



AGENDA

South Burlington Development Review Board – Regular Meeting
180 Market Street or Online
Tuesday November 3, 2026| 7:00 p.m.

Board members will attend this meeting in person. Applicants and members of the public may attend in person or virtually.

Participation Options:

In person: South Burlington City Hall Auditorium, 180 Market Street

Assistive Listening Service Devices available upon request – Reach out to Staff or committee members before meeting begins.

Virtually (audio and video): <https://zoom.us/j/93936194288>

By Telephone (audio only): (646) 931 3860, Meeting ID: 939 3619 4288

In all cases, you will have the opportunity both to listen AND speak.

Guidance for Virtual Attendees:

- If you are part of the applicant team and are participating in the hearing, use the raise hand feature at the beginning of the item and you will be invited to unmute. You will not be able to share your camera.
- If you wish to participate during Public Comment periods, select the virtual "raise hand" option. When recognized by the chair, you will be invited to unmute.
- The Q&A function is for administrative matters only; comments submitted in the Q&A will not be recognized as part of the meeting record.
- Times are approximate. All hearings are warned to begin at 7:00 PM.

1. **7:00 PM** Emergency Evacuation Procedures
2. **7:01 PM** Additions, deletions, or changes in order of agenda items.
3. **7:02 PM** Announcements.
4. **7:04 PM** Comments and questions from the public not related to the agenda.
5. **7:05 PM** Continued site plan application #SP-26-07 of Green Mountain Habitat for Humanity to develop a newly subdivided 2.0-acre lot with three four-family homes and associated road and infrastructure, 1720 Spear St.

Documents:

[AGENDA 05_SP-26-07_1720 SPEAR ST_PIERCE_MEMO.PDF](#)

6. **7:15 PM** Final plat application #PZ-FINAL-2026-7 of O'Brien Eastview, LLC, to amend a

previously approved plan for a Planned Unit Development consisting of 155 homes in single family, duplex, and three-family dwellings on eleven (11) lots totaling 23.9 acres, twenty-four (24) commercial development lots totaling 39.8 acres, and 25.0 acres of undeveloped or recreational open spaces. The amendment consists of allowing a building footprint that includes an attached garage for 17 alley-loaded homes which were previously approved for detached garages, and removing one alley loaded approved home, 500 Old Farm Road.

Documents:

[AGENDA 06_PZ-FINAL-2026-7_500 OLD FARM ROAD_HOUSING TYPE UPDATES_2026-11-03.PDF](#)

7. **8:15 PM** Minutes of October 6, October 20, 2026

Minutes of October 20, 2026 were not available at the time of packet publication.

Documents:

[AGENDA 07_2026-10-06 DRB MINUTES DRAFT.PDF](#)

8. **8:18 PM** Other Business

Respectfully Submitted,

Marla Keene, Development Review Planner

Copies of the applications are available for public inspection online and by email by contacting mkeene@southburlingtonvt.gov. Participation in the local proceeding is a prerequisite to the right to take any subsequent appeal.

South Burlington Development Review Board Meeting Participation Guidelines

The Development Review Board (DRB) presents these guidelines for the public attending Development Review Board meetings to ensure that everyone has a chance to speak and that meetings proceed smoothly.

The DRB is a Quasi-Judicial Board that oversees the adjudication of development projects within the City. It is made up of citizens appointed by the City Council. The role of the DRB is to hear and review applications for development under the applicable regulations. The DRB can only approve applications that comply with the applicable bylaw or state law, and the board can only levy conditions that are permitted under the bylaw. By the same token, if a project meets the applicable bylaw criteria, the DRB is bound by law to grant the approval.

1. The Board asks that all participants at meetings be respectful of Board members, staff, applicants and other members of the public present at the meeting.
2. Initial discussion on an agenda item will generally be conducted by the Board and the applicant. As this is our opportunity to engage with the subject, we would like to hear from all Board members first. After the Board members have discussed an item, the Chair will open up the floor for public comment. Please raise your hand to be recognized to speak and the Chair will try to call on each participant in sequence.
3. Once recognized by the Chair, please identify yourself to the Board.
4. If the Board suggests time limits, please respect them. Time limits will be used when they can aid in making sure everyone is heard and sufficient time is available for Board to hear all items on the agenda.
5. Side conversations between audience members should be kept to an absolute minimum.

The hallway outside the meeting room is available should people wish to chat more fully.

6. Please address the Chair. Please do not address other audience members or staff or presenters and please do not interrupt others when they are speaking. The Chair will direct responses from applicable people as needed.
7. Make every effort not to repeat the points made by others and keep your comments germane to the issue before the Board.
8. The Chair will make reasonable efforts to allow everyone who is interested in participating to speak once before speakers address the Board for a second time.
9. Comments may be submitted before or during the course of a single or multi-meeting public hearing to the Planning and Zoning Department. All comments should identify what application the correspondence is in reference to. All written comments will be circulated to the DRB and kept as part of the official records of meetings. Comments must include your first and last name and a contact (e-mail, phone, address) to be included in the record.
10. Please note that once a public hearing has been closed by the DRB, no further comments can be accepted, in accordance with state law.