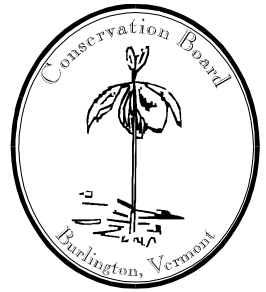


## Burlington Conservation Board

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



## Conservation Board Meeting Minutes

Monday, June 4, 2018 – 5:30 pm  
Dept. of Public Works – Main Meeting Room  
645 Pine Street

### Attendance

- **Board Members:** Scott Mapes (SM), Zoe Richards (ZR), Jeff Severson (JS), Matt Moore (MM), Miles Waite (MW)
- **Absent:** Stephanie Young (SY), Don Meals (DM), Ellen Kujawa (EK)
- **Public:** Kyle Dodson, Alex Halpern, Doug Bishop, John Caulo (YMCA), Marty Spaulding, Chris Galipeau, Randy Burnett, Brenda Barnum, Andres Torizzo, Martha Lang, Sophie Mazowita, Ann Gamrash (Champlain School)
- **Staff:** Scott Gustin, Meagan Tuttle (Planning & Zoning)

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

### Minutes

Meeting minutes of May 7, 2018

A MOTION was made by JS and SECONDED by MW to accept the May 7 minutes as written.

Vote: 4-0-1.

### Board Comment

None.

### Public Comment

Martha Lang stated that she is surprised that there is no quorum present for the projects tonight.

### Open Space Subcommittee

No meeting today. ZR will provide update for Burlington Wildways Coalition in July. JS said he'd not be present at the July meeting.

### V. Update/ Discussion

1. Municipal Development Plan update – Natural Environment

Meagan Tuttle appeared on behalf of this item.

Meagan Tuttle said she is looking for comments from the BCB as to the update of the MDP. She had initially met with the Board a couple of months ago and has heard some comments. She said that ZR asked her to come back to better explain the level of detail she is seeking for input into the update. Ms. Tuttle said that the MDP is like an umbrella plan – policy frame and vision for creation of more specific plans and ordinances. It's intended to provide high level direction as to how we use land in the city. She displayed maps showing areas of the city to be preserved, be largely maintained, or may change in a significant way. Ms. Tuttle said that some board members commented that some of the action items are duplicative. She pointed out that many of the action items do not represent new ideas, but rather, ideas that have been implemented. The updated plan will include an implementation summary noting what has

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been done with respect to particular ideas. The updated plan will recognize that there are a number of efforts underway.

ZR said that the section dealing with significant natural areas is very short. That's not to say that additional detail is needed in the MDP. She noted that there is an abundance of information available that should be put into a public space for public information. We have a lot of detail as to what plants are where and where animals are moving through the landscape. Ms. Tuttle said that the policies and actions are separated from the narrative. ZR said that we have information available to beef up the natural areas narrative statement. We have globally significant species along the lakeshore. Ms. Tuttle said that she could see the narrative expanding to 1 or 2 pages in length and providing links to additional detailed information. MW suggested using our existing GIS resources to show where these significant areas are. MM, assuming that we are going to rely on Planning & Zoning staff for the legwork, do you want the BCB to flag resources available for these significant natural areas? Ms. Tuttle said we're looking at the policies and action items (big picture) that we need to add to the MDP. She said the PC is going to work on this effort in the coming weeks. She requested any additional BCB comments in the next two weeks. Comments from individual board members via email is fine. MM noted the BCB representative on the LRPC. Is this a long range plan? Ms. Tuttle, yes. She said that EK is the BCB rep.

2. 311 North Avenue

Defer to July.

## **VI. Project review**

MM noted that for both projects tonight, the Board lacks a quorum. He noted the advisory nature of the Board. We could defer to next month, or we could review the project as normal tonight and provide recommendation from those present. SG said the latter has been done a handful of times.

