

Burlington Conservation Board

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*Matt Moore, Chair
Will Flender, Vice Chair
Scott Mapes
Don Meals
Jeff Severson
Miles Waite
Damon Lane
Zoe Richards
Stephanie Young*



Conservation Board Meeting Minutes

Monday, August 5, 2013 – 5:30 pm
Planning & Zoning Conference Room – City Hall Lower Level
149 Church Street

Attendance

- **Board Members:** Miles Waite (MW), Damon Lane (DL), Don Meals (DM), Will Flender (WF), Zoe Richards (ZR), Scott Mapes (SM), Jeff Severson (JS)
- **Absent:** Matt Moore (MM)
- **Public:** (King Street)
- **Staff:** Scott Gustin (Planning & Zoning)

WF, Vice Chair, called the meeting to order at 5:34 p.m.

Minutes

Minutes of July 1, 2013

A MOTION was made by DM and SECONDED by SM

Accept the minutes of July 1 as written.

Vote: 6-0-1

Board Comment

SG noted the upcoming NR 206 “senior capstone project” class at UVM. Previously, students had worked on a bike parking inventory and on a barge canal trails project. He mentioned the possibility of having students ground-truth some of the natural communities maps in the OSPP update. DM noted the need to do an early semester analysis before the leaves are off. JS noted the use of soils mapping as a surrogate for on-the-ground analysis for natural communities. Ground-truthing may validate (or not) this method. Students could potentially use Amy Sheldon’s (consultant) data as a basis for coming up with a rough approximation of what was here pre-settlement and then pursuing onsite analysis of the most heavily impacted natural communities. ZR, isn’t the goal to determine the highest priority areas for conservation? SG said the information can be used to determine what natural community has been most impacted based on the mapping analysis and then to go into the field and see what’s actually there. If the natural community remains, conservation may be appropriate.

SG also noted that the PC is scheduled to review and then warn the OSPP update for public hearing at their August 13 meeting.

Public Comment

None.

Open Space Subcommittee

WF noted today’s meeting. WF said a purchase and sales agreement for the Archibald Community Gardens site is soon to be executed. It is contingent on Phase 1 and 2 site assessments. The subcommittee also discussed other miscellaneous updates for the bike path and McKenzie.

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Project Review

1. 14-0061CA; 87 King St (RH, Ward 5) King Street Youth Center Rebuild and renovate existing community center

Paul Boisvert, Rolf Kielman, and Andrew Chardain appeared on behalf of this item.

Andrew Chardain provided an overview of the site. The proposed building is essentially on the same footprint as the existing structure. The property is on lower King Street across from the new CHT building.

Rolf Kielman gave Board members background as to the need for the project. The current facility has simply become inadequate with little opportunity for expansion. The new project will bring about an additional 15,000 sf in program space. Roof space will be utilized.

SM noted the drop-off space will be eliminated. How will that be offset? Mr. Kielman said very little parking will be lost, and most people walk to the building anyway. The drop-off is viewed as a bottleneck.

Paul Boisvert addressed stormwater management. The site has almost complete coverage. A detention tank with a control structure for release into the combined system is in place. This will be replaced with two 5,000 gallon tanks to collect runoff prior to discharge into the city system. DM asked about the 100 year storm event. The application materials seem to indicate that post-construction flows will be less than pre-construction. Mr. Boisvert said that this is accurate.

Mr. Boisvert said that the system is aimed at controlling peak flows. That seems to be the emphasis within the combined sewer system. He pointed out a small bio-retention area in the back portion of the development. SM asked about the possibility for some area of green roof. Mr. Kielman said that doing so may be possible. The roof programming has not been figured out yet, but it would be capable of handling planters. WF asked if roof runoff could be captured and used for planter irrigation. Mr. Chardain said that runoff would be captured by internal drains, but retaining some of it may be possible.

Mr. Boisvert noted the EPSC plan. No parking on the green belts. Straw wattles will be used rather than silt fence.

WF, where is bike parking proposed? Mr. Chardain said that it's still being worked out. Some hoops may be proposed in the front. Some additional spaces may be provided in the back.

ZR, the proposed conditions will improve over existing conditions? Mr. Boisvert, yes.

DM, what's the construction schedule? Mr. Kielman said they're aiming to occupy the new building by the end of 2014.

SM, if the soils are good, could you include infiltration into the stormwater management system? Mr. Boisvert replied that there is potential to do so. SM encouraged incorporating infiltration into the design if feasible.

A MOTION was made by SM and SECONDED by ZR

Support project as proposed and recommend analysis of infiltration and include if possible.

Vote: 7-0-0

Update & Discussion

1. Discussion with Scott Mapes of 453-501 Pine Street (next to Barge Canal) Superfund & Brownfields Status.

Scott Mapes noted what's changed since the last attempt at development since 2004. The state and EPA have assembled a task force (BARA) for evaluating brownfields status for some of the Barge Canal

superfund site and how barriers to potential development may be lessened or solved. For years and years, development of 501 & 453 Pine Street has been hampered by the institutional controls that limit any impacts to the "remedy" keeping the NAPL in place. The remedy is a cap that has stabilized the NAPL in place. No development may cause migration of contaminants into Lake Champlain either.

He said that any new development should keep hydrologic conditions as they are today. One strategy is to capture it in subsurface tanks that then release the runoff westwards towards the Barge Canal. Before development occurs, the current extent of NAPL needs to be determined. Areas where NAPL is not present could possibly be delisted from the Superfund site. The delisting process places the burden on the applicant to demonstrate why delisting should be approved. EPA conducts the process, including opportunity for public review and comment. The big advantage of delisting is that the site becomes a brownfield. EPA is no longer involved with development review. It comes under the purview of VT DEC. Associated funding opportunities may also become available.

SM noted that Stone Environmental has been hired to make the current NAPL analysis. A geotechnical analysis will also need to be done to determine potential loading impacts to the remedy. Further discussion around liabilities also needs to be had. The charge of the BARA is to see if the property can be developed, and if it can, to address the hurdles. Nick Warner from the Community and Economic Development Office has a long history with this site and is involved in this latest effort. Even if the site is not delisted, the EPA does not have any prohibitions as to what development takes place, so long as it does not disturb the remedy.

DM, what is the anticipated development? SM, class A office space. There's been a lot of growth in this area with pressure for more. DM noted that the parking depicted on the draft plan is excessive. DL agreed. SM said it's an old plan under the previous zoning regulations.

ZR, how and when was BED constructed so close by? SM, it was constructed before the Superfund declaration was made. He noted an O&M document for the city to abide by for stormwater discharge into the Barge Canal.

DM said that at one time, the cap was found to leak. If everything looks good and the remedy ends up failing, what happens? SM said the discussion is underway. A monitoring regime needs to be agreed upon and put in place. There's a lot of study and evaluation that needs to be done in the coming months.

DM would like to know what's found. SM agreed to relay that information. He also said he'd keep the board posted as to progress on the site generally. He noted that the remedy has been stable since 2007. Finally, he noted that the CDO has 4 natural resource overlays that come into play here.

Adjournment

ZR, a lot of what we do is review stormwater. It would be helpful to know what the city is struggling with in terms of stormwater. DM suggested having Megan Moir come to the Board to let us know of current priorities. SM said he'd be happy to talk about it as well.

The meeting adjourned at 7:00 PM.