

## Burlington Conservation Board

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Zoe Richards  
Stephanie Young*



## Conservation Board Meeting Minutes

Monday, March 2, 2015 – 5:30 pm  
Planning & Zoning Conference Room – City Hall Lower Level  
149 Church Street

### Attendance

- **Board Members:** Zoe Richards (ZR), Miles Waite (MW), Damon Lane (DL), Will Flender (WF)
- **Absent:** Jeff Severson (JS), Scott Mapes (SM), Matt Moore (MM), Stephanie Young (SY)
- **Public:** Bruce Baker, Gregg Doremus, Peter Smiar, Laura Obregon (289 College St) Patrick O'Brien, Paul O'Leary, Errol Briggs, Bryan Courier (140 Grove St) Bill Nedde, Erik Hoekstra, Lani Ravin, and Ted Adams (10 University Pl)
- **Staff:** Scott Gustin (Planning & Zoning), Jesse Bridges (Parks & Recreation)

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

### Minutes of January 5, 2015

MW noted on pg. 3, 2<sup>nd</sup> paragraph from bottom, 1<sup>st</sup> sentence, "... got in" should be replaced with "... was the only one asked to submit a proposal?"

A MOTION was made by DL and SECONDED by ZR:

Accept the minutes of January 5, 2015 as corrected.

Vote: 3-0-2

### Board Comment

SG updated the Board on the wildlife assessment by UVM graduate students. They are looking at animal movement (mostly mammals) between Lone Rock Point & Arms Grant area and the Intervale across North Avenue and Rte. 127. They are looking at what species there are, where they are moving, and what might be done to improve wildlife mobility across these two transportation corridors.

MW noted the ongoing VT Environmental Consortium effort to relax standards for dealing with mildly contaminated soils. He's recently learned of a bill in Montpelier (H 269) that may be relevant. There's been some movement to addressing this problem.

### Public Comment

None.

### Open Space Subcommittee

Jesse Bridges updated the Board relative to the former Burlington College lands. There's an agreement in place for a public process to take place before the permitting process. It involves the landowner, city, and area land trusts. A consultant will be hired to lead the process. This property has long had conservation values. We've had some good conversations with the property owner. There is a lot of opportunity on this property to meet multiple goals. He wants to be sure the Conservation Board is kept engaged and up to speed. When there is a request for acquisition, he wants the Board to be well informed. City policy has long called for development of this property. We'll get the historical and archaeological assessments updated. It has been found that a portion of the beach is indeed included in the property. An initial kick-

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off meeting will be focused on values and goals rather than particular site plans. He expects this process to take several months.

ZR said having a third party lead the outreach effort is a good idea. She mentioned the public confusion that resulted from the initial proposal to purchase the development rights – not the property itself.

Mr. Bridges said the process will be open and will encourage a broad range of input. Conservation Board and Parks & Recreation Commission meetings will provide additional forums for folks to weigh in and express their comments.

Mr. Bridges noted that expenses will be shared by the parties involved. He may request utilization of some funds for this effort. WF said that he'll be the point person for the Conservation Board. Nancy Kaplan will be the point person for the Parks & Recreation Commission.

### **Project Review**

#### **1. 15-0656CA/MA; 289 College St (RH, Ward 8) 289 Live/Work, LLC**

Addition of 12 residential units to existing mixed use building (office and 1 residential unit) for total of 13 residential units and office use

Bruce Baker, Gregg Doremus, Peter Smiar, and Laura Obregon appeared.

Bruce Baker briefly overviewed the project. It's an older historic building with a newer addition. Its presently commercial use with 1 apartment. He's looking to build a residential addition to the building. Twelve units total, all 1 bedroom units. Parking will be provided behind the building.

