

Burlington Conservation Board

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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:** Don Meals (DM), Zoe Richards (ZR), Miles Waite (MW), Damon Lane (DL), Will Flender (WF), Jeff Severson (JS), Scott Mapes (SM), Matt Moore (MM), Stephanie Young (SY)
- **Absent:** None.
- **Public:** Craig Smith (Rock Point), Brad Rabinowitz, Scott Homested, Nicole Senecal (451 & 465 Appletree Point Rd), Michael Alvanos, Brandy Alvanos, John Rooney, Doug Hewitt (316-322 Flynn Ave)
- **Staff:** Scott Gustin (Planning & Zoning), Dan Cahill, Jesse Bridges (Parks & Recreation)

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

Minutes of March 2, 2015

DM noted that he was present at the meeting but not noted as such.

A MOTION was made by MM and SECONDED by WF:

Accept the minutes of March 2, 2015 as corrected.

Vote: 4-0-4

Board Comment

DM noted his driveway estimate for pervious grass with Hollywood strips was about \$15K. He hopes to get 4 other bids. DL said deep excavation will be needed to remove the compaction.

(MW appeared at 5:33 PM)

Public Comment

None.

Open Space Subcommittee

Craig Smith (Rock Point) appeared for this item.

MM, is executive session needed for the Rock Point item? JS stated it should be used.

A MOTION was made by WF and SECONDED by DM:

Enter into executive session.

Vote: 9-0-0

A MOTION was made by DM and SECONDED by WF:

Exit executive session.

Vote: 9-0-0

A MOTION was made by MW and SECONDED by JS:

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).

Allow expenditure of Conservation Legacy Fund monies for the appraisal of the property at Rock Point.

Discussion of legacy fund acquisition versus other expenses. Broad discussion needed. Not incorporated on the fly in this motion.

Vote: 9-0-0

Jesse Bridges updated the BCB relative to the former Burlington College land on North Avenue.

Mr. Bridges stated that since the last BCB meeting, the partners have convened and have hired Sasaki Associates to manage the public outreach process. It will involve an initial public meeting with promotion beforehand. They are looking at meeting locations proximal to the property. In addition to the public process with Sasaki, BCB and Parks & Rec will continue to provide opportunities for public comment. Big picture items/themes will be the focus of the initial Sasaki effort. A framework will be developed from this and presented in a second round of public outreach for further refinement and details. Hoping to kick off the process soon. He will let the BCB know dates when established. He'll be coming back to BCB with a request for BCLF money (~ 20K) relative to this property. This property is a long standing priority of the city's.

MW, the city's \$20K is part of an overall \$60K planning effort? Mr. Bridges, yes. He'll share the proposal once ready. MM, what can we expect the BCB's role to be? Mr. Bridges, there will be a city working group. WF has been the BCB's contact. Parks & Rec Dept. and Commission and CEDO have been involved. It's a dual role for BCB – for planning & acquisition and for development review. Mr. Bridges requested keeping the property on the BCB's agenda for the next few months. He wants multiple opportunities for people to provide public input. Direct neighborhood outreach as well. MM wants to have a clear understanding of the BCB's role and an ability to convey that to the public. SM, who is BCB's designated member? WF stated that he is. MM said he recused early on due to Housing VT's participation in the development of the property.

Project Review

1. 15-0922CA/MA; 451 Appletree Point Rd (WRL, Ward 4N) AI Senecal

Demo existing structures, construct new duplex and associated site improvements

2. 15-0923CA/MA; 465 Appletree Point Rd (WRL, Ward 4N) AI Senecal

Construct new duplex and associated site improvements

Brad Rabinowitz, Nicole Senecal, and Scott Homested appeared.

SG suggested reviewing these two applications together and separating them only if a problem arises with one and not the other.

JS stated that he's worked for the property owner in the past but is not involved with these two applications.

Scott Homested overviewed the project. There is presently a camp and boathouse on one of the properties. They will be demolished. Two duplexes are proposed – essentially like single family homes with accessory apartments. They've received their state WWP's. They will connect to municipal sewer. EPSC and stormwater questionnaires have been submitted to the city's stormwater staff. Runoff will travel across pervious ground surface.

Regarding the state shoreland protection program, Mr. Homested has worked with Kevin Burke at VT DEC. He said that Mr. Burke thinks delegation of the state program to the city will happen very soon. He is holding onto the pending application depending on the delegation to the city. If need be, he'll seek the state approval. SG noted the status of the pending delegation agreement and related changes to the city's regulations. Basically, DEC wants the city to change its lakeshore buffer base to 95.5' rather than

the present 100' elevation, and DEC wants the purpose statement of the buffer zone to more inclusively refer to preservation of natural characteristics like the duff layer and under story. SM said the city and state evaluations are very similar. He'd encourage proceeding with the state review. You don't want to be left with the process taking longer than it needs to. Mr. Homestead said that the narrow width of the lots entails more of a qualitative performance analysis of the proposed development.

DM noted two new areas of boulder walls. Mr. Homestead said the two areas are eroded presently – one is where the existing camp is. DM, what is the rest of the shoreline like now? Is there any sheet piling? Mr. Homestead, no. SM, is fill needed to get these elevations? Mr. Homestead, no. BR, the site is pretty flat.

