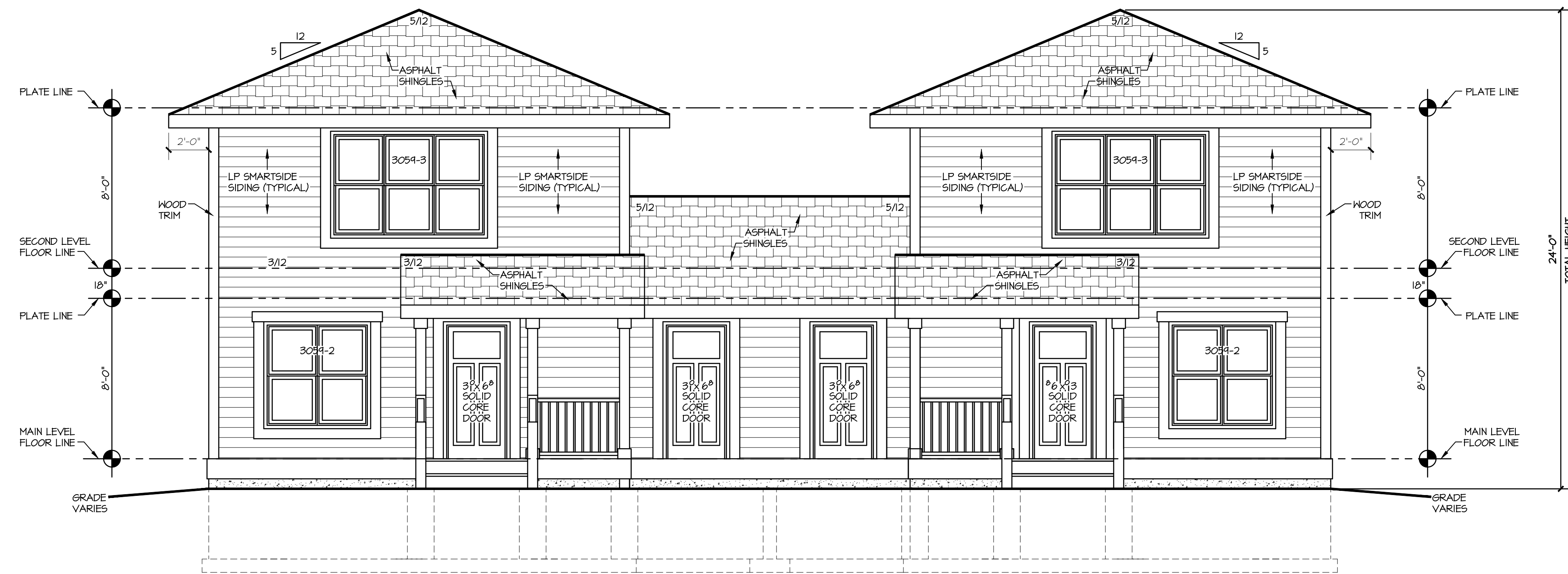
REAR ELEVATION
SCALE: 1/8" = 1'-0"



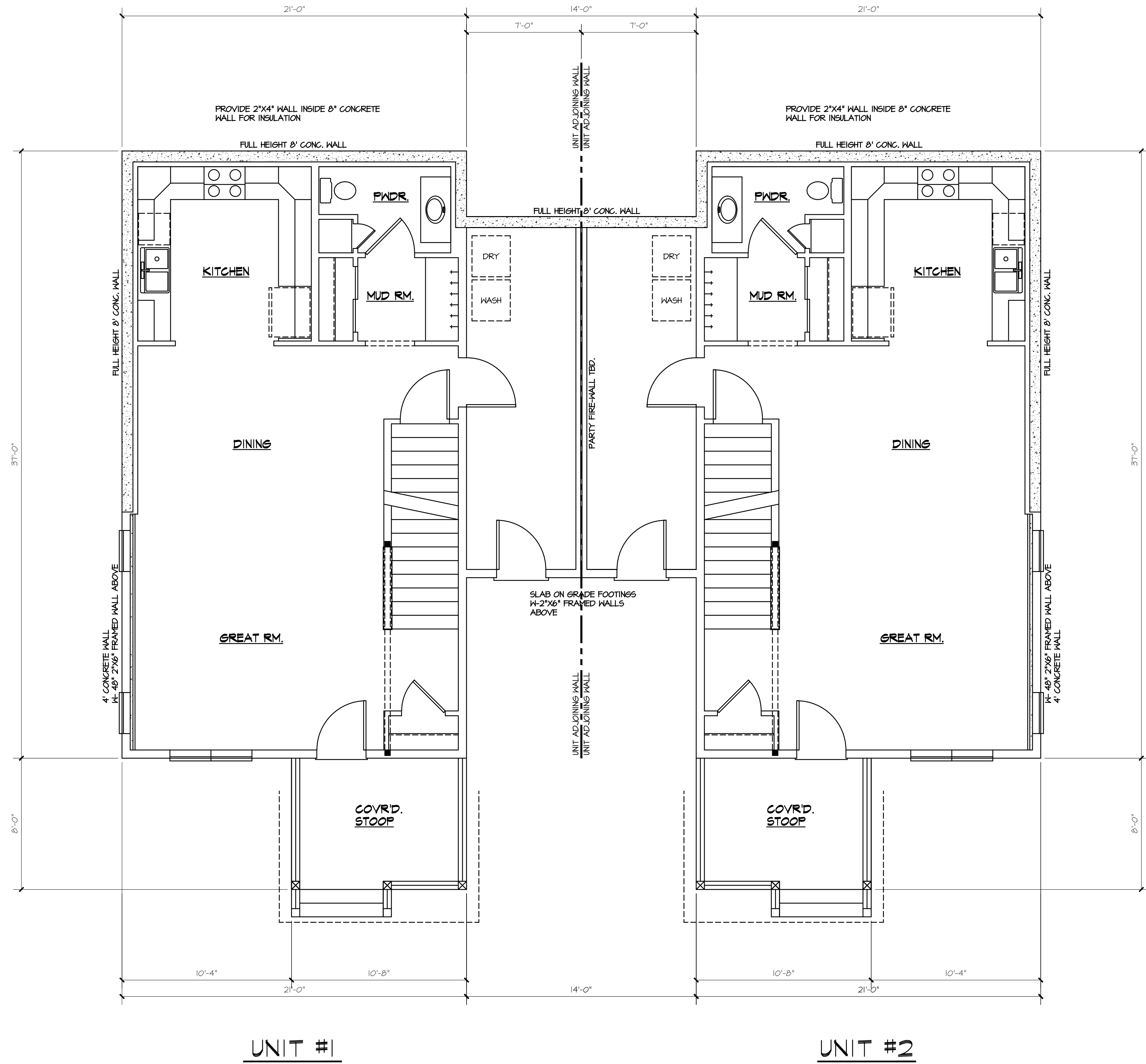
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

MAIN LEVEL	777 SQ.FT.
SECOND LEVEL	724 SQ.FT.
TOTAL	1501 SQ.FT.

