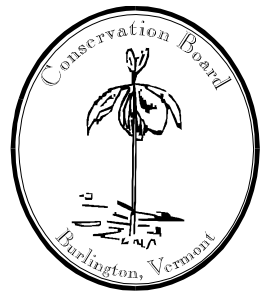


Burlington Conservation Board

149 Church Street
Burlington, VT 05401
<http://www.ci.burlington.vt.us/planning/>
Telephone: (802) 865-7188
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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 Public Notice

July 6, 2015 at 5:30 PM

Public Works' Main Meeting Room – Department of Public Works
645 Pine Street

Agenda

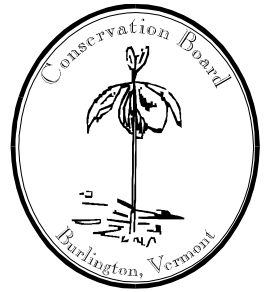
- I. Annual Organizational Meeting (5:30)**
Nomination and election of Chair & Vice Chair and committee members
- II. Minutes (5:35) –** Accept minutes from June 1, 2015 meeting
- III. Board Comment (5:40)**
- IV. Public Comment (5:50)**
- V. Open Space Subcommittee (6:00)**
 - 1. Former Burlington College lands update**
- VI. Project Review (6:15)**
 - 1. 16-TBD; 351 North Ave (WRM, Ward 4N) Burlington College/Eric Farrell**
Major impact review to convert orphanage building into residential units. Also establish common spaces and assembly space for existing college.
- VII. Adjournment (7:00)**

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Burlington Conservation Board

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Conservation Board Meeting Minutes

Monday, June 1, 2015 – 5:30 pm

Department of Public Works – Main meeting room
645 Pine Street

Attendance

- **Board Members:** Zoe Richards (ZR), Jeff Severson (JS), Matt Moore (MM), Miles Waite (MW), Stephanie Young (SY), Damon Lane (DL), Don Meals (DM)
- **Absent:** Will Flender (WF), Scott Mapes (SM)
- **Public:** Ruby Perry, Mary Twitchell, Charles Simpson, Harris Roen, Diane Gayer, Andy Simon, Jean O'Sullivan, Roger Leibowitz, Ann Sicarilo (Burlington College open space) Eric Farrell, Owiso Makuku (Burlington College sketch plan), Nick Warner (pre-acquisition funding request), Ravi Parikh (energy code)
- **Staff:** Scott Gustin (Planning & Zoning), Dan Cahill, Jesse Bridges (Parks & Recreation)

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

Minutes of May 4, 2015

A MOTION was made by JS and SECONDED by ZR

Approve as written.

Vote: 4-0-2

Board Comment

DM commented on his driveway plan. He's considering pervious pavers, but he's waiting for the pending LID incentive.

Public Comment

See open space subcommittee.

Open Space Subcommittee

1. Former Burlington College lands update

MM asked members of the public interested in speaking about the Burlington College land wait until after Jesse Bridges has provided an update.

Jesse Bridges gave an update on the 4 party partnership (Vermont Land Trust, Champlain Housing Trust, City of Burlington, and Eric Farrell) and the outreach process being led by this group.

Mr. Bridges noted that the public tours and meeting held on May19 has garnered a lot of feedback. He spoke about the continued opportunities that will be available for public comment, specifically an online tool and a second public meeting in July.

The programs and services of the Dept. of Planning and Zoning are accessible to people with disabilities.
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Mr. Bridges noted that the partners met after the May 19 Sustainability Academy event and determined that more focused outreach was necessary.

- AALV – Association of Africans Living in Vermont
- The Somali Bantu Association
- Wards 2/3 NPA
- ONE Arts and Business Association
- Lakeview Cemetery Commission

He noted that once the public comment website and location and date for the next public meeting there will be wide advertising done via FPF and other means to notify the public.

MM asked if he was aware of the overall timeline of the public outreach process.

Mr. Bridges shared that the hope is to have the information and input selection, zoning review, and various pro-forma scenarios accomplished by mid-summer. He noted that the types of development, trail protection, and building height were prominent topics in the public comments from the May 19 meeting.

MM noted that he attended the May 19 event. He raised the challenge of the desire for public comment and opinion and reinforced the opportunity to speak at the Conservation Board.

ZR shared a reflection on the May 19 event. She shared that she was unsure how much folks understand about the complicated nature of the real estate transaction and what is actually on the table with the Burlington College property and development transaction. She feels that some frustration that members of the public have with the process may be related to this lack of information and perspective.

MM shared that this is the third opportunity that the Conservation board and City has taken to try and conserve the property (first with diocese, then with Burlington College and now with Eric Ferrell).

ZR shared that something worth considering is that if the College failed and the property went into receivership we would be in a much more challenging position.

MM reopened the floor for public comment. DM recommended 3 minute limitations, and JS added that if there was something important that a member of the public wanted to share it is ok to go up to 5 minutes.

Ruby Perry spoke first. She stated that she is a member of Save Open Space. From the beginning she stated she has been asking questions. She shared that SOS has gone to great lengths to get information. Ms. Perry raised MM's conflict of interest that he noted previously but did not seem to be acting upon. Ms. Perry shared that she doesn't feel like the public has truly had an opportunity to give input. She shared that in an early meeting with the Mayor she asked, "Who stands for Open Space? Jesse Bridges said he does." Ms. Perry doesn't feel like the current conversations Jesse has been helping lead truly show that he is "standing for Open Space. When does the public acquire "real rights?" It seems the question is "What small part of the property will be saved? When will we actually talk about conserving Open Space and not just a sliver? Ms. Perry shared that she is positioned to be an adversary and not an advocate because she doesn't feel like she has been included appropriately.

MM shared with Ms. Perry that the official time for public comment happens during the formal review process. He noted that the fact that we are here prior to that, discussing potential development shows that there is an above and beyond effort being made. MM also spoke to the work Jesse Bridges has done since coming to BPRW and noted that conservation efforts have increased significantly.

Mary Twitchell lives in the NNE and she shared that at some point she assumed that the public would be involved in the project in a meaningful way. She felt that the May 19 meeting was a failure. She left feeling that she didn't have a voice. She didn't feel that it was a real opportunity for meaningful engagement.

Charles Simpson asked, "Is the board willing to commit the CLF to save the Burlington College Land? Is the board willing to raise more funds through partners, VLT etc..? Is the board willing to champion public engagement through strong leadership?"

ZR responded to Mr. Simpson's question that the board recognizes the significance of the BC parcel. She shared that, yes, the board does recognize it and it is why the CB has been focused on conserving it for years. The BC parcel is one of the reasons that the CLF exists. ZR also noted the Open Space Protection Plan.

DM reinforced the Open Space Protection Plan. Regarding Charles Simpson's question - "Will the Conservation Board Commit the CLF funds tonight" – from DM's perspective this is a no. The CB can't do that tonight because there is a process. DM said he would look positively at an actual application by Eric Farrell to conserve the land. DM also noted that partners are needed for any deal and that the CLF fund was never designed to be the sole source of funding.

MW spoke to follow up with Mr. Simpson's comments to reinforce that the group is advisory but not advocacy.

JS spoke to reinforce to the process of how projects get funded. Application leads to review and consideration and unlocks the rest of the process.

Harris Roen noted he is a member of the Planning Commission. He shared that he was unhappy with the format and type of engagement available at the May 19 meeting. He shared that he has attended several meetings where members of the public seem to want to share and speak and they end up not getting the chance to. He shared that he feels the \$20k spent from CLF doesn't seem to be well spent. He feels that strongly moderated sessions that allow folks to speak out is critical. He is glad to know that the money is not just being used for the May 19 meeting.

MM spoke to the adversary vs advocacy roll noted by Ruby Perry and asked the Save Open Space to come to the table to say "how can we help." He invited SOS to bring their skills, resources, and time to help the process.

DL spoke to the question "can we rally support." DL noted that other groups involved are typically better at rallying support. So it isn't that CB doesn't want to, but that they might not be the most appropriate body to dynamically create support.

MM spoke about Dan Cahill's role in communicating with Conservation Board about acquisition and stewardship projects.

Diane Gayer spoke about how she feels that there is a notion that the CLF fund and VLT funds will lead to the full conservation. Ms. Gayer feels that BPRW and the Conservation Board need to be leaders to push toward full conservation because she feels that that is what the public wants. She gave an example of the Bolton Valley land conservation. MM shared that he understands Ms. Gayer's point of view on the Bolton Backcountry.

ZR asked, do you think there is a will out there to conserve the full land? Ms. Gayer, how much money do we need to buy the open field? Ms. Gayer also wanted to bring up the "Why we conserve?" She shared that the natural history and the actual land is vital because it is dynamically active and fits with so much more. Collectively we need to own it together.

Andy Simon shared that this was his first time at the CB and he is going to try not to repeat others. He shared that he doesn't expect the CB to do all the work. He recognizes the specific role of the CB and what it can and cannot do. He shared that he wants to assure you that the group of SOS is not a nucleus of radicals and agitators, it is a group of concerned citizens who want to see the BC land protected. He assured the CB that the group is not naïve about the history of open space and various plans etc...they are propelled through the clear sentiment that people's voices aren't being heard. One of the reasons that he loves Burlington is the layers of public process. On this topic he feels that these layers of public process have been subjugated.

MM, one of the positives from all of this is the creation of SOS. Perhaps the SOS can play an integral role in the future of open space protection in Burlington. SOS can become a body of public leverage for conservation in the future.

Jean O'Sullivan, state rep who represents the area where the BC land. She shared that she is ready to offer her services to engage her constituents and with facilitating. She feels that the end result is going to work out really well. From a statewide perspective we have a significant housing crunch and urban sprawl. The challenge is between open space in Burlington and the landscape of Vermont outside of Burlington. She cautioned that sprawl could result in greater problems.

DM responded that he opposes sprawl, but doesn't want to sacrifice Open Space in Burlington for a blind trade that sprawl won't happen if we develop our open space.

Roger Leibowitz, wants to encourage CB to use the extent of its legal and financial resources to preserve the Burlington College property. The future of Burlington depends on the conservation of this land.

Ann Sicarilo, she lives across from the BC property. Whether it is in the city or urban sprawl, I am grateful to have a home and feel like some housing is good, but none of us would be here without the natural world. Before BC bought the property the backfield was wild. She feels the flora and fauna have decreased since BC took ownership. On a bigger scale we need to use the open space in Burlington to promote wildlife and natural processes.

ZR, one of the reflections that is coming out of this discussion tonight is that developing open space is emotional. It isn't the same as traffic planning. Having space for airing frustrations, emotions, etc. is a critical process.

Mr. Bridges, feels that many forums for dialogue and input are important. He also noted that management of open space and acquisition are part of our charge but also that education is a critical element. In this coming year we will be doing more work on conservation education.

DM, I think that SOS is great, and it is great that they have formed. He hopes that SOS continues to be involved in moving conservation and open space issues into the future.

