

## 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

Tuesday, February 9, 2016 – 5:30 pm  
Planning and Zoning Conference Room - City Hall Lower Level  
149 Church Street

### Attendance

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

WF, Vice Chair, called the meeting to order at 5:35 p.m.

### CLP funding application: Burlington College land acquisition

Discussion and revote

SG summarized the purpose of this meeting. The Conservation Board voted January 21, 2016 to approve expenditure of \$500K from the Conservation Legacy Fund for 12 acres of the former Burlington College lands. That vote was via "special meeting." Notice for that meeting was found to be deficient because notice was not sent to local media as required for "special meetings." Tonight's "special meeting" has been warned with inclusion of local media outlets.

ZR noted that she had been contacted by a member of the public inquiring as to the purpose of tonight's meeting.

WF stated that he had spoken with Jesse Bridges earlier in the day. There's agreement for a condition in the purchase and sale agreement to manage stormwater on the property to be developed, not on the conserved property.

Mary Mangis asked the Board if this land is being purchased and designated as an urban wild. It looks like the proposed buildings have changed. How do we maintain an urban wild? It no longer looks wild.

WF stated the purchase is of 12 acres of land near the lands to be developed by Eric Farrell. There is to be no development on this parcel. Urban wild is a Parks' designation. There will be a management planning process for this property. The proposed building layout has been revised to lessen impact on the 12 acre parcel.

ZR noted that the BCB reviewed the altered boundary line at their previous meeting. The change was viewed as positive.

Ms. Mangis stated that the land has already been changed. Damage has been done that needs to be rectified. Development will surround the city land. SM stated that the purchase is intended to acquire a large parcel of land that has connectivity with the bike path, lake, and other green space. As for the urban wild designation, that will be expressed through the management plan. There is opportunity here to buffer development from the bike path and the lake.

The programs and services of the Dept. of Planning and Zoning are accessible to people with disabilities. For accessibility information call 865-7188 (865-7142 TTY).

Ms. Mangis stated that she'd like to see restoration of the land. SM noted that there was quite a bit of discussion about the quality and nature of vegetation to be removed.

Ibnar Avalix said that he's been to several meetings. There's concern about the conserved land catching stormwater runoff from the development. WF noted that the Conservation Board has expressed the same concern. He reiterated his discussion with Jesse Bridges relative to keeping stormwater management measures off of the conserved land. Mr. Avalix said we should see the project plans prior to making a decision. WF noted that the development review process will involve the Conservation Board.

Ms. Mangis asked if the Conservation Board can change its mind later about buying the property. WF responded no, but they will review the development proposal. The Board could recommend denial or condition approval on moving stormwater management offsite if need be.

Mr. Avalix said it would be best to see the final stormwater design. DL noted that in addition to the Board's ability to review the project, if the city buys the land, we will be in a strong position to determine how it is used.

Mr. Avalix asked how much of the land will be a back yard for the proposed development. For use by whom? The developer should kick in money for the land. The project is way too big. What impacts will there be on city services and infrastructure? SM replied that the impacts will need to be addressed as part of the development review process. The property to be purchased is significant in size. It will have benefit beyond just residents of the development.

A MOTION was made by ZR and SECONDED by SM:

Ratify the Conservation Board's January 21, 2016 motion.\*

Discussion:

Mr. Avalix said he'd like the decision to be contingent on DRB review. There should be no allowance to give or sell conserved land for stormwater management.

ZR declined to amend the motion. Stormwater is already addressed in the January 21 motion.

Vote: 5-0-0

### **Adjournment**

The meeting adjourned at 6:10 PM

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\* This is the Board's January 21, 2016 motion:

A MOTION was made by DM and SECONDED by ZR:

Approve the application for BCLF monies submitted on behalf of Eric Farrell with the following stipulations.

- The Board strongly opposes location of stormwater pond and related surface and subsurface items/infrastructure on public conserved land.

Vote: 6-0-1 (MM abstained)