CREATIVE DRAFTING & DESIGN INC.
QUALITY • INTEGRITY • HONESTY
1-802-535-1505

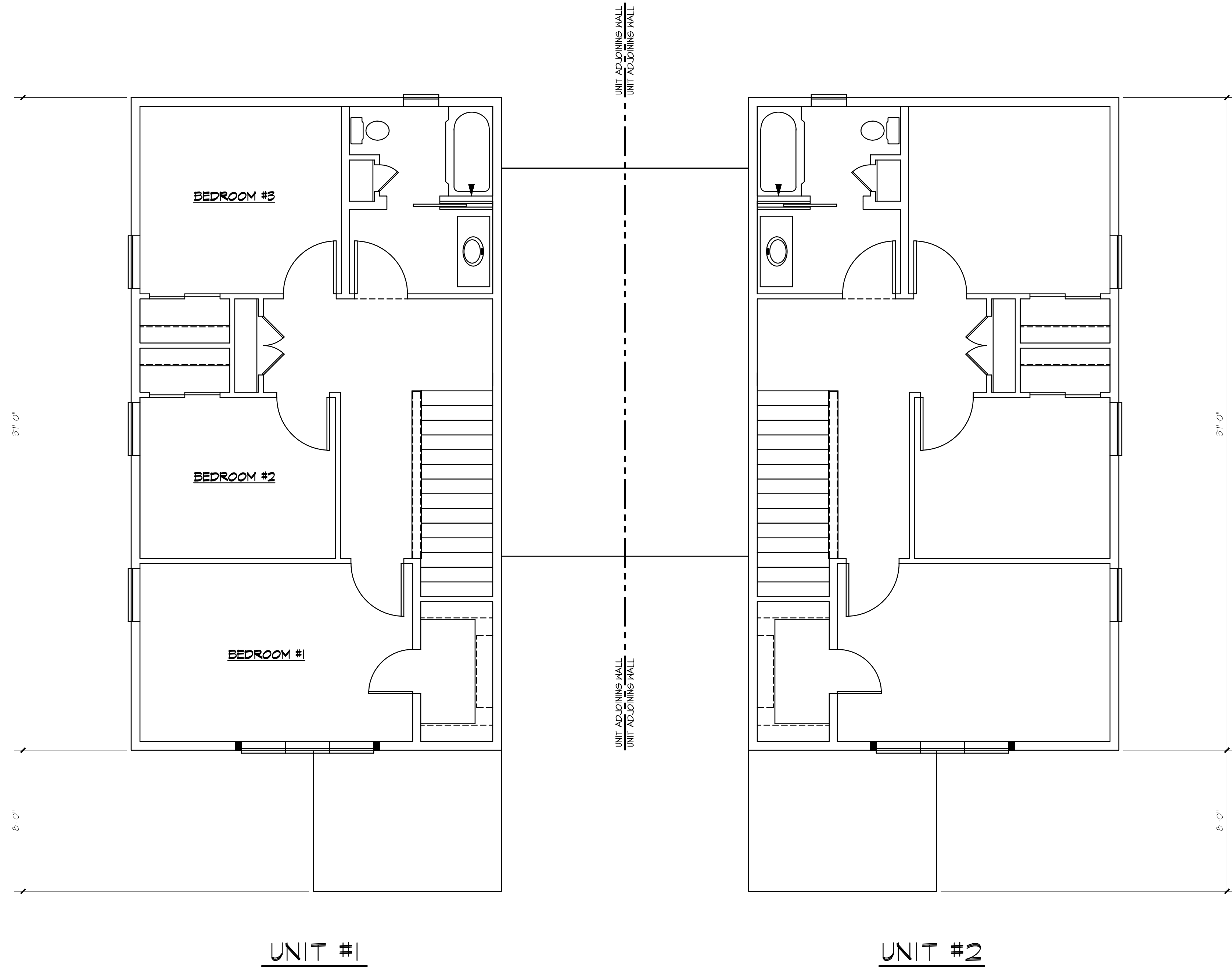
GREEN MOUNTAIN HABITAT FOR HUMANITY

SHEET TITLE
UNIT FLOOR PLANS

PROJECT NO. .
DATE: 06/21/2023
REV. DATE:

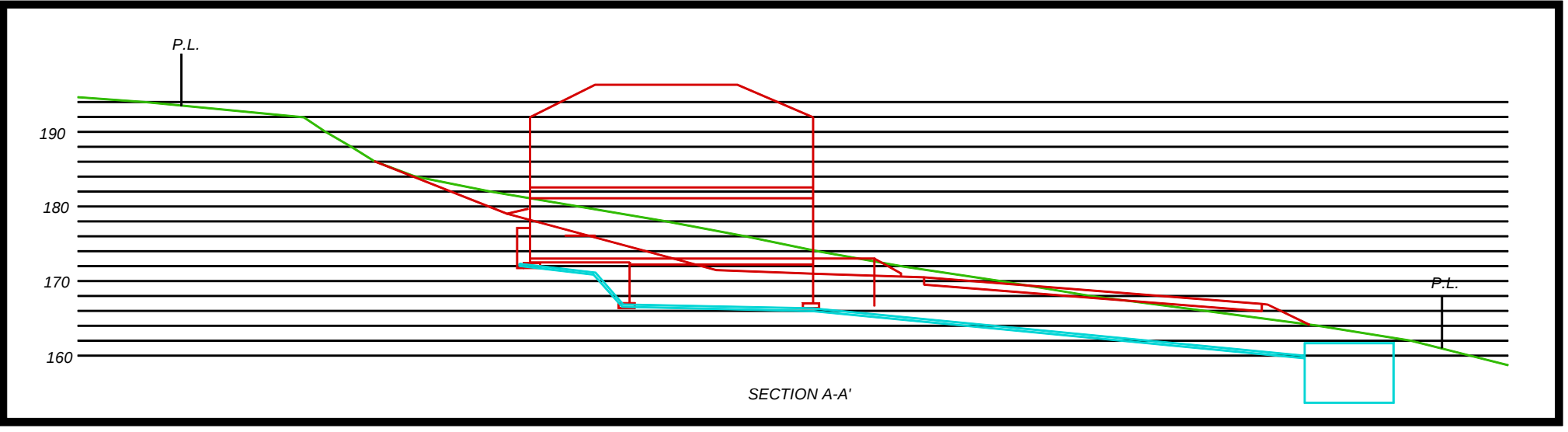
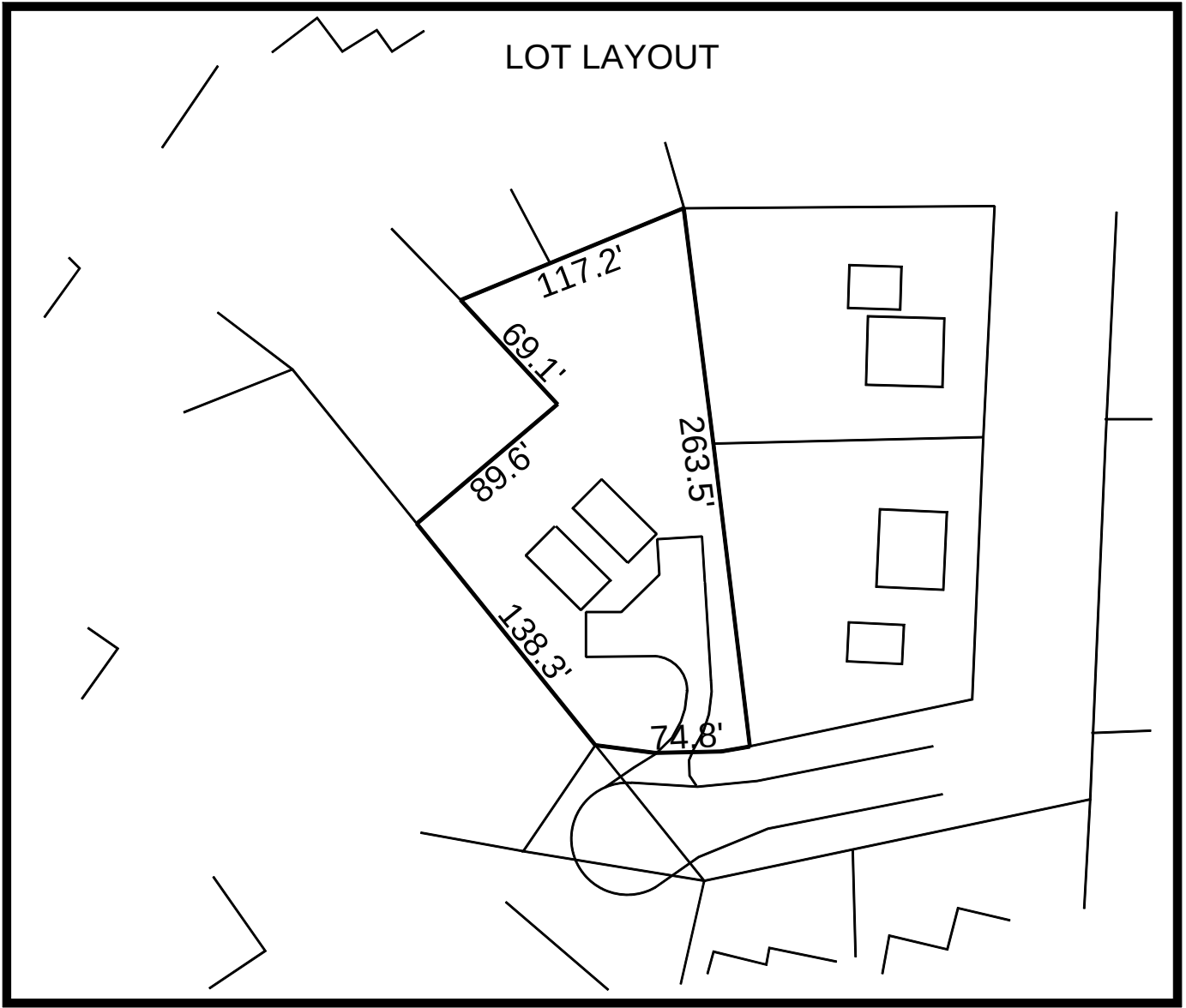
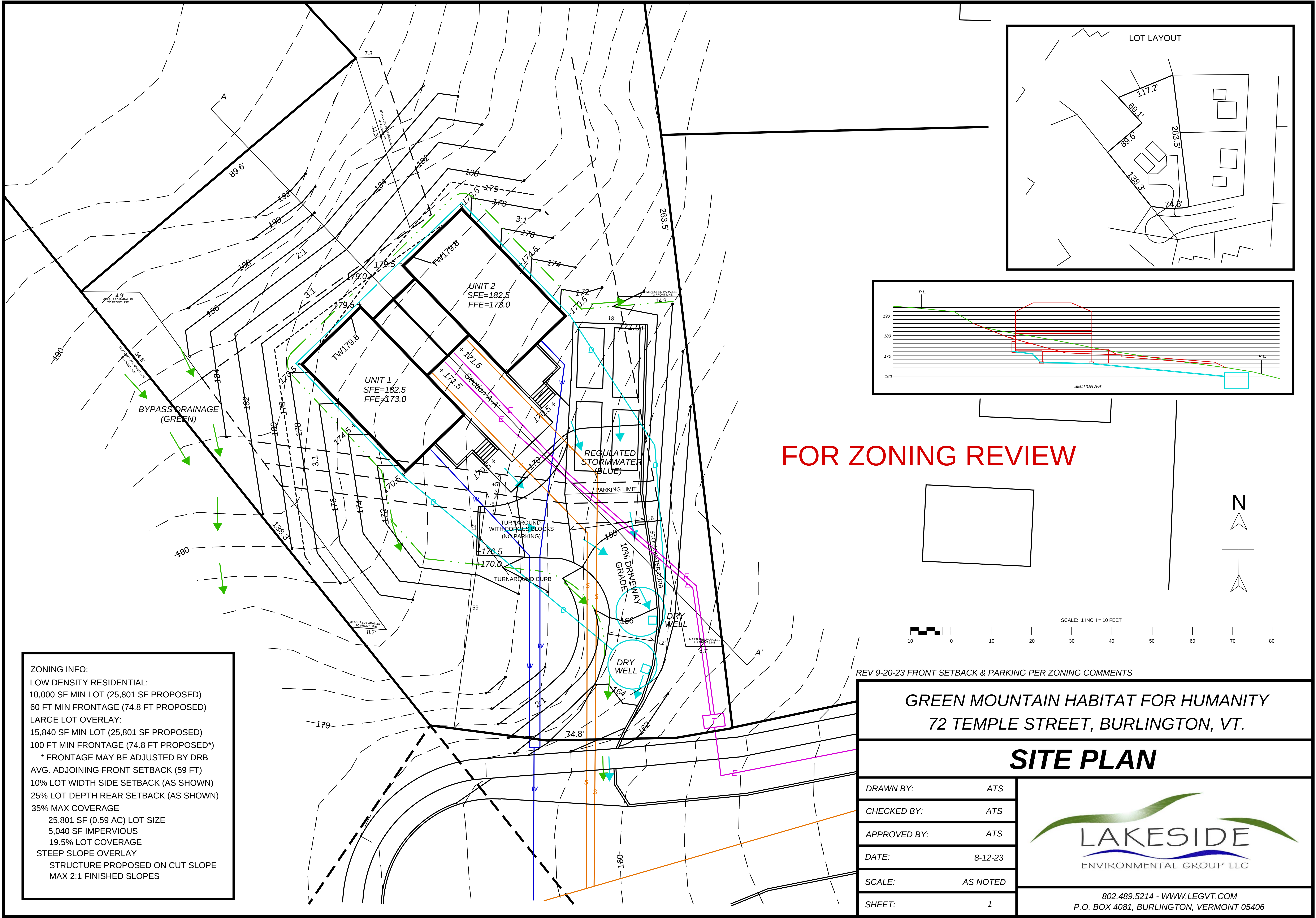
SHEET NO. 4 OF 8
SCALE: 1/4" = 1'-0"

