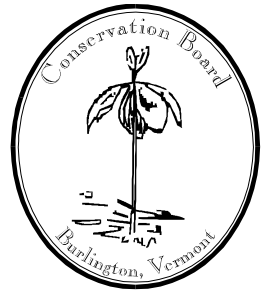


Burlington Conservation Board

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*Miles Waite, Chair
Zoe Richards
Don Meals
Matt Moore
Ryan Crehan
Hannah Brislin
Rebecca Roman
Tori Hellwig
Jules Lees*



Conservation Board Meeting Minutes

Monday, February 1, 2021 – 5:30 pm
Remote Meeting

Attendance

- **Board Members:** Zoe Richards (ZR), Ryan Crehan (RC), Miles Waite (MW), Rebecca Roman (RR), Don Meals (DM), Tori Hellwig (TH), Matt Moore (MM), Hannah Brislin (HB)
- **Absent:** Jules Lees (JL)
- **Public:** Steve Whitman, Maggie Mills, Liz Kelly, Maggie Kelly (Open Space Addendum), Jesse Robbins, Jesse Beck, Kevin Worden, Erik Urch, Jennifer Conley, William Fellows (75 Cherry St)
- **Staff:** Scott Gustin (Permitting & Inspections), Dan Cahill (Parks & Recreation), Laura Wheelock (Public Works)

MW, Chair, called the meeting to order at 5:33 p.m.

Minutes

A MOTION was made by DM and SECONDED by MM:

Approve the meeting minutes of January 4, 2021 as written.

Vote: 8-0-0, motion carried.

Board Comment

SG noted the lakeshore amendment went to PC last month. It is moving along to public hearing with the PC later this month. SG noted the PC's introduction of an annual mowing allowance for the "no-mow" zones. Dan Cahill suggested that guidance be provided as to when that annual mowing takes place.

SG mentioned the NR 206 class at UVM and the proposal for them to work on a shoreline management manual for Burlington. He and Meagan Tuttle will make the project pitch to students later this month. ZR said Mr. Cahill's recommendation could be within this.

Public Comment

None.

Open Space Subcommittee

1. Open Space Addendum / Discussion with Resilience Planning & Design

Steve Whitman, Maggie Mills, Liz Kelly, and Maggie Kelly appeared on behalf of this item.

Steve Whitman said the outreach schedule has been revised to stretch into the spring. So far, they've identified GIS files and updated them and are moving on to classify GIS files and review documents. They are looking to proceed to next steps and greater refinement for the March meeting.

Maggie Kelly overviewed the updated maps for baseline conditions. The purpose of the maps is to get a good understanding of existing conditions and what may be in place, such as zoning, that may affect them.

Maggie Mills addressed the intended uses of the maps: to confirm accuracy, identify nature-based climate solution possibilities, then use for developing recommendations for implementation. She showed some examples of city parks and open spaces vs. actually protected lands. MW pointed out that some of the open lands, such as the barge canal, have restrictions as to how they can be used. Ms. Mills acknowledged as much and noted common examples elsewhere such as capped landfills. Other map examples showing impervious cover and tree canopy were shown.

MM asked about citywide impervious surface. Ms. Kelly said they don't have a total. SG mentioned that the city stormwater program has this data.

ZR said there's a tension in the city between development and conservation. She pointed out retention of tree canopy as something we need to plan for better. Cities are good places for growth, but, for example, we need to think through opportunities to add tree cover when it is lost as part of a development.

TH asked about ongoing monitoring – to evaluate whether the changes we're aiming for are happening. Ms. Mills said the Addendum is a starting point, but it should account for ongoing evaluation of implementation.

Mr. Whitman, when we get closer to identifying NBS and implementation actions, we can then articulate methods for evaluating implementation success.

MW mentioned the difference between delineated wetlands vs. mapped wetlands. There may be delineated details that are not in the current maps. Should the North 40 solar farm be on one of the maps? Mr. Whitman said that calling it out may be useful. Ms. Mills said the wetland layer is based on the city's wetland map, which does include delineated and field-checked maps.

RC said that prioritizing lands for protection could be helpful.

Mr. Cahill said he's been thinking of different strategies around reclaiming green spaces, organizing neighborhoods, and addressing the native/non-native plant dichotomy. Mr. Whitman said that they can put together profile sheets around things like addressing non-native species and native species restoration as NBS.

Mr. Whitman transitioned to the public outreach plan. Liz Kelly overviewed the plan (outreach, engagement, and education). She asked for thoughts about the planned outreach activities.

HB, what sort of advertising is anticipated? Ms. Kelly said we're working with the subcommittee. Mr. Cahill said that Parks' partners will be engaged, and some of the department's social media will be utilized. HB said that advertising should be within a week of the event. HB asked if there's a headcount goal for summit attendance, and suggested aiming for 100 people.

Mr. Whitman said draft existing conditions analysis will be ready for the March meeting and will have some feedback from initial outreach efforts.

Project Review

- 1. 21-0414CA/MA; 75 Cherry St (Ward 3C, FD6) BTC Mall Associates, LLC**
Mixed use redevelopment of the former Burlington Town Center mall site.