2. Pre-acquisition funding request

MM noted pending pre-acquisition BCLF funding request. Would give Parks the ability to negotiate with land owner and do its due diligence. The recommendation is to provide up to \$15K for this work. MW asked if this approval is general or specific to this property. MM, for this property. DM said these funds need to be responsive to the terms of the resolution that created the Legacy Fund. Items funded with the Legacy Fund need to fall within the parameters of the resolution. Dan Cahill noted that the full year's capital outlay had to be amended this year, due largely to the Archibald Street property. Generally, it's been an active year. JS said he opposes expenditure of the fund for this request. He's not sure all of the proposed activities fall within the CLF resolution. A significant chunk of the money goes to administration every year – 30%. These types of request that go well beyond land acquisition should be funded out of the 30%. MM said they are acquisition expenses. JS disagrees. This is a dynamic river system. A piece of this requested money is for engineering to reinforce this piece of land. We don't know how this work will work within the larger context of the river corridor. We also don't know how the river channel might move over time and how that may affect trail location. The trail should be able to shift within the flood plain.

Dan Cahill suggested moving into executive session. Board members declined.

DM requested an overview from MM about the subject property. MM said it is a private piece of property along the Winooski River in the Intervale. The owner is willing to talk. He had suggested that Mr. Cahill put together a pre-acquisition budget. This is no implementation or work on the ground. There will be an analysis of the trail and whether it is feasible to acquire. Money for phase 1 assessment. What are the

regulatory processes that may be triggered for work on this property? It seemed like \$15K is a fair number.

JS said that a survey, appraisal, and legal work would be required, and he would support funding for that. Engineering work goes beyond what the fund was set up for.

Nick Warner said he's familiar with JS's work. Armoring the bank is not something anyone is interested in. We'd like to see if there is a way to keep this property from being blown out. It will likely involve some work. The property owners are patient enough to engage in a more lengthy discussion. We have an interest in replicating the floodplain forest that exists on the McKenzie parcel. Perhaps we do some homework and come back for a continued discussion.

Mr. Cahill said we should consider the feasibility of stabilizing that stream bank. Alternatively, we can do nothing and watch it wash away.

MW, relative to the stream bank, an alternative to getting an engineer involved, let's work with the obvious. There's a cornfield 5' from the water. There needs to be a buffer.

DM some kind of assessment needs to be done – an important component of a management plan for the property. Land acquisition, management plans, and conservation education are specifically enabled in the CLF resolution.

MM pointed out the fundamental differences in viewpoints. He's looking to avoid half a dozen specific requests for funding for pre-acquisition expenses. Getting an appraisal and title work done is absolutely pre-acquisition cost.

Nick Warner said he'd like to work on putting a solution together. This is a dynamic river and also a real estate opportunity that may go away.

JS, do you feel that the engineering study is actually necessary? Mr. Warner said he views it as a necessity.

MM, asked Mr. Cahill what he needs. Mr. Cahill responded that he'd initially ask for dollars for an appraisal and then make separate requests as things unfold.

A MOTION was made by MW and SECONDED by JS:

Support funding for appraisal, survey, and title search.

Vote: 7-0-0, motion carried.

JS suggested a future agenda item relative to funding for projects generally.

Project Review

1. 15-1212SP; 351 North Ave (WRM, Ward 4N) Burlington College/Eric Farrell

Sketch plan review of proposal to convert orphanage building into residential units. Also, establish common spaces and assembly space for existing college.

Eric Farrell & Owiso Makuku appeared on behalf of this item.

JS, MW said they'd recuse from the discussion. MM said he may be involved in the other properties. DL said that because this is sketch plan review, JS, MW, and MM can comment if they'd like to. Not an action item.

Eric Farrell overviewed the property – three separate parcels. He's not yet purchased the orphanage but he intends to. This sketch plan is relative to the orphanage property. The proposal is to renovate the

orphanage building and to eliminate one of the curb cuts along North Ave. One driveway will be converted to a pedestrian path. Some of the building appendages will be removed. The ground floor of the chapel wing will be used by the college as assembly space. The parking lot on the south side would remain as-is insofar as this application is concerned.

DM asked about the dwelling units. Mr. Farrell said they would be market rate with inclusionary units. The college can have first dibs to rent apartments.

Mr. Farrell pointed out areas for interim stormwater management for the orphanage property. Long term, a comprehensive stormwater management plan for the entire property will be needed.

DM, does anybody know about the soils here? Mr. Farrell, its all deep sands. DM encouraged making the hardscaped areas pervious, especially those that will not serve vehicles. Mr. Farrell said he thinks he would be able to handle all stormwater onsite. DM noted that infiltration will be an important component.

DL, how will the building be heated and cooled? Mr. Farrell said a new mechanical room will be created. It will be a gas-fired hot water boiler to feed pipes for college. Haven't decided heating and cooling for the apartments yet. Maybe heat pumps. DL, will the building be insulated? Mr. Farrell, there are differing schools of thought relative to insulating existing plaster and lath brick buildings. He thinks he will probably strip down the interior and insulate.

MM, is the permitting process for this property is separate from the back land? Mr. Farrell, yes. MM, are there any shared components among the properties? Mr. Farrell said that he expects significant integration in the long run. Access, for example. Stormwater may be shared along with other utilities.

DM, consideration needs to be given to bike parking and storage. Mr. Farrell pointed out preliminary details relative to bike storage, bike wash, and bike repair.

MM, what considerations will be given to establish green infrastructure throughout the property? Mr. Farrell, open space, trail connectivity, and community gardens. We have an opportunity to do a model development here. DM would like to see open space areas that are not mowed. Mr. Farrell hopes to arrive at a consensus later this summer as to the appropriate balance of open space and development on these lands.

Update & Discussion

1. Conservation Legacy Fund; how funding may be expended

MM said we need to discuss this item at a future meeting. DL noted that bundling of items is not a problem in and of itself. The problem arose with what was in the bundle requested tonight.

2. Burlington's Energy Code

DL noted that he put energy codes on the Board's annual list of priorities. The city has an energy code in place, but there is little enforcement. BED staff are technical advisors. New buildings may not meet standards. More enforcement will require more resources. With more than 50% rentals in Burlington, it would be good for renters to know what they are getting into. Providing incentives.

Ravi Parikh from BED spoke. There's a building boom in Burlington. There needs to be a tool to enforce energy codes in Burlington. Without enforcement, there is little reason to abide by the code. BED will be a resource to help in such an initiative.

DM, puzzled, why would you say energy code not enforced on new commercial construction? He heard about a property owner being raked over the coals at the time of sale relative to energy code. Mr. Parikh noted the time of sale provision.

MM noted that the statewide code has been updated. Mr. Parikh said that the energy star standards and state energy code are fairly comparable. They are nowhere near Passive Haus standards. Let's move towards the most effective solution for new construction. He noted that new construction is cost-driven. Envelopes are not addressed sufficiently.

DM asked who considers energy standards for new development. SG responded that there are no specific criteria under the zoning code or under the Inspection Services codes. He noted that large projects go to the Technical Review Committee wherein a representative from BED is always present. He also noted the filing requirement for zoning permits relative to the state energy standards. DM said it sounds like perhaps we should be asking the questions.

DL said he'd like the Board to play a more active role relative to energy standards, such as we've done with stormwater management. There are things the Board could do to support improved energy compliance. MW, does that mean the applicants will need to provide their HVAC and building engineering plans? DM said he'll need some education so that he knows what to be asking for.

Mr. Parikh noted BED's energy efficiency incentives. DL suggested that the BCB could be a partner in supporting BED's standards.

JS noted the amount of time and effort it took to get stormwater to where it's at.

DM said we have a role to play in better enforcement of the code.

Mr. Parikh said if the energy code is exceeded, BED will incentivize taking those steps.

MM said this is a big thing worthy of talking about. Education for the Board is an early step. Also, there needs to be a nexus between the Board's roles in development review and the energy code. It would be a building code insofar as enforcement is concerned. DL said that building codes are enforced. The weakness is with enforcement of the energy code. We may want to pursue a stretch code – basically above and beyond the base code. DL said he'd be happy to provide information to the Board. We can keep track of what Jennifer Green is doing and support her work with energy labeling.

SY requested information on incentives. Mr. Parikh said the incentives are project-specific.

MM said we've gotten in the habit of asking about soils and geotech. We can do something similar for energy efficiency.

Mr. Parikh mentioned the Passive Haus conference he recently attended in Germany. kWh and BTU reductions. He suggested that the BCB ask applicants if they have contacted BED.

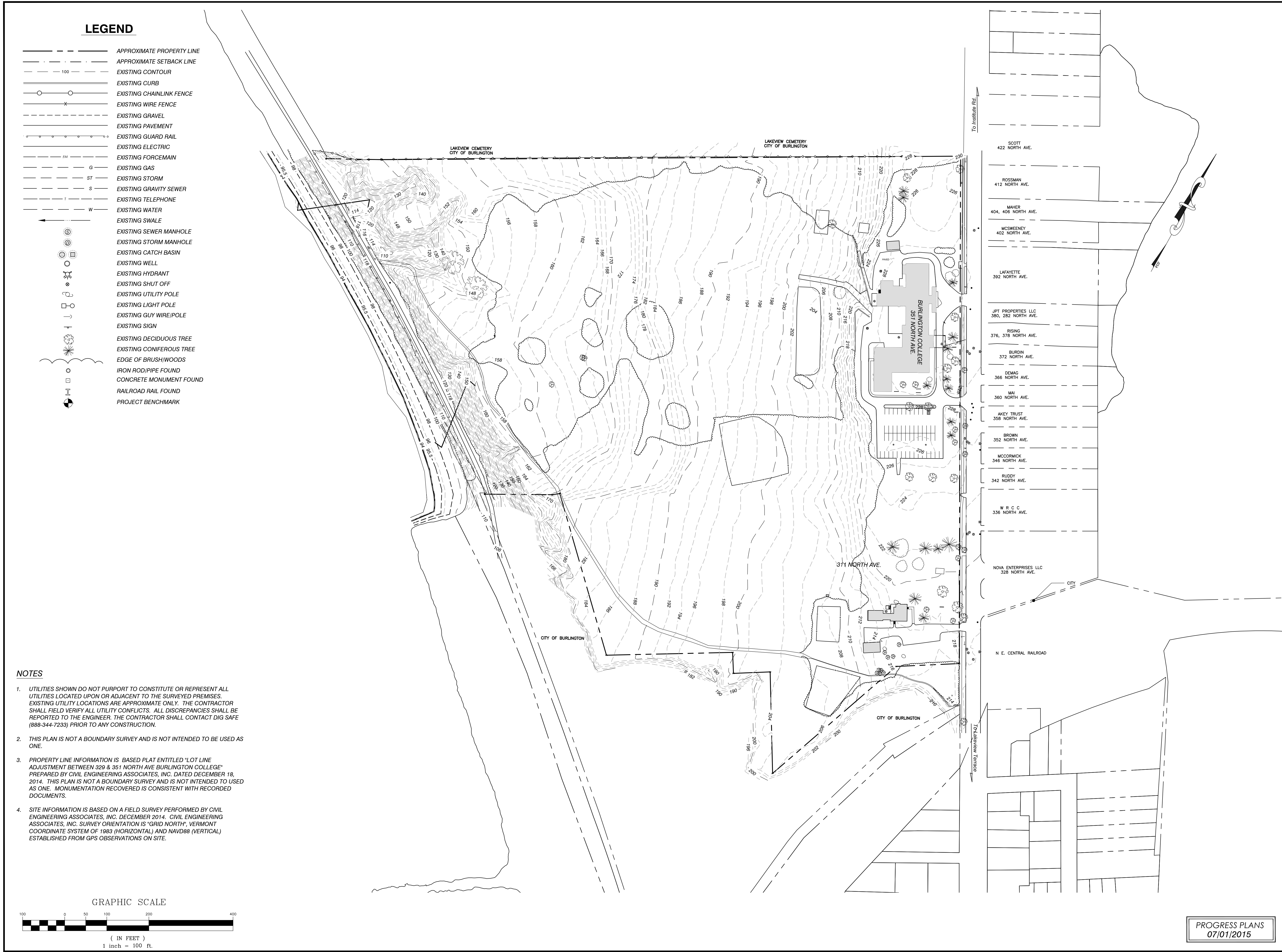
DM mentioned an info sheet put together long ago for applicants to give them an idea of what to expect when meeting with the BCB. That will need to be updated.