Peter Smiar explained the existing stormwater conditions and the proposed management plan. Presently, most runoff comes from the back and down a swale across the neighboring property to South Union Street. Three test pits were dug in the fall. There's a sandier loam on top with a clay layer immediately underneath. Water table was found at 18" to 20". The existing swale will be removed. Runoff will be captured in a detention pipe before then discharging into the city's combined sewer system. An under-drained rain garden will be installed in front. DM, do the detention structures have a fixed orifice? Will there be opportunity to force saturated soils to allow for evapotranspiration? Otherwise, it just drains water through a plant matrix prior to discharge. Mr. Smiar, we'd like it to drain within a day or two. We're not opposed to tweaking it. We could examine the drain time. DM, we'd like to see the water retained a bit longer. Will there be enough light in this location to support a healthy plant community? Something to think about in your plant selection.

MW, has some roof runoff infiltration along the uphill side been considered? Mr. Smiar, yes, but we decided to stay away from it due to the proposed circulation and soil conditions.

Mr. Smiar, the proposed system is designed for the 1 year storm. Assumed 50% meadow for the redeveloped area. MW, has Megan Moir signed off yet? Mr. Smiar, no. She's seen it and has worked with us. He expects final approval soon. SG stated that Ms. Moir deliberately holds off on her final approval pending Conservation Board review.

A MOTION was made by DM and SECONDED by MW:

Approve the stormwater management plan concept. Advise additional control (time) in ran garden to allow for evapotranspiration and carefully select plant species for this shaded location. Needs EPSC approval from Stormwater Administrator.

Vote: 5-0-0

#### **2. 15-0801PD; 140 Grove St (RL, Ward 1) Ireland Grove Street Properties**

Final plat review of PUD to demolish existing concrete plant and buildings, construct 19 new residential buildings for 232 residential units, clubhouse, and maintenance building with associated road, parking, and site improvements

Patrick O'Brien, Paul O'Leary, Errol Briggs, and Bryan Courier appeared.

SG noted that this is final plat review. The Board has seen this project at sketch and preliminary plat as well. Items for review include stormwater, wetlands, and riparian corridor. The project includes removing a length of culvert to daylight a portion of Centennial Brook.

Patrick O'Brien noted the existing second site entrance to be removed. This is the portion of the project that will daylight a portion of Centennial Brook. DRB had required them to reevaluate a second access. They've done that and are continuing with the one access. He'd like the Conservation Board's support for this one access. Removing the culvert improves the continuity of green space and associated wildlife movement from the river up towards Centennial Woods. Mr. O'Brien also noted the removal of the proposed overlook along the river. The Board had requested removing that to minimize encroachment along that corridor. He noted that the buildings have been revised to minimize rear garage openings. Doing so minimizes vehicle light pollution projecting into the surrounding wooded areas and river corridor. None of the trails will be illuminated. Just the sidewalks along the streets will be illuminated. DM, LED lights? Mr. O'Brien, yes. He noted that everything within the development site is presently concrete, gravel, asphalt, or building. Much of that will be converted to green.

Mr. O'Brien introduced Errol Briggs, wetland ecologist. DM, describe the process for converting hardpack areas to green. Mr. O'Brien overviewed the project phasing plan. Paul O'Leary said the hard surface will need to be scarified before topsoil will be placed on top. MW, will this involve a net fill or removal? Mr. O'Leary, haven't concluded yet. Material will need to leave the site. MW, have you thought about the mild contamination that may be in the soil? It may not be able to be used as offsite fill. Mr. O'Brien, we're familiar with that as a site contractor.

DL, what property does the path along the river go to? Mr. O'Brien said it had gone to GMP land. We've since bought it. Land will be conveyed to the WVPD as part of this development. Mr. O'Brien said the path along the river exists. An easement for that path to the benefit of WVPD will be executed. The easement will be continued along the river. The path may be extended within that easement by WVPD in the future.

WF asked about the proposed stormwater management system. Mr. O'Leary said that impervious will go from about 10 acres to about 6. There are two watersheds: the Winooski and Centennial. Centennial Brook is an identified impaired waterway. The proposed design collects all stormwater for large storm events in the pond. For smaller events, provision will be made for infiltration. Rain gardens and infiltration trenches will provide infiltration of small storm events. The proposed street network will discharge to the pond.