### **1. 18-0834CA; 298 College St (Ward 8E, RH) YMCA**

Demolish Ethan Allen Club and construct new YMCA with health club and daycare uses and related site improvements

SM recused.

Kyle Dodson, Alex Halpern, Doug Bishop, John Caulo, Scott Mapes appeared on behalf of the application.

Kyle Dodson provided a project overview. The present facility has been used for 88 years and can no longer meet the needs of the community. The plan is to build a new facility (50000 sf) a block up College Street. High quality child care will be provided in addition to the health club facility. Two pools will be included in the project. We hope to begin work on the site this coming fall.

Scott Mapes said the parcel is 1.47 acres with just over 1 acre of impervious. As proposed, there will be a modest increase in impervious. We are exceeding the target for reduction of post construction stormwater flows. Currently 75% of the site drains to one CB in the northwest corner of the site and goes towards Bradley Street. We are taking all of the runoff and sending it towards College Street. We have two options to control the flow off site: 1) a controlled orifice or 2) a smart controller (budget dependent) – it can anticipate and adjust depending on the severity of storm events. The net increase in impervious surface is 3-4K sf. Bringing all of the stormwater to College Street addresses persistent problems at South Union and Bradley Streets. We can actually meet the requirements of the 1-year, 24-hour storm event in downtown Burlington. We are exceeding the minimum bike parking requirement. The idea is to promote use of alternative transportation. There will be a heat recovery ventilation system that will help to heat the pools. Urban soils are present. The site was redeveloped in 1970. There is a lot of non-native fill to create the plateau where there is parking now. The soils are not highly contaminated, but they qualify as urban soils.

JS, is Bradley St and South Union St a location where rain events pop off the storm drain covers? Mr. Mapes, there is ponding at the intersection. JS, clarify the smart valve. Mr. Mapes said that there will be a detention system. The rate of release would be controlled more efficiently and effectively than with an orifice. It also enables the YMCA to use the detained water onsite for something such as pool water.

ZR would like to know what the price difference is. Mr. Mapes said that there is an annual contract to maintain the dovelike (\$5K) plus ~ \$60K to install. The orifice control is simply a standpipe with a set diameter. It costs a couple hundred dollars.

MW, can you say what you learned about soil infiltration possibility? Mr. Mapes said that there was a small area onsite where it may have been feasible but project design places the building there. Remaining available soils are not acceptable for infiltration. MW, for demolition, is there any lead or asbestos to deal with? Mr. Mapes said that CAS has evaluated the building for these items.

JS, do you need to transport contaminated soils? Mr. Mapes, no. We can cap them onsite.

A MOTION was made by MW and SECONDED by JS:

Strongly support the project as presented with hope that "smart" stormwater meter will be used.

Discussion:

JS would like to send strongest message of support despite the lack of quorum. It's a great project. He would be really excited if the stormwater piece came to fruition. ZR, it seems like having that smart stormwater control could have a big reach in terms of leadership and could be something to publicize.

MM mentioned that we don't have a quorum due to one board member resigning recently and absences of some others. He noted that there are presently no stormwater controls onsite. The proposal has been approved by DPW. Discharge flows will be below the target. JS added that it's a plus that the applicant did consider infiltration but that project design precluded it.

Vote: 4-0-0

**2. 18-1110CA; 287 Shelburne Street (Ward 5S, RL) Burlington Supervisory Union**  
Construct new 2-story building and related site improvements

Chris Galipeau, Marty Spaulding, Andres Torizzo, Randy Burnett, Errol Briggs, Brenda Barnum appeared on behalf of the application.

JS & SM recused.

MM noted the lack of quorum for this project review. BCB is advisory to the DRB; it cannot require one thing or another. He noted the options to review tonight anyway or to defer to next month. SG said the applicant could defer to next month without affecting DRB scheduling. The applicants chose to present tonight.

Marty Spaulding overviewed the project. It's for a 5-classroom new building to be set behind the existing Champlain School. It will include administration space on the 2<sup>nd</sup> story. Access will come off of Shelburne Street. Some plan changes have been made to reflect comments received last month.