MW, let's invite Jen Green for a discussion with her.

Adjournment

The meeting adjourned at 8:30 PM

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CIVIL ENGINEERING ASSOCIATES, INC.
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802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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DRAWN

MAB

CHECKED

JLM

APPROVED

JLM

OWNER:

**BURLINGTON
COLLEGE**

351 NORTH AVE
BURLINGTON VERMONT
05401

PROJECT:

**BUILDING
RENOVATION AND
SITE
IMPROVEMENTS
329, 351 NORTH
AVE.**

BURLINGTON, VT



LOCATION MAP

1" = 2000'

DATE	CHECKED	REVISION

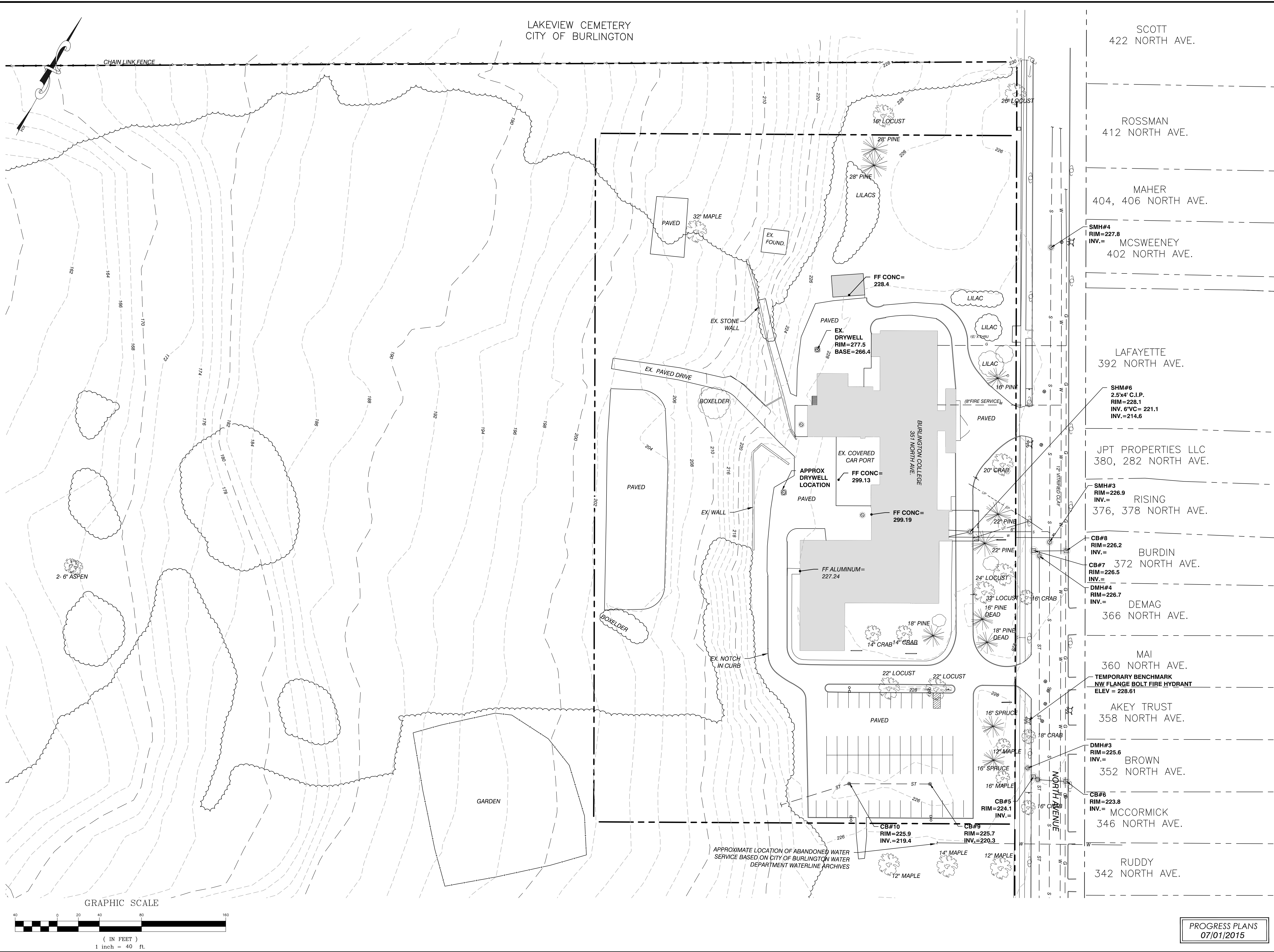
**EXISTING
CONDITIONS
OVERALL SITE
PLAN**

DATE DRAWING NUMBER

SCALE
1" = 100'

PROJ. NO.
14215

C1.0



LAKEVIEW CEMETERY
CITY OF BURLINGTON

SCOTT
422 NORTH AVE.

ROSSMAN
412 NORTH AVE.

MAHER
404, 406 NORTH AVE.

SMH#4
RIM=227.8
INV.=
MCSWEENEY
402 NORTH AVE.

LAFAYETTE
392 NORTH AVE.

SHM#6
2.5'x4' C.I.P.
RIM=228.1
INV. 6"VC= 221.1
INV.=214.6

JPT PROPERTIES LLC
380, 282 NORTH AVE.

SMH#3
RIM=226.9
INV.=
RISING
376, 378 NORTH AVE.

CB#8
RIM=226.2
INV.=
CB#7
RIM=226.5
INV.=
DMH#4
RIM=226.7
INV.=

DEMAG
366 NORTH AVE.

MAI
360 NORTH AVE.

TEMPORARY BENCHMARK
NW FLANGE BOLT FIRE HYDRANT
ELEV = 228.61

KEY TRUST
358 NORTH AVE.

DMH#3
RIM=225.6
INV.=
BROWN
352 NORTH AVE.

CB#6
RIM=223.8
INV.=
MCCORMICK
346 NORTH AVE.

RUDDY
342 NORTH AVE.

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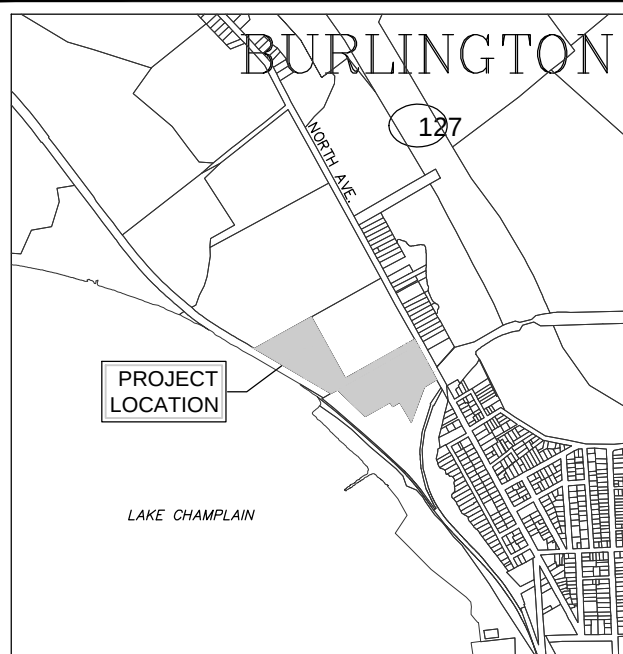
**BURLINGTON
COLLEGE**

351 NORTH AVE
BURLINGTON VERMONT
05401

PROJECT:

**BUILDING
RENOVATION AND
SITE
IMPROVEMENTS
329, 351 NORTH
AVE.**

BURLINGTON, VT



LOCATION MAP

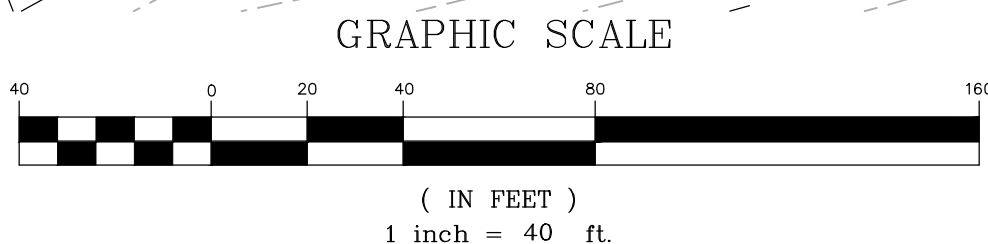
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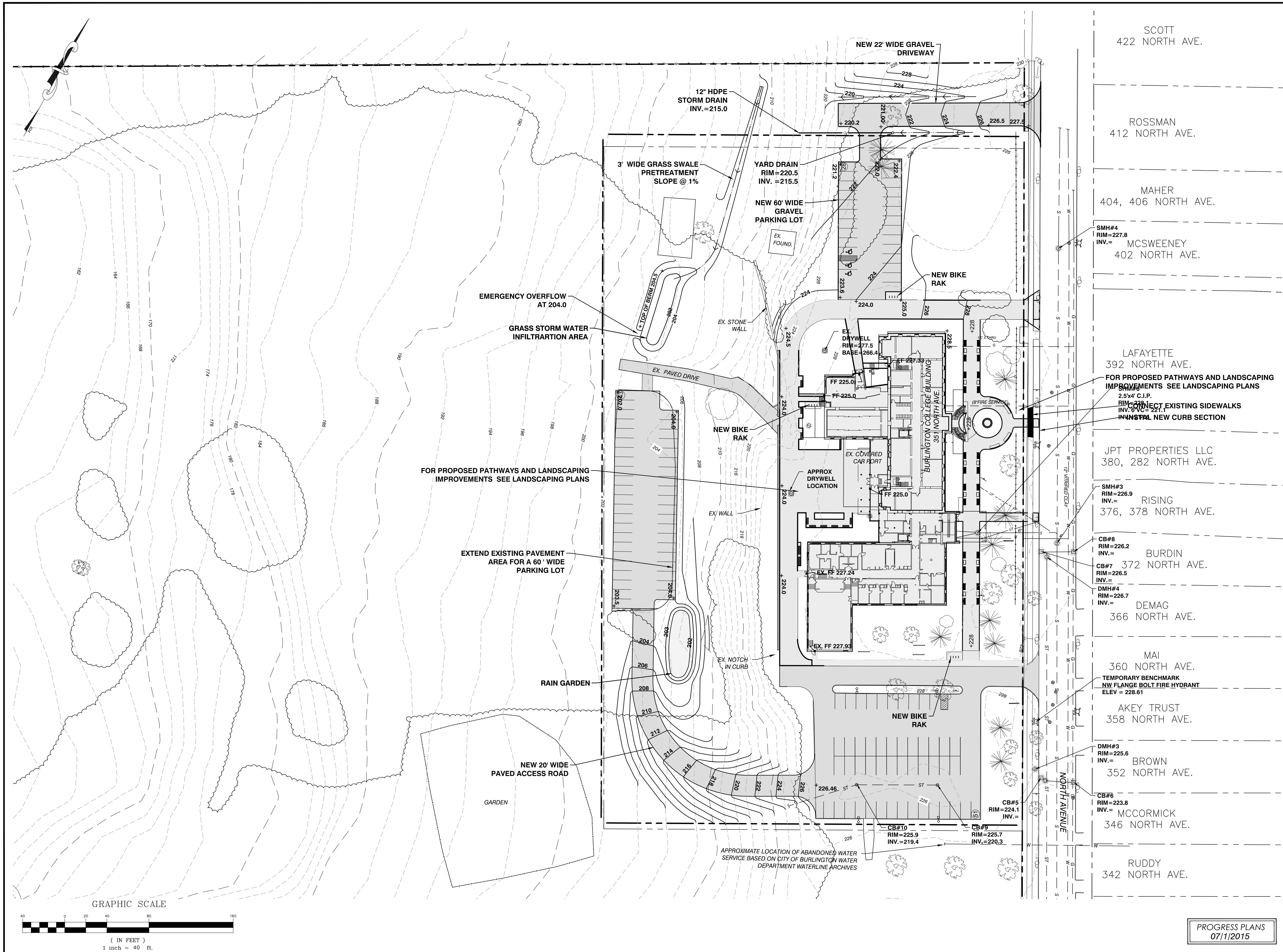
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**EXISTING
CONDITIONS
SITE PLAN**

