

Town of Williston Conservation Commission (WCC)
Minutes of November 2 2016

Approved

Members Present:	Jude Hersey, Anthony Jordick, Kim Coleman, Eric Howe, Carl Runge, Jean Kissner
Members Absent:	Gary Hawley
Staff Present:	Melinda Scott
Others Present:	Julia Carvalho, Natasha Kulick (St Michael's College), Glen Wheel, Debra Bell, Bob Heiser (Vermont Land Trust), Kate Wanner (Trust for Public Land)

- 1. Call to Order:** Anthony called the meeting to order at 7:05 AM.
- 2. Public Comment:** Julia and Natasha introduced themselves as St Michael's students. They are attending the meeting to fulfill a course requirement.
- 3. Approval of Minutes from October 19, 2016:** Carl noted that the minutes should be modified to reflect that Gary, not Carl, called the meeting to order. Jude made a motion and Kim seconded the motion to approve the Oct 19 minutes as amended. The motion was carried with a 6-0 vote.
- 4. Site Plan Review – DP 17-08 Wheel Subdivision:** Debra Bell gave an overview of the project. The developer Glen Wheel resides on the property, which is an infill lot of approximately 9 acres. This lot was left over from the Morgan Parkway subdivision, and Mr. Wheel acquired the property in 2015. There is an existing traffic light at James Brown Dr. The proposed development calls for moving Mr. Wheel's duplex, providing an access point to the existing traffic signal. Two points of access are proposed, one onto Rt 2A and the other to Morgan Parkway. This would also provide the residences on Morgan Parkway another access to Rt 2A. Potential for 28 dwelling units, mixed development of townhouses and single family units. Roads are being designed to the Public Street standard, although they might remain private. The developer is currently investigating affordable housing options through Champlain Housing and VHCB. Current vegetation is shrub/scrub, no wetlands on property, no other environmental constraints. Potential for a crosswalk at James Brown Dr. Neighborhood Park is proposed for the center of the development. Jean mentioned the desired alternative path to south and east of property, and that it would be nice to make a connection to Route 2A. Could this connection be made via Gallop Drive? This would need to be researched further. Eric asked about whether the sewer and water would be municipal, which Deb confirmed. Carl asked about whether there was a plan for snow removal, and Deb stated not yet other than plowing into the existing ROW. Eric made a motion and Kim seconded the motion to approve the Findings and Recommendations as written. The motion was carried with a 6-0 vote.

5. Executive Session: 1 V.S.A. §313 (2) - For the purpose of discussing real estate purchase options. Carl made a motion and Eric seconded the motion to enter Executive Session. The motion was carried with a 6-0 vote.

6. Staff Report/Other Business

- **Heritage Meadows trail easement:** Carl, Jude and Melinda met with representatives of the Heritage Meadows HOA to discuss a potential trail easement. Melinda did a site walk to scope out the trail alignment as well as a connection to Heritage Meadows. It appears that the most feasible location for a trail connection is on the opposite (north) side of the stormwater pond, rather than on the south side, as originally proposed.
- **Budget Discussion – continued:** Carl proposed requesting \$40,000 for the ERF fund. There was discussion about Winooski Valley Park District funding. Carl stated that WVPD funding is a totally separate issue from the WCC budget. ERF balance is \$310,000. There was general agreement to keep the requested \$20,000 additional funds in the operating budget. Carl made a motion to amend the WCC 2018 budget request for the ERF from 20K to 40K, and Jude seconded the motion. Motion was carried with a 4-0 vote.
- **Public hearing regarding parking along Mud Pond Road:** Melinda stated that there was a public hearing scheduled for Nov 15 at 8 PM regarding the amendment of the Town Parking Ordinance to add “no parking” areas on Mud Pond Rd. Essentially this would make official what are the current unofficial arrangements for overflow parking for the Mud Pond Country Park.
- **VAST request:** VAST has requested \$1,000 to share the cost of replacing a split rail fence on Five Tree Hill Rd near where the VAST trail enters the woods. The landowner wants the rotted fence replaced or they will close off trail access. Melinda stated that to the best of her knowledge the Town helped to fund the construction of the fence several years ago. After some discussion, the WCC stated that all the remaining funds in the budget were to be used for other projects and therefore they cannot commit funding for this project at present.

Meeting was adjourned at 8:41 am.

Minutes Submitted by Melinda Scott: November 16, 2016

Approved by WCC: November 30, 2016