



South Burlington Land Trust Board Meeting Minutes

October 24, 2018

Northfield Savings Bank, Shelburne Road, South Burlington

Board Members Present: Sarah Dopp, Duncan Murdoch, Michael Mittag, Penne Tompkins, Sophie Mazowita, Rosanne Greco, Betty Milizia, Allan Strong, Karen Ryder

Guests: Paul Conner, Ray Gonda, Janet Bellavance

The Board meeting was called to order at 4:45 pm.

Paul Conner gave an update on Planning and Zoning activities to the Board and guests. Paul briefly discussed the Auclair property deal, with Bread and Butter Farm, which closed on Oct. 5. Over time they will purchase 375 acres for agricultural use and conservation purposes, in conjunction with funding partners, VLT, Dirt Capital, the City of South Burlington, the SBLT. The City contributed \$610K from the Open Space Fund. This is constantly being replenished from tax revenue at about \$280K per year.

Paul then discussed the current status of Affordable Housing availability in the City. Allard Square Senior Housing, funded through Cathedral Square, is near completion. Thirteen renters will have moved in as of 10/25. There are a total of 39 apartments. Sarah asked Paul for the total count of affordable units that are or will be available. Champlain Housing is building 60 units on Market St of which 45 are designated "affordable". Garden Street Trust has constructed twelve condominium units of which two are deemed "affordable". Typically, 1-1 ½ % of new housing constructed annually is considered affordable. Some previously affordable homes have been torn down. Builders are trying to find ways to build more affordable housing but there is not much currently planned. It is difficult to estimate actual affordable units per year since there are a variety of categories, including income-restricted.

Paul described his duties as the City's Sustainability Officer. Since his appointment he has been primarily focused on City Center, particularly in regard to transportation regulations related to biking and parking. The City has purchased an electric car. In addition, city-owned vehicles, including police cars, are being retrofitted for greater energy efficiency. Electric charging stations are planned. Currently there are four sites under consideration: two at the new City Hall and one each at SBHS and Tuttle Middle School. In response to the Board's question on the status of the STAR Community assessment system, Paul reported that it is not currently a priority.

Act 171 addresses forest fragmentation. Paul stated this issue must be included in comprehensive plans by 2024. SB has not begun to work on this yet. Sarah mentioned that it used to be that SB aimed for about a 50/50 ratio of commercial and residential development. With changes to the education tax formula this has morphed into a 30/60 commercial to residential ratio.

With the upcoming plan for Interim Zoning (IZ), the Land Trust is very interested in the identification and prioritization of lands for conservation. Vince Bolduc, South Burlington resident and St. Michael's professor, is conducting a survey of the community's opinions on many topics (including conservation) during the election process on 11/6.

Following Paul's presentation and discussion, the minutes of the August meeting were approved with Michael and Penne making the motion and seconding respectively. The minutes were approved unanimously. Penne is still working on revisions to the Sept. 26 minutes. Tabled this to the Nov. meeting.

Michael presented the financial and membership reports. Michael reported that the renewal notice has not been sent out to the membership yet. He asked board members to send him their ideas for inclusion in the notice. The reports were unanimously approved following a motion by Penne and a second from Sophie.

Reminders that the Interim Zoning public hearing is scheduled for November 13 and all Board members are encouraged to attend.

The next meeting is scheduled for November 28 at the Northfield Savings Bank on Shelburne Road at 4:45.

The meeting was adjourned at 6:30.

Respectfully submitted,

Karen Ryder
Secretary