DATE	DRAWING NUMBER
	C1.1
SCALE 1" = 40'	
PROJ. NO. 14215	

PROGRESS PLANS
07/01/2015





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OWNER:
BURLINGTON COLLEGE

351 NORTH AVE
BURLINGTON VERMONT
05401

PROJECT:

BUILDING RENOVATION AND SITE IMPROVEMENTS
329, 351 NORTH AVE.
BURLINGTON, VT

LOCATION MAP
1" = 2000'

DATE	CHECKED	REVISION

PROPOSED SITE, GRADING & DRAINAGE PLAN

DATE

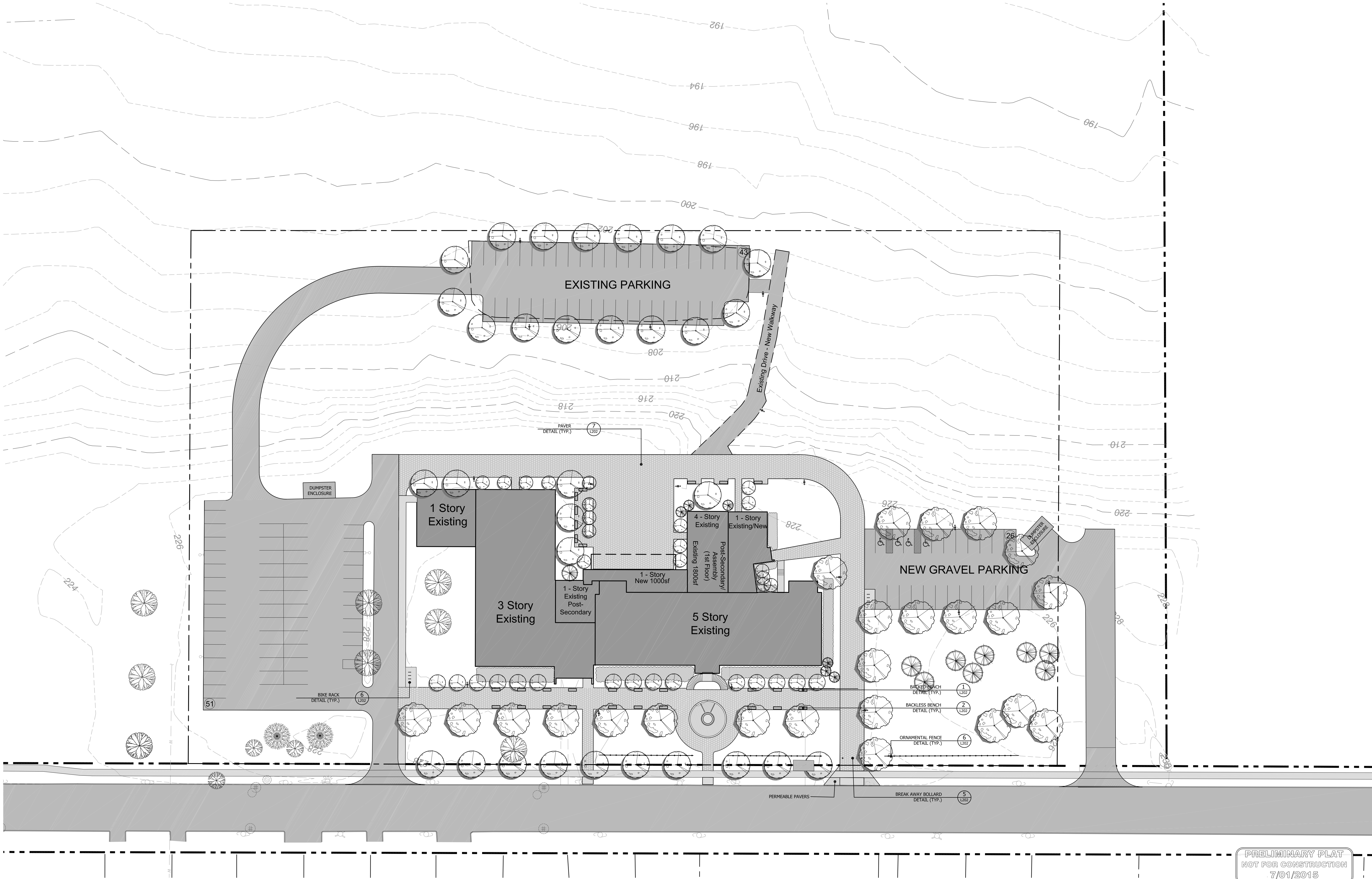
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SCALE
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PROJ. NO.
14215

C2.0

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PRELIMINARY PLAT
NOT FOR CONSTRUCTION
7/01/2015

revisions	date	revisions	date
Sketch Plan Submission	2/26		
Preliminary Plat Submission	7/1		

T. J. Boyle Associates, LLC

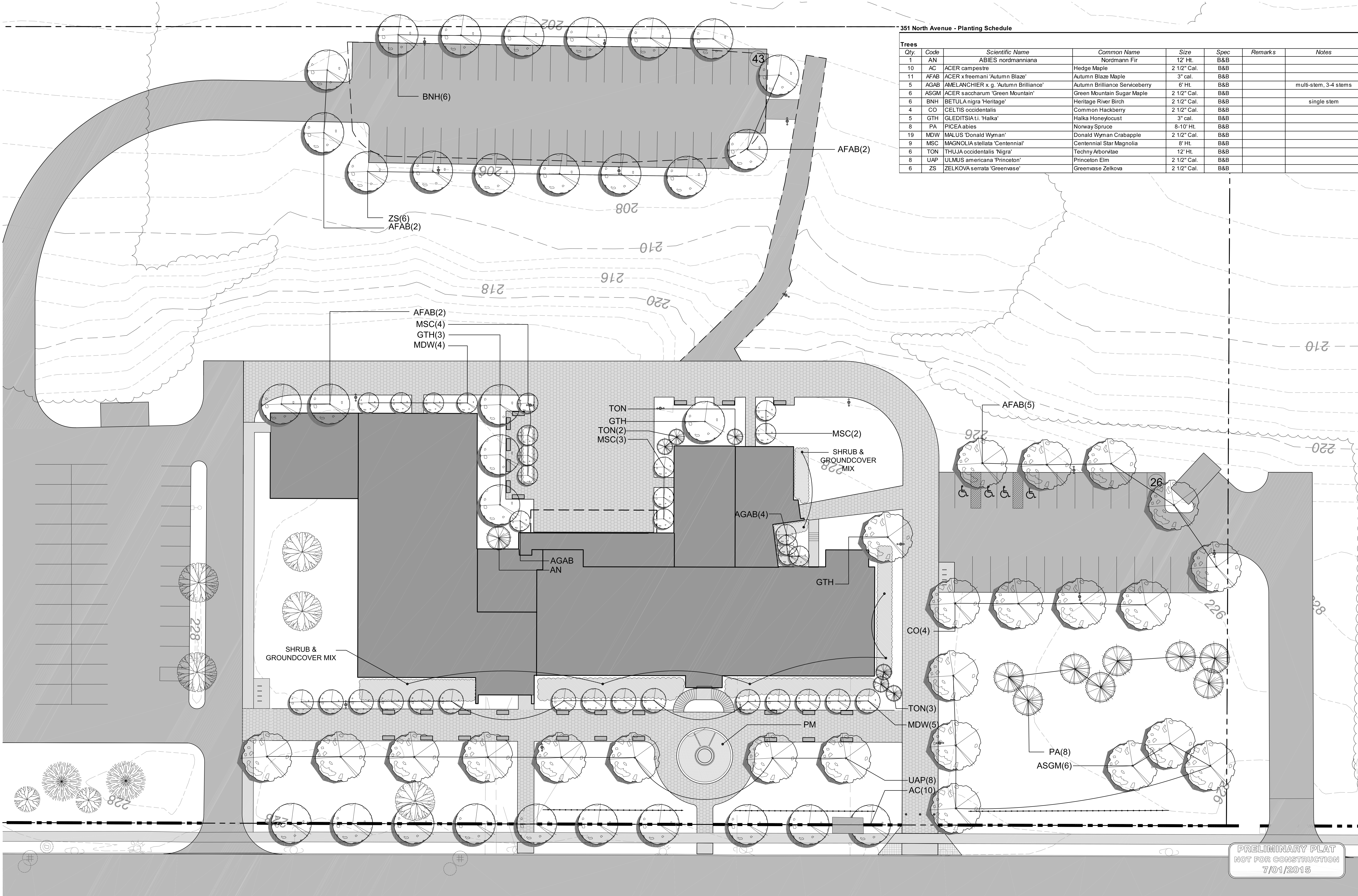
landscape architects planning consultants
301 college street burlington vermont 05401 802 658 3555



MJB
design by
MJB
checked by
TKD
drawn by
7/1/2015
date
1" = 30'
scale

351 North Ave
Site Plan

sheet no:
L-100



revisions	date	revisions	date
Sketch Plan Submission	5/26		
Preliminary Plat Submission	7/1		

T. J. Boyle Associates, LLC
landscape architects planning consultants
301 college street burlington vermont 05401 802 658 3555



