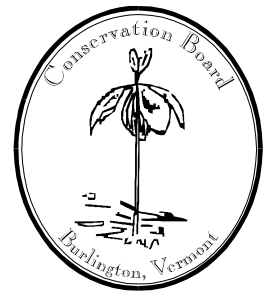


Burlington Conservation Board

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Conservation Board Meeting Minutes

Monday, October 6, 2014 – 5:30 pm
City Hall Lower Level – Planning and Zoning Conference Room

Attendance:

- **Board Members:** Don Meals (DM), Matt Moore (MM), Jeff Severson (JS), Damon Lane (DL), Zoe Richards (ZR), Miles Waite (MW)
- **Absent:** Scott Mapes (SM), Stephanie Young (SY), Will Flender (WF)
- **Public:** Amy Demitrowitz, Bill Nedde (112-114 Archibald St) Lani Ravin, Alex Halpern, Mike Willard (82 University Place)
- **Staff:** Scott Gustin (Planning & Zoning), Dan Cahill (Parks & Recreation)

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

Minutes of August 25, 2014.

A MOTION was made by DM and SECONDED by DL.

Accept the minutes of August 25 as written.

Vote: 6-0-0

Board Comment.

SG mentioned that he attended part of the Northeast Wildlife and Transportation Conference. The conference focused on our transportation networks and how they impact wildlife habitats and travel corridors. There was emphasis on improving wildlife permeability of our transportation networks. He said that Burlington has a number of wildlife studies that were done in the early to mid 2000's that address habitat blocks, corridors, and barriers to wildlife movement. He said that it may be worthwhile to select some existing choke points along identified wildlife corridors and use the city's Conservation Legacy Fund toward improving them and securing a conservation easement to ensure long term viability. MW suggested putting the identified wildlife corridors and habitat blocks on the city's GIS. DM said we should check to see if ANR's mapping reflects these already. JS said he was involved in the Where the Wild Things Are study done with Alicia Daniels. DM said we should prioritize sites that are to be redeveloped, such as SD Ireland along Grove Street. MM suggested reviewing the studies. SG stated that all of them are posted on the city's Open Space website.

Public Comment.

None.

Open Space Subcommittee.

The Board entered into executive session relative to potential real estate transaction.

Project Review:

The programs and services of the Dept. of Planning and Zoning are accessible to people with disabilities.
For accessibility information call 865-7188 (865-7142 TTY).

1. 15-0338PD: 112-114 Archibald St et al (NMU, Ward 2) Champlain Housing Trust

Final plat application to demolish 3 existing residential buildings (retain the duplex at 27 Bright St) and construct four new residential buildings for 42 new units (total of 44 units) with associated site improvements

Amy Demitrowitz and Bill Nedde appeared on behalf of this item.

MM recused from this project review.

Bill Nedde overviewed the proposed stormwater management and the modeling behind it. On the proposed site plan, he pointed out the infiltration chambers. Only 2 of the 8 sub-watersheds onsite are not received by the infiltration chambers. The proposed design handles the 1-year storm event. The chambers themselves are perforated half pipes on crushed stone buried underneath the surface of the ground. They are placed in several locations throughout the site. Mr. Nedde addressed the modeling studies used to formulate the proposed stormwater management system.

JS asked about overflow from bigger storm events. Where does it go? Mr. Nedde replied that the system has significant capacity. He does not believe it will actually overflow. If it did, water would build up to the point wherein it flowed past the catch basins rather than into them. The direction of flows would remain unchanged. Permeability on this site is 25" per hour, and the water table is 50' down.

Mr. Nedde stated that construction fabric will be installed within the catch basins for the duration of construction and until vegetation is fully established. A stabilized construction entrance will be provided.

Amy Demitrowitz overviewed the soil conditions. They have typical urban contaminants. A CAP from VT DEC is not yet in place. There are PAH's and arsenic. The top of the soils will be removed and replaced with clean soils. MW asked about the vapor mitigation systems. Ms. Demitrowitz said they would be installed for every building. MW asked who the DEC project manager is. Ms. Demitrowitz replied Matt Becker. She requested that the CAP approval be allowed to take place after zoning approval and before construction. SG replied that would be fine. Ms. Demitrowitz said there would be an onsite environmental consultant.

A MOTION was made by DM and SECONDED by ZR.

Recommend approval with a condition that the CAP be approved prior to zoning permit release.

Vote: 5-0-1 (MM recused)

2. 15-0358CA: 82 University Place (I, Ward 1) University of Vermont

Demolish Angel Hall & Cook Physical Science building; construct new STEM building with connecting bridge to Votey Hall

Lani Ravin, Bill Nedde, Mike Willard, and Alex Halpern appeared on behalf of this item.

Lani Ravin introduced the project to the Board. The STEM complex is the University's highest development priority. She stated that the project involves several stages that are intended to allow partial occupancy of existing and proposed buildings throughout the construction.

Alex Halpern oriented the Board to the project's location and how it will relate to surrounding University buildings on the Central Campus. Mr. Halpern addressed the proposed landscaping plan. He also touched on the proposed lighting. All of it will be high-efficiency LED. Mike Willard noted that all of the landscaping is native or adaptive species. He also noted the proposed outdoor classroom space.

DM asked if any infiltration is proposed on this site. Bill Nedde replied that the soils are inadequate for infiltration. DM asked about under-drained rain gardens. Mr. Nedde replied that doing so just amounts to

a visual nicety. It is not a stormwater BMP. The stormwater from this site will be handled in full compliance by the north campus stormwater treatment facility.

MW asked about the offsite mitigation that was mentioned as part of the FAHC proposal the Board reviewed at their previous meeting. Mr. Nedde said that the FAHC runoff and runoff from this proposal will be handled by the same treatment facility. He stated that new impervious surface associated with this project is 0.31 ac. Mr. Nedde discussed the details of the proposed stormwater management. He specifically addressed the sediment offset. He mentioned that 0.85 acres of previously uncaptured campus area by Marsh, Austin, Tupper will be captured as part of the stormwater system upgrade associated with this project.

MW asked if any onsite detention is proposed. Mr. Nedde replied that none is proposed.

MW asked about construction sequencing. Ms. Ravin stated that the dorms will be demolished May, June, & July of 2015 along with Angel Hall. The University is coordinating construction with FAHC.

DM asked about EPSC. Mr. Nedde overviewed the EPSC measures. Demolition and construction activity will be phased to limit exposed soils. The standard measures will include stabilized construction entrances, sweeping, and containment. DM asked about the "small project" form. Mr. Nedde replied that Megan Moir requires it for all projects. DM asked about inspections and discharges. Mr. Nedde responded that on-going reports will be required under the state stormwater permit. DM pointed out a typo relative to keying in the silt fence.

JS asked what Japanese Zalcova is. It does not sound native. Mr. Willard said they are related to elms. There are several in City Hall Park. JS, is there any danger that they may become an invasive species? Mr. Willard said they do not propagate on their own.

DL, will the new buildings be connected to the district heating and cooling? Ms. Ravin replied that they would be.

A MOTION was made by MW and SECONDED by JS.

Recommend approval to DRB with standard stormwater conditions.

Vote: 6-0-0

Adjournment.

The meeting was adjourned at 7:10 pm.