

BURLINGTON PLANNING COMMISSION
Thursday, January 12, 1995, 6:00 P.M.
Contois Auditorium, City Hall

CONDITIONS OF APPROVAL
COA 95-039; 300 Grove Street (R6)

Preliminary Plat Approval

Project approved subject to the following conditions:

I. Planning/Design Review

1. Approval of the preliminary plat does not imply approval of a final plat.
2. The final landscaping plan shall be submitted with the final plat.
- OK → 3. Lighting detail specifications shall be submitted with the final plat submittal.
4. The front sidewalks shall be concrete and the applicant shall explore-extending it across the entire property to the So. Burlington line, while protecting existing trees.
5. The applicant shall plant trees of species adjacent to the sidewalk satisfactory to the City Arborist, respecting existing and future street lighting.
- OK → 6. The final building elevations and material details shall be submitted with the final plat.
- 7. An impact fee will be applied to the final plat as required.
- 8. The final plat shall provide an analysis of the ability of the bank, particularly where disturbed, to support the proposed development.
9. Prior to approval of the final plat, the applicant shall provide written documentation, certified contamination by a professional, ensuring that site contamination has been sufficiently mitigated and that the site is safe for residential habitation.
- OK → 10. Documentation of the EMF readings shall be submitted for review prior to approval of the final plat.
- 11. The final plant survey shall be tied to Vermont State plane coordinates. In addition to submission requirements stipulated in the subdivision regulations, the final plat shall also be submitted to the Planning and Zoning Department in digital (DXF) format on 3.5" diskettes following final approval.
12. A fencing and/or screening plan, along the northerly boundary, shall be submitted with the final plat to help mitigate the noise from the adjacent gravel/concrete operation.
- OK → 13. Prior to approval of the final plat the applicant shall submit to the Historic Preservation Review Committee for review and approval, a completed historic survey form, as provided by staff, to aid in the determination of the potential eligibility for inclusion of this structure on the State list of historic buildings.

II. Public Works

1. A final utilities plan shall be prepared and stamped by a registered licensed engineer and must clearly and accurately indicate the size of all existing and proposed water, sewer, and storm sewer mains and service lines. In addition, these plans shall indicate the design details of how the stormwater run off will be mitigated. All utility plans shall be subject to review and acceptance by the Department of Public Works.

- The water pressure and flow rates shall be checked and results submitted to Public Works for review and acceptance. Flow rates and pressure shall be adequate for fire protection.
3. Each building will require a separate sewer lateral without 90° bends.
 4. A waiver of the required R.O.W. width and sidewalk on one side of the street shall be obtained as required.

I. Fire Department

1. The final plat has been reviewed and approved by the Fire Marshall to insure adequate access for emergency vehicles.
2. If needed a radio call box shall be installed as determined by the Fire Marshall.

7. Electric

1. Site plan with landscaping and utilities shall be submitted to the Burlington Electric Department.
2. All new power lines serving the subdivision shall be under ground.
0123. The developer shall obtain an "ability to serve" letter from BED. A R.O.W. for BED to install power shall be granted as needed.

7. Housing

1. The proposal shall conform to the requirements of inclusionary zoning regarding affordability.

VI. General and specific review criteria.

The findings for each criterion are as follows:

- a. As per conditions I. 7. and II. 1., there should be no adverse impacts on water resources. The project does not appear to result in any adverse effects on noise. However, as per condition I.12, fencing and or screening along the northerly boundary will be necessary to mitigate the noise emanating from the adjacent gravel/concrete operation.
- b. Adequate water will be provided as per conditions II. 1 and 2.
- c. Based on conditions II. 1. and 2. any adverse effects on the water supply system will be mitigated.
- d. The surface water drainage issue is addressed in condition II. 1.; the system will be designed to properly handle any erosion problems.
- e. The proposed development appears to be providing adequate parking based on the needs of the future residents. No additional traffic impacts are expected.
- f. Burdens on city services have been addressed in conditions I. 6.; II 1., 2., 3.; III 1., 3.; and IV 3.
- g. The Design Review Board and the Planning Commission will consider scenic and aesthetic impacts; conditions I. 2.-6. and IV. 2. will insure the visual quality of the project.
- h. The project, as conditioned, being within the city limits and near another residential neighborhood with existing infrastructure, should not result in any undue growth related impacts.
- i. The proposal is in conformance with the Master Plan, specifically the following:
 - * "Encourage use and design that reflects changing ... patterns of development where appropriate." (P. 34)

0084

ZONING PERMIT/CERTIFICATE OF APPROPRIATENESS
Burlington, Vermont

Application Date: 02/28/95
Appeal Exp. Date: / /

Project Location: 300 GROVE ST Zone: RL Ward: 1

Owner/Applicant Name: Scott Mansfield/David Boehm
Address: 11 Brownell Way
South Burlington, VT 05403
Telephone: 802-863-6225

Project Description: Final plat approval to construct 12 single family detached homes while retaining the existing brick farmhouse as a triplex for a total of 15 units.

