

Burlington Development Review Board

Department of Permitting & Inspections

645 Pine Street

Burlington, VT 05401

www.burlingtonvt.gov/DPI/DRB

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AJ LaRosa
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Chase Taylor
Evan Gould, (Alternate)
Vacant, (Alternate)



Development Review Board

Tuesday, January 16, 2024, 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 or +1 346 248 7799

1. Agenda

2. Communications

3. Minutes

4. Consent

4.1.

ZP-20-712; 362 Riverside Avenue (NAC-R, Ward 1) Douglas Boyden / Benjamin Avery

**Time extension request for permit to construct 64-unit senior housing development with related site work.
(Project Manager, Scott Gustin)**

5. Certificate of Appropriateness

5.1.

ZP-23-545; 245 Appletree Point Road (RL-W, Ward 4) 507J, LLC / Ramsay Gourd Architects

**Proposed demolition of existing residence to construct a new modern residence in the same footprint.
(Project Manager, Mary O'Neil)**

5.2.

ZP-23-435; 165 Shelburne Street (RL, Ward 5) Champlain Housing Trust, Inc. / Donal Dugan

Proposed renovation of existing facility. (Project Manager, Garret King)

5.3.

ZP-23-427; 52 Isham Street (RM, Ward 3) Nils Skaane

Proposed conversion of attic to residential space and adding a third unit subject to Historic Building Rehabilitation Bonus. (Project Manager, Mary O'Neil)

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.

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.

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



TO: Development Review Board
FROM: Scott Gustin
DATE: January 16, 2024
RE: ZP-20-712; 362 Riverside Avenue

=====

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: NAC-R Ward: 1E

Owner/Applicant: Douglas Boyden / Blackrock Construction (Benjamin Avery)

Request: Time extension for zoning permit to construct a 64-unit senior housing building and related site improvements.

Applicable Regulations:

Article 3 (Applications, Permits, and Project Reviews)

Background Information:

The applicant is requesting a time extension for zoning permit 20-712 (formerly 21-0409CA/MA) which was granted for construction of a 64-unit senior housing building and related site improvements.

The subject zoning permit included major impact review. As a result, the extension request is subject to Development Review Board approval.

Previous zoning actions for this property are noted below.

362 Riverside Ave:

- 6/15/21; Approval of 64-unit senior housing project and related site work
- 6/30/92; Approval of renovations to existing single family home.
- 8/6/98; Approval of lot line adjustment.

366 Riverside Ave:

- 8/6/89; Approval of lot line adjustment.

370 Riverside Ave:

- 5/7/96; Approval to remove and replaced detached garage.

374 Riverside Ave:

- No prior zoning actions.

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

I. Findings

Article 3: Applications, Permits, and Project Reviews

Sec. 3.2.9, Zoning Permits

(d) Time Limits on Zoning Permits:

This section allows applicants 1 year to initiate work on their approved project and an additional 2 years (for a total of 3) to complete their project. Provision is made for up to two 1-year time extensions. Approval of a time extension is predicated on making the request prior to expiration of the zoning permit and continuing compliance with applicable zoning standards. In this case, the zoning permit was approved June 15, 2021; however, related Act 250 approval was not granted until January 9, 2023. As a result, the 1 year to start associated with the zoning permit did not begin until that date. The time extension request was filed December 20, 2023 – before expiration of the 1 year to start. The requested extension would establish a new construction start date deadline of January 9, 2025. The zoning permit remains compliant with applicable zoning standards in the NAC-R zone. **(Affirmative finding)**

II. Conditions of Approval

1. This approval is for a 1-year time extension of zoning permit 20-712 (21-0409CA/MA). The new construction start date deadline is January 9, 2025. All other conditions and approved project plans of the zoning permit remain unchanged.



Department of Permitting and Inspections

149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
www.burlingtonvt.gov/dpi

Time Extension Request

Use this form to request a one year time extension on any valid zoning permit.

Permits that were administratively approved can have time extension requests administratively reviewed and there is no fee.

Permits that were reviewed by the Development Review Board, require a public meeting and there is a \$155 fee for this request to cover time and expenses for public notices.

PROJECT LOCATION ADDRESS: 362-374 Riverside Ave

PROPERTY

OWNER*: Douglas Boyden

*If condominium unit, written approval from the Association is also required

POSTAL ADDRESS: 783 Strobridge Hill

CITY, ST, ZIP: Barnet, VT 05821

DAY PHONE: (802) 363-8084

EMAIL: dgboyden@gmail.com

SIGNATURE:

I am the owner and I duly authorize the owner's representative (if applicable) to act on my behalf for all matters pertaining to this zoning permit application.

OWNER'S

REPRESENTATIVE: Benjamin Avery

POSTAL ADDRESS: 68 Randall Street

CITY, ST, ZIP: S. Burlington, VT 05403

DAY PHONE: (802) 316-0004

EMAIL: ben@greenfieldgrowthllc.com

SIGNATURE:

Benjamin Avery

Zoning Permit Number: ZP-20-712

Summary of Approved Permit Description: 64 Unit Independent Senior Living Community

Summary of current status of project: Organizing ownership partners and structure.

- Please ask for assistance if you have any questions about filling out this form. Call the Zoning Division at 802-865-7188, or visit the office at 645 Pine Street.

Office Use Only:

Check No. _____ Amount Paid _____ Zoning Permit # _____



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PROJECT LOCATION ADDRESS: 362-374 Riverside Ave	
PROPERTY OWNER: Douglas Boyden	OWNER'S REPRESENTATIVE: Benjamin Avery
* If condominium unit, written approval from the Association is also required	
POSTAL ADDRESS: 783 Strobridge Hill	POSTAL ADDRESS: 68 Randall Street
CITY, ST, ZIP: Barre, VT 05621	CITY, ST, ZIP: S. Burlington, VT 05403
DAY PHONE: (802) 363-8284	DAY PHONE: (802) 316-0034
EMAIL: dboyden@gmail.com	EMAIL: ben@greenfieldgrowthllc.com
SIGNATURE:	SIGNATURE:
I am the owner and I hereby authorize the owner's representative to represent me in all matters pertaining to this zoning permit application.	

Zoning Permit Number: ZP-20-712

Summary of Approved Permit Description: 64 Unit Independent Senior Living Community

Summary of current status of project: Organizing ownership partners and structure

Permitting & Inspections Department, 149 Church Street, City Hall, Burlington, VT 05401-8415. Phone: (802) 865-7188. Fax: (802) 865-7189. Email: dpi@burlingtonvt.gov. Website: www.burlingtonvt.gov/dpi

[Redacted area]

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Brad Rabinowitz
AJ LaRosa
Geoffrey Hand
Springer Harris
Brooks McArthur
Kienan Christianson
Caitlin Halpert
Sean McKenzie (Alt.)



Burlington Development Review Board

Findings of Fact Deliberative Hearing Tuesday, June 15, 2021

In RE: 21-0409CA/MA; 362 Riverside Ave (Ward 1E, NAC-R) (Tax Lot No. 040-4-004-000)

Owner/Applicant: Douglas Boyden / Blackrock Construction

Request: Construct a 64-unit senior housing building and related site improvements.

Members Present:

Brad Rabinowitz
AJ LaRosa
Geoff Hand
Caitlin Halpert

Evidence Presented:

The Board examined the materials submitted in support of this request.

I. FINDINGS

Background Information:

The applicant is seeking approval to construct a 64-unit senior housing complex with related site improvements. The associated dining area will be open to the public and will serve as a café. The site presently consists of 4 detached single dwelling units on individual lots under common ownership. The applicant proposes to demolish these homes and to merge the parcels into one parcel as part of the proposed development. The project is large enough to require “major impact” review and is subject to review by the Conservation Board and Design Advisory Board in addition to the Development Review Board.

The applicants did sketch plan review of this proposal with the Development Review Board on December 17, 2019. The Design Advisory Board reviewed this application October 27, 2020 and unanimously recommended approval as proposed. The Conservation Board reviewed this application November 2, 2020 and unanimously recommended approval of the project with the condition that the applicant prioritize geotechnical analysis of the property due to concern about the soil quality and stability.

The Development Review Board reviewed this application December 1, 2020 and closed the public hearing. Upon deliberation, the Board voted unanimously to re-open the public hearing to address the following items:

- Provide a geotechnical report and related expert testimony as to the proposed building construction and any impacts it may have on slope stability along Riverside Avenue.
- Address the rear and sides of the building to enhance the elevations.

The applicant submitted revised project plans to address the foregoing items on May 21, 2021.

Previous zoning actions for this property are noted below.

362 Riverside Ave:

- 6/30/92; Approval of renovations to existing single family home.
- 8/6/98; Approval of lot line adjustment.

366 Riverside Ave:

- 8/6/89; Approval of lot line adjustment.

370 Riverside Ave:

- 5/7/96; Approval to remove and replaced detached garage.

374 Riverside Ave:

- No prior zoning actions.

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Section 3.5.6 (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 proposed residential building will be served by the municipal water and wastewater systems. Adequate reserve capacity is likely available; however, written confirmation from the Department of Public Works is required before a state wastewater permit can be issued.

(Affirmative as conditioned 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 subject property is part of the Neighborhood Activity Center – Riverside zone that extends along much of that street’s length. This zone is intended primarily to allow a mix of commercial and residential development. A variety of retail and service businesses are allowed along with some light industrial uses. Development is intended to be compatible with nearby residences and is to be aesthetically pleasing for motorists, transit users, pedestrians, and businesses. The proposed development is almost entirely residential, but the dining area along Riverside will be

open to the public and serve as a café. The building sits within close proximity to commercial uses within this mixed use zone. Residents of the building will live within easy walking distance of a variety commercial establishments. The proposed senior housing facility fits within the mixed use context of the NAC-R zone. **(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 senior housing facility is not expected to generate exceptional noise, odor, dust, heat, or vibrations. **(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;*

A traffic analysis has been provided with this application. The analysis presents data as to background traffic information and crash history, anticipated peak hour traffic generation, and level of service (LOS) impacts on nearby intersections.

Use of the project for senior housing cuts anticipated traffic generation by approximately half as compared to age-unrestricted housing. AM peak hour trip generation is 12, and PM peak hour trip generation is 17. These figures are relatively small and will impact nearby intersection LOS minimally or not at all as reflected in the LOS analysis of build and no-build scenarios now and in 2025. The Department of Public Works has reviewed the traffic analysis and concurs with its findings. No specific transportation improvements are warranted. **(Affirmative finding)**

and,

5. *The utilization of renewable energy resources;*

No utilization of renewable energy resources is included in the project plans. Construction of the project; however, will not preclude use of renewable energy resources on this property or neighboring properties. **(Affirmative finding)**

and,

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances;*

No identified conflicts. Required building and/or life safety codes will be under the review of the building inspector.

(b) Major Impact Review Standards

1. *Not result in undue water, air, or noise pollution;*

The proposed construction is not expected to result in undue water, air, or noise pollution. It will connect to the city sewer and water systems. Stormwater is addressed under Sec. 5.5.3.

(Affirmative finding)

2. Have sufficient water available for its needs;
See Sec. 3.5.6 (a) 1.

3. Not unreasonably burden the city's present or future water supply or distribution system;
See Sec. 3.5.6 (a) 1.

4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;

An erosion prevention and sediment control plan has been provided. It is under review by the city's Stormwater Program staff. Final approval is pending. **(Affirmative finding as conditioned)**

5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;
See Sec. 3.5.6 (a) 3.

6. Not cause an unreasonable burden on the city's ability to provide educational services;
As a senior housing facility, the project will not cause an unreasonable burden on the city's ability to provide educational services. The project may qualify for a waiver of the school impact fee. **(Affirmative finding)**

7. Not place an unreasonable burden on the city's ability to provide municipal services;
Project review by the Technical Review Committee took place December 12, 2019. Impact fees will be paid to help offset what impacts there are on municipal services. **(Affirmative finding)**

8. Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;
See Sec. 6.2.2 (a) & 6.3.2 (b).

9. Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;

The proposed development will significantly intensify the degree of residential development onsite. Rather than several detached homes, there will be a 64-unit senior housing building. The project is proposed within a zoning district that enables development at a higher density than the nearby residential and institutional zones. It will have no adverse impact on the city's present or future growth patterns. **(Affirmative finding)**

10. Be in substantial conformance with the city's municipal development plan;

The proposed development conforms to the express goals of the city's municipal development plan in a number of ways.

- The project constitutes infill development of an intensity more appropriate to this neighborhood activity zone than the existing detached single family homes (Distinctive – Policies).

- The new development will comply with current energy efficiency standards and will tie into existing infrastructure (Dynamic – Policies).
- As required, a transportation demand management plan is included in the project proposal and will limit use of single occupancy vehicles and support use of alternative means of transportation (Dynamic – Policies & Connected – Policies).
- The development will bring about substantial opportunity for new housing in a presently under-developed site. The proposed units will be available to individuals with a range of incomes (Inclusive – Policies).
- The project brings about greater intensity and activity to this site within an identified neighborhood activity center (Connected – Policies). **(Affirmative finding)**

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;

This project will add to the city's housing stock, specifically its senior housing stock. No details have been provided as to pricing, but affordability requirements as articulated in the CDO must be met. It will have no adverse impact on the present or projected housing needs of the city.

(Affirmative finding)

12. Not have an undue adverse impact on the present or projected park and recreation needs of the city.

Residents of the project may utilize the city's parks and recreation resources; however, impacts are expected to be moderate and typical of new residential development. Impact fees will be paid to help offset what impacts there are on park resources. **(Affirmative finding)**

(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.

The proposed development is not expected to generate offsite noise or glare substantial enough to require mitigation. **(Affirmative finding)**

2. Time limits for construction.

No construction schedule is included in the application. The standard time frame is 3 years (1 year to start and 2 more to finish) with one phase. **(Affirmative finding)**

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

Hours of operation do not pertain to the proposed residential development.

No days or hours of construction are noted in the application. Typical days and hours of construction within residential neighborhoods are Monday – Friday from 7:00 AM – 5:00 PM. Saturday construction may be allowed upon request. No work on Sunday. Unless the applicants

request different construction days and hours, these typical standards will apply. **(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.

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.

To be addressed in conditions of approval.

Article 4: Maps & Districts

Sec. 4.4.2, Neighborhood Mixed Use Districts:

(a) Purpose

(3) Neighborhood Activity Center – Riverside (NAC-R)

The Neighborhood Activity Center – Riverside zone is intended primarily to allow a mix of commercial and residential development. A variety of retail and service businesses are allowed along with some light industrial uses. Development is intended to be compatible with nearby residences and is to be aesthetically pleasing for motorists, transit users, pedestrians, and businesses. The proposed development is mostly residential but sits within close proximity to commercial uses within this mixed use zone. Residents of the building will live within easy walking distance of a variety commercial uses. The proposed senior housing facility fits within the mixed use context of the NAC-R zone. **(Affirmative finding)**

(b) Dimensional Standards & Density

With a total floor area of 76,960 sf and a property area of 38,882 sf, proposed FAR comes to 1.98. This FAR is below the 2.0 FAR limit allowed even without the senior housing bonus.

Several lots will be combined into one lot, and the new building and parking will be constructed. Resultant lot coverage will be 79.8%. This percentage is a touch below the maximum permissible 80%.

The lot is irregular with similarly irregular street frontages. No minimum setbacks apply, except that the building must be at least 12' from the curb along its public street frontages. It is. No other setbacks apply to this property.

Building height must be at least 2 stories and 22' tall and no more than 45' tall (with the senior housing bonus). As proposed, building height varies by section and grade. Overall, the structure is at, or below, the 45' height limit as measured from the average surrounding grades.

(Affirmative finding)

(c) Permitted & Conditional Uses

Multifamily residential development and cafes are permitted uses in the NAC-R zone.

(Affirmative finding)

(d) District Specific Regulations

3 B: Senior Housing

The applicants are proposing a senior housing development and are employing the associated senior housing bonus that affords an additional 10' of building height and corresponding FAR. As such, at least 25% of units must be reserved for low-moderate income senior households, including at least 10% reserved for low-income households. Of the 64 units in total, 25% is 16 units with 10% being 6. **(Affirmative finding as conditioned)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.2 (b).

Sec. 5.2.4, Buildable Area Calculation

See Sec. 4.4.2 (b).

Sec. 5.2.5, Setbacks

See Sec. 4.4.2 (b).

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.2 (b).

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.2 (b).

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

An exterior lighting plan has been provided and includes fixture types, locations, and illumination levels. The fixture types are acceptable – all are cut-off except for one. The one exception is acceptable as a low-output lighting fixture. Entryway and walkway illumination levels are acceptable. The parking lot lighting; however, is too bright. Maximum permissible illumination is 4 footcandles with a 20:1 uniformity ratio. Lighting levels go up to 7.4 footcandles and need to be adjusted downward to conform to this standard. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control

No stormwater infrastructure exists onsite today. As proposed, runoff will be collected from rooftop and paved surfaces, attenuated, and discharged at a controlled rate. Peak stormwater flows are reduced from existing conditions in all scenarios post-construction. The proposed stormwater management plan is under review by the city's stormwater program staff, and final approval is required prior to construction. **(Affirmative finding)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

No land division is proposed. Several lots will be merged into one.
(Not applicable)

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The property is not affected by any significant natural features as identified by the Natural Resource Protection Overlay map. The properties contain some trees and open lawn areas. Trees will be removed in order to clear the site for redevelopment with the senior housing facility. **(Affirmative finding)**

(b) Topographical alterations

The project plans contain information as to existing and proposed grades. The site is sloped uphill away from Riverside Avenue and will remain so. Fairly limited topographic alteration is proposed. In large part, the building will be built with grades largely as they are now with some cut into the slope for the rear part of the building and related parking.

Given the history of unstable slopes along the northern side (along the river) of Riverside Avenue, the Conservation Board recommended a geotechnical analysis of the property prior to construction. At their December 1, 2020 meeting, the Development Review Board concurred with this recommendation but required that the analysis be done prior to application approval.

A slope stability evaluation performed by Sanborn Head has been submitted by the applicant. The analysis is based on actual onsite soil conditions following borings and evaluation and proposed development conditions. The “factor of safety” conditions under existing and proposed conditions were found to be acceptable. The study notes that the 1.4 factor of safety (1.5 is the minimum required) found for proposed static conditions was influenced by the less stable slope across Riverside Avenue. The study noted that the smaller area of the construction site is at least a factor of safety 1.5 and also noted that, upon repair of the less stable slope across the street, expected factor of safety would improve to 1.5 under static loading conditions. While the anticipated slope repairs across the street are not within the scope of this application, it is significant that the construction site itself meets an acceptable factor of safety for slope stability.
(Affirmative finding)

(c) Protection of important public views

The site contains no identified public view corridors. **(Affirmative finding)**

(d) Protection of important cultural resources

The project site has no known archaeological significance. It contains no archaeological site points, nor is it located within an archaeologically sensitive area. The buildings to be demolished are not included in an historic register. **(Affirmative finding)**

(e) Supporting the use of alternative energy

See Sec. 6.3.2 (f).

(f) Brownfield sites

The subject property is not included on the Vermont DEC Hazardous Site List. It is, however, close to a former city dump (now developed with Riverwatch condos) that is included on the hazardous site list.

Since the December 2020 DRB review, the applicants have had a phase 1 ESA done. It found the presence of two above-ground oil storage tanks. The tanks will be removed as part of project construction. The ESA recommended that earthwork retain existing soils onsite given the likely presence of PAH's. A phase 2 ESA was not recommended. **(Affirmative finding)**

(g) Provide for nature's events

The applicants have provided an erosion control plan and a post-construction stormwater management plan for review by the City's stormwater engineering staff.

Building entries are sheltered. Much of the parking is underneath the building. The driveway accessing the parking adjoins green space sufficient for wintertime snow storage. Similarly, there is adjacent green space for snow storage related to the open parking area. **(Affirmative finding)**

(h) Building location and orientation

The subject property is bordered on three sides by city streets. Appropriately, the proposed building is oriented towards Riverside Avenue and is set close to that front property line. The development pattern along this stretch of Riverside Avenue is irregular, and there is little "street wall" to reinforce. The building as proposed will strengthen the streetscape along this section of road. **(Affirmative finding)**

(i) Vehicular access

A single primary curb cut and driveway will serve the proposed development. As recommended by this criterion, the driveway access will be along a secondary street, rather than Riverside Avenue. Sight lines at the driveway/street intersection appear to be adequate. A second curb cut and driveway will provide service vehicle access. The second curb cut should be limited to 16' wide, as recommended by Public Works. **(Affirmative finding as conditioned)**

(j) Pedestrian access

The building's primary entrance facing Riverside Avenue connects to the public sidewalk with a front walkway. The building's secondary frontage along Hillside Terrace is also served by a pedestrian walkway connecting an interior side entrance with the public sidewalk. The walkways are to be concrete and differentiated from the asphalt driveways. **(Affirmative finding)**

(k) Accessibility for the handicapped

Handicap parking and access points are provided within the sheltered rear parking area. The primary entrance along Riverside Avenue is accessed by steps as well as by a level walkway. Additional accessibility provisions are under the purview of the building inspector. **(Affirmative finding)**

(l) Parking and circulation

Given that the proposed building faces city streets on three sides, there is no back side to the building. That said, all of the parking is set behind the building as viewed from Riverside Avenue. Much of the parking is underneath the proposed building. A portion of the parking will be uncovered to the east. Screening of the parking as viewed from Hillside Terrace (west and east) will be provided with proposed landscaping and also by grade. As the parking extends south away from the building it drops below surrounding grades. Parking and circulation are dimensionally accurate per the standards of Article 8. **(Affirmative finding)**

(m) Landscaping and fences

A landscaping plan has been provided and depicts planting locations and species. Plantings are concentrated along the building's primary frontage facing Riverside Avenue. It continues around the corner along the secondary western frontage. Entryways are accented, and screening is provided. Additional plantings will serve to screen the rear parking area as viewed from Hillside Terrace.

Limited fencing is proposed for screening of parking and the dumpster enclosure. No fence detail is evident and is needed.

Several stretches of retaining wall are proposed where required by grade. Pre-formed "redi-rock" style blocks will be used. Visibility is limited but appears consistent with sections of exposed building foundation. **(Affirmative finding as conditioned)**

(n) Public plazas and open space

No public plazas are proposed. Given the limited amount of available ground space around the building, outdoor community space for residents will be provided on 4th story roof decks. Such location will likely afford residents expansive views of the Intervale and beyond. **(Affirmative finding)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

A dumpster enclosure sits between the building and Hillside Terrace. While the location is not ideal, the enclosure is screened and is tucked into the corner of the building. Mailboxes are located within the residential lobby.

Interior mechanical space is depicted on the floor plans. See Plan A102. Electrical service connection is not evident on the utility plan. Power lines serving the building must be buried and utility boxes must be screened. **(Affirmative finding as conditioned)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed building is large. In an effort to mitigate perceived mass, the structure is broken into several distinct sections defined by recesses, projections, and differing building materials. Storefront fenestration at ground level along Riverside Avenue helps to further

define and distinguish the building's primary interface with the public street. Building height differs by section and along the adjacent grades. Height is compliant at 45' as demonstrated by two building height sections. Although much larger than the single family homes it will replace, scale of the building is not dissimilar to that of the nearby Riverwatch Condos.

(Affirmative finding)

2. Roofs and Rooflines.

A flat roof is proposed albeit in several different sections. Such roof form is common among similar structures and within this mixed use zone. **(Affirmative finding)**

3. Building Openings

Fenestration is patterned consistently throughout the building and is appropriate for this residential application. As noted above, street level storefront glazing is proposed along Riverside Avenue. Revised elevation plans depict a change to some double hung windows to larger paired casements that appear similar to French doors. Colored panels are located beneath. **(Affirmative finding)**

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

As noted above, none of the single family homes to be removed are not historic. Much of the adjacent development is relatively new. The proposed structure will not adversely impact Burlington's wealth of historic resources. **(Affirmative finding)**

(c) Protection of Important Public Views:

(Not applicable)

(d) Provide an active and inviting street edge:

The proposed building will be set close to Riverside Avenue with a prominent front entry facing the street. Landscaping will soften the hard edge of exposed building foundation, and the embellished front entrance will invite pedestrians from the sidewalk into the building. Storefront glazing will afford visual access into the building from the public sidewalk.

In addition to the fenestration changes noted above, the previously monochromatic gray east and south elevations have been improved with the instruction of a varied color palate. Cementitious lap siding remains the predominant cladding material, but includes green, blue, and tan ("wood effect") colors. Some sections of unpainted corrugated metal siding remain. **(Affirmative finding)**

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled

content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

As is common with other recent residential buildings of similar scale, the building will be clad in cementitious siding (panel and lap) along with sections of corrugated metal siding and metal coping. Painted metal railing and fencing will provide accent and screening. Except for the aluminum storefront windows, most windows will be vinyl. **(Affirmative finding)**

(f)Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

No utilization of renewable energy is evident in the project plans. The building is set far enough from adjacent structures to avoid adverse shadow impacts. **(Affirmative finding)**

(g)Make advertising features complementary to the site:

Some placeholder signage is depicted in the project plans and should be removed. All exterior signs are subject to separate zoning permit and are not included in this application review.

(Affirmative finding as conditioned)

(h)Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i)Make spaces secure and safe:

Construction shall comply with all required building and life safety codes as determined by the building inspector and fire marshal.

Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

Exterior entries will be illuminated as depicted in the outdoor lighting plan. Intercom systems are recommended to maximize personal safety. **(Affirmative finding as conditioned)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The subject property is located in the multimodal mixed-use parking district. As such, there is no onsite minimum parking requirement. As proposed, 57 onsite parking spaces will be provided. **(Affirmative finding)**

Sec. 8.1.10, Off-Street Loading Requirements

The 57 parking spaces proposed are fewer than the 64 that would be required in the shared use parking district. Therefore, the proposed parking remains below the maximum permissible limit. **(Affirmative finding)**

Sec. 8.1.11, Parking Dimensional Requirements

The proposed parking spaces and circulation aisles are compliant with the standards of Table 8.1.11-1. **(Affirmative finding)**

Sec. 8.1.12, Limitations, Location, Use of Facilities

(a) Off-Site Parking Facilities

None proposed. **(Not applicable)**

(b) Front Yard Parking Restricted

(Not applicable)

(c) Shared Parking

(Not applicable)

(d) Single Story Structures in Shared Use Districts

(Not applicable)

(e) Joint Use of Facilities

As there is no minimum onsite parking requirement, this subsection may be moot. In any event, parking will be provided for residents and guests alike. **(Affirmative finding)**

(f) Availability of Facilities

As noted above, the parking to be constructed as part of this development will serve residents and visitors. It may not be used for the storage or display of vehicles or materials. **(Affirmative finding)**

Sec. 8.1.13, Parking for Disabled Persons

Two ADA parking spaces are depicted next to the building. These spaces shall be marked and signed as required for handicap spaces. **(Affirmative finding)**

Sec. 8.1.14, Stacked and Tandem Parking Restrictions

(Not applicable)

Sec. 8.1.15, Waivers from Parking Requirements/Parking Management Plans

(Not applicable)

Sec. 8.1.16, Transportation Demand Management

(b) Applicability

As the project is located within the multimodal mixed-use parking district and includes more than 10 new dwelling units, it is subject to the standards of this section. **(Affirmative finding)**

(c) Transportation Demand Management Program

The applicant has provided a transportation demand management program prepared by VHB that addresses each of the following items.

a. Outreach and Education:

The senior housing facility will have a Director of Residential Life. This individual will also serve as the Transportation Coordinator. In that role, the individual will prepare and disseminate materials as to TDM strategies and resources available to

residents. The Transportation Coordinator will also be responsible for record keeping and annual reporting to the city as required by this criterion. **(Affirmative finding)**

b. TDM Strategies:

This criterion requires subsidy for GMT passes and car share memberships for all residents and employees or membership in a transportation management association (such as CATMA). In this case, residents of the senior housing facility will be served by Special Services Transportation Agency (SSTA). As such, demand for GMT passes is likely to be limited. The applicant's TDM plan proposes CATMA's pay-as-you-go transit pass program instead. Given the ongoing availability of SSTA services for this senior housing facility, this alternative is acceptable. The TDM also proposes car share availability starting after the first year of operation. Following that, and based on demand over the course of a full year, the car share service will remain as is, expand, or be removed. As with bus passes, provision of SSTA services is likely to curtail demand for car share. The applicant's TDM proposal is a reasonable way to provide the service and assess the demand prior to making a long-term commitment. **(Affirmative finding)**

c. Parking Management:

As parking spaces will be provided onsite, annual parking utilization studies will be required with related reporting to the city. As noted above the Transportation Coordinator will be responsible for conducting these studies (or having them done by a qualified 3rd party) and reporting to the city. As required, priority parking spaces will be provided. **(Affirmative finding)**

d. TDM Agreement:

A written agreement committing to ongoing implementation of the TDM plan is required and will be executed upon permit approval. **(Affirmative finding as conditioned)**

Sec. 8.2.5, Bicycle Parking Requirements

The 64 senior housing units require at least 6 long term bike parking spaces and 6 short term bike parking spaces. The site plans depict an area for bike parking within the sheltered garage area; however, details are lacking as to type of bicycle parking. During the December 2020 DRB review, the applicant testified as to where both short and long term bike parking will be provided and how it will be provided. Details need to be depicted on the project plans and are not yet shown. **(Affirmative finding as conditioned)**

Article 9: Inclusionary and Replacement Housing

Sec. 9.1.5, Applicability

As the proposed development is exclusively senior housing and is utilizing the senior housing bonus, it is exempt from the inclusionary housing standards of Article 9. As noted in Article 4 above, the affordability requirements of the senior housing bonus of Sec. 4.4.4.2 (d) 3 B apply. Details as to affordability of the required affordable senior housing units must be reviewed and approved by the city's Housing Trust Fund manager. **(Affirmative finding as conditioned)**

Article 10: Subdivision

Sec. 10.1.5, Lot Line Adjustments

As required, a boundary survey depicting the merged parcels and including the required signature block for the administrative officer has been provided. Following approval and signature, the mylar must be filed in the city's land records within 180 days. **(Affirmative finding as conditioned)**

II. MINUTES

The meeting minutes will be distributed separately upon review and approval by the Development Review Board.

III. MOTION

Motion: Brad Rabinowitz

I move that the Board grant certificate of appropriateness and major impact approval to construct a 64-unit senior housing development and related site work and lot merger at 362 Riverside Avenue based on the findings in Section I above and subject to the following conditions:

1. **Prior to release of the zoning permit**, revised project plans and additional materials shall be submitted, subject to staff review and approval. The revised plans and additional materials shall include the following:
 - a. Wastewater capacity letter issued by the Dept. of Public Works;
 - b. Revised parking lot lighting levels compliant with the standards of Sec. 5.5.2;
 - c. Curb cut width of 16' or less for the dumpster access;
 - d. Fence and dumpster enclosure detail; and,
 - e. Signed transportation demand management (TDM) agreement committing to TDM measures included in Article 8 of these findings and as required by Sec. 8.1.16 of the Comprehensive Development Ordinance.
2. **Prior to release of the zoning permit**, approval of the erosion prevention and sediment control plan and of the stormwater management plan shall be granted by the Burlington stormwater program.
3. **Within 180 days of approval**, the signed mylar of the lot merger shall be recorded within the city's land records.
4. **Prior to issuance of a certificate of occupancy**, a Certificate of Inclusionary Housing Compliance reflecting compliance with the affordability requirements of the senior housing bonus shall be obtained from the Housing Trust Fund Manager. At least 25% of the 64 units must be reserved for low-moderate income senior households, including at least 10% reserved for low-income households.
5. At least **7 Days prior to issuance of a certificate of occupancy**, the applicant shall pay to the Zoning Division the impact fee as calculated by staff based on the net new square footage of the proposed development.
6. Days and hours of construction shall be Monday – Friday from 7:00 AM – 5:00 PM. Saturday construction may be allowed upon request. No work on Sunday.
7. All power lines serving the building shall be buried, and the electrical meters shall be screened.

8. No outdoor signs are included in this permit approval. All outdoor signs are subject to separate zoning permit review and approval.
9. 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.
10. Standard conditions 1-15.

Seconded: AJ LaRosa

Vote: 4-0-0, motion carried

Dated at Burlington, Vermont, this 17th day of June 2021

Respectfully Submitted,



Brad Rabinowitz, Development Review Board Chair

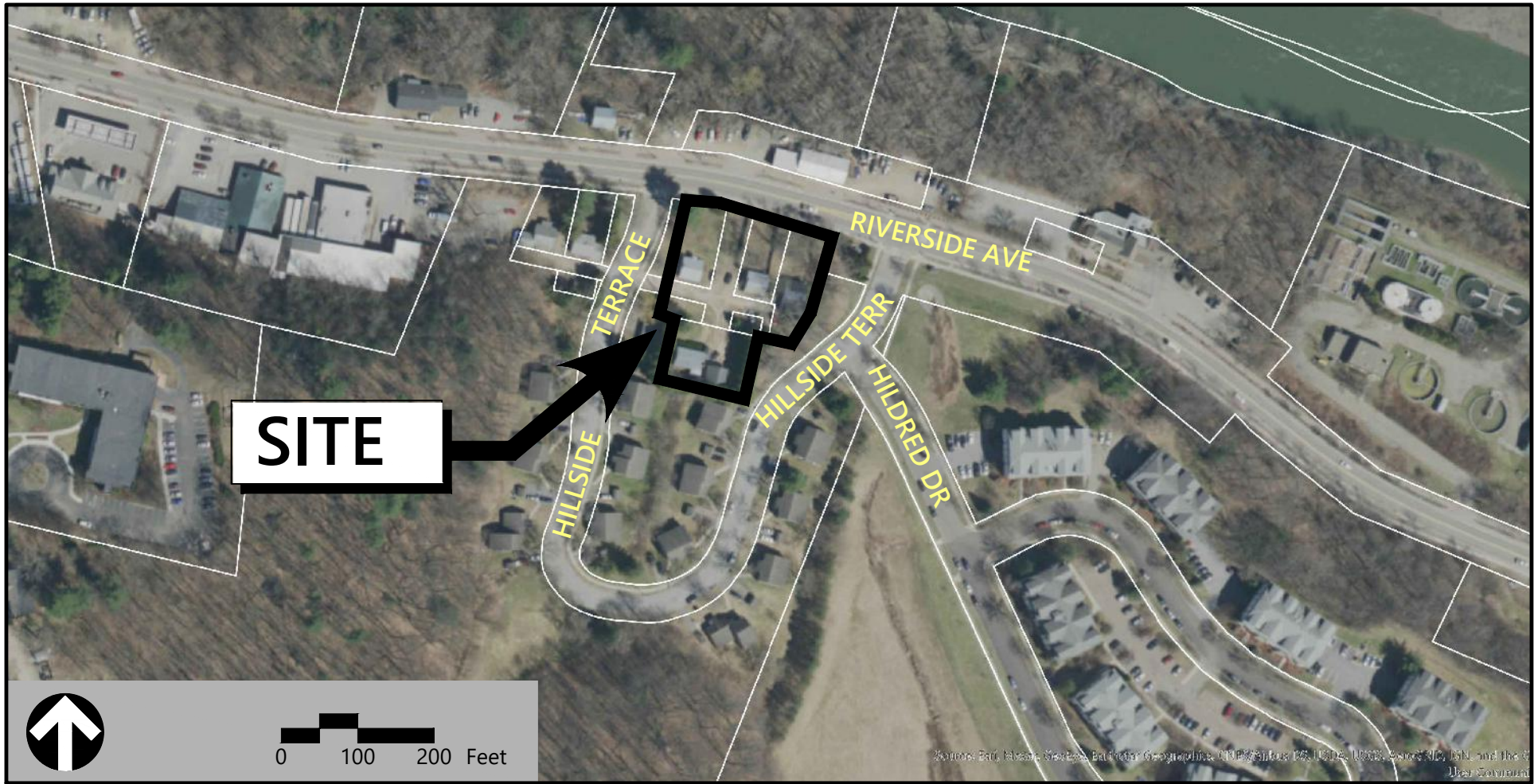
Please note that an interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division. (Zoning Ordinance Article 17, Section 17.1.7, Appeals of Development Review Board Decisions: An interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division. The appeal shall be taken in such a manner as the supreme court may by rule provide for appeals from state agencies governed by Sections 801 through 816 of Title 3). The Court rules may require that such an appeal be commenced within Thirty (30) days of the Board's decision.

