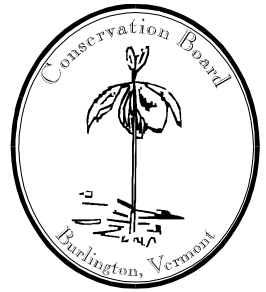


Burlington Conservation Board

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*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, May 4, 2015 – 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), Stephanie Young (SY), Will Flender (WF)
- **Absent:** Damon Lane (DL), Don Meals (DM)
- **Public:** Nate Hayward, Kevin Worden (380 Colchester Ave), Erik Hoekstra, Lani Ravin, Bill Nedde, Ted Adams (170 Carrigan Dr) Eric Farrell, Joanne Garton, Kat Daly, Sonya Ahmed, Matt Kolan (wildlife presentation)
- **Staff:** Scott Gustin (Planning & Zoning)

MM, Chair, called the meeting to order at 5:33 p.m.

Minutes of April 6, 2015

A MOTION was made by JS and SECONDED by WF

Approve as written.

Vote: 6-0-0, motion carried

Board Comment

None.

Public Comment

None.

Open Space Subcommittee

JS and MM recused. MW stated he's doing work for Mr. Farrell but feels he can participate. Board members concurred.

A MOTION was made by ZR and SECONDED by MW to support Parks & Recreation Director Jesse Bridges' request of up to \$23,566 Conservation Legacy Funds for appraisal work relative to the former Burlington College lands in anticipation of acquisition.

Vote: 5-0-2, motion carried

Project Review

1. 15-0938SD; 380 Colchester Ave (RL, Ward 1E) Nathaniel Hayward

Combined preliminary & final plat review of 3-lot subdivision and conversion of duplex to triplex and related site improvements

Nate Hayward & Kevin Worden appeared on behalf of this application.

JS stated he's worked for the applicant previously but not on this project.

Kevin Worden overviewed the project plans. Mr. Worden handed out red-lined project plans for board members to view. Much of the property is wooded steep slopes. This area will be left largely untouched. There are presently two curb cuts serving the duplex. The lot will be subdivided into 3 lots. The loop driveway will be removed, but the two curb cuts will be retained. The duplex will be expanded and converted to a triplex. The driveways will be configured and graded such to avoid discharge of runoff into the street. A series of 3 connected rain gardens will handle stormwater. The intent is to improve water quality rather than decrease volume. Perk tests have not yet been done, but infiltration will likely be part of the rain garden design. The vacant lots would allow for single family homes to be constructed in the future. The plans handed out tonight noted building envelopes in red. He noted that 5 trees previously slated for removal are now intended for retention. Driveways will be narrowed from 12' to 10'.

Mr. Worden said the three rain gardens are intended to handle runoff from a complete build out of the subdivision. During the interim, grading will be such to direct stormwater into them. He noted that he is working with the city's stormwater staff. He's working on providing additional requested information. A maintenance and inspection plan for the rain gardens has been provided.

MW, are there existing flow paths down the hill? Mr. Worden said there's some to the north. Nothing significant. The developed portion drains to Colchester Avenue. MW asked about the discharge of the north rain garden. Mr. Worden said it will discharge to a city catch basin.

SM, how will the rain gardens operate? Mr. Worden said the first will be under-drained with an overflow as well. At the end, the under drain will connect to the city system. The overflow will travel over land.

SM, have you done any soil testing? Mr. Worden said he's not done any yet. SM encouraged infiltration. Mr. Worden said the rain gardens are designed with 2'-3' of filter material underneath with the opportunity to infiltrate. The underdrain can be adjusted. SM, is all of the impervious directed to the gardens? Mr. Worden, yes, but depending on the roof forms of the proposed homes, the amount may vary. SM, when will grading for the future lots be addressed to ensure they dovetail with the stormwater design? Mr. Worden said that during the interim conditions, grading will direct runoff into the rain gardens. During construction, the bank on the upper lot will be cut back with a walk-out foundation that will also serve as a retaining wall.

JS, why do you think there's fill on the site? How will you address issues of slope stability? Mr. Worden, how much fill is an unknown. It's certain that there is some fill onsite. He said the top 4' or 5' of soil will be removed.

SM, is there any upslope run-on to consider? Mr. Worden said there's minimal from the south. The adjacent homes send runoff into the city system.