GREEN MOUNTAIN HABITAT-2PLEX.DWG

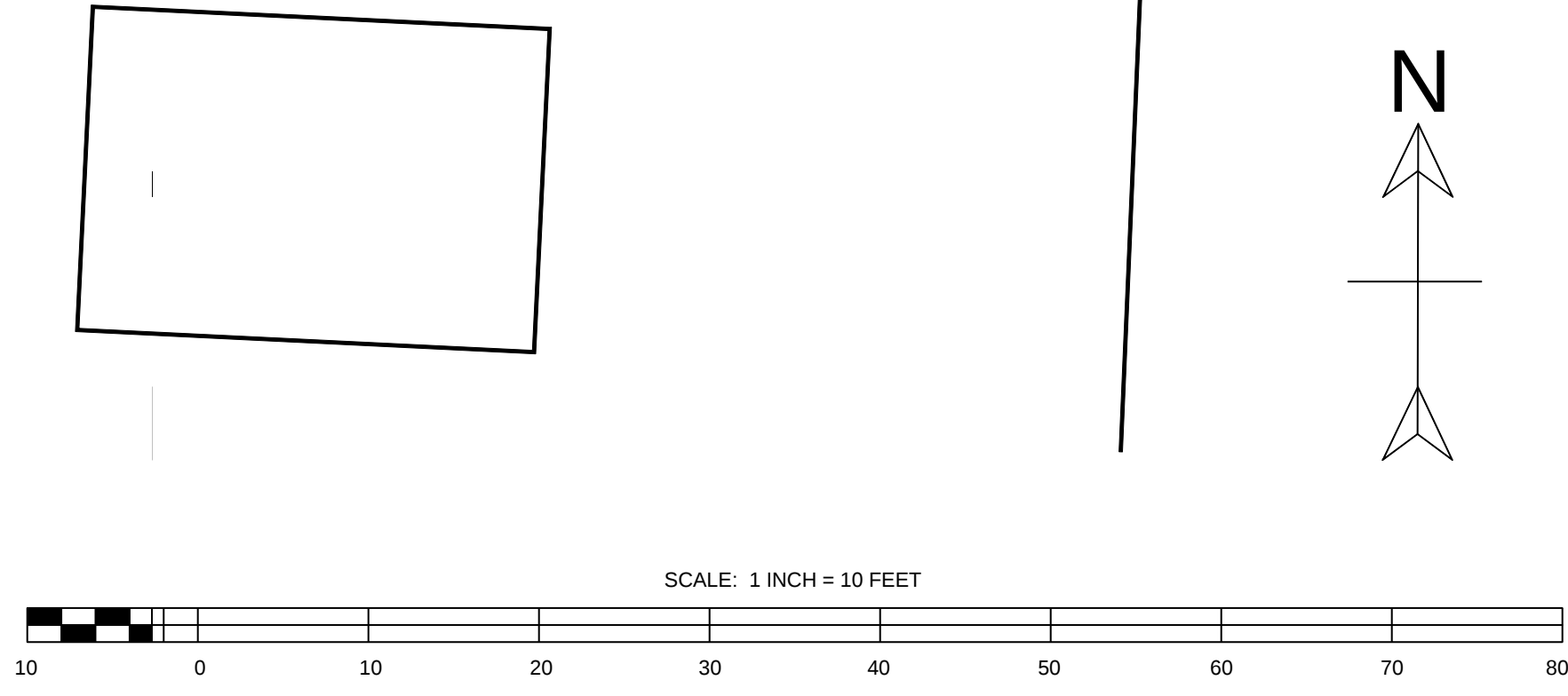


SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



FOR ZONING REVIEW



ZONING INFO:
LOW DENSITY RESIDENTIAL:
10,000 SF MIN LOT (25,801 SF PROPOSED)
60 FT MIN FRONTAGE (74.8 FT PROPOSED)
LARGE LOT OVERLAY:
15,840 SF MIN LOT (25,801 SF PROPOSED)
100 FT MIN FRONTAGE (74.8 FT PROPOSED*)
* FRONTAGE MAY BE ADJUSTED BY DRB
AVG. ADJOINING FRONT SETBACK (59 FT)
10% LOT WIDTH SIDE SETBACK (AS SHOWN)
25% LOT DEPTH REAR SETBACK (AS SHOWN)
35% MAX COVERAGE
25,801 SF (0.59 AC) LOT SIZE
5,040 SF IMPERVIOUS
19.5% LOT COVERAGE
STEEP SLOPE OVERLAY
STRUCTURE PROPOSED ON CUT SLOPE
MAX 2:1 FINISHED SLOPES

