

## Burlington Conservation Board

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Scott Mapes  
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Jeff Severson  
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Damon Lane  
Zoe Richards  
Stephanie Young*



## Conservation Board Meeting Minutes

Monday, March 6, 2017 – 5:30 pm  
Planning & Zoning Conference Room – City Hall Lower Level  
149 Church Street

### Attendance

- **Board Members:** Zoe Richards (ZR), Jeff Severson (JS), Damon Lane (DL), Stephanie Young (SY), Don Meals (DM)
- **Absent:** Matt Moore (MM), Miles Waite (MW), Scott Mapes (SM), Will Flender (WF)
- **Public:** Nick Warner, Gannon Osborn, Chris Boget (WVDP item), Sarah Saffer (trails item), Erik Hoekstra, Dan Goltzman (85 North Ave)
- **Staff:** Scott Gustin (Planning & Zoning), Dan Cahill (Parks & Rec)

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

### Minutes

February 6, 2017

A MOTION made by DM and SECONDED by DL:

Accept the minutes of February 6, 2017 as written.

Vote: 5-0-0

### Board Comment

JS mentioned that he felt the letter from the 75 Cherry Street applicant's attorney regarding his comments about the January 9, 2017 minutes were defamatory. He said that he wrote a letter to the applicant requesting that the letter be retracted. DM felt the attorney's letter was inappropriate too.

### Public comment

None.

### Open Space Subcommittee

1. WVPD Conservation Legacy Fund application

JS said the Subcommittee met with Gannon Osborn of LCLT about initial steps related to a funding request by WVPD for the River's End Marina property. It's a 2.5 acre property adjacent to Derway Island. It's an initial request of \$3K for appraisal with an additional \$7,300 contingent on execution of a purchase and sale agreement. The Subcommittee recommended approval of the request.

DM, what's the plan for the existing buildings and marina facility? Nick Warner, the plan is to remove the buildings. The marina has become increasingly difficult to access by water due to increasing siltation. There is consideration of keeping the boat slips available if environmentally it makes sense. The WVPD is reluctant to engage in dredging work. DM, his concerns are about who's going to manage the property if the marina use remains. Mr. Warner said the septic system would be demised.

JS said that the marina would be part of consideration of the overall conservation of the property, in particular reconciling it with the requirement for public access.

DL is comfortable with the proposal. He prefers that dredging be avoided. He's not sure that public access would trip up the funding. The recently reviewed private marina used TIF funding and incorporated public access into the marina and its floating facilities.

SY supports the project.

A MOTION was made by ZR and SECONDED by DM:

Recommend funding for the grant request of \$3K for the initial appraisal work for 3090 North Ave Ext property and a contingency of an additional \$7,300 based on a signed purchase and sale agreement (or equivalent) for a total of \$10,300.

Vote: 5-0-0

## **Update & Discussion**

### **1. Trails Discussion**

Enter into executive session a 6:05 PM

JS left at 6:15 PM.

Exit executive session at 6:20 PM.

## **Project Review**

### **1. 17-0825CA/CU; 85 North Ave (Ward 3C, NMU) Catamount/Lakeview, LLC**

Construction of a 43-unit residential building with associated parking and site improvements.

Erik Hoekstra and Dan Goltzman appeared.

Only 4 board members remaining – no quorum.

Dan Goltzman overviewed the project and site layout. They are proposing a 4-story, 43-unit building built atop the slope. The ground floor would be an open air parking area with 32 spaces and a lobby area for entry into the building. Currently, stormwater runs off the site and down the slope. COTS recently installed stormwater improvements on their adjacent site. What is proposed is to eliminate off-site runoff. A concrete pre-treatment tank along with an infiltration gallery will be installed.

ZR, are the soils sandy and good for infiltration? Mr. Goltzman, yes. Mr. Goltzman said there will be an overflow in the event of a large storm. Overflow will discharge into the MS4 system. Mr. Goltzman noted that there may be an onsite tank to hold sanitary sewer to reduce flows to the combined system during large storm events. Alternatively, a stormwater offset at Battery Park may be pursued. Either would reduce flows to the combined system during large storm events. Both options are being explored with DPW now.

ZR, tell us about the slope. Is there erosion now? Mr. Goltzman said it was basically a homeless encampment. They've removed it and thinned out some of the trees. The degree of slope varies across the site.

DL, where is the edge of pavement today versus where the edge of the proposed building? Mr. Goltzman said that the edge of the building comes to the present edge of pavement. The building will be set on columns set deep into the slope.

DM, do you see that measures will need to be taken to prevent erosion, especially where trees will be cut? Mr. Goltzman, yes, new plantings will be installed to stabilize the slope.

ZR, what are the view impacts from down below? Erik Hoekstra, does not think that the underside of the building will be prominent. It will largely be a continuation of the development along Lakeview Terrace.

DM, his gut feeling is that the infiltration offset is more desirable than the onsite holding tank for sanitary sewer. Mr. Goltzman agreed. DM noted that it's more reliable than the 12-hour tank. Other Board members agreed.

DM, how much is market rate vs. inclusionary units? Mr. Goltzman, it will be 15% as required. DL noted that the inclusionary requirement is indexed to the price point of the market rate units.

DL, are there balconies or doors at the ground level? Mr. Goltzman presented the floor plan of the ground level.

DL, sees heat pumps for the units. What is the gas for? Mr. Goltzman, for shared spaces.

SY, will you have a Carshare space? Mr. Goltzman pointed it out in the site plan. It may end up with COTS.

DM, have you talked with DPW? Mr. Goltzman, yes.

DL, the stormwater system is designed. Final details are to be worked out.

DL said he was surprised to see that it was VEIC certified. He's not sure that VEIC does certifications. They help people get to a solidly performing building. Mr. Goltzman said it's similar to EnergyStar. Mr. Hoekstra said that they have worked with VEIC to obtain EnergyStar. He also said that VEIC now has a certification program separate from EnergyStar.

A MOTION was made by ZR and SECONDED by DL:

Recommend approval of the project. Those board members present prefer the stormwater offset option to send stormwater to an infiltration gallery at edge of Battery Park.

Vote: 4-0-0

### **Adjournment**

The meeting adjourned at 6:55 PM.