

Burlington Planning Commission

149 Church Street
Burlington, VT 05401

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, June 23, 2026, 6:30 P.M.

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

Draft Minutes

Commissioners Present:

☒ Andy Montroll ☒ Erhard Mahnke
☒ Ryan Nick ☒ Erin Malone
☒ Alexander Friend ☒ Julia Randall
☒ Michael Gaughan

City Staff Present:

☒ Charles Dillard, Director, Office of
City Planning
☒ Sarah Morgan, Principal Planner

Public Attendance: Sharon Bushor, Laurie Davidson, Joanna Elliott, Carrie Stanley, Evan Gould, Lauren Bueker

1. Agenda

Call to Order: 6:35pm

Changes to Agenda: None.

2. Public Forum

Laurie
Davidson:

Spoke regarding Ethan Allen Park and PlanBTV 2050. Expressed sentiment that sacrificing a historic legacy park, as is suggested in the plan, would be a great disservice, not only to the current residents of Burlington, but to future residence as well. Requested increased transparency in the diction making process going forward.

Sharon Bushor

Referenced previously submitted comments. Sharon reiterated a point made by Lori that the planning process should be more inclusive to NNE residents. Noted that the graphic that support the plan are not adequate; requested photographs. Questioned the number of min-hubs planned along North Ave.

Joanna Elliott

Expressed concerns about the selection of the Starr Farm and Ethan Allen Park locations in the plan stating that it seems to conflict with city mission and values such as green space accessibility, environmental factors, water cleanliness, etc. Questioned why existing derelict lots or other locations were not considered first before parks. Referenced an attempt to develop multi-unit housing at Starr Farm Park 30 years ago and cited the deeded uses of the Flynn Estate as pertaining to parks and public spaces. Questioned legality of housing on this property; requested review of the trust.

Carrie Stanley

Expressed feelings of disappointment towards the proposed plan. Request review of both legality and also impact on migratory birds in Ethan Allen Park. Stated that community is getting conflicting information about PlanBTV regarding impacts, stages and timeline.

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| Evan Gould | Stated they are generally excited about Ethan Allen and activation of North Avenue specifically inclusion of mixed-use spaces and increased transportation access and roundabouts. Raised concerns about multi-use paths versus dedicated bike lanes. Excited for multigenerational households. Noted that moving away from a "strip mall" feel along North Ave to an activated streetscape would be good. |
| Laurie Bueker | Stated they strongly disagree with the proposed plan. Like previous speakers, questioned legality of land development at these sites. Cited specifics of trust. Again, raised the question of why vacant and derelict properties are not being considered for development before parks. |

3. Chair's Report

A. Montroll did not share a Chair's Report.

4. Director's Report

C. Dillard did not share a Director's Report.

5. 802 Homes

J. Dube with Vermont's Department of Housing & Community Development presented about the State's 802 Homes program which is part of their broader Homes for All Initiative. The goal of 802 Homes is to make it more feasible and easier to build homes in growing communities around Vermont.

6. July 14th Meeting – PC Organization Day

Meeting will start at 6pm

7. planBTV New North End Review

C. Dillard asks for consideration to warn for a public hearing. If warned for public hearing, earliest date to be held would be 7/21. Key sections of the plan reviewed: Neighborhood Vision, Transportation Framework, Urban Design Framework, Placemaking Framework and Implementation.

- C.Dillard discussed how this plan support the vision, the 5 identified focus areas, wastewater capacity, soft-site analysis, zoning enabled building types.
- C.Dillard discussed specific focus areas on private land: North Ave Alliance Church, Ethan Allen Plaza, Plattsburg Ave./North Ave.
- C.Dillard, M.Gaughan discussed specific focus areas on city owned/public land: Ethan Allen Pkwy at North Ave, city owned land rational framework and city-owned land recommendations.
- E. Mahnke discussed history of controversial city owned land sales and how it informs best practice. Goes on to support putting city owned property into a land trust to insulate against administration and policy change over time.
- C.Dillard, E. Malone, M. Gaughan spoke further about Ethan Allen Pkwy plan.
- C.Dillard discussed final focus area, Starr Farm. M.Gaughan notes the Ethan Allen plan feels more tactical than Starr Farm and that Starr Farm is more challenging. E.Malone reiterates that sentiment.
- C.Dillard spoke to 6-point placemaking framework further and shared supporting images highlighting placemaking elements. E.Mahnke asks if anyone has considered use of Appletree Park for housing our other community uses and brought up question of low income housing included in the plan.

- E.Malone raised the question of how to improve communication sharing with the public and was discussed by S.Morgan and C.Dillard.
- M.Gaughan asks if this is moved for hearing, if there will be revisions to the draft. C.Dillard states that there are budgetary constraints to revise the drawings however definitive image revisions can be flagged and looked into.
- E.Mahnke asks in plan is to be warned for public hearing in its entirety on July 21 or whether it is to be forwarded to city council.

Action: Warn for Public Hearing

Motion by: J.Randall Second by: E.Mahnke Vote: Unanimous

Notes: After planning commission public hearing goes to city council where it has to have two public hearings, the earliest they could both occur would be August. Most likely one in August and one in September. Plan to be reviewed on 7/21.

8. Commissioner Items

No Commission Items.

9. Adopt Minutes and Accept Communications

Action: Review and approve the March 24, 2026 Planning Commission meeting minutes and review and accept any communications

Motion by: A. Friend Seconded by: R. Nick Vote: Unanimous

Notes or Corrections: N/A

10. Adjournment

Action: Motion to Adjourn

Time of Adjournment: 8:32 pm

Motion by: R. Nick Seconded by: A. Friend Vote: Unanimous