

## Sabin's Pasture Working Group Notes from 03/10/08 Meeting

5:30 PM – 7:30 PM, held at Kellogg Hubbard Library, Main Street, Montpelier VT.

**Present:** Katherine Cooper, Jennifer Hollar, Bill Kaplan, Dave Keller, Jennifer Knauer, Rodger Krussman, Jim Libby, Rory Malone, Neal Rodar, Leigh Seddon, Roy Schiff, Nancy Sherman, Jean Vissering, John Waldo, and 1 member of the public.

Rodger started the meeting with a review of Progress to Date:

- October 2007: TPL held tours of the property with some members of the working group.
- 12 November 2007: First Meeting of the Working Group.
- November 2007 – February 2008: working group met eight times. Reviewed purpose and objectives of the Working Group, per draft from November.
- Currently: TPL is still seeking developer input on the draft-plan-in-progress.
- April-May 2008: Group hopes to introduce a recommendation for public comment.

### Part IV of Visioning Exercise with Jean Vissering, Landscape Architect.

Jean reviewed Engineering Review by DeWolfe Engineering of **DRAFT** development scenarios. The group asked whether DeWolfe could offer any additional comments about development in the upper areas of the property.

The Group discussed the 3/7/08 **DRAFT** report, “**Recommended Development and Conservation Goals and Objectives: March 7, 2008.**” (Jean distributed written copies at the meeting.) The group discussed and made comments on and suggested edits to the report, including the following:

- **Open Space Protection:** important to note that it may be a city park.
- **Compact Development:** Development should be designed to minimize its overall footprint and impact on open space, emphasizing higher densities.
- **Affordable Housing:** In addition to recommending that a minimum of 25% of the developed units should be affordable, the group discussed adding that the developed area should include mixed uses as defined by zoning.
- **Energy Efficiency:** Buildings should be built to very high energy efficiency standards and be healthy places to live. However, since the cost of some energy-saving investments could make homes unaffordable, there should be a careful analysis of initial cost and annual savings for such investments.
- **Minimal Environmental Impacts:** Design and location of development should minimize impacts to important and sensitive natural resources.
- **Retain Scenic Resource Values:** specifically name the “Barre Streetscape” and the view of the property from Barre Street as important aesthetic values.

- Add a category, entitled **Impact on Existing Infrastructure**: Development should integrate as much as possible into existing infrastructure. Impact of increased traffic on the quality of life on the Barre Street neighborhood (noise, pedestrian access, pollution) should be taken into account in any development proposal.
- Group agrees that “through-traffic” (i.e. roadway for cars) should not cross the property, though pedestrian access to the park from Towne Hill Road and surrounding neighborhoods is encouraged.
- Group consensus is that development on the property should be low enough so that it does not obstruct the view from the top of the sledding hill.

The Group did not complete its review of the entire report due to time constraints but will submit additional written comments to Jean for incorporation into the **DRAFT** report prior to next meeting.

**Next Steps:**

- **Jean** will edit the report, based on comments from this week's meeting.
- **Working Group Members** are encouraged to send additional comments of the draft report to Jean.
- **TPL** will continue to seek Developer Input.
- **Monday the March 24<sup>th</sup> is the next meeting date. Location is the East Montpelier Room at Kellogg-Hubbard Library.** The Working Group will use the majority of the next meeting to review the remaining “Areas of Disagreement,” with the goal of producing a draft that reflects group consensus and which members of the working group would be willing to bring back to their constituencies for comment.