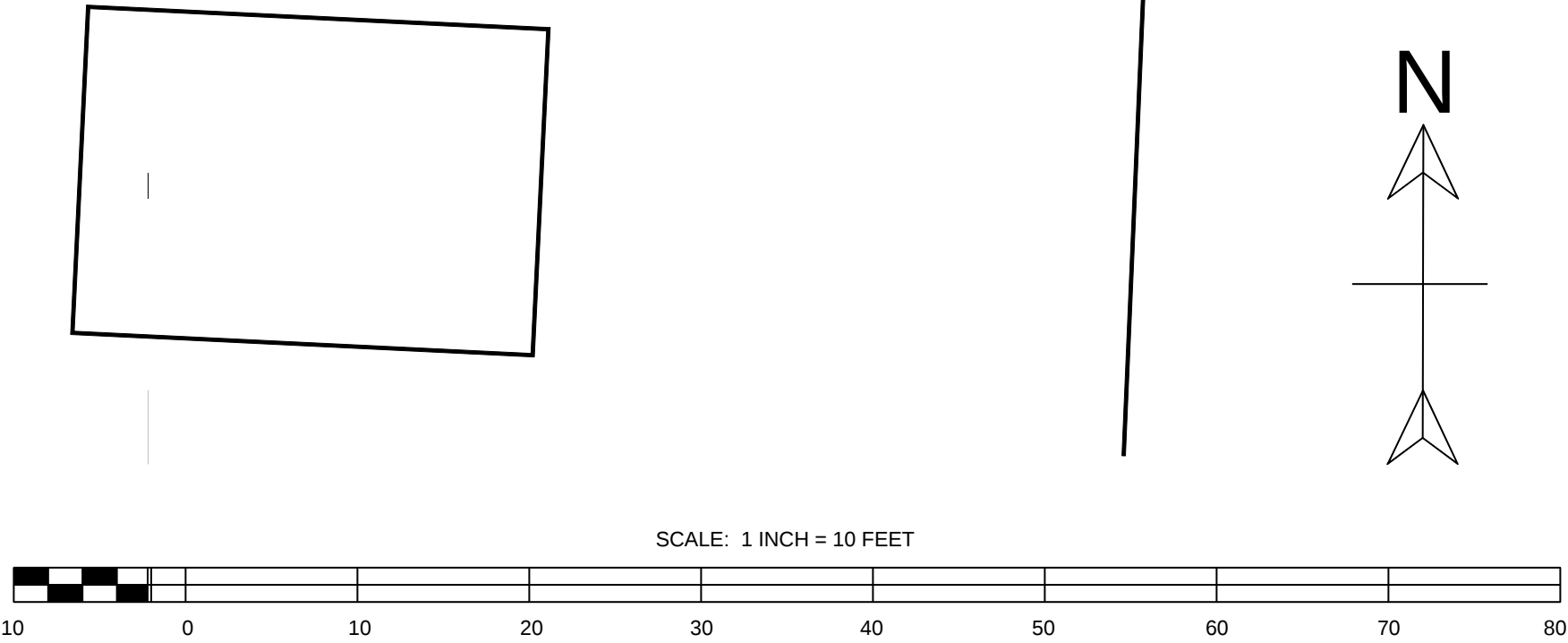
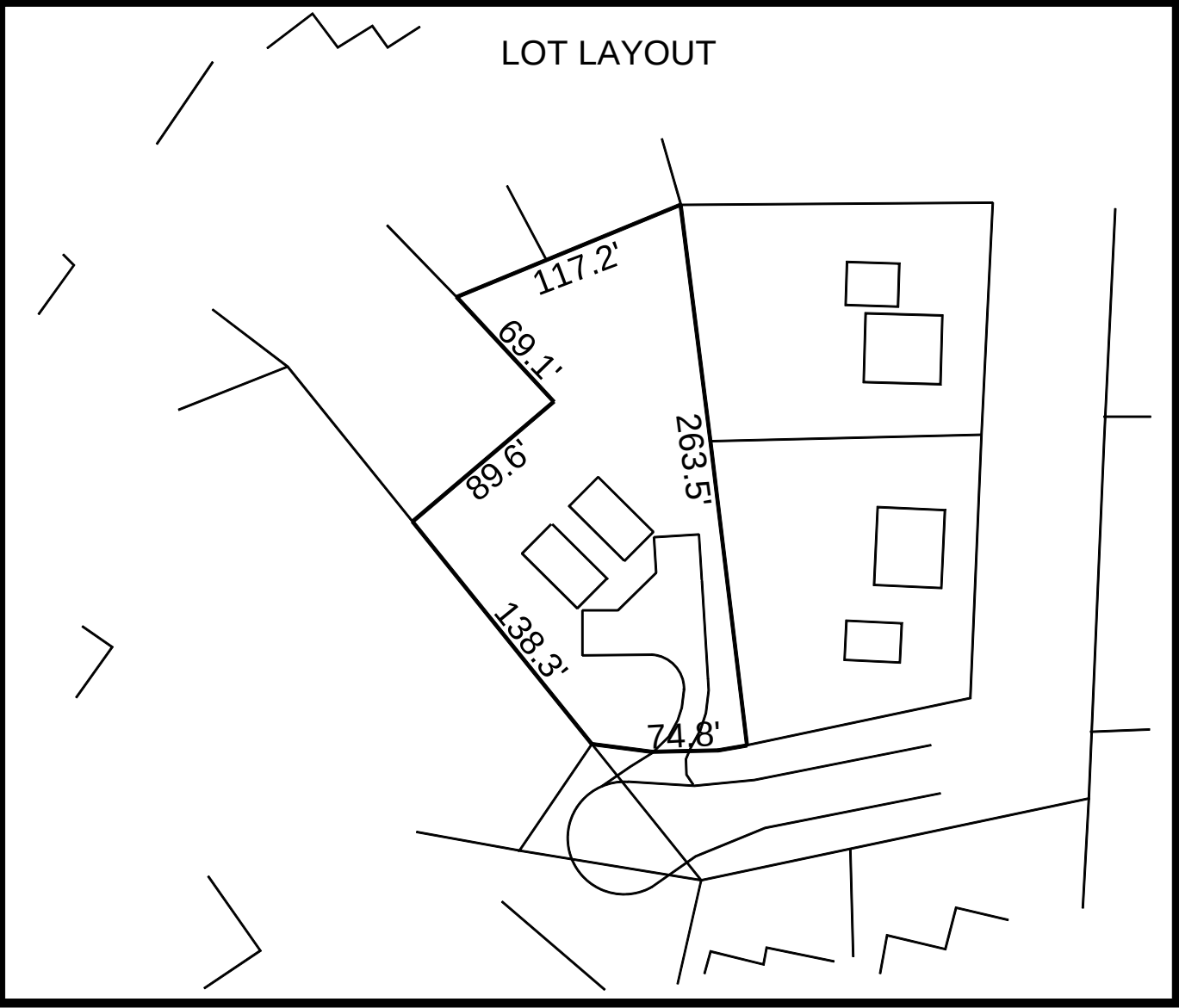
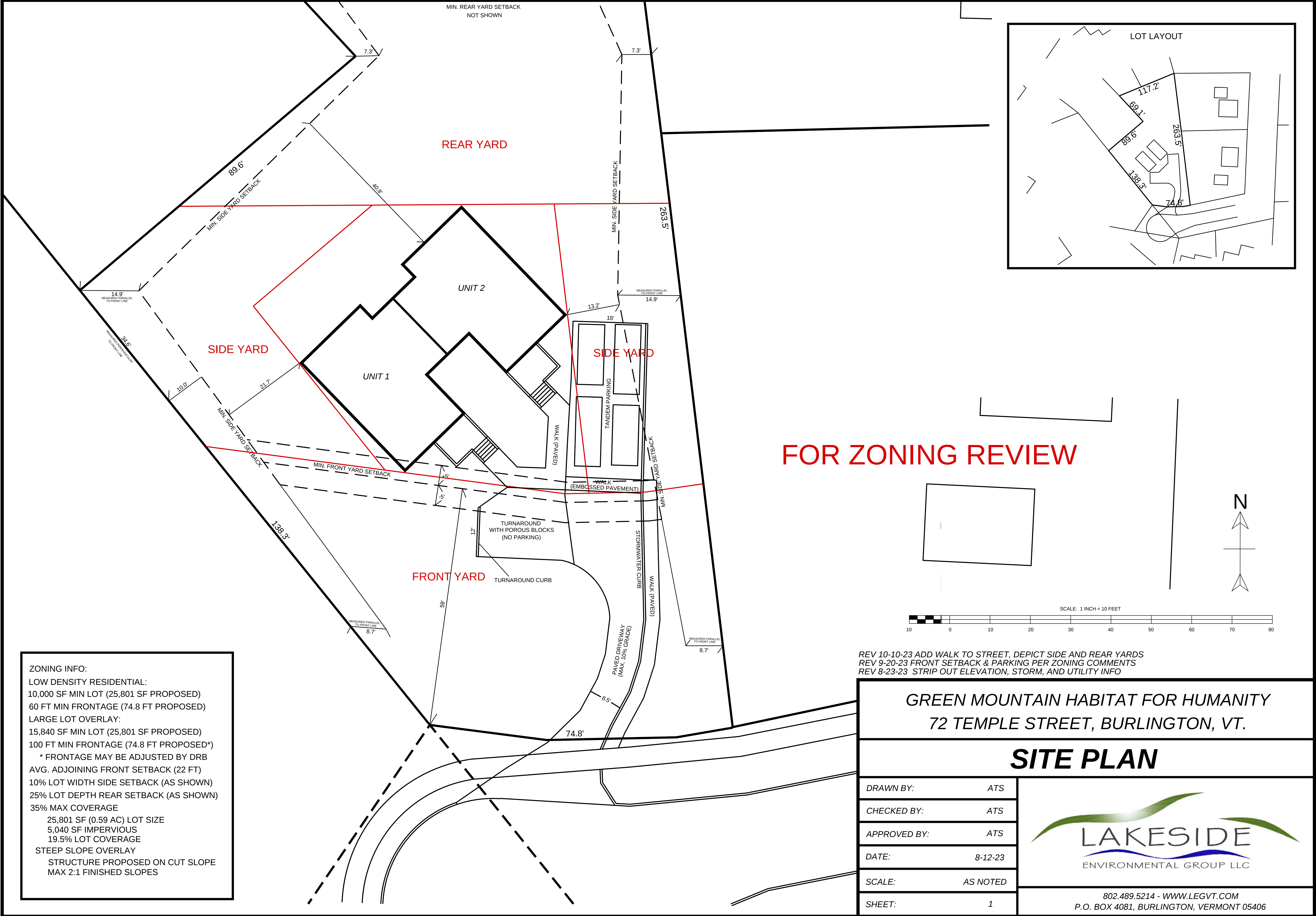
REV 9-20-23 FRONT SETBACK & PARKING PER ZONING COMMENTS

