

## **Sabin's Pasture Working Group Meeting Notes 01/14/08**

5:30 PM – 7:30 PM, held at Christ Church, 64 State Street, Montpelier VT.

**Present:** Todd Bailey, Katherine Cooper, Bill Fraser (for Mary Hooper), Dave Keller, Jennifer Knauer, Rodger Krussman, Jim Libby, Rory Malone, Neal Rodar, Leigh Seddon, Roy Schiff, Nancy Sherman, Jean Vissering, John Waldo, and approximately 5 members of the public.

**Conservation and Development Discussion,** Jean Vissering, Landscape Architect.

Jean Vissering presented four different maps presenting various options for allocating acreage of conservation and of development on the property, and led a discussion that asked the group to respond to the maps as following:

A. Define Conservation Resource Areas and Objectives

- What are the critical open space/ recreational / ecological / visual resource areas of the property?
- Which are most valuable and why?
- Of the four conservation options presented, which should be explored? Should they be altered or changed? What other conservation ideas should be considered?

B. Define Development Criteria

What are the criteria that should be considered in development proposals for the property, including:

- Location of Development
- Number of Units
- Types of Units/Uses
- Visual Characteristics
- Environmental/Ecological Considerations
- Other

Jean will be designing images for the group to look at based on its feedback from this meeting of 1/14/08, returning to facilitate further discussion and clarification during the next two meetings of the working group. She is not looking to develop a consensus solution, rather, she is looking to design approximately three solutions that represent different points of view and offer the working group's best thinking for different density options.

The Working Group's feedback follows.

**Conservation resources:**

- Consider vistas looking from the property and at the property from other neighborhoods – both are important values

- Corridor from east to west on the upper part of the property needs to be wide enough to provide a corridor for wildlife, connecting to adjacent open lands to the east (specific dimensions not defined).
- Road intrusions should be limited to avoid disruption to wildlife. Road intrusion from north side will particularly impact wildlife habitat.
- Sledding hill should be included in the conserved area
- The conserved area should be accessible to pedestrians from multiple access points
- Consider parking areas along existing roads for conserved area and trailhead access
- Prefer passive recreation, not to see a developed park (no playgrounds, fields)
- Valuable to conserve enough land to create a continuous chunk to preserve views.
- Greatest resource is the contiguity of open space property---being able to walk the property without seeing development and roads. The “feel” of being in the country.
- Connections to other trails in Montpelier and elsewhere.
- Views from other areas valued.
- Integrity of upper pasture is important—contiguity important—value of land as open space is in its size.
- From a watershed and water quality standpoint—consider larger conserved acreage, as property includes Bassett<sup>[JEV3]</sup> Brook which flows into the Winooski River
- Preserve opportunities for future forestry
- Raven's nest at the quarry on the property. The quarry provides opportunities for other cliff-dweller species.
- Hemlock stand and wild onions.
- Stream now located underground could be considered for floodplain restoration.
- Identified need for additional natural resource inventory to determine other resources that may be important to protect

**Development Criteria to consider in designs (to be continued at 1/28 meeting):**

- How many houses are needed in order to have a development that could include affordable housing?
- Can we think about the footprint rather than the number of units?
- Maximize development on lower slopes. Illustrate how the property would look under different development and density scenarios. Jean will illustrate various densities ranging from maximum density allowed by zoning (approx. 388 units) to approx. 75 units for the next meeting.
- Number of units depends on what kind of units they are, and what types of lots, traffic plans.
- Determine what uses the community needs.
- Consider single family, multi-family, and mixed uses.
- Buildings should not block important views.
- Needs to be consistent with current zoning.
- If possible, represent buildings that fit in with the design of existing buildings

- Integrate development and park; development and conservation should complement each other.
- Considerations for lighting
- Ecological considerations: take advantage of passive solar opportunities, protect stream and wetland corridors
- Incorporate a bike path; can be moved (need to confirm this).
- Development should allow visual access to the conserved area from Barre Street
- Create access to conserved area through development

**Closing Announcements, Rodger Krussman:**

- This is an open meeting – the public is very welcome to come and listen. The Working Group will decide when comment is welcomed. If there are folks who disagree with this, please see Rodger or Neal.
- The Working Group needs to schedule a conversation to discuss when ideas will be presented to the public for more input.
- If members of the working group want to go out onto the property with maps (collectively as a group)—this can be done but please check in with Rodger—he would need to notify property owners.

**Next Meetings:**

**1/28 – Continue visioning exercise with Jean Vissering**

**2/11 – Complete visioning exercise, and other business TBD.**

1/28/2008, 5:30-7:00pm	Christ Church
2/11/2008, 5:30-7:00pm	Kellogg-Hubbard Library, 135 Main Street
2/25/2008, 5:30-7:00pm	Kellogg-Hubbard Library