

THE WRITTEN MINUTES ARE A SYNOPSIS OF DISCUSSION AT THE MEETING. MOTIONS ARE AS STATED BY THE MOTION MAKER. MINUTES ARE SUBJECT TO CORRECTION BY THE SHELBURNE NATURAL RESOURCES AND CONSERVATION COMMITTEE. CHANGES, IF ANY, WILL BE RECORDED IN THE MINUTES OF THE NEXT MEETING OF THE COMMITTEE.

Natural Resources and Conservation Meeting

Draft Meeting Minutes

Wednesday, October 5, 2016

Attendance:

Members Attending

Gail Albert (Chair), Peg Rosenau, Don Rendall, Sean MacFaden, Bonnie Christie, Thomas Newcomb.

Staff Attending

Dean Pierce

Others Attending

Alec Webb (Shelburne Farms), Chris Snyder (Snyder Homes), Andy Rowe (Lamoureux and Dickinson Consulting Engineers)

Call to Order:

The meeting was called to order at 7:05PM by Chair Gail Albert.

Approval of Agenda:

Don Rendall moved approval of the warned agenda. Bonnie Christie seconded the motion, which was approved unanimously.

Approval of Minutes:

Don Rendall moved approval of the minutes for September 14, with Peg Rosenau seconding. The motion was approved unanimously.

Public Comment (for issues not on agenda):

There was no public in attendance and no public comment.

Shelburne Farms Master Plan

Alec Webb introduced himself and gave a brief overview of the updated “Long-Term Master Land Use Plan” being developed by Shelburne Farms. Shelburne Farms is required to have such a Plan as part of its approval as a “Rural Mixed Use Planned Unit Development.” The first master plan was created in 1986. Questions posed by members in response to the overview touched on topics such as the recently announced plan for an expanded solar-based electricity generating facility, plans for future construction, the potential impact of any new impervious surfaces, potential modeling of agricultural management practices, the potential ‘buy-back’ of property. Dean Pierce then offered additional information regarding the bylaw requirements addressing preparation of the Master Plan. The requirements provide that the SNRCC (and the HP&DRC) must have an opportunity to comment on the Plan as part of its review by the Development Review Board. Bonnie Christie then asked about potential educational opportunities relating to activities at Shelburne Farms, and Thomas Newcomb commented on the potential for demonstration projects relating to stormwater. In response Alec gave a brief overview of water quality monitoring activities carried out on the property. Discussion concluded. The SNRCC took no formal action on the document.

[Sean MacFaden arrived at the meeting during the discussion of the Master Plan.]

Before moving on to the next agenda item, there was a brief discussion regarding the possibility of recessing the meeting so some or all members of the Committee could attend the Development Review Board meeting taking place in Meeting Room 1. Representatives of the Snyder Company were attending the DRB meeting to provide additional details regarding the proposed development of a portion of the Kwiniaska Golf Course property.

Open Space Plan

Members resumed their discussion of how the Committee might complete work on its new Open Space Plan. The initial focus of discussion was the comments on the document made by members using the annotate.co web site. Peg Rosenau noted that some of the comments would be easy to address, while others raise issues that require further discussion. A question emerged regarding whether or not the document would be re-written. Bonnie Christie expressed uncertainty about how much the document could be changed, in light of the fact the digital version of the document exists only in specialized desktop publishing software. Peg indicated Joannah Ralston, who created and is managing the desktop publishing document, can and will make adjustments to it. Sean MacFaden said he would like to have access to a standard word processing document he might use to prepare edits. Don Rendall suggested that on some pages the location of photograph(s) and text should be swapped.

Gail Albert assessed the situation as one where the group needs to decide whether it will finalize the document in its current form or develop a new format. Bonnie Christie indicated she is wrestling with whether the document really is a plan. Sean MacFaden, who supports retaining the current title, responded it would be possible to expand the 'What's Next' section of the document to make it more plan-like. Gail expressed support for expanding the What's Next section, as she feels it would increase expectations for action. Don Rendall mentioned the possibility of expanding the Recommended Action sections of the Comprehensive Plan as an additional way to do the same thing. Peg Rosenau offered that many of Bonnie's written comments could be addressed in a general way without extensive discussion, while addressing them with specificity would require discussion. The group then considered steps to be taken to complete the document. It was agreed that the comments made to date will be reviewed by Peg and others in coming weeks and that possible next steps considered at the next meeting.

