

Burlington Conservation Board

149 Church Street
Burlington, VT 05401
<http://www.ci.burlington.vt.us/planning/>
Telephone: (802) 865-7189
(802) 865-7195 (FAX)

*Matt Moore, Chair
Will Flender, Vice Chair
Scott Mapes
Don Meals
Jeff Severson
Miles Waite
Damon Lane
Zoe Richards
Stephanie Young*



Conservation Board Meeting Minutes

Monday, August 4, 2014 – 5:30 pm
Planning & Zoning Conference Room – City Hall Lower Level
149 Church Street

Attendance

- **Board Members:** Jeff Severson (JS), Matt Moore (MM), Don Meals (DM), Will Flender (WF), Stephanie Young (SY)
- **Absent:** Damon Lane (DL), Scott Mapes (SM), Miles Waite (MW) Zoe Richards (ZR)
- **Public:** Gail Henderson-King, Jason Williams, Bill Brothers, Jack Meyers, Hannah Luke, Lani Ravin, Bill Nedde, Frank von Turkovich
- **Staff:** Scott Gustin (Planning & Zoning)

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

Minutes of June 30, 2014

None.

Board Comment

None.

Public Comment

None.

Open Space Subcommittee

No meeting was held today.

Project Review

1. 14-1321CA: 111 Colchester Avenue (I, Ward 1) FAHC

New inpatient building west of Ambulatory Care Center with associated parking, lighting, & landscaping

Gail Henderson-King, Jason Williams, Bill Brothers, Jack Meyers, Bill Nedde, and Hannah Luke appeared.

Gail Henderson-King overviewed the project. 208,000 sf building. No net additional parking. 128 inpatient rooms in the new building. Noted that the industry is 1 patient per room for privacy and infection control. Ms. Henderson-King discussed the project's place within the hospital's strategic goals. She addressed the city permitting schedule. It will go before the DRB September 2, 2014. Vehicular access will remain unchanged. The building will be constructed over an existing parking area. The building will be minimally visible from public streets. She noted the associated UVM project to demolish Chittenden, Buckham, & Willis dorms.

Bill Brothers overviewed the proposed building. It reflects existing building forms and materials in an effort to blend into its setting. The new building ties into the existing west pavilion and steps back from Converse Hall to limit impacts to that historic structure. He displayed a perspective drawing to demonstrate the point.

Ms. Henderson-King addressed the proposed landscaping. It includes a mix of shade trees, shrubs, perennials, and ornamental shrubs. She also noted the proposed Green Mountain Walkway on the UVM property.

Jack Meyers addressed stormwater. He pointed out the Centennial Brook watershed on a map. Stormwater from the project will be within the north campus watershed. Stormwater will be collected within an existing pond and discharged into Centennial Brook. Bill Nedde clarified that the stormwater facility is behind the baseball field. The stormwater pond is fully compliant.

JS asked if the prior improvements had been done in anticipation of this project. Mr. Nedde responded affirmatively. Ms. Henderson-King noted that the stormwater design is under review with Megan Moir but not yet finalized. Jack Meyers noted that there is post-construction stormwater management and there is EPSC during construction. The construction phasing is what is complicating the EPSC. Each phase needs to be incorporated into a comprehensive EPSC plan. As for post-construction stormwater management, Centennial Brook is impaired. He has been in touch with VT ANR about permitting the project. There are a number of different approaches. Because the brook has an approved flow restoration plan and TMDL, there is now a clear path forward. The intent is that the brook will see no net change from existing conditions. The project needs to remove 137 pounds of sediment to have no net increase in the brook. A series of small measures will be implemented to achieve this goal. Bio-retention, rain gardens.

JS asked where the sediment comes from. Mr. Meyers said it generally comes off of the roads and parking lots.

MM recapped that the specific stormwater treatment details have not been finalized. Can you describe the typical EPSC methods? Mr. Meyers said that a construction general permit from ANR will be required. Temporary haul roads, silt fences, seeding and stabilization will be utilized. Time frames around certain project components need to be defined for this 3-year project.

MM asked if there are any particular issues beyond project phasing? Anything nonconventional? Mr. Meyers said no. The site has a relatively gentle slope with no highly erodible soils.

WF said his biggest concern is that we don't get a big storm with brown water pouring down onto Colchester Avenue.

MM asked where the "risky" spots are. Jack Meyers said the site won't look like the site plan until the project is complete. There are a number of interim items, such as the haul road. The goal is to ensure that nothing leaves the site. The complexity is within the phasing, not with the EPSC measures themselves.

MM, can the receiving stormwater pond handle the runoff? Bill Nedde responded that it can. Jack Meyers said that an engineer will be onsite to oversee construction.