GREEN MOUNTAIN HABITAT FOR HUMANITY
72 TEMPLE STREET, BURLINGTON, VT.

SITE PLAN

DRAWN BY:	ATS
CHECKED BY:	ATS
APPROVED BY:	ATS
DATE:	8-12-23
SCALE:	AS NOTED
SHEET:	1

802.489.5214 - WWW.LEGVT.COM
P.O. BOX 4081, BURLINGTON, VERMONT 05406



REV 10-10-23 ADD WALK TO STREET, DEPICT SIDE AND REAR YARDS
REV 9-20-23 FRONT SETBACK & PARKING PER ZONING COMMENTS
REV 8-23-23 STRIP OUT ELEVATION, STORM, AND UTILITY INFO

GREEN MOUNTAIN HABITAT FOR HUMANITY
72 TEMPLE STREET, BURLINGTON, VT.

SITE PLAN

DRAWN BY:	ATS
CHECKED BY:	ATS
APPROVED BY:	ATS
DATE:	8-12-23
SCALE:	AS NOTED
SHEET:	1

802.489.5214 - WWW.LEGVT.COM
P.O. BOX 4081, BURLINGTON, VERMONT 05406

ZONING INFO:
LOW DENSITY RESIDENTIAL:
10,000 SF MIN LOT (25,801 SF PROPOSED)
60 FT MIN FRONTAGE (74.8 FT PROPOSED)
LARGE LOT OVERLAY:
15,840 SF MIN LOT (25,801 SF PROPOSED)
100 FT MIN FRONTAGE (74.8 FT PROPOSED*)
* FRONTAGE MAY BE ADJUSTED BY DRB
AVG. ADJOINING FRONT SETBACK (22 FT)
10% LOT WIDTH SIDE SETBACK (AS SHOWN)
25% LOT DEPTH REAR SETBACK (AS SHOWN)
35% MAX COVERAGE
25,801 SF (0.59 AC) LOT SIZE
5,040 SF IMPERVIOUS
19.5% LOT COVERAGE
STEEP SLOPE OVERLAY
STRUCTURE PROPOSED ON CUT SLOPE
MAX 2:1 FINISHED SLOPES



BILL TO:

LANSING BURLINGTON VT
PO BOX 6649
PO BOX 6649

SHIP TO:

LANSING WILLISTON VT
71 LEROY RD

WILLISTON VT 05495-8917

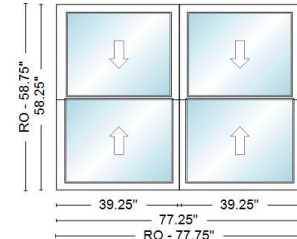
Phone: 804-266-8893 Fax: 8042616743

Phone: 802-660-8111 Fax:

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ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
Dick	Ordered	Whse Delivery	Unknown Area		
CLERK		JOB NAME	MESSAGE		
sac	- Steven Chagnon	102 CANYON WINDOWS			

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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10000-1 Classic DH , Unit Size 77.25 x 58.25, RO 77.75 x 58.75
Unit 1, 2: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00941-00001, Size Options = Custom Size, New Construction, Inside Extension
Jamb Receiver Pocket = Yes, Fully Welded
Frame Width (Inches) = 39.25, Frame Height (Inches) = 58.25
Double Glazed, Double Low E, Argon Filled
Unit Color = White
Program = None, Label Name = Harvey, Double, Sash Limit Devices = Night Latch
Full Screen, Full Screen Mullion, Fiberglass Mesh, Screen Shipping Separate
Integral J Fin, Inside Extension Jamb Receiver Pocket = Yes, Foam Wrap (Pre-Applied) = No
Overall Frame Width (Inches) = 77.25, Overall Frame Height (Inches) = 58.25, Overall Rough Opening Width (Inches) = 77.75, Overall Rough Opening Height (Inches) = 58.75
Clear Opening Width = 34.25, Clear Opening Height = 24, Clear Opening Square Footage = 5.71
E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes
Vertical Common Frame 0" thick, 58.25" length

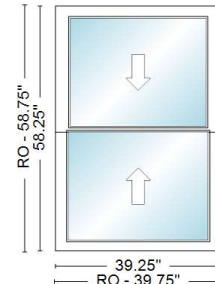


Room Location: LR/ BR

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
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ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
Dick	Ordered	Whse Delivery	Unknown Area		
CLERK	JOB NAME		MESSAGE		
sac	- Steven Chagnon		102 CANYON WINDOWS		

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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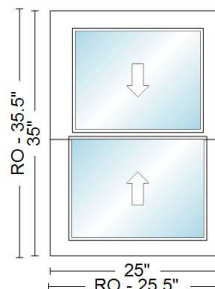
11000-1	Classic DH , Unit Size 39.25 x 58.25, RO 39.75 x 58.75 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00941-00001, Size Options = Custom Size, New Construction, Inside Extension Jamb Receiver Pocket = Yes, Fully Welded Frame Width (Inches) = 39.25, Frame Height (Inches) = 58.25 Double Glazed, Double Low E, Argon Filled Unit Color = White Program = None, Label Name = Harvey, Double, Sash Limit Devices = Night Latch Full Screen, Full Screen Mullion, Fiberglass Mesh, Screen Shipping Separate Integral J Fin, Inside Extension Jamb Receiver Pocket = Yes, Foam Wrap (Pre-Applied) = No Overall Frame Width (Inches) = 39.25, Overall Frame Height (Inches) = 58.25, Overall Rough Opening Width (Inches) = 39.75, Overall Rough Opening Height (Inches) = 58.75 Clear Opening Width = 34.25, Clear Opening Height = 24, Clear Opening Square Footage = 5.71 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	3	\$349.00	\$1,046.99
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Room Location: BR/ DR

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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12000-1	Classic DH , Unit Size 25 x 35, RO 25.5 x 35.5 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.49, HII-M-48-00129-00001, Size Options = Custom Size, New Construction, Inside Extension Jamb Receiver Pocket = Yes, Fully Welded Frame Width (Inches) = 25, Frame Height (Inches) = 35 Double Glazed, Double Low E, Argon Filled Unit Color = White Program = None, Label Name = Harvey, Double, Sash Limit Devices = Night Latch Full Screen, Full Screen Mullion, Fiberglass Mesh, Screen Shipping Separate Integral J Fin, Inside Extension Jamb Receiver Pocket = Yes, Foam Wrap (Pre-Applied) = No Overall Frame Width (Inches) = 25, Overall Frame Height (Inches) = 35, Overall Rough Opening Width (Inches) = 25.5, Overall Rough Opening Height (Inches) = 35.5 Clear Opening Width = 20, Clear Opening Height = 12.375, Clear Opening Square Footage = 1.72 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	1	\$316.61	\$316.61
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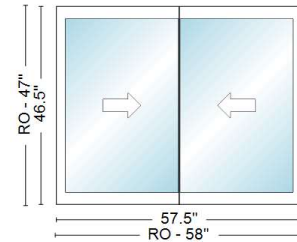