MJB	TKD	7/1/2015
design by	drawn by	date
MJB	scale	1" = 20'
checked by		

351 North Ave
Planting Plan Layout

sheet no.
L-101

LEGEND

1.00 LIGHT LEVEL

0.50 LIGHT LEVEL

0.1 LIGHT LEVEL

PROPOSED LED UNIVERSE
FIXTURE (14', 15' HEIGHT)
(ARROW INDICATES LUMINAIRE
INSTALLATION DIRECTION)

- GENERAL LIGHTING NOTES:
1. ALL FIXTURES FULL CUT-OFF
 2. CRI MINIMUM OF 70
 3. ALL CALCULATIONS SHOWN IN FOOTCANDLES
 4. WALL- AND CEILING-MOUNTED FIXTURES NOT INCLUDED IN CALCULATIONS
 5. NEARBY EXISTING FIXTURES NOT INCLUDED IN CALCULATIONS

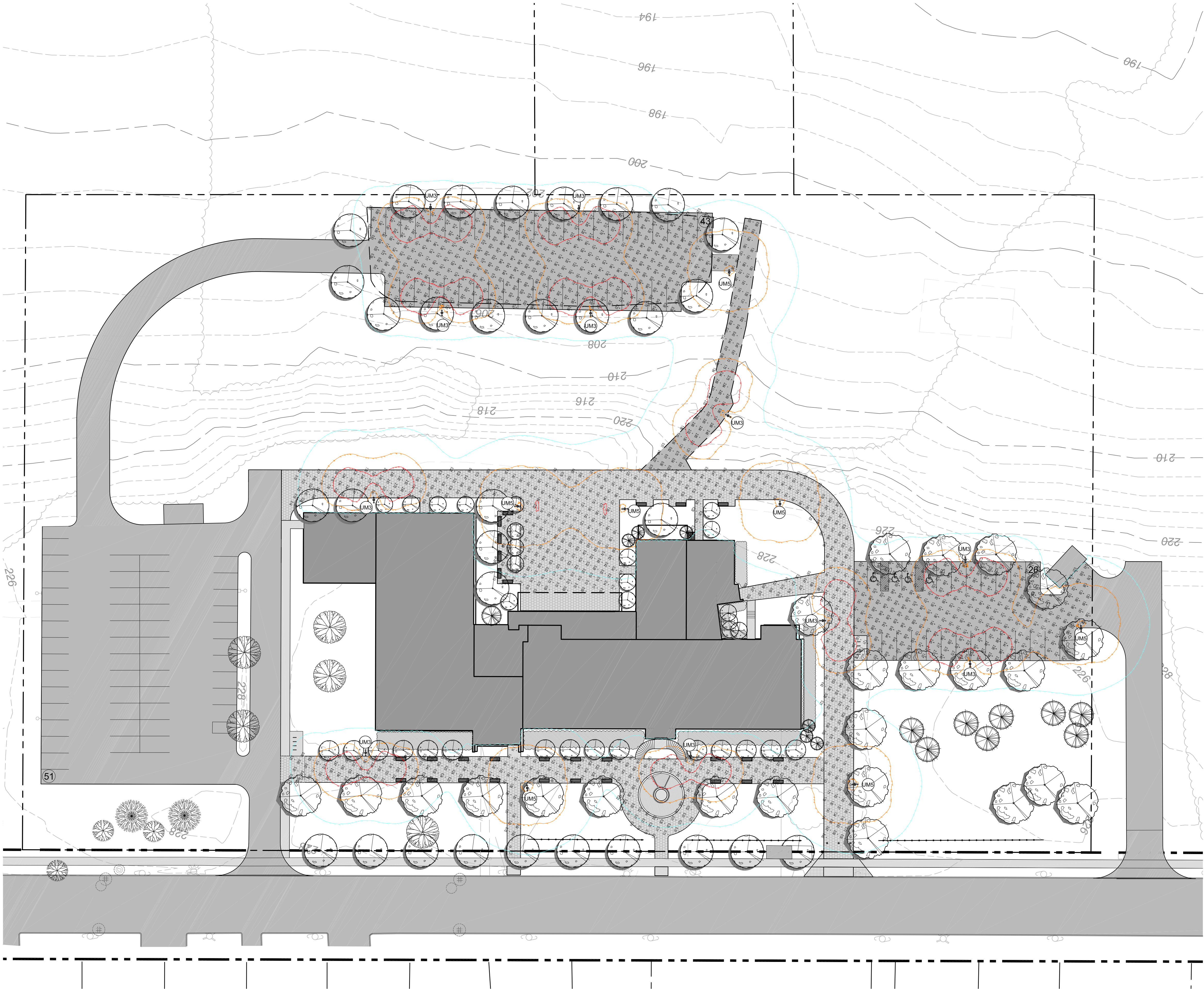
CALCULATION STATISTICS:

AREA	MAX	MIN	AVG	MAX / MIN
ROAD/PARKING	3.22	.20	1.39	15.9
SIDEWALKS	3.16	.05	1.14	N/A

LUMINAIRE SCHEDULE

LABEL	QTY	SYMBOL	MANUFACTURER/FIXTURE/ ORDERING INFO	LAMP	VOLTAGE	FINISH	OPTIONS	POLE	ARM	FINISH	OPTIONS	MOUNTING HT.
UM3	5	☉	ARCHITECTURAL AREA LIGHTING - UNIVERSE MEDIUM LED (TYPE 5) UCM/STR/T3/32LED4K/BLK/FTG	32 LED 4K	120*	BLK	FTG	PR4 4R12-125	SLA7	BLK	PCR	14'
UM5	11	☉	ARCHITECTURAL AREA LIGHTING - UNIVERSE MEDIUM LED (TYPE 3) UCM/STR/T5/32LED4K/BLK/FTG	32 LED 4K	120*	BLK	FTG	PR4 4R12-125	SLA 7	BLK	PCR	14'

NOTE:
* VOLTAGE TO BE VERIFIED BY ELECTRICAL ENGINEER PRIOR TO ORDERING



PRELIMINARY PLAT
NOT FOR CONSTRUCTION
7/01/2015

revisions	date	revisions	date
Submission for Preliminary Plat	06/29/2015		

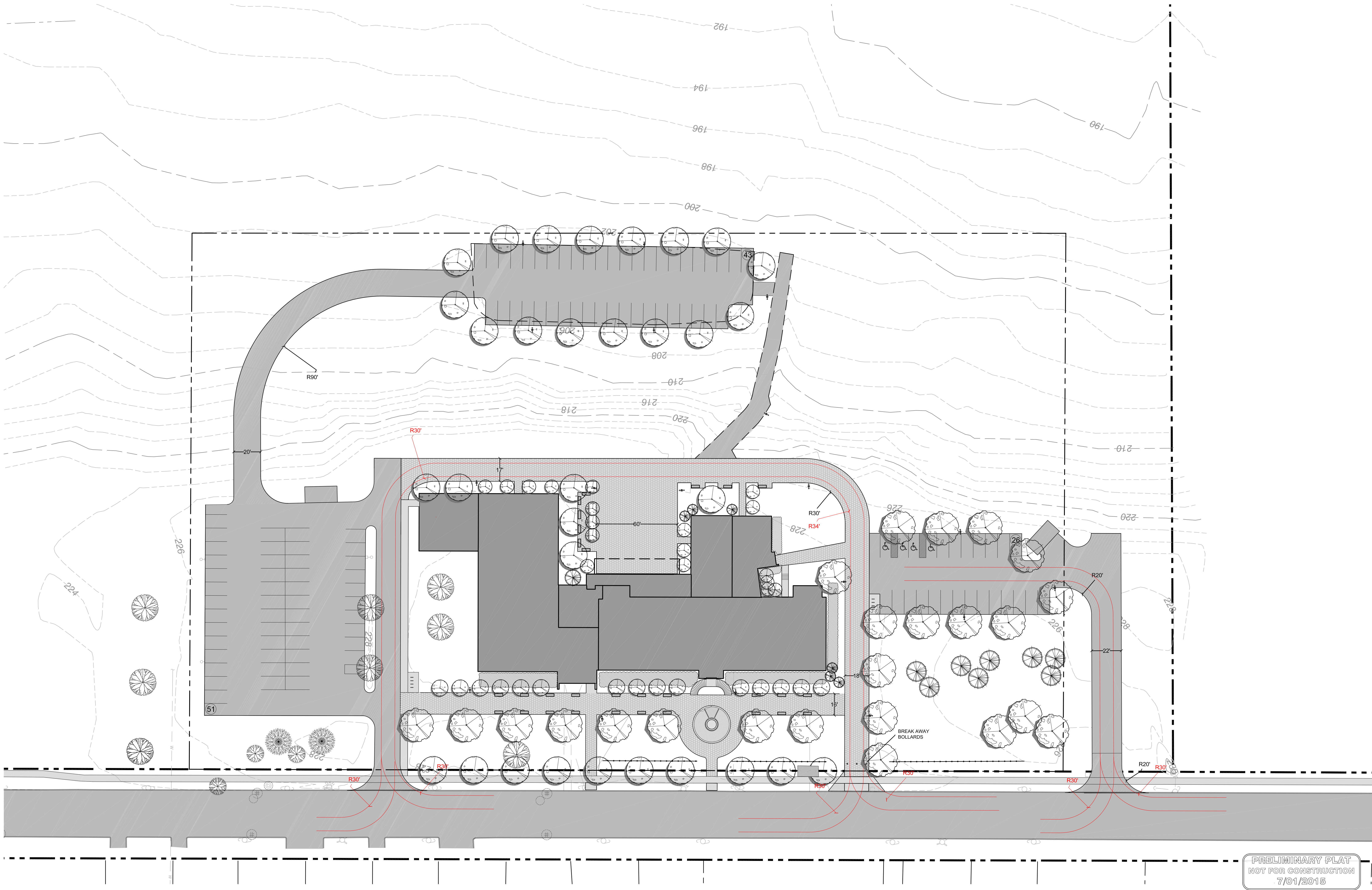
landscape architects • planning consultants
301 college street • burlington • vermont • 05401 802 • 658 • 3555 <http://www.tjboyle.com>



MJB
design by
TKD
drawn by
MJB
checked by
6/29/2015
date
1" = 30'
scale

351 North Ave
Lighting Layout Plan

sheet no:
L-102



PRELIMINARY PLAT
NOT FOR CONSTRUCTION
7/01/2015

revisions	date	revisions	date
Sketch Plan Submission	2/26		
Preliminary Plat Submission	7/1		

T. J. Boyle Associates, LLC

landscape architects planning consultants
301 college street burlington vermont 05401 802 658 3555



TKD
design by
MJB
checked by

TKD
drawn by

7/1/2015
date

scale
1" = 30'

351 North Ave
Fire Access Plan

sheet no.