Site Plans

Issued for	Zoning Permit Application
Date Issued	Sept. 8, 2020
Latest Issue	

Blackrock Riverside Avenue Senior Apartments

356 Riverside Avenue
Burlington, Vermont



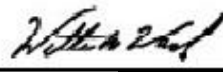
Sheet Index		
No.	Drawing Title	Latest Issue
C-1.10	Existing Conditions Plan	September 8, 2020
C-2.10	Site Plan	September 8, 2020
C-3.10	Grading and Drainage Plan	September 8, 2020
C-4.10	Utility Plan	September 8, 2020
C-4.20	Utility Profiles	September 8, 2020
C-5.10	Erosion Prevention & Sediment Control Plan	September 8, 2020
C-6.10	Site Details	September 8, 2020
C-6.20	Stormwater Details	September 8, 2020
C-6.30	Erosion Prevention and Sediment Control Details	September 8, 2020
C-6.40	Water and Wastewater Details	September 8, 2020
LA-1.00	Overall Planting Plan	September 8, 2020
LA-1.10	Planting Plan	September 8, 2020
LA-1.20	Planting Plan	September 8, 2020
LA-2.00	Lighting Plan	September 8, 2020
SW-1.10	Stormwater Management & Maintenance Plan	September 8, 2020

Reference Index		
No.	Drawing Title	Latest Issue
D-1	City of Burlington Water System Details	March 20, 2017

-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

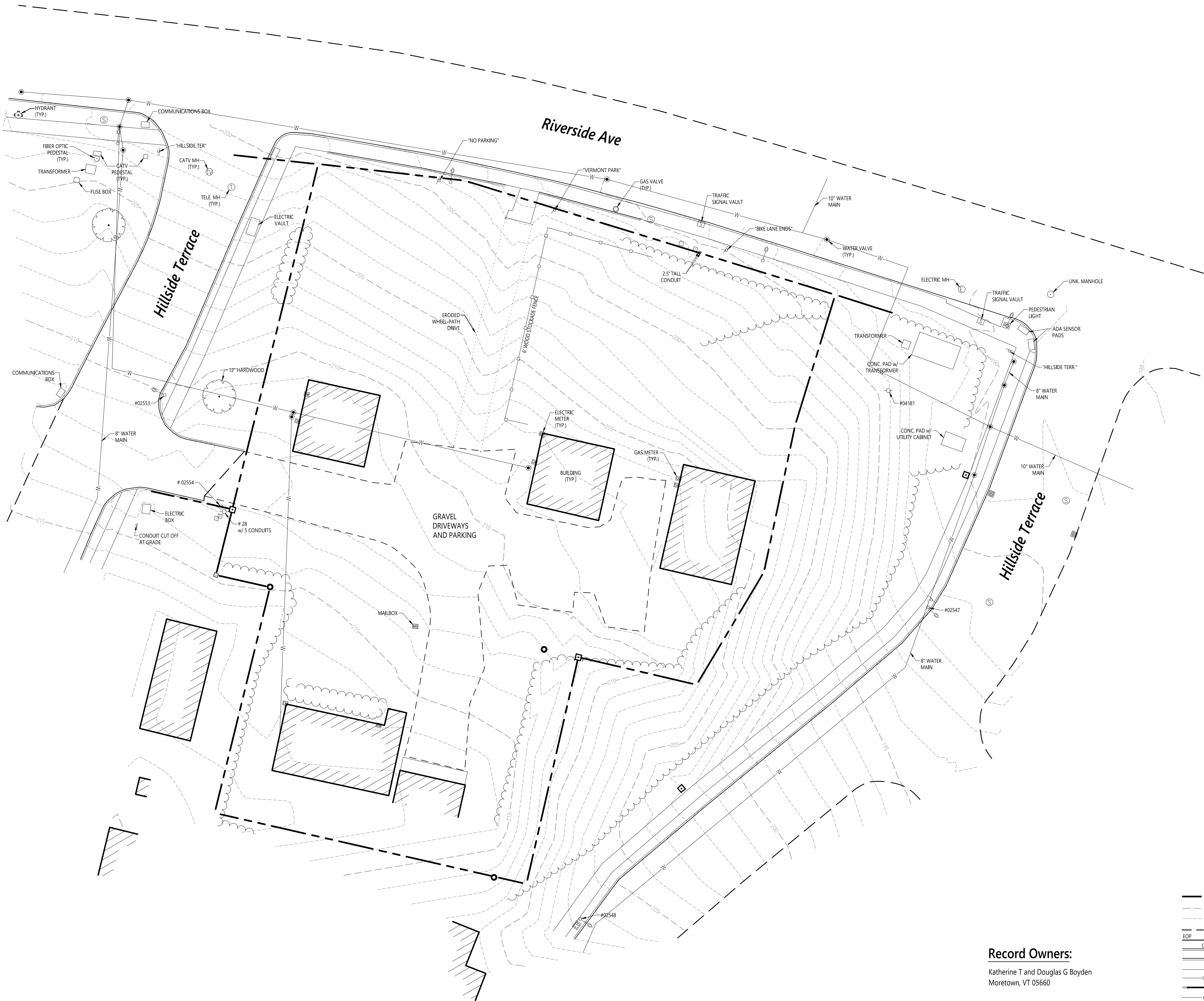
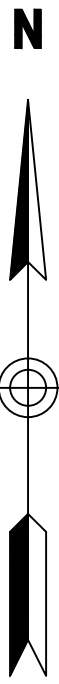
SIGNED  DATE 6/17/21

ZONING PERMIT # 20-712

REVIEWED BY JSG

DEPARTMENT OF PERMITTING & INSPECTIONS

BURLINGTON VERMONT



NOTE:
THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS.

Record Owners:

Katherine T and Douglas G Boyden
Moretown, VT 05660

SPAN: 11403514172 Parcel ID: 040-4-002-000
SPAN: 11403514173 Parcel ID: 040-4-003-000
SPAN: 11403514176 Parcel ID: 040-4-006-000
SPAN: 11403514178 Parcel ID: 040-4-008-000

Blackrock Riverside Avenue Senior Apartments

356 Riverside Ave
Burlington, Vermont

No.	Revision	Date	Apprd.

Designed by	Checked by

Issued for	Date
Zoning Permit	September 8, 2020

Not Approved for Construction

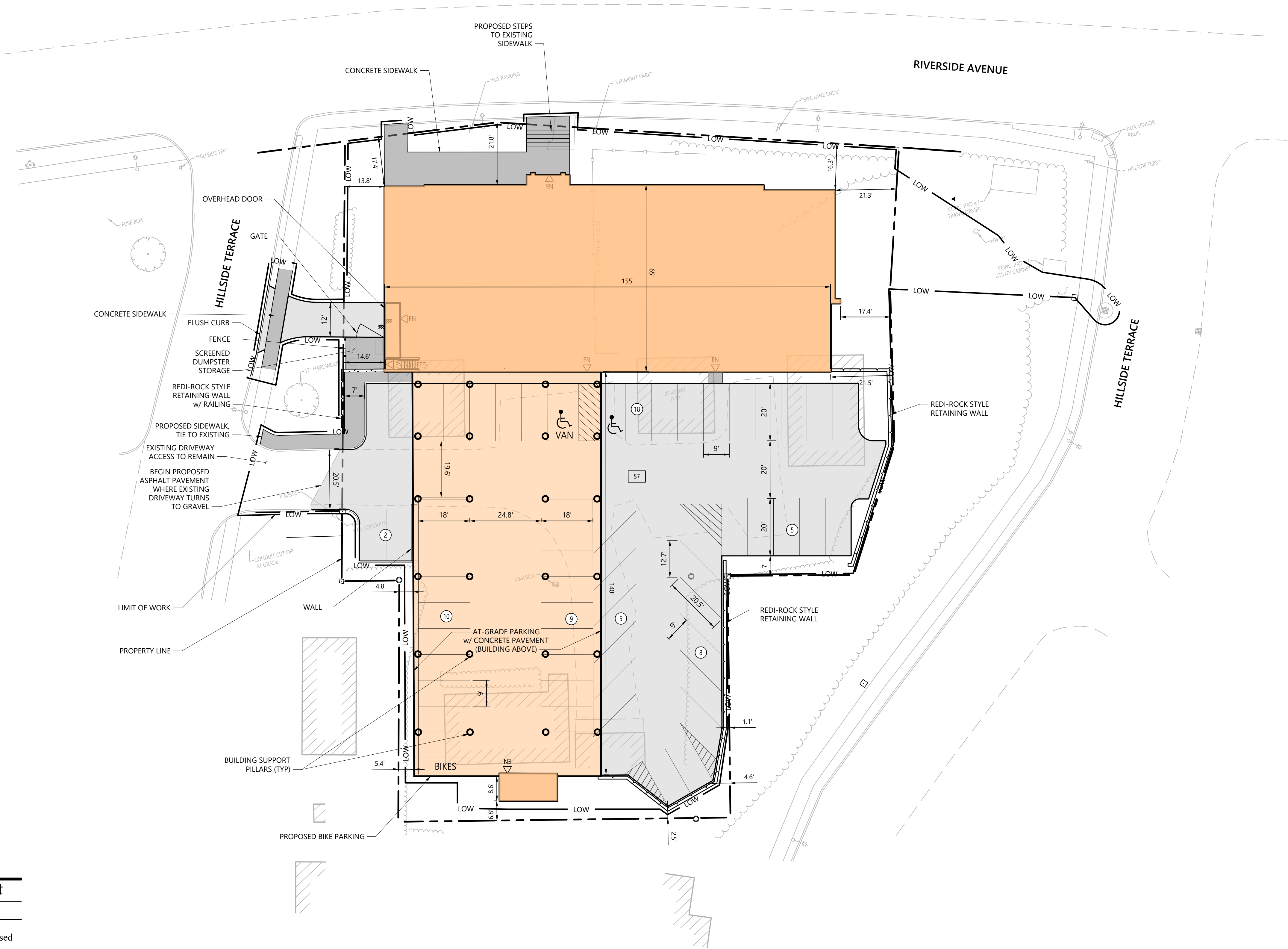
Existing Conditions
Plan

Drawing Number

C-1.10

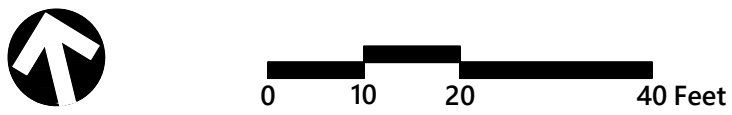
Sheet 2 of 16

Project Number
58036.00



Parking Summary Chart		
Description	Spaces	
	Existing	Proposed
PARKING SPACES	N/A	55
STANDARD ACCESSIBLE SPACES	N/A	1
STANDARD ACCESSIBLE VAN SPACES	N/A	1
TOTAL SPACES	N/A	57

Zoning Summary Chart			
Zoning District(S):	Neighborhood Activity Center - Riverside		
Overlay District(S):	Design Review		
Zoning Regulation Requirements	Existing	Required	Proposed
LOT AREA	38,882 SF	N/A	38,882 SF
LOT COVERAGE	29.6%		79.8%



Blackrock
Riverside Avenue
Senior Apartments

356 Riverside Ave
Burlington, Vermont

No.	Revision	Date	Apprv.

Designed by	Checked by
Issued for	Date
Zoning Permit	September 8, 2020

Not Approved for Construction

Drawing Title

Site Plan

Drawing Number

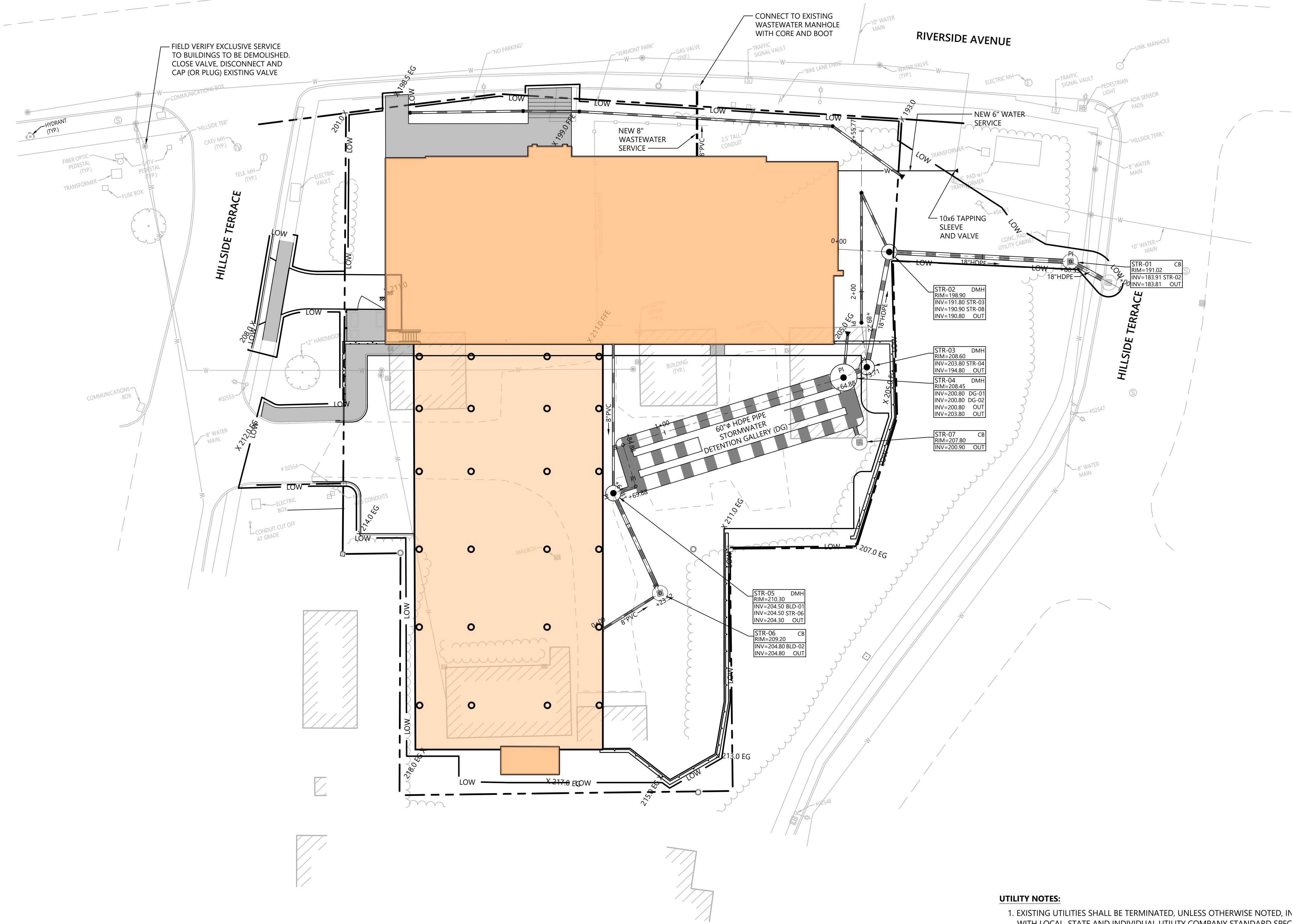
C-2.10

Sheet 3 of 16

Project Number
58036.00



40 IDX Dr
Building 100 Suite 200
South Burlington, VT 05403
802.497.6100



- UTILITY NOTES:**
1. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
 2. ALL WATER AND WASTEWATER WORK SHALL CONFORM WITH THE PROJECT SPECIFIC WATER AND WASTEWATER PERMIT ISSUED BY THE VERMONT DEPARTMENT OF CONSERVATION (VTDEC), VTDEC WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES (EPR CHAPT. 1, "WATER/WASTEWATER RULES"), VTDEC WATER SUPPLY RULE (EPR CHAPT 21), AND FOR WORK WITHIN 10 FEET OF THE BUILDING (OR AS APPLICABLE) THE VERMONT PLUMBING CODE, LATEST EDITIONS.



**Blackrock
Riverside Avenue
Senior Apartments**
356 Riverside Ave
Burlington, Vermont

No.	Revision	Date	Appr'd.

Designed by	Checked by
Issued for	Date
Zoning Permit	September 8, 2020

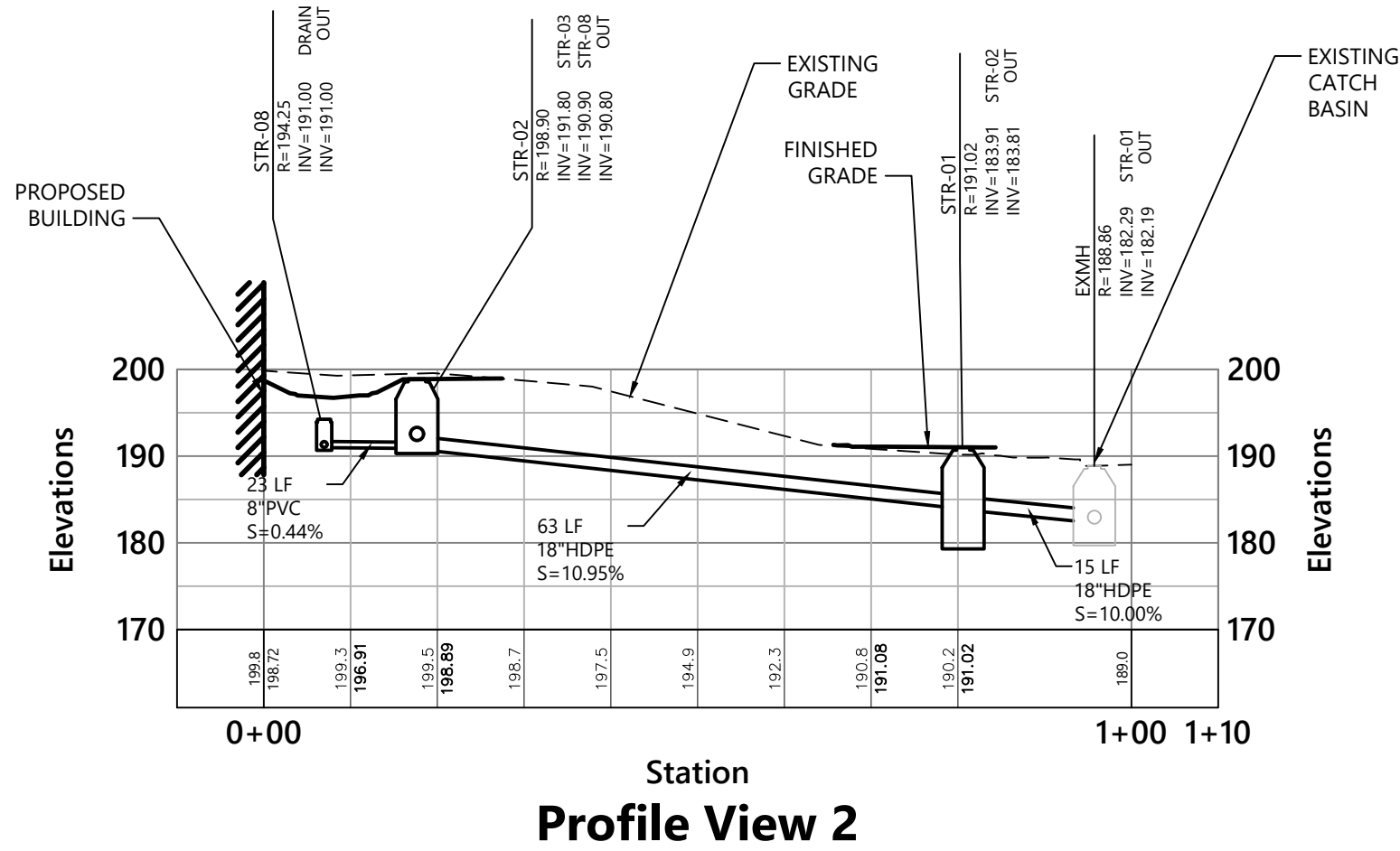
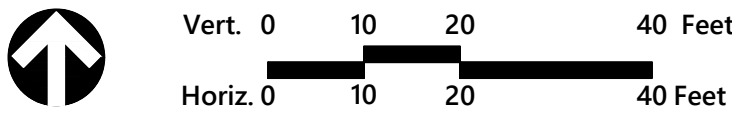
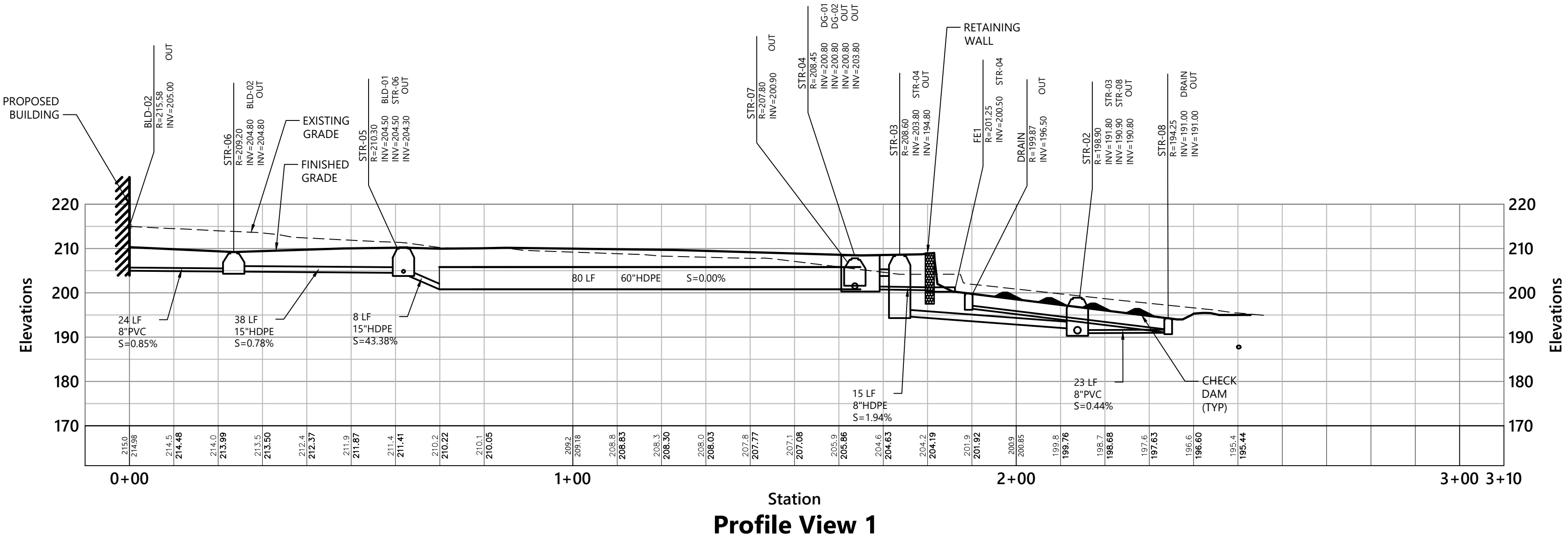
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Drawing Title
Utility Plan

Drawing Number

C4.10

Sheet 5 of 16

Project Number
58036.00



UTILITY NOTES:

1. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
2. ALL WATER AND WASTEWATER WORK SHALL CONFORM WITH THE PROJECT SPECIFIC WATER AND WASTEWATER PERMIT ISSUED BY THE VERMONT DEPARTMENT OF CONSERVATION (VTDEC), VTDEC WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES (EPR CHAPT. 1, "WATER/WASTEWATER RULES"), VTDEC WATER SUPPLY RULE (EPR CHAPT 21), AND FOR WORK WITHIN 10 FEET OF THE BUILDING (OR AS APPLICABLE) THE VERMONT PLUMBING CODE, LATEST EDITIONS.

**Blackrock
Riverside Avenue
Senior Apartments**

356 Riverside Ave
Burlington, Vermont

No.	Revision	Date	Apprd.

Designed by	Checked by
Issued for	Date

Zoning Permit **September 8, 2020**

Not Approved for Construction

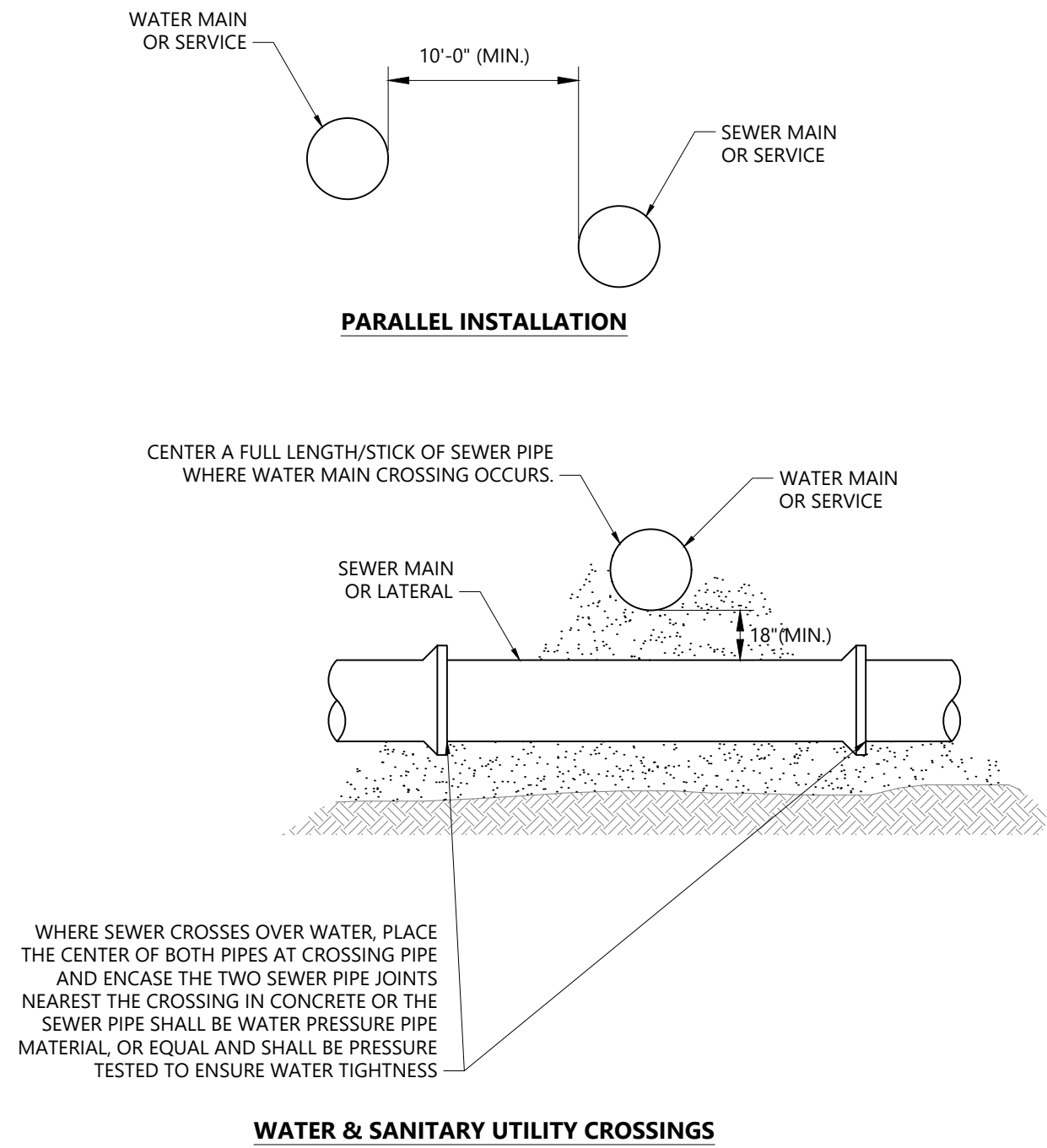
Drawing Title
Utility Profiles

Drawing Number

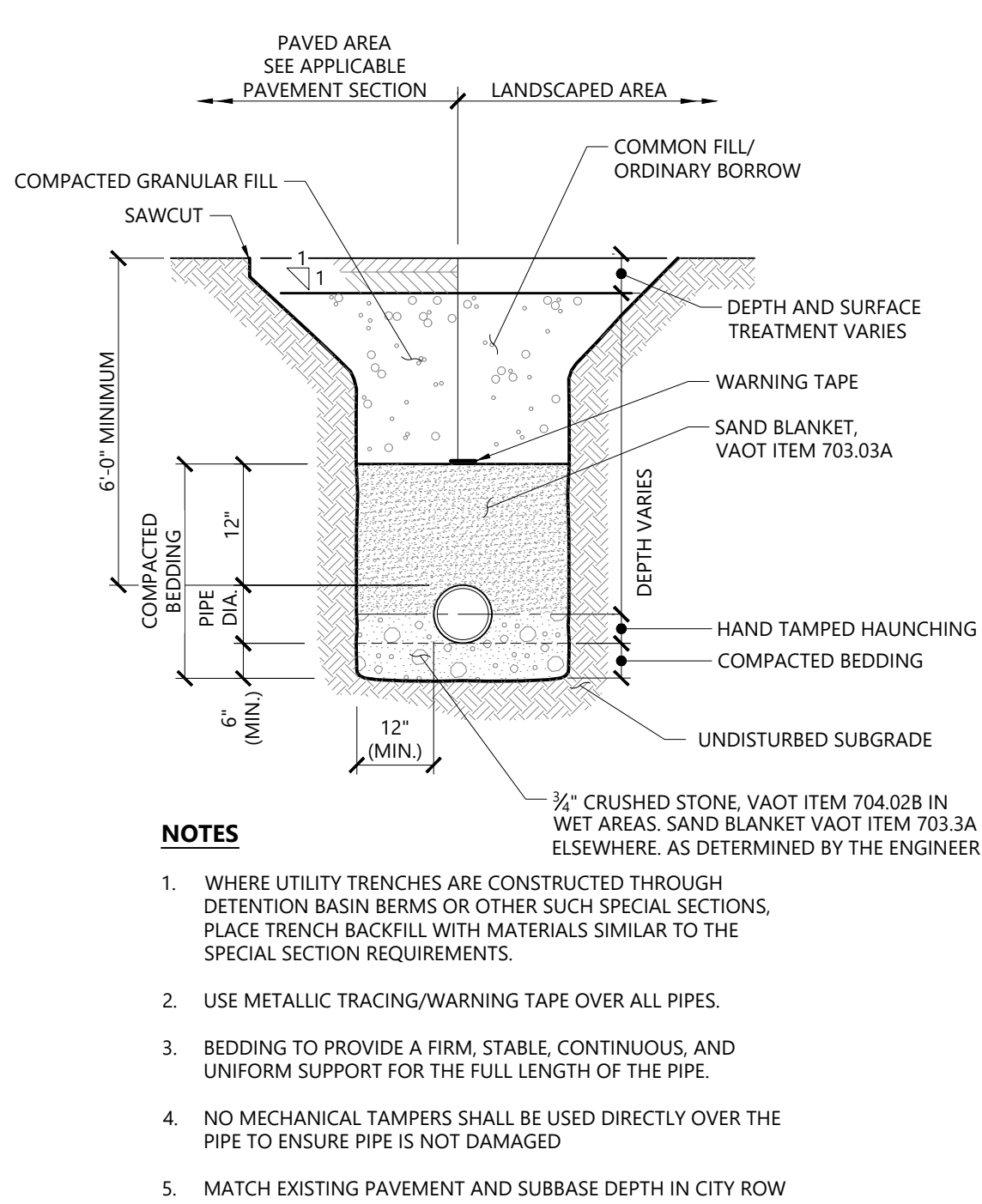
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Sheet **6** of **16**

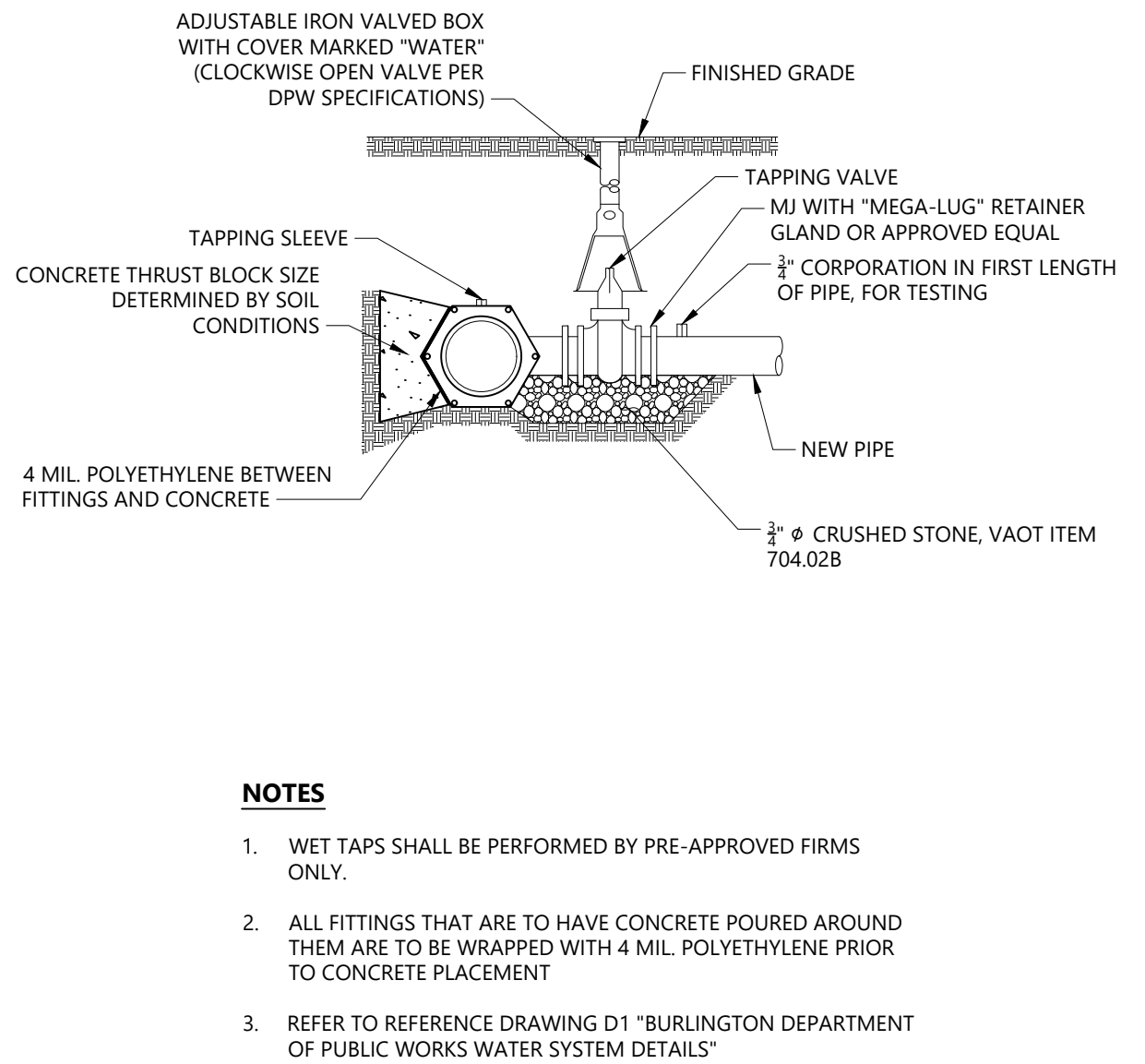
Project Number
58036.00



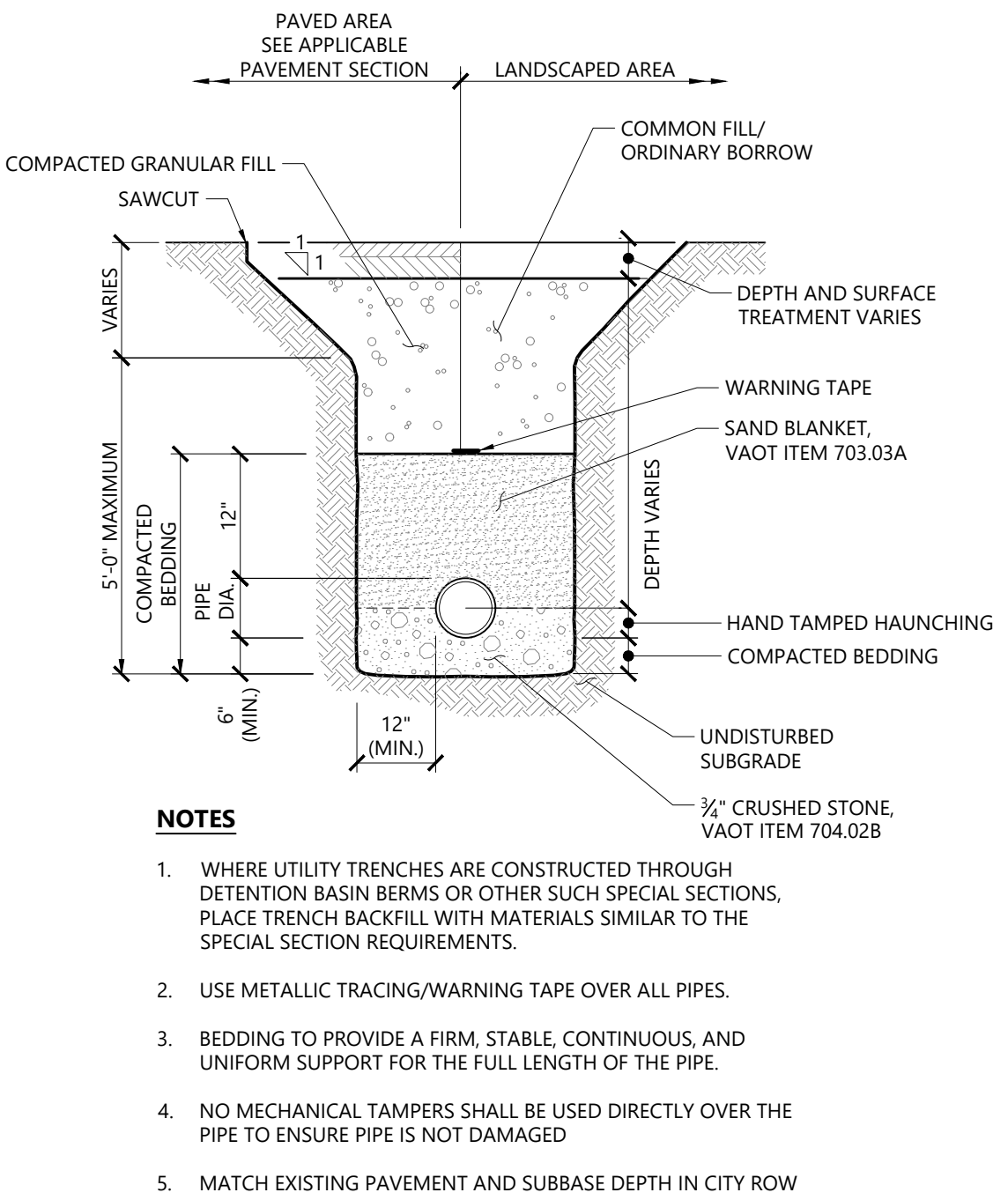
Water/Sewer Separation 1/16
N.T.S. Source: VHB LD



Waterline Trench 1/16
N.T.S. Source: VHB LD



Typical Tapping Sleeve and Valve Detail 2/18
N.T.S. Source: VHB REV LD



Sewerline Trench 1/16
N.T.S. Source: VHB LD

vhb
vhb.com

40 IDX Dr
Building 100 Suite 200
South Burlington, VT 05403
802.497.6100

**Blackrock
Riverside Avenue
Senior Apartments**

356 Riverside Ave
Burlington, Vermont

No.	Revision	Date	Appvd.

