

## Burlington Conservation Board

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



## Conservation Board Meeting Minutes

Monday, February 4, 2019 – 5:30 pm  
Planning & Zoning Conference Room – City Hall Lower Level  
149 Church Street

### Attendance

- **Board Members:** Zoe Richards (ZR), Ryan Crehan (RC), Jeff Severson (JS), Don Meals (DM), Matt Moore (MM), Miles Waite (MW), Scott Mapes (SM)
- **Absent:** Stephanie Young (SY), Ellen Kujawa (EK)
- **Public:** Rick Bove, Dave Hartnett, John Alden, Ryan Courier (13-15 George Street)
- **Staff:** Scott Gustin (Planning & Zoning)

MW, Chair, called the meeting to order at 5:34 p.m.

### Minutes

Meeting minutes of December 3, 2018

A MOTION was made by DM and SECONDED by ZR to accept the December 3 minutes as written.

Vote: 5-2-0, motion carried.

### Board Comment

1. Pomerleau donation of 3 acres on Appletree Point Road to the City of Burlington

SM said that about a year ago Pomerleau approached the city about donating the property. It's about 3 acres in size. The donation included \$50K for maintenance. A number of permit issues needed to be worked out.

MW, is it possible to acquire an easement for beach access? Is the Strathmore access public or private? JS believes it's private. SM said that the public access to the property would come from Appletree Point Road.

ZR asked for an overview of the parcel's functions and values. Dan Cahill said it's significant for clay plain forest. Evidence of fox traveling through the parcel has been found. The parcel is significant for migratory birds given its proximity to the lake. SM said that Mr. Cahill's efforts were significant in conserving this property.

Mr. Cahill said that there was quite a bit of internal work in getting to success with this effort. Part of the consideration included anticipated maintenance. The donation included \$50K for maintenance. The property is protected with a conservation easement.

Discussion of parking and vehicular access to the property.

JS suggested a letter of appreciation from this Board to the Pomerleau family. Others concurred.

2. YMCA's LCPB grant application to fund a stormwater "smart controller"

SM said that the grant is being sought to fund a “smart controller” for the YMCA’s stormwater system. The item is over \$100K, which is why the YMCA cannot pay for it on its own. If we are successful, we can open the door for others to use the same hardware for their systems. It may be more likely for a stormwater district to acquire this technology for use in more than one location.

DM asked if it’s really possible that the stormwater system could be used for pool water. SM said that it is indeed possible. Use of stormwater for flushing toilets proved to be too expensive for just the plumbing that would be required. SM said that for every gallon of stormwater that is used onsite, that’s one less gallon going into the combined sewer system.

3. Other items

SG noted that tonight is Scott Mapes’ last meeting. BCB members thanked him for his service to the Board over the years. ZR noted that Burlington Wildways is having a conference this Wednesday with some 50 folks scheduled to attend. The Mayor will be present in support. The organization’s website will be launched tomorrow.

**Public Comment**

None.

**Open Space Subcommittee**

1. Arms Property update

MM said that the Open Space Subcommittee met earlier today. Work is out to bid on trail design for the area. Building is not included in the bid. About a 3-year process is anticipated from design to implementation.

ZR, do the complexities of the trail network and what is appropriate trigger the scoping process? Mr. Cahill replied yes. A number of players are involved in this effort with multiple separate pieces of the puzzle. The present network is informal and spans several properties. It’s based largely on mountain bikers. Most folks enter the property from the bike path. Directional signage will be necessary.

MW, what’s the design budget? Mr. Cahill, \$30K. MW, is access from the school property feasible? Mr. Cahill, yes, we’ve been working with the school facilities staff.

MM, we also talked about the Pomerleau donation among the subcommittee members.

**Project Review**

**1. 19-0533CA/CU; 13-15 George St (FD5/RH, 3C) 13-15 George Street, LLC**

Demolish buildings at 68 Pearl St, 19 George St and 13-15 George St. Merge 19 and 13-15 George St; 68, 70, and 80 Pearl St. Construct underground parking garage, hotel, restaurant, and 20-unit senior housing building.

Rick Bove, Dave Hartnett, John Alden, and Ryan Courier appeared on behalf of the application.

JS said that he works occasionally with O’Leary / Burke for wetlands. MW said he’s worked with Rick Bove on a separate project in southern Vermont. No one expressed concerns.

Mr. Courier overviewed the site and the project. He pointed out the three buildings to be removed and the proposal to acquire the city parking lot. A hotel/restaurant building is proposed as is a 20-unit senior housing building. An underground parking garage is also proposed. The stormwater system includes underground “Storm Tech” infiltration chambers. He referred to the downtown’s stormwater standards. There is a small sump pump in the garage to capture runoff from the bottom of the ramp.

ZR, what’s the impervious surface? Mr. Courier, presently its 0.7 acre. 0.77 acre is proposed.

DM, what's the use of the parking lot now? Mr. Bove, metered parking of 30 spots. The same number will be available following construction.

SM, will all runoff be directed into the chambers? Mr. Courier, yes. Overflow will be released at a controlled rate into the city system. JS, what's the threshold? Mr. Courier, a 10-year standard applies. MW, have soil borings been done? Mr. Courier, yes, about 1" per hour.

JS, are native soils present under the parking lot? Mr. Courier does not know. He was looking only at infiltration rates.

MW, are the soils "urban?" Mr. Alden said that a small portion appears to qualify. MW, has asbestos survey been done pre-demo? Mr. Bove, it's been done. Mr. Bove went on to note the historic preservation efforts that will be integrated into the new development.

DM, will the senior housing be managed? Mr. Bove, it will be independent living for folks age 55 and older.

RC, the senior housing building appears to have a 10' setback. What's there now? Mr. Alden responded that there's no setback presently. RC, what will the 10' width be used for? Mr. Alden, it will be a strip of green space.

MM, what if the requested 50% parking waiver for the senior housing is not granted? Mr. Bove, we'll be in trouble. MM said that for some other projects, the BCB has expressed support of requested parking waivers.

MW, will this project trigger Act 250? Mr. Courier, yes, it will due to the portion that extends outside of the downtown district.

A MOTION was made by DM and SECONDED by MM:

Recommend approval as presented and support the parking waiver and underground parking.

Vote: 7-0-0

**Adjournment**

The meeting adjourned at 6:45 PM.