

**Burlington Conservation Board
Open Space Subcommittee**

149 Church Street
Burlington, VT 05401

www.burlingtonvt.gov/pz/cb

Telephone: (802) 865-7188
(802) 865-7195 (FAX)

Matt Moore
Will Flender
Jeff Severson
Zoe Richards



Open Space Subcommittee Meeting Public Notice

November 7, 2016 at 4:30 PM

Planning and Zoning Conference Room - City Hall Lower Level
149 Church Street

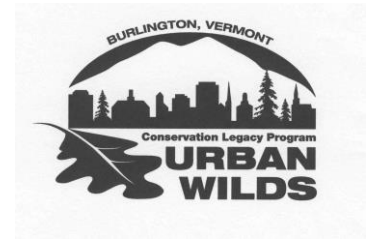
Agenda

- I. Public Comment**
- II. Acquisition Updates**
 - Conservation easement between Lake Champlain Land Trust and Episcopal Diocese
- III. Stewardship Updates**
- IV. Other Business**
 - 2017 Meeting schedule

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at 865-7145.

Burlington Conservation Legacy Program

Department of Parks & Recreation
645 Pine St, Suite B
Burlington, VT 05401
www.enjoyburlington.com
Telephone: (802) 863-0420
(802) 865-7090(FAX)



Burlington Conservation Legacy Program Fund Application

Property Owner Name Trustees of the Diocese of Vermont

Owner Address 5 Rock Point Road, Burlington, VT 05408

Owner Phone (802) 863-3431 day evening

Contact Person Name The Rev. Craig Smith

Contact Address 5 Rock Point Road, Burlington, VT 05408

Contact Phone (802) 652-0908 day evening

CLP Fund Grant Requested: \$19,720.00

Values of other funds: \$30,080.00

Total Cost of Project: \$49,800.00

Property Address & Acreage 5 Rock Point Road, Burlington, VT 05408 57 acres, 20 acres of
(Please attach map of your property, include location map and major property features
such as wooded areas, developed areas, wetlands, etc.) which will be conserved
See attached "Conservation Plan"

Please describe the proposal *(Attach extra sheet as needed.)*

See Attached "Project Description"

General Property Characteristics:

Do you wish to sell the property outright or continue to own it and establish a conservation easement? The Trustees of the Diocese of Vermont will continue to own the property.

The Lake Champlain Land Trust will hold a conservation easement on the property.

What's the dollar amount of the requested expenditure? \$19,720.00

What other funding sources and partners are committed to this project?

The Lake Champlain Land Trust, on top of being committed to this project, will conduct a public fundraising campaign to raise the project costs. The City of Burlington Parks and Recreation

Department is responsible for starting the project and remains the key partner on the project. The City personnel's in-kind staff time is not listed in the budget.

What's the fair market value as determined by a professional appraiser? \$28,800.00

Is the land contiguous with other conserved land? If yes, briefly describe that parcel.

Yes, the land abuts the City of Burlington's Arms Park, will lengthen the Arms Park trail system, and contribute to the urban forest block created by the Arms Park, Rock Point, Burlington High School and Elks Lodge properties.

What threats, if any, face the land? Natural resource impacts caused by unmanaged use.

What is the current use of the property? Natural area, Trail system, Outdoor education

Is the title to the property free of encumbrances that would defeat the conservation goals of the transaction or subject the City of Burlington to undue legal risk?

Prior to closing, the Lake Champlain Land Trust will conduct a thorough Title Search.

Are there other legal issues surrounding the transaction that would subject the City of Burlington to undue financial costs or risks? None are known at this point in time.

Does the property contain any hazardous waste sites, significant trash dumps, fire hazards, polluted water courses or bodies that would present legal risk or burden to the City of Burlington or defeat the conservation purposes of protecting the property?

None are known at this point in time.

Open Space Land Values:

(Check all that apply.)

