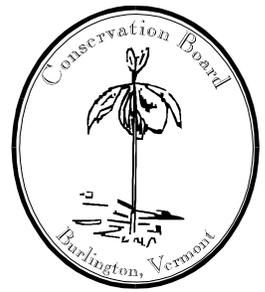


Burlington Conservation Board

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*Matt Moore, Chair
Scott Mapes
Don Meals
Jeff Severson
Miles Waite
Ellen Kujawa
Zoe Richards
Stephanie Young
Sean Beckett*



Conservation Board Meeting Minutes

Monday, April 2, 2018 – 5:30 pm
Planning & Zoning Conference Room – City Hall Lower Level
149 Church Street

Attendance

- **Board Members:** Zoe Richards (ZR), Ellen Kujawa (EK), Jeff Severson (JS), Matt Moore (MM), Stephanie Young (SY), Miles Waite (MW), Scott Mapes (SM), Sean Beckett (SB), Don Meals (DM)
- **Absent:** None
- **Public:** Chris Boget, John Bossange, Nick Warner (BCLF item), Marty Spaulding (School District), Steve Charest, Andrea Charest, and consultants (Petra Cliffs Item)
- **Staff:** Jay Appleton (Planning & Zoning), Dan Cahill (Parks & Rec), Meagan Tuttle (Planning & Zoning)

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

Minutes

February 5, 2018 meeting minutes

A MOTION was made by ZR and SECONDED by SY:

Approve as written.

Vote: 6-0-3, motion carried.

March 5, 2018 meeting minutes

A MOTION was made by DM and SECONDED by MW:

Approve as written

Vote: 8-0-1, motion carried.

Board Comment

Regarding the appeal of an alleged open meeting law violation at its January 9, 2017 meeting, MM said he would invite the City Attorney to a future meeting to provide a status report.

MW noted that the School Board may be fined for violation of the State open meeting law.

Public Comment

JS introduced Marty Spaulding from the Burlington School District. Mr. Spaulding said that the School District will be bringing a project to the Conservation Board to construct a new preschool building behind the Champlain School at 800 Pine Street. JS is the wetlands consultant for the project which abuts Englesby Brook. Mr. Spaulding said that the project's timeline is tight, and if the Board would like to do a site visit, he hoped they would do so before its May meeting.

Open Space Subcommittee

Items 1 (BCLF Funding Formula) and 2 (Burlington Wildways Coalition) were deferred to the end of the agenda.

3. BCLF Applications

Rivers End Marina 3090 North Avenue

Nick Warner, Winooski Valley Park District project partner, summarized the request for \$165,000 from the BCLF to purchase a 2.4 acre property at the mouth of the Winooski River known as River's End Marina. The request is in addition to \$8,300 previously approved for site assessment. Mr. Warner said that the WVPD is partnering with the VHCB to acquire the property from Catherine Bowler. The VHCB plans to vote in early May on its share of the acquisition cost. Mr. Warner reported that the existing buildings and utilities on the property will be removed, and a parking lot for foot and car-top boat access to the river will be constructed. The property will become part of the WVPD park system. Board members expressed support for the project.

A MOTION was made by JS and SECONDED by ZR:

Recommend approval of the requested \$165,000 expenditure of BCLF monies.

Vote: 9-0-0, motion carried.

Rock Point West 20 Rock Point Road

Chris Boget (Lake Champlain Land Trust) summarized the LCLT request for \$222,000 from the BCLF to acquire a conservation easement on the Episcopal Diocese 94-acre property west of the Waterfront Bike Path. MM noted the request includes \$21,000 contingency component. Two miles of primitive trails exist on the property which will be rehabilitated, and some boardwalks and barriers at overlooks will be built. Some trails will be suitable for wheel chair users. Mr. Boget said the LCLT has received a \$141,000 grant from the VHCB for the project, and they plan to raise a significant amount in private donations. The conservation easement will be held by the LCLT, and in the event that the LCLT is dissolved, the easement will transfer to the City of Burlington. The LCLT will be responsible for ongoing maintenance costs.

A MOTION was made by DM and SECONDED by MW:

Recommend approval of the requested \$222,000 expenditure of BCLF monies with the condition that the Conservation Easement specifies that the City is consulted during the drafting of the property's Management Plan. Further, any funds raised from other sources in excess of the Easement's purchase amount shall be reimbursed to the Burlington Conservation Legacy Fund.

Vote: 9-0-0, motion carried

Municipal Development Plan Update – Natural Environment

Meagan Tuttle, Comprehensive Planner, presented. Ms. Tuttle gave an overview of the process for updating the City's Municipal Development Plan, which is required every five years by State law. She invited the Board to comment and participate in the process, particularly with regard to the plan's Natural Environment section. She said individual board members can submit comments directly to her.

Sketch Plan Review - 18-0793SP: 75 Briggs St (ELM, 5S) Onion River Cooperative / Petra Cliff

Steve Charest, co-owner of Petra Cliffs Climbing Center and Mountaineering School, gave an overview of the proposal to construct a new 13,000 sq ft multi-level indoor climbing facility and parking lot adjacent to City Market at 75 Briggs Street, off of Flynn Avenue. The facility will also offer yoga and fitness classes, and child care.

Regarding the existing 4,000 sq ft warehouse that exists on the site, Mr. Charest said they do not have a specific plan for it, but are evaluating options. He also said they hope to make the building net-zero for energy use, with solar panels on the roof.

The Board focused on contaminated soils on the site, and stormwater management. Consultants from Lamoureux and Dickson presented these. Some contaminated soils will be capped on site, and some will have to be moved off-site to a landfill. The existence of contaminated soils from previous industrial and commercial use largely prohibits stormwater infiltration measures. Stormwater flows either into the City's combined sewer/storm system, or flows westerly through open ditches and pipes to the Oakledge Tributary, which discharges into Lake Champlain. Impervious surface covers most of the site. Three linear bio-retention swales are proposed, one along the site's western boundary, a smaller one between the two Briggs Street curb cuts, and one on the northwest corner of the property to capture roof runoff. The Board questioned and expressed support for these measures, given infiltration is not possible. The consultants added that soil borings are planned to see if there are any uncontaminated areas that could support infiltration, and that total impervious area on the site will decrease.

Open Space Subcommittee – continued

BCLF Funding Formula – MM noted that BCLF funds are now approximately \$200,000 after the two grants approved at this meeting. MM continued that if the Board wants to increase the amount of funding in the BCLF, then the funding formula needs to be revised. It is currently a set amount that does not change with changes in total grand list value. He asked the Board to consider if and how the formula could be changed. He said he would look into the process required to change it, and will present at a future meeting.

Burlington Wildways Coalition Update – ZR gave a brief overview and will give a full presentation at a future meeting.

Adjournment

The meeting adjourned at 7:30 PM.