

**Meeting Minutes**  
**Natural Resources and Conservation Committee**  
**Wednesday, May 13, 2020**  
**7:00 PM**  
**Meeting conducted online via Zoom**

**Attending:** Peg Rosenau (taking minutes), Dean Pierce (planning office), Gail Albert (co-chair), Don Rendall (co-chair), Fred Morgan, Sean Macfaden , Mike and Kathy Deavitt, Tyler Barnard, Mike Schramm, Brit Aube (planning office), Jason Barnard, Susan Moegenburg (arrived at 7:40), Dave Marshall

**Call to order-** meeting called to order by Gail Albert at 7:10 after some technical issues

PRELIMINARY MATTERS

- **Approval of agenda:** For attendance reasons, Gail asked about switching the order of agenda to accommodate availability of attendees. Fred moved, Don second to switch order of agenda. Unanimous approval of amended agenda.
- **Approval of Minutes** April 15th 2020 minutes: Fred moved to approve, Don second. All in favor. April 16th 2020 minutes. Gail noted that “Andy Rowe” needed spelling correction. Don moved to approve, Mike second. All in favor of April 16th minutes with spelling correction.
- **Public Comment.** No public comment

DEVELOPMENT REVIEW

- **Borgea resubdivision.** Tyler Barnard representing Jim Collins. Jim Collins is seeking to subdivide his property from one lot into two. Original subdivision lot had been divided over the years into six lots and the Collins property is one of those six lots. This is a proposal to divide lot 1 into two lots. Lot #2 of current proposal would feature construction of one new home. The existing home will occupy what will be known as Lot 1. Waiting for permission for allocation for wastewater. All other permits are in place. Have sketch approval and are seeking preliminary. Mike asked about cover of the area where the house will be built. Tyler shared a google map with an aerial of vegetation cover. There will be some tree clearing to erect house. House will be about 1200 sq ft. 5000 sq ft total area for envelope and driveway. Mike asked about details of swale construction. Tyler described. Don moved to accept as presented. Fred seconded. Unanimous.

- **Deavitt proposal/Irish Hill Rd.** Mike and Kathy Davitt presenting. Proposal in rural district. The proposal is to subdivide two acres off of the original lot and build a new home. Peg asked about the location of the home- why did it need to be so far from the established road? The proposed house site is the only area that provides adequate septic. Sean asked about open space and the unusual configuration. Again the septic accounts for open space configuration- a result of needing to place house site where soils for the septic was adequate. House will be built in an already cleared area. Mike wanted to clarify the area of open space designation. Owners confirmed the area. Mike asked about the driveway- would it be gravel? Yes. Peg made a motion to approve as presented. Fred seconded. Unanimous.
- **Report on Rice/Carroll PUD Committee discussion and draft letter to DRB.** Peg made a comment re: natural community and the particulars of the level of rarity of the natural communities identified on survey documents - could this be more defined? Mike asked about the boundaries on the new proposal. Dean confirmed that some of the boundary lines were for the previously approved building envelopes. Mike: Should the development remain within the original approval lines? The applicant is seeking approval outside of these boundaries- it is permitted to do so. Mike expressed his concern about “overriding” the original approval and questioned if we are preserving the original intent. Sean believes that our updated letter represents the original intent of SNRCC, though acknowledges that the new proposal is quite different. Several other members concurred. Several noted that minor spelling & grammar issues needed to be addressed. Grammar/spelling edits will be done on a shared google doc. Mike noted that we should amend language so that the letter is clear that we recommend “no through road” rather than “limiting to 30 units” as by regulation a cul de sac road will limit construction to 30 units. Mike is still concerned about the change from an original approval of 4 to to now 30 units. Does not feel that the letter addresses all of our concerns. Discussion ensued. Gail noted that DRB has given sketch approval and that the nature of the entire project has changed over the years from the original. Gail thinks that some compromise will need to be made. Peg pointed out that four “McMansions” could also have a large deleterious footprint when all is said and done. Sean agrees that there will be some type of development in the area, and that the letter ultimately preserves the spirit and intent of the original SNRCC concerns. Peg asked about sewer capacity. According to Dean, sewer capacity (conveyance, but not plant treatment capacity) is an issue that is actively being addressed by selectboard. Fred made a motion to endorse the letter with minor spelling, grammar, and usage corrections to be completed on google document. Peg seconded. Mike recommended inclusion of several lines of the 2012 letter to be included in the updated letter as this more accurately captures the intent and concerns of the SNRCC. Mike proposes to amend the motion to include the suggested language of the first two sentences of the 6/4/2012 letter. Gail seconded. Unanimous (Susan M was away from discussion during vote).