Conservation Project Updates

There was no discussion of Conservation projects.

Development Review

[Chris Snyder and Andy Rowe arrived at the meeting.]

Snyder/Kwiniaska project

Chris Snyder and Andy Rowe, who minutes prior had completed their presentation to the Development Review Board (DRB), on an impromptu basis offered to present the same information directly to members of the SNRCC. Members then accepted the offer. Chris explained that he is seeking Sketch Plan approval for a 91 unit Planned Unit Development (PUD) to be located on a portion of the Kwiniaska golf course. The project has been modified in response to comments made during a prior phase of review. Changes made to the proposal include a reduced number of residential units, an increase in the amount of project open space, retention of more wooded areas (enabled by shifting of the project eastward), and a redesign of the street system. Andy provided information regarding the assessment made by the wildlife consultant hired to provide input on the project. In response to questions, Chris and Andy then described their current plans for managing stormwater. Owing to the size of the project, the stormwater facilities incorporated into the project will be designed to capture and detain rainwater from "100 year storms" as well as from smaller, much more frequent storms. The need to manage stormwater, which would flow west from the project site toward the Boulder Hill development, is very clear. Other questions were posed regarding possible controls on pesticides and herbicides, the mix of housing types, whether certain trees (willows in a specific location) would be

preserved, landscaping around detention ponds, and energy efficiency of units. The committee took no formal action, although individual members noted that the redesigned project 'looked better than the first time around.' Gail briefly reviewed the contents of the SNRCC original comment letter concerning the project and offered to email copies to members. She suggested that the Committee would finalize its comments on the project at its next meeting, which takes place on November 9, after members have considered whether additional steps should be taken by the developer. Thomas added that a revised comment letter should also note where the developer has already taken positive steps.

[Peg Rosenau, Chris Snyder, and Andy Rowe departed the meeting.]

Baldwin

Dean Pierce asked if the group wished to engage in any further discussion of the Baldwin project. He noted that the project is located in the Laplatte watershed, not the Munroe watershed as had been previously mentioned. The group determined there were no additional comments to provide to the applicant or DRB.

Perrigo

Dean Pierce provided the group with a copy of the Plan for Perrigo property. The proposal would subdivide an approximately 9 acre parcel into two lots, one (approximately one acre in size) with an existing residence and one for development of a new residence. Questions were asked regarding the potential impacts of any wetlands on the property. Dean Pierce responded that no previously mapped state class 2 wetlands are located on the parcel. Dean suggested that any newly mapped wetlands, if present, might be class 3 wetlands or alternatively wetlands under federal (US Army Corps) jurisdiction. Committee members discussed the project. By consensus, the group recommended that, should extensive wetlands be located on the property, the DRB should consider conditioning any approval with a "no further subdivision" provision. Further, the group recommended that if no wetland delineation has been completed one should be completed.

Other Business

Chair Gail Albert asked if any members had comments on the proposed Capital Improvement Program (CIP), which was previously distributed by email. Dean Pierce noted that the CIP will be the subject of a Selectboard hearing on October 25. No comments were offered. Gail also announced that she had recently spoken with Tim Loucks concerning his plan to subdivide his parcel located near Shelburne Falls. Owing to feedback Tim was provided by the Shelburne Fire Department, he no longer intends to pursue plans for a subdivision. Members then briefly discussed the recent "Stormwater Summit" and next steps that can or should be taken. Sean MacFaden suggested that the group consider promoting the creation of a stormwater utility and consider linking the utility to funding for open space protection, while Thomas Newcomb offered a note of caution. It was agreed that the topic should be included on the agenda for the meeting on November 9. The group also discussed the upcoming public hearing on Vermont Railway's application for a Multi Sector General Permit (MSGP) from the Agency of Transportation. The Committee voted to authorize members Thomas Newcomb and Don Rendall to prepare and present a comment letter on behalf of the Committee.

Adjournment:

Thomas Newcomb moved that the meeting be adjourned, with Bonnie Christie seconding. The motion was approved, and the meeting ended at 9:45 pm.