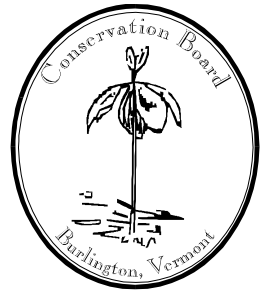


## Burlington Conservation Board

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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, May 3, 2021 – 5:30 pm  
Remote Meeting

### Attendance

- **Board Members:** Zoe Richards (ZR), Miles Waite (MW), Jules Lees (JL), Ryan Crehan (RC), Tori Hellwig (TH), Matt Moore (MM), Don Meals (DM)
- **Absent:** Rebecca Roman (RR), Hannah Brislin (HB)
- **Public:** Steve Whitman (Open Space), Cliff Deetjen, Griffin Allen, Mike Boardman, Jack Millbank, Keith Wagner (125 South Cove Rd), Stephen Selin, and Craig Avedisian (28 Starr Farm Beach)
- **Staff:** Scott Gustin (Permitting & Inspections), Sophie Sauve, and Jon Adams-Kollitz (Parks & Rec)

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

### Minutes

A MOTION was made by ZR and SECONDED by RC:

Approve the meeting minutes of April 5, 2021 as written.

Vote: 5-0-2, motion carried.

### Board Comment

SG noted the new lakeshore buffer standards were recently adopted by the city council.

ZR said the inaugural city nature celebration is coming up (city nature celebration VT website). An event took place at the Intervale this past weekend. A city nature challenge is wrapping up based on iNaturalist.

RC mentioned the Riverwalk Trail along the Winooski River. The trail has fallen into disrepair and has been closed for a number of years. He's involved with several other folks in cleaning up the site and removing the old structure. Doing so opens the way to reconnecting the trail to others in the future. ZR asked how feasible it is to reconnect. RC said it's possible but wouldn't do it now with the river level where it is. ZR mentioned a VORAC grant as a possibility for this project.

MM said that he's not renewing his BCB term when it ends in June.

### Public Comment

None.

### Open Space Subcommittee

Steve Whitman appeared on behalf of this item.

Mr. Whitman said that a section has been added to address equity and inclusion. Everything else in the addendum outline is targeted at nature based solutions.

The programs and services of the Dept. of Permitting & Inspections are accessible to people with disabilities. For accessibility information call 865-7188.

DM asked about implementation actions. Mr. Whitman said we've accumulated a tremendous amount of actions thus far. We've started to vet them with the Open Space Subcommittee. Are there any that can be taken out, adjusted, or added?

RC, it would be great to include specific projects in the city that have been done that address items in this addendum. Mr. Whitman said that's the plan. The addendum will call out specific projects or efforts with reference to greater detail.

ZR, did we send you the document with locations of on-going nature based solution efforts? Mr. Whitman said he does have it.

Mr. Whitman said the survey will be kept open through the month of May. Hopefully upcoming events will generate additional comment. So far we've had 63 responses. Thus far there is overwhelming support. Most responses have come from Ward 2. Most respondents are 60+ years of age. He asked the board to think of creative ideas as to outreach.

MM asked about the best way to get to the survey. SG said via the website and noted the info signs around town with a QR code linking to it.

ZR said the Lake Semester students could be worth reaching out to.

Mr. Whitman said he hopes to have some initial results and findings at the BCB's June meeting. Later that month, the addendum will be drafted for review by the BCB in July.

## **Project Review**

### **1.21-0874CA; 0 Flynn Ave (Ward 5S, RCO-RG) City of Burlington** Reconstruct bike path/green way from Austin Drive to Flynn Avenue

Sophie Sauve and Jon Adams-Kollitz appeared.

Jon Adams-Kollitz overviewed the project. It will extend from Austin Drive to Flynn Avenue through Oakledge Park. The path will be reconstructed to the standards of other upgraded segments. The entrance by Austin Drive will contain a new "pause place." As it moves through the park, some trees will be removed. Most will be retained and protected during construction. The bike path will be relocated away from the wetland where the softball field used to be. Additional plantings and path linkages will be provided near the pavilion. As the path moves up and over the hill, most trees will be retained. Several ash trees will be removed and replaced with different species. A portion of the existing path will be converted to foot path. A native red rock retaining wall will be installed along a portion. A new exercise station will be located near the lower pavilion. A new pause place will be added near the intersection with Flynn Avenue. Previous paving will be included in the design. A new universally accessible beach access will be provided down to Blanchard Beach. Bike parking has been added, and a place will be provided for small watercraft (like paddle boards) storage. Shoreline plantings will be retained as much as possible.

Comments as to naming the un-named tributary into Blanchard Beach. MW mentioned when Scott Mapes got involved about 10 years ago with the wetland in this area.

MM, does the city need a stormwater permit? Mr. Adams-Kollitz said it will need a number of state permits, including one for stormwater and Act 250. Sophie Sauve said an Army Corps permit is needed for work at the waterfront. It is underway.

MM, is city stormwater review needed? Mr. Adams-Kollitz replied that it is needed and will be done this week.

MW, is any archaeological assessment needed? Ms. Suave said some has been done and more will occur in the next week or two.

ZR, has anything been found as part of the bike path work? Ms. Sauve said nothing significant enough to halt the project.

MM, are the permeable pavers a sure thing? Mr. Adams-Kollitz said a substitution is not planned or contemplated.

RC asked about the plan reference to removing Japanese Knotweed. Mr. Adams-Kollitz said there is none known along this stretch. This is standard language that pertains to where it has been encountered during bike path reconstruction.

MW, will there be some sort of ribbon-cutting or celebration once this is done – as the last segment of the bike path reconstruction? The applicants said that they expect some sort of recognition, especially because it was precluded last year.