- **Rice Woods (Lots 4 and 5 subdivision request).** Dave Marshall was present and gave an update on Rice/Carroll PUD lots 4 and 5. Dave is interested in SNRCC's thoughts about lots 4A and 5A subdivision proposal that had been presented in previous meetings. Don said that the newly approved Rice/Carroll letter contained some basic comments that addressed the entire project including lots 4 and 5. Dave gave a re-cap of the project that would subdivide lots 4 and 5 (two lots) into a total of four lots (4.4A, 5, 5A). The project would also include a property line adjustment to create a buffer between retail and residential (lot 2). Mike asked about a proposed extension of the road through the new lots and how this might be affected for the proposed lots depending on what happens on lots 7-10. Could that increase the 30 unit limit? He reiterated that this is why not reviewing a PUD project in its entirety is problematic. Dave does not see this as a likely outcome due to AOT concerns. Dave does not think there will be any way for the CLS project (lots 7-10) to circumvent using Shagbark Lane as the primary road. Gail raised concerns about lot 2 buffer area and how much would be cleared and mitigation of blasted areas. Dave says the area of buffer/expansion does not impact the natural area conservation. The proposal -including the new buffer- complies with the zoning requirements of the PUD. Mike believes that the SNRCC should consider what a road accessing RT 7 could allow for in terms of number of housing units- there could potentially be many more. Sean also had concerns about connecting development on lots 7-10 to Healthy Way and if this could increase traffic and number of housing units. Dean shared that AOT would likely want to limit the traffic in this area and would limit Shagbark as the sole road to service CLS development. Dean read the regs regarding street development which seemed to concur with this likelihood. Sean made a motion to approve to subdivide lots 4 and 5 into four lots with emphasis on mitigation of scenic protection as was indicated in the recently approved letter. Don seconded. Unanimous. Don will prepare a letter, including some elements of the original PUD/Rice letter that are also applicable to lots 4 and 5 subdivision.
- **Dwyer Subdivision.** Jason Barnard presenting. Project is off of Spear St. Southern portion of property will have access to Spear. Gail asked about the type of land proposed for the housing envelope. It is mowed lawn. There will be planting around new house. Mike asked about the sewer. It will be a gravity sewer with a pump station. Accesses public sewer but it is a private line. Town does not want to take it over. Kevin Dwyer is making an effort to make an assn for the sewer. Sean asked about the building envelope & commended plan for a house that is near the road with a short driveway. Don asked about salt from the road coming into the well. Developers are aware and this has been taken into consideration. There is some area of ledge and possible blasting related to the sewer line. Susan had concerns about chemicals entering groundwater and alteration of the bedrock. Would that be impacted? Jason did not think there would be issues as blasting will be minimal (just for sewer line). Mike asked if there would be any limiting of building envelope- it seems large for proposed home. Gail made a motion to write a note of support indicating that building envelopes be minimized

to the area near to road along with recommendations about responsible blasting practices. Susan seconded. Unanimous.

## BIKE TRAIL CONCERNS IN PUBLIC PARKS

- Gail has been in touch with Betsy C (parks and rec.) and toured the area of concern in the Laplatte Nature Park. Betsy has posted signs that there is no cutting or trail altering allowed without town permission. Sean reported that the management plan for the park allows biking but not trail cutting. Sean says that signs and monitoring are enough and that we don't need to update Laplatte mgt. plans to restrict bikes as long as public outreach is successful. Committee agreed that for now- and long as there is not an increase in trail alteration- that the best mgt tool is to educate users of the area (particularly cyclists) on responsible use of trails.

## UPDATES

- **Regulations Working Group:** Don is still working on updating the zoning regulations. Dean mentioned that the selectboard is also taking up the issue of regulatory reform and the committee may want to stay in the loop of this process.
- **Animal coexistence committee-** Don updated. Group met recently and a draft has been made based on Jackson Hole, WY policy.
- **Regional Conservation partnership:** is on hold for time being.

## CONSERVATION PROJECTS

- **Ewing project:** Gail has been in Touch with VLT (Alan Karnatz). Still waiting on more info about re-appraisal for the Ewing project

## ADJOURNMENT

- **Adjourn:** motion made by Don, second by Fred. Unanimous. Meeting adjourned at 10:10.

**NOTE:** SNRCC will meet again via Zoom on Tuesday, May 19th 7:00 to review Griffin proposal and any other unfinished business.