

Ryan Morrison

From: Andrew Simon <sanschagrins@gmail.com>
Sent: Thursday, June 16, 2022 1:47 PM
To: Ryan Morrison
Subject: ZP-21-800; 501 Pine Street

[WARNING]: This email was sent from someone outside of the City of Burlington.

Ryan,

Please include this communication into the DRB's packet for June 21.

To the Development Review Board:

I have serious concerns/questions about the proposed "container kitchen/food truck café at 501 Pine Street Gatehouse.

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3. COMPATIBILITY. It is expected that 501 Pine Street, the area surrounding Mr. Schueler's
4. parcel, will be moved, with the support of the new owner, into conservation zoning and will be joined to the 24 acres of current RCO zoning at the Barge Canal. The proposed use would be incompatible with future conservation uses of the surrounding land.
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4. TREES. Despite the applicant's original assertion that the previous use for 501 Gatehouse
5. was as a "parking lot" (demonstrably untrue), there are currently 26-30 mature trees on the property. These trees are currently stabilizing soil, sequestering carbon, and potentially also containing toxins (see below) from the soil. Removal of the trees would
6. impair the ecological benefits derived from their presence at the site.
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5. HISTORICAL SIGNIFICANCE. The Pine Street Barge Canal is an area of historical significance.
6. The site of the proposed development is precisely where the Burlington Gas Light Company manufactured gas plant was located for 60 years. The wetlands to the west and north were hunting/fishing/gathering grounds for native Abenaki residents. The canal itself

7. contains several sunken 19th century canal sailing barges, vestiges of Burlington's once-thriving lumber mills.. The industrial, natural and indigenous heritage of this area will be documented and honored in the future municipal park. Consider carefully whether
8. the proposed food truck/container café fits into this picture.
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6. SAFETY FOR FOOD SERVICE.

7. The Phase II Environmental Assessment

8. of the site conducted in 2021 by the Nobis Group found levels of vanadium, a toxic heavy metal associated with the manufactured gas plant, that exceeded Vermont Non-Residential Standards in all soil borings at 501 Gatehouse. There were also significant amounts

9. of polycyclic aromatic hydrocarbons (PAHs) and total petroleum hydrocarbons (TPHs) present though not exceeding Vermont's

10. *Non-Residential*

11. Standards. It is reasonable to question whether this area will be safe for a food service business.

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7. POTENTIAL MIGRATION OF TOXINS. Given the documented presence of hydrocarbons and heavy

8. metals in the soil at 501 Gatehouse and given the 56 "contaminants of concern" identified by EPA at the Pine St. Superfund Site, there is significant potential for excavation on the site – even the 2-4 feet of digging mentioned in the application – to cause

9. migration of toxins down gradient to Lake Champlain.

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8. STORMWATER IMPACTS. Given the significance of the Pine Street Barge Canal in Burlington's

9. stormwater system, it should be considered carefully whether paving and covering over the .12 acres of this site could have an adverse impact on stormwater retention and processing.

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9. TRAFFIC FLOW ON PINE STREET. Has there been a traffic study to determine the impact

10. of the proposed development on traffic flow, already congested on Pine Street and/or the future Champlain Parkway? How will turning cars into the food container area affect bicycle and pedestrian safety? Will parking for the food service area overflow on to
11. Pine Street, with people crossing in mid-block to get to the west side? This small project could have big consequences for car drivers, cyclists and pedestrians, not to mention residents of Jackson Terrace across the street.
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10. LIGHT POLLUTION. Even with lights that conform to the DAB's guidelines, the evening activity of the food containers will increase the light pollution in the area and will risk negatively impacting flying insect populations.
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Thank you for your consideration of these concerns. I plan to attend the 6/21 Public Hearing to elaborate on them.

Andy Simon
54 Locust Street