A MOTION was made by JL and SECONDED by MM:

Approve as presented.

Vote: 7-0-0

**2. 20-0910CA; 125 South Cove Rd (Ward 5S, RL-W) Mike Boardman**

Demolish existing single family home along waterfront and replace with new single family home and related site work.

Cliff Deetjen, Griffin Allen, Mike Boardman, Jack Millbank, and Keith Wagner appeared on behalf of this application.

SG noted that this is an action item for BCB prior to DRB review. He also noted the recently adopted low mow ordinance applicability to this application.

Cliff Deetjen overviewed the project. It will be a complete demolition and reconstruction.

RC asked about the existing vs. proposed conditions. SG pointed out the existing conditions plan. The home won't be any closer to the lakeshore than the existing.

Keith Wagner said new plantings like rosa rugosa are contemplated for the existing lakeshore rip rap. RC said adding vegetation is a good idea. Mr. Wagner said native grasses are contemplated between lawn and the rip rap. It needs to be added to the plan.

DM, why is the existing building being demolished? Mr. Deetjen said it's not to the specifications of the new owner. It's built on ledge and has had numerous renovations over time. DM, will there be blasting? Mr. Deetjen said the new home will be built on ledge, no blasting is proposed.

MM said the stone dust terrace looks to be in the setback. SG said it's actually not in the setback. There is provision in the new lakeshore standards about building inland vs. towards the lakeshore where possible. It's unclear the degree to what this replaces prior construction or is new. He said that the walkway encroaches into the lakeshore and is acceptable.

MW, has the city stormwater review been completed yet? Mr. Deetjen said it's not yet been done.

Mr. Wagner asked about the low mow zone. SG explained the dimensions of the low mow zone are related to the degree of redevelopment. In this case, the low mow zone is maxed out at 50' wide and 80% width of the property's lakeshore.

Mr. Deetjen showed a photo of the property's existing lakeshore. There are a variety of bushes and shrubs. The low mow zone will extend midway into the existing lawn. He's concerned with unkempt lawn.

SG said that it could be as simple as grass mowed once per year, but it could also be trees and shrubs with a focus on native species. MW said that the intent is for a more naturalized lakeshore.

ZR said that the lakeshore standards for development on an undeveloped lot are far more stringent. What we want here is for an incremental improvement to the lakeshore.

RC said the proposed plant list looks good. The house is set closer to the lake than the road. The standards call for pulling redevelopment away from the lake. Moving the house closer to the road would allow for a larger lakeside lawn.

DM pointed out that the redevelopment is entirely new. There is opportunity here to move the home closer to the road.

Mr. Wagner asked about creating a rain garden within the low mow zone. SG said it could be included in the low mow zone. Mr. Wagner asked about the dimensions. SG said there is some flexibility on the configuration. Some parts could be more narrow and others wider so long as the required area is provided. About 4,100 sf low-mow zone is needed.

DM said he disagrees with the notion of a U-shaped buffer. The low-mow zone will only be as effective as the narrowest width.

RC asked if the home could be pushed closer to the road. Mr. Deetjen said there's some latitude to do that. He's trying to use the existing cellar hole for the new home.

Jack Millbank said that the proposed conditions have less impervious surface than existing conditions, and no tree cutting is proposed. The 50' low mow zone strip seems excessive. We may ask the DRB for some relief in this situation.

MW, be sure what you propose to the DRB. This is a new ordinance standard.

DM said he'd not advise that the DRB approve this, even with a variance. ZR agreed with DM.

JL said that the ordinance, in part, tries to turn back the clock to improved shoreline conditions.

Griffin Allen said the new 50' front yard maximum affords some relief to move toward the streets. SG confirmed. Mr. Deetjen said doing so will trigger a significant redesign with a lot of factors in play.

MW asked about the applicant's plan moving forward. Move to DRB or come back to BCB with a redesign? MW said a recommendation from this board will be predicated on meeting the requirements of the ordinance. Moving forward now, the DRB may kick it back.

MM said there's nothing that would prevent us from approving it tonight.

DM said he would not make a motion to approve this unless we provide a condition that the low-mow provision be complied with.

A MOTION was made by DM and SECONDED by RC:

Approve with condition that the current lakeshore buffer ordinance as to low-mow zone is complied with.

Vote: 7-0-0

**3.21-0887CA; 28 Starr Farm Beach (Ward 4N, RL-W) Chamagansett, LLC**

Expand existing side deck to a wrap-around rear deck (lakeside), construct a new front porch, add dormers to the existing home, and construct new walkways.

Stephen Selin and Craig Avedisian appeared on behalf of this application.

Stephen Selin overviewed the project. The owner is looking to add a 2<sup>nd</sup> story wooden deck on wooden posts anchored into the ground with screw piers. The lakeshore is pretty much all natural with the exception of some lawn.

SG asked if any development is occurring at ground level or if it's all up in the air. Mr. Selin said nothing is being constructed at ground level except the posts.

MM asked why the board is viewing this. SG said that it's a lakeshore property with more than 400 sf new construction. It requires BCB review.

RC asked about plantings. Mr. Selin said that they don't have a formal landscaping plan yet. There are some really tall hedges along the lane that will be cut back a bit.

MM asked about the staircase to the waterfront. Mr. Selin said its existing. Nothing new is proposed. MM clarified that no development is proposed below the posts. Mr. Selin confirmed.

RC said it looks like there used to be trees in front of the building. Has that changed? Mr. Selin said some black locusts have been removed. Craig Avedisian said a locust was removed but he's planning to add trees out front this summer.

A MOTION was made by TH and SECNODED by ZR:

Approve as presented.

Vote: 7-0-0

### **Adjournment**

The meeting adjourned at 7:28 PM.