Room Location: BATH

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
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ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
Dick	Ordered	Whse Delivery	Unknown Area		
CLERK	JOB NAME		MESSAGE		
sac	- Steven Chagnon		102 CANYON WINDOWS		

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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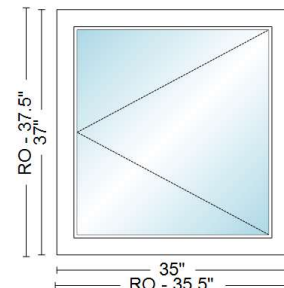
13000-1	Welded Vinyl RW 2-Lite , Unit Size 57.5 x 46.5, RO 58 x 47 Unit 1: U-Factor = 0.26, SHGC = 0.30, VT = 0.55, HII-M-47-00910-00001, Size Options = Custom Size, New Construction, Reverse Sash Pattern = NoUnit 1 Left Glass, 1 Right Glass: HII-M-47-00910-00001 Frame Width (Inches) = 57.5, Frame Height (Inches) = 46.5 Double Glazed, Double Low-E RS, Argon Filled Unit Color = White Program = None, Label Name = Harvey, Double, Pin Exterior Sash = No, Adjust Sash Lock Height = No Full Screen, Fiberglass Mesh, Screen Shipping Separate Integral J Fin, Inside Extension Jamb Receiver Pocket = Yes, Foam Wrap (Pre-Applied) = No Overall Frame Width (Inches) = 57.5, Overall Frame Height (Inches) = 46.5, Overall Rough Opening Width (Inches) = 58, Overall Rough Opening Height (Inches) = 47 Clear Opening Width = 23.5625, Clear Opening Height = 41.875, Clear Opening Square Footage = 6.85 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	1	\$476.86	\$476.86
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Room Location: BASEMENT

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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14000-1	Vinyl Casement , Unit Size 35 x 37, RO 35.5 x 37.5 Unit 1: U-Factor = 0.27, SHGC = 0.23, VT = 0.39, HII-M-38-03185-00001, Size Options = Custom Size, New Construction, Inside Extension Jamb Receiver Pocket = Yes, Hinge Left Frame Width (Inches) = 35, Frame Height (Inches) = 37 Double Glazed, Double Low E, Argon Filled None Unit Color = White Program = None, Label Name = Harvey, Standard Fiberglass Mesh, Screen Shipping Separate Integral J Fin, Inside Extension Jamb Receiver Pocket = Yes, Foam Wrap (Pre-Applied) = No Overall Frame Width (Inches) = 35, Overall Frame Height (Inches) = 37, Overall Rough Opening Width (Inches) = 35.5, Overall Rough Opening Height (Inches) = 37.5 Clear Opening Width = 23.5, Clear Opening Height = 31.25, Clear Opening Square Footage = 5.1 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes, E.Star Zone:South=Yes, E.Star Zone:South-Central=Yes	1	\$427.13	\$427.13
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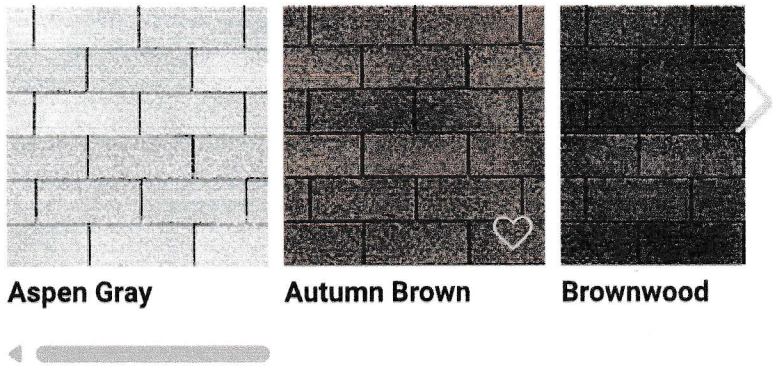
Room Location: KITCHEN

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
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ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
Dick	Ordered	Whse Delivery	Unknown Area		
CLERK		JOB NAME	MESSAGE		
sac - Steven Chagnon		102 CANYON WINDOWS			

This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the contractor prior to his/her bidding or ordering of materials. The manufacturer is responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to terms and conditions. The prices are guaranteed for 30 days from the date of quotation unless otherwise noted. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job.

SUBTOTAL:	\$3,694.41
LABOR:	\$0.00
TAX:	\$0.00
ORDER TOTAL:	\$3,694.41

CUSTOMER SIGNATURE _____ DATE _____



Aspen Gray

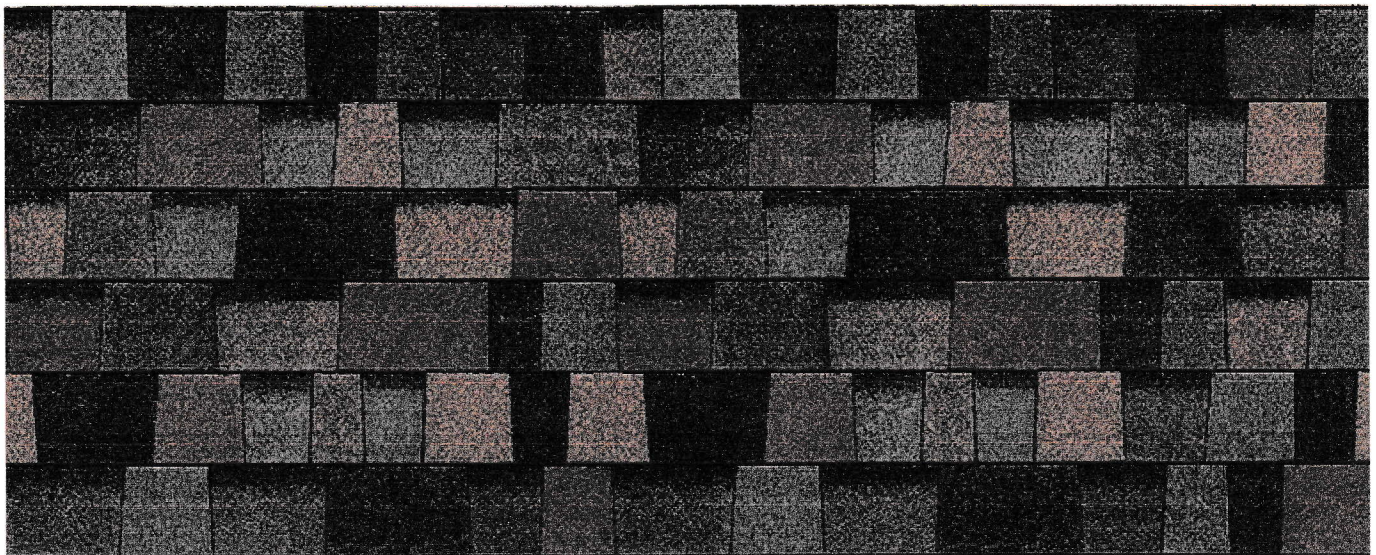
Autumn Brown

Brownwood



AMERICA'S MOST RECOMMENDED™ ROOFING PRODUCTS

Owens Corning® is honored to have earned the 2018-2023 Women's Choice Award® as America's Most Recommended™ Roofing Products. This award is given by women for women. It is based on a national survey that measures brand preference by female consumers.



COLOR ACCURACY

As color experts, we know getting the shingle color right is a big part of any roofing purchase. We recommend you start online to research and narrow down your shingle color options. Due to

TruDefinition®

DURATION® DESIGNER \$\$\$\$



Bright, bold and brilliant colors for spectacular curb appeal, with the high performance of SureNail® Technology.

