

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

Tuesday, November 21, 2023, 5:00 PM

MINUTES

Hybrid & In Person (at 645 Pine Street) Meeting

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

Board Members Absent: Caitlin Halpert, Brad Rabinowitz, and Leo Sprinzen

Staff Members Present: Scott Gustin, Garret King, and Joseph Cava

Staff Members Absent: Mary O'Neil

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Certificate of Appropriateness**

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)
Carol Czina, owner, present

AJ LaRosa: This project was recommended for consent approval. Garret, can you tell us about this project, and why is was moved as a Certificate of Appropriateness item?

Garret King: Yes, a neighbor submitted written comments for the board's review.

Carol Czina: Can you tell me about the written comments?

Evan Gould: The neighbor has concerns with the chain link fence's removal and its existence as an indicator of the property line according to the comments.

Carol Czina: There are two existing fences, the chain link fence and a six-foot-tall cedar privacy fence.

AJ LaRosa: So there are two fences?

Carol Czina: Correct. What is the neighbor's expectation from the written comment?

AJ LaRosa: The neighbor is trying to understand where the actual property line is located and not what is assumed to be the property line from the existing fences.

Carol Czina: It has been confusing.

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AJ LaRosa: Are there any 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 on this.

AJ LaRosa: Motioned to treat this application as consent and approve and adopt staff recommendations, Evan Gould 2nd. Vote 5-0. Motion carried.

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)

Robin Pierce, David Mullin, Richard Shasteen, Bill Gerlack, and John Summa: Sworn in.

Geoff Hand: I am recused on this application.

AJ LaRosa: Can you tell us about this project?

Robin Pierce: Yes, we are currently working on a geotechnical study to support the construction of the proposed duplex. The project design has changed over time to better address the city's ordinance requirements and to limit impacts on existing grades.

AJ LaRosa: Is there any additional proposed tree clearing?

Robin Pierce: No.

Evan Gould: Can you speak on the design and its configuration?

Robin Pierce: The massing is broken up into two primary masses to differentiate between the two units.

AJ LaRosa: Are there any questions or comments from the board? Would anyone from the applicant team wish to speak on this?

Richard Shasteen: If the project is approved, we are waiting on contingent approval from the Geotech study before starting construction.

John Summa: I live east of the proposed site, and I would like to know more about the proposed project. I have seen the plans, but am trying to understand why the building is angled with the existing sloped landscape? Has the tree canopy changed from the proposed tree clearing? Our main concern is this house being too close to the street and the runoff it will cause. When will construction begin?

AJ LaRosa: Robin, can you or someone from the applicant team speak on the stormwater management of the site?

Robin Pierce: We have a stormwater management plan, but I'll defer to Dick Shasteen.

Dick Shasteen: The stormwater management is very detailed with catchment areas to capture runoff and to control release of water.

Bill Gerlack: The driveway is designed on a curve, so it diverts water to the catch basins. It will also minimize the need for concrete retaining walls which would disrupt the topography of the existing slope.

AJ LaRosa: Does the board have any additional questions?

Sean McKenzie: Can you clarify whether there will be retaining walls?

Bill Gerlack: This is built into the foundation of proposed building to conform to the site.

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

V. Other Business

1. Review and approve 2024 meeting schedule

AJ LaRosa: Motioned to approve and adopt the 2024 meeting schedule, Chase Taylor 2nd. Vote 4-0. Motion carried.

VI. Adjournment

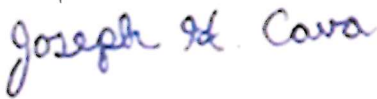
Hearing closed at 5:30 PM.



Alexander J. LaRosa, Chair of Development Review Board

12-5-23

Date



11-22-23

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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