

Burlington Conservation Board

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



Conservation Board Meeting Minutes

Monday, November 3, 2014 – 5:30 pm
Planning & Zoning Conference Room – City Hall Lower Level
149 Church Street

Attendance

- **Board Members:** Zoe Richards (ZR), Jeff Severson (JS), Scott Mapes (SM), Matt Moore (MM), Miles Waite (MW), Will Flender (WF), Stephanie Young (SY), Stephanie Young (SY)
- **Absent:** Don Meals (DM)
- **Public:** Bob Duncan, Bill Nedde (87-95 North Ave)
- **Staff:** Scott Gustin (Planning & Zoning), Dan Cahill, Jesse Bridges (Parks & Recreation), Megan Moir (Public Works)

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

Minutes of October 6, 2014

A MOTION was made by MM and SECONDED by MW:

Approve as written.

Vote: 6-0-2

Board Comment

SG noted the potential Grove Street wildlife crossing upgrade of the existing Centennial Brook culvert. Jesse Bridges said he followed up with Patrick O'Brien and was told that the culvert under Grove Street is a box culvert. SG said it may well be but, but it is of a size such that it only contains brook bed. There is no room for terrestrial animal movement. ZR suggested grad students looking into an updated analysis of actual wildlife use or obstruction thereof. SG agreed doing so would be a good idea. He also noted the potential for an NR 206 senior capstone project as soon as the upcoming spring semester at UVM.

Public Comment

None.

Open Space Subcommittee

Dan Cahill said he was anticipating an application from Rock Point tonight, but one has not yet been submitted. MW asked what's expected. Mr. Cahill said a partial acquisition and conservation easement adjacent to the Arms Grant property is anticipated. He expects that an application will be received shortly. Following that, an appraisal would be done. He said the trails on this property are in need of significant upgrading. MM suggested getting the Lake Champlain Land Trust involved. He also advised against the city holding a conservation easement – that should be done by a conservation organization.

Mr. Cahill addressed the 28 Archibald Street acquisition project. We are waiting until January to receive clarification as to the Dept. of Health's suggested remediation. He is asking the Board for disbursement from the Conservation Legacy Fund of \$58,900 or up to 30% of the total acquisition costs of this project. He noted that acquisition costs include all project costs. Mr. Cahill said the property has been of consistent value to the neighborhood.

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).

A MOTION was made by WF and SECONDED by JS:

Approve up to \$60,000 disbursement or 30% of total project cost, whichever is less, for this acquisition project and recommend approval to the City Council.

Vote: 8-0-0

Project Review

1. 15-0525CA/MA: 87-95 North Ave (NMU, Ward 7) COTS

Renovation and addition to existing building for 14 new residential units as part of mixed use building. Includes demolition of house and lot merger at 7 Haswell Street.

Bob Duncan, Bill Nedde appeared on behalf of this application.

Bob Duncan overviewed the property layout and the existing versus proposed conditions. The proposed construction will consist of a partial demolition and a new 3 story addition. There has been consideration as to how the lot configuration can be improved and include more green space. He noted that the project plans call for about 2,500 sf new green space. MW asked about the adjacent parking lot property. Mr. Duncan overviewed the history of the property and why an easement resulted rather than outright ownership of this adjacent parking lot property. Mr. Duncan noted the overall reduction in lot coverage on both properties will come down to 83%. Most of this reduction has been achieved by removal of asphalt. He pointed out the formalized green spaced immediately adjacent to the building and the bike parking facilities.

Bill Nedde overviewed the project erosion control and stormwater management. He said the sandy soils have excellent infiltration rates of about 20" per hour. There is a small area of fill on the property.

EPSC will include silt fence, stabilized construction entrance, inlet protections. Ponding water is not expected. Sequence of construction will be important to keep turbid water out of the new infiltration chambers during construction.

