

## Shelburne Natural Resources and Conservation and Committee

Monthly Meeting, Minutes, March 11, 2020

In attendance: Chris Robinson (Town of Shelburne), Dean Pierce (Town of Shelburne), Fred Morgan, Greg Shover (CLS Holdings), Ben Heath (Hamilton Engineering, on behalf of CLS Holdings), Peg Rosenau, Don Rendall, Jon Cocina, Mike Schramm, Gail Albert, Bob Paquin, Scott Gardner (landowner\house builder), Sean MacFaden, Dave Marshall (Civil Engineering Associates, on behalf of Rice Lumber).

Call to Order, 7:00pm

Approve agenda (? Motioned, ? Seconded, All Approved)

Approve minutes (? Motioned, ? Seconded, All Approved)

Public Comment (none)

### 1. Water Quality

- a. Presentation by Chris Robinson on stormwater management. Chris described the town's stormwater responsibilities, potential mitigation sites, and phosphorus control plans.
- b. Stormwater Ordinance Utility (update). Selectboard is currently discussing revised plan.

### 2. Development Review

- a. B&R Developers (3-lot subdivision, Maple Leaf Lane). An existing mobile home will be removed and 3 houses will be constructed (\$325,000-\$375,000 is intended price range). Subdivision application is being submitted under form-based code. Peg made a motion to approve plan as submitted, Bob seconded, all approved.
- b. Scott Gardner (3-lot subdivision, Falls Rd., revision of earlier project). Plan modified, two new single-family homes in rear of lot replaced by a duplex. Duplex will not be any further down the slope. Driveway will remain dirt. Don made a motion to approve plan as submitted, Jon seconded, all approved.
- c. Rice Lumber Subdivision, Lots 4 and 5 (amends Rice Lumber PUD). Dave Marshall described how Lots 4 and 5 would both be subdivided, creating two new lots, and how the lot boundaries would be adjusted on their western borders to make the lots more usable. The southern lot boundaries (with Lot 2) would also have to be adjusted.
- d. CLS Holdings, 48-unit Multifamily (amends Rice Lumber PUD). Ben Heath described the proposal to amend the plan for developing 7, 8, 9, and 10, which would be consolidated into one lot. Ben indicated that the land would accommodate 55 units but that 48 units are more feasible. The sidehill would have to be flattened to accommodate the units, creating a physical separation between the residential area and the upland conservation lands. Ben indicated that he's interested in any suggestions for improving management of the conservation lands. Peg indicated that residents of the development will use the conservation area for recreation unless it is fenced off. Dean mentioned that the original plan as approved did not contain the 4 single-family homes; they were added later. He also mentioned that the subsequent approval required that all tree removal be limited to the building

envelopes. Dean further mentioned that the natural community on site has been re-designated to a type that is considered even more rare in Vermont. Ben suggested that the retaining wall that would be built between the multi-family units and the conservation area would help protect the upslope areas by creating an impassable barrier. The key question for the residential development, according to Dean, is whether the conservation area will be considered a match for the adjoining commercial development or only for the residential area. Ben indicated that they would be interested in having the conservation area protected by an easement and they've discussed this possibility with The Nature Conservancy. Committee members will work independently to enumerate their observations and will submit them to Dean for compilation.

3. Conservation Projects
  - a. Ewing project. The committee previously made a recommendation to contribute \$2,500 to the cost of a new appraisal for the property, to be paid only when a conservation agreement is signed.
4. Updates
  - a. Stormwater issues outline. No further comment.
  - b. Animal Coexistence Working Group. Next meeting will be on Monday, March 15, at 7:00pm.
  - c. Regional Conservation Partnership. Next meeting will be in late March, with an emphasis on mapping.
  - d. Mapping. No discussion.
  - e. Regulation working group. Don and Gail have been reviewing the zoning and subdivision regulations and are developing ideas for possible improvements.
5. Other Business. Mike noted that Gail won the Colleen Haag Community Service award at the annual town meeting.

Meeting adjourned 9:55pm. Don made a motion to adjourn, Mike seconded, all approved.