L-103

LANDSCAPE LEGEND

LARGE DECIDUOUS TREE

SMALL DECIDUOUS TREE

FLOWERING/ORNAMENTAL TREE

LARGE CONIFEROUS TREE

SMALL CONIFEROUS TREE/SHRUB

SMALL SHRUB

PERENNIAL/SMALL SHRUB

GROUND COVER/PERENNIAL MASSING

SHADE CALCULATIONS: Plant Sizes and Shadow Offset			
Trees	Mature Height	Mature Canopy Size	Shadow Offset
Large Deciduous	65'	33'	25.0'
Medium Deciduous	50'	40'	19.2'
Small Deciduous	30'	25'	11.5'
Ornamental Deciduous	15-20'	10'	7.5'
Large Coniferous	65'	30'	25.0'
Medium Coniferous	40'	15'	15.4'
Small Coniferous	20'	5-10'	7.5'
All non-conifer tree shadows calculated at a limbed up height of 20'			

SUN ANGLE CALCULATION DATA FOR PROJECT LOCATION

LONGITUDE: 73 D 13' 53" WEST
LATITUDE: 44 D 29' 33" NORTH
CALCULATION DATE: JUNE 21, 2015
ELEVATION: 222
TIME: SOLAR NOON (11:54 AM EST)

RESULTING SUN ALTITUDE ANGLE: 64.57°

EXAMPLE:

SUN ANGLE

MATURE MEDIUM SHADE TREE
APPROXIMATELY 50' TALL X 35' WIDE

SHADE EXTENDS DUE NORTH 23' FROM CENTER OF TREE

64.57°

23'

MATURE HEIGHT OF SHADE TREE

SHADED AREA

SHADE CALCULATION TOTALS

TOTAL IMPERVIOUS SURFACE IN PARKING LOT 1	=	7,680 SF
TOTAL SHADE FROM MATURE TREE HEIGHTS LOT 1	=	11,890 SF
TOTAL SHADE	=	64.5%
TOTAL IMPERVIOUS SURFACE IN PARKING LOT 2	=	4,370 SF
TOTAL SHADE FROM MATURE TREE HEIGHTS LOT 2	=	7,970 SF
TOTAL SHADE	=	54.8%
TOTAL SHADE REQUIRED	=	30%

PRELIMINARY PLAT
NOT FOR CONSTRUCTION
7/01/2015

revisions	date		
Preliminary Plat Submission	7/1		

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MJB	TKD	07/1/2015
design by	drawn by	date
MJB	1"	20'
checked by	scale	

351 North Ave
Shade Calculations Plan

sheet no:
L-104

TREE PROTECTION NOTES:

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL TREE PRESERVATION MEASURES MUST BE IMPLEMENTED.
2. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS.
3. TREE PROTECTION FENCING SHALL REMAIN INTACT THROUGHOUT ALL CONSTRUCTION ACTIVITY.
4. PRIOR TO THE SITE VISIT ALL TREE PRESERVATION AREAS SHALL BE STAKED OUT ON SITE BY SURVEY.
5. NO MATERIALS OR EQUIPMENT SHALL BE STORED, STOCKPILED OR OPERATED WITHIN TREE PROTECTION AREAS.
6. TREE PROTECTED AREAS WILL BE LEFT AS NATURAL AS POSSIBLE.
7. THE CONTRACTOR CHOSEN FOR THIS WORK WILL BE AN EXPERIENCED TREE SERVICE FIRM THAT HAS SUCCESSFULLY COMPLETED TREE PROTECTION, ROOT PRUNING, AND TRIMMING WORK, SIMILAR TO THAT REQUIRED FOR THIS PROJECT.
8. IN AREAS OF EXCAVATION NEAR TREE, IDENTIFY AND CUT ROOTS IN CONSULTATION WITH OWNER.
9. REMOVE POORLY ATTACHED AND RUBBING LIMBS, CLEAN THE CROWN OF DEAD, DISEASED AND WEAK LIMBS, THINNING OF HEALTHY LIMBS IS NOT RECOMMENDED AT THIS TIME.
10. ANY NECESSARY TRENCHING SHALL BE IMMEDIATELY BACKFILLED WITH REMOVED SOIL OR OTHER HIGHLY ORGANIC SOIL.
11. AN AIR SPADE IS TO BE USED TO EXCAVATE DOWN TO MINIMUM OF 2'. SEE DETAIL 8BAL200.
12. THERE WILL BE NO EXCAVATION FOR PROPOSED SITE WORK WITHIN FENCED AREA.

GENERAL PLANTING NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK (ANSI) PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
5. PLANTS SHALL BE INSTALLED SUCH THAT THE ROOT FLARE IS AT OR SLIGHTLY ABOVE FINAL GRADE (DUE TO NURSERY PRACTICES THIS MAY REQUIRE REMOVING SOIL FROM THE TOP OF THE ROOT BALL TO LOCATE THE ROOT FLARE).
6. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
7. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
8. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
9. LANDSCAPE ARCHITECT MAY REQUIRE ALL PLANTS BE SPRAYED WITH AN ANTIDESSICANT WITHIN 24 HOURS AFTER PLANTING. IN TEMPERATE ZONES, ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
10. ALL PLANT BEDS MUST HAVE A MINIMUM PLANT BED DEPTH OF 18" WITH A 2/3 TOPSOIL TO 1/3 COMPOST MIX. REMOVE SUBGRADE AND OTHER FILL IN PLANTING AREAS ON SITE.
11. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
12. STAKING PLANTS IS AT THE DISCRETION OF THE CONTRACTOR. ONLY STAKE PLANTS AS SPECIFIED BY LANDSCAPE ARCHITECT.
13. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AMENDED BACKFILL AS PER THE CONTRACT SPECIFICATIONS.
14. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.
15. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
16. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST FOR SEASONAL REQUIREMENTS RELATED TO THE TIME OF PLANTING.

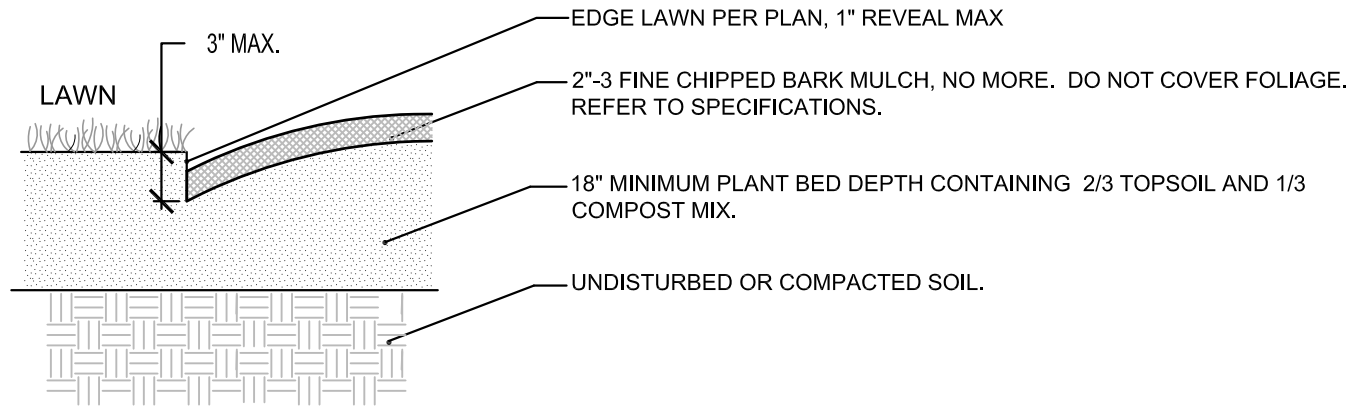
PLANT SPACING CHART

Spacing 'D'	Row 'A'	Number of Plants	Area Unit
6" O.C.	5.2"	4.61	1 SQ. FT.
8" O.C.	6.93"	2.6	
10" O.C.	8.66"	1.66	
12" O.C.	10.4"	1.15	
15" O.C.	13.0"	7.38	10 SQ. FT.
18" O.C.	15.6"	5.12	
24" O.C.	20.8"	2.91	
30" O.C.	26.0"	1.55	
36" O.C.	30.0"	1.25	100 SQ. FT.
4' O.C.	3.46'	7.25	
5' O.C.	4.38'	4.61	
6' O.C.	5.2'	3.2	
8' O.C.	6.93'	1.8	
10' O.C.	8.66'	1.16	1000 SQ. FT.
12' O.C.	10.4'	8	
15' O.C.	13.0'	5	
20' O.C.	17.3'	2.88	
25' O.C.	21.65'	1.85	10,000 SQ. FT.
30' O.C.	26.0'	1.29	
40' O.C.	34.6'	7.22	10,000 SQ. FT.

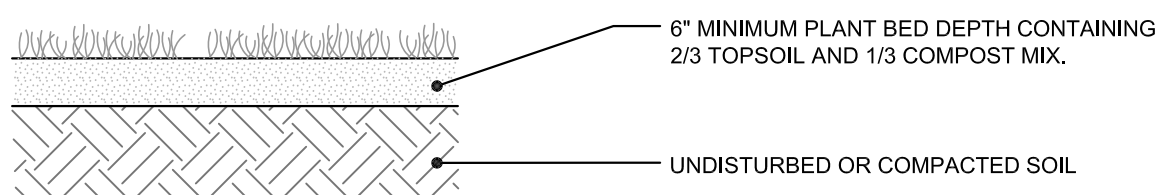
O.C. = ON CENTER
FOR USE WHEN PLANTS ARE SHOWN EQUIDISTANT FROM EACH OTHER (AS SHOWN)