A MOTION was made by WF and SECONDED by DM:

Recommend approval of both applications.

Vote: 9-0-0

3. 15-0809CA/MA; 316-322 Flynn Ave (NMU, Ward 5) G & C Properties

Remove existing deli building and replace with new mixed use (deli, office, & 9 residential units) building and associated site improvements

Michael Alvanos, Brandy Alvanos, John Rooney, and Doug Hewitt appeared.

JS recused from Board participation on this item. He has been retained by the applicant as a wetlands consultant.

SG noted this item is a major impact review. Review will touch on Englesby brook corridor, wetlands, and stormwater.

Michael Alvanos overviewed the project. The site currently contains a deli, bottle return, and 3-unit building. The present building does not address the future needs of the property. Prior sketch plans were larger, too large for the property. Nine residential and two commercial units are in the present proposal.

Doug Hewitt addressed impacts to Englesby. He has worked with Megan Moir relative to stormwater and EPSC. Moving forward with those. For protection of Englesby, one of the key features is that overall impervious area will be reduced. New building runoff will be attenuated through a detention structure prior to discharge. A bio-retention structure will attenuate parking lot runoff prior to discharge. The site was modeled as if 50% of impervious surface was removed. It will entail substantial benefit to Englesby. He pointed out a nearby wetland. It was determined to be of low value by VT DEC. It is upstream of the development site. Only the buffer zone reaches into the development site.

MW, where is the northern property line? Mr. Hewitt noted the property line in the center of the brook. It's seen as a class 3 wetland by VT DEC, but the city has a 100' buffer zone. Mr. Alvanos reiterated that there is not presently any stormwater management onsite. The proposal will be an improvement for Englesby.

SM, will all roof runoff go into the detention structure? Mr. Hewitt, yes. SM, the site plan notes a pad at the NE corner of the building. Mr. Hewitt, that's a footing drain. SM suggested a level spreader outlet for the detention structure. Without one, there may be some erosion. Mr. Hewitt said he'd consider doing so.

DM asked about the wetlands. There was a statement that the wetlands had never been used for educational purposes. His daughter had been involved in educational use of the wetland. JS, much of this area is a sediment-clogged floodplain. The brook has downcut through the sediment here. What may have been formerly a wetland has largely been lost. JS said it's on the wetlands map as a class 2. He and Julie Foley found that it did not have any significant functions. That's why no state wetlands permit is needed. He noted that there are other wetlands further away from this development site.

WF, what about bike parking? Mr. Alvanos noted the bike parking tucked under the front overhang – 4 or 5 bikes. Within the building, covered bike parking will be provided for the residents. There will be at least 9 spaces inside for the 9 residential units.

MM, what about vehicle parking? Minimum parking? Is a waiver needed? Mr. Alvanos said that 24 spaces are proposed. Twelve are needed for the residential units. The rest are for the deli and office. He noted that there will be opportunity for shared parking among the uses. Mr. Alvanos noted that a new green belt will be installed along Pine Street. SM noted the green square between the parking area and the patio may be quickly compacted by pedestrian traffic. Mr. Alvanos noted that the DAB had the same concern. A walkway will be installed.

MW recommended against deciduous trees along the proposed bioretention structure. Mr. Hewitt said the plantings here will be revised. MW said to expect the unexpected when you start digging. You may not be able to use it as backfill.

A MOTION was made by MW and SECONDED by DL:

Recommend approval as presented with recommendation for utilization of a level spreader for stormwater discharge.

Vote: 7-0-1

Update & Discussion

1. Vermont Village Green Initiative: Burlington

Discussion with UVM senior Amie M Schiller

(WF left at 7:00 PM)

Amie Schiller handed out information relative to VT Village Greens and City Hall Park. An assessment of trees in the park, their value, and ecosystem services was provided and explained by Ms. Schiller. The i-Tree summary provided in the hand-out noted that the trees sequester 303,533 lbs of carbon annually.

SM noted that she may also want to look at the tree canopy relative to its stormwater capture. Ms. Schiller said that may be accounted for in the i-Tree assessment. She went on to address the funding directory assembled as part of this village green assessment.

MW asked if the schematics were done by a UVM class. Ms. Schiller, yes. MW, did any of them think the fountain might be removed? Ms. Schiller, they all focused on building around the fountain.

(SM left at 7:15 PM)

DM, did you know that city hall park was originally round? Ms. Shiller, no. JS, said he was struck at the economic value of the services provided. DM, any discussion of City Hall Park needs to account for the farmers' market.

2. Goals for 2015

MW, assist transferring the wastewater permit process to the City of Burlington.

DM, review articles of BCLF and how funding may be expended.

DL, discussion of the energy code. Who enforces/administers it? VT has an up-to-date energy code.

The large projects get assistance from BED. The smaller ones don't. MM said that in his experience, a lot is built to, or above, code.

DM, shoreland protection delegation.

SY, staying involved in the former Burlington College lands outreach, planning, conservation, and development process.

MW, relative to urban fill, there is pending state legislation to make disposal easier. Stay abreast of it.

Adjournment

The meeting adjourned at 7:24 PM