The proposed stormwater management will infiltrate runoff. He has consulted with Megan Moir. He noted that half of the roof runoff will be infiltrated. About 5,000 sf surface runoff will also be infiltrated. JS asked why the full roof area will not be infiltrated. Mr. Nedde said that mechanical separation would have been required – we're committing to a certain area of roof, not which particular part. He pointed out the watershed maps of the property. He addressed the capacity of the infiltration chambers. They will handle the one year storm for the 10,000 impervious surface being captured. WF, what happens to the rest? Mr. Nedde said it would continue to flow to where it flows today.

SM asked about an area of pavement outside of the captured impervious. Would grades allow pitching this area so that it may be captured too? Mr. Nedde said that grading of the HC parking in this area precludes doing so. SM asked if perhaps a new collector catch basin could be installed to intercept additional runoff before it heads down Depot Street. Mr. Nedde said that if the soils are appropriate, perhaps it could be done; however, the stormwater management system would have to be lowered to accommodate this lower portion of the site. MW noted an area of contaminated soils onsite. He had a copy of a site investigation report from 1997.

MM noted that he's recused from this review.

A MOTION was made by WF and SECONDED by SM:

Recommend approval of the project to DRB.

Vote: 7-0-0

Update & Discussion

1. Discussion with Megan Moir relative to stormwater performance standards

Megan Moir appeared on behalf of this item.

Megan Moir noted the city was successful in obtaining Technical Assistance Grant from EPA. It enables communities to look at all of the Clean Water Act obligations collectively and prioritize them. Doing so enables the city to establish priorities and timelines for them. Tetra Tech will be working with the city in executing this effort. SM asked if there's been any recent discussion of the city handling wastewater permitting. Ms. Moir said she's mentioned it. She's struggling with the level of staffing. Organizational improvements have been made. Ms. Moir is now in the water department. SM asked if he should speak with Laurie Adams about this. MW said Steve Roy is involved. He is the one who writes the capacity letter. Ms. Moir said there are conversations about asset management and improvements. MW said the fees obtained from the permits could fund a half-time position to do the permitting.

Ms. Moir noted the priority list for the state's clean water revolving fund. One project is to do a thorough assessment of all the city's corrugated pipes – view and rank them as to condition. Another project is to evaluate the CSO at the base of Colchester Avenue. This one is considered to be the most deleterious to water quality. Another project involves the assessment of stormwater outfalls. MM asked for some examples. She noted Gazo Ave and also ones off the west side of the Belt Line. Ms. Moir noted the likely need to raise stormwater rates to fund these fixes.

Ms. Moir would like to formalize our project review tiers and requirements for stormwater performance standards. She noted the idea of payments in lieu of or offsite projects. We can't miss out on redevelopment opportunities for improving stormwater management system. She's envisioning a work group including one or two BCB members, a consultant, a developer, a planning & zoning staff member. She'd like SM's experience but also a newer BCB member with less stormwater experience. What do we want to do with small scale residential development? How do we figure out the compartments relative to whole sites vs. just new impervious? Review the stormwater credit manual. Presently, we don't provide credits to homeowners. Perhaps we should. She noted the idea of a green area ratio. It's a points-based system for LID measures. Minimum points need to be achieved. There should be a menu provided for folks to pick and choose from. She noted the idea of EPSC ticket system for infractions. Offsets for tree removal. Potential fees for project review of applications. Right now, her review time is paid for out of the general fund. She noted the idea of a "seed fund" to help homeowners with LID projects.

MM suggested meeting with the NPAs. He also noted the community development block grants – speak with CEDO for details. He noted the concept of neighborhood-wide improvements vs. individual properties.

Ms. Moir said she's not looking for volunteers tonight. She'd like to get the effort going in January. Deciding next month would be good. She expects a nearly year-long effort. SM said he's willing to participate.

MM, put this on the BCB's next agenda. Volunteers and input relative to scope and content of the anticipated effort.

Adjournment

The meeting adjourned at 7:12 PM.