

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, March 14, 2018
Meeting Room 2, Shelburne Town offices

Attendance:

Members Attending

Gail Albert, Don Rendall, Fred Morgan, Peg Rosenau, Sean MacFaden, Kyle Bergeron, Peggy Day

Committee Staff attending

Dean Pierce

Guests/others attending

Jason Girard, Dave Marshall, Charli Kail, John Paul, Josh Dein

Call to order:

The meeting was called to order by Gail Albert at 7:01 PM.

Approval of Agenda:

Gail Albert called for approval of the agenda, noting that discussion of fundraising must be deferred owing to Jon Cocina’s absence. Dean Pierce added that the development review item pertaining to Shelburnewood also should be deferred, at the request of the expected guest.

Peggy Day moved approval of the agenda with the reported modifications. Don Rendall seconded. agenda was approved unanimously as modified.

Approval of Minutes:

Don Rendall moved approval of the meeting minutes for February, with Peg Rosenau seconding. The minutes were approved, with three abstentions (Gail, Peggy, and Kyle).

Open to Public:

There were no public comments. The Chair used the opportunity to ask for introductions.

Development Review:

In deference to the guests present, the Chair exercised her prerogative and asked that the group first consider the Kwiniaska project.

Kwiniaska Project

David Marshall, PE, is the engineer for the project. He presented several plans and discussed issues including topography, wetlands, wildlife corridors, stream buffers, habitat blocks, and stormwater. In response to a question from Fred Morgan, Marshall cited restrictions governing the use of pesticides on golf courses. He also mentioned how new strains of grass seed have been developed that are well suited to golf course conditions and require less chemical treatment. Marshall also described existing and proposed structures, including bridges, incorporated in the proposal. The group then engaged in a discussion of vegetation and the impact of clearing on water quality. Marshall indicated that the proposal attempts to retain trees for different reasons, including the need to prevent the warming of water in streams. After describing the project and hearing concerns from committee members, Dave Marshall agreed to supply the SNRCC with a map showing areas where stream buffers might be revegetated. He indicated that the map might be available in approximately two weeks. As the discussion concluded, Gail Albert stated and restated that if changes are made to the project plans she and the SNRCC wish to hear about them.

Dave Marshall, Charli Kail, John Paul departed the meeting at 7:55.

Sterling/Coleman

Don Rendall explained that he had compiled comments and prepared a new draft comment letter shortly after the SNRCC's February meeting. Members then discussed issues raised by the development and the need for one versus two or three conditions. Sean MacFaden noted that if ever a project warrants scrutiny under Subdivision bylaw section 800(2) the current project warrants it.

After further discussion, Peggy Day moved that the draft letter presented to the committee be modified by replacing the words "on the west portions of the four lots between the LaPlatte River and the 35' elevation contour above the river" with the words "within the boundary of the floodplain and watercourse overlay district" and that the Vice Chair be authorized to sign the revised letter on the SNRCC's behalf. The motion was seconded by Peg Rosenau and approved. Don Rendall will prepare the approved version of the letter, sign it, and supply it to Dean Pierce for transmittal to the applicant and DRB.

Clint West

In the absence of the applicant Dean Pierce provided a brief overview of the project, which is being reviewed under the Town's Form Based zoning provisions. The reason the project requires a comment letter from the SNRCC stems from the fact that the project includes a lot merger and (perhaps counter intuitively) a lot merger is a form of subdivision under the Town's regulations. Committee members briefly reviewed project plans distributed with the meeting packet. Dean then projected an additional plan that depicts a small stormwater detention facility in the area west of the parking area. The group briefly discussed the uses planned for the property (carpet repair and cleaning services on ground floor and residential on second floor). Sean MacFaden asked about the landscaping proposed for the front yard of the building, along Route 7. Dean Pierce explained that vegetation is a required element of the front yard under form based zoning. As Dean understands the proposal, the vegetation is not intended as screening. He added the applicant has expressed concerns about vegetation surviving in a challenging location.

Peggy Day moved that the SNRCC supply the applicant with a comment letter finding that the project is acceptable without conditions, but also encouraging the applicant to maximize tree plantings. Kyle Bergeron seconded the motion, which was approved.

Comprehensive Plan:

SNRCC Vice Chair Don Rendall facilitated the discussion of the recommended changes to the Comprehensive Plan, which focused on a series of four new drafted recommended "priority actions." Don asked committee members whether there is support for the priorities. He added that if there is, he will incorporate the priorities into the main text. Gail Albert suggested that perhaps the order of the 3rd and 4th priorities should be reversed. Dean Pierce provided context for the discussion by describing the Plan update process being followed by the Planning Commission and the need for a document to be included in the Planning Commission's meeting packet for March 22nd. Don Rendall encouraged members to provide him with any additional comments on the priorities or main text via email. He will incorporate comments received in time to include in the meeting packet.

LaPlatte River Wetland Reclassification:

As scheduled, the meeting included discussion of the possible reclassification of the LaPlatte River Marsh wetland complex. Discussion of the reclassification included comments from the three SNRCC members who attended a recent public hearing on the proposal, as well as remarks from Selectboard member Joshua Dein, who also attended the public hearing. Josh noted the benefits of the reclassification and also mentioned that the boundaries of the wetland had changed (removing areas near the shopping park and New Village Farm). He also mentioned that questions had been raised about possible impacts of the reclassification on the Bay Road Bridge reconstruction. SNRCC Chair Gail Albert

read from a draft comment letter concerning the reclassification, which she had received from Town Manager Joe earlier in the afternoon. Gail indicated she would circulate the letter among committee members and would forward any comments.

Winooski River Basin Questionnaire:

Dean Pierce explained that Dan Albrecht of the CCRPC has circulated a questionnaire seeking input from groups like the SNRCC as part of the creation of the Tactical Basin Plan for the Winooski River watershed. Dean had prepared a document offering initial responses to the survey questions and sought comment from SNRCC members. The responses were endorsed, and Dean will reformat them before sending to Dan Albrecht. Kyle Bergeron will investigate whether students at CVU High School had undertaken any independent water quality sampling. If so, the information will be incorporated into the response.

Stormwater Utility Advisory Committee:

There was no discussion under this item.

Conservation Projects:

There was no discussion under this item.

Other Business:

Munroe Brook Culvert issue

Dean Pierce explained that the undersized culvert/road crossing mentioned at the February meeting is actually one of two culverts/crossings located on the same property. Dean has been advised that ANR staff will assemble information regarding the second crossing before an attempt is made to approach the property owner.

Ag worker housing at High Acres

Dean Pierce indicated that he had little to report regarding this item. He is aware of a meeting involving Town staff and representatives of the applicant. The request requires review and approval by the Development Review Board.

Adjournment:

On a motion by Peg Rosenau, seconded by Don Rendall, and unanimous vote, the meeting was adjourned at 9:15 pm.