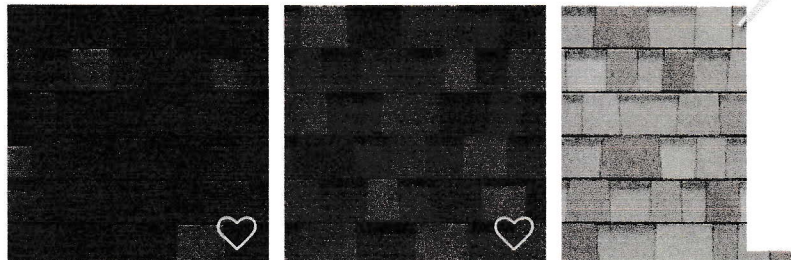


TruDefinition®

DURATION FLEX® \$\$\$\$



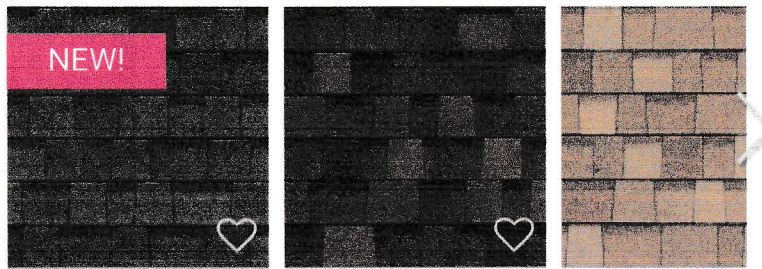
SBS polymer modified shingle that meets the highest impact rating possible, UL2218 Class 4 with SureNail® Technology



OAKRIDGE® \$\$\$\$



A step-up from three-tab shingles, these architectural shingles provide long-lasting performance and striking beauty.



Teak

Brownwood

Desert Tan

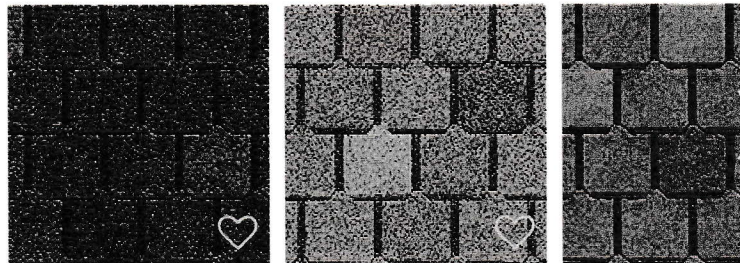


BERKSHIRE® \$\$\$\$



Architectural shingles resemble natural slate & feature large tab and unique shadow lines for an added look of dimension

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Canterbury Black

Colonial

Concord



SUPREME® \$\$\$\$



Traditional, non-dimensional three-tab shingles balance weather resistance and value.



S11801

LED

Color Changeable – 5 color settings

65W
EQUIVALENT
EQUIVALENT
EQUIVALENT**9W
DOWNLIGHT
RETROFIT**LUMINARIA DE
EMPOTRABLELUMINAIRE
POUR LA
RENOVATION

90° BEAM

DIMMABLE*Se puede usar
con atenuadoresPeut être utilisé
avec gradateurs**5 YEAR WARRANTY****

Brightness

800
lumensEstimated
Energy Cost**\$1.08**
per year

Efficiency Standards

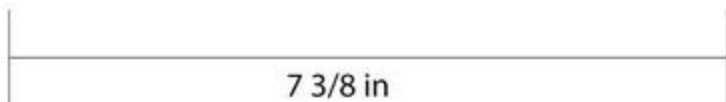
T20California
Title 20
Residential
Compliant

2016 TITLE 20 COMPLIANT

24
PART 6

MINIMUM ENERGY EFFICIENCY STANDARD

**50,000 HOURS**
HORAS/HEURES



The perfect accent makes the perfect home.

As one of North America’s largest manufacturers of siding profiles and accessories, Kaycan is renowned for offering a vast array of innovative, long-lasting and low maintenance products. Our accessories, accent products and trims offer the perfect finishing touch for the look you’ve always imagined.

Kaycan... Building Lasting Impressions.

Built on more than 40 years of experience, all our Kaycan vinyl siding and accessories are designed to last for decades. Kaycan has got you covered as all our products are backed by a limited lifetime warranty.



KAYCAN

All Kaycan vinyl sidings and accessories are backed by a lifetime limited warranty.



VERONA
EXTERIOR COLOR INSPIRATION

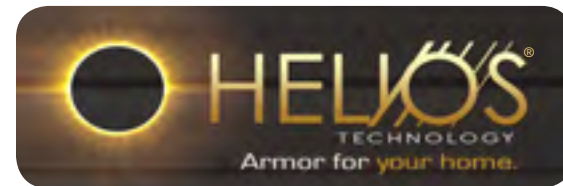


KAYCAN

VERONA

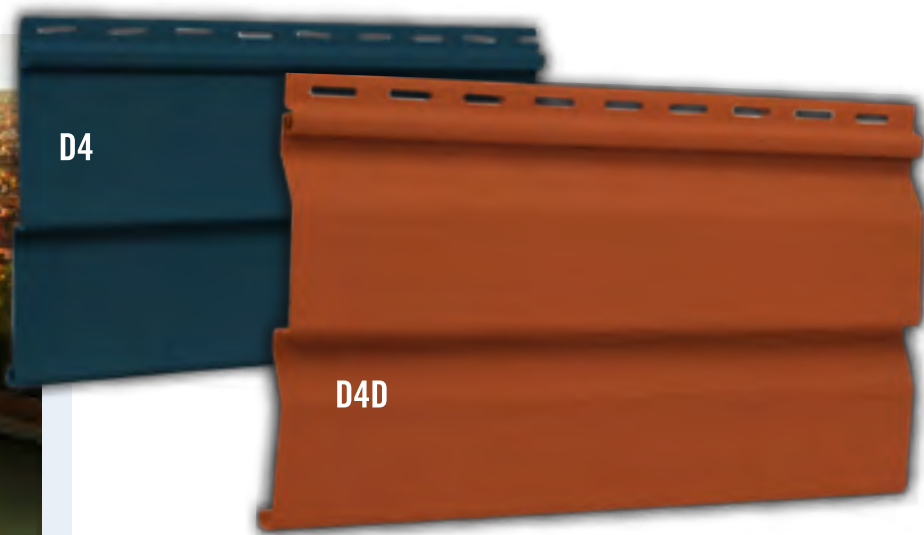
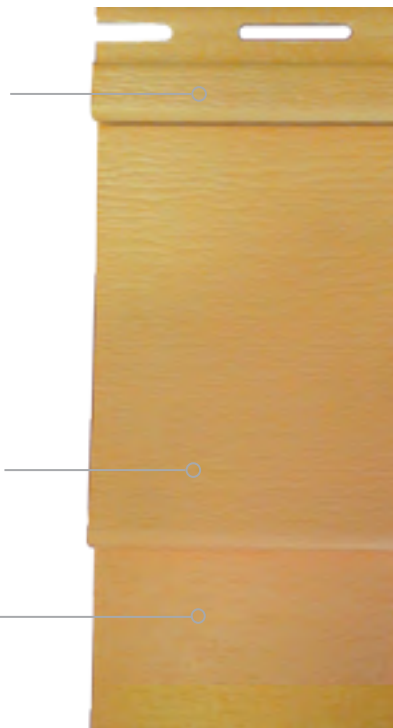
Exterior Color Inspiration

The VERONA COLLECTION, featuring our Helios® Technology, combines the perfect choice of bright, vivid colors and a unique woodgrain, creating a breathtaking effect. This stunning, vibrant color palette, was carefully selected by our design team alongside architects; these bold colors will be trending throughout the year. The pop of color offered by our Verona Collection will surely grab attention! Illuminate your home with extraordinary color!