Randy Burnett highlighted what's changed since the last review. He noted the access is from Shelburne Street rather than from Pine Street. The building location has been shifted north an additional 20' to reduce impacts on the wooded area along Englesby Brook. He noted the plant species evaluation along the brook corridor. Many are invasive. New native plantings are proposed.

Mr. Burnett depicted the stormwater drainage maps for existing and proposed drainage patterns.

Chris Galipeau addressed wetlands. The project team had Jeff Severson review the wetlands along the brook. He said that a conservative flagging along the toe of the slope was done. This flagging was used in the development of the project plans. Additional analysis was done around the stormwater ponds. The applicants confirmed with Tina Heath at the state wetlands office that the flagging was acceptable and that there are no jurisdictional wetlands around the stormwater ponds.

Errol Briggs said that there is a discontinuous wood line along Englesby Brook. It is widest along this property. As a travel corridor, most wildlife would move closest to the water. Constraints exist along Shelburne Street and along Pine Street as well. There is little in the way of a contiguous wildlife corridor. He concluded that the area serves as wildlife habitat for small animals that can live their life cycles in the area. There is a well-developed canopy, shrub layer, and ground cover in this area. He counted 8 noxious weeds in this area. The species that use this habitat will not be unduly impacted by the proposal. ZR asked how much time he spent onsite. Mr. Briggs responded a couple of hours. Mr. Galipeau reiterated that much of the corridor is fill soils with invasive species. He noted that the root structure tends to be weak in this area due to the large chunks of sidewalk concrete in the fill.

MW, is there funding available to deal with the tree work? Mr. Burnett said it would be a challenge to deal with it for the entire length. Mr. Burnett said that there may be opportunity for shared work and shared resources.

ZR asked about the plant species evaluation. Two so-called "invasives" are not actually – box elder and poplar. Neither are exotic. She said that the evaluation highlights "undesirable" features that are actually pretty desirable for wildlife within the corridor – such as dense shrubby areas. She said that just because there are exotics, that does not make for an undesirable corridor. It is an area that is re-wilding. We also have data showing use of the corridor by a variety of species beyond that contained in the report. Mr. Briggs acknowledged that many of the invasive exotics do have some wildlife benefit. ZR reiterated the significance of the wildlife corridor and that we're talking about conversion of woods to parking. Mr. Burnett said that we're trying to balance many factors – like putting a puzzle together.

Andres Torizzo addressed stormwater. The gravel wetland is still an integral part of the project design. It will manage rooftop runoff of existing and proposed buildings. The new swale will manage runoff from the parking lot. After treatment, runoff will discharge to the west rather than back into the gravel wetland. He mentioned the existing salt shed facility. Site drainage tends to collect nearby. The salt shed will be relocated to a higher elevation onsite.

MM, does the project need a state stormwater permit? Mr. Torizzo, yes. We've not submitted the application yet. City stormwater approval is needed as well. MM, any stormwater concerns from city staff? Mr. Torizzo, only positive feedback so far. The system is geared towards phosphorous control and addresses the eroded outfall.

MW would like to see more detail about the gravel wetland design. Mr. Galipeau said they have been provided in a details sheet. He also spoke about the city's desire for a connective multi-purpose path between Shelburne Street and Pine Street. We need to keep safety in mind in providing such a feature.

Mr. Burnett said there will be some impacts but we are trying to make the project come out as a net gain.

ZR appreciates the work going into the multi-use path. Is it possible to move the parking lot to the back of the building? We wouldn't lose as many trees. We'd gain the benefits of improved stormwater management.

MM observed that maybe there was a cohesive site plan originally but then it's been incrementally changed following various meetings. Maybe it's no longer a coherent plan, but rather a collection of responses to various comments. He'd like to hear from the school district their willingness to take a step back to reevaluate the cohesiveness of the plan.