Natural Values

- ☒ Forest Community
- ☒ Other Natural Communities
- ☒ Important Plant Habitat
- ☒ Important Wildlife Habitat
- ☐ Lake or River Shoreline
- ☐ Wetland
- ☒ River/Wetland Buffer Zone
- ☒ Important Geological/Soil Features
- ☒ Wildlife Travel Corridors
- ☒ Natural Heritage Program Sites
- ☒ Unique Topography
- ☒ Floodwater/Stormwater Treatment
- ☐ Potential Restoration Area

Scenic Values

- ☒ Vista
- ☐ Viewshed
- ☒ Greenway

Recreational & Educational

- ☒ Public Park
- ☒ Trails
- ☒ Passive Recreational Activity
- ☒ Educational Resource

Working Values

- ☐ Agricultural Potential
- ☐ Current Agricultural
- ☒ Working Forest

Historical, Cultural, Archaeological Values

- ☐ Archaeological Site
- ☒ Historic/Cultural Site

- ☐ National Register

- ☒ Community Open Space
- ☒ Stormwater Retention
- ☐ Community Garden

Other Urban Open Space Values

- ☒ Access/Connectors to Protected Areas
- ☒ Greenbelts

Open Space Types:

(Check all that apply.)

Is all or a portion of the property identified in the 1999 Open Space Inventory?

- ☒ Yes
- ☐ No
- ☐ Unknown

Does the property include one or more of the following features or locations?

- ☐ Lake Champlain Shoreline
- ☐ Winooski River Corridor/Intervale
- ☐ Englesby Brook/Watershed
- ☐ Centennial Woods/Brook
- ☒ Vermont Natural Heritage Site
- ☐ Neighborhood Green Space
- ☐ Urban Waterfront
- ☒ Recreational Linkage
- ☐ Community Garden

For assistance contact:

Dan Cahill, Land Steward
Burlington Conservation Legacy Program
Burlington Parks & Recreation Department
645 Pine Street, Suite B
Burlington, VT 05401
802-863-0420 (phone)
802-865-7090(fax)



Rock Point Natural Area

Project Description

The Lake Champlain Land Trust and the City of Burlington are proposing to conserve the northern 20-acre portion of the larger Rock Point property. (The larger Rock Point property stretches from the shores of Lake Champlain to the City of Burlington's Arms Park). The 20-acre Rock Point Natural Area will protect an undeveloped natural area containing a diverse variety of forests, rare species, and recreational opportunities. The private landowner, the Episcopal Diocese of Vermont, agreed to sell the development rights of their parcel, as well as permanent public access to the trails of the protected portion of the parcel. We are respectfully requesting a Conservation Legacy Program Fund grant of \$19,720 to catalyze our project fundraising efforts.

The permanent protection of this parcel contributes to the conservation of forested land in the City of Burlington. One of the last sections of mature forest in Burlington, Rock Point's land stands as a model natural area in the now-urban landscape. With its proximity to Lake Champlain, the Rock Point Natural Area also helps to contribute to the overall protection of water quality in the Burlington area.

The site contains a wide array of important natural communities and threatened species. Conservation of this land protects a state-significant example of a Mesic Maple-Ash-Hickory-Oak Forest Natural Community, as well as populations of state threatened Harsh Sunflower, Sweet Joe-Pye Weed and Squarrose Goldenrod plant species. The conservation proposal also includes a Wildlife Protection Zone, which will provide important plant and animal habitat for grassland or shrubland species.

The project uniquely combines private ownership with public access trails. Conservation of the site will help to tie the current trails to the greater trail network of the area, which includes connectivity between the City of Burlington's Arms Park and the Burlington Bike Path. Permanent conservation will also enable the City of Burlington to actively manage and improve the trails to create one coherent trail network (which also includes the cross-country running trails of the adjacent Burlington High School). In addition to biking and hiking, the low impact access area is appropriate for bird watching, snowshoeing, and cross country skiing. The project represents a unique partnership between the landowner, the City of Burlington, and the Lake Champlain Land Trust.