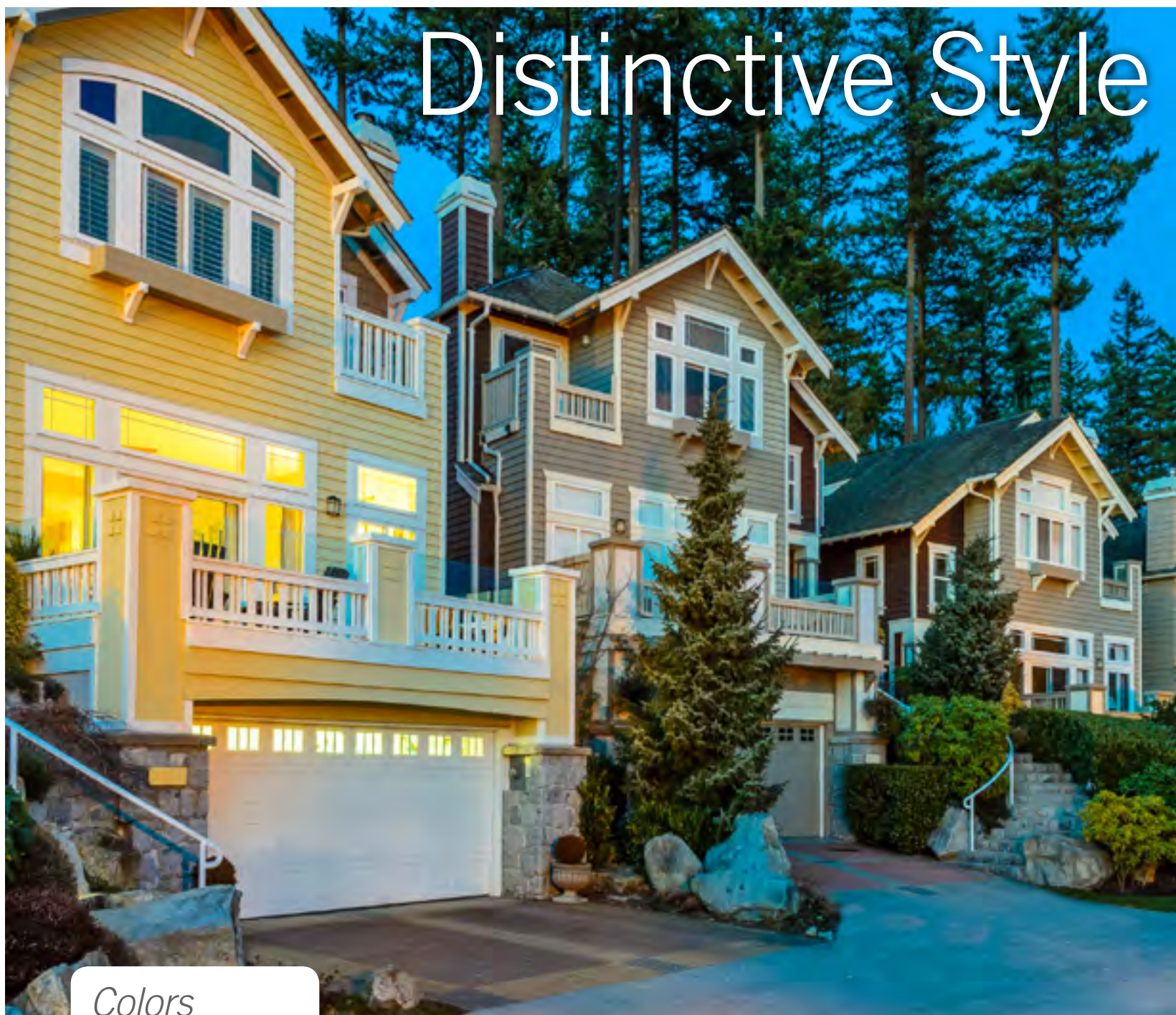


Intense heat from the sun's rays can take a toll on the exterior of your home. Dark colored siding creates an even bigger challenge. **HELIOS® Technology** provides unique properties and heat resistance capabilities that are ideal for these beautifully vivid colors. **HELIOS® Technology** protects your home's beauty for years to come.

- Premium thickness**
for added impact resistance
- New Technology**
Manufactured with our Colorfast™ and Helios® technologies providing a 25-year fade resistance warranty
- We've Got You Covered!**
Limited lifetime warranty



Distinctive Style



Colors

Golden Honey	Autumn Harvest	Urban Blue
Boulder Gray	Java Brown	Tundra



BILL TO:

 LANSING BURLINGTON VT
 PO BOX 6649
 PO BOX 6649

SHIP TO:

 LANSING WILLISTON VT
 71 LEROY RD

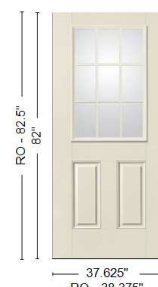
WILLISTON VT 05495-8917

Phone: 804-266-8893 Fax: 8042616743

Phone: 802-660-8111 Fax:

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5624747	1141340	1046188	6/15/2023	Quote Not Ordered	Charge
ORDERED BY		STATUS	SHIP VIA	DELIVERY AREA	
Dick		None	Whse Delivery	LONDONDERRY MANUFACTURING	
CLERK		JOB NAME		MESSAGE	
sac - Steven Chagnon		102 Canvon Estates			

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
10000-1	Smooth-Star , Unit Size 37.625 x 82, RO 38.375 x 82.5 Call Width = 30, Call Height = 68, Frame Width (Inches) = 37.625, Frame Height (Inches) = 82 Clear, Flush-Glazed = No, Standard Program = None Overall Frame Width (Inches) = 37.625, Overall Frame Height (Inches) = 82 S262 Door Grille Options = White Contour In-Glass Grille Hinge Direction (As Viewed From the Outside) = Hinge Right, In-Swing Duraplast Composite Vinyl, 6 9/16", Mill Composite Adjustable Sill, Sill Pan (Recommended for Proper Installation) = No Bore Lockset & Deadbolt, Door Sleeve Type = Harvey Logo, Brush Nickel Ball Bearing Fast Track = Yes Primed Finger Jointed Brickmold	1	\$895.00	\$895.00



Room Location: None Assigned

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CLERK		JOB NAME	MESSAGE		
sac - Steven Chagnon		102 Canyon Estates			

****Note: Delivery charges may apply and are not included on this quote.**

This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the contractor prior to his/her bidding or ordering of materials. The manufacturer is responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to terms and conditions. The prices are guaranteed for 30 days from the date of quotation unless otherwise noted. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job.

SUBTOTAL:	\$1,790.01
LABOR:	\$0.00
TAX:	\$125.30
ORDER TOTAL:	\$1,915.31

CUSTOMER SIGNATURE _____ DATE _____

DEVELOPMENT REVIEW BOARD

January - December 2024

Adopted Nov 21, 2024

Regularly Scheduled Meetings - 1st and 3rd Tuesdays

Date of Meeting	Day of Week	Time	Location	PH Deadline - Wed 4pm	COA Deadline - Wed 4pm
January 2, 2024	Tuesday	5:00 PM	DPI Conference Room	December 6, 2023	December 13, 2023
January 16, 2024	Tuesday	5:00 PM	DPI Conference Room	December 20, 2023	December 27, 2023
February 6, 2024	Tuesday	5:00 PM	DPI Conference Room	January 10, 2024	January 17, 2024
February 20, 2024	Tuesday	5:00 PM	DPI Conference Room	January 24, 2024	January 31, 2024
March 6, 2024	Wednesday	5:00 PM	DPI Conference Room	February 8, 2024	February 15, 2024
March 19, 2024	Tuesday	5:00 PM	DPI Conference Room	February 21, 2024	February 28, 2024
April 2, 2024	Tuesday	5:00 PM	DPI Conference Room	March 6, 2024	March 13, 2024
April 16, 2024	Tuesday	5:00 PM	DPI Conference Room	March 20, 2024	March 27, 2024
May 7, 2024	Tuesday	5:00 PM	DPI Conference Room	April 10, 2024	April 17, 2024
May 21, 2024	Tuesday	5:00 PM	DPI Conference Room	April 24, 2024	May 1, 2024
June 4, 2024	Tuesday	5:00 PM	DPI Conference Room	May 8, 2024	May 15, 2024
June 18, 2024	Tuesday	5:00 PM	DPI Conference Room	May 22, 2024	May 29, 2024
July 2, 2024	Tuesday	5:00 PM	DPI Conference Room	June 5, 2024	June 12, 2024
July 16, 2024	Tuesday	5:00 PM	DPI Conference Room	June 19, 2024	June 26, 2024
August 6, 2024	Tuesday	5:00 PM	DPI Conference Room	July 10, 2024	July 17, 2024
August 20, 2024	Tuesday	5:00 PM	DPI Conference Room	July 24, 2024	July 31, 2024
September 3, 2024	Tuesday	5:00 PM	DPI Conference Room	August 7, 2024	August 14, 2024
September 17, 2024	Tuesday	5:00 PM	DPI Conference Room	August 21, 2024	August 28, 2024
October 1, 2024	Tuesday	5:00 PM	DPI Conference Room	September 4, 2024	September 11, 2024
October 15, 2024	Tuesday	5:00 PM	DPI Conference Room	September 18, 2024	September 25, 2024
November 6, 2024	Wednesday	5:00 PM	DPI Conference Room	October 10, 2024	October 17, 2024
November 19, 2024	Tuesday	5:00 PM	DPI Conference Room	October 23, 2024	October 30, 2024
December 3, 2024	Tuesday	5:00 PM	DPI Conference Room	November 6, 2024	November 13, 2024
December 17, 2024	Tuesday	5:00 PM	DPI Conference Room	November 20, 2024	November 27, 2024

Please note: The public hearing deadline and submission deadline are the last date that an application can be received to be eligible for inclusion on the scheduled meeting, but inclusion is not guaranteed. If the application is deemed incomplete, it will not be scheduled for a DRB meeting until the application is complete.

If the DRB Meeting already has too many items it may be closed earlier than the public hearing or COA application deadlines and any items received will be scheduled for the following meeting. The final items for the meeting agenda may still be amended after the application date by Zoning staff.

Date adjustment for Town Meeting Day and Vermont Election Day.