DM asked where the pond is located. Mr. O'Leary pointed it out on the southeastern end of the parcel. He also mentioned that stormwater improvements will be made relative to the Schmanska parking lot. He went on to describe improvements to the existing pond. A berm will be installed to create a forebay and an outlet structure will be installed.

MW likes the effort for infiltration. Will they be under-drained? Mr. O'Leary, for the most part, no. There will be an underdrain halfway up for the infiltration trenches behind the larger apartment buildings.

A MOTION was made by MW and SECONDED by DM:

Endorse/approve the project as proposed. Support the one entrance plan. Standard EPSC conditions apply.

Vote: 5-0-0

## **Sketch Plan**

### **1. 15-810SP; 10 University PI (I, Ward 1) UVM / Redstone & American Campus Communities**

Sketch plan review of proposed undergraduate student housing on Central Campus

Bill Nedde, Erik Hoekstra, Lani Ravin, and Ted Adams appeared.

Erik Hoekstra noted that Redstone is working with UVM to build this project similar to that done on Redstone Campus. An addition of 699 (net new 308) student beds is proposed. The proposed building footprints are about 14K and 15.5K with an additional 5K footprint for dining facility. A green roof is contemplated for the dining area. Short term bike parking will be provided throughout the site. A long term bike parking facility will be provided as well.

DM, about 40% of the existing green will be developed? Mr. Hoekstra, no. Don't have firm figures, but not that much. Lani Ravin said perhaps a third of the green will be utilized. Mr. Hoekstra noted the buildings will be 6 and 7 stories. Trying to go up versus spreading out.

MW pointed out the close proximity of several large projects. Mr. Hoekstra said discussions are being had as to how to coordinate construction activities among the parties. Bill Nedde said there will be individual site-specific erosion control plans, but there will be an overall coordination. Ms. Ravin noted coordination of construction access and traffic is also under discussion.

Mr. Hoekstra said he is aiming for a fall of '15 construction start and ready for students fall of '17.

Bill Nedde overviewed the site watershed and the north campus stormwater facility which will fully handle stormwater from the site. DM asked about what kind of green roof. Ted Adams replied that a sedum tray roof system is anticipated. It will provide stormwater management, cooling, and protection of roof membrane. DM, public access? Mr. Adams, no.

Mr. Hoekstra said he's aiming to file an application later this month and be back to the Conservation Board in April.

DM said he will be interested in green roof details. WF said he'd be interested in the bike parking facilities. MW suggested reaching out to Plant & Soil Sciences to see if the green roof may be of any research value to them.

Mr. Hoekstra said the proposal is a traditional dorm style with shared facilities. It's for first year students and is intended to de-densify existing campus housing.

## **Update & Discussion**

### **1. LID coverage credit amendment**

SG overviewed the proposed amendment. It is not a bonus, but rather a lot coverage credit for pervious pavements. Depending on the degree of performance of a given pervious pavement system, lot coverage credit of up to 50% is available. In other words, a pervious pavement driveway of 1,000 sf may be counted as only 500 sf coverage. The Conservation Board saw this amendment about a year ago and talked about 2% vs. 5% or greater driveway slopes. This amendment goes with a 5% trigger and leaves it at that. The performance standards are housed in Chapter 26 and should stay there. Pervious pavement systems receiving coverage credit require review by the city's Stormwater Program. A number of folks have inquired with the Planning & Zoning Department as to the status of this amendment. It's time to move this along.

DM asked if the provisions would be retroactive. SG said if you can demonstrate performance measures achieved, the credit can be applied to existing conditions. DM, anybody know who does this type of work? DL & MW suggested a landscape company.

A MOTION by DM seconded by ZR:

Support amendment as proposed.

Vote: 5-0-0

**2. Goals for 2015**

Defer to April.

**Adjournment**

The meeting adjourned at 7:21 PM