Mr. Spaulding said that we've not made any significant modifications to change the intent of the proposed building. It's to serve pre-school students. Flipping the site around would affect the project mission. Parking and circulation need to reflect the mission. We've listened to feedback from the community and other partners. The modifications we've made have not impacted the project mission.

Sophie Mazowita, runs the Burlington Mammal Tracking Project. We are looking at removing forest area. Incrementally, we are reducing our tree canopy. She's documented gray fox and possibly red foxes investigating denning sites in this area. She's documented use of the area by other wildlife. The edge effect is cutting closer to the brook. Basically, the entire area will become edge habitat.

Ann Gamrash, neighbor, lives on Flynn Avenue. Concurs with wildlife comments from Sophie. The pre-school building could be a beautiful innovative building. Cutting into the wooded area at all is seemingly driven by the need to provide more parking for School Department offices. Instead of piecemeal tweaking the plan, we should take a step back to reevaluate. We should do something really terrific and beautiful. How wide a swath of trees will be removed? Mr. Spaulding replied, 40' wide. ZR noted that the plans say up to 80'. MW said that Mr. Briggs' report notes 40' to 60'. Mr. Galipeau said that the new parking in front of the building is only for the pre-K use. He suggested that fencing be installed along the woodland edge to keep people out of there entirely. Our focus is on safety and functionality.

Martha Lang asked where the parking for the administrative staff will be. Mr. Galipeau pointed out that it will be located around the property services building. Dr. Lang said she doesn't understand why this project is not listed as a Pine Street address. At least provide a cross reference. She does not understand how the project can move ahead. The voters did not approve a new construction project. A voter-approved bond is needed, and one has not been obtained. She said that the administrative offices will need at least 40 parking spaces. Until we know where the money is coming from, the project should be put on hold.

ZR has some remaining questions as to whether she can support this particular project.

Mr. Spaulding said that parking will be adequate. We are meeting the zoning requirements for the preschool and for the office space. Mr. Burnett said that the tree report was done before the building was slid 20' north. Mr. Galipeau said that the width varies between 60' and 75'.

MW is close enough to entertain a motion for the application. The applicants have done a great job trying to address the comments received. The two big issues are the wildlife corridor and stormwater. The stormwater will be improved. The wildlife corridor is not as clear. The funding is not anything that the BCB considers or decides. He's not sure how best to deal with the tree clearing and invasive species.

MM said that a 2-1 vote would be an inadequate message to send to the applicants and the DRB.

ZR said that she's not inherently against siting the building where it's proposed. We rarely have opportunities to make a real difference as to how we make things work. She does not think the applicant has exhausted opportunities for alternative site designs to minimize impacts to the Englesby Brook corridor. She would not support a vote on this application at this time. She thinks stormwater management is great.

MM, concerns with wetlands or path? ZR and MW, no, just location of the path. MM asked if there is any other location for the parking lot. Mr. Spaulding said the only other location would be off of Pine Street that induced even more resistance. MM, did you consider an addition to the existing Champlain Elementary School and expanding the existing parking lot? Mr. Spaulding said there is a concept in place unrelated to this project purpose. It's for cafeteria space. MM, is there a way to consolidate the parking? Mr. Spaulding said the onsite parking is being maximized as much as possible. MM asked if the path could be put on the left side. Mr. Galipeau said that location was considered but was not chosen due to safety concerns for the school children. MM noted support for the path but not as much for its location. Mr. Spaulding pointed out that a lot of new native trees will be planted along the wooded corridor.

MM, what's the story with the two sewer lines going across the site? Mr. Galipeau said that at least one remains in use. Property services connects to one of the lines. MM said that this is an open issue that needs to be addressed. What if the project is done, and then the site is ripped up to replace a sewer line? MM said he does not feel ready to take a vote.

Project review was continued to the July 2 Conservation Board meeting.

**Adjournment**

The meeting adjourned at 8:49 PM.