

## Burlington Planning Commission

149 Church Street  
Burlington, VT 05401

[www.burlingtonvt.gov/cityplanning](http://www.burlingtonvt.gov/cityplanning)

Andy Montroll, Chair  
Michael Gaughan, Vice Chair  
Alexander Friend  
Erhard Mahnke  
Erin Malone  
Ryan Nick  
Julia Randall

## Burlington Planning Commission

Tuesday, August 25<sup>th</sup>, 2026, 6:30 P.M.

Hybrid Meeting via Zoom and in City Hall's Bushor Conference Room

### Draft Minutes

#### Commissioners Present:

|                                                      |                                                   |
|------------------------------------------------------|---------------------------------------------------|
| <input checked="" type="checkbox"/> Andy Montroll    | <input checked="" type="checkbox"/> Erhard Mahnke |
| <input checked="" type="checkbox"/> Ryan Nick        | <input checked="" type="checkbox"/> Erin Malone   |
| <input checked="" type="checkbox"/> Alexander Friend | <input type="checkbox"/> Julia Randall            |
| <input checked="" type="checkbox"/> Michael Gaughan  |                                                   |

#### City Staff Present:

|                                                                                        |
|----------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Charles Dillard, Director, Office of City Planning |
| <input checked="" type="checkbox"/> Sarah Morgan, Principal Planner                    |
| <input checked="" type="checkbox"/> Stella Jordan, Senior Planner                      |

#### Public Attendance:

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### 1. Agenda

Call to Order: (18:32:00)

Changes to Agenda: Item 5 (Update on planBTV) has been moved to item 7

### 2. Public Forum

- Unnamed: Spoke to safe injection site. Strongly encouraged avoiding downtown corridor.
- Chase Whiting: Regarding NNW plan, asks, "Is this revised plan complete?" Inconsistencies?
- Alice Rudd: Seconds question posed by C.Whiting. Asked about ecological study in the area.
- Sam Donnelly: Commented on zoning and the single overdose prevention center.
- Frank vonTurkovich: Also commented on the zooming change for the overdose prevention center. Concerned about same issues Clark Street experienced. Opposes plan.
- Ambrose Moore: Spoke about personal medical condition that requires use of needles and how they appreciated the Clark Street location. Felt safe and misses the convenience.
- Ari Moskwowitz: Talked about his platform, Truth in Vermont, the need for rehab not just safe injection sites and his previous opiate use.
- Devon: Commented on proposed overdose prevention center and the need for common sense-based decision making when planning.
- Joanne Elliott: Believes that planning has been receptive to community feedback and is thankful for that.

### 3. Chair's Report

No Report Given

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#### **4. Director's Report**

- C.Dillard states that in September he will be taking to City Council a work session to move forward with the Tier 1A application. Reminds the commissioners of the date change; that this meeting will be held on September 15<sup>th</sup>, not the 8<sup>th</sup>.

#### **5. Review updates to planBTV New North End (19:05:00)**

- S.Morgan highlights changes that have been made and summarizes the last meeting.
- Parks and permanently conserved open spaces should not be considered at housing sites. Commission directed staff to remove UD3.
- S.Morgan highlighted revisions to the plan
  - Removed Starr Farm & Ethan Allen Park as Focus Arenas
  - Revised Design Vision for North Ave at Ethan Allen Parkway intersection
  - Revised Urban Design Framework
  - Revised Urban Design Implementation Matrix
- S.Morgan provided clarification related to the City Asset Study
- E.Malone voices concern about transparency of process now that focus have shifted from public land to private land. C.Dillard responds and states that other types of publicly owned land are to be considered going forward. E.Mahnke states that is ever parks be considered, there should be a 1:1 replacement plan.

#### **6. Proposed CDO Amendment ZA-27-02 Overdose Prevention Centers 19:36:00**

- C.Dillard provides some background and context. June '24 legislation authorizes overdose prevention centers. April '25 City Council approved proposed phase approach to establishing center. Assessment report showed OPC could be effective in Burlington. Should be located in 1 of 3 locations; Downtown, ONE or Riverside Ave.
- E.Malone and E.Mahnke both express surprise that this item was added to the agenda. Go on to discuss OPC zoning and acknowledge this project will involve mixed emotions from the community.
- M.Gaughan states that other cities and Canadian territories have scaled back OPCs in the last two years and that we may learn from them. Believes there is much more to learn and deep conversations with the community are needed before taking any other next steps.
- A.Montroll acknowledges that two commissioners would like to gather more information before a public hearing and states that he would be voting "no" to move this to a hearing at this time.

#### **7. Update on planBTV 2050 20:15:00**

- S.Jordan gave updates on progress of planBTV 2050. Currently developing plan vision and scenario planning. Preparing for second wave of public engagement.
- S.Jordan presented additional slides containing data from the survey with demographic data.
- S.Jordan gave recap on scenario planning. Currently in Analyze Impact phase. Refresher on the three different planning scenarios: Downtown/Center City First, Follow the Corridors and Strategic Infill and the elements which they want to pull from each.

## *Burlington Planning Commission Minutes*

### **8. Commissioner Items**

No Commissioner Items

### **9. Adopt Minutes and Accept Communications 20:53:00**

**Action:** Motion to Adopt

**Motion by:** A.Friend

**Seconded by:** R.Nick

**Vote:** Unanimous

**Notes or Corrections:** None

### **10. Adjournment**

**Action:** Motion to Adjourn

**Time of Adjournment:** 20:54:00

**Motion by:** A.Friend

**Seconded by:** E.Malone

**Vote:** Unanimous