PLANT SPACING CHART

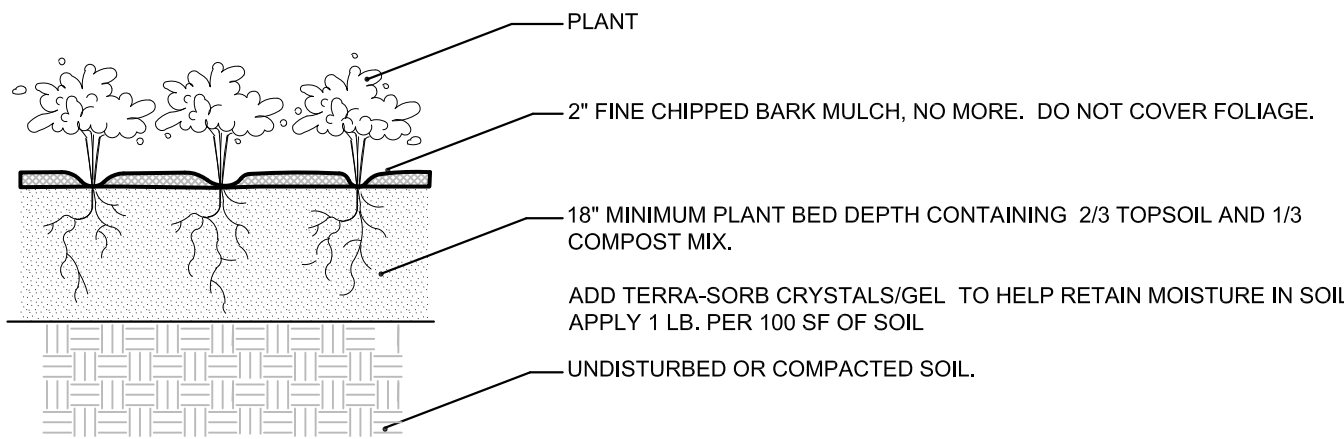
7 PLANT SPACING CHART DETAIL
L200 NTS



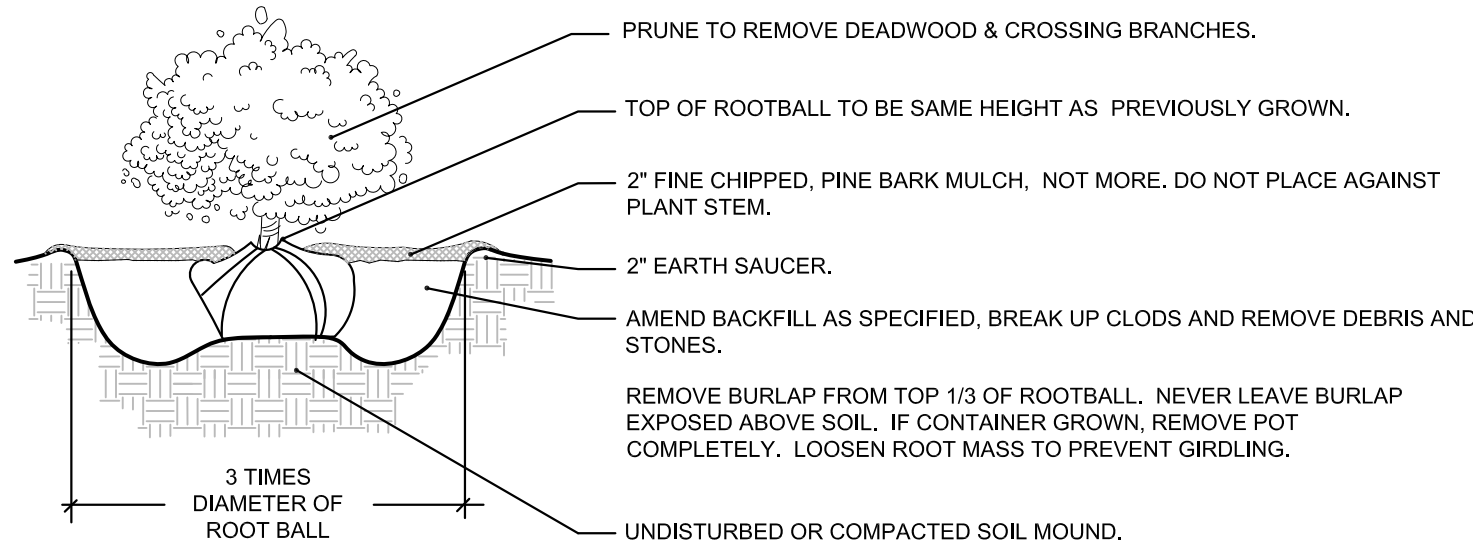
6 TYPICAL PLANT BED/PLANTING AREA DETAIL
L200 NTS



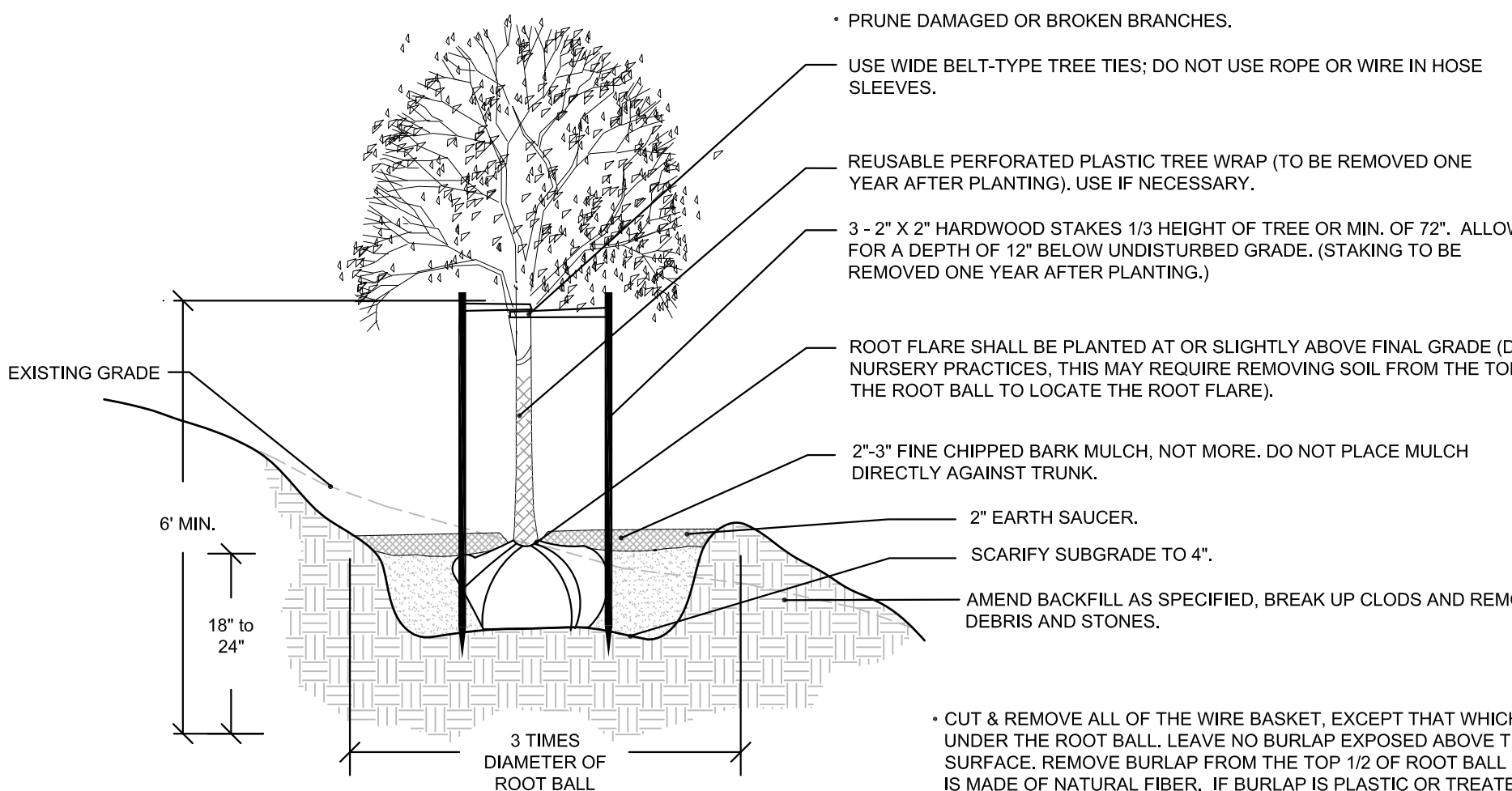
5 LAWN AREA/TOPSOIL & SEEDING DETAIL
L200 NTS