Jesse Robbins, Jesse Beck, Kevin Worden, Erik Urch, Jennifer Conley, and William Fellows appeared on behalf of this application.

Laura Wheelock, DPW, also attended.

Jesse Beck overviewed the project. He noted that it's an amendment, and the focus will be on what has changed in the project. He noted that the building is primarily residential now. Street level retail space is also included. 426 residential units now. 422 parking spaces and about 350 bike parking spaces will be included. The project is about 700,000 GFA now. 300 long term bike parking spaces, plus 75 short term bike parking spaces are proposed per the current bike parking standards. MM, is the bike parking for visitors or residents? Jesse Robbins said that the short term spaces are for visitors/customers, and long term is for residents and employees. Jesse Beck noted the green roof as part of the pervious surface requirement. He pointed out the rooftop solar array.

Mr. Beck ran through a series of renderings of the proposed building. He noted that "great streets" principles will be used in the new streets.

DM said there's an inconsistency between bike parking numbers presented tonight versus those in the project narrative in the application materials. Which numbers are correct? Mr. Robbins said the numbers are pretty close, but there is some variability depending on the final tenants. The bike parking standards will be met.

MM, are any of the short term spaces covered or inside? Mr. Robbins said that it is possible.

MM said that his company is at 100 Bank Street and his company has worked with both FFF and EV. He did not feel that it constituted a conflict of interest. No one objected.

RC asked about the reconnected city streets. Do they have pervious pavers and bike lanes? Kevin Worden said the streetscape hasn't changed much since last time around. The south side of St. Paul Street is now angled. That pertains to aligning with the end of St. Paul Street to the south. Pervious pavers are proposed (and were previously). They connect with tree cells along the sidewalk. There are no bike lanes. The street ROW is pretty narrow here. Laura Wheelock, these streets will be shared per the city's Bike Walk Plan.

DM asked about the green roofs. Are they under-drained? Mr. Robbins said that they will be tray systems. They will absorb the 1 year storm. More than that will drain off. He said that the green roof locations are deliberately situated where they can be expected to grow and be visible. DM asked if the green roofs are meeting the "pervious" requirement. Mr. Worden replied that they are addressing stormwater.

MW asked about the appropriateness of infiltrating stormwater. Mr. Worden said a geotechnical engineering analysis was done and found that doing so would not be permissible for building stability. MW, what about the pervious pavers? Mr. Worden, they are not under-drained. They will direct flows into the tree cells.

MM, what happens to stormwater now versus as proposed? Mr. Woden, as compared to the prior mall building, about 1/2 to 2/3 flowed down Pine Street and to College Street into the separate stormwater system and discharged into the lake. The north 1/3 flowed to the north and into the Cherry Street combined sewer. Under all scenarios, stormwater management will improve. The prior mall had no stormwater management measures in place. Mr. Warden said the stormwater system has not changed much at all since the prior application.

MM asked SG about purview. SG said the Board could weigh in as to what's changed. As for things that have not changed, there's really no basis for changing the Board's recommendation.

MM asked about the public improvements. William Fellows said it relates to TIF funding.

DM, does the occupancy of Macy's by BHS affect the construction schedule of this project? Mr. Fellows said the two can be coordinated. BHS will not be an issue as to construction of the project.

MW asked about soil contamination and any related corrective action plan. Eric Urch said they have a CAP in place. The sub-slab depressurization system is being adjusted to appropriately for the revised building design. The same elements are involved. MW, will that be reflected in a revised CAP? Mr. Urch, no amendment, but DEC has been engaged and is aware of the revision.

MM, characterize the risk of environmental contamination that was there and what risks remain. Mr. Urch said that the whole point of the CAP is to address and manage those risks.

MM said that building height was brought up last time but did not make it into the Board's recommendation. Whose views might be obstructed, and what are some of the details around the public observation deck? Mr. Beck said the building has been lowered 50' on the north side. Shadow studies have been performed. The observation deck is open to the public as is the rooftop restaurant. Mr. Robbins said that views of the lake will be available from the observation deck.

Mr. Robbins said that LEED gold is being pursued. Emphasis remains on energy efficiency.

MM said he'd like to see some covered short term bike parking. Mr. Beck said that such bike parking will be considered and likely location(s) found.

A MOTION was made by MM and SECONDED by DM:

Approve the project as designed with the condition that covered short term bike parking be added to the extent feasible.

Vote: 8-0-0, motion carried

Update & Discussion

1. Intervale Deer Management

RR summarized. We spoke with Nick Fortin at VT F&W at the Open Space Subcommittee meeting earlier tonight. He spoke about how to introduce deer management in Burlington and how we might go about it. We will get together as a small group soon to discuss a potential framework and next steps.

MW, what about the letter from Ethan Tapper? ZR, the original plan was that next month, BCB would have a coherent plan and position. It seems like there's more work to be done before we are ready for that. We want to look at existing models used elsewhere. Talked about it at Burlington Wildways too. We need to think about it holistically. We don't want to just push the problem elsewhere.

Adjournment

The meeting adjourned at 7:43 PM.