

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
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AJ LaRosa
Caitlin Halpert
Geoff Hand
Sean McKenzie
Brad Rabinowitz
Leo Sprinzen
Chase Taylor
Evan Gould, (Alternate)
Vacant, (Alternate)



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

Hybrid & In Person (at 645 Pine Street) Meeting

Board Members Present: AJ LaRosa, Geoff Hand, Sean McKenzie, Brad Rabinowitz, Leo Sprinzen, Chase Taylor, and Evan Gould

Board Members Absent: Caitlin Halpert

Staff Members Present: Mary O'Neil and Joseph Cava

Staff Members Absent: Scott Gustin and Garret King

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

1. ZP-23-464; 702 Lake Street (UR, Ward 4) City of Burlington / Lee Perry

Conditional use of existing site for City of Burlington and Church Street Marketplace snow storage.
(Project Manager, Scott Gustin)
Nate Lavery: Sworn in.

Geoff Hand: Our firm has represented this site in the past. I do not believe it to be a conflict of interest, but I wanted to make it known.

AJ LaRosa: Can you tell us about this project?

Nate Lavery: This is the dumping site for snow removal throughout the main streets of Burlington. There is a berm which would prevent additional run-off in the snow removal process.

Mary O'Neil: The Conservation Board unanimously approved this plan; noting they had approved this every two years; the site is cleaned up after each season as is a more suitable use than the previous oil tank site.

AJ LaRosa: Are there any questions or comments from the board? Hearing none, are there any questions or comments from members of the public? Hearing none, we will close the hearing on this item. Would someone like to make a motion to treat this as consent?

Chase Taylor: Motioned to treat this item as consent and approve and adopt staff recommendations, Brad Rabinowitz 2nd. Vote 7-0. Motion carried.

2. ZP-23-473; 1127 North Avenue (NAC, Ward 4) David Hauke

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Conditional use review for proposed construction of 4,320 square foot addition to existing hardware store for use as veterinary clinic. (Project Manager, Mary O'Neil)
David Hauke, owner, present.

AJ LaRosa: Can you walk us through the project, highlighting any changes? Do you have any questions about the staff report?

David Hauke: No changes from the previously submitted project, other than use as a veterinary clinic. I have reviewed the staff report and have no questions.

Brad Rabinowitz: Being a veterinary office, can you tell us about the greenspace shown nearby?

David Hauke: This is the area within the setback, so no development is proposed here, just walking the animals.

AJ LaRosa: Will a State Wastewater Permit be required?

Mary O'Neil: A local wastewater capacity letter through the Department of Public Works will be required. Any federal or state permits are the applicant's responsibility.

AJ LaRosa: Are there any additional questions or comments from the board? Hearing none, are there any questions or comments from the public? Hearing none, we will close the hearing on this item and deliberate later on. Would someone like to make a motion to treat this as consent?

Brad Rabinowitz: Motioned to treat this as consent and approve and adopt staff recommendations, Geoff Hand 2nd. Vote 7-0. Motion carried.

V. Certificate of Appropriateness

- 1. ZP-23-474; 72-76 Elmwood Avenue (RM, Ward 3) PBGC, LLC / Michael Alvanos**
Re-application of expired, ZP-21-509 to construct three-unit residential townhouses on site of former Methodist Church. (Project Manager, Mary O'Neil)
Michael Alvanos: Sworn in.

AJ LaRosa: Can you walk us through the project, highlighting the revisions from the previous review?

Michael Alvanos: Sure, this project was reviewed a year and a half ago. Looking at the site plan, a handicap accessible parking space was added. We need to quantify the changes in the lot coverage calculation for staff review. Most everything else about the site has remained the same from our previous submission. We did make changes to the north façade of the building swapping previously proposed doors and Juliet style balconies with paired double-hung window units.

Geoff Hand: Your elevations continue to show balconies.

Michael Alvanos: Yes, the drawing you're looking at is actually incorrect. We will need to submit a revised elevation drawing to illustrate the proposed changes. We would also like to propose switching the proposed Hardie Board siding, with LP Smart siding. The Hardie Board is heavier and generates a lot of dust when cut. The LP Siding is a wood composite.

Leo Sprinzen: So, all other facets of the project are the same?

Michael Alvanos: Correct, I've reviewed the staff report and have no issues with it. We're excited to get this project started.

Leo Sprinzen: Can you describe access to the basement?

Michael: There are stairs on the East façade of the building with doors that go down into the basement level. This will not be finished space. The thought behind this was for designated storage space for each of the building's units. A portion of the building, particularly around the North façade, will be resting on the old red stone foundation of the burned Methodist Church.

Brad Rabinowitz: I noticed that the plan renderings include plantings, but no formal landscaping plan has been submitted. Can you expand?

Michael Alvanos: Correct, at this time, the greenspaces will be designated as grass.

Leo Sprinzen: Are there any casement windows or are they all double-hung window units?

Michael Alvanos: Double-hung window units.

Brad Rabinowitz: As long as the window opening meets egress requirements then casement windows aren't a requirement for egress.

Michael Alvanos: Can we amend the project description to be the LP Smart siding instead of Hardie Board siding?

AJ LaRosa: Are there any additional questions or comments from the board? Hearing none, are there any questions or comments from the public? Hearing none, we will close the hearing on this item and deliberate later on.

Geoff Hand: Motioned to treat this as consent and approve and adopt staff recommendations with the condition of revised elevation drawings and annotation of the proposed switch from Hardie Board to LP Smart siding, Brad Rabinowitz 2nd. Vote 7-0. Motion carried.

VI. Other Business

1. DRB Bylaw Amendment

Mary O'Neil: The bylaw amendment would allow for zoning staff administrative review for changes in use and multi-unit dwellings under the ACT 47/HOME Act without review by the Development Review Board. The bylaw now gives us the authority to act administratively. This board has seen these types of changes with ADUs. Also, Administrative Review would be exercised when there are Zoning Amendment changes to the Comprehensive Development Ordinance that allow it.

Brad Rabinowitz: I guess we will see these when they come to us.

Mary O'Neil: That's the point. Those applications that demand administrative review per the Home Act will not come to you.

Brad Rabinowitz: Then we will see them on appeal.

AJ LaRosa: Motioned to approve and adopt changes as proposed by staff, Evan Gould 2nd. Vote 7-0. Motion carried.

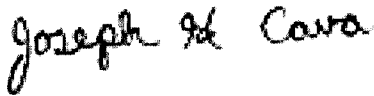
VII. Adjournment

Hearing closed at 5:35 PM.



Alexander J. LaRosa, Chair of Development Review Board

11/21/23
Date



11-21-23

Joseph H. Cava, Permitting & Inspections Permit Technician

Date

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

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