

## Burlington Conservation Board

149 Church Street  
Burlington, VT 05401  
<http://www.ci.burlington.vt.us/planning/>  
Telephone: (802) 865-7189  
(802) 865-7195 (FAX)

*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

Planning and Zoning Conference Room - City Hall Lower Level  
149 Church Street

### Attendance

- **Board Members:** Zoe Richards (ZR), Jeff Severson (JS), Stephanie Young (SY), Don Meals (DM), Scott Mapes (SM), Matt Moore (MM)
- **Absent:** Will Flender (WF), Miles Waite (MW), Damon Lane (DL)
- **Public:** Kelli Brown (38 Wright Ave) Eric Farrell, Scott Moreau, Owiso Makuku (311-329 North Ave)
- **Staff:** Scott Gustin (Planning & Zoning), Dan Cahill (Parks & Recreation)

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

### Minutes of October 5, 2015

A MOTION was made by DM and SECONDED by JS

Approve as written.

Vote: 6-0-0

### Board Comment

1. Spring Semester project ideas for UVM Engineering Practice

SM suggested contacting Megan Moir for project ideas.

JS, is there any way we could consider not requiring sea wall reviews by BCB? SG replied that we could address this in the bylaws. DM said that most of these are replacement walls. That is fundamentally different from an entirely new wall. He agrees that there should be some sort of standard. Perhaps an engineering student could come up with a template design that complies with the shoreline protection standards. JS concurred with the replacement vs. new wall distinction. SM, unless there are trees or other vegetation involved, shoreline protection regulations aren't an issue. He wouldn't rely on it for greater oversight. We should consider site specific factors such as nearby wetlands. We should streamline applications seeking repairs or replacement versus something brand new. SG said he could put together some language for the Board's review next month (repair/replacement same size vs. brand new or extended. Also, establish some base criteria for the pass).

### Public Comment

None.

### Open Space Subcommittee

MM noted that the Subcommittee met and entered into executive session relative to acquisition.

SG noted the stewardship discussion relative to future improvements to Oakledge Park. Dan Cahill noted the upcoming Parks Master Plan celebration this Friday. The improvements to Oakledge Park are consistent with the new parks master plan. Mr. Cahill noted the large proportion of tennis courts in

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Burlington, including those at Oakledge. DM noted that the courts at Calahan Park are used by a private school. Mr. Cahill pointed out the relocation of the softball field out of the wet area. This area will be restored to a natural state. JS pointed out a concern with pet waste runoff from the proposed dog play areas. SY asked about tree work. Mr. Cahill said that some of them will be limbed up to about 10' high.

### **Project Review**

#### **1. 16-0405CA/CU; 38 Wright Ave (WRL, Ward 5S) Brovar Dev./Kelli Brown**

Construct seawall on existing grade for shoreline protection

Kelli Brown appeared on behalf of this item.

Kelli Brown said that she'd like to get the work done before there's another big storm. MM, is this new or a replacement? Ms. Brown said there's a bunch of stone there now, but nothing's been "constructed" there.

JS, how did you decide on 98' at the base level? What will be under the bottom layer of stones? Ms. Brown said it will be just like the Crescent Beach wall. JS wondered about undercutting.

SM, the boulders will be imported, right? Ms. Brown replied affirmatively. SM, how large will the rocks be? Ms. Brown handed out a photo of a similar wall that's been done recently.

MM, will this create a beach? Ms. Brown, no.

DM, pointed out the 6' vs. 7' tall retaining wall discrepancy in the site plan vs. cross section. Is this cross section accurate for the entire wall? How wide will the wall typically be? It looks like the proposed topsoil could wash away. Will you remove any trees? Ms. Brown, no trees will be removed. DM said a well-built stone patio may resist erosion whereas a topsoil and lawn plateau may not. Ms. Brown said the plateau shown on the cross section is supposed to depict the small stone patio.

MM asked about specific review criteria. SG responded that the project is within the riparian and littoral conservation zone. This overlay addresses tree clearing and stormwater management. We've heard that no trees will be removed, and no new stormwater outfalls are proposed.

A MOTION was made by JS and SECONDED by DM:

Recommend approval to DRB with request that the fill area behind the stone wall be stone or gravel that is less susceptible to erosion.

6-0-0, motion carried.

#### **2. 16-0375CA; 311-329 North Ave (RM, Ward 7) BC Community Housing, LLC**

Five year tree maintenance plan

Eric Farrell, Scott Moreau, Owiso Makuku, & \_\_\_ appeared.

SG provided context. This tree maintenance plan went to the DRB last month. The DRB deliberated and decided to forward the project to the BCB prior to making a decision. MM noted there was a site visit, comments from Parks & Recreation, and a written response from Brett Engstrom.

Eric Farrell said he doesn't have much of anything to present. He said he'd like to "clean up" the property. The DRB may not have known what he meant by that. The property has been ignored for decades. He's hired forester Scott Moreau to put together the tree maintenance plan.

SM felt the site visit was very helpful. It was helpful to better understand the intent and objective of the tree maintenance plan. What becomes of the property in the future has yet to be decided. There was an emphasis on removing invasives and promoting native vegetation growth.

JS mentioned he consults for Mr. Farrell, so won't speak on behalf of the board. He said there is an excellent team in place looking at this property.

ZR said it seems like what's proposed is appropriate for the area.

MM considered whether the proposed work will compromise what the city may eventually want to do with the land. He said the city's primary interest may be in recreation or restoration depending on the area. It sounds like what's proposed is not inconsistent with Park's interests in the property. SM concurred.

Mr. Farrell said his interests in cleaning up the property are consistent with the city's interests. If the woods are healthier, they are also more aesthetically pleasing.

ZR said she was concerned that most trees would be limbed up, but that's not the case at all.

Dan Cahill concurred. This is a great opportunity for us. The walk-through this time of year really highlights the scale of invasives on this property. In the future, we'd probably look to expand on the baseline established by Mr. Moreau.

JS noted the opportunity to develop an understanding of what's there now. Mr. Cahill said that we'll push to encourage native plant growth and discourage invasive species.

A MOTION was made by ZR and SECONDED by SM:

Approve the proposed forestry plan and commend its quality

Vote: 5-0-0, motion carried

**Adjournment**

The meeting adjourned at 6:28 PM