Designed by	TAZ/CHS	Checked by	JRZ
Issued for	Zoning Permit	Date	September 8, 2020

Not Approved for Construction

Drawing Title

**Water and
Wastewater
Details**

Drawing Number

C-6.40

Sheet 11 of 16

Project Number
58036.00



40 IDX Dr
Building 100 Suite 200
South Burlington, VT 05403
802.497.6100

Tree Protection

- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
- DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Plant Maintenance Notes

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
- WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.



0 10 20 40 Feet

Blackrock
Riverside Avenue
Senior Apartments

356 Riverside Ave
Burlington, Vermont

No.	Revision	Date	Appvd.

Designed by	MW	Checked by	MW
Issued for		Date	

Zoning Permit September 8, 2020

Not Approved for Construction

Drawing Title

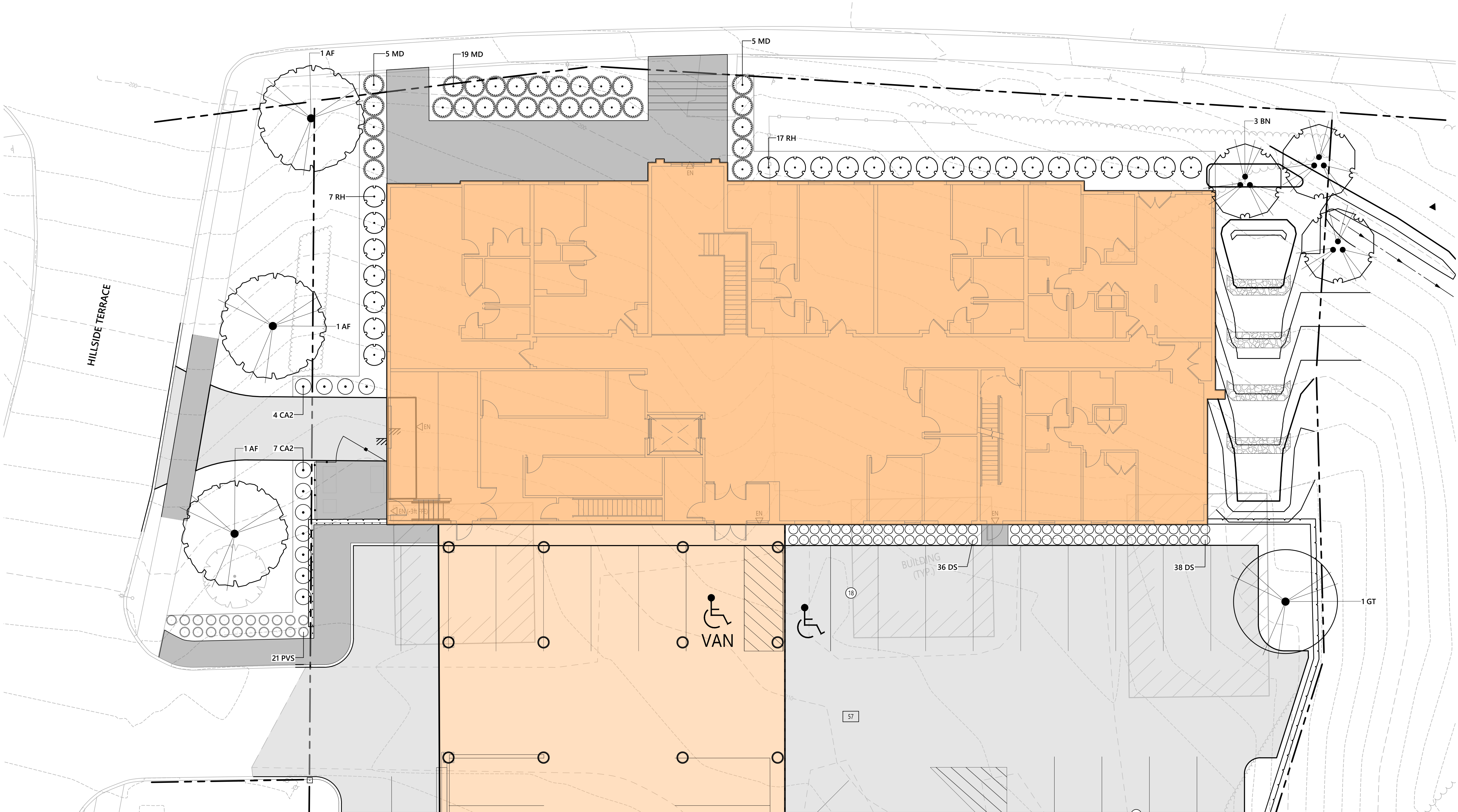
Overall Planting Plan

Drawing Number

LA-1.00

Sheet 12 of 16

Project Number
58036.00



**Blackrock
Riverside Avenue
Senior Apartments**

356 Riverside Ave
Burlington, Vermont

No.	Revision	Date	Appvd.

Designed by	MW	Checked by	MW
Issued for	Zoning Permit	Date	September 8, 2020

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Drawing Title

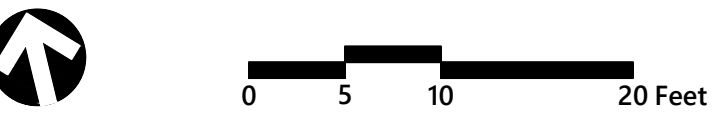
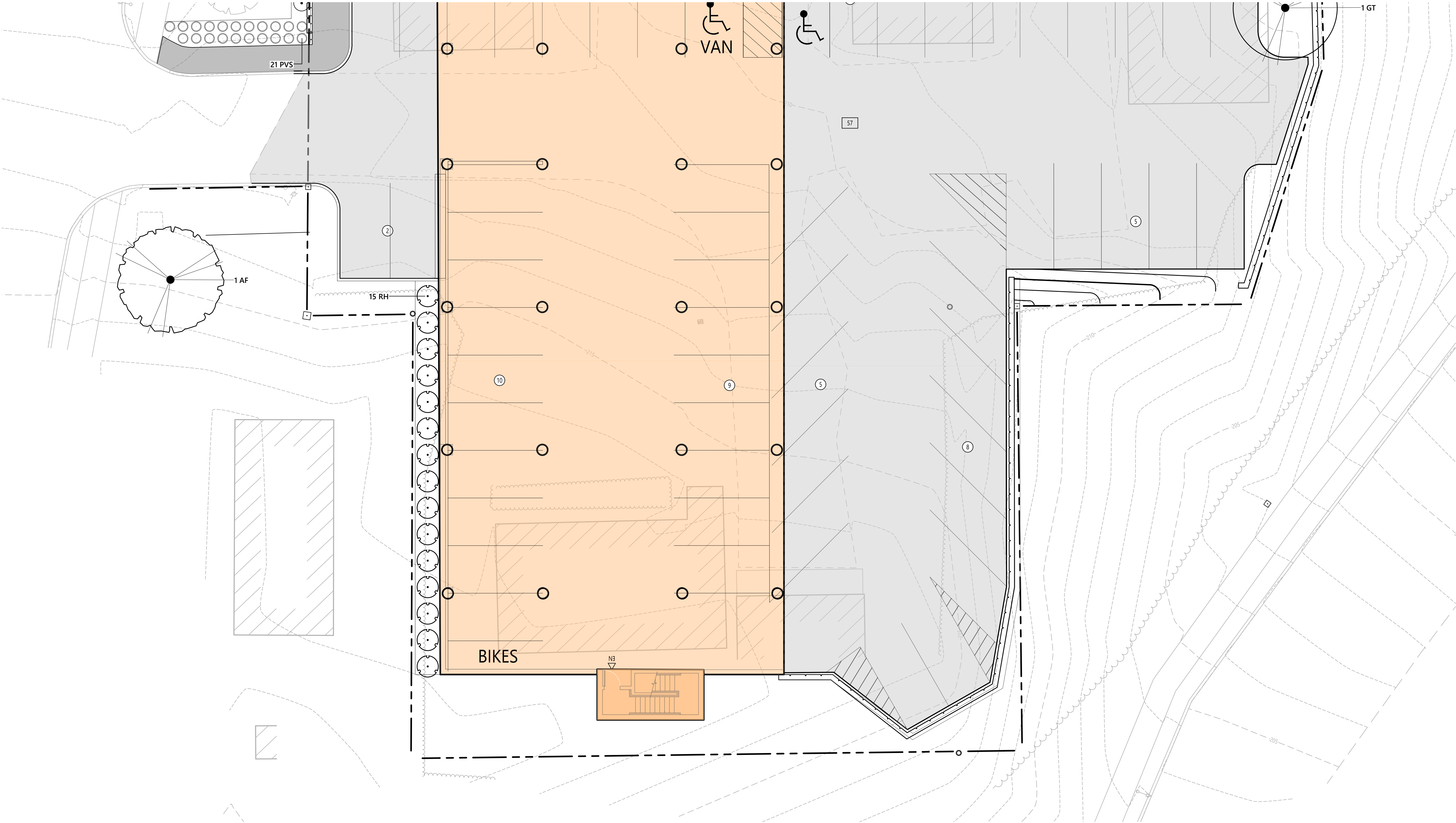
Planting Plan

Drawing Number

LA-1.10

Sheet 13 of 16

Project Number
58036.00



Blackrock Riverside Avenue Senior Apartments

356 Riverside Ave
Burlington, Vermont

No.	Revision	Date	Appvd.

Designed by	MW	Checked by	MW
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Issued for	Zoning Permit	Date	September 8, 2020
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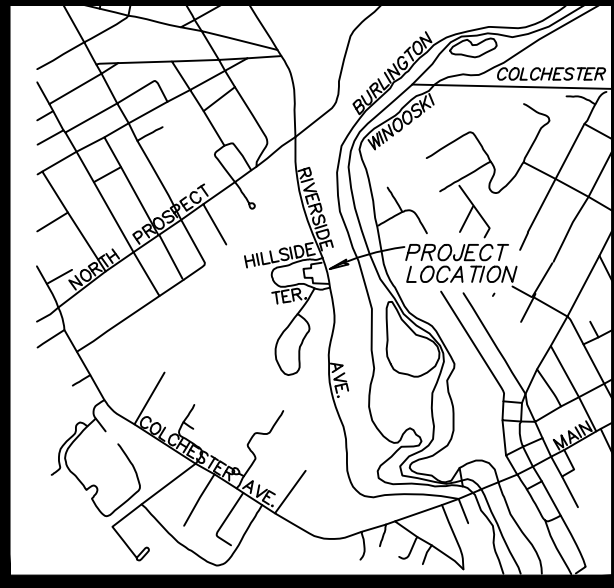
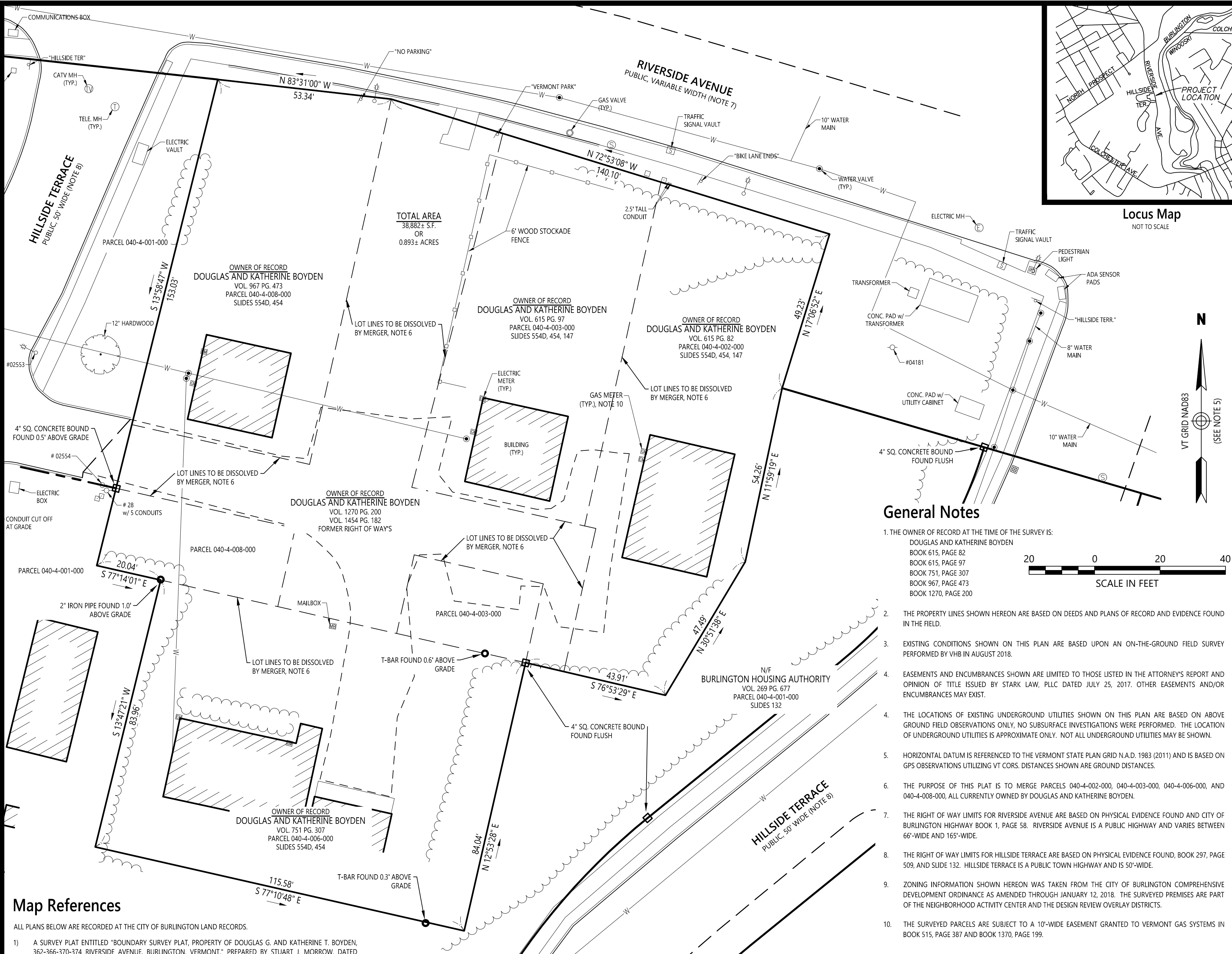
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Drawing Title
Planting Plan

Drawing Number

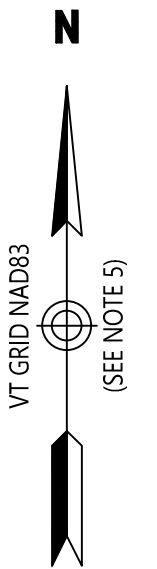
LA-1.20

Sheet 14 of 16

Project Number
58036.00



Locus Map
NOT TO SCALE



General Notes

1. THE OWNER OF RECORD AT THE TIME OF THE SURVEY IS:
DOUGLAS AND KATHERINE BOYDEN
BOOK 615, PAGE 82
BOOK 615, PAGE 97
BOOK 751, PAGE 307
BOOK 967, PAGE 473
BOOK 1270, PAGE 200
2. THE PROPERTY LINES SHOWN HEREON ARE BASED ON DEEDS AND PLANS OF RECORD AND EVIDENCE FOUND IN THE FIELD.
3. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ON-THE-GROUND FIELD SURVEY PERFORMED BY VHB IN AUGUST 2018.
4. EASEMENTS AND ENCUMBRANCES SHOWN ARE LIMITED TO THOSE LISTED IN THE ATTORNEY'S REPORT AND OPINION OF TITLE ISSUED BY STARK LAW, PLLC DATED JULY 25, 2017. OTHER EASEMENTS AND/OR ENCUMBRANCES MAY EXIST.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON ABOVE GROUND FIELD OBSERVATIONS ONLY, NO SUBSURFACE INVESTIGATIONS WERE PERFORMED. THE LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. NOT ALL UNDERGROUND UTILITIES MAY BE SHOWN.
5. HORIZONTAL DATUM IS REFERENCED TO THE VERMONT STATE PLAN GRID N.A.D. 1983 (2011) AND IS BASED ON GPS OBSERVATIONS UTILIZING VT CORS. DISTANCES SHOWN ARE GROUND DISTANCES.
6. THE PURPOSE OF THIS PLAT IS TO MERGE PARCELS 040-4-002-000, 040-4-003-000, 040-4-006-000, AND 040-4-008-000, ALL CURRENTLY OWNED BY DOUGLAS AND KATHERINE BOYDEN.
7. THE RIGHT OF WAY LIMITS FOR RIVERSIDE AVENUE ARE BASED ON PHYSICAL EVIDENCE FOUND AND CITY OF BURLINGTON HIGHWAY BOOK 1, PAGE 58. RIVERSIDE AVENUE IS A PUBLIC HIGHWAY AND VARIES BETWEEN 66'-WIDE AND 165'-WIDE.
8. THE RIGHT OF WAY LIMITS FOR HILLSIDE TERRACE ARE BASED ON PHYSICAL EVIDENCE FOUND, BOOK 297, PAGE 509, AND SLIDE 132. HILLSIDE TERRACE IS A PUBLIC TOWN HIGHWAY AND IS 50'-WIDE.
9. ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM THE CITY OF BURLINGTON COMPREHENSIVE DEVELOPMENT ORDINANCE AS AMENDED THROUGH JANUARY 12, 2018. THE SURVEYED PREMISES ARE PART OF THE NEIGHBORHOOD ACTIVITY CENTER AND THE DESIGN REVIEW OVERLAY DISTRICTS.
10. THE SURVEYED PARCELS ARE SUBJECT TO A 10'-WIDE EASEMENT GRANTED TO VERMONT GAS SYSTEMS IN BOOK 515, PAGE 387 AND BOOK 1370, PAGE 199.



Map References

- ALL PLANS BELOW ARE RECORDED AT THE CITY OF BURLINGTON LAND RECORDS.
- 1) A SURVEY PLAT ENTITLED "BOUNDARY SURVEY PLAT, PROPERTY OF DOUGLAS G. AND KATHERINE T. BOYDEN, 362-366-370-374 RIVERSIDE AVENUE, BURLINGTON, VERMONT," PREPARED BY STUART J. MORROW, DATED FEBRUARY 2019 AND RECORDED IN MAP SLIDE 554D.
 - 2) A SURVEY PLAT ENTITLED "ROADWAY AND PARK, CITY OF BURLINGTON, FROM BURLINGTON HOUSING AUTHORITY, RIVERSIDE AVENUE," PREPARED BY KREBS & LANSING CONSULTING ENGINEERS, INC., LAST REVISED OCTOBER 1, 1982 AND RECORDED IN MAP SLIDE 132.
 - 3) A SURVEY PLAT ENTITLED "PROPERTY SURVEY OF THE MOSES PERELMAN ESTATE, BURLINGTON, VT," PREPARED BY HARVELL & TARTE, SURVEYORS, DATED DECEMBER 1965, AND RECORDED IN SLIDE 147.
 - 4) A SURVEY PLAT ENTITLED "PLAN OF VERMONT PARK, JOSEPH ROSENBERG, OWNER, RIVERSIDE AVENUE, BURLINGTON, VT," PREPARED BY HOAG, STONE & ASSOCIATES, LAST REVISED APRIL 24, 1946 AND RECORDED IN SLIDE 454.

APPROVAL OF THIS LOT LINE ADJUSTMENT PLAT DOES NOT CONSTITUTE THE CREATION OF A SEPARATE PARCEL OR LOT. IT ADJUSTS THE PHYSICAL LOCATION OF THE COMMON BOUNDARY OF THE ADJOINING PARCELS OR LOTS. THIS LOT LINE ADJUSTMENT HAS BEEN APPROVED BY:

CITY OF BURLINGTON ADMINISTRATIVE OFFICER / ASSISTANT ADMINISTRATIVE OFFICER

DATE _____ ZONING PERMIT # _____

November 13, 2020

Ryan R. Cloutier

DATE _____ RYAN R. CLOUTIER, VERMONT LICENSED SURVEYOR #744

vhb.com

40 IDX Dr
Building 100 Suite 200
South Burlington, VT 05403
802.497.6100

Legend

- ① DRAIN MANHOLE
- ⌘ CATCH BASIN
- Ⓢ SEWER MANHOLE
- ⓔ ELECTRIC MANHOLE
- Ⓣ TELEPHONE MANHOLE
- MANHOLE
- WATER GATE
- ⦿ FIRE HYDRANT
- GAS GATE
- ★ BOLLARD w/LIGHT
- STREET SIGN
- ⚡ LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- UNDERGROUND WATER
- TREE LINE

Blackrock Riverside Avenue Senior Apartments

356 Riverside Ave
Burlington, Vermont

No.	Revision	Date	Appd.

Designed by	RRC	Checked by	RRC
Issued for		Date	November 13, 2020

Lot Line Adjustment Plat

Owner of Record
Douglas and Katherine Boyden

Drawing Title

STATE OF VERMONT
NOTARY PUBLIC
RYAN R. CLOUTIER
No. 744

Sv-1

Sheet 1 of 1

Project Number
58036.00













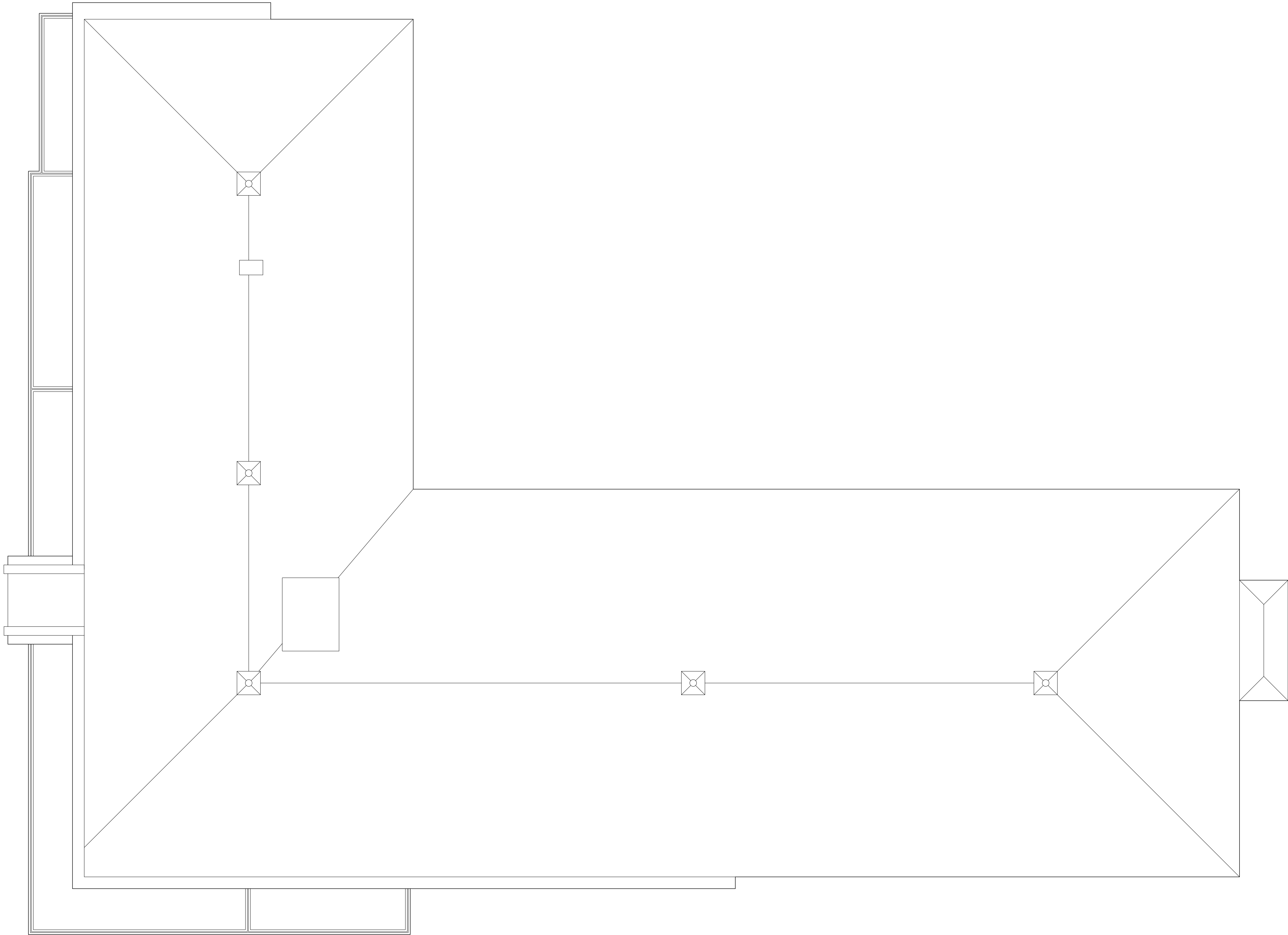






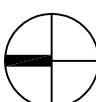






10 ROOF PLAN

Scale: 1/8" = 1'-0"



Smith Buckley Architects

431 Pine Street, Burlington, Vermont 05401
(802) 540-0323

sbavt.com

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STRUCTURAL ENGINEER:
Engineering Ventures
208 Flynn Avenue
Burlington, VT 05401
802-863-6225

CIVIL ENGINEER:
Vanasse Hangen Brustlin, Inc.
40 IDX Drive
Building 100, Suite 200
South Burlington, VT 05403
802-497-6100

BLACKROCK
RIVERSIDE AVE. SENIOR
APARTMENTS
356 RIVERSIDE AVENUE, BURLINGTON, VT 05401

REV NUMBER	REV DATE	DESCRIPTION
ZONING PERMIT DRAWINGS NOT FOR CONSTRUCTION		

ROOF PLAN

SCALE: AS NOTED
DATE: September 8, 2020

A106

SRT1 EDGE-LIT

CEILING/SURFACE/GARAGE

FEATURES

- For ceiling mount and parking garage applications from an 8–15 foot mounting height
- Edge-lit flat lens for optimal visual comfort and uniformity across the lens
- Two optical distributions specifically design for parking garage and canopy applications are available making the Beacon Edge-Lit luminaire both versatile and functional
- UL/cUL listed for wet locations, IP65 and 3G vibration rated
- Occupancy sensor available for complete on/off and dimming operation



RELATED PRODUCTS

[Drive Edge-Lit SRT2](#)
[Orbeon](#)
[Viper Small](#)

SPECIFICATIONS

HOUSING

- Die-cast aluminum housing ensures long electrical component life and luminaire performance
- Corrosion resistant powder coat finish both protects and provides architectural appearance
- One piece molded silicone gasket ensures weather proof seal
- Thermally isolated driver mounted to dedicated bracket reduces operating temperatures and increases driver life and reliability

OPTICS

- Edge-lit acrylic light guide provides blended non-pixelated light for unprecedented visual comfort
- Choice of multiple light outputs with lumen range of 2000–6000
- Two distribution types: Type 5 Square Wide, Type 5 Concentrated
- Wide variety of CCT's and CRI's offered: 3000K (70CRI), 3000K (80CRI), 3500K (80CRI), 4000K (70CRI), 4000K (80CRI) or 5000K (70 CRI) CCT

ELECTRICAL

- 120V–277V 50/60Hz available
- 0–10V dimming drivers are RoHS compliant

INSTALLATION

- Standard quick mount plate over standard 4" junction box or octagonal junction box and allows for simplified fixture installation
- Standard luminaire accepts a rigid or 3/4" NPT stem for pendant mounting via wet location j-box (by others)
- Optional bird deterrent shroud available for field installation

OPTIONS/CONTROLS

- Standalone occupancy sensor available for on/off or dimming operation
- Uplight option provides approximately 800 lumens and consumes only 8 additional watts
- Vandal resistant wire guard available as an option for factory installation or as an accessory for field installation.

CERTIFICATIONS

- Listed to UL1598 for use in wet location, listed for -40°C to 40°C applications
- IDA approved with zero uplight for 3000K and warmer CCTs
- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- IP65

WARRANTY

- 5 year warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	2000–6800
Wattage Range	15–55W
Efficacy Range (LPW)	99–118
Reported Life (Hours)	50K
Weight lbs. (kg)	8 (3.6)

SRT1 EDGE-LIT

CEILING/SURFACE/GARAGE

ORDERING GUIDE

Example: SRT1-35-3K7-5QW-UNV-BLT-WG

CATALOG #

Series	Engine	CCT	Distribution	Voltage	Color/Finish	Options
SRT1 Edge-Lit Parking Garage Size 1	15 15W Nominal 2000 lm	3K7 3000K, 70 CRI	5QW Type 5 Square Wide	UNV 120V- 277V	BLT Black Matte Textured	CD Continuous Dimming ⁴
	20 20W Nominal 2500 lm	3K8 3000K, 80 CRI	5C Type 5 Concentrated	120 120V	BLS Black Gloss Smooth	WG Wire Guard
	35 35W Nominal 4000 lm	35K8 3500K, 80 CRI		208 208V	DBT Dark Bronze Matte	UD Uplight Module ³
	55 55W Nominal 6000 lm	4K7 4000K, 70 CRI		240 240V	DBS Dark Bronze Gloss Smooth	F Single Fuse (120, 277) ¹
		4K8 4000K, 80 CRI		277 277V	GTT Graphite Matte Textured	LD3 36" Lead Length ²
		5K7 5000K, 70 CRI			LGS Light Grey Gloss Smooth	LD6 72" Lead Length ²
					PSS Platinum Silver Smooth	LD9 108" Lead Length ²
					WHT White Matte Textured	SP10K 10kA Surge Protection ³
					WHS White Gloss Smooth	LMB Less Mounting Bracket
					VGT Verde Green Textured	
					Color Option	
					CC Custom Colors	

Accessories (Order Separately)

- ☐ SRT1-WG Wire Guard
- ☐ SRT-MB Mounting bracket for pre-installation
- ☐ SRT1-BS-XXX Bird deterrent shroud for SRT1 version, not available with uplight
- ☐ SCP-REMOTE Remote control for SCP option; order at least on per project to program and control

Notes:

- 1 Must specify voltage
- 2 Standard wire lead length 24"
- 3 SP10K LED indicator not available with uplight
- 4 Specify when using external 0-10V dimming system
- 5 120V or 277V only

PERFORMANCE DATA

Nominal Watts	Nominal Lumens	Distribution	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
15	2000	5C	2470	146.61	1	0	1	2459	145.91	1	0	1	2364	140.30	1	0	1
		5QW	2378	141.15	1	0	1	2367	140.48	1	0	1	2276	135.07	1	0	1
20	3000	5C	3093	136.86	1	0	1	3078	136.21	1	0	1	2960	130.97	1	0	1
		5QW	2974	131.60	1	0	1	2960	130.97	1	0	1	2846	125.93	1	0	1
35	4500	5C	4757	131.05	2	0	1	4734	130.42	2	0	1	4552	125.41	2	0	1
		5QW	4574	126.01	2	0	1	4552	125.41	2	0	1	4377	120.58	2	0	1
55	6500	5C	6814	127.13	2	0	1	6782	126.52	2	0	1	6521	121.66	2	0	1
		5QW	6552	122.24	3	0	1	6521	121.66	3	0	1	6270	116.98	3	0	1

ELECTRICAL DATA

Nominal Watts	System Watts	Line Voltage		AMPS AC				Dimming Range	Absolute Voltage Range on 0-10V (+)	
		VAC	HZ	120	208	240	277		VAC	HZ
15	16.9	120-277	50/60	0.14	0.08	0.07	0.06	10% to 100%	0V	10V
20	21.6	120-277	50/60	0.18	0.10	0.09	0.08	10% to 100%	0V	10V
35	34.6	120-277	50/61	0.29	0.17	0.14	0.12	10% to 100%	0V	10V
55	54.9	120-277	50/62	0.46	0.26	0.23	0.20	10% to 100%	0V	10V

SRT1 EDGE-LIT

CEILING/SURFACE/GARAGE

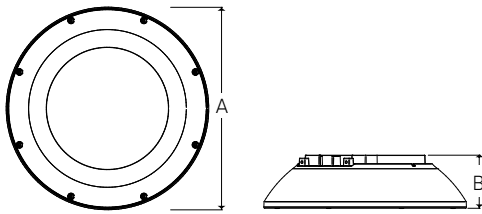
PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L ₇₀ (Hours)
25°C / 77°F	1.00	0.98	0.96	0.95	0.89	278,000
40°C / 104°F	0.99	0.98	0.96	0.94	0.88	264,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

DIMENSIONS



A	B	Weight
12" (304mm)	3.1" (78mm)	8lbs (3.6kg)

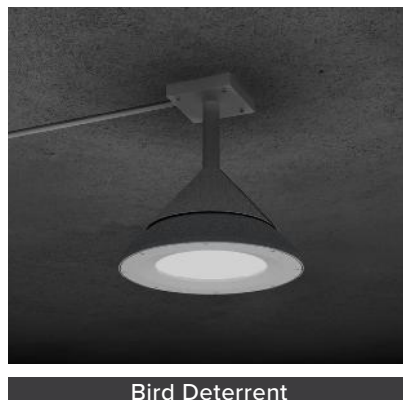
ADDITIONAL INFORMATION

FINISH OPTIONS



Wire Guard

An optional wire guard can be specified at the factory or as an accessory for field installation.



Bird Deterrent

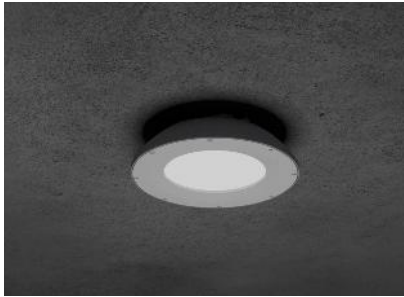
An optional bird shroud deterrent can be specified at the factory or as an accessory for field installation.

SRT1 EDGE-LIT

CEILING/SURFACE/GARAGE

ADDITIONAL INFORMATION (CONT'D)

MOUNTING



Surface Mount

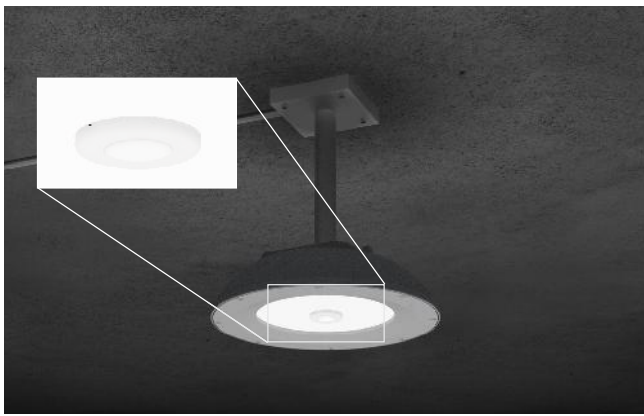
Mounting plate with "quick mount" hanger for one person simple installation.



Pendant Mount

Standard 3/4" threaded entry for pendant applications.

CONTROLS



Standalone Controls

Optional passive infrared sensors are available for basic occupancy and daylight sensing. Programmable via remote or Bluetooth® phone app.

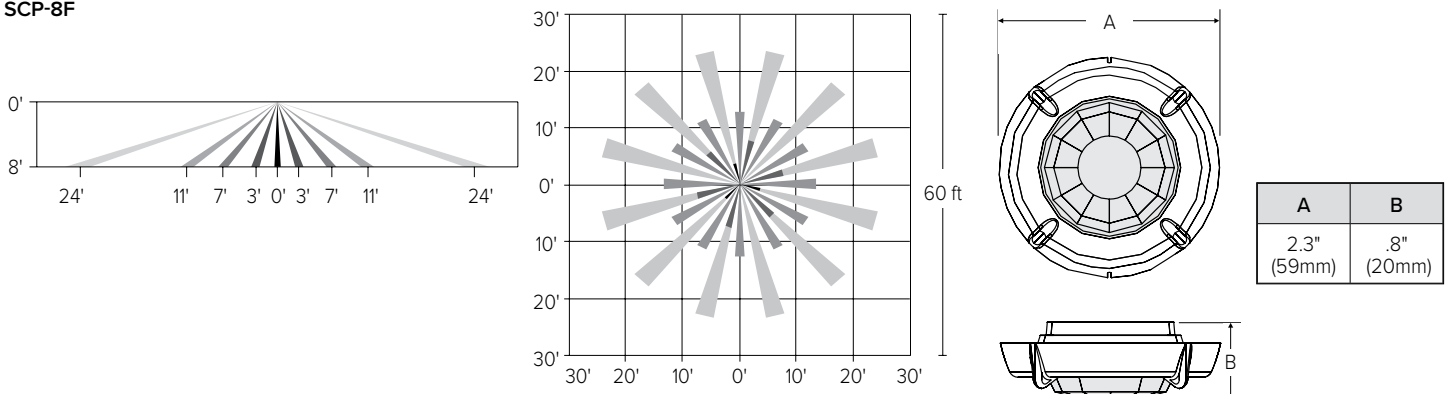


Uplight

Optional uplight module provides 800 lumens of indirect illumination for improved visual quality while eliminating cave effect.



