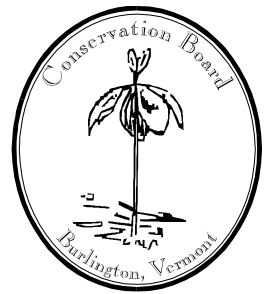


Burlington Conservation Board

645 Pine Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/DPI/CB>
Telephone: (802) 865-7189

Zoe Richards, Chair
Rebecca Roman
Don Meals
Ryan Crehan
Hannah Brislin
Miles Waite
Caryn Connolly
Elizabeth Cunningham, Student



Conservation Board Meeting Minutes

Monday, December 6, 2021 – 5:30 pm

645 Pine Street, Main Conference Room and remote access

Attendance

- **Board Members:** Zoe Richards (ZR), Rebecca Roman (RR), Ryan Crehan (RC), Miles Waite (MW), Hannah Brislin (HB), Elizabeth Cunningham (EC), Caryn Connolly (CC), Don Meals (DM)
- **Absent:**
- **Public:** Andy Simon, Ruby Perry, Carolyn Bates, Bob Duncan, Dave Marshall, Jonathan Farrell, Peggy Owen Sands, Sharon Bushor
- **Staff:** Scott Gustin (Permitting & Inspections), Dan Cahill (Parks & Rec)

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

Jules Lees resigned today. Now we have 2 vacancies on the board.

Minutes

A MOTION was made by MW and SECONDED by RR:

MW said that in the public comments section there was discussion about 453 Pine Street.

Adopt the minutes of November 1.

Vote: 7-0-0, motion carried.

Board Comment

ZR noted that in January, we're going to start a conversation about trees in the city. Urban Forestry Master Plan, Tree Ordinance, what are the goals, and how can we work collaboratively to get there? Later this winter, we'll discuss BED's 2030 climate goals and consider how nature based solutions fit into them.

Public Comment

Andy Simon noted the letter and petition regarding 453 and 501 Pine Street. There are almost 300 signatures on the petition. He read the language of the petition to the Board. Mr. Simon said he is motivated to pursue conservation of this land now in light of the property being for sale for development. He is concerned with development impacts to the adjacent Superfund site and Lake Champlain. He sees conservation of the property as a win-win situation.

Ruby Perry noted the comments included with the petition. They provided a vision for possibilities for the land in conservation and healing. She is asking for a fuller discussion between Save Open Space Burlington and the Conservation Board as an agenda item in January.

Carolyn Bates totally believes the property should be kept as open space. She's seen a number of development proposals come and go. The soils render the property prohibitively expensive to develop. Maybe there is some way we can work together with the property owner Rick Davis.

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

ZR shared some thoughts about the barge canal. The Conservation Board does identify areas for conservation, guided by the Open Space Protection Plan. We don't own, and can't buy, land. We review applications for conservation through the Conservation Legacy Fund. This particular request has involved a request to use the Legacy fund in July. Doing so requires an application for review. She noted a number of recent successful conservation projects. She also noted that the city owns 11 acres of land next to this property already. In response to the Legacy Fund request, the Board reached out to Parks (Cindi Wight and Dan Cahill). The city has a current brownfield plan that includes redevelopment of this site. The 11 acres by the Barge Canal has potential for public access and remediation. The Board hosted a field trip in November at the Barge Canal. As to the petition, she's trying to understand what the Board is being asked to do. The item has already been a Board agenda item, and Parks is not interested in acquiring the property at 501 and 453 Pine Street. She pointed out the conceptual park as part of redevelopment of the property. The Conservation Board is not the only avenue to conservation of the land. Save Open Space could work with a land trust and put forth an application. The developer could sell the development rights and a conservation easement put in place. SOS could inquire with UVM as to whether they are interested in acquisition.

MW concurs with ZR's points. There are a variety of ways for SOS to pursue conservation and to work with the owner. The Legacy Fund could be part of that process.

CC liked ZR's suggestions. If there is opportunity for collaborative research of the city lands, which could possibly be extended to the neighboring property.

Project Review

1. ZP-21-732; 278 Main Street (Ward 8E, RH) COTS

Major impact review of 16-unit addition to existing building and related site work.

Bob Duncan, Dave Marshall, Jonathan Farrell, and Peggy Owen Sands appeared on behalf of this application.

Bob Duncan, architect, overviewed the project. It's cleared Design Advisory Board and is scheduled for Development Review Board tomorrow night. The project amounts to a rear, 4-story residential addition to the existing residential property. Lot coverage will increase to 72%, well below the 90% upper limit. Stormwater maintenance will be handled onsite.

Dave Marshall, CEA, overviewed existing and proposed stormwater conditions. Current stormwater generally runs off the site to the north and into a catch basin on a downhill neighboring property.

Mr. Marshall pointed out the rear addition and parking on the site plan. New subsurface stormwater chambers will be installed and infiltrate, in part, into the sandy soils onsite. The proposed system will completely handle up to a 2-year storm event. Peak flows and volume are addressed. At the 10-year event, there is still less peak flow and overall volume than current conditions. The post-construction stormwater management plans have been provided to the city's stormwater program staff for review.

RC, do you have a landscaping plan associated with the proposal? Bob Duncan replied that the project does include a landscaping plan and displayed it for Board review. Mr. Duncan showed the proposed planting list.

MW, when the chambers were sized, were they based on tables or on onsite tests? Mr. Marshall said they were conservatively based on characterizations of test borings done on the property.

ZR, are you thinking of ways to keep properties as cool as they can be in light of our warming climate?

DM left at 6:28 PM.

Mr. Duncan said there's ongoing debate as to whether light colored roofs are better than dark colored roofs in northern climates. This project is trying to split it down the middle and use a gray roof.

A MOTION was made by RR and SECONDED by MW:

Recommend project approval as presented.

Vote: 6-0-0, motion carried

Other Business

1. 2022 Meeting schedules for Conservation Board and Open Space Subcommittee

CC noted BCB schedule needs July 11 correction (instead of July 4).

A MOTION was made by MW and SECONDED by RR.

Accept the 2022 meeting schedules as corrected.

Vote: 6-0-0, motion carried.

Adjournment

6:35 PM.