

Burlington Development Review Board

Department of Permitting & Inspections
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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, December 5, 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, and Chase Taylor

Board Members Absent: Caitlin Halpert and Evan Gould

Staff Members Present: Scott Gustin and Joseph Cava

Staff Members Absent: Mary O'Neil, and Garret King

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

1. ZP-23-494; 20 Rock Point Road (RCO-C, Ward 4) Episcopal Diocese of Vermont / David Marshall

Proposed construction of building additions and reconfiguration of existing parking area. (Project Manager, Scott Gustin)

David Marshall and Randy Burnett: Sworn in.

AJ LaRosa: Can you please tell us about this project?

David Marshall: Yes, the staff report did a good job at summarizing the supporting attachments, but there are blanks within the report like shading for the parking lot which was excluded from the initial application submission. Tree planting will be used to reduce the heat index to bring the project in conformance with shading requirements. Looking at the recently submitted plans, there are two existing buildings, the Van Dyck building and conference center, with a proposed connector addition between the two existing buildings and another addition to the south connected to the conference center.

AJ LaRosa: Scott, can you speak on parking and shading?

Scott Gustin: There will be up to thirty parking spaces. New shade trees are needed, although shade from existing trees can be included in the 30% shading requirement.

David Marshall: We've excluded long term bike parking in the existing plan but have included short term bike parking with racks.

Randy Burnett: We would like to address the long term bike parking standard with a freestanding shed to be shown in revised plans. Vehicle parking is constrained to staff only, with busses to bring students into the site.

AJ LaRosa: The thirty spaces provided would support two additional classrooms, is this correct Scott?

Scott Gustin: The parking spaces required per classroom is about seven parking spaces.

Randy Burnett: According to the plans, the total classroom count would be nine rooms.

AJ LaRosa: Are there any questions or comments from board members?

Brad Rabinowitz: Can we see more of the submittal information that may be missing from the agenda packet?

David Marshall: The intent of the additions is meant to complement the existing buildings. The existing site pictures also contribute to the existing character of the site.

Randy Burnett: The design of the proposed additions is meant to complement the existing buildings with the use of cedar shakes and shingles.

David Marshall: Regarding circulation, the primary entrances and exits aren't changing. The center addition will improve ADA access with an elevator.

Randy Burnett: The southerly addition also creates a vestibule with negative space in the end of the building as a reveal to the courtyard on the backside of the structure facing Lake Champlain. The infill created by the proposed connector addition will create screening for trash and recycling enclosures in addition to a service entrance.

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

V. Adjournment

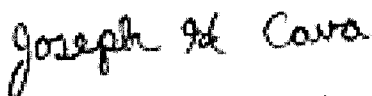
Hearing closed at 5:27 PM.



Alexander J. LaRosa, Chair of Development Review Board

12/19/23

Date



12-18-23

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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