SCP-8F



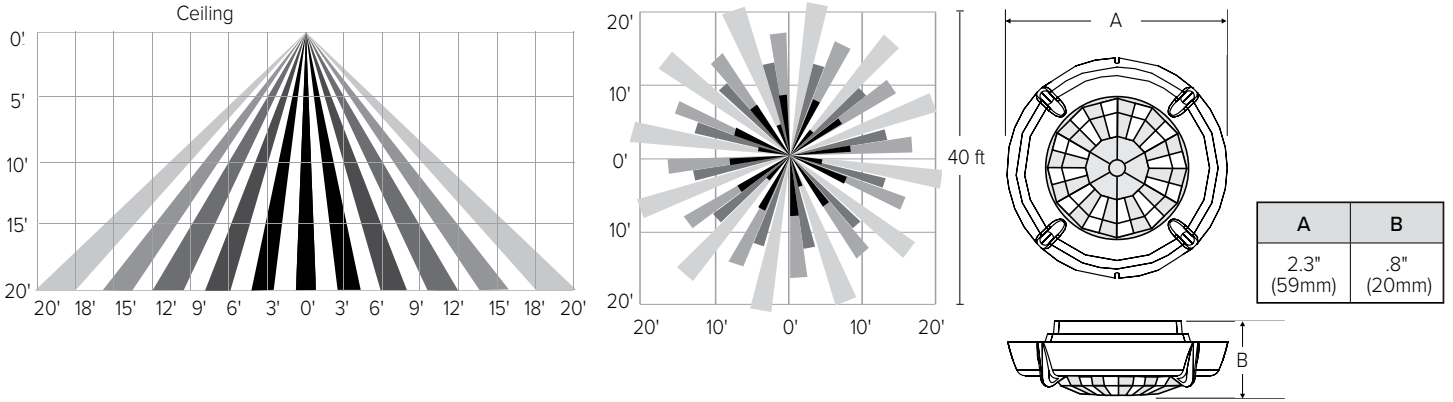
SRT1 EDGE-LIT

CEILING/SURFACE/GARAGE

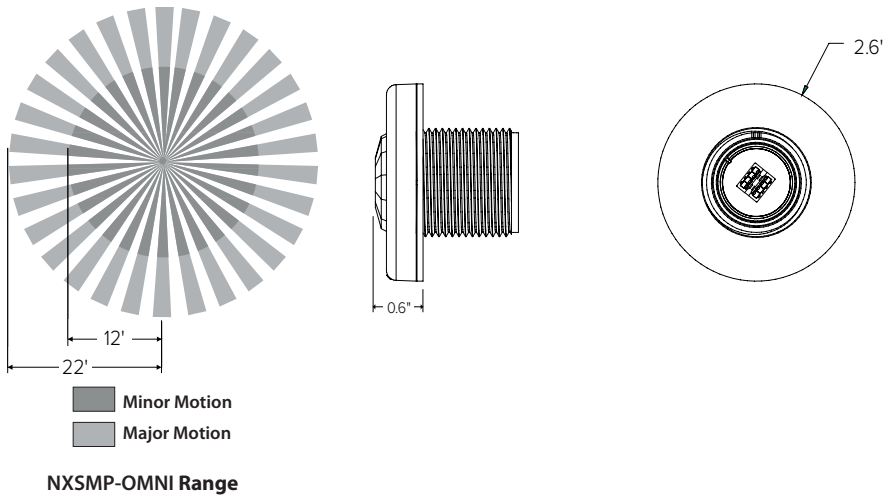
ADDITIONAL INFORMATION (CONT'D)

CONTROLS (CONT'D)

SCP-20F



NXOS12F



USE OF TRADEMARKS AND TRADE NAMES

All product and company names, logos and product identifies are trademarks ™ or registered trademarks ® of Hubbell Lighting, Inc. or their respective owners. Use of them does not necessarily imply any affiliation with or endorsement by such respective owners.

Type:

Job:

Catalog number:

/	/	/
Fixture	Electrical Module	Luminaire Finish
		Option
See page 2		

Approvals:

Date:

Page: 1 of 3

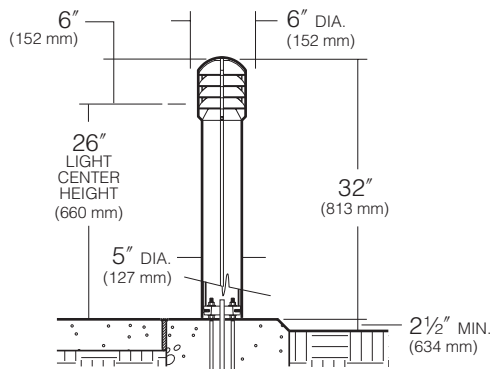
Specifications

CB Models

10 to 20 Diodes

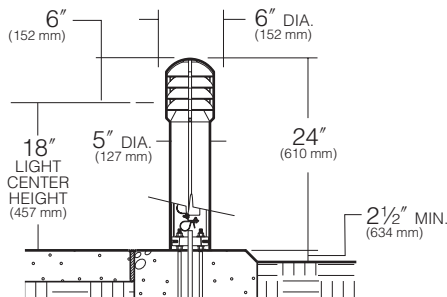
CB32

Maximum weight: 20 lb

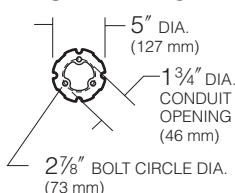


CB24

Maximum weight: 17 lb



BASE PLAN CB



HUBBELL LIGHTING, INC.

Top, Louvers: Interlocking die-cast, low-copper (<0.6% Cu) aluminum sections fasten together with concealed stainless steel screws. Louver base assembly fastens internally to riser with 4 concealed screws.

Riser: Extruded aluminum, 5" diameter, .125" typical wall thickness, external vertical grooves align with vertical members on louver assembly. Attaches to anchor base with 4 countersunk stainless steel flat socket head screws finished to match fixture.

Anchor Base: Heavy cast aluminum, fully concealed within riser shaft. Three 3/8" x 10" + 2" zinc plated anchor bolts, each with two nuts and washers, and a rigid pressboard template.

Globe: Internally fluted, clear tempered glass, fully gasketed.

Optical Module: Each LED equipped with a directional optic for maximum beam angle projecting through louver stack spacings. LED boards to be mounted to an anodized inter-locking heat sink extrusion. (Type I) two 5-LED boards for a total of 10-LED. (Type III) three 5-LED boards for a total of 15-LED. (Type V) four 5-LED boards for a total of 20-LED. Available in 580nm Amber, 3000K, 4200K and 5100K color temperatures.

Electronic Module: All electrical components are either UL or ETL recognized, mounted on a single plate and factory prewired with quick disconnect plugs. Driver is rated for -40°F starting and has a 0-10V dimming interface for multi-level illumination options.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidic isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (Include RAL#).

Listed to: UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2#250.0 Luminaires. RoHS compliant. Meets Buy American provisions within ARRA.

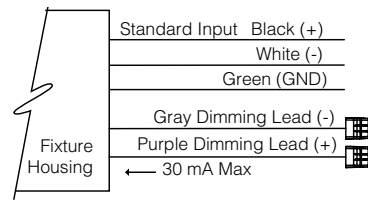
Warranty: Kim Lighting warrants Bollard LED products sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of five (5) years for exterior housing paint finish(s), (iii) a period of five (5) years for LED Light Engines and, (iv) a period of five (5) years for LED power components (driver, surge protector and LifeShield® device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE



Standard and Optional Features

Fixture Cat. No. designates fixture.	Cat. No. ☐ CB24 Compact Bollard 24" overall height ☐ CB32 Compact Bollard 32" overall height
Electrical Module LED = Light Emitting Diode	Cat. Nos. for LED Electrical Modules available: xL Source: ☐ 10L= 10 LED (IES Type I) ☐ 15L= 15 LED (IES Type III) ☐ 20L= 20 LED (IES Type V) xK Color Temperature: ☐ 2K = 580nm - Amber ☐ 3K = 3000K ☐ 4K = 4200K ☐ 5K = 5100K UV Voltage: ☐ UV Universal Voltage shall range from 120V-277V
Finish TGIC thermoset polyester powder coat paint on fixture and shaft	Color: Black Dark Bronze Light Gray Graphite Platinum Silver Titanium White Custom Color ¹ Cat. No.: ☐ BL ☐ DB ☐ LG ☐ GT ☐ PS ☐ TT ☐ WH ☐ CC ¹ Custom color subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____
Battery Back-up Cat. No. ☐ EM ☐ No Option	Internal battery pack provides 90 minutes of supplemental light at 50% of initial lamp lumens. NOTE: For CB32 only.  Battery Back-up
Optional Duplex Receptacle Cat. No. ☐ DR ☐ DR-GFI ☐ No Option	(CB32 only) Mounted 18" from bottom of shaft, in a cast aluminum box that is internally welded and sealed with a gasketed While-In-Use cover with locking tab. Painted to match bollard. DR weather proof duplex receptacle rated 20A, 125V. DR-GFI weather proof duplex receptacle with ground fault circuit interrupter rated 20A, 125V.
0-10V Dimming Interface	Driver has a 0-10V dimming interface with a dimming range of 10-100%. Is compatible with most control systems including Hubbell Building Automation wiHUBB™. Approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV. Note: Not compatible with current sourcing dimmers. Controls compatible via Gray and Purple dimming lead. 



Lumen Data

Spectroradiometric			
	3000K Average	4200K Average	5100K Average
Correlated Color Temp. CCT (K)	2800K - 3175K	3800K - 4600K	4600K - 5600K
Color Rendering Index (CRI)	≥75	≥70	≥65
Power Factor	>.90	>.90	>.90

Projected Lumen Maintenance		
mA	50,000 hrs	100,000 hrs
350mA	N/A	N/A

Based on 20LED version.

Electrical Drive Current - @350mA						
Volts - AC	Type 1		Type 3		Type 5	
	Amps - AC	System Watts	Amps - AC	System Watts	Amps - AC	System Watts
120	0.11	13	0.16	19	0.21	25
208	0.06	13	0.09	19	0.12	25
240	0.05	13	0.08	19	0.10	25
277	0.05	13	0.07	19	0.09	25

B.U.G. Rating (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare			
Temperature	TYPE 1	TYPE 3	TYPE 5
3000K	B0 U2 G1	B0 U2 G1	B1 U2 G1
4200K	B0 U2 G1	B0 U2 G1	B1 U2 G1
5100K	B0 U2 G1	B0 U2 G1	B1 U2 G1

Absolute Lumens			
Temperature	TYPE 1	TYPE 3	TYPE 5
3000K	403	533	795
4200K	499	705	985
5100K	525	740	1036

LED performance and lumen output continues to improve at a rapid pace. Log onto www.kimlighting.com to download the most current photometric files from Kim Lighting's IES File Library. For custom optics and color temperature configurations, contact factory.

TRAVERSE SERIES

SURFACE/CEILING/GARAGE

Cat.#

Job

Type



Approvals

SPECIFICATIONS

Intended Use:

The Traverse luminaire is a wall surface mounted luminaire with a field replaceable LED light engine & optical bezel system. Internal components are totally enclosed in rain-tight and corrosion-resistant die cast aluminum housing. The TRV Luminaire is suitable for wet locations.

Construction:

- Traverse luminaire consists of a die cast aluminum two-piece housing.
- Die cast main (thermal) housing provides direct heat exchange between the LED light engine and the cool outdoor air by drawing heat through integral heat channels and out to the sculptured and functional luminaire surface.
- LED drivers are thermally isolated from the main housing, mechanically attached and heat sunk to the rear housing.
- Main housing is designed with heat dissipating fins for LED thermal management without the use of metallic screens, cages, or fans.
- Shape of the main housing is designed to prevent debris accumulation and as a bird nesting deterrent. The back and main housings are designed to hinge open for easy mounting and easy access.

LED/Optics:

- Optical one piece 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.
- A two-piece die cut silicone and polycarbonate foam gasket ensures a weather-proof seal around each individual LED and allows the Traverse luminaire to be rated for high-pressure hose down applications.
- Optical cartridge is secured to the extruded housing with fasteners and a heat pad to ensure thermal conductivity.
- Optics are held in place without the use of adhesives and the complete assembly is gasketed for high pressure hose down cleaning.
- Cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV).
- Power factor is min 0.92 at full load.
- All electrical components are rated at 50,000 hours at full load and 40°C ambient conditions per MIL-217F Notice 2.
- Optional 0 to 10 volt dimming drivers are available upon request.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. 15A rating applies to primary (AC) side only.
- Surge protection - 20KA

Controls/Options:

- Traverse is 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 down to a factory preset level, reducing light level accordingly. When motion is detected, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from the standard configurations
- Available with Energeni for optional set dimming with simple delay, or timed dimming based on time of night (see Energeni product page for more details www.beaconproducts.com/products/energeni)
- In addition, Traverse can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit: www.hubbelllighting.com/sitesync/ for more details

Installation:

- Rear housing (back plate) is designed with various bolt patterns for direct wall mounting or mounting to a recessed 4" junction box.
- Rear housing has three integral 3/4" NPT power feed locations (bottom and each side) for surface mounted conduit applications.
- After mounting the rear housing to the wall or junction box, the main housing is designed to hang and hinge closed after connecting the male and female quick connectors.
- Mounting design permits a simple retrofit to existing wall luminaires that utilize surface mount or recessed junction boxes.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 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.

Listings:

- The luminaire shall bear a CSA label and be marked suitable for wet locations (standard).
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/traverse>

Warranty:

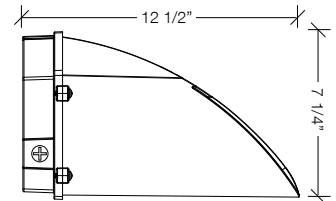
Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

PRODUCT IMAGE(S)

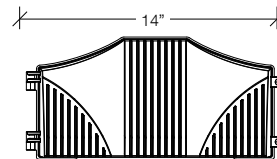


Shown with SiteSync™

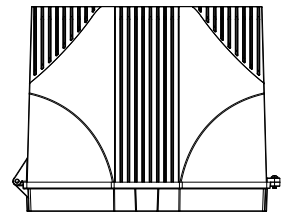
DIMENSIONS



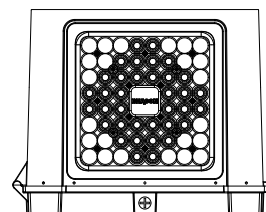
Side View



Front View



Top View



Bottom View

CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only



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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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HUBBELL
Lighting

SERIES	ENGINE-WATTS	LED COLOR ¹¹	OPTICS	CONTROL OPTIONS	FINISH
TRV-D Traverse Down Light	24NB-27 27 Watts - LED array	3K 3000K	T2 Type II	GENI-XX ⁶ Energeni	BBT basic black textured
TRV-U ¹ Traverse Up Light (lens req.)	24NB-55 55 Watts - LED array	4K 4000K	T3 Type III	SWP ^{7,8} SiteSync Wire-less Pre-Commission	BMT black matte textured
	36NB-80 80 Watts - LED array	5K 5000K	T4 Type IV	SWPM ^{7,8,9} SiteSync Wire-less Pre-Commission w/ Occupancy Sensor	WHT white textured
	48NB-110 110 Watts - LED array		T5R Type V, rectangular		MBT metallic bronze textured
	60NB-136 136 Watts - LED array		2X2 Narrow spot flood		BZT bronze textured
			5X5 Medium flood		DBT dark bronze textured
					GYG gray smooth
					DPS dark platinum smooth
					GNT green textured
					MST metallic silver textured
					MTT metallic titanium textured
					OWI old world iron
					RAL _____

VOLTAGE

UNV 120-277V
347 347V
480 480V

SENSOR OPTIONS

MOB^{3,5,7,9} Occupancy Sensor (33% or 50% dimming)

ELECTRICAL OPTIONS

PEC Photocell, button
2PF^{2,3,10} Dual power feed
BPC⁴ Cold weather battery pack

¹ Indoor use only

² Not available on 24NB-27

³ Not available @ 347V or 480V input

⁴ 36NB-80 only, not available with SWP or SWPM control options

⁵ Not available on 48NB-110 or 60NB-136

⁶ When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

⁷ Not available with other control or sensor options. PEC is available with MOB and OCS.

⁸ Specify group and zone. See SiteSync product page www.hubbellighting.com/controls/sitesync for more details.

⁹ Specify time delay; dimming level and mounting height.

¹⁰ Not available with SWP or SWPM control options.

¹¹ 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/Traverse_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.hubbellighting.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: TRV/24NB-55/5K/T3/UNV/SWP/DBT SiteSync only
TRV/24NB-55/5K/T3/UNV/SWPM-20F/DBT SiteSync with Occupancy Sensor

MOB ORDERING INFORMATION: When ordering a fixture with a dimming occupancy sensor option (MOB), please specify the appropriate information. These settings are specified in the ordering as shown in the example below.

TRV/24NB-55/5K/T3/UNV/MOB - 1 to 30 min. - 33% or 50% - ?? / DBT

High to Dim Delay Low Level Mounting Height (ft.)

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync loaded on USB flash drive (Windows based only)
SWTAB*	SiteSync Windows Tablet
SWBRG*	SiteSync Wireless Bridge Node

*When ordering with SiteSync, one of the following interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.

+ If needed, an additional Bridge Node can be ordered.



SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

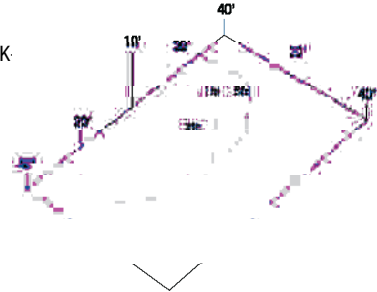


PHOTOMETRICS

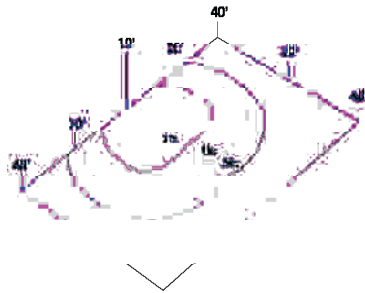
Type II
TRV-60NB-136-5K-T2



Type III
TRV-60NB-136-5K



Type IV
TRV-60NB-136-5K-T4



PERFORMANCE DATA

# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 80 CRI)				
				LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G
24	350mA	27w	T2	2833	105	1	0	1	2805	104	1	0	1	2408	89	1	0	1
			T3	2805	104	1	0	1	2777	103	1	0	1	2392	89	1	0	1
			T4	3086	114	1	0	1	3055	113	1	0	1	2623	97	1	0	1
			T5R	3142	116	2	0	2	3111	115	2	0	2	2670	99	2	0	2
			5X5	3031	112	2	0	1	3001	111	2	0	1	2577	95	2	0	1
			2X2	3287	122	3	0	1	3254	121	3	0	1	2794	103	3	0	1
24	700mA	55w	T2	5666	102	2	0	2	5610	101	2	0	2	4816	86	1	0	2
			T3	5610	101	1	0	2	5554	100	1	0	2	4784	86	1	0	2
			T4	6171	111	1	0	2	6110	109	1	0	2	5245	94	1	0	2
			T5R	6283	113	3	0	3	6221	111	3	0	3	5341	96	3	0	3
			5X5	6063	110	3	0	1	6002	109	3	0	1	5153	94	3	0	1
			2X2	6573	118	4	0	1	6508	117	4	0	1	5587	100	4	0	1
36	700mA	80w	T2	8505	101	2	0	3	8415	100	2	0	3	7224	87	2	0	2
			T3	8415	100	2	0	2	8331	99	2	0	2	7175	86	2	0	2
			T4	9256	110	1	0	3	9164	109	1	0	3	7868	94	1	0	3
			T5R	9425	112	3	0	3	9331	111	3	0	3	8011	96	3	0	3
			5X5	9094	109	4	0	1	9003	108	4	0	1	7730	93	3	0	1
			2X2	9860	118	4	0	1	9762	116	4	0	1	8381	100	4	0	1
48	700mA	110w	T2	11332	102	3	0	3	11220	101	3	0	3	9633	87	2	0	3
			T3	11220	101	2	0	3	11108	100	2	0	3	9567	86	2	0	3
			T4	12342	111	2	0	3	12219	110	2	0	3	10491	95	2	0	3
			T5R	12567	113	4	0	4	12441	112	4	0	4	10682	96	3	0	3
			5X5	12126	109	4	0	1	12004	108	4	0	1	10307	93	4	0	1
			2X2	13147	118	5	0	1	13016	117	5	0	1	11175	101	5	0	1
60	700mA	136w	T2	14165	103	3	0	3	14025	102	3	0	3	12041	88	3	0	3
			T3	14025	102	3	0	3	13885	101	3	0	3	11959	87	3	0	3
			T4	15427	113	2	0	3	15274	111	2	0	3	13114	96	2	0	3
			T5R	15708	115	4	0	4	15259	111	4	0	4	13352	97	4	0	4
			5X5	15157	111	4	0	1	15006	110	4	0	1	12884	94	4	0	1
			2X2	16434	120	5	0	2	16269	119	5	0	2	13968	102	5	0	1

¹Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.



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PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°F	1.00	0.97	0.96	0.95	0.93	>560,000

¹ Projected per IESNA TM-21-11

Data references the extrapolated performance projections for the base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	OPER. CURRENT (Amps)	SYSTEM POWER (Watts)
24	1	(350mA)	120	0.23	27.0
			277	0.10	
24	2	(700mA)	120	0.46	55.0
			277	0.20	
36	1	(700mA)	120	0.68	80.0
			277	0.30	
48	1	(700mA)	120	0.92	110.0
			277	0.40	
60	1	(700mA)	120	1.13	136.0
			277	0.49	

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99
50°C	122°F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

VIPER S

SMALL VIPER LUMINAIRE

FEATURES

- Small size companion to Viper Large
- Wide choice of different LED wattage configurations
- Nine optical distributions
- Designed to replace HID lighting up to 400W MH or HPS
- Suitable for wet locations



*3000K and warmer CCTs only



See Certification Specifications

CONTROL TECHNOLOGY



SPECIFICATIONS

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
- 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 3,000-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
- External hardware is corrosion resistant

OPTICS

- 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
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

INSTALLATION

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)

ELECTRICAL (CONTINUED)

- Power factor is $\geq .90$ at full load
- Dimming drivers are standard, but CD must be selected in options to obtain external wiring leads for 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 contains all LED driver components
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Surge protection: 20kA
- Lifeshield™ Circuit ([see Electrical Data](#))

CONTROLS

- 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 [Energen](#) for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night

OPTICS STRIKE



RELATED PRODUCTS

[Viper Large](#)

CONTROLS (CONTINUED)

- In addition, Viper can be specified with [SiteSync™ wireless control system](#) for reduction in energy and maintenance costs while optimizing light quality 24/7

CERTIFICATIONS

- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Certified to UL 1598 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#).

WARRANTY

- 5 year warranty
- See [HLI Commercial and Industrial Outdoor Lighting Warranty](#) for additional information

KEY DATA	
Lumen Range	4,045–16,216
Wattage Range	39–136
Efficacy Range (LPW)	100–124
Reported Life (Hours)	L70>60,000
Input Current Range (Amps)	0.1–1.1

VIPER S

SMALL VIPER LUMINAIRE

ORDERING GUIDE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

Example: VPS-24L-55-4K7-4W-UNV-A-DBT-TL-GENI-04-BC

CATALOG #

VPS	LED Engine	CCT/CRI ⁷	Distribution	Rotation	Voltage
Series					
VPS Viper Small	24L-39 39W, LED array 24L-55 55W, LED array 36L-65 65W, LED array 36L-80 80W, LED array 48L-110 110W, LED array 60L-136 136W, LED array	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI	FR Type 1/Front Row 2 Type 2 3 Type 3 4F (formerly 4) Type 4 4W Type 4 Wide 5QM Type 5QM 5R Type 5R (rectangular) 5W Type 5W (round wide) TC Tennis Court CR Corner Right CL Corner Left	Blank No rotation L Optic rotation left ⁵ R Optic rotation right ⁵	UNV 120-277V 347 347V 480 480V

Mounting	Color	Control Options	Options
A Rectangular Arm (formerly RA) for square or round pole MAF Mast Arm Fitter (formerly SF2) for 2 3/8" OD horizontal arm K Knuckle (formerly PK2) limit to 30° tilt or 2 3/8" OD horizontal arm or vertical tenon WB Wall Bracket AD Universal Arm for square pole AD3 Adapter for 2.4"-4.1" round pole AD4 Adapter for 4.2"-5.3" round pole AD5 Adapter for 5.5"-5.9" round pole AD6 Adapter for 6.0"-6.5" round pole	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VG Verde Green Textured Color Option CC Custom Color	NXWE NX Wireless Enabled (module + radio) NXSPW_E Nx Wireless, PIR Occ. Sensor, Daylight Harvesting ² NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting ² WIR Wireless Controls, wiSCAPE 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 Programmable Occupancy Sensor w/ daylight control ^{1,2,6} GENI-XX ENERGENI ³ SWP SiteSync Pre-Commission ^{1,4} SWPM_F SiteSync Pre-Commission w/ Sensor ^{1,2,4}	BC Backshield (available for FR, 2, 3, 4, 4W Optics) CD Continuous Dimming F Fusing TB Terminal Block

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 8 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

Notes:

- 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.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
- Only available with FR, 2, 3, 4, 4W and 5R distributions
- Order at least one SCP-REMOTE per project location to program and control the occupancy sensor

Accessories and Services (Ordered Separately)

- ☐ **SCP-REMOTE** Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
- ☐ **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
- ☐ **SW7PR+** SiteSync 7-Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC
- ☐ **BIRD-SPIKE-3** Bird Spikes

* 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 7-pin receptacle.

Hubbell Control Solutions — Accessories (Sold Separately)

NX Distributed Intelligence™

- ☐ **NXOFM-1R1D-UNV** On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC

wiSCAPE® Lighting Control

- ☐ **WIR-RME-L** On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC

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.

VIPER S

SMALL VIPER LUMINAIRE

CONTROLS

SiteSync — Precommissioned 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 [the SiteSync family page on our website](#) or contact Hubbell Lighting tech support at 864-678-1000.



SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VP-L/80L-235/4K7/3/UNV/A/DB/SWP/
VP-L/80L-235/4K7/3/UNV/A/DB/SWPM-40F/

SiteSync only
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 not interface with occupancy sensors



SW7PR

NX Distributed Intelligence™ Lighting Controls:

Supports both indoor and outdoor applications in a variety of deployment options: wired, wireless and hybrid. Integrates with and enables a wide array of luminaires including those with SpectraSync Color Tuning Technology.



NX Integrated Controls Reference								
NX Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0-10V Dimming	On/off Control	Bluetooth® App Programming
NX Networked – Wireless								
NXOFM-1R1D-UNV	SCLNX	Yes	Yes	Yes	Yes	Yes	Yes	Yes, Bluetooth App

wiSCAPE™:

Supports remote management, monitoring and metering of outdoor wireless lighting applications such as smart campuses, smart cities, parking lots, parking lots and roadways.



wiSCAPE Reference								
wiSCAPE Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0-10V Dimming	On/off Control	Bluetooth® App Programming
Networked – Wireless								
WIR-RME-L	WIR-RME-L	Yes	Yes	No	Yes	Yes	Yes	wiSCAPE Gateway

VIPER S

SMALL VIPER LUMINAIRE

DELIVERED LUMENS

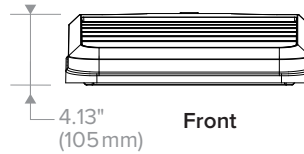
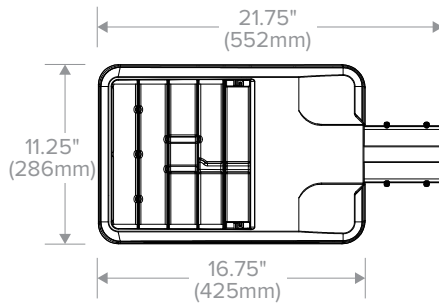
# of LEDs	DRIVE CURRENT (mA)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G
24	500mA	39W	FR	4689	120	1	0	0	4665	120	1	0	0	4432	114	1	0	0
			2	4523	116	1	0	1	4500	115	1	0	1	4275	110	1	0	1
			3	4436	114	1	0	1	4414	113	1	0	1	4194	108	1	0	1
			4F	4362	112	1	0	2	4340	111	1	0	2	4123	106	0	0	2
			4W	4280	110	1	0	2	4258	109	1	0	2	4045	104	1	0	2
			5QM	4442	114	2	0	1	4420	113	2	0	1	4199	108	2	0	0
			5R	4472	115	2	0	2	4450	114	2	0	2	4227	108	2	0	2
			5W	4335	112	3	0	1	4336	111	3	0	1	4114	105	3	0	1
			TC	4561	117	1	0	1	4538	116	1	0	1	4311	111	1	0	1
			CL	4758	122	1	0	2	4758	122	1	0	2	4329	111	1	0	1
24	700 mA	55W	CR	4773	122	1	0	2	4773	122	1	0	2	4361	112	1	0	1
			FR	6357	118	1	0	1	6486	120	1	0	1	5804	107	1	0	1
			2	6132	114	1	0	1	6257	116	1	0	2	5599	104	1	0	1
			3	6015	111	1	0	2	6137	114	1	0	2	5492	102	1	0	2
			4F	5921	110	1	0	2	6034	112	1	0	2	5400	100	1	0	2
			4W	5793	108	1	0	2	5909	110	1	0	2	5272	98	1	0	2
			5QM	6022	112	2	0	1	6145	114	2	0	1	5499	102	2	0	1
			5R	6063	112	3	0	3	6187	115	3	0	3	5536	103	3	0	3
			5W	5908	109	3	0	1	6028	112	3	0	1	5908	102	3	0	1
			TC	6183	113	1	0	1	6309	118	1	0	1	5645	105	1	0	1
36	560 mA	65W	CL	6707	122	1	0	2	6707	122	1	0	2	6117	111	1	0	2
			CR	6729	122	1	0	2	6729	122	1	0	2	6143	112	1	0	2
			FR	7864	121	1	0	1	8041	124	1	0	1	7189	111	1	0	1
			2	7586	117	1	0	2	7757	119	1	0	2	6934	107	1	0	2
			3	7441	114	1	0	2	7609	117	1	0	2	6802	105	1	0	2
			4F	7317	110	1	0	2	7482	112	1	0	2	6688	100	1	0	2
			4W	8690	108	1	0	2	8864	110	1	0	2	7908	98	1	0	2
			5QM	7450	115	3	0	1	7618	117	3	0	1	6810	105	3	0	1
			5R	7501	115	3	0	3	7670	118	3	0	3	6857	105	3	0	3
			5W	7309	112	3	0	2	7473	115	3	0	2	6681	103	3	0	1
36	700 mA	80W	TC	7540	116	1	0	1	7694	118	1	0	1	7694	122	1	0	2
			CL	8179	126	2	0	2	8179	126	2	0	2	7467	115	1	0	2
			CR	8205	126	2	0	2	8205	126	2	0	2	7492	115	1	0	2
			FR	9535	118	1	0	1	9730	120	1	0	1	8706	107	1	0	1
			2	9197	114	1	0	2	9385	116	1	0	2	8398	104	1	0	2
			3	9022	111	1	0	2	9206	114	1	0	2	8238	102	1	0	2
			4F	8871	110	1	0	2	9052	112	1	0	2	8100	100	1	0	2
			4W	11587	108	1	0	3	11819	110	1	0	3	10544	98	1	0	3
			5QM	9033	112	3	0	1	9217	114	3	0	1	8248	102	3	0	1
			5R	9095	112	3	0	3	9280	115	3	0	3	8304	103	3	0	3
48	700 mA	110W	5W	8861	109	3	0	2	9043	112	3	0	2	8092	100	3	0	2
			TC	9275	115	1	0	1	9464	118	1	0	1	8468	105	1	0	1
			CL	10060	126	2	0	2	10060	126	2	0	2	9184	115	2	0	2
			CR	10093	126	2	0	2	10093	126	2	0	2	9215	115	2	0	2
			FR	12713	118	1	0	1	12973	120	2	0	1	11608	107	1	0	1
			2	12263	114	2	0	2	12513	116	2	0	2	11197	104	2	0	2
			3	12029	111	2	0	2	12275	114	2	0	2	10984	102	1	0	2
			4F	11828	110	1	0	3	12069	112	1	0	3	10800	100	1	0	2
			4W	11609	108	1	0	3	11841	110	1	0	3	10564	98	1	0	3
			5QM	12044	112	3	0	2	12290	114	3	0	2	10997	102	3	0	1
60	700 mA	136W	5R	12126	112	3	0	3	12374	115	3	0	3	11072	103	3	0	3
			5W	12126	109	4	0	2	12057	112	4	0	2	10789	100	4	0	2
			RC	12366	115	1	0	2	12619	118	1	0	1	11290	105	1	0	2
			CL	13414	122	2	0	3	13414	122	2	0	3	12246	111	2	0	2
			CR	13458	122	2	0	3	13458	122	2	0	3	12287	112	2	0	2
			FR	15891	117	2	0	2	16216	120	2	0	2	14511	107	2	0	1
			2	15329	113	2	0	2	15642	116	2	0	2	13997	103	2	0	2
			3	15037	111	2	0	3	15344	113	2	0	3	13730	101	2	0	3
			4F	14784	109	1	0	3	15086	111	1	0	3	13500	100	1	0	3
			4W	14802	109	2	0	3	15104	112	2	0	3	13515	100	2	0	3

VIPER S

SMALL VIPER LUMINAIRE

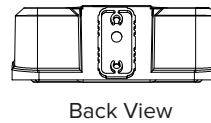
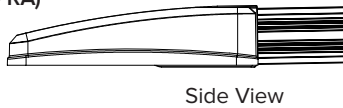
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

DIMENSIONS

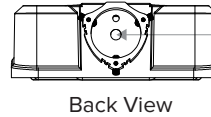
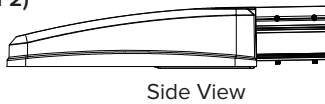


Weight	15.0 lbs (6.8 kg)
EPA	.67 ft ²

A Arm (formerly RA)

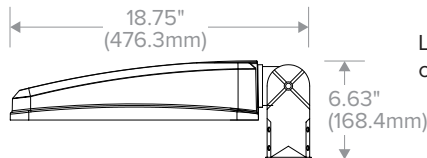


MAF (formerly SF2)



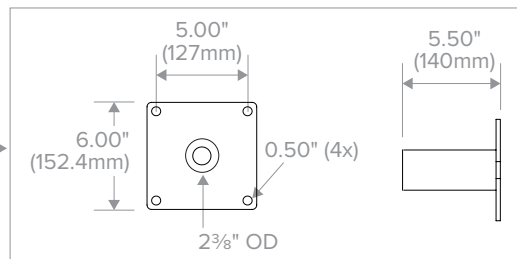
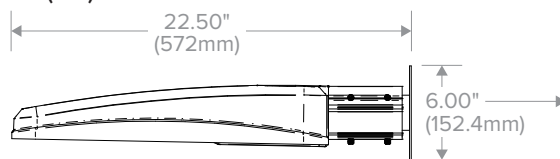
Accepts 2 3/8" OD tenon, min 5" long.

2 3/8" Adjustable Knuckle (K) (formerly PK2)

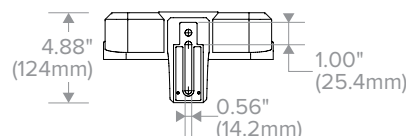
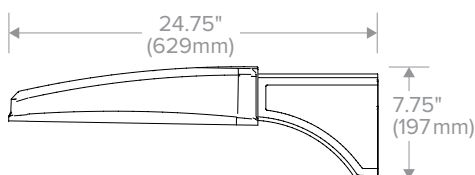


Limit to 30° tilt. Sensor, photocell and wireless controls should not be tilted above horizontal.

Wall Bracket (WB)



AD Decorative Arm



See [page 9](#) for mounting details.



SlimSurface is a 5/8" thick LED surface mounted luminaire with the appearance of a recessed downlight. Easy to install into most standard j-boxes, the SlimSurface round apertures are available as a 5" 650lm, 7" 1000lm and 10" 2200lm fixture.

Project: _____

Location: _____

Cat.No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

Ordering guide

example: S5R830K7AL

Series	CRI	CCT	Lumens	Finish	Dimming
S5R SlimSurface 5" Round	8 80 9 90 ¹	27K 2700K	7 650lm	— White	blank ELV / Triac (120V)
		30K 3000K		AL Aluminum	
		35K 3500K		BK Black	
		40K 4000K		W White	
S7R SlimSurface 7" Round	8 80 9 90 ¹	27K 2700K	10 1000lm	AL Aluminum	Z10U 0-10V (120V-277V)
		30K 3000K		BK Black	
		35K 3500K		W White	
		40K 4000K		AL Aluminum	
S10R SlimSurface 10" Round ²	8 80 9 90 ¹	27K 2700K	22 2200lm	BK Black	blank ELV / Triac (120V)
		30K 3000K		W White	
		35K 3500K		AL Aluminum	
		40K 4000K		BK Black	
				MT Metallic	Z10U 0-10V (120V-277V)

- Configurations using 90 CRI are only available with 2700K & 3000K CCT.
- SlimSurface LED 10" round installs into 4-11/16" J-box (not wet location listed).



Features

- Flange:** One piece plastic flange. Injection molded white, applied aluminum or black.
- Lens:** High transmittance lens allowing for smooth, comfortable light pattern.
- Power supply:** Integral class 2 driver. Factory wired electronic LED driver (see Electrical section for specifications)
- LED Strip:** Utilizes LEDs.
- Lifetime:** Expected lifetime 50,000 hours and backed by a 5-year warranty*
- Compliance:** Non-conductive fixture for shower light application (not applicable to metal trim model).

