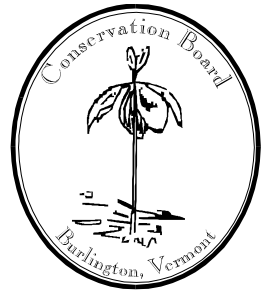


## Burlington Conservation Board

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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, June 7, 2021 – 5:30 pm  
Remote Meeting

#### Attendance

- **Board Members:** Zoe Richards (ZR), Miles Waite (MW), Rebecca Roman (RR), Don Meals (DM), Hannah Brislin (HB), Ryan Crehan (RC), Matt Moore (MM)
- **Absent:** Tori Hellwig (TH), Jules Lees (JL)
- **Public:** Steve Whitman (Open Space Addendum), Tom LeBoeuf (136 Sunset Cliff), Maxx & Samantha Garrison (28 Sunset Cliff)
- **Staff:** Scott Gustin (Permitting & Inspections)

MW, Chair, called the meeting to order at 5:36 p.m.

#### Minutes

A MOTION was made by DM and SECONDED by MM:

Approve the meeting minutes of May 3, 2021 as written.

Vote: 6-0-1, motion carried.

#### Board Comment

SG noted that the annual organizational meeting is coming up in July. MW's term is up. ZR, vice chair, becomes chair. BCB needs to nominate and elect new vice chair and a long range planning committee member.

SG said that MM's last meeting is tonight. Thank yous from Board members and MM.

SG noted his recent meeting with the mayor, ZR, and RR regarding the Open Space Addendum. He said the mayor mentioned an upcoming proposal period linked to anticipated federal dollars for shovel-ready projects late summer. This is an opportunity to implement some of what's been talked about in the Addendum process.

SG mentioned the Intervale deer management effort. Assessment methodology coordination is underway (where, mapping, best way to assess deer density). ZR noted there's an interest in deer management among other large land owners in the city.

MW, when are in-person meetings resuming? SG, doesn't yet know. Meetings will likely be a hybrid remote/in-person model.

RC asked about 125 South Cove Rd. SG said that the applicants provided a revised site plan containing the required low mow zone. The project was denied by DRB; however, because of design review standards related to the garage placement.

HB said they think foxes in the Intervale are starting to come up into their neighborhood. One of their neighbors was frightened by the foxes' calls (screaming). Is there a way to get public education out there for folks to know its normal behavior? SG suggested sending out info in Parks' monthly newsletter and

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also on Front Porch Forum. ZR concurred with the Conservation Newsletter. HB will follow up with Dan Cahill.

RC noticed the collision center on Riverside Ave has some broken concrete dumped down the slope. Also Bluebird looks to have some slope slumping going on. SG noted the enforcement meeting earlier today. An enforcement action was filed months ago. Design work has been ongoing as to addressing the slope failure. We need to know the upshot of that. Will it be cost prohibitive to do anything or is there opportunity to make some improvement? He will follow up with the City Engineer and the City Attorney's Office as to the current status.

### **Public Comment**

None.

### **Open Space Subcommittee**

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

Steve Whitman appeared on behalf of this item.

Steve Whitman noted the NNECAPA session focused on this project coming up in October.

Mr. Whitman presented slides addressing online survey data that was collected earlier this spring. Moving forward, data will be grouped as to new ideas and ongoing efforts. There were 288 survey responses. The data showed overwhelming support for nature based climate solutions. There's great support of existing initiatives and real interest in doing more. There is a need to continue sharing data and examples to raise public awareness. There is an interest in expanded educational programming related to new nature based climate solutions. There was a preference for incentives rather than regulations.

Forests and Tree canopy: Emphasis on neighborhood streets, new development sites, and parks and open space.

Agriculture and Community Gardening: Food security and support for establishing partnerships to address equity around food. Concern about soil contamination but also interest in establishing perennial food gardens/orchards.

Water and wetlands: Support of the concept of strengthening regulations for wetlands, waterways, and buffers. Support for restoration of wetlands and functions.

Lawns, Grasslands, and Small Open Spaces: Support the concept of low mow zones. Concerns with proliferation of invasive species and also ticks and mosquitos.

Green Infrastructure: Interest in the city leading by example (lots of examples that can be used for education). Education opportunities. Incentives rather than requirements.

Next steps: Solicit comments from Board members tonight. There will be follow up and refinement with the Open Space Subcommittee. A discussion draft will be ready for the Conservation Board at the July 12 meeting.

DM said, as to incentives versus regulations, some things are better accomplished with incentives and others better accomplished with regulations.