Rock Point

City of Burlington, VT
October 2016



CONFIDENTIAL
Lake Champlain Land Trust



Elks Lodge

Arms Park

Burlington
High School

Rock Point
Office

North Beach
Campground

North Beach

1:4,500

Imagery Source: Vermont Center for Geographic Information
Color Imagery Service: Best of Color State Plane

This map is not a survey and must not be construed as one. The information imparted with this map is meant to assist the Lake Champlain Land Trust, Inc. in its efforts to clearly depict property boundaries, and describe the placement of certain retained, reserved or excluded rights. Map drafted by the Lake Champlain Land Trust.
THIS IS NOT A SURVEY.

0 225 450 900 Feet

- Subject Land
- Excluded Land
- Additional Trustees of the Diocese of Vermont Property
- Future ROW
- Existing Crow's Path Area
- Wildlife Protection Zone
- City of Burlington Tax Parcels

Lake Champlain Land Trust
Rock Point Natural Area
Project Budget as of 10/21/2016

Income Source		Amount
	Total Income	\$ 49,800
Expense Source		Amount
Land Acquisition		
	Acquisition of Conservation Easement (Appraised Value)	\$ 28,800
	Lake Champlain Land Trust Staff Project Time	\$ 5,000
	Legal Costs (Due Diligence)	\$ 4,600
	Baseline Documentation Report and Mapping	\$ 1,400
	Trail Development and Management Plan	\$ 1,000
	Closing Costs	\$ 2,000
	Title Insurance	\$ 1,000
	Sub-Total for Acquisition	\$ 43,800
Stewardship and Annual Monitoring		
	Stewardship Endowment Fund	\$ 6,000
	Sub-Total Stewardship	\$ 6,000
	Total Expenses	\$ 49,800
	Total Income	\$ -
	Total Expenses	\$ 49,800
	Amount Left to Raise	\$ 49,800

OPEN SPACE SUBCOMMITTEE

January - December 2017
Regularly Scheduled Meetings

Date of Meeting	Day of Week	Time	Location
January 9, 2017	Monday	4:30pm	Rm 17
February 6, 2017	Monday	4:30pm	Rm 17
March 6, 2017	Monday	4:30pm	Rm 17
April 3, 2017	Monday	4:30pm	Rm 17
May 8, 2017	Monday	4:30pm	Rm 17
June 5, 2017	Monday	4:30pm	Rm 17
July 10, 2017	Monday	4:30pm	Rm 17
August 7, 2017	Monday	4:30pm	Rm 17
September 11, 2017	Monday	4:30pm	Rm 17
October 1, 2017	Monday	4:30pm	Rm 17
November 6, 2017	Monday	4:30pm	Rm 17
December 4, 2017	Monday	4:30pm	Rm 17

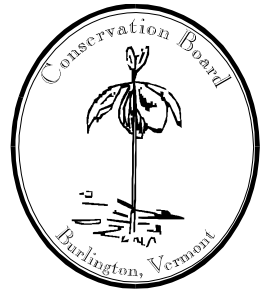
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Matt Moore
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Open Space Subcommittee Meeting Minutes

November 7, 2016 at 4:30 PM

Planning and Zoning Conference Room - City Hall Lower Level
149 Church Street

Attendance

- **Subcommittee Members:** Zoe Richards (ZR), Jeff Severson (JS), Matt Moore (MM), Will Flender (WF)
- **Absent:**
- **Public:** Sean Becket, Chris Bodette (LCLT)
- **Staff:** Alicia Daniels and Dan Cahill (Parks & Recreation), Scott Gustin (Planning & Zoning)

Public Comment

None.

Acquisition Updates

Executive session.

Conservation easement between Lake Champlain Land Trust and Episcopal Diocese

The subcommittee unanimously supported the proposal by acclamation.

Stewardship Updates

No action taken.

Other Business

2017 Meeting schedule

The subcommittee unanimously approved the 2017 meeting schedule by acclamation with a change to October 2 meeting date.

Adjournment

5:30 PM.

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