Dimming

Intended for ELV/Triac (120V) or 0-10V dimming (120V-277V) based on the configuration. Min 90°C supply conductors.

Electrical

Electronic power supply: RoHS compliant. Class 2 power unit. Unit tolerates sustained open and short circuit output conditions without damage.

Electrical specifications	Dimming	Input volts	Input frequency	Input current	Input Power	THD Factor	Power Factor	Minimum Operating Temp.
Slim 5" 650lm	Triac	120V	50/60Hz	0.08A	9.5W	<15%	>0.9	-20°C
	0-10V	120V	50/60Hz	0.09A	10.1W	<20%	>0.9	-20°C
		277V	50/60Hz	0.04A	10.2W	<20%	>0.9	-20°C
Slim 7" 1000lm	Triac	120V	50/60Hz	0.13A	14.2W	<15%	>0.9	-20°C
	0-10V	120V	50/60Hz	0.12A	14.4W	<20%	>0.9	-20°C
		277V	50/60Hz	0.06A	14.7W	<20%	>0.9	-20°C
Slim 10" 2200lm	Triac	120V	50/60Hz	0.20A	23.2W	<20%	>0.9	-20°C
	0-10V	120V	50/60Hz	0.20A	23.2W	<10%	>0.95	-20°C
		277V	50/60Hz	0.09A	24.6W	<15%	>0.95	-20°C

For more details, please see LED-DIM-DL spec sheet.

* See Philips.com/warranties for warranty details.

Labels

cULus listed. ENERGY STAR® certified. All models are damp location rated for walls or ceilings. The 5" & 7" are suitable for ceiling mount wet locations when installed per instructions.

Manhattan 22" LED Wall Light Textured Black

49298BKTLED (Textured Black)

Project Name: _____
 Location: _____
 Type: _____
 Qty: _____
 Comments: _____

**Certifications/Qualifications**

Location Rating	Wet
Title 24 Compliant	Yes
	www.kichler.com/warranty

Dimensions

Base Backplate	21.75 X 6.75
Extension	3.75"
Weight	8.40 LBS
Height from center of Wall opening (Spec Sheet)	11.00"
Height	22.00"
Width	7.00"

Electrical

Input Voltage	Single(120)V
---------------	--------------

Mounting/Installation

Interior/Exterior	Exterior
Mounting Weight	4.80 LBS

Photometrics

Color Rendering Index	90
Delivered Lumens	550
Kelvin Temperature	3000K

Primary Lamping

Dimmable	Yes
Expected Life Span	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	20.5W
# of Bulbs/LED Modules	2

Product/Ordering Information

SKU	49298BKTLED
Finish	Black
Style	Contemporary
UPC	783927541206

Specifications

Diffuser Description	White Glass
Material	ALUMINUM

Additional Finishes

Textured Black

Kichler

7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010
 Toll free: 866.558.5706 or kichler.com

Notes:

1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
 2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER®

Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

<https://www.burlingtonvt.gov/DPI/Zoning-Permits>

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

William Ward, Director
Theodore Miles, Code Compliance Officer
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Planning Technician
Ted Boylan, Permit Administrator



MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Principal Planner

Date: January 16, 2024

RE: 245 Appletree Point Road (ZP 23-545)

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.

On Monday, January 8, 2024 the applicant team notified staff that the Landscape Architect indicated they did not have two of the required documents necessary for the scheduled Conservation Board meeting that evening. "We thought we would have the erosion control plan and stormwater design plan by now, but we do not." By rescheduling the Conservation Board meeting to February, the DRB review date will need to be pushed out as well.

This is scheduled for a date certain of:

Conservation Board February 5, 2024

DRB February 6, 2024.

The applicant team respectfully requests to reschedule their DRB review date.

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
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: January 16, 2024
RE: ZP-23-435; 165 Shelburne 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: RL Ward: 5

Owner/Applicant: Champlain Housing Trust INC./ Donal Dugan

Request: Proposed renovation of existing facility

Applicable Regulations:

Article 4 (Maps & Districts), Article 5 (Citywide General Standards), Article 6 (Development Review Standards), Article 7 (Signs), Article 8 (Parking)

Background Information:

The proposed plan includes changes to the motel and house, accessory structures, parking area, and supporting landscape features. Changes to the house are limited to replacing one window and one door while the changes to motel are more extensive. Work proposed for the motel includes replacing one front door, removing the rear rooflets, and partitioning and enclosing the third floor balcony to individual rooms. The two accessory structures on the property consist of a small shed that will be removed, and a vestibule that will be enclosed. The parking area will be reduced in size from 29 spaces to 16 spaces plus an additional 2 ADA parking spots and moved away from the front of the motel to make room for a new fenced off courtyard. Landscaping changes include new fencing, removal of a pool apron, reconfigured walkways, new trash enclosure area, new smoking shelter, removal of light posts, and a new front yard sign.

This project went to the DAB on November 28th and December 12th. At the November DAB meeting the board decided to table the application requesting the applicant to consider several changes and return with additional information. At the second DAB meeting on December 12th the board felt that no changes to the project were made following the discussion from the previous meeting. A final motion with the vote of 4-1 was made to deny the application. The DAB does not support the application as presented.

Prior zoning permit actions for this property.

- Zoning permit: ZP-22-102 Replacing the sliding patio door for 10 guest rooms. Also, install HVAC units and pads.
- Zoning permit: ZP-21-65 Replace asphalt roof with membrane.

- Zoning permit: ZP-20-711 Install replacement windows in basement and increase width of two doors.
- Zoning permit: ZP-03-129 Relettering of existing non-Conforming sign.
- Zoning permit: ZP-88-170 Place 10` diameter satellite dish, black in color- aluminum perforated, on rear of roof pitch to be 43ft. in height
- Zoning permit: 1976 erect a 3.5` x 64` cedar shingle wood fence on the front of the property

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

I. Findings

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(1) 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. While a motel is not typical for this district the motel was permitted and built in the 50s. No changes to the nonconforming use are proposed. **(Affirmative finding)**

(b) Dimensional Standards & Density

Lot coverage will decrease from 60% to 52% lot coverage.

The minimum required yard setbacks will not change. Footprint of the house structure will have a small addition on the west side.

Max height will not change. **(Affirmative finding)**

(c) Permitted & Conditional Uses

No change in use is proposed. **(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

The rear yard shed and former pool apron will be removed and converted to grass. The new smoking shelter and the bike storage structure are accessory structures. **(Affirmative Finding)**

4. Residential Density

(Not Applicable)

5. Uses

(Not Applicable)

6. Residential Development Bonuses

(Not Applicable)

Article 5: Citywide General Regulations

Sec. 5.4.8 Historic Buildings and Sites

(a). Applicability

The motel and house are listed on the Vermont State Register. Any changes to the motel or house will have to follow the standards and guidelines for historic structures. **(Affirmative Finding)**

(b). Standards and Guidelines.

1. A property will be used as it was historically or be given a new use that requires a minimal change to its distinctive material, features, spaces, and spatial relationships.

The structure was originally built as a 10 bay motel and remains active today. The proposed changes are alterations to existing features but will not change the use of the building.

(Affirmative Finding)

2. The Historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The new door and changes to the rear porch will slightly alter the appearance of these features but functionally remain the same. The proposed change to the siding on the motel will remove what is believed to be original siding, which appears to be a wood clapboard. The proposed replacement siding is a corrugated metal siding. The proposed replacement siding is inconsistent with this criterion. **(Adverse Finding)**

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

No conjectural alterations are proposed. **(Affirmative Finding)**

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

(Not Applicable)

5. Distinctive material, feature, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The majority of the changes are similar to others commonly accepted for other projects in the city. The change of the clapboard siding on the motel and replacement with corrugated metal is inconsistent with this criterion. Acceptable alternatives, such as fiber cement clapboard, are available. **(Adverse Finding)**

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for

an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.

There is no information in the application as to the feasibility of repairing existing clapboard siding, nor is there any apparent consideration of replacement in-kind. There is established precedent, where repair or replacement in-kind is infeasible, to allow for fiber cement clapboard as an alternative replacement material. The proposed corrugated metal siding is not an acceptable alternative. **(Adverse Finding)**

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

(Not Applicable)

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

There are no known archaeological resources identified at this parcel. **(Affirmative Finding)**

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic material, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

A small and inconsequential rear building addition is proposed behind the residence. Changes to fenestration and site changes are generally acceptable. As noted above, the replacement of clapboard siding with corrugated metal siding is unacceptable. **(Affirmative Finding)**

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new changes will not substantially alter the motel in a way that the building could not be reverted to the original design. **(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

Not Applicable

(b) Topographical alterations

Not Applicable

(c) Protection of important public views

Not Applicable

(d) Protection of important cultural resources

Not applicable

(e) Supporting the use of alternative energy
Not Applicable

(f) Brownfield sites
Not Applicable

(g) Provide for nature's events
The proposed changes to the entry points will not be altered in a way that will affect how the entrances function. **(Affirmative Finding)**

(h) Building Location and Orientation
The proposed changes to the rear porch will not be seen from the road and will be screened from the neighbors by existing trees. The replacement egress window will replicate the existing double hung appearance of the existing window. The door on the motel changing into a double door is street facing but will end up screened by the new privacy fence. The new smoking shelter will be hidden behind the new privacy fence that runs along the back of the parking area in front of the motel. **(Affirmative Finding)**

(i) Vehicular access
Access to the parking area will not be changing with this project. **(Affirmative Finding)**

(j) Pedestrian access
The plans for the entrances will not relocate or change how the entrances are used. **(Affirmative Finding)**

(k) Accessibility for the handicapped
Two new ADA spots are proposed in the middle of the parking lot and ramps are proposed to access the walkways and sidewalks for the property. **(Affirmative Finding)**

(l) Parking and circulation
The parking area will shrink but will remain as the main access for cars and will still allow for safe parking and maneuvering of vehicles. **(Affirmative Finding)**

(m) Landscaping, fences, and retaining walls
Several new fences are proposed on the property, consisting of vinyl privacy fencing as well as chain link fencing. The fencing on the north side of the property will be used to screen the new dumpster location. The new vinyl privacy fence will also expand across the rear of the parking lot to create a private courtyard area at the front of the motel. **(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

Minor changes to the small office at the rear of the residence will have the vestibule roof removed while the enclosed space will be expanded slightly to accommodate bicycle parking.

(Affirmative Finding)

2. Roofs and Rooflines

The small office roof will be reduced in size and change to a flat roof. **(Affirmative Finding)**

3. Building Openings

The changes to the window and doors are minimal and will not be visible from the public right of way. All proposed changes to the openings are similar to other projects seen across the city.

(Affirmative Finding)

(b) Protection of important architectural resources

See Sec. 5.4.8

(c) Protection of important Public Views

(Not Applicable)

(d) Provide an active and inviting street edge

From the road, the changes to the sidings and one entry door on the motel may be visible. While the siding change on the south side is not street facing it may still be visible. The change to the door may also be visible even with the proposed fencing. The change of the window will be replicating the design of the existing window and will visually appear the same. Other changes to remove the old light posts, sign, and fences will give a revived appearance to the property.

(Affirmative Finding)

Quality of materials

The new windows and doors conforms to material requirements for historic buildings.

(Affirmative Finding)

(e) Reduce energy utilization

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

(f) Make advertising features complimentary to the site

See sec. 7.2.7

(g) Integrate infrastructure into the building design

(Not Applicable)

(h) Make spaces safe and secure

(Not Applicable)

Article 7: Signs

Sec. 7.2.7 Freestanding Yard Signs

Only one new sign is proposed in the front yard. The proposed sign will conform to the setback requirements of greater than 3ft from the front property line and dimensional requirements of a maximum of 4ft by 6ft sign size. The sign will not be illuminated and will be made of vinyl and wood. The sign is taller than the allowed maximum 6ft total height. **(Adverse Finding)**

Article 8: Parking

Sec. 8.1.9, Maximum On-Site Parking Spaces

The reconfigured parking area will be smaller than the current lay out with 16 parking spaces, 2 ADA parking spaces along with 12 bike parking spots located in the former office area. The smaller parking area with less parking spaces will reduce the degree of non-conformity.

(Affirmative Finding)

II. Reasons for Denial

1. Per the Adverse Findings above.

Comments by Jay White

I will not be able to attend the DAB meeting on Tuesday December 12, but I want to include these comments in the discussion and as an attachment to file regarding the Champlain Housing Trust on 165 Shelburne Street:

1. The chain link fence that was installed since our last meeting when we tabled this project should be removed for several reasons:

1.

a. It was installed this past week without a permit.

b. Most importantly any fence at this location blocks necessary fire access to enable fire trucks to get closer to all of the facade in the event of a fire. Stating a "Fire Lane" outside the fence more than 25 feet from the building does not make it a real fire lane. The "Emergency Service Gate" access through the fence does not allow adequate space for fire trucks to enter the newly proposed front courtyard to have the required 50 foot turning radius for fire trucks to be able to fight a fire in the building.

c. No fence at this location is a site design improvement -- either in aesthetics or in function.

d. A solid white vinyl fence that is 6 feet tall is not in keeping with the residential character of this site. It will look bad and attract graffiti.

e. The new chained link fence installed last week must be removed before there are any occupants in the building again. Those exiting the building during a fire need to get safely and quickly to a public way, which is Shelburne Street. It is worth noting that the area next to a burning building is very hot; the vinyl siding across the street from the lumber yard building fire last month in Montpelier melted.

2. The balcony railings should all remain and be repaired if necessary. None of the railings should become solid so you can't see through, and none should be raised to 48" tall. This 48" height is not necessary for safety of not falling over it and the added height makes it very difficult to rescue someone from the balcony during a fire. A solid railing is also not possible to see over or through, making the room gloomy and dark. It will have the effect of all of the top floor rooms feeling like they are basement apartments.

3. Corrugated steel on both sides of the proposed railing replacement is not in keeping with the character of the residential building. Putting it on both sides of a wood frame will quickly cause the wood support to rot and sawn corrugated steel is dangerously rough and will cut hands if used as a railing. This is not thought out well.

4. It is essential for fire egress safety that top floor residents be able to quickly get to the ends of the rear balcony during a fire. No obstruction or dividers between units on the top floor balcony should be allowed. This is a very unnecessary cost that will make the building unsafe to be in on the top floor.

5. Any replacement exterior siding should be wood or composite painted clapboards with an exposure to match the existing clapboards. This is especially true for replacement of what appears to be rotting board and batten vertical siding on the top floor.

6. I have no problem with removing asphalt to create more grass where the applicant now shows it behind the proposed security fence. The Smoking Shed in that location should not be approved as smoking is not allowed in public residential structures due to secondhand smoke problems and this would be a structure. I assume management could allow smoking outside or on the balconies where it would not be as concentrated.

7. It is okay to remove the shade-producing lower roofs. Patch the places where the brackets are with new clapboard siding.

My recommended motion if I were there would be to:

1. Deny permitting for any kind of privacy fence and require removal of the new unpermitted chain link fence before any occupancy in the building is allowed.

2. Deny removal of the existing split rail fence and changes to landscaping in that area.

3. Allow repair of the existing balcony rails or replacement railings to match the existing railing with a new blustered railings with 4" between balusters. The new rail could be wood or vinyl, baluster railing, but must be 42" tall.

4. Allow replacement of windows and doors as proposed by the applicant.

5. Replace all rotting or deteriorated board and batten siding on the top floor with painted wood or composite clapboards to match the exposure of the existing clapboards on the house. Do not use any steel corrugated siding anywhere on this site.

6. Remove the shade-producing roofs on the west side and patch the walls where the brackets are with clapboards.

7. Require that this email letter be included in the permit file, so the Development Review Board is fully aware of why I am objecting to the items listed above. Not only would all of these be ugly, but they would also seriously damage the existing design, character and setting of the buildings on the site now. The denied items would also create a serious safety hazard and create numerous code violations related to life safety codes Burlington is required to follow.

Perhaps a DAB member at the meeting on December 12 can make this same motion and that it will be fully supported by the rest of the DAB members.

Respectfully submitted,
Jay White, AIA
Design Advisory Board Member

It seems that the applicant is very concerned about security. I respect that concern and think it can be achieved if the "fence" is built closer to the building, perhaps set in sections about 4 feet forward and just between the stair towers with emergency exits at both ends of the new fence sections by the stair towers of each section via one-way gates for fire egress only.

This would allow for proper fire department access to the facade of the building and still have enough turning radii and a functional fire lane next to the building. A fence would not be necessary directly in front of the stair towers which will make the new design look better and save cost.

The walls of the stair towers block access to the walkway and with the added board fence set 4' east of the stair towers, adequate security is achieved to protect all the apartments from uncontrolled access, which I think is the goal here.

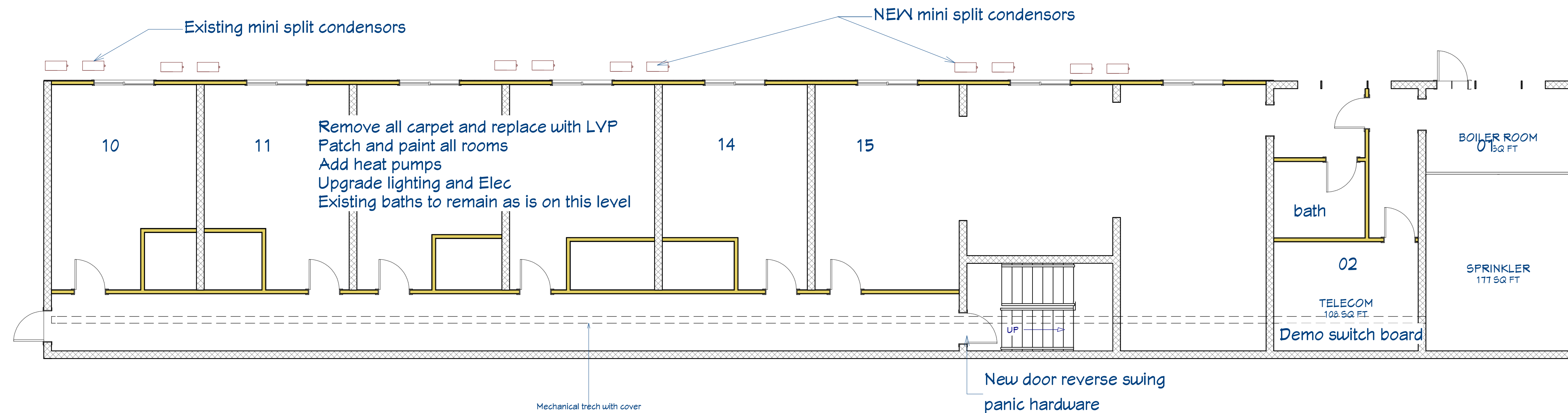
There should **not** be space for tents behind the privacy wall which would also be a concern if the fence is too far from the building and if the fence is solid. A more open style vertical board fence would actually be more secure than a solid fence that could prevent management or others from really seeing what is happening behind the fence.

This way, a security fence could be designed to feel like part of the building and made with vertical wood boards held 4" inches apart for light, airiness, be less of a magnet for graffiti, but still be 6' high for security.

Omitting all of the new walls on the rear balcony will still keep the project cost less than what is proposed now but look much better. This is a major entrance to Burlington and it needs to look attractive, not like a construction site or a prison with a permanent chain link or solid fence the full length of the property, 25' in front of the building.

I don't think it needs to be solid for privacy, but secure enough to control access to the apartment doors, still requiring checking in and out by the main office so management knows who is coming out and going into the units and when.

Jay White, AIA



1st Floor

--	--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:	PLAN LEVEL 1
--------------	--------------

CHAMPLAIN PLACE REMODEL

155 165 SHELburne ST CHAMPLAIN HOUSING TRUST
--

DATE:	1/9/2024
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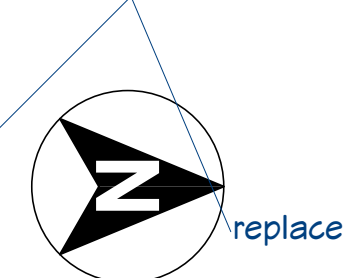
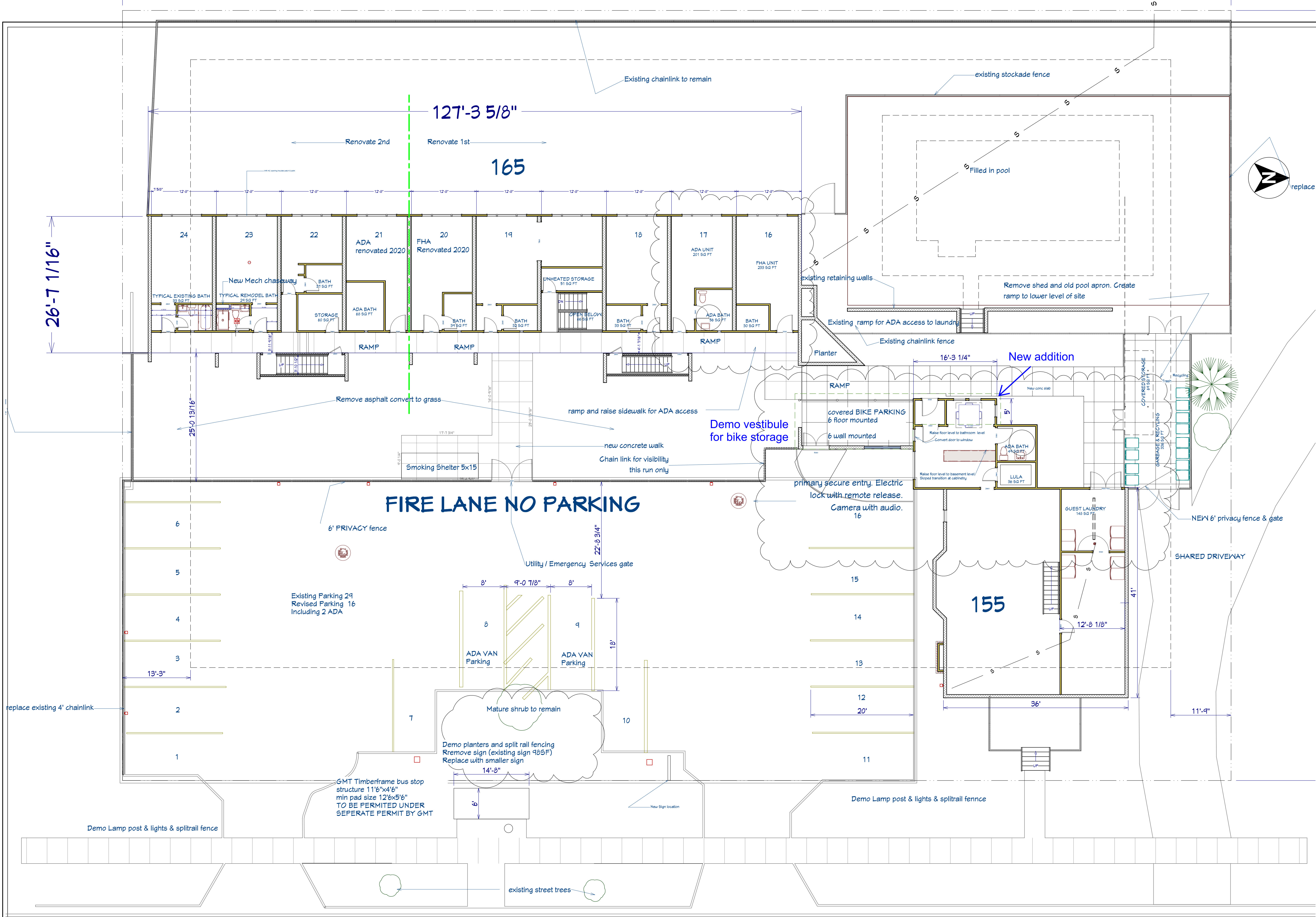
SCALE:	
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SHEET:	
--------	--

A-1

ZONING PERMIT DRB 1-8-2024



NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
SITE PLAN/ LEVEL 2

**CHAMPLAIN PLACE
REMODEL**

**155 165 SHELburne ST
CHAMPLAIN HOUSING
TRUST**

DATE:

1/9/2024

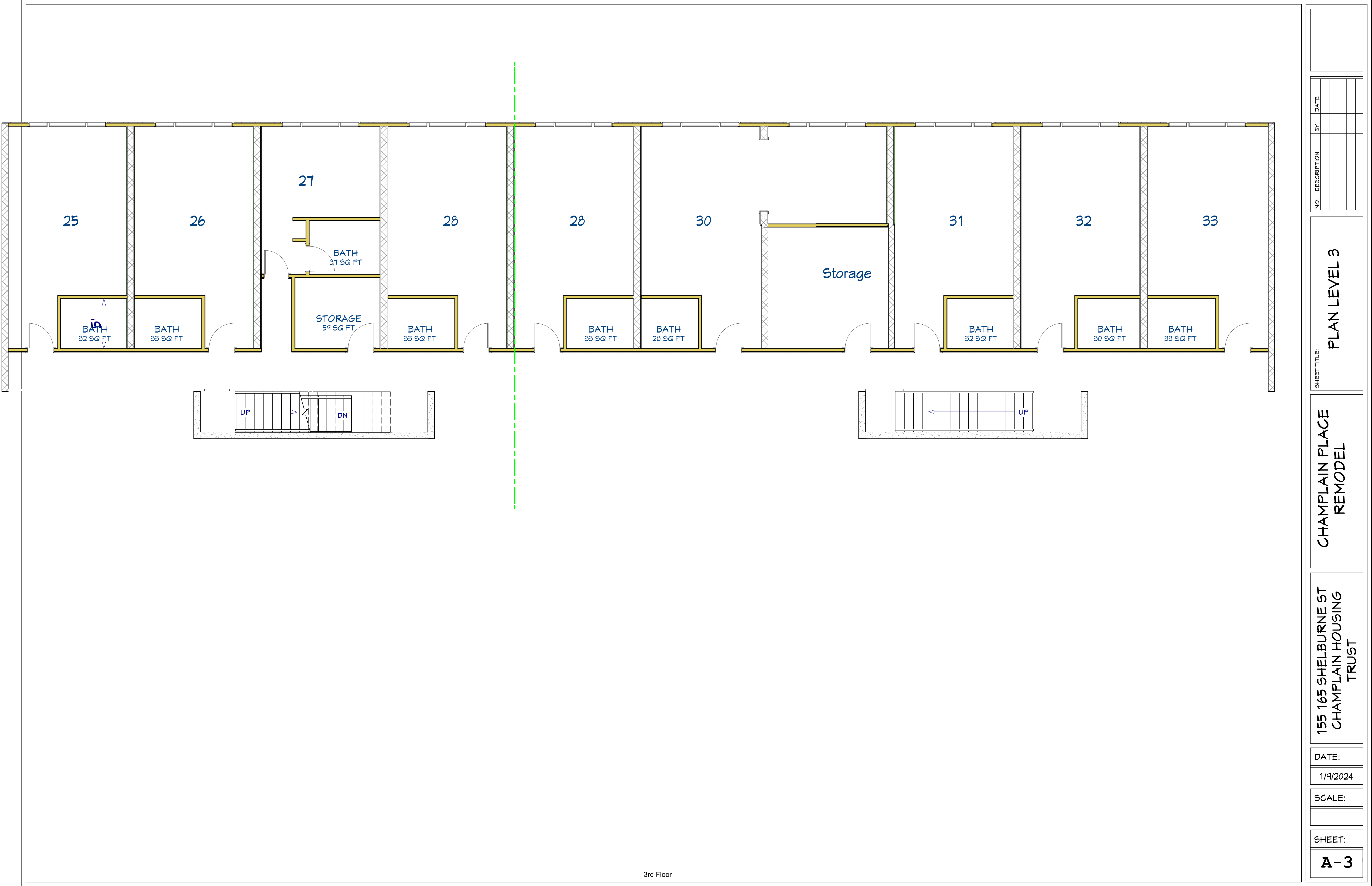
SCALE:

1/16"= 1'

SHEET:

A-2

ZONING PERMIT DRB 1-8-2024



--	--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:	PLAN LEVEL 3
--------------	--------------

CHAMPLAIN PLACE REMODEL

155 165 SHELburne ST CHAMPLAIN HOUSING TRUST
--

DATE:

1/9/2024

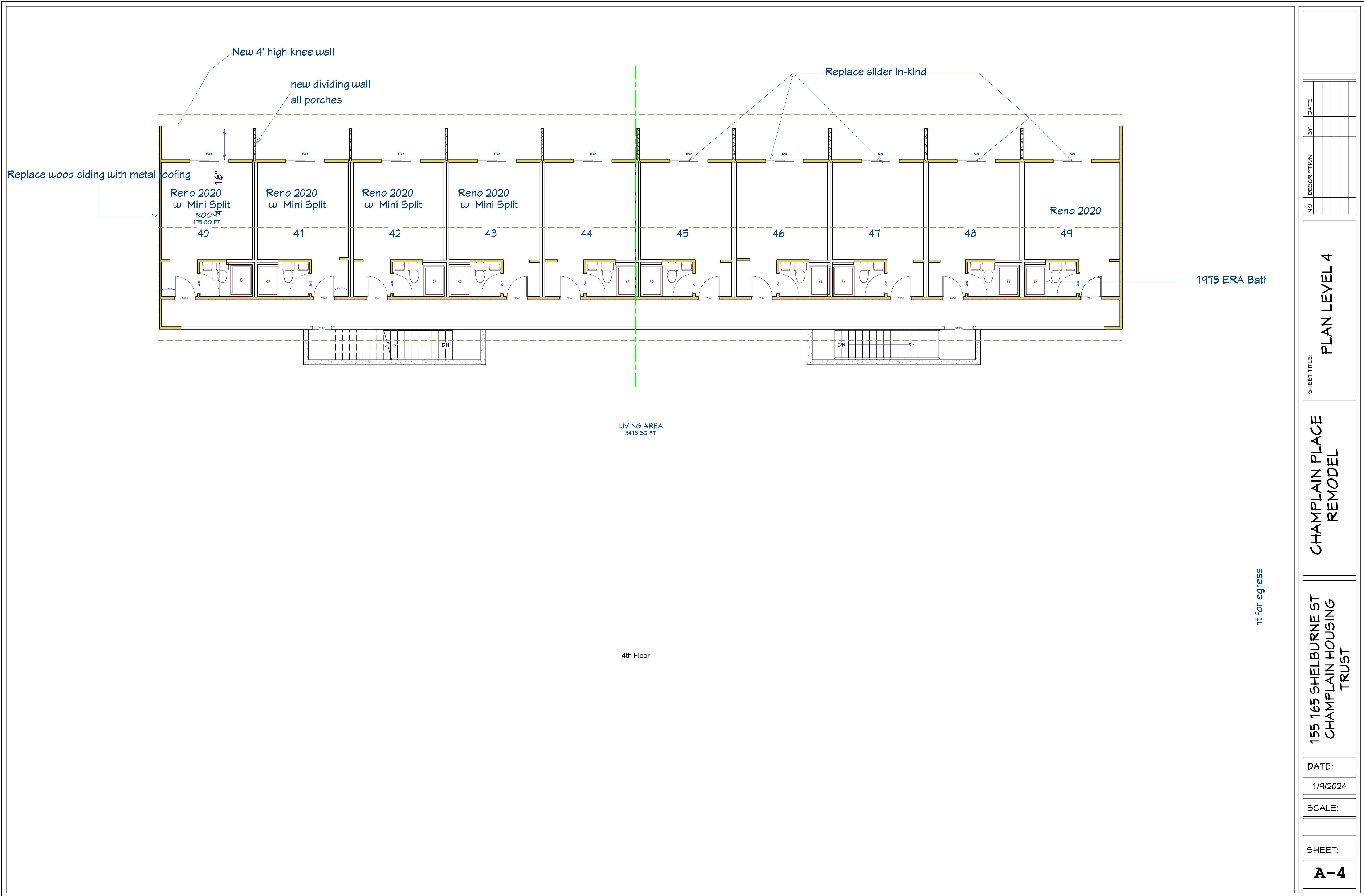
SCALE:

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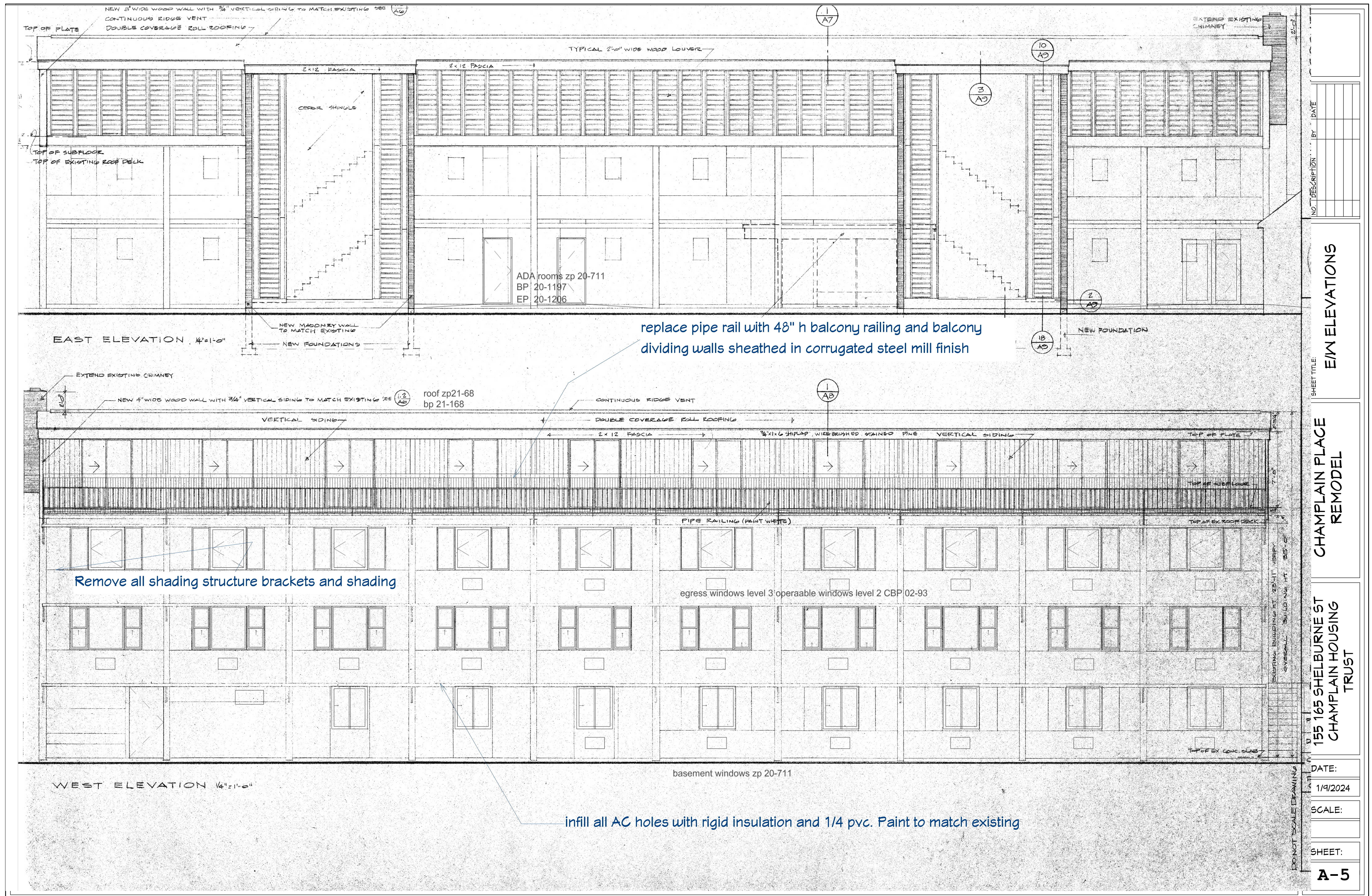
SHEET:

A-3

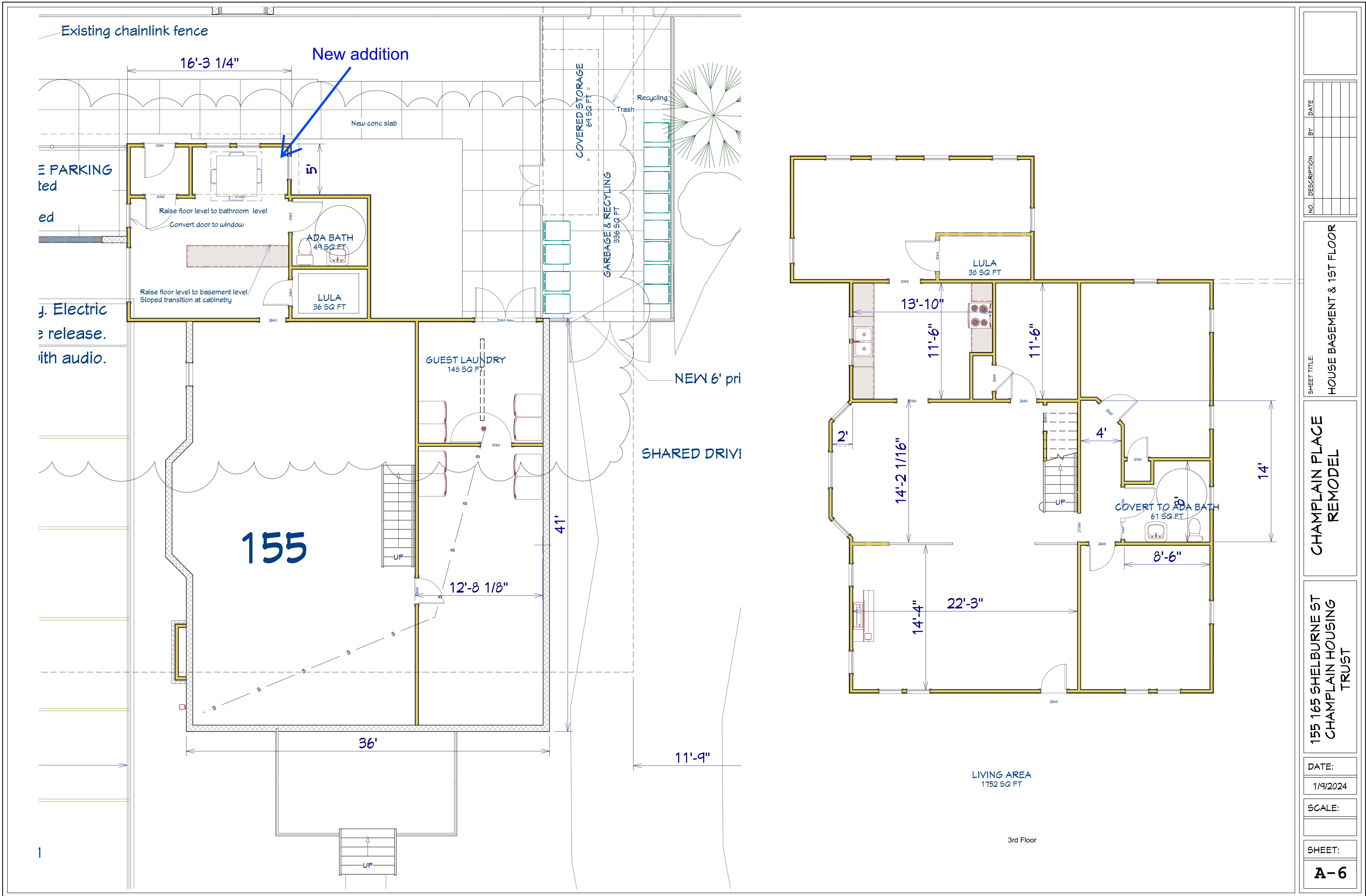
ZONING PERMIT DRB 1-8-2024



ZONING PERMIT DRB 1-8-2024



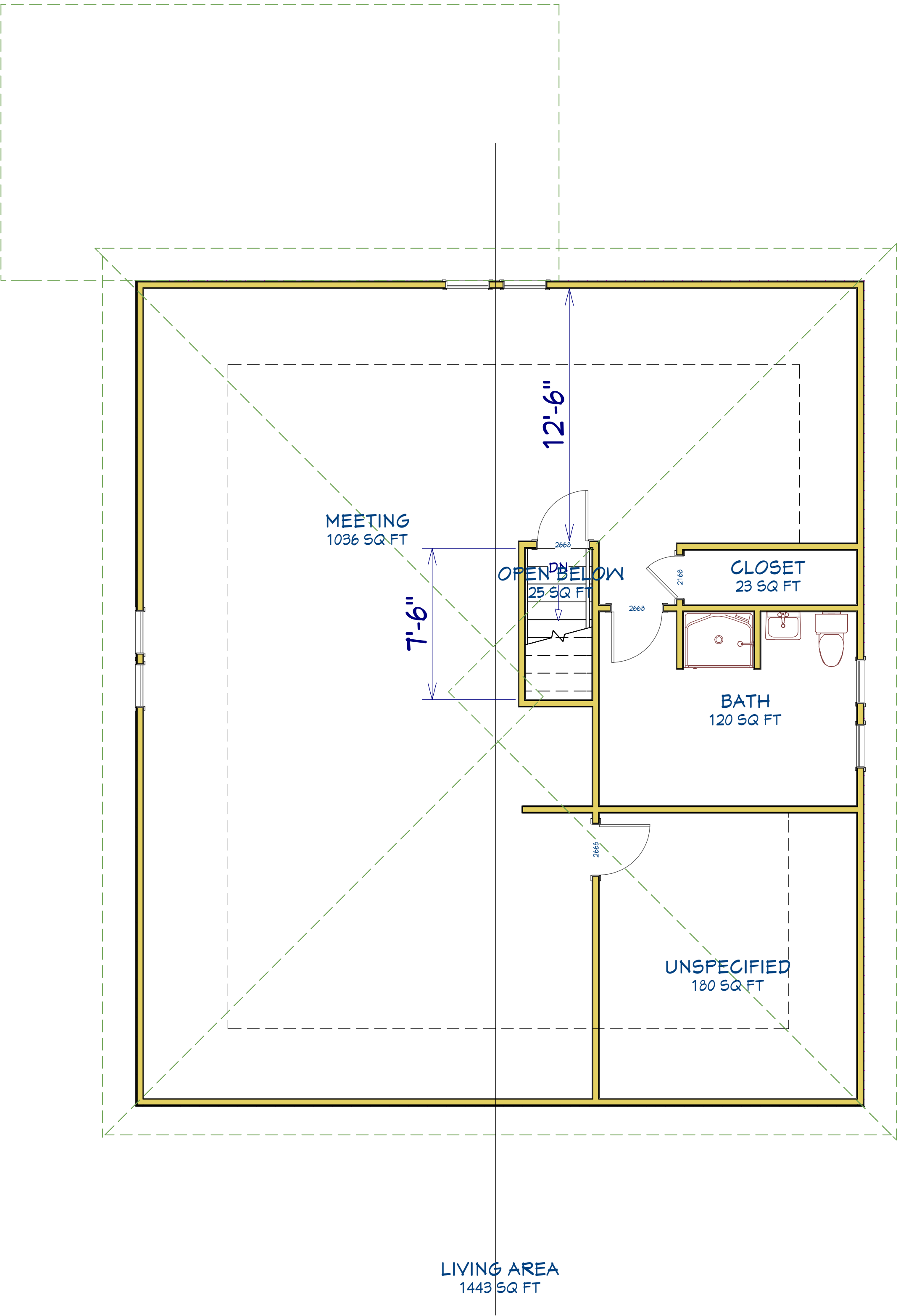
ZONING PERMIT DRB 1-8-2024



ZONING PERMIT DRB 1-8-2024

NO.		DESCRIPTION	BY	DATE
SHEET TITLE:				
HOUSE BASEMENT & 1ST FLOOR				
CHAMPLAIN PLACE				
REMODEL				
155 165 SHELburne ST				
CHAMPLAIN HOUSING				
TRUST				
DATE:				
1/9/2024				
SCALE:				
SHEET:				
A-6				

Replace DH with Casement for egress



4th Floor

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
HOUSE 2ND FLOOR

CHAMPLAIN PLACE
REMODEL

155 165 SHELburne ST
CHAMPLAIN HOUSING
TRUST

DATE:

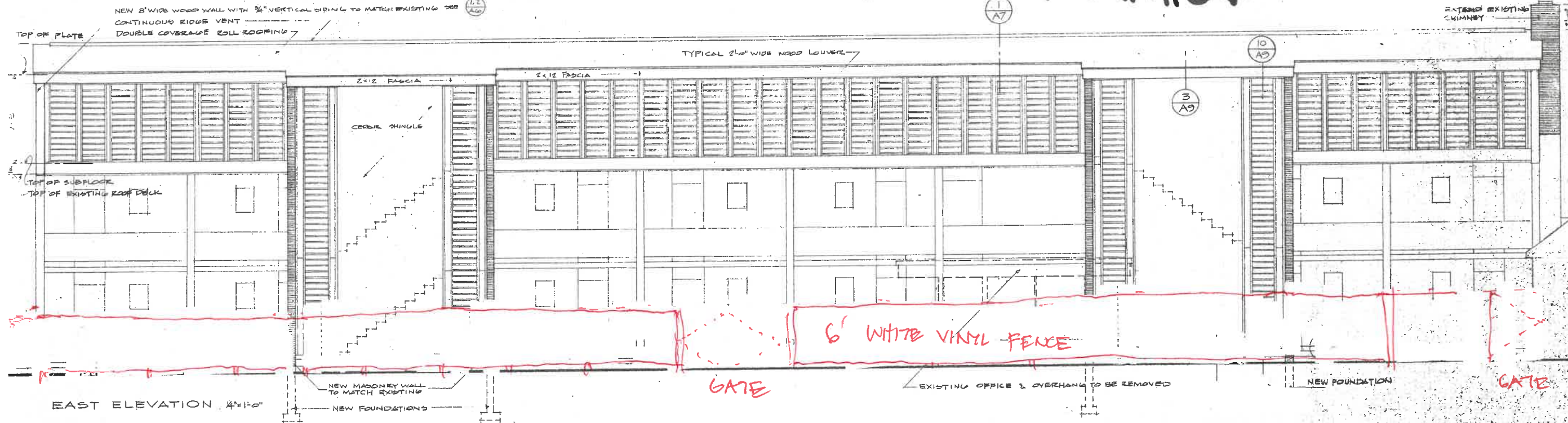
1/9/2024

SCALE:

SHEET:

A-7

11/29/23 DAB FENCE & RAILING ELEVATIONS



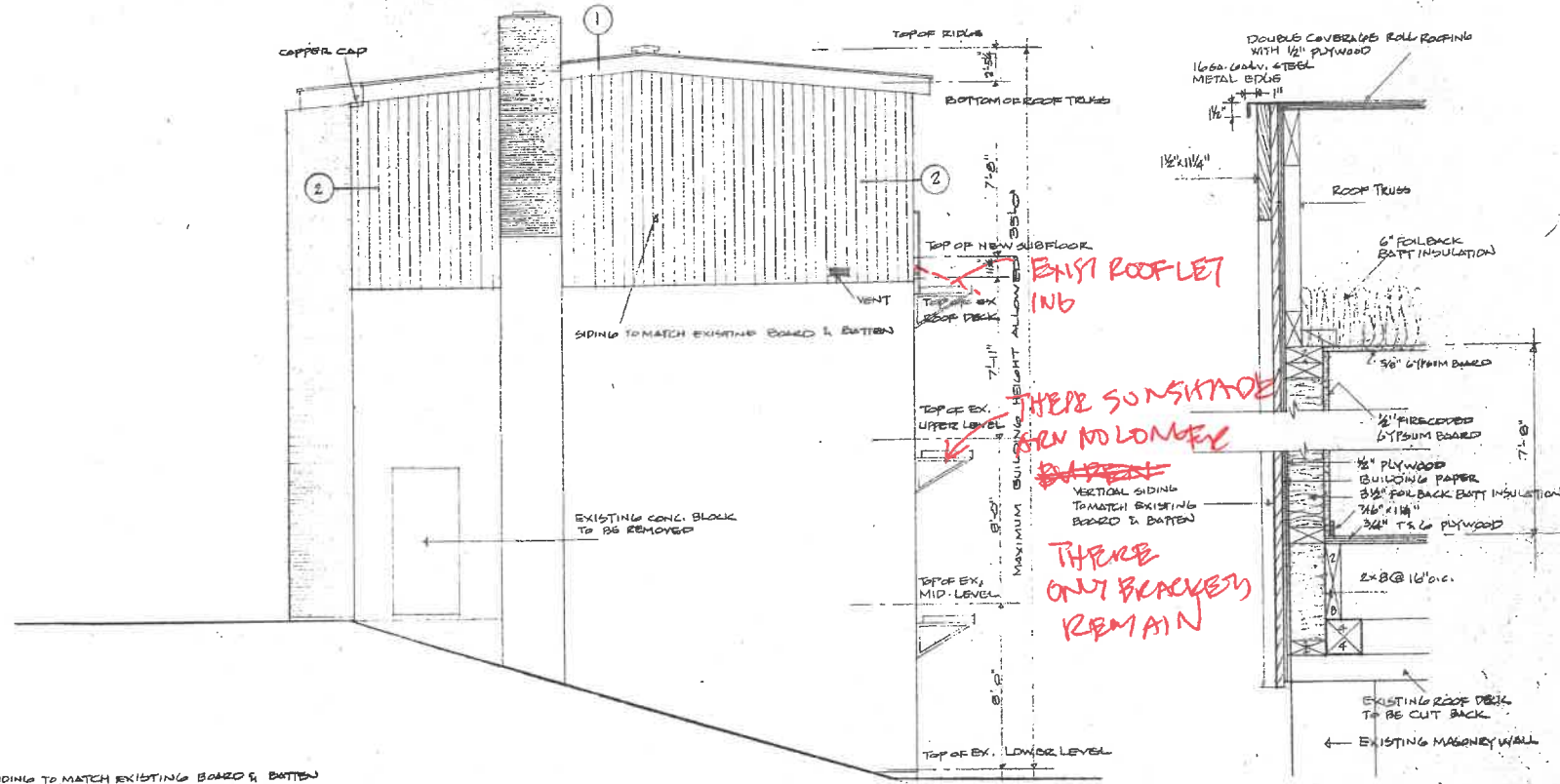
BEAUMONT AND ASSOCIATES
ARCHITECTS
BURLINGTON VERMONT
REVISION DATE 11-01-23 12:31:15



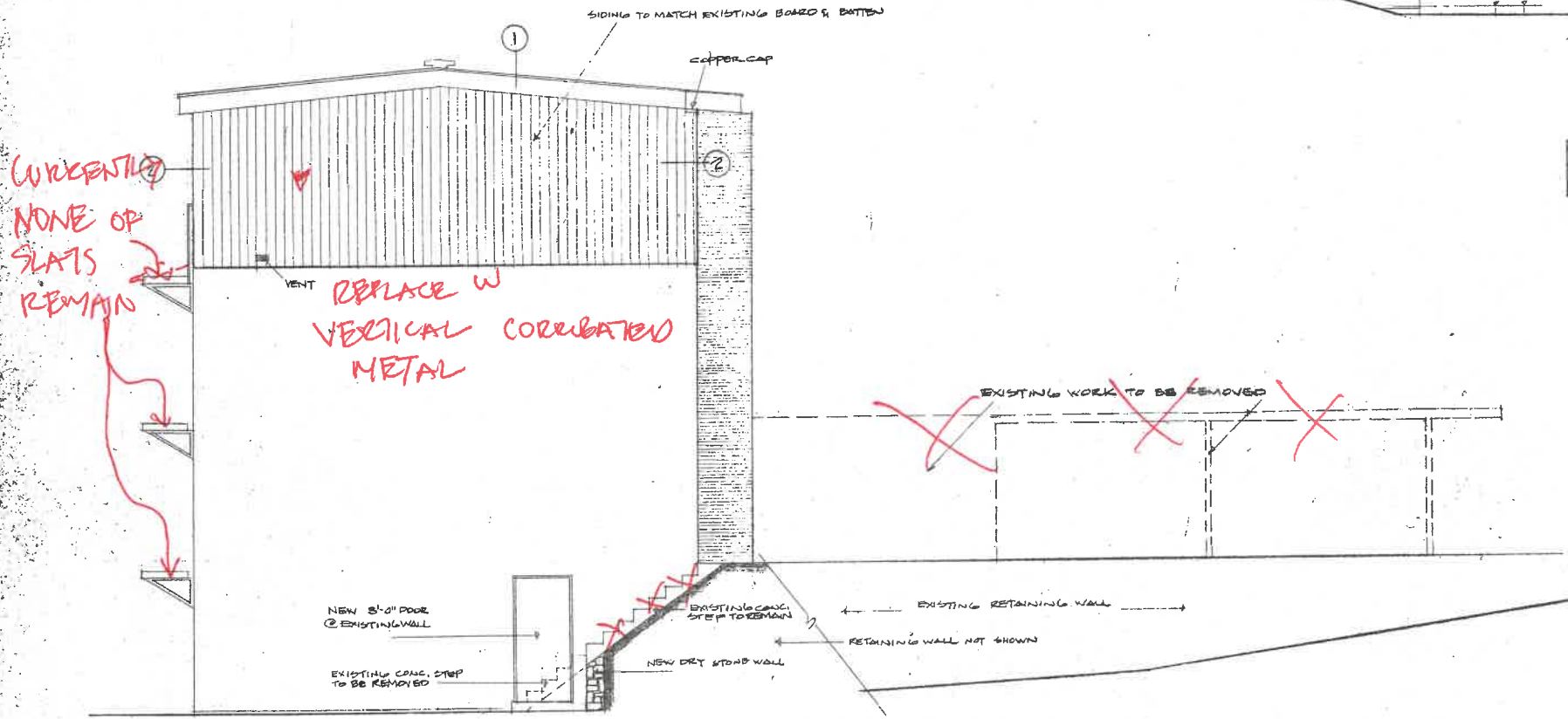
PROJECT NO. 2023-001
DATE 11/29/23
CHECKED BY
DRAWN BY
MOORE BROWN VERMONT

PROJECT 7520 Z	CROSS SECTION WALL SECTION	BRIDGES AND ASSOCIATED STRUCTURES PLANS FURNITON VERMONT
DATE DEC 1975	NOTATIONS TO MOTEL BROWN FURNITON VERMONT	BRIDGES AND ASSOCIATED STRUCTURES PLANS FURNITON VERMONT
CHECKED BY		
DRAWN BY CHIANG		

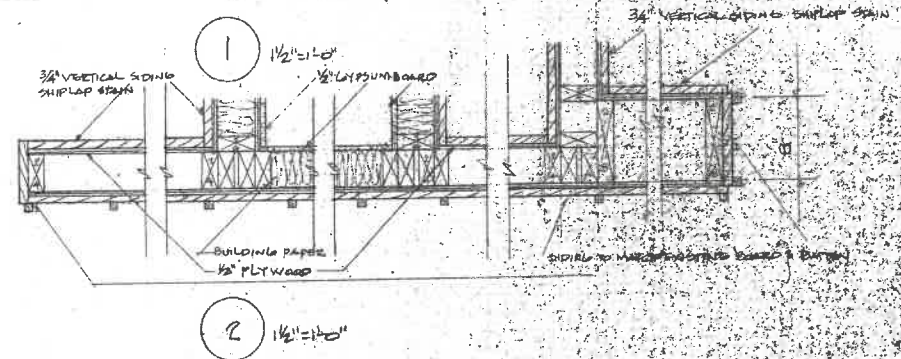
D.A.B.
11/29/23



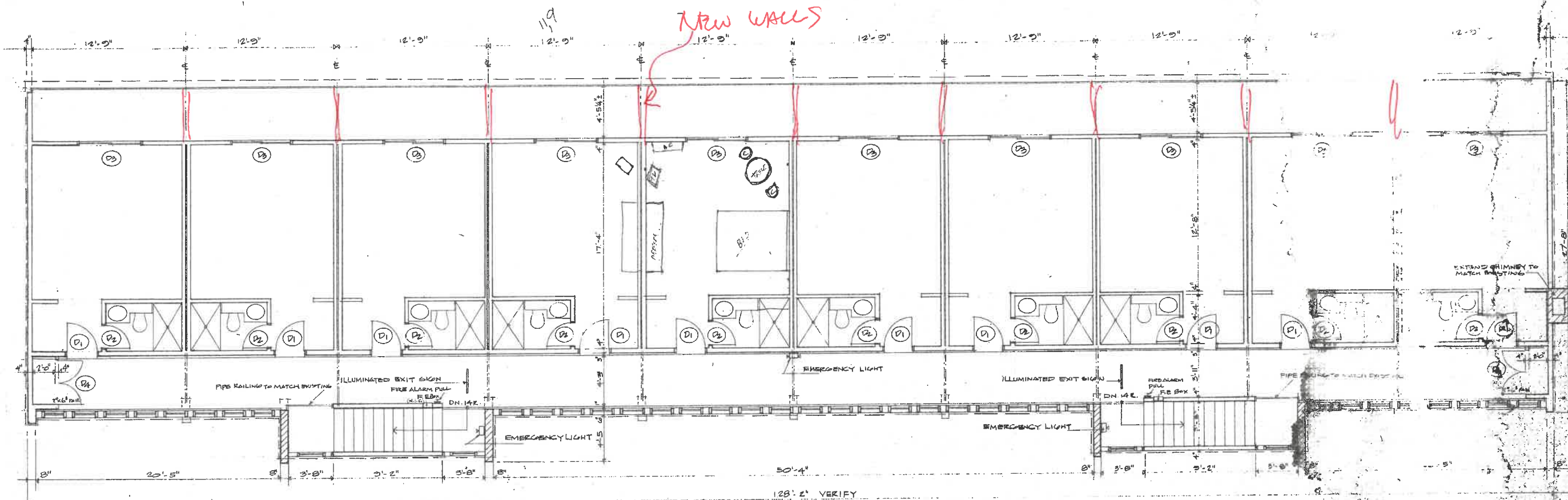
NORTH ELEVATION 1/4"=1'-0"
NOTE: ARCADE LINK TO OFFICE NOT SHOWN



SOUTH ELEVATION 1/4"=1'-0"



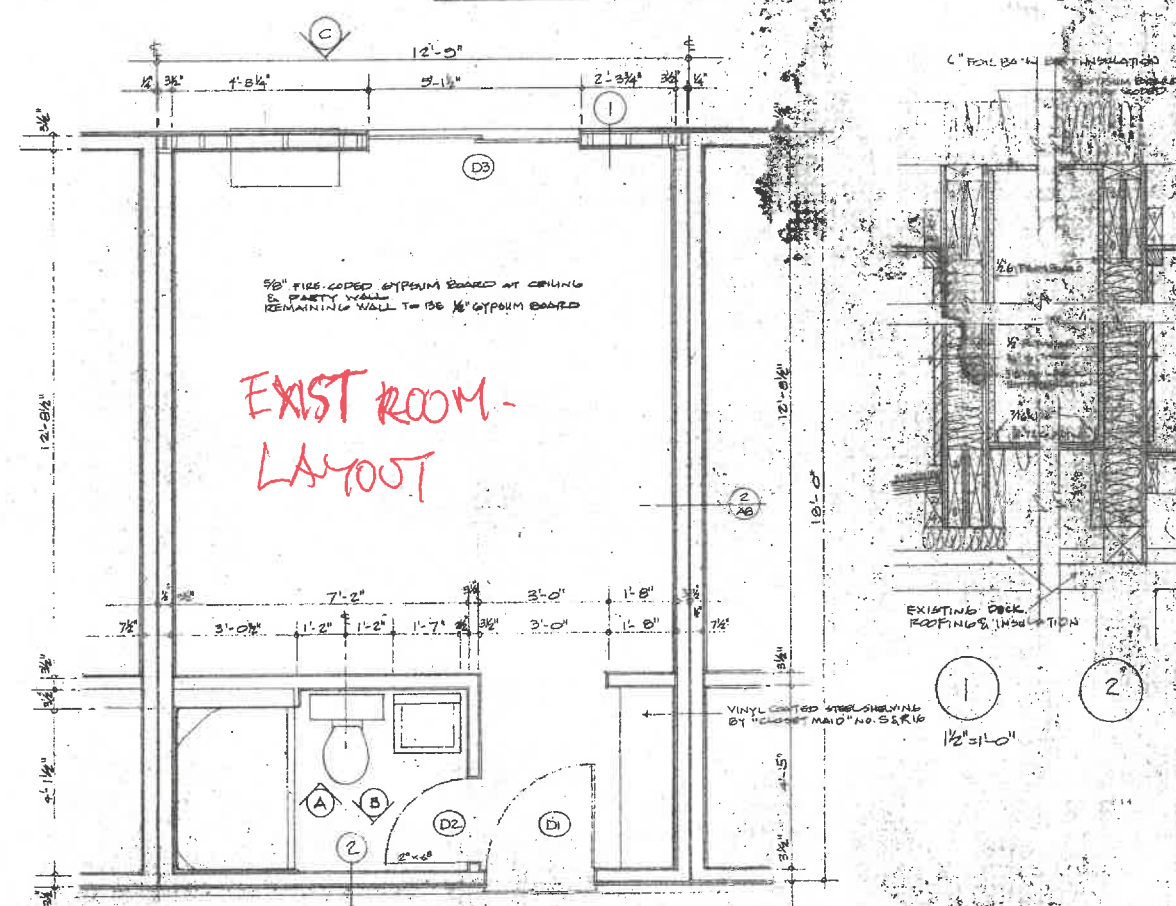
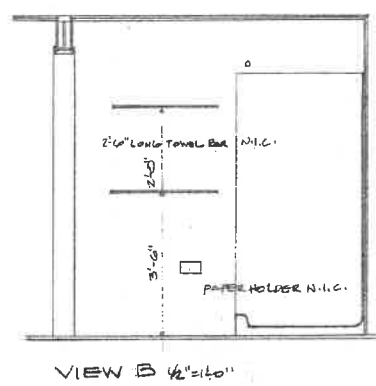
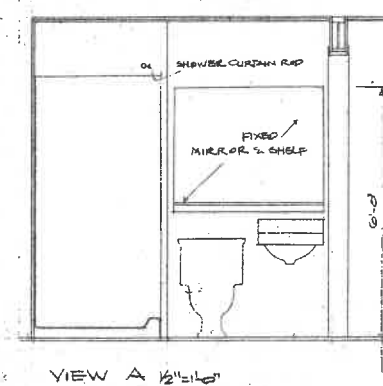
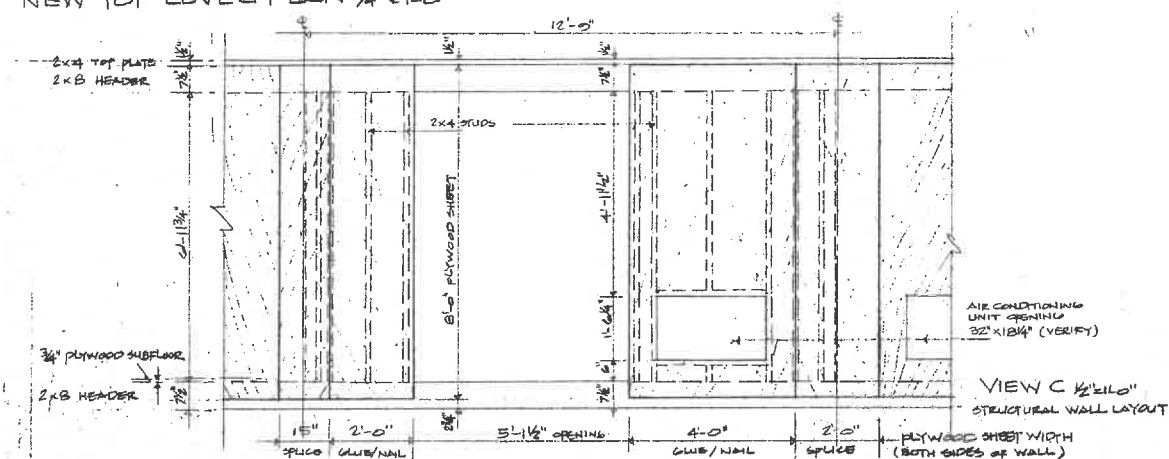
BEAUDIN AND ASSOCIATES
ARCHITECTS PLANNERS
BURLINGTON VERMONT
REGISTERED ARCHITECT
STATE OF VERMONT
PROJECT NO. 7520
DATE FEB 2023
CHECKED BY
SCALE 1/4"=1'-0"



STAIR A

STAIR B (OPPOSITE HAND OF STAIR A)

NEW TOP LEVEL PLAN 1/4" = 1'-0"



TYPICAL UNIT FLOOR PLAN 1/2" = 1'-0"

NOTE: ALL DIMENSIONS ARE ACTUAL DIMENSIONS MEASURING FROM STUD FACE TO STUD FACE

BEAUDIN AND ASSOCIATES
ARCHITECTS - PLANNERS
BURLINGTON VERMONT



NEW FLOOR PLAN
ADDITIONS TO
MOTEL BROWN
BURLINGTON VERMONT

PROJECT NO.
7520

DATE
DEC 13, 75

CHECKED BY

DRAWN BY
CHANG



1/9/2024
OFFICE EXPANSION
COVERED BIKE PARKING

HOUSE WEST ELEVATION

DEMO VESTIBULE ROOF
REPLACE W FLAT ROOF



vestibule to stay open
with only 3 walls

1/9/24 HOUSE S. ELEVATION

VINYL TO 4x10

DEAD VESTIBULE ROOF

5'
OFFICE
ADDITION

VESTIBULE
ENTRY
VERTICAL
CORRUGATE
METAL

CONVERT DOOR
TO WINDOW
MATCH DR
© PORCH

HCAP
ROUTE

MATCH

Wall to be removed

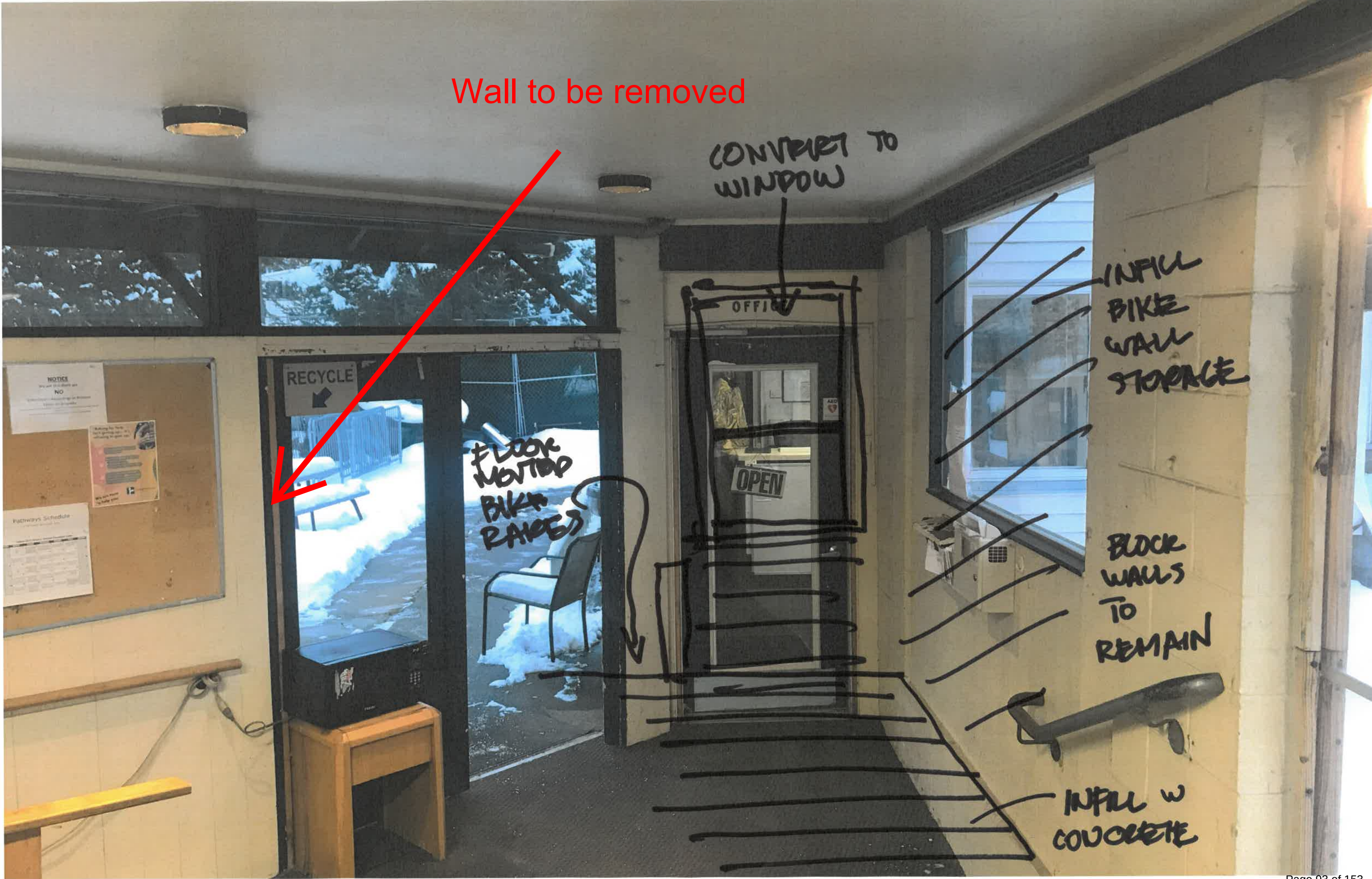
CONVERT TO WINDOW

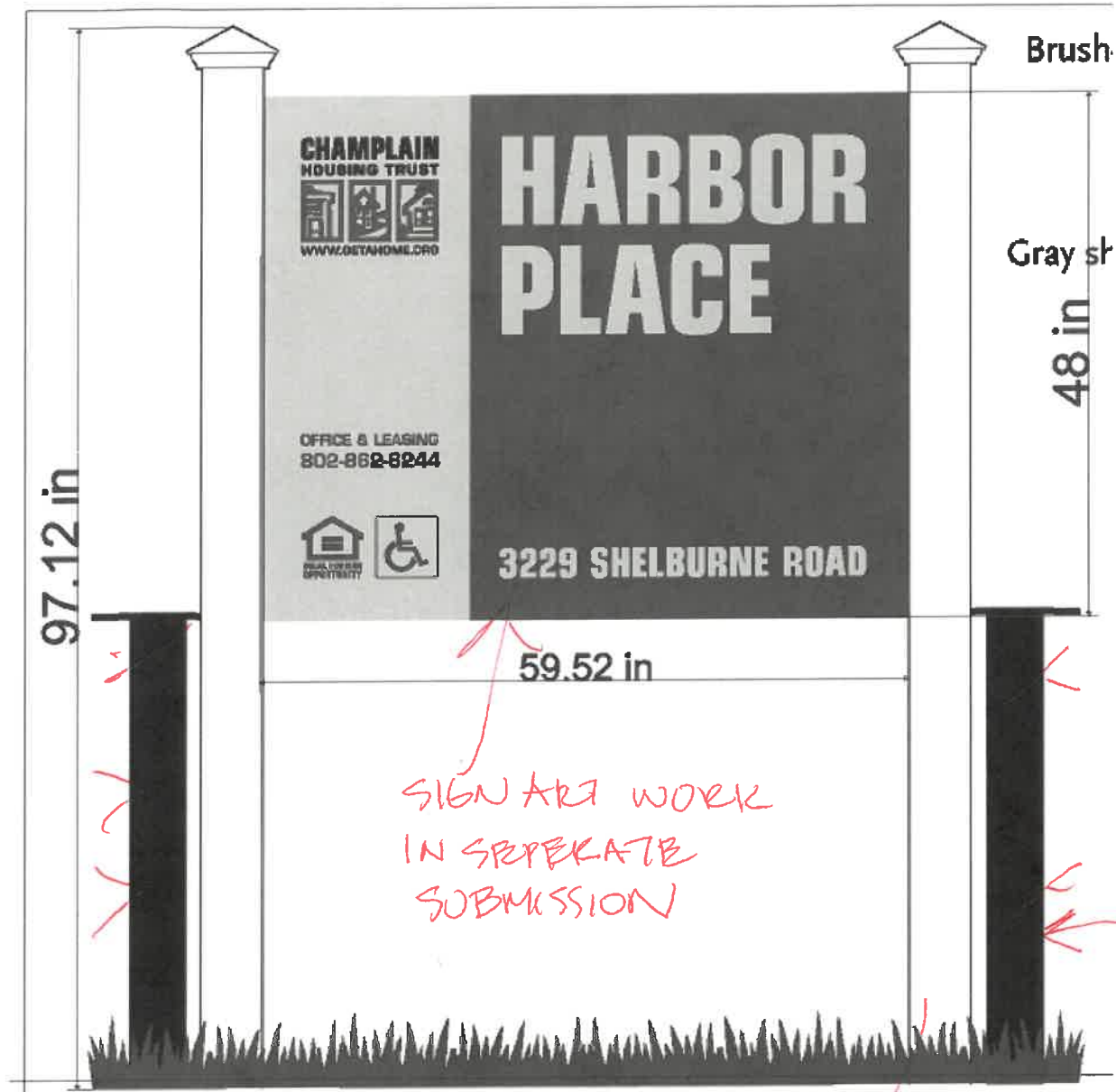
INFILL BIKE WALL STORAGE

BLOCK WALLS TO REMAIN

INFILL w CONCRETE

LOOK MONITOR BIKE RACKS





new sign

SIGN ART WORK
IN SEPERATE
SUBMISSION

NOT
PART OF
THIS INSTALL

VINYL
SLEEVE OVER 4X4 POSTS



New gate 6' privacy fence



Replace with 3/4 lite doors

Demo shed



Roof to become flat

covert to Casement
Simulated DH
egress



Approximate fence
location to create
courtyard







Roof to become flat

Wall to be removed

Approx alignment of new fence





demo sign and bed

Shrub to remain



Remove fence and
light



remove fence and
lights



Replace with 6'
Privacy fence





reside with
corrugated metal





demo shade
brackets & roof abv

window replaced
zp20-711

Demo roof

Egress & operable
windows CBP 2-93

CBP 2-93







Tuesday, January 9, 2024

Memo to DRB on Historic preservation listed status of the Champlain Inn

The Champlain formerly the Brown Motel was built 1957. From concrete block and is currently primarily vinyl siding. The rear side has board and batten siding which is in poor condition. The building has been operating as an emergency shelter since 2018 when it was acquired to shelter homeless folks due to the pandemic. Our budget is very limited given the extensive repairs needed. Our priorities for this project are focused on providing aid and comfort for folks in desperate circumstances.

The HP listing in its entirety is: "10 bay modern, motel 2 story. Although modern in design and set back from the line of the residences. This conforms in color scheme and porch and roof motifs, maintains height scale of surrounding buildings."

This listing is entirely about the how the building relates to the older buildings in the area. It does not mention the mention anything about the materials used. The 3rd story is NOT mentioned as that was built in 1979-1980. The staff notes and DAB discussion were primarily discussing the character and features of the 3rd floor which are were not existent at the time of the listing. We are being asked to match features which are not historic elements on side and rear facades. In the spirit cooperation to match the existing vertical siding we proposed a vertically oriented metal siding. In the DAB's opinion that was not deemed adequately to mimic the existing siding.