ZR, how do we go from broad suggestions from the public to something that achieves the desired end result? She's hoping Mr. Whitman and company can help board members make this translation.

MW, if we're contemplating our tree canopy, do you see the need for additional inventory of what we've got now? Mr. Whitman said something like this has been identified already.

ZR noted the recent canopy study in Philadelphia is worth considering. After intensive planting efforts over some 10 years, the city lost 6% tree canopy. We need to know where we want to retain existing canopy and where to target additional canopy.

RC, were you able to tease out the most popular items from the survey? Mr. Whitman, yes, we're working to distill what most stands out. Some things may be more apparent to some than others. Please let him know.

RR noted multiple mentions of caveats like "so long as it doesn't inhibit affordable housing." She also noted comments about inducing sprawl if development is pushed out of the city. ZR mentioned the idea of a biophilic city. This is about development and, not one or the other. A climate change solution is dense urban development.

## **Project Review**

### **1.21-223; 136 Sunset Cliff Rd (Ward 4N, RL-W) 136 Sunset Cliff**

Demolish existing camp and construct new single family home and related site work.

Tom LeBoeuf appeared on behalf of this application.

Tom LeBoeuf overviewed the site plan and noted the low mow zone along the shoreline. The area is a bit larger than what's needed. The proposed structure will be pulled inland further than the existing home.

SG noted the ESPC and SWM reviews pending approval from city stormwater staff.

DM asked about the garage and also the camp vs. year round home. SG replied about the garage. It is presently in a nonconforming location. That could be retained or lessened. Design Advisory Board will review it tomorrow. Mr. LeBoeuf replied about renovation of the existing camp. It is structurally deficient with foundation problems. Its very energy inefficient. The new owners will stay on occasion during the winter months. He also addressed the proposed garage adjustment. The owners are looking to improve view of the home from neighboring property.

MW asked about asbestos and lead paint assessment. Mr. LeBoeuf replied that assessment is underway. If any is found, it will be addressed.

RC asked about the proposed pervious pavement. Mr. LeBoeuf said he's looking to install a clean crushed stone driveway that will retain its permeability. Dripline edging would contain the crushed stone. He noted that a couple of trees will be removed and several new ones will be installed. He noted the patio may be pervious material as well.

A MOTION was made by ZR and SECONDED by HB:

Recommend approval as submitted.

Vote: 7-0-0, motion carried.

### **2.21-450; 28 Sunset Cliff Rd (Ward 4N, RL-W) Maxx Garrison**

Demolish existing home and construct new single family home and related site work.

Maxx and Samantha Garrison appeared.

The current house was originally a camp and incrementally made year round, but it's very drafty. Mr. Garrison noted the proposed low mow zone will be the maximum 50' wide along the lakeshore. He mentioned that the parking depicted on the site plan will be reduced. Its current

size is based on a misunderstanding of the city's parking standards. EPSC approval has been sought and obtained.

MW asked about the proposed parking revision. Mr. Garrison said it will be reduced by about 1,000 sf. MW asked about the material in the parking and driveway. Mr. Garrison said it would be impervious asphalt.

MW noted that the low mow zone allows for mowed access to the lake and to the existing deck. Mr. Garrison said they'll keep the deck as is. A new path will access the lake to the north end of the site.

MW, has asbestos and lead been assessed? Mr. Garrison said it's not yet been done but will be. He said much of the structure is unfinished wood.

RC, is the existing driveway gravel? Will it be converted to lawn? Mr. Garrison, yes, it will be removed and converted to lawn and green space. Mr. Garrison noted a couple of trees that will be removed. Most will be retained, and new ones will be installed. RC complimented the native plants proposed. ZR agreed.

A MOTION was made by RR and SECONDED by RC:

Approve as presented.

Vote: 7-0-0, motion carried.

### **Adjournment**

DM said that he's concerned with the proposed residential tear-downs the Board has been seeing recently. He doesn't think the energy efficiency improvements are sufficient benefit for demolition. He's also wary of claiming gravel will remain pervious. He asked about city standards that inhibit tear-downs. SG said there are standards for historic preservation but not for non-historic buildings. SG mentioned the much quicker, cheaper regulatory process for renovation versus new construction. ZR, it would be interesting to see the energy impacts of renovation versus reconstruction.

RC said DRB looked at a large building downtown and BCB did not see it. SG said it was not a "major impact" project.

RR said she may not be able to attend the next meeting. DM said he would not be able to attend either.

The meeting adjourned at 6:58 PM.