DM, less concerned with EPSC than with post-construction measures. Has stormwater modeling been completed? Jack Meyers said that he's just gotten definitive direction from ANR as to how to approach the project. Bill Nedde said the hydrologic model has been done. What's not been completed is the sediment offset. There are two options: onsite BMP or off-site sediment offset elsewhere within the Centennial Brook watershed. Either way, one will work. DM, do you have modeling to show that post-construction is acceptable? Bill Nedde said that it's been done, and the forebay needs to be expanded. DM, where is the origin of stormwater intended for the proposed rain gardens? Ms. Henderson-King pointed out several locations for rain gardens within parking and circulation roads. DM, will the rain gardens be under-drained? Jack Meyers said they would be. The soils are "d." DM, will the water level in the gardens be controlled? Mr. Meyers said that the intent would be to have catch basins within to provide relief if they are inundated. DM said that if soils are not kept saturated, the effectiveness of the rain gardens is diminished. There is less evapotranspiration. DM, what percent of stormwater will be directed through the rain gardens? Mr. Meyers did not yet know.

JS, when the forebay is enlarged, it will be adequate. These other feature are being proposed to capture above and beyond. Bill Nedde agreed. The bulk of treatment will occur in the stormwater pond.

WF asked about the Shepardson building. Ms. Henderson-King said there will be internal programmatic changes.

Ms. Henderson-King said they are aiming to have city and state permits by this coming fall. She said a certificate of need is required. Construction would extend from 2015 to 2018.

MM asked about the connection with UVM's concurrent project. Ms. Henderson-King noted that the UVM project is under separate permit, but the stormwater facilities are shared. Lani Ravin spoke to the separate permits. Whatever is on UVM's property needs to be on UVM's application. Whatever is on FAHC's property needs to be on FAHC's application. Bill Nedde clarified that all of the stormwater will end up in the same pond.

MM, will there be a net gain in parking? Lani Ravin replied that there will be no net gain in parking. Ms. Henderson-King said that there are 47 parking spaces and 89 parking spaces for Fletcher Allen and UVM, respectively, now and as proposed. MM asked how many beds at UVM are being demolished. Ms. Ravin replied it will be 391. They will be replaced offsite in South Burlington until such time that new on-campus housing is constructed. Ms. Ravin noted that UVM has issued a request for proposals for new student housing on campus. The RFP is due at the end of August. MM asked about how many beds would be included. Ms. Ravin noted the RFP seeks a range, but in any event, results in more beds being lost. MM asked how UVM would guarantee that displaced students would live in the proposed interim housing offsite and not in nearby city neighborhoods. He said that UVM needs to provide information to address these concerns to the satisfaction of the Conservation Board.

DM said he has no doubt of the good intentions, but we don't have the necessary info to bless this application yet. We just have oral descriptions. He doesn't see how the Board can act yet. WF agreed. Table the application until the stormwater designs are more complete.

A MOTION was made by WF and SECONDED by DM

Table until next meeting.

Discussion:

JS asked about expected timeline from ANR. Jack Meyers is unsure. Bill Nedde said the stormwater model could be delivered as soon as tomorrow. Ms. Henderson-King requested conditioned approval with a requirement for follow up. Mr. Meyers said that by September, the post-construction stormwater management should have a higher degree of certainty. He'd be surprised, however, if a detailed phasing plan would be worked out. WF said his concern is more about post-construction stormwater management than with EPSC. Mr. Meyers said that Megan Moir has indicated a pre-release condition would be acceptable relative to the final stormwater design. JS asked about the sediment offset. Mr. Nedde said the framework is set with ANR. The details as to how to achieve the goal are not yet determined.

WF suggested that perhaps the BCB could meet again August 25 rather than delay the project with the DRB into late September.

DM said that this project has been percolating for about a decade. The information provided tonight is very incomplete and should be tabled. SY asked if August 25 date would be helpful. Ms. Henderson-King said it would be. They should have more answers from ANR by then as well. JS agreed that additional information is needed. The hydrological model and how/why the forebay expansion will handle it. It is unfortunate that this project did not do sketch plan review with the Conservation Board. This feedback could have been provided then. He'd like to hear from Megan Moir as to this project too.

MM requested that UVM provide complete information relative to UVM demolition project, including how and where replacement housing will be provided, and that it be placed on the meeting agenda. Ms. Ravin said the information has been provided with their pending permit application.

Vote: 5-0-0

WF, let's aim for August 25 for next meeting. Need to follow up with the rest of the Board. JS said bringing along the entire FAHC team will not be necessary.

Adjournment

The meeting adjourned at 7:20 PM.