

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, September 14, 2015 – 5:30 pm
Department of Public Works – Main meeting room
645 Pine Street

Attendance

- **Board Members:** Zoe Richards (ZR), Jeff Severson (JS), Miles Waite (MW), Stephanie Young (SY), Damon Lane (DL), Don Meals (DM), Will Flender (WF)
- **Absent:** Scott Mapes (SM), Matt Moore (MM)
- **Public:** Andrew Simon, Ruby Perry (Burlington College item) Frank von Turkovich (South Forty Solar)
- **Staff:** Scott Gustin (Planning & Zoning)

WF, Vice Chair, called the meeting to order at 5:30 p.m.

Minutes of July 6, 2015

DL noted on pg. 1, Board Comment, 1st paragraph, last sentence should end with "... based on 2015 IECC standards." DL also noted pg. 3, 8th paragraph, 1st sentence, "DM" should be replaced with "DL."

A MOTION was made by DM and SECONDED by DL

Approve as amended.

Vote: 6-0-1

Board Comment

SG handed out most recent zoning amendments and briefly overviewed them.

Public Comment

See Open Space subcommittee

Open Space Subcommittee

1. Former Burlington College lands update

JS noted an appraisal will be necessary, as with any other purchase with the Conservation Legacy Fund. There was also discussion that it would be prudent to get a legal opinion regarding various funding mechanisms for the potential acquisition. ZR noted that the proposal is 12 acres for \$2 M. There is discussion about to how best pay for it. We are expecting to have additional information ready for discussion next month. DM noted that action by the City Council may be needed depending on the funding scenario. MW, is VLT able to assist? WF, yes, they continue to be involved. SY, what's the timeline? SG replied about 1 year.

Andrew Simon, lives on Locust St. Supports use of the CLF for acquisition of land at this property. He feels the 12-acre plan is not a good plan, therefore, the CLF should not be used for it. The goals for the city around this land, commissioned by Peter Clavelle, talk about generous open space preservation. In terms of wildlife habitat and plant communities, the 12 acres are not significant or generous. It's a waterfront park in the shadow of residential towers going back to

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North Avenue. Something like 770 dwelling units and 1,500 people and associated traffic. He asserted the need for zoning variances in order to do what is proposed. There will be huge impacts on city services and infrastructure. The impact on Lake Champlain will be significant. Need to consider the impacts of the entire project. He thinks that the public process has been flawed. It's not been genuine or adequate. Profit for the developer is the main driver for this project, not affordable housing. He doesn't think that the CLF should be used. Encourages the BCB to take a big step back.

Ruby Perry also commented. One of the important questions for BCB to ask is, how much of the proposed park land is unbuildable anyway? Why would the city pay \$2M for land that can't be developed anyway? If a significant portion was to be conserved w/o 700 dwelling units, there would be a great many people willing to contribute to conservation. We pushed hard for the city to use the CLF at the beginning of this process. The city is now looking at something far less than originally possible. The city should continue to push for significant conservation here.

MW stated he is consulting for Eric Farrell on this property. He said there's a portion of the western meadow showing tiered topography. This was formerly a sand pit. It's not undisturbed land. We've found only that sand was removed, not a location for disposing fill.

Update & Discussion

1. Integrated Wastewater/Stormwater (Water Quality) Planning

Defer to 10/5 meeting.

2. Update of Keystone Development Corp. Sec. 248 Certificate of Public Good proposal for a solar installation

0 Sunset Cliff Rd, discussion and comment in relation to potential solar utility installation

Frank von Turkovich appeared.

Frank von Turkovich said the petition to the VT PSB was filed last month. There will be a public hearing locally. Timelines still need to be worked out. Neighbors still have concerns. Working to address them, particularly relative to screening. It still looks like an economically viable project. Solar panel efficiency has improved. He still likes the idea. There are not too many places in the city where something like this could be installed. This is really a placeholder of sorts. The panels have a 25-year lifespan. There will be a fund for decommissioning the site.

MW asked if decommissioning would require planting trees. Mr. von Turkovich said he doesn't think so. DM asked about the decommissioning fund. Is it money set aside? Mr. von Turkovich said it would be in the form of an "evergreen" letter of credit.

DL mentioned the city sewer easement. Would you leave a gap there? Mr. von Turkovich said the plan would be to cross the easement. He needs to follow up with DPW. Access could be provided for sewer line service. If it needs to be dug up and replaced, that would be more invasive.

(Attendee) asked about the anticipated construction timeline. Mr. von Turkovich said that if things go well, it will be permitted by March. Start building next spring or summer. Wrap up by fall.

MW said that none of the project plans show the limits of proposed soil enhancements. Mr. von Turkovich was unsure of the exact extent. He'll find out.

Adjournment

The meeting adjourned at 6:25 PM