MM, how have rain gardens performed historically? Mr. Worden said generally it's been good. There's been a move away from mulch and towards river stone. The gardens can't be seeded. They need to have live plants installed. JS, do the under-drains need to be maintained. Mr. Worden said they need to be cleaned out periodically like a leach field.

MW, looks like the lot 3 building envelope shrunk. Mr. Worden said the difference is that between simple setbacks and actual building envelopes.

ZR, when you put a rain garden in and everything dies, what happens to the performance? Mr. Worden said if they are functioning as they should, there will be water. SG noted that if they are part of an approved stormwater management system, there is a requirement for annual maintenance and reporting.

SY, what happens if the properties are separately owned? Mr. Worden said the permits run with the land, regardless of the ownership.

MW, will drainage easements be needed? Mr. Worden replied yes. Access easements will be needed as well. SM said these items will need to be within the deed language. He also noted the importance of an O&M plan.

SM, who's going to ensure the grading for stormwater management will work, given the variation in time for construction for the two lots? Mr. Worden said the project plans represent the site plan for the project. The site will be built as depicted. The homes, when built, will be constructed within them.

A MOTION was made by WF and SECONDED by SY.

Recommend approval of the project.

SM suggested that the opportunity for infiltration be explored. He also noted the need for a comprehensive O & M plan. The stormwater design should be finished for Development Review Board. JS, how are the specified grades built in the real world? Mr. Worden, the contractor is provided with them and we will oversee the work. The city can do a final inspection prior to CO. He said he'd be happy to have infiltration information ready for the DRB.

Vote: 7-0-0, motion carried.

2. 15-1000CA; 170 Carrigan Dr (I, Ward 1E) Redstone / University of Vermont

Construction of two UVM undergraduate dorms with dining facility and related site improvements

Erik Hoekstra, Lani Ravin, Bill Nedde, & Ted Adams appeared on behalf of this project.

Erik Hoekstra overviewed the project. It is located in the central campus quad behind Bailey-Howe. Two connected buildings will contain 699 student beds and a 500-seat dining hall.

Bill Nedde addressed stormwater. It's within the north campus stormwater watershed – same as for STEM and the hospital's new inpatient facility. He noted that the project contains a partial green roof. He also noted that more than 1 acre of impervious associated with parking for Marsh, Austin, Tupper has recently been captured for treatment. Pertains to the sediment standards for this project.

WF, what about details for the green roof? Ted Adams overviewed the proposed landscaping plan. Much of the new plantings will be centered on the green mountain walkway. The green roof will be a lightweight tray system. It's a lightweight, extensive, tray system. It has about 4" of soil with sedums. The roof will be non-accessible. MM, is this something needed for the stormwater system? Mr. Nedde, it's functional but not necessary. SM, from a structural perspective, did this do much to the roof design? Mr. Adams, no. There will be a membrane underneath. Little structural compensation is needed. MM, do you know how much runoff will be reduced by this roof?

MM, what are the chances that the green roof is built? Mr. Hoekstra, we'd really like to build it.

Mr. Hoekstra pointed out the bike parking facilities. 204 spaces will be provided with room for another 180 long term spaces.

MM, how does this fit into the overall plan for on campus student housing? Lani Ravin replied that UVM just finished a 10-year master plan. This project is part of the plan. We're looking to house first year students together. This is a net addition of 308 new beds relative to the CWB dorm demolition.

A MOTION was made by MW and SECONDED by ZR:

Recommend approval as proposed.

Vote: 7-0-0, motion carried.

Update & Discussion

1. Wildlife tracking results presentation

Discussion with UVM graduate students

Joanne Garton, Kat Daly, & Sonya Ahmed appeared on behalf of this item.

They are graduate students in Dr. Matt Kolan's class at UVM. Their semester project is titled "Lone Rock Point & Arms Grant: Presence and Movement of Wildlife in Burlington's Urban Wilds." The project involved assessment of wildlife species and movements between the Lone Rock Point area and the Intervale. Species and corridors were identified, and recommendations were made for increasing the permeability of North Avenue and Rte. 127 for wildlife passage. The students presented their findings via PowerPoint for the Board. The final report will be provided at the end of semester.

Adjournment

The meeting adjourned at 7:45 PM