None of the siding or porch design element on the REAR of the building are reflected in the description and should not be considered historical features. The context of Shelburne Rd has changed dramatically changed since these 32 words were written in the 1960's.

We are willing to leave the siding on the South side as the existing board batten if that enables the project to move forward in a timely manner.

Regards,

Donal Dugan

A handwritten signature in black ink, appearing to read "Donal Dugan", written over a light blue horizontal line.

OUTSTANDING COMPONENTS OF DISTRICT ☐ COMPLEX ☐
(Include individual survey number ONLY if surveyed individually.)

MAP NUMBER: 5 DATE BUILT: 1957 SURVEY NUMBER: 165 Shelburne St.
FUNCTIONAL TYPE: motel NEGATIVE FILE NUMBER:
COMMON NAME: Brown Motel OWNER: Thomas & Irene Thibodeau same address
DESCRIPTION:

10-bay modern motel, 2-story. Although modern in design & set back from the line of residences. This conforms in color scheme and porch and roof motifs, maintains height scale of surrounding buildings.



PLEASE NOTE.
BUILDING WAS NOT IMPORTANT ENOUGH
TO HAVE A PICTURE FOCUSED ON
THE HOTEL

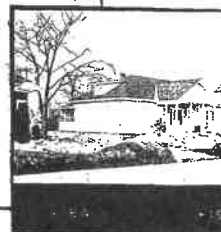
MAP NUMBER: 6 DATE BUILT: ca. 1925 SURVEY NUMBER: 155 Shelburne St.
FUNCTIONAL TYPE: NEGATIVE FILE NUMBER:
COMMON NAME: OWNER: Thomas & Irene Thibodeau
DESCRIPTION:

3 bay x 4 bay, 1 1/2 story bungalow with hip roof. Hip roofed dormers north & south elevation. Hip roofed entrance porch. Polygonal, 3rd bay, front elevation rock-faced, concrete-block foundation, shingled.



MAP NUMBER: 7 DATE BUILT: ca. 1925 SURVEY NUMBER: 145 Shelburne St.
FUNCTIONAL TYPE: NEGATIVE FILE NUMBER:
COMMON NAME: OWNER: Wayne & Elaine Reuschal same address
DESCRIPTION:

3-bay x 2-bay, 1 1/2 story bungalow with jerkinhead roof. Shed-roofed dormers. Central entrance with Palladian-motif, door with sidelights. Projecting entrance porch, aluminum siding. Rock-faced, concrete-block foundation.



MAP NUMBER: DATE BUILT: SURVEY NUMBER:
FUNCTIONAL TYPE: NEGATIVE FILE NUMBER:
COMMON NAME: OWNER:
DESCRIPTION:



SAVE 10%*

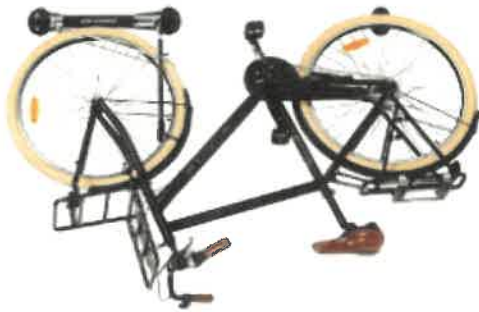
**CHAMP INDUSTRIAL SMOKING
SHELTER**

Model #: T9FB2281801 MPN #: SR1562-F-BLK

**No Butts 4-Sided Smoking Shelter SR1562-F-BLK -
Freestanding - 10'4"W x 7'D x 7'11"H Aluminum Roof**[View All Bus And Smoking Shelters With Curved Roof](#)

| Questions & Answers (0)

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Fender Rack

★★★★★ 67 Reviews

\$99.99 **\$89.99** **Save \$10.00**

SUBSCRIBE FOR 10% OFF FIRST PURCHASE

Steadyrack's Fender Rack is one of the only racks available to store bikes with fenders or mudguards without scratching the frame.

🚚 Free shipping in select countries*

-

1

+

Add To Cart

Designed for these bikes

The Steadyrack bike Fender Rack is best for Bikes WITH Fenders, Road, Time Trial, Hybrid, Small MTB, Commuter, City, Town

Designed for bikes with:

Wheel Diameter: 20" – 29"

Tire Width: Up to 2 4"

Maximum Weight: 25kg / 55lbs

Bikes with Fenders/Mudguards

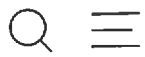
More information

The Fender Bike Rack for Bikes with Fenders

Combining all the design benefits of our Classic Rack, our Fender Bike Rack accommodates bikes with fenders or mudguards. Now you can safely and securely store your bike without any heavy lifting and maximize your storage efficiency with the Steadyrack Fender Rack.

If you have an aero or a time trial bike, then the Steadyrack Fender Rack is the right storage product for your bike. These types of bikes usually have a very small gap between the front tire and the down tube. Thanks to the innovative saddle rest on the Fender Rack, the rack can slide easily in between this tight

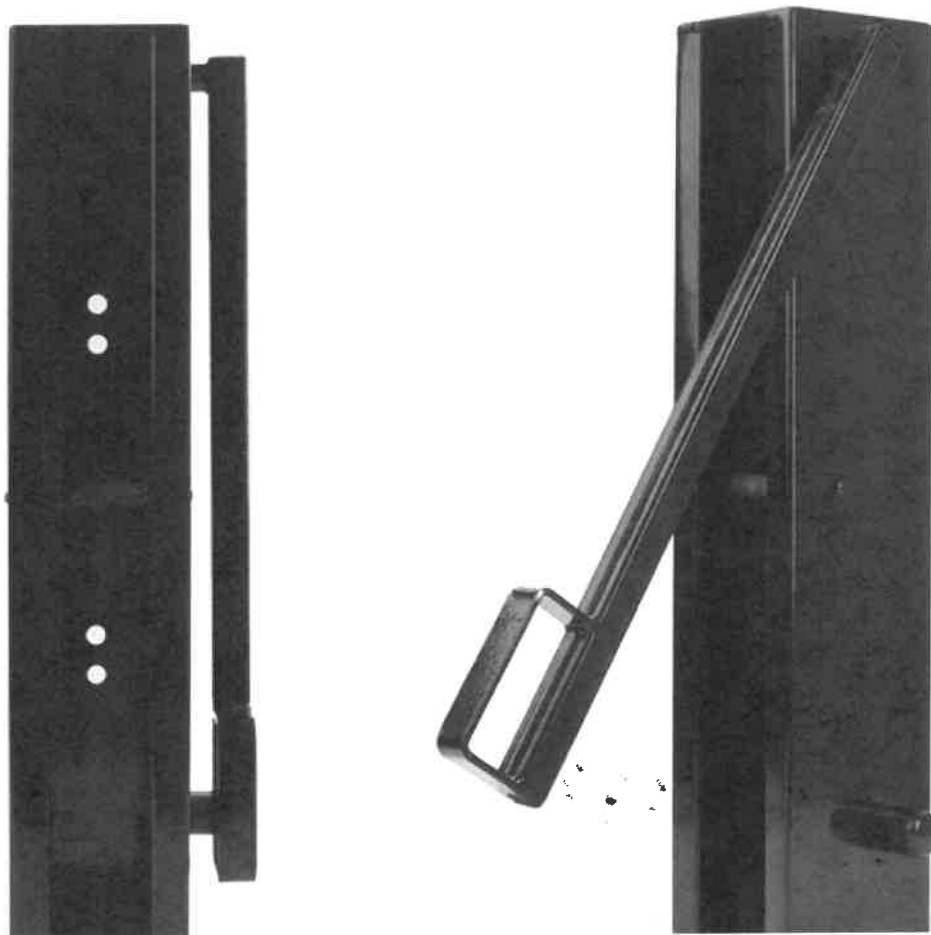




INDOOR
OUTDOOR



HARDWARE
LOCKS



[Home /](#)

LITTLE PARKER BIKE RACKS

\$128.00

Shipping calculated at checkout.

6-6 RAMP MOUNTED

MOUNTING HARDWARE

None

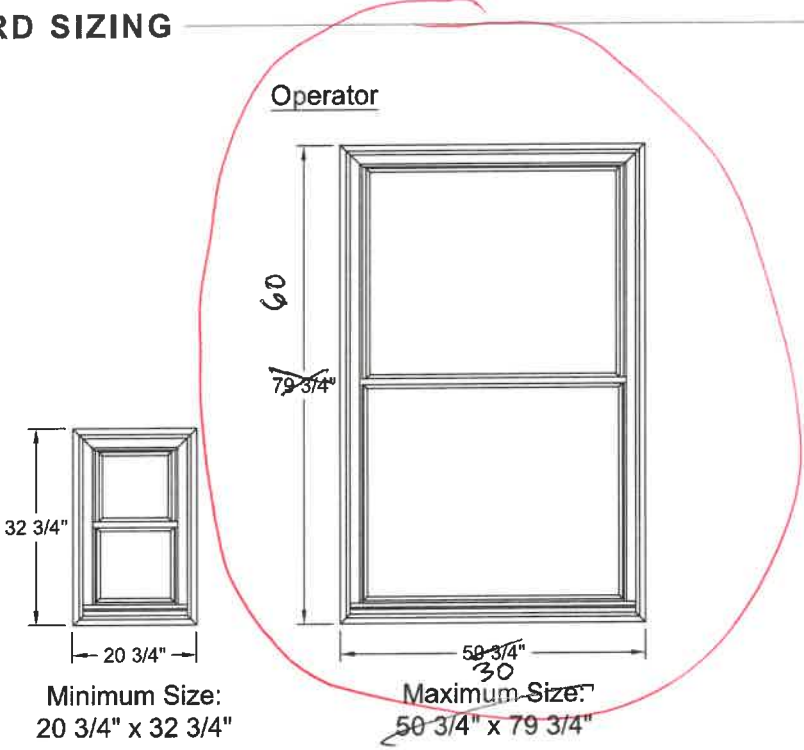
Black Oxide (+\$5.95)

QUANTITY



MIN-MAX STANDARD SIZING

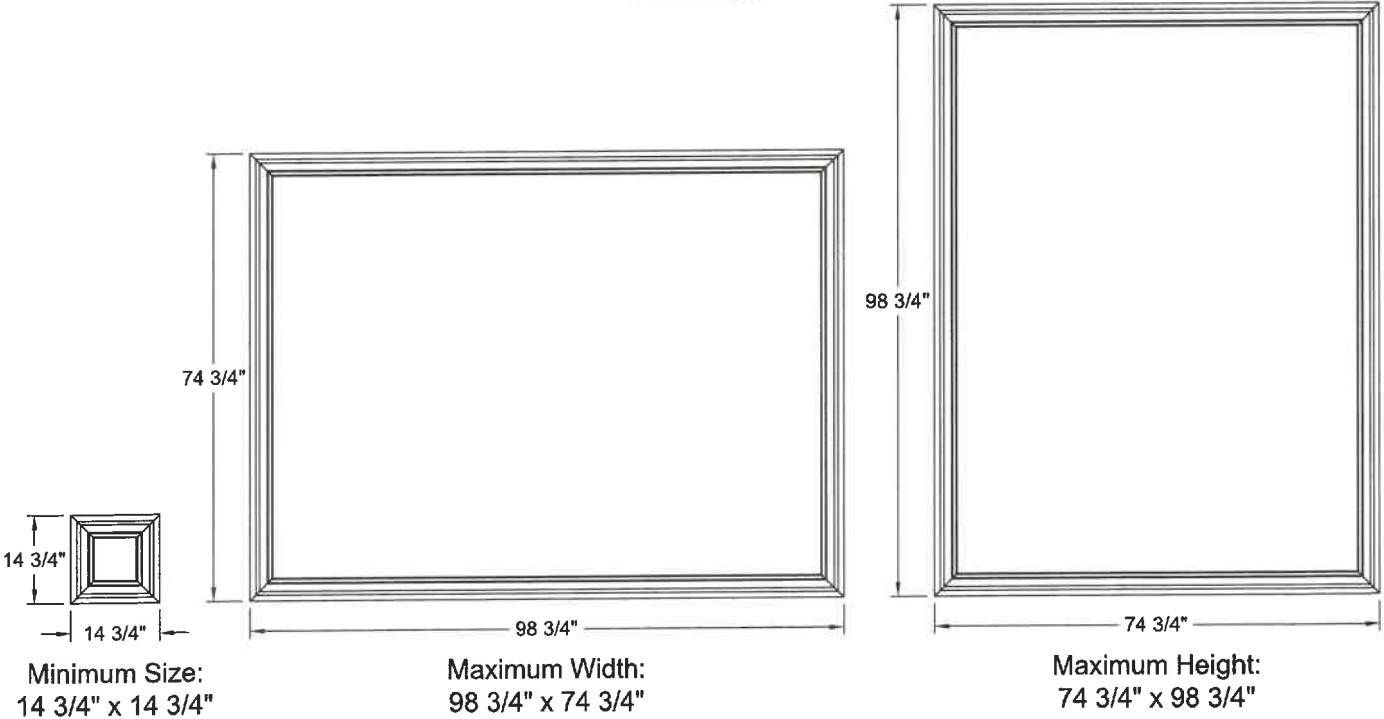
WHITE.
VINYL DH
OFFICE ADDITION



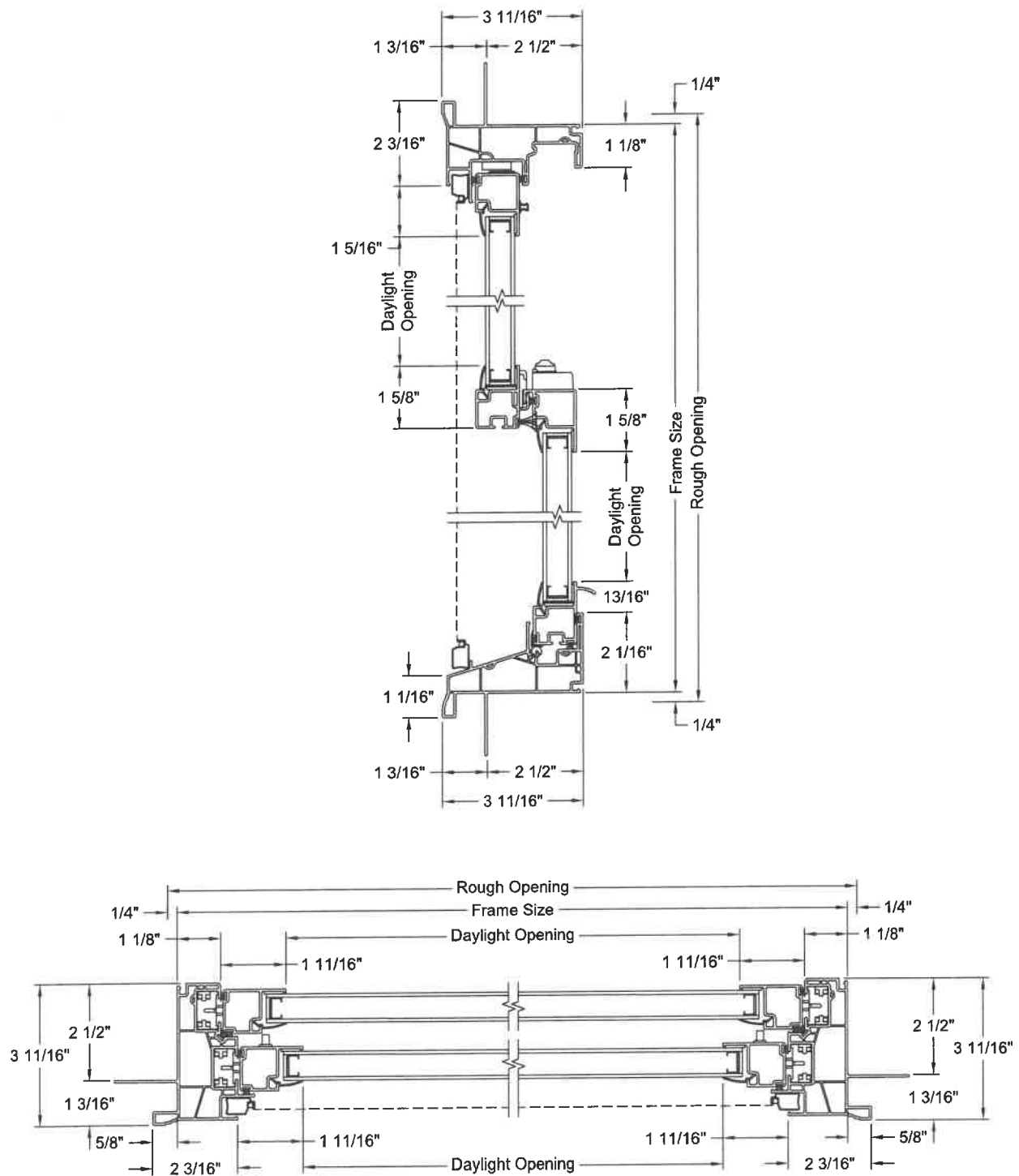
Operator Width			
17 1/2"	19 1/2"	21 1/2"	23 1/2"
25 1/2"	27 1/2"	29 1/2"	31 1/2"
33 1/2"	35 1/2"	37 1/2"	39 1/2"
41 1/2"	43 1/2"	45 1/2"	47 1/2"

Operator Height			
29 1/2"	35 1/2"	36 1/2"	37 1/2"
40 1/2"	41 1/2"	47 1/2"	48 1/2"
52 1/2"	53 1/2"	56 1/2"	59 1/2"
61 1/2"	64 1/2"	65 1/2"	68 1/2"
71 1/2"	73 1/2"	76 1/2"	

Stationary



OPERATOR SECTIONS



Note: Section Views Same for PG 20 & PG 50 Except For Reinforcements. Reinforcements Not Shown For Proprietary Integrity.

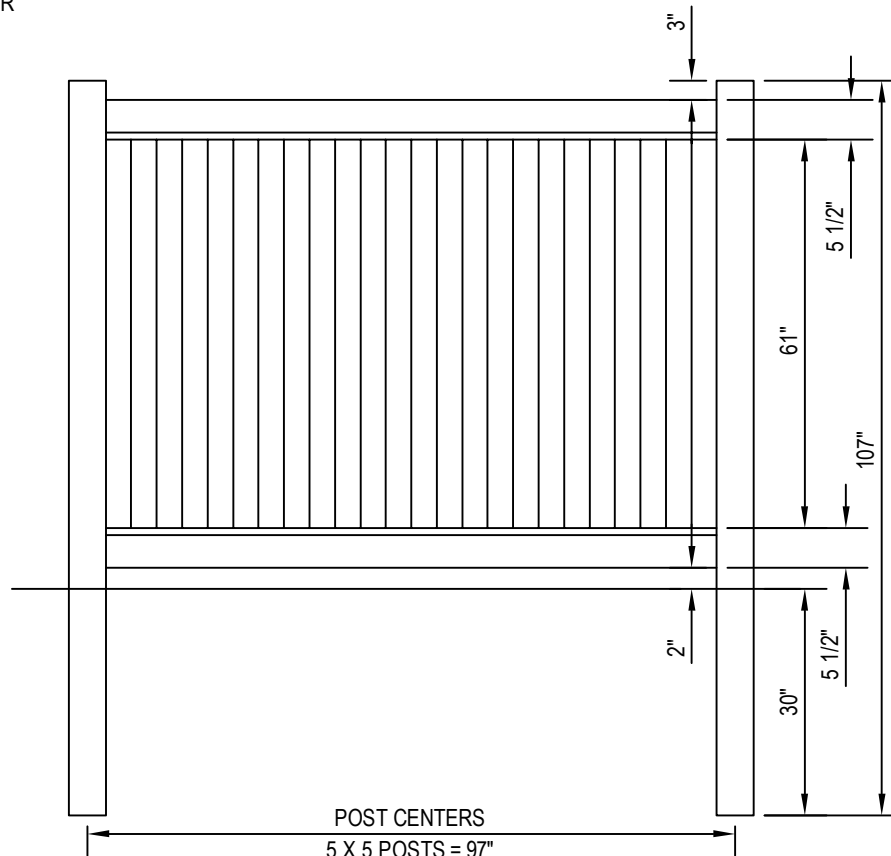
☒ SELECT DESIRED SIZE

☐ 6' HEIGHT X 8' WIDE

☒ SELECT DESIRED COLOR

☐ WHITE

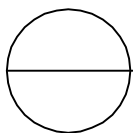
☐ ALMOND



6' X 8'

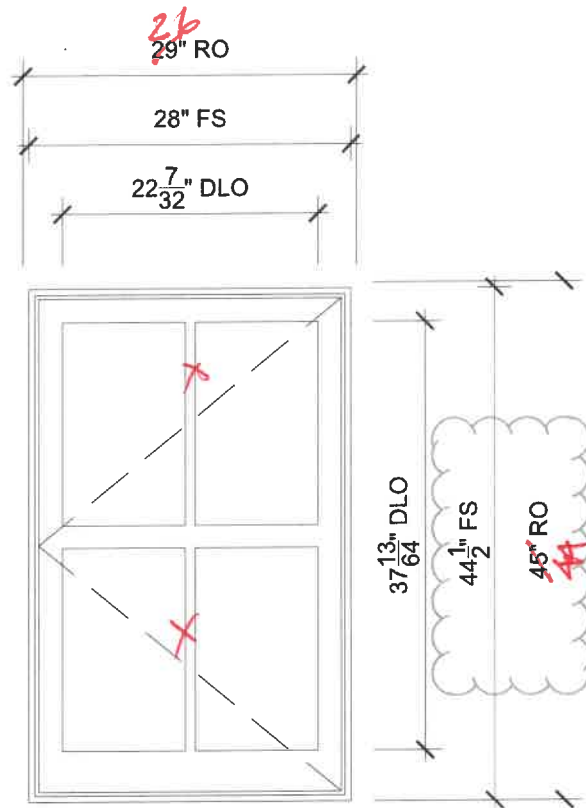
NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 035-039



PRIVACY FENCING

(BUFFTECH) NEW LEXINGTON VINYL FENCING - 6 FT. HEIGHT



EGRESS CASEMENT -

SCALE: 3/4" = 1'-0"

$\frac{1}{2}$	Head	$\frac{2}{2}$	Jamb
$\frac{3}{2}$	Sill	$\frac{4}{2}$	Divided Lite
$\frac{1}{3}$	Simulated Rail		

SPECIFICATIONS

Line #: 1

Qty: 1

Mark Unit: Egress Casement -

Product Line: Ultimate

Unit Description: Casement

Rough Opening: 29" X 45" **26 X 44**

Frame Size: 28" X 44 1/2"

Comments:

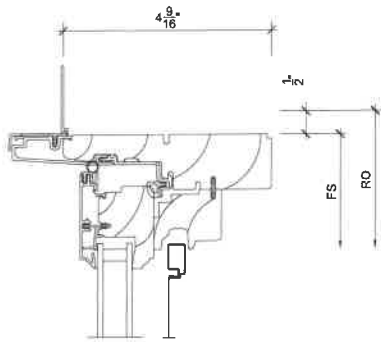
- I had to increase the height to allow us to get to the 5.7 sq. ft egress code.
- Confirm window handing / operation.
- Exact Sizing + Specification To Be Confirmed !!
- Figured as a full frame window, not an insert.

165 SHELBOURNE ST



PROJ/JOB: Champlain Housing Trust / 47 Archibald Street - Egress Casement
 DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
 DRAWN: MARC BOURDEAU
 QUOTE#: 56GQJZU PK VER: 0004.03.00 CREATED: 06/30/2023 REVISION:

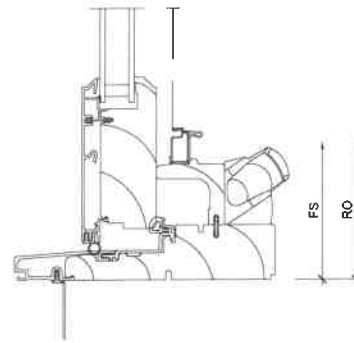
SHEET
1
OF 3



1
2

Head

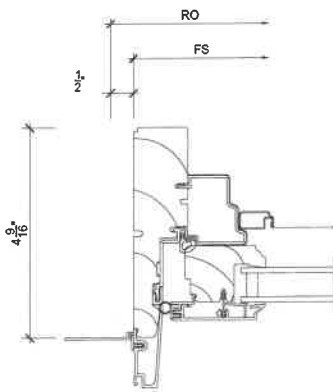
SCALE: 3" = 1'-0"



3
2

Sill

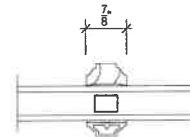
SCALE: 3" = 1'-0"



2
2

Jamb

SCALE: 3" = 1'-0"



4
2

Divided Lite

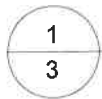
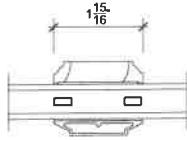
SCALE: 3" = 1'-0"



PROJ/JOB: Champlain Housing Trust / 47 Archibald Street - Egress Casement
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: MARC BOURDEAU
QUOTE#: 56GQJZU PK VER: 0004.03.00

CREATED: 06/30/2023 REVISION:

SHEET
2
OF 3



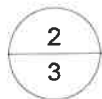
Simulated Rail

SCALE: 3" = 1'-0"



NOT USED

SCALE: 3" = 1'-0"



NOT USED

SCALE: 3" = 1'-0"



NOT USED

SCALE: 3" = 1'-0"



PROJ/JOB: Champlain Housing Trust / 47 Archibald Street - Egress Casement
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: MARC BOURDEAU
QUOTE#: 56GQJZU PK VER: 0004.03.00

CREATED: 06/30/2023 REVISION:

SHEET
3
OF 3

Style Option = Style Option not found

Fiberglass French Door

Impact Rating : None
Call Width : 3'0"
Call Height : 6'8"
Door Collection : Smooth-Star®
Line : Smooth-Star®
Glass Shape : 3/4 Lite
Style Shape : 3/4 Lite 1 Panel
Glass Type : Clear Glass
Glass Design : Clear
Grille Pattern : None
Grille Style : None
Low-E? : Yes
Caming : None
Frame Profile : Flat Profile
Door Prefinish : Paint 1 Color
Door Paint Color : Ruby Red
Jamb Prefinish : Paint 1 Color
Jamb Paint Color : Same as door
Hardware : No Hardware



Same single door to be used for rear office access

Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

<https://www.burlingtonvt.gov/DPI/Zoning-Permits>

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

William Ward, Director
Theodore Miles, Code Compliance Officer
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Planning Technician
Ted Boylan, Permit Administrator



MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Principal Planner

Date: January 16, 2024

RE: 52 Isham Street; ZP-23-427

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: ZP-23-427

Location: 52 Isham Street

Zone: RM **Ward:** 3

Parking District: Neighborhood

Date application accepted: September 6, 2023

Applicant/ Owner: Nils Skaane

Request: Convert attic to additional (third) residential unit with Historic Building Rehabilitation Bonus.

Background:

- **Zoning Permit ZPR-22-32;** amendment to ZP-22-132; install standing seam metal roof over rear (east) roof extension only. Area under roof extension remains open. No habitable space on third floor. All original roof on duplex remains slate. Confirm third floor rear railings. October, 2022.
- **Zoning Permit 22-525;** expand existing kitchen onto rear porch and enclose. September 2022.
- **Zoning Permit 22-132;** replacement of rotten roof sheathing and water damaged framing. New waterproofing barrier and asphalt/metal roof per approval. Addition of three skylights. Demolition of exterior 3' of chimney due to structural concerns. Supplemental railings added by prior owner for fire safety approval. April 2022.
- **Zoning Permit 21-793;** finish attic for storage space and bathroom. November 2021.
- **Zoning Permit ZPW-21-178;** replace one window with egress window. November 2021.
- **Zoning Permit n.n.;** Enclose the rear porch on the existing house for a bedroom. Windows in the kitchen area to be 10% of the floor area. May, 1978.

Overview:

52 Isham Street is an owner-occupied duplex, listed on the Vermont State Register of Historic Resources. The applicant has taken several permits in the last two years towards finishing the attic space. In September 2023 an application to finish the attic for habitable space was delayed by staff as the proposal looked like a segregate unit, and a third unit would exceed allowable density for the zoning district. The applicant then revised the plan to request an additional unit per the Historic Building Rehabilitation Bonus standard.

Recommended motion: The Historic Building Rehabilitation Bonus is a discretionary review by the DRB, who must find that the proposal will effect a rehabilitation of a listed historic structure consistent with Section 5.4.8 (Historic Buildings and Structures) to warrant allowance of density in excess of zoning district limitations. If the DRB concurs with the plan, **Certificate of Appropriateness approval** is recommended.

I. Findings

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

Section 3.3.2 Applicability

Any new development or additions to existing buildings which result in new dwelling units or in new nonresidential buildings square footage are subject to impact fees as is any change of use which results in an added impact according to Section 3.3.4

The Assessor's office reports the attic as 977 sf, with 488.5 finished. There are no permits for converting the attic to habitable space. The remainder (488.5 sf) of new habitable area as a new unit results in the following Impact Fees:

SF of Project 489

Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.224	109.42
Fire	0.253	123.59
Police	0.051	24.91
Parks	0.848	414.25
Library	0.525	256.46
Schools	1.095	534.91
Total	\$	
	2.996	1,463.54

Affirmative finding as conditioned.

Section 3.3.8 Time and Place of Payment

Impact fees must be paid to the city's chief administrative officer / city treasurer according to the following schedule:

(b) Existing buildings: Impact fees must be paid prior to issuance of a zoning permit, or if a building permit is required, within thirty (30) days of issuance of the building permit.

Affirmative finding as conditioned.

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment. They are also intended to create an inviting streetscape for residents and visitors. Development that places emphasis on architectural details and form is encouraged, where primary buildings and entrances are oriented to the sidewalk, and historic development patterns are reinforced. Parking shall be placed either behind, within, or to the side of structures, as is consistent with the district and/or the neighborhood. Building facades designed for parking shall be secondary to the residential aspect of a structure.

3. 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.

(b) Dimensional Standards and Density

Table 4.4.5-1 Minimum Lot Size and Frontage:

52 Isham has a lot frontage of 45', in excess of the 30' required. There is no minimum lot size in RM. **Affirmative finding.**

Table 4.4.5-2 Base Residential Density

Medium Density (RM) allows 20 units/acre. 52 Isham Street, at 4,785 sf would allow 2 units. $(4,785 / 43,560 = .109 \text{ acre} \times 20 = 2.19 \text{ units allowable})$. The applicant is seeking the additional unit under the Historic Building Rehabilitation Bonus provision of Section 5.4.8 (e), below.

Table 4.4.5-3 Residential District Dimensional Standards

RM Zoning District	Max Lot coverage 40% ¹	Setbacks front Ave. of 2 adjacent lots on both sides +/- 5'.	Setbacks Side 10% lot width or ave. of side yard setback of 2 adjacent lots on both sides	Setbacks Rear 25% of lot depth but in no event less than 20'	Max Height 35'
52 Isham Street	Provided site plan illustrates 33.34% lot coverage. No change to lot coverage proposed.	No change to front setback proposed.	The proposed new dormer on the north elevation is 7' from north boundary line.	No change proposed.	No change proposed.

1. *An additional ten per cent lot coverage may be permitted for accessory residential features per (d) 3A below.*

Affirmative finding.

(c) *Permitted and Conditional Uses*

Attached multi-family, 3 or more is a permitted use in the RM zoning district.

Affirmative finding.

(d) *District Specific Regulations*

1. *Setbacks*

A. *Encroachment for residential driveways*

Not applicable.

B. *Encroachment into Waterfront Setback*

Not applicable.

2. *Lot Coverage*

No change is proposed to the existing lot coverage. **Affirmative finding.**

3. *Accessory Residential Structures, Buildings and Uses*

No change is proposed to the existing accessory structure and/or accessory uses.

Affirmative finding.

4. *Residential density*

A. *Additional Unit to Multi-Family*

This only applies to the RL zoning district. Not applicable.

B. *Additions to Existing Residential Structures*

No request for an addition to an existing structure shall be considered or imply approval of an additional unit, unless requested specifically on the zoning permit application form.

The applicant has revised his application request, to include a third unit within the attic, subject to the Historic Building Rehabilitation Bonus provision. See Section 5.4.8 (e), below.

C. *Residential Occupancy Limits*

*In all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13. **Affirmative finding as conditioned.***

5. *Uses*

A. *Exception for Neighborhood Commercial Uses*

Not applicable.

6. *Residential Development Bonuses*

A. *Senior Housing Bonus*

Not applicable.

B. Residential Conversion Bonus

Not applicable.

C. Limitations on Residential Development Bonuses

The applicant is seeking the Historic Building Rehabilitation Bonus, Section 5.4.8 (e), below which allows development in excess of the limits in Table 4.4.5-2.

Development is limited to up to a total of 125% of pre-application gross floor area.

See Section 5.4.8 (e) below.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

This is an existing, developed lot. **Affirmative finding.**

Section 5.2.2 Required Frontage or Access

See Table 4.4.5-1, above.

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-3, above.

Section 5.2.4 Buildable Area Calculation & Steep Slopes Overlay District

Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-3, above.

Section 5.2.6 Building Height Limits

See Table 4.4.5-3, above.

Section 5.2.7 Density and Intensity of Development Calculations

See Table 4.4.5-2, above, and Section 5.4.8 (e), below.

Part 3: Non Conformities

Not applicable.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The building was constructed c. 1905 as a residence; a use proposed to continue.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Several permits have been issued to changes to the rear of the duplex. The applicant proposes, as part of this application, to remove the asbestos siding on the west (primary) façade and restore clapboard and shingles; to make porch improvements, to replace trim at the eaves, to remove the concrete front stairs and replace with new framed steps with trex boards, and to restore all wood sash and trim. Reference is made to Plan A1.1.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Aside from an added dormer on the north/rear to achieve head height, no other new features are proposed.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

None identified.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The front façade will be restored with clapboard and shingle.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The front porch railings have been altered by a prior owner to meet requirements of the fire marshal. This application will raise the grade in front of the porch, to allow for a more sympathetic railing replacement (with original caps) that will meet code.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

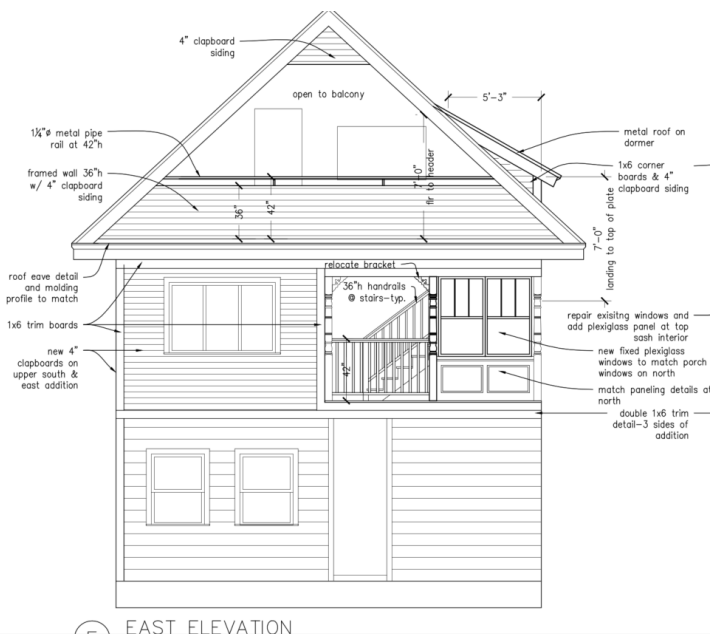
None proposed.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

None identified.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

Prior permits approved the rear roof extension, which will now shelter an open landing and feature wood clapboard siding at the framed wall and at the apex of the balcony. Paneling details will match those on the north elevation.



10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

It is possible to consider the dormer addition to be reversible; particularly as it rests on a non-historic rear addition to the house. **Affirmative finding.**

Section 5.4.8 (e) Historic Building Rehabilitation Bonus

(e) Historic Building Rehabilitation Bonus:

In order to facilitate the rehabilitation and reuse of historic buildings in Residential and Institutional districts, development in excess of the limits set forth in Tables 4.4.4-1, 4.4.5-2 and 4.4.5-3 may be permitted by the DRB subject to all of the following conditions:

- i. *The principal building shall be listed or eligible for listing in the United States Department of the Interior's National Register of Historic Places or the Vermont State Register of Historic Places;*

52 Isham Street is listed on the Vermont State Register of Historic Resources.

Affirmative finding.

- ii. *The density limits of the underlying zoning district in Sec. 4.4.4(b) and 4.4.5(b) shall not apply. The extent of development shall instead be limited to an expansion up to a total of 125% of pre-application gross floor area of the qualifying principal building in (i) above;*

The expansion is proposed within the existing attic. Gross area of the structure is 3996; converting the attic to habitable space is less than the 25% additional allowance (977 floor area proposed; /999 is 25% of gross floor area.)

Under current regulations, only 2 units may occupy this parcel – see Table 4.4.5-2, above. The applicant is looking for DRB approval for this bonus to allow a third unit.

Affirmative finding with DRB concurrence.

- iii. *The rehabilitation conforms to the requirements of Sec.5.4.8 (b) above;*
See Section 5.4.8 (b), above.

- iv. *Neighborhood commercial uses may be permitted by the DRB subject to the applicable requirements of Sec. 4.4.5(d)(5)(A);*

No Neighborhood Commercial Uses are proposed. Not applicable.
and,

- v. *Lot coverage shall not exceed:*

Table 5.4.8-1 Historic Building Rehabilitation Bonus

District	Maximum Coverage
RL, RL-W, I	Expansion up to a total of 125% of pre-application principal building coverage.
RM, RM-W	Expansion up to a total of 125% of pre-application principal building coverage.
RH	Expansion up to a total of 125% of pre-application principal building coverage.

