

## Burlington Conservation Board

645 Pine Street  
Burlington, VT 05401  
<http://www.burlingtonvt.gov/DPI/CB>  
Telephone: (802) 865-7189

*Rebecca Roman, Chair  
Ryan Crehan, Vice Chair  
Zoe Richards  
Don Meals  
Ethan Ely  
Dale Azaria  
Evan Horne  
Kelly Farrell  
Alan Reichard*



## Conservation Board Meeting Minutes

Monday, November 3, 2025 – 5:30 pm  
In Person Meeting

### Attendance

- **Board Members:** Rebecca Roman (RR), Ryan Crehan (RC), Zoe Richards (ZR), Dale Azaria (DA), Evan Horne (EH), Ethan Ely (EE), Don Meals (DM), Alan Reichard (AR)
- **Absent:** Kelly Farrell (KF)
- **Public:** Nick Warner, Lauren Chicote, Alison Spasyk
- **Staff:** Dan Cahill (Parks & Rec)

RR, chair, called the meeting to order at 5:33 p.m.

### Minutes

October 6, 2025 minutes

A MOTION was made by RC and SECONDED by ZR:

Approve the October 6 minutes as written.

Vote: 6-0-2, motion carried.

### Board Comment

New board member welcome, Alan Reichard's first meeting. Board members present went around to do introductions and share a bit about themselves.

RR shared that she sent the letter to City Planning regarding the Plan BTV North End. The letter is in the packet for the meeting.

Other board members expressed appreciation for RR doing this.

RR asked RC which parcels he was referencing in regard to impervious surface lots that could be considered for development before looking at parks.

DM heard a loon overhead recently and was enthused by this.

DA raised a question about Governor Scott's executive order to promote housing development and if the board should look at that. One way that it does that is to change the scope of wetland permits so that you don't have to have a permit if the wetland is not already mapped. DA asked if we should be looking at Burlington's wetlands and discussing. ZR and DM thought it was a good idea, and DM shared we should become familiar with what the process is for designating a wetland.

RC noted the City has done a wetland mapping exercise and we should look at it. RC offered to do a review of the existing maps to aid in further board discussion.

RR recommended this be placed on the agenda for the December meeting.

RC shared that he planted some native trees/shrubs (with the support of BPRW's Conservation Team) to plant a recent buyout property on Riverside Ave.

### **Public Comment**

None.

### **Project Review**

#### **1. ZP-25-526; 702 Lake St (UR, Ward 2) City of Burlington / Lee Perry**

Renewal of zoning permit for City of Burlington and Marketplace snow storage

Lee Perry appeared on behalf of this application.

RR prefaced the item with an overview that DPW comes before the Conservation Board every 2 years to get a permit for snow storage at the "flying A" site in the Urban Reserve.

Lee Perry introduced himself and gave an overview of how they use the space for snow storage and efforts to prepare for the upcoming season.

DM asked if there are any informal uses of the snow piles in the Flying A (kids for sledding or snowboarding).

A MOTION was made by DM, and SECONDED by RC:

Approve the renewal of zoning permit for City of Burlington and Marketplace snow storage.

Vote: 8-0-0, motion carried

### **Update & Discussion**

#### **1. Vermont Flood Safety Act (Act 212)**

Presentation and discussion with Alison Spasyk

Alison Spasyk appeared on behalf of this item.

Alison Spasyk gave an overview of the flood safety act.

DM asked if there has been consideration of the management of intermittent streams as a part of Act 121. Alison shared that her understanding is that intermittent streams would fall to municipalities to regulate.

EE asked, what is the new regulation? Is it banning development in river corridors? Alison confirmed that we don't know yet. The development of Act 121 is in the early stages.

EE asked what happens with municipalities in the river corridor, if they "undevelop" a downtown area? In this scenario would they be able to develop again? Alison noted this may be governed more by ACT 181, but we will soon know more about whether Act 121 will also address this.

RC encouraged Alison to look closely at the delegated authority and ensure that the authority exists within a local body with the ability to uphold standards (in Burlington's case Conservation Board reviews permits yet is advisory and lacks ability to fully uphold its determinations).

RR asked how Act 121 will affect river corridor easements. Alison noted this is a really good question.

EE asked, if a town chooses not to regulate itself, does that mean development permits in the river corridor would be a state permit process? Alison confirmed, yes.

### **Executive Session**

As to real estate

A MOTION was made by DM, and SECONDED by EE:

Approve the Board to enter into Executive Session at 6:45pm.

Vote: 8-0-0

The Board moved to leave executive session at 7:35pm

### **Adjournment**

7:36 PM.