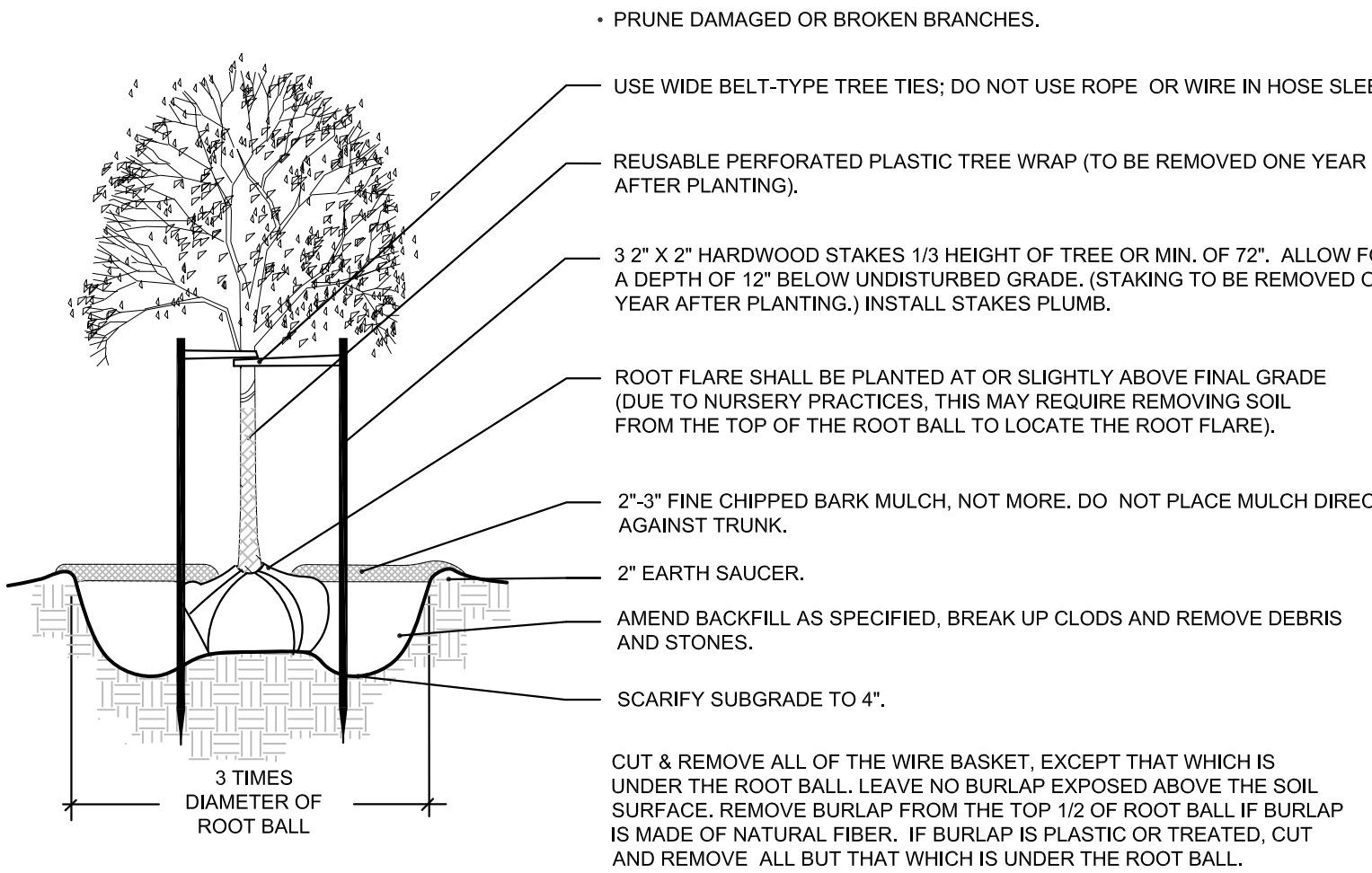
4 TYPICAL GROUNDCOVER PLANTING
L200 NTS



3 SHRUB PLANTING
L200 NTS

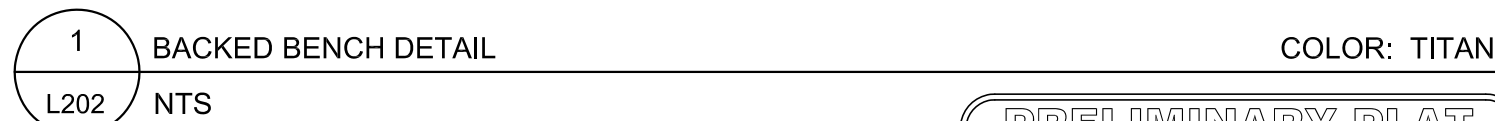
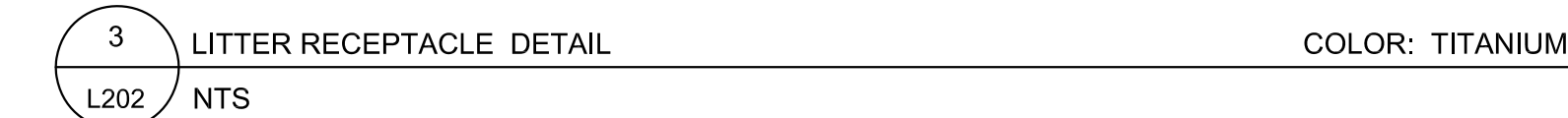
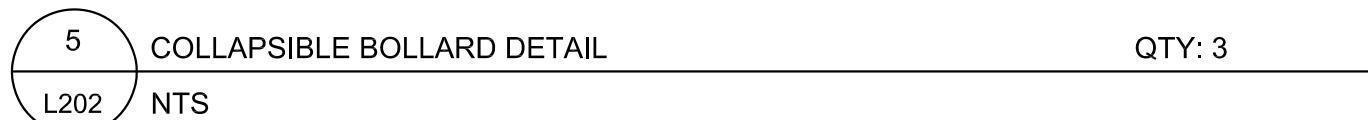
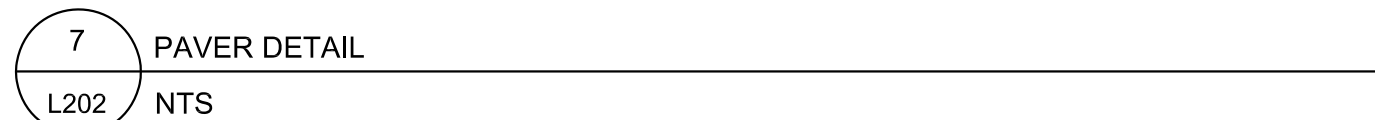
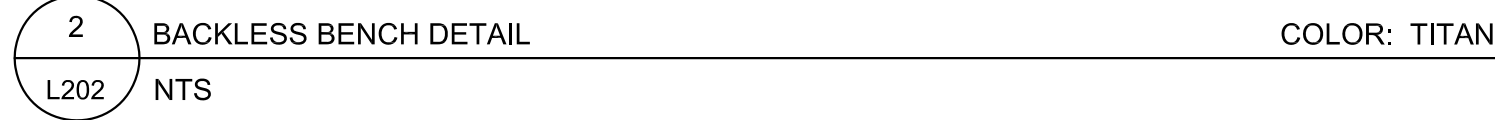
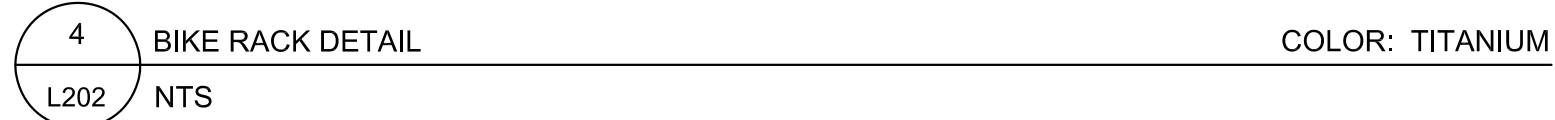
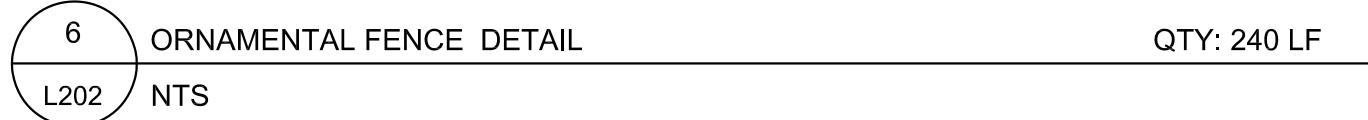


2 TREE PLANTING ON SLOPE DETAIL
L200 NTS



1 TREE PLANTING DETAIL
L200 NTS

PRELIMINARY PLAT
NOT FOR CONSTRUCTION
7/01/2015

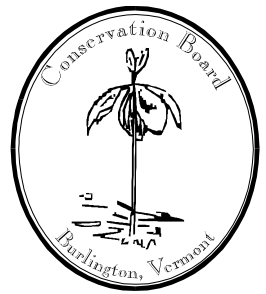


L202

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 - Draft

Monday, July 6, 2015 – 5:30 pm

Department of Public Works – Main meeting room
645 Pine Street

Attendance

- **Board Members:** Zoe Richards (ZR), Jeff Severson (JS), Matt Moore (MM), Stephanie Young (SY), Damon Lane (DL), Don Meals (DM), Will Flender (WF), Scott Mapes (SM)
- **Absent:** Miles Waite (MW)
- **Public:** Eric Farrell, Michael Buscher, Peter Smair, Owiso Makuku (Burlington College Major Impact Development Review)
- **Staff:** Jay Appleton (Planning & Zoning), Jesse Bridges (Parks & Recreation)

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

Annual Organizational Meeting

A MOTION was made by DM and SECONDED by ZR:

Reelect the existing Chair and Vice Chair.

MM and WF were reelected as Chair and Vice Chair respectively 8-0.

Minutes of June 1, 2015

A MOTION was made by DM and SECONDED by JS:

Approve as written.

Vote: 6-0-2 in favor (SM and WF abstaining)

Board Comment

Following up on the June 1 discussion concerning implementation of Vermont Residential and Commercial Building Energy Standards, DL summarized the status of the “stretch code” energy standards. He noted that the State is in the process of updating its energy plan. The State has information regarding Residential Building Energy Standards (RBES) at http://publicservice.vermont.gov/topics/energy_efficiency/rbes, but there is little available on its Commercial (CBES) counterpart. DL added that Vermont is among the first states to implement commercial building energy standards based on 2015 IECC standards.

Regarding two new University of Vermont (UVM) student dormitories which received zoning approval on June 8 (ZP# 15-1000CA), ZR was disappointed that a proposed green roof was eliminated. She felt that applicants need to be held accountable for doing what they represent in front of the Conservation Board.

The programs and services of the Dept. of Planning and Zoning are accessible to people with disabilities.
For accessibility information call 865-7188 (865-7142 TTY).

DM reported that national legislation was recently adopted in France that requires that new buildings in commercial zones must have either plants (green roofs) or solar panels covering at least part of their roofs.

Public Comment

Regarding green roofs, Michael Buscher commented that green roofs are very expensive to build, and one can get more environmental benefit for the cost with other measures. Peter Smair agreed. (Both are consultants who were in attendance for the Burlington College item.)

Open Space Subcommittee

Jesse Bridges, Director of the Department of Parks and Recreation, was in attendance to update the Board on public outreach efforts regarding open space preservation on the Saint Joseph's Orphanage/Burlington College property at 351 North Avenue. WF stated that the committee had not met since the Board June 1 meeting.

Mr. Bridges reported that public meetings were held to garner public comment on open space preservation the property, and what shape that may take. Additionally, focus groups met to do the same. Public comment will be summarized on the Parks and Recreation web site, along with a public comment tool. A public meeting will be held on July 15 at the Saint Joseph's School to summarize the comment/ideas the Department has gathered so far, and to present some of the realities surrounding the project.

Mr. Bridges then turned to discussion of Conservation Legacy Fund (CLF) use policy options with regard to purchasing part of the Burlington College property. He noted that the capacity of a fund raising drive to raise monies is limited because there are so many drives underway currently.

Use of the CLF to purchase part of the Burlington College property presents two policy options, Mr. Bridges said. The Board could either move to amend the CLF structure to allow expenditures of more than 40% of the fund, or it could encumber future CLF monies for acquisition.

ZR observed that the financial history of the property is very complicated, and there could be unforeseen impacts if the decision was made to encumber future CLF dollars.

WF felt that the property is worth spending a significant amount of CLF funds for, and he was in favor of going above the 40% limit.

DM suggested that acquisition of the property and consideration of going beyond the 40% limit should be two separate conversations. He stated he was against encumbering future CLF funds because one does not know what the future will bring.

JS said if the project cannot meet the leveraging ratio, then he is open to exceeding the 40% limit. He also was against encumbering future CLF dollars unless it could be done in the context of future conservation needs.

WF suggested that the Conservation Board and Parks and Recreation Commission hold a joint meeting to discuss CLF policy options.

Project Review

16-0007CA/MA: 351 North Avenue (WRM, Ward 4N) Burlington College/Eric Farrell

Change of use from existing orphanage to 63 residential units. Establish common spaces, assembly spaces, hardscape and landscape improvements, parking, etc.

Eric Farrell, Michael Buscher, Peter Smair, and Owiso Makuku were in attendance on behalf of the item. DM left the meeting at the beginning of the item at 6:19 pm.

Mr. Farrell presented his application to convert the existing orphanage building to residential use. Since the June Board meeting, Mr. Farrell purchased 27 acres of the existing 33.65 acre property owned by Burlington College. His zoning permit application proposes construction of 63 studio and one-bedroom residential apartments within the building, create assembly space in the chapel wing, and associated external site improvements to support the project.

Mr. Farrell reviewed the site plan focusing on parking and stormwater management. A paved access road to an existing paved parking lot west and downhill from the building would be constructed, and the lot itself resurfaced. A new gravel parking lot would be constructed adjacent to the north end of the building. Mr. Farrell explained that the gravel lot should be construed as temporary because there are future decisions regarding future use of the property that could drive parking requirements. Thus he wants to provide minimum parking until those decisions have been made. He plans to ask the Development Review Board for a waiver. If he is required to provide more parking than proposed, he would expand the proposed gravel lot. The existing paved lot would be retained as parking.

Mr. Smair reviewed proposed stormwater management infrastructure. Runoff from the front of the property will be redirected into existing City storm drains. An infiltration basin north of the existing paved parking lot in back would be constructed, fed by a grass swale. A rain garden would be constructed to the south of the existing paved parking lot. He stated that the existing sandy soils on the property downhill are doing a good job managing stormwater runoff, so there is no need for anything else. Like with parking, Mr. Smair said it does not make sense to invest in hard structures until the final site plan is known.

Mr. Farrell concluded by saying he needs a comprehensive plan for the site before building much infrastructure. "I don't want to build stuff we'll have to take out later."

SM observed that the volume of runoff going to North Avenue storm drains will be decreased by the proposal. Mr. Smair agreed.

MM asked if use of permeable pavers would be installed. Mr. Farrell replied in the negative.

DL asked what energy efficiency were planned for the building. Mr. Farrell answered that the entire building will be re-insulated.

A MOTION was made by WF and SECONDED by DL:

The Conservation Board supports the project as proposed, endorses granting a parking waiver, and commends the applicant for the proposed bicycle support measures.

Vote: 7-0-1 in favor (JS abstaining)

Adjournment

The meeting adjourned at 6:47 PM