Lot coverage is not proposed to be altered. The third unit will occupy the attic, which has only been approved for storage and one bathroom via prior permitting.

With DRB concurrence for satisfaction of Section 5.4.8 (b), **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:

None identified within the application.

(b) Topographical Alterations:

The proposal includes a modification to the grade change at the base of the front porch, to allow for a more sympathetic modification to the porch railings that will meet building code.

See Plan A1.1. **Affirmative finding.**

(c) Protection of Important Public Views:

Not applicable.

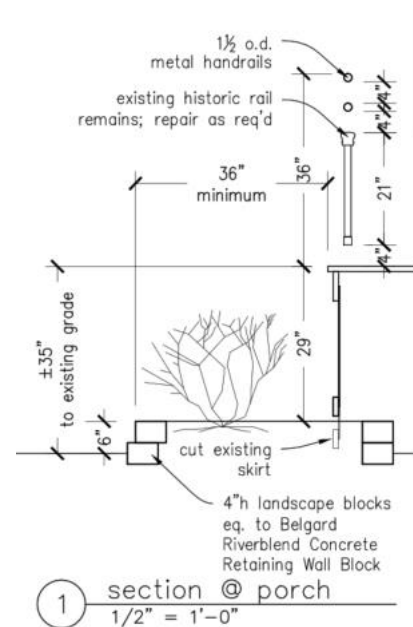
(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8 (b), above.

(e) Supporting the Use of Renewable Energy Resources:

This application does not preclude the use of wind, water, geothermal, or other alternative renewable energy resources.



It does not trigger the requirement for complete thermal conversion, as this is an existing structure; however consideration of renewable primary heating system is encouraged.

Affirmative finding.

(e) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

The rear balcony, with an earlier approved roof extension, will include a framed half –wall with metal railing that will both protect and shelter residents from inclement weather. **Affirmative finding.**

(h) Building Location and Orientation:

No change to location or orientation proposed. Not applicable.

(i) Vehicular Access:

No change proposed. Not applicable.

(j) Pedestrian Access:

No change proposed. Not applicable.

(k) Accessibility for the Handicapped:

ADA conformance is subject to review by the Building official.

(l) Parking and Circulation:

Minimum parking standards no longer apply.

No change is proposed to existing conditions. Not applicable.

(m) Landscaping and Fences:

Raised landscaping beds are proposed in front of the porch that will modestly change the grade allowing a more sympathetic porch railing to meet building code. If a commitment is made to creating the planting beds, they shall be maintained and utilized to enhance the building façade. See Plan A1.1. **Affirmative finding as conditioned.**

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

No new lighting has been included in this application. Not applicable.

(p) Integrate infrastructure into the design:

There is no identified mechanical equipment, mailboxes, utility connections or trash/recycling components within this application, which involves creating habitable space within the attic.

The addition of any mechanical/HVAC will require submission of spec sheets, identification of location of proposed installation, and further review. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

There is no change to the building's massing, with the exception of a small blind dormer on the north elevation of the rear addition. The rear extended roof was previously approved.

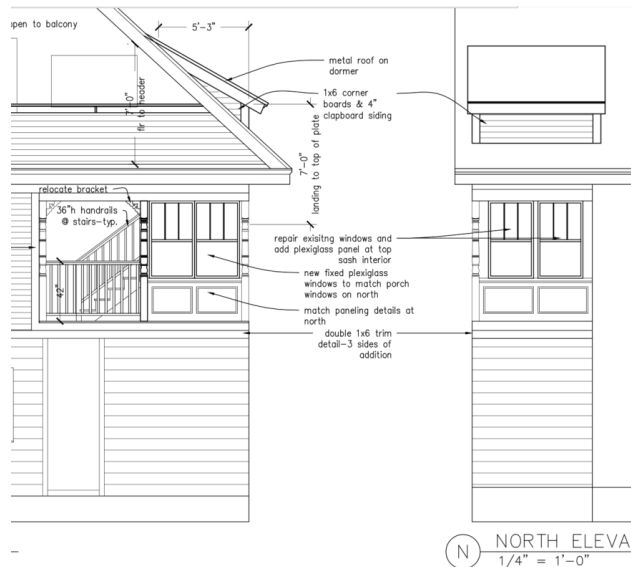
Affirmative finding.

2. Roofs and Rooflines.

The shed roofed dormer addition is the only structural alteration that enlarges the existing massing, and is only intended to allow required head height to ascend the rear stairs. Its small proportion and location on a rear addition serve as an innocuous change to the overall structure.

Affirmative finding.

3. Building Openings



Plans developed by Guillot Vivian Viehman illustrate repair of existing windows, with the addition of plexiglass panels in the top sash interior of the rear entrance porch.

Affirmative finding.

(b) Protection of Important Architectural Resources:

See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Substantive rehabilitation is proposed for the primary façade, with removal of the existing asphalt shingle siding, restoration of the original clapboard/shingle siding, removal of unsympathetic railing additions and replacement railings with historic profiles at an acceptable height re-using original post caps. Posts will be re-installed. The grade will be modified in front of the porch with inclusion of a planting box that will allow for the proposed railing height. Broken concrete steps will be removed in favor of a wood framed access stairway.

Affirmative finding.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

The west elevation will be stripped of its asbestos siding in favor of the original wood clapboard/shingle exterior sheathing. On the rear addition, the half wall and gable screen will be clapboarded; paneling under the porch windows will be installed. **Affirmative finding.**

(f) Reduce energy utilization:

All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. **Affirmative findings as conditioned.**

(f) Make advertising features complementary to the site:

Not applicable.

(g) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

The Building Officials requires, with habitable space and a new residential unit on the third floor, that a sprinkler system be installed to meet life safety code. Development is subject to all building and life safety code as defined by the Building Official and the fire marshal.

Affirmative finding as conditioned.

Article 8: Parking

Zoning Amendment 22-07 removed all minimum parking requirements within the City.

Not applicable.

II. Conditions of Approval

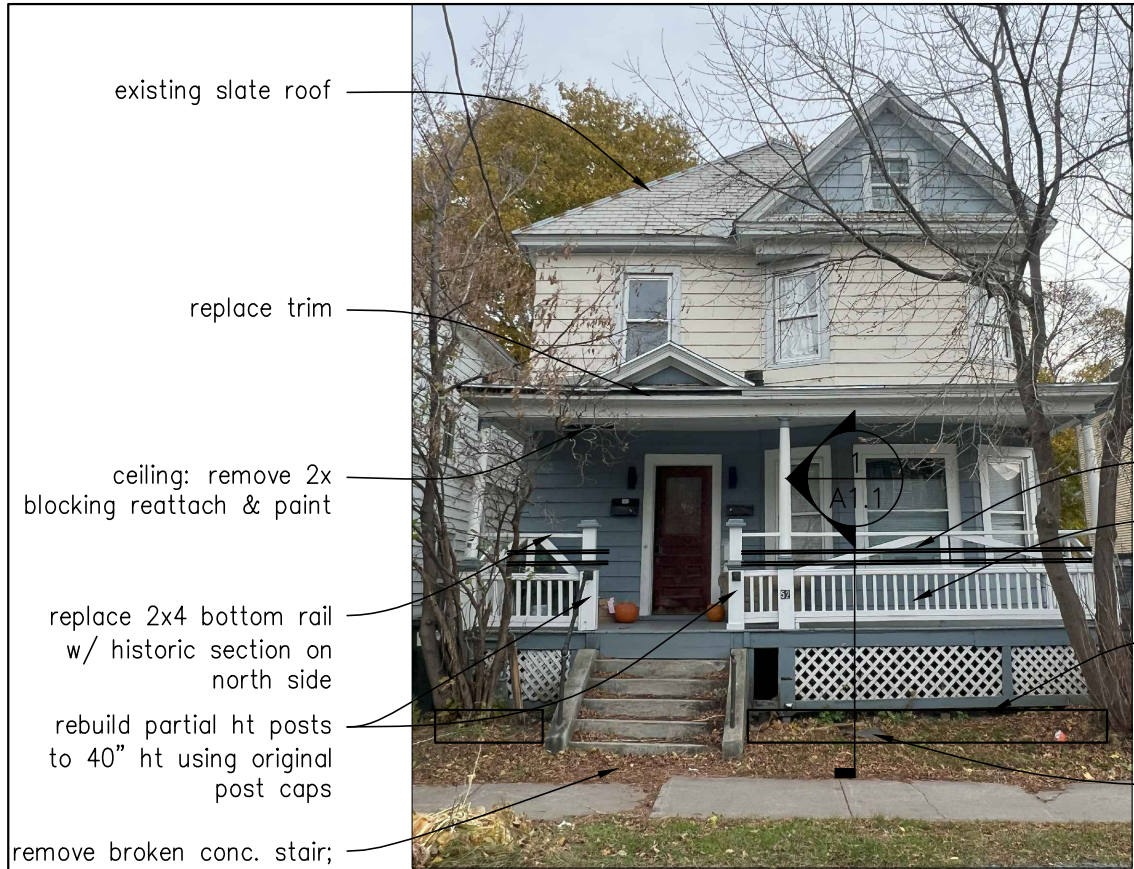
1. Based on the net new area and creation of a new unit, the following Impact Fees are due:

SF of Project 489

Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.224	109.42
Fire	0.253	123.59
Police	0.051	24.91
Parks	0.848	414.25
Library	0.525	256.46
Schools	1.095	534.91
Total	\$ 2.996	1,463.54

2. Impact fees shall be paid to the Chief Administrative Officer / city treasurer prior to issuance of a zoning permit; or if a building permit is required, within thirty days (30) of issuance of the building permit.
3. The occupancy of any dwelling unit is limited to members of a family as defined in Article 13. Not more than four unrelated adults may occupy any unit.
4. If planting beds are installed in front of the porch, they shall be maintained as a landscape feature to enhance the building front.
5. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
6. Development is subject to all building and life safety code as defined by the Building Official and the fire marshal.
7. 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.



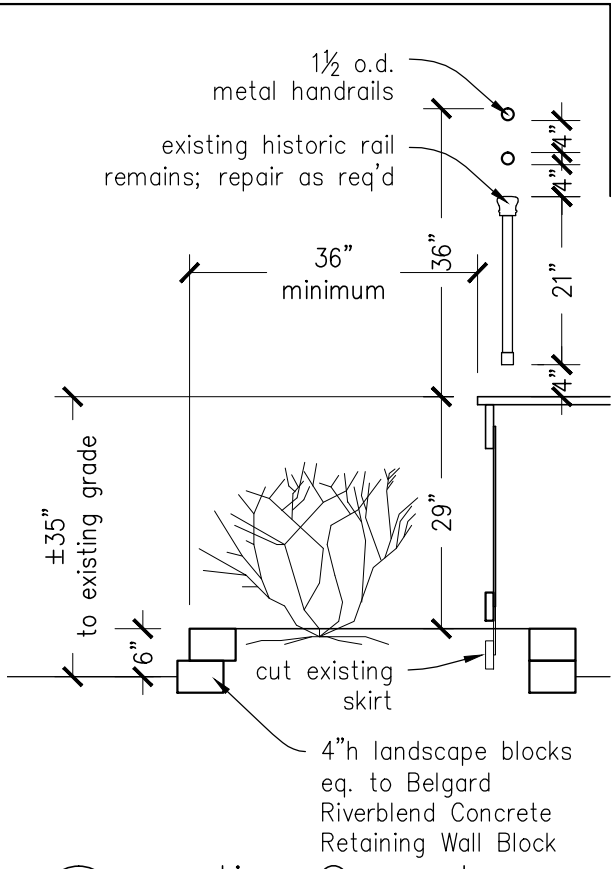
WEST (ISHAM STREET) FACADE

- existing slate roof
- replace trim
- ceiling: remove 2x blocking reattach & paint
- replace 2x4 bottom rail w/ historic section on north side
- rebuild partial ht posts to 40" ht using original post caps
- remove broken conc. stair; replace with new p.t. framed stair w/ treads eq to Trex, risers eq to Boral 6R @ $\pm 6.75"$

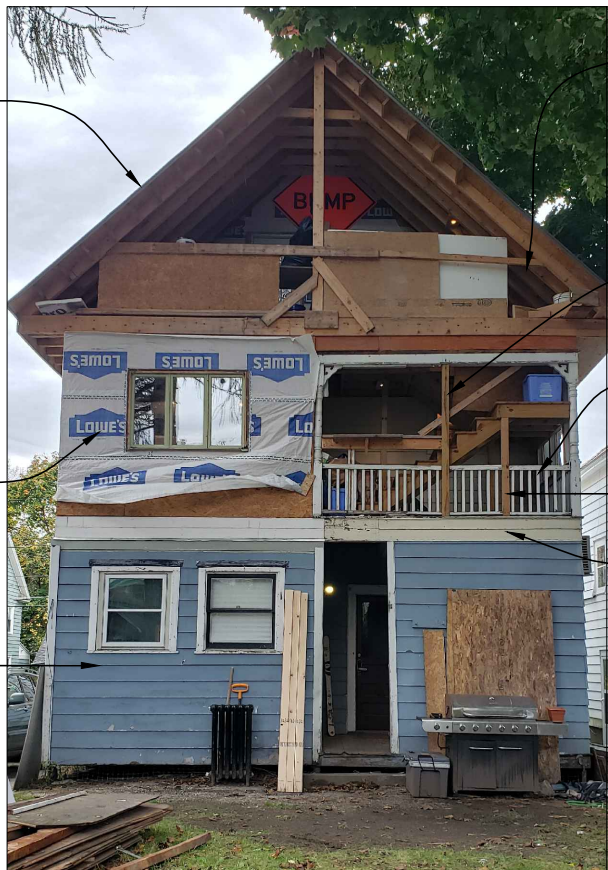
- existing slate roof to remain & be maintained
- remove asbestos siding on west. restore/repair existing wood clapboard & shingle.
- all windows are being restored to wood sash with storms
- move rail to 36"ht
- remove rails & replace with historic profiles (salvage from east porch)
- raise grade to 30" max below deck @ 36" wide with new planting bed both sides of stair, wrap around north side
- extend existing water valve casing to new grade
- 42"ht guardrail required. raise existing top rail, new 2x2 balusters, add receiving block at wall.



SOUTH



1 section @ porch
1/2" = 1'-0"



EAST FACADE –
see A2 for proposed elevation

- metal roof on addition
- new siding and trim profiles—see A2
- existing siding remains

- new dormer over stair for adequate head height—see A2
- replace post with historic profile to match end posts
- replace balusters to raise existing top rail to 42"ht.
- relocate post behind rail
- remove clapboards and replace with trim boards

- existing slate roof to remain & be maintained

- existing asbestos siding remains this side due to proximity to neighbor



NORTH

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NOTES:

52 ISHAM STREET
52 Isham Street, Burlington, Vermont 05401
GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. Burlington, VT 802.862.9631

DATE: 28 NOV 23
REVISED:
SCALE: N.T.S.
DRAWING: EXTERIOR IMAGES & NOTES
SHEET: A1.1

NOTES:

52 ISHAM STREET

52 Isham Street, Burlington, Vermont 05401

GUILLLOT VIVIAN VIEHMANN ARCHITECTS, INC. Burlington, VT 802.862.9631

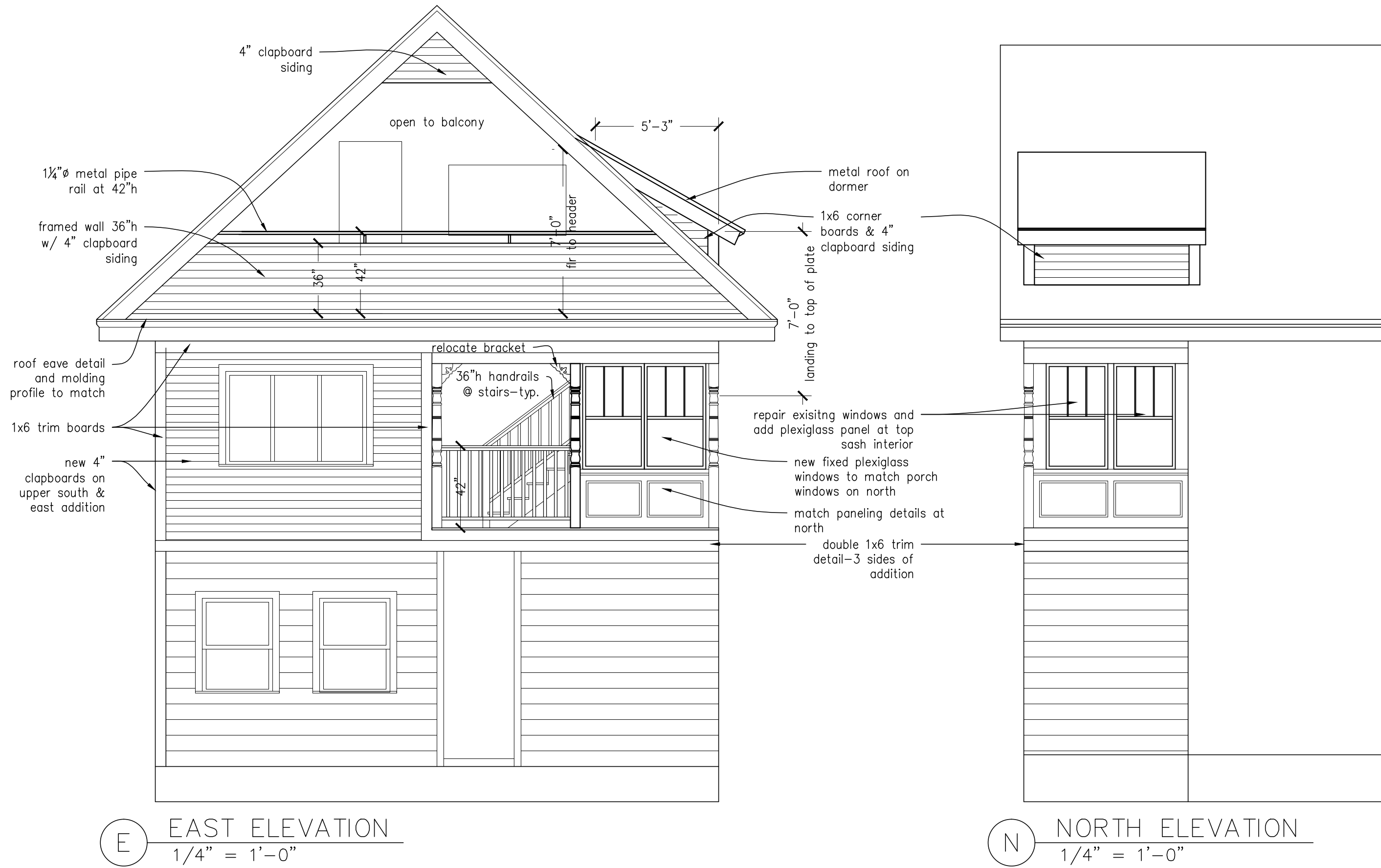
DATE: 28 NOV 23

REVISED:

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

DRAWING:
DORMER ADDITION

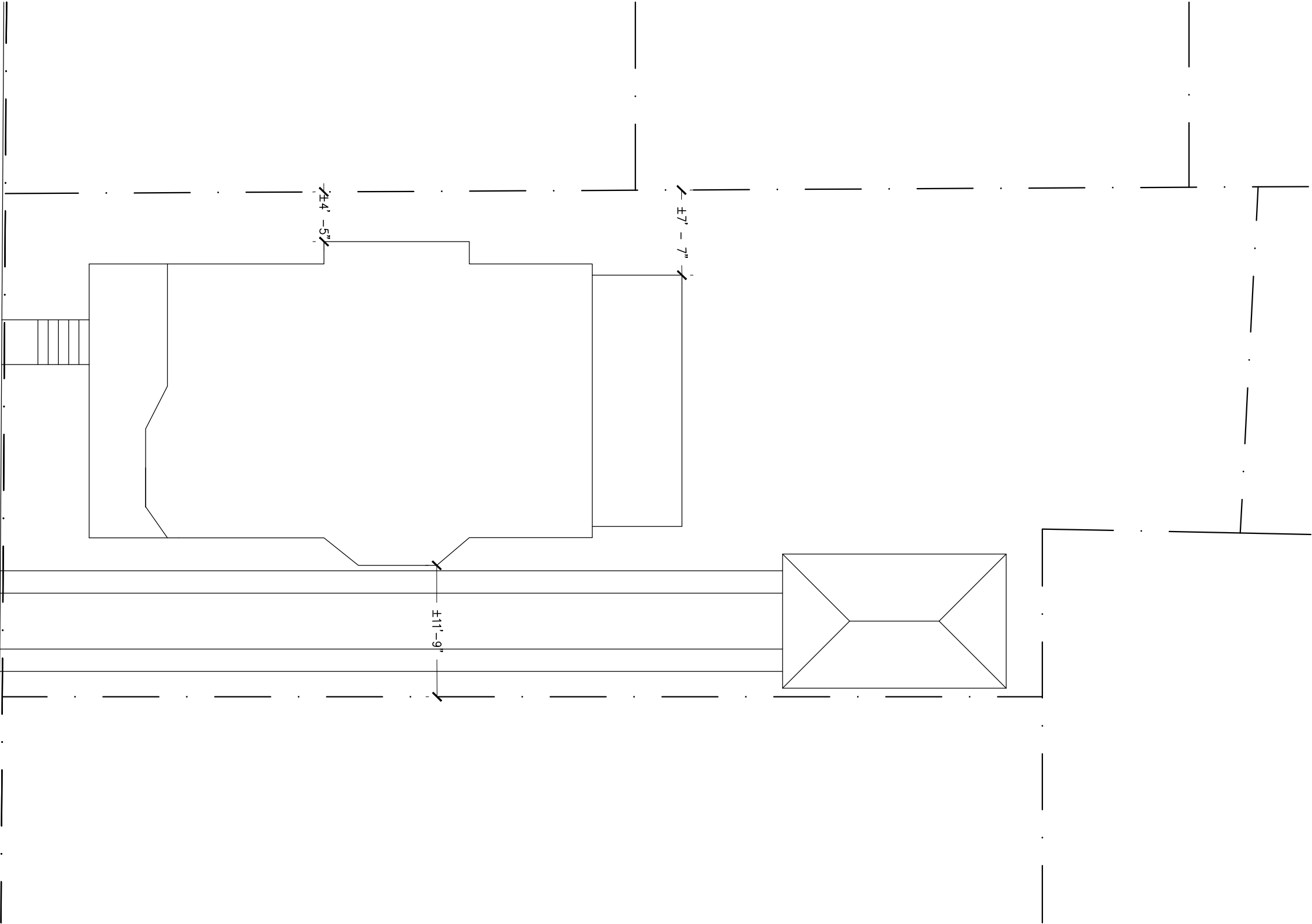
SHEET:
A2.1





SITE PLAN
1' : 10'

ISHAM ST



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NOTES:

52 ISHAM STREET

52 Isham Street, Burlington, Vermont 05401

GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. Burlington, VT 802.862.9631

DATE: 05 DEC 23

REVISED:

SCALE:
1' : 10'

DRAWING:
SITE PLAN

SHEET:
SP1.0

NOTES:

52 ISHAM STREET

52 Isham Street, Burlington, Vermont 05401

GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. Burlington, VT 802.862.9631

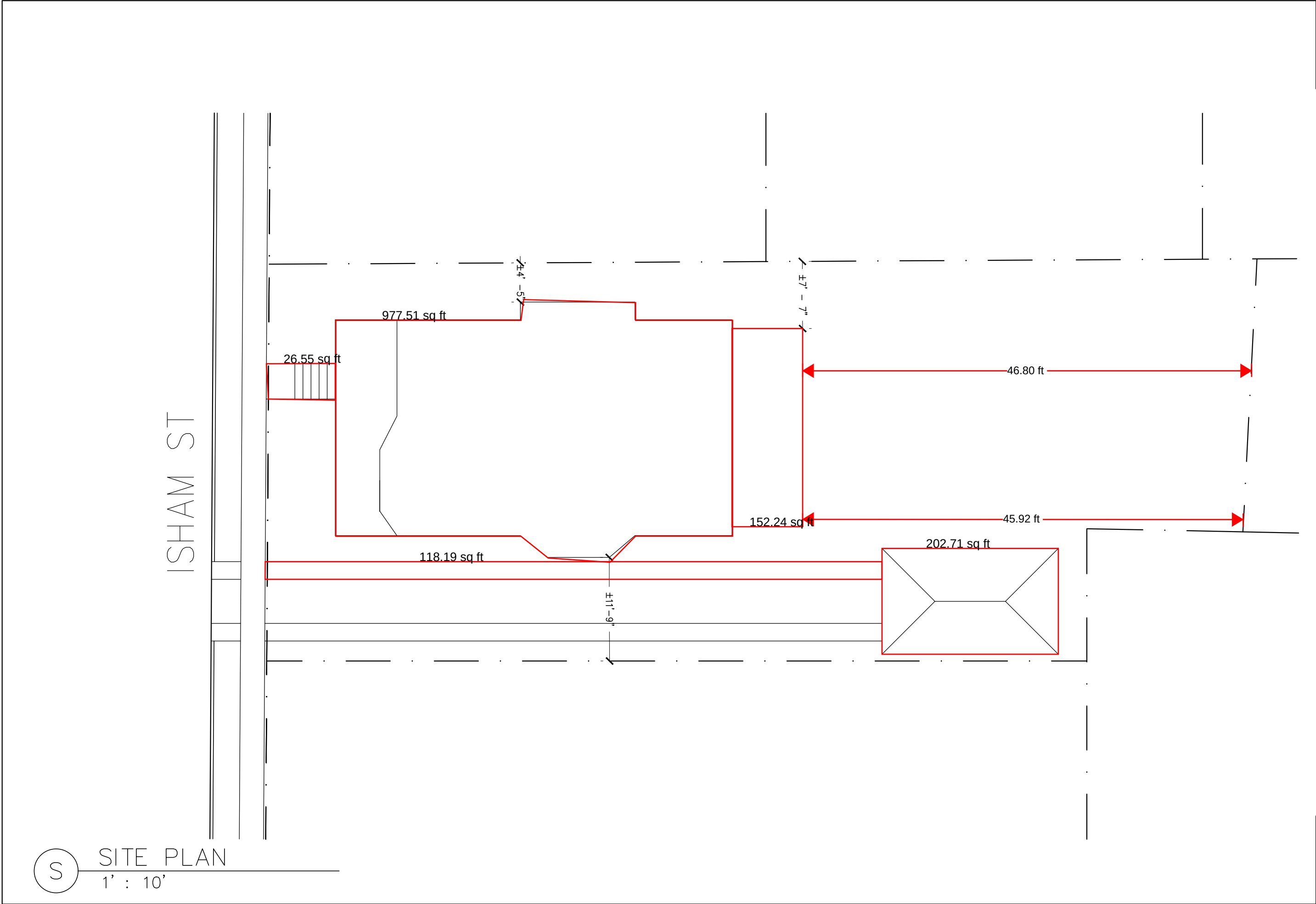
DATE: 05 DEC 23

REVISED:

SCALE:
1' : 10'

DRAWING:
SITE PLAN

SHEET:
SP1.0



S SITE PLAN
1' : 10'

STATE OF VERMONT

Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:

52 Isham St.

NEGATIVE FILE NUMBER:

78-A-157

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

John S. Derway House

PRESENT USE: residence/duplex

ORIGINAL USE: residence/duplex

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

STYLE: Queen Anne

DATE BUILT:

c. 1905

COUNTY: Chittenden

TOWN: Burlington

LOCATION:

52 Isham St.

COMMON NAME:

FUNCTIONAL TYPE: residence

OWNER: Benjamin A Boshier

ADDRESS: 52 Isham St.

Burlington, Vt.

ACCESSIBILITY TO PUBLIC:

Yes ☐ No ☒ Restricted ☐

LEVEL OF SIGNIFICANCE:

Local ☒ State ☒ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐

2. Wall Structure

a. Wood Frame: Post & Beam ☐ Balloon ☒

b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐

Concrete Block ☐

c. Iron ☐ d. Steel ☐ e. Other:

3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐

Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐

Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐

Bonding Pattern: Other: asbestos

4. Roof Structure

a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐

b. Other:

5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐

Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:

6. Engineering Structure:

7. Other:

Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☐

Sheds ☐ Ells ☐ Wings ☐ Bay Window ☐ Other: garage

Roof Style: Gable ☐ Hip ☒ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐

Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐

With Parapet ☐ With False Front ☐ Other:

Number of Stories: 2 1/2

Number of Bays: 2 (3 part bay) x 3 (3 part bay) Entrance Location: left

Approximate Dimensions:

THREAT TO STRUCTURE:

No Threat ☒ Zoning ☐ Roads ☐

Development ☐ Deterioration ☐

Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Rectangular block with 2 story rear porch; gabled polygonal 2 1/2 story bay windows on facade and south elevation.

Fenestration - 2 x 3; 1/1 sash.

Entrance - 2 x 1, one story end porch, Doric colonettes on square pedestals, simple balustrade, plain entablature. Gablet over entry, Queen Anne style glass and panel door.

Cornice - Boxed, pent eaves in gable ends.

House sided in asbestos.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Relatively plain in appearance this Colonial Revival/Queen Anne asbestos sided house contributes to the continuity and cohesive quality of the neighborhood, in its scale and setback.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☒
Densely Built Up ☐
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

RECORDED BY:

Gloria Scott

ORGANIZATION:

Vt. Div. for Historic Preservation

DATE RECORDED:

July 7, 1978

Email received 1.16.2024:

Dear Mary,
Please share this with the DRB.

The landlord of 52 Isham Street has done nothing to restore or rehabilitate the exterior of his building nor does he respect our CDO. He purchased the property in November 2021 and began parking in the backyard. I first spoke to one of his tenants and she smirked while I explained lot coverage and run off. She was making eye contact with someone behind the garage. The parking continued so I sent a complaint to code enforcement.

Soon after, I met Mr. Skaane in person and he was mad. He told me he paid half a million for the property and could do what he wants. I told him about zoning, lot coverage, and run off. He said he knew about the lake because one of his tenants was an environmental studies major.

I was alarmed when construction began because the owner cut a hole in the second floor porch roof and put a stairway to the dormer window. I have shared multiple emails with Bill Ward and Scott Gustin. They told me the owner had a permit to add storage and a bathroom in the attic - no additional living space!! But I thought, an exterior stairway? Seemed fishy.

I contacted zoning when the slate roof was removed on the dormer and the rear of the building. There used to be a rule that you could not remove slate?

I also sent pictures of the backyard and the condition of the property during the extended renovation. Tenants were living there.

We have been out of town visiting family and I was shocked on return to hear this project could qualify for a "Bonus". In my mind the duplex has been ruined. The second floor porch is gone, along with the slate hip roof. I am disappointed the code office and zoning office did not keep me informed of this development because they were aware of my concerns. Plus, why would the City allow a hip roof to be gabled and now add a shed dormer?

Please deny this request. The owner has been disrespectful and fraudulent and should not be rewarded. He has done nothing to "Preserve, Maintain, or Enhance".

Best,
Caryn Long



Questions Regarding Permits for 52 Isham Street

1. ZP-21-793 - Zoning Permit — November 20, 2021

Proposes to “Finish attic for storage space and bathroom,” adding 230 square feet of habitable space. That’s a big bathroom given that storage space is presumably not habitable. Asserts **no units are to be added**. Wouldn’t this early permit application be a red flag to an attentive reviewer?

2. CBP-21-1166 - Building Permit — November 20, 2021

States that the work will be “Finishing attic for storage and bathroom. Adding covered exterior rear stair for access.” Asserts **no units are to be added**, that there are **6 existing bedrooms**, that this work has started without a permit, and that its estimated cost to the nearest dollar is \$25,000. This suggests quite a nice bathroom and/or some elegant storage space with a separate entrance providing access from the back yard to the third floor. Wouldn’t this early permit application be a red flag to an attentive reviewer?

3. ZP-22-132 - Zoning Permit — March 7, 2022

Proposes “Replacement of rotted roof sheathing and water damaged framing” among other things at an estimated \$17,000. Asserts **no units are to be added**. This is a zoning permit, but it makes no mention of the dramatic changes in form and mass proposed even though it’s filed on the same day as the building permit that hints at those dramatic changes. Is the content of these two permits reversed?

4. CBP-22-173 - Building Permit — March 7, 2022

Proposes “Rear roof extension with slate, in-kind slate roof repair/replacement on existing roof portion. . .” Asserts **no units are to be added** and that **6 bedrooms are “existing.”** This permit application promises in kind slate repair and replacement in combination with a roof extension.

Unfortunately, it’s difficult to reconcile the extension of the roof with the in-kind repair and replacement, particularly when the extension necessitated the destruction and removal of 25% of the hip roof and its ultimate replacement is with a metal gable roof.

While gabled dormers such as the one removed in this instance are common in hip roofs, roofs that are 75% hip and 25% gable are not common and not associated with the vernacular or the more fully articulated Queen Anne or Colonial Revival architecture circa 1905. This application proposes a dramatic change without any apparent consideration of whether it is appropriate for the neighborhood or this historic house. What happened?

5. ZP-22-525 - Zoning Permit — September 13, 2022

Proposes expanding the kitchen “onto rear porch” and enclosing. Asserts that **no units are to be added**. Doesn’t enclosing the porch negatively impact the historical character of the structure and require some justification to be permitted?

6. CBP-22-749 - Building Permit — September 13, 2022

States that the work is “Conditioning rear covered porch into living area,” that **no units are to be added** and that there are now just **3 existing bedrooms**. Conditioning is an odd word choice. Isn’t this an application for a permit to eliminate the porch by enclosing it? And how many bedrooms are there? There were 6 reported on November 20 and March 7. Three doesn’t seem right.

7. ZPR-22-32 - Zoning Permit Application — October 12, 2022

States that there is “**No habitable space on third floor**” and yet the November 20, 2021 permit references adding 230 feet of habitable space in the attic. States further that “All original roof on duplex remains slate.” This seems inaccurate because the purpose of the application is to allow a standing seam metal roof to be installed on the back of the building, eliminating all the slate roof on that side of the house as well as the dormer and its slate roof. The emphasis on the slate that “remains” while neglecting any mention of the slate removed and replaced with metal is puzzling. Aren’t slate roofs protected as historical features and not allowed to be removed at will?

8. CBP-22-975 - Building Permit Application —December 12, 2022

States that “tubs” are to be replaced with “shower stall,” that **no units are proposed to be added** but that “yes” there will be a “reduction in residential units.” In response to the question of how many units are to be eliminated, the answer is zero. According to this application there are once again 6 existing bedrooms. Clearly this application contradicts itself. Please clarify and reveal whether this work is related to creating additional living space on the attic level.

9. CBP-23-601 - Building Permit Application —August 9, 2023

States that **no units will be added**, that the purpose is “conversion,” that **two bedrooms are existing, and that one bedroom is proposed to be added**. The description of the work is to “add habitable attic” and the assertion is that no zoning permit is required. Is this accurate? My best guess is that there are/have been 6 bedrooms in two units on the first and second floor. Are there also now 2 unpermitted bedrooms in the attic and the proposal is to add another? And isn’t a zoning permit required to add living space?

10. ZP-23-427 - Zoning Permit Application — September 6, 2023

States that 2 units are requested to be added and that 1 unit is existing.

Is this accurate? My understanding is that there are/have been 2 units which is the maximum number allowed, but that an additional 3rd unit is being requested as a **Historic Building Rehabilitation Bonus**. Are 2 additional units being requested for a total of 4?

This permit history paints a murky picture, especially regarding the number of bedrooms and even units existing and proposed. Nevertheless, one fact remains perfectly clear: the applicant repeatedly asserts that no units are to be added as work proceeds through nine permits and almost two years.

Why a Historic Building Rehabilitation Bonus Should Not Be Awarded at 52 Isham

From November 2021 to August 2023 the applicant repeatedly asserted that his intention was *not* to add an additional unit and initially represented the intention of adding storage space and a bathroom on the third floor, along with an exterior stairway for access, a somewhat unusual request. Then in a permit application filed 8/9/23, the city discerned an unstated intention of adding a “segregate unit” and the application was “delayed” so that it could be revised to take advantage of the Historic Building Rehabilitation Bonus. Rehabilitating a historic building was never a consideration over the course of about two years and nine permits until this most recent permit application was filed last September.

When I was on the DRB we saw many applicants who believed it was better to ask forgiveness than permission and this falls pretty squarely into that category except that the City somewhat shockingly seems to be offering up the Historic Building Rehabilitation Bonus as a fig leaf for a project that has little to do with Historic Building Rehabilitation and degrades rather than rehabilitates a historic house by removing historic slate roofing, replacing the east quarter of the hip roof with a massive gable, eliminating the historic open second story back porch, and adding an exterior stairway akin to the exterior stairway fire escapes that have diminished the appearance of other properties around the city with no respect for their historic character.

In sum, this would be a wholly inappropriate and even a perverse use of the Historic Building Rehabilitation Bonus and it specifically and egregiously violates the requirement that to qualify for that bonus: “New additions, exterior alterations, or related new construction *will not destroy* historic materials, features, and spatial relationships that characterize the property” (emphasis added). This project has blatantly done all of these prohibited things.

Furthermore, it is the opposite of forthright and likely fraudulent under the law to state in permit application after permit application that no additional units are involved and then in the final permit application to request the “bonus” of an added unit.

We ask that the DRB deny the request for a bonus unit so that the property remains subject to the standard provisions of the ordinance that all other properties are required to abide by. There is nothing exceptional, generous, or unselfish about this project, nothing that advances the values of historic preservation to merit a bonus and — on the contrary — this project degrades rather than rehabilitates the historic character of the building and neighborhood.

Michael Long — 1/16/24