Estimated Cost of Construction: \$1200000.00

Lot Size: 245243

Net New Sq.Ft.: 11520
Net New # of Housing Units: 15

Existing % Lot Coverage: 0
Proposed % Lot Coverage: 15

Existing # of Parking Spaces: 30
Proposed # of Parking Spaces: 30
Required # of Parking Spaces: 30

Zoning Permit #:

COA #: S95-039A Level of Review: III

Application Fee: \$0.00 Y

Development Review Fee: \$4800.00 N

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Zoning Administrator

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Planning Director

Decision: Decision Date: / /

Decision: Decision Date: / /

An interested person may appeal a decision of the Zoning Administrator to the Zoning Board of Adjustment within 15 days of final action.

An interested person may appeal a decision of the Planning Commission to the Chittenden Superior Court within 30 days of final action.

ZBA #:

ZBA Decision Date: / /

Conditions:

Applicant Signature:

$$(22.5 \times 40) 4 = 3600$$

$$(22.5 \times 44) 6 = 5940$$

$$(22.5 \times 44) 2 = 1980$$

11520 SF

$$\frac{x}{11520} = \frac{1685}{1000} = \$19,411.20$$

PROJECT: 300 Grove Street - COA S95-039 (RL)
 DESIGN REVIEW: STAFF SUMMARY

DATE: February 28, 1995

MEETS DESIGN CRITERIA	S U B S T A N T I A L	M E E T S	M I N I M A L	D O E S N O T	<p>Final plat for 12 units w/ retention of existing bldg for 15 units total.</p> <p><u>COMMENTS</u></p>
RELATION OF BUILDING TO ENVIRONMENT		X			<ul style="list-style-type: none"> - Addition to triplex; wood siding & lower than existing - 12 SFR's to be modular; vinyl siding - Drawings of storage units and garages provided; will match modular units
PRESERVATION OF LANDSCAPE		X			<ul style="list-style-type: none"> - Planting plan provided, attempting to save large trees; preservation measures?
OPEN SPACE		X			<ul style="list-style-type: none"> - Limited open space on site due to slope, however some yard space provided - 15% lot coverage
VEHICLE AND PEDESTRIAN CIRCULATION		X			<ul style="list-style-type: none"> - Letter from Parks & Rec states that extension of sidewalk would require removal of large pine tree - Sidewalks provided for pedestrian circ. - 31 spaces provided; 30 required
SURFACE WATER DRAIN.		X			<ul style="list-style-type: none"> - Engineered plans submitted to DPW for review and approval - Still question stability of bank
ADVERTISING			N/S		<ul style="list-style-type: none"> - Each unit will require its own address
SPECIAL FEATURES		X			<ul style="list-style-type: none"> - MH cutoff fixtures proposed - Trash & mail handled individually
SAFETY		N/S			<ul style="list-style-type: none"> - See comment above regarding bank stability - Is street one-way?
HERITAGE	X				<ul style="list-style-type: none"> - Completed survey form submitted for brick building to list on State list of bldgs
LOCAL CLIMATE					

NS: Insufficient Information; NA: Not Applicable

DESIGN REVIEW BOARD
Recommendations/Comments

DATE: February 28, 1995

MEMBERS PRESENT: T. Visser, R. Arnold, J. Ladd, K. Ryan, W. Freeman

STAFF PRESENT: K. Lerner, G. Jordan

APPLICANT: S. Mansfield, T. Boyle

PROJECT: 300 Grove Street - COA S95-039A **ZONE:** RL

DESIGN CRITERIA	RECOMMENDATIONS/COMMENTS
RELATION OF BUILDING TO ENVIRONMENT	- Site plan includes 12 SFR + 3 in existing bldg
PRESERVATION OF LANDSCAPE	<ul style="list-style-type: none">- Landscaping plan indicates the planting of Red Oak as street trees, a native plant to the site; Parks Dept. has requested others plantings instead - DRB recommends retaining the Red Oaks as they have proven to be successful and they will provide a nice canopy/scale to street scape- Recommend the applicant confer w/ Warren about this, hope-resolving however ultimately do recommend the Red Oaks- Would also recommend not putting street trees along Grove St., as this is fairly well vegetated already and will have the stockade fence replaced
OPEN SPACE	- Native trees goes a long way to preserving natural landscape and scale
VEHICULAR & PEDESTRIAN CIRCULATION	- Water line should really be moved into the street R.O.W. instead of in the greenbelt
SURFACE WATER DRAINAGE	- Discussion about bank stability, specific to NW bank; long term solution to be reviewed and approved by DPW
SPECIAL FEATURES	<ul style="list-style-type: none">- Mail delivered to each unit; specific addresses required- Please think about Apple Grove name!
SAFETY	
HERITAGE	- Completed survey form reviewed; looks great!

RECOMMENDATION: Pass on to the Planning Commission with the above comments and recommendations, specific to the landscaping and bank stability plans.
5-0-0