

**CHAMBERLIN NEIGHBORHOOD – AIRPORT PLANNING COMMITTEE
MEETING MINUTES
28 JANUARY 2016**

The South Burlington Chamberlin/Airport Study Committee held a meeting on Thursday, 28 January 2016, at 6:30 p.m., in the Conference Room, City Hall, 575 Dorset Street.

MEMBERS PRESENT: C. Sargent, Chair; G. Severence, P. Clemins, K. Robison, K. Schlenter, J. Simson, T. Harrington, W. Rooney, P. Nowak, G. Maille, L. Brakel

ALSO PRESENT: P. Conner, Director of Planning & Zoning; C. Forde CCRPC; B. Chamberlin, Consultant; T. Chittenden, E. Fitzgerald, M. Emery, K. Lane, S. Marriott, L. Marriott, other community members

1. Agenda: Additions, deletions or changes in order of agenda items:

Ms. Sargent suggested adding a discussion of having meetings alternate between Wednesdays and Thursdays to accommodate 2 committee members. Members were OK with this accommodation.

2. Open to the Public for items not related to the agenda:

Ms. Lane asked about the posting of meeting notices. Mr. Conner reviewed the locations of postings. He offered to send Ms. Lane an email directly to her. He said he would confirm that the website calendar is up to date as well.

3. Minutes of 13 January 2016:

A typographical correction was made.

Ms. Harrington moved to approve the Minutes of 13 January 2016 with the typographical correction. Ms. Brakel seconded. Motion passed unanimously.

4. Report of Noise Sub-Committee:

Mr. Maille said the sub-committee met on 27 January. At that meeting, he was elected as Chair of the sub-committee. The sub-committee agreed to meet two times per month on an alternate date from the full committee. The next meeting will be on 10 February at City Hall. Other meetings will be determined once the full committee has set its schedule.

The sub-committee then set its initial goals and priorities, including:

- a. Instituting a committee to address noise that survives the CNAPC
- b. Input into the new Noise Compatibility Program
- c. Looking at mitigation options, alternatives (e.g., berms, additional buildings, etc.)

- d. Instituting a noise monitoring program using a “humanizing” factor (this allows city planning people to recognize that the Airport lies within a municipality and to take a more proactive position)
- e. Preserving as much of the Chamberlin neighborhood as reasonably possible
- f. Looking at multi-modal communication methods.

There was agreement by the sub-committee to have CNAPC add Linda Brakel to the sub-committee.

They also agreed to invite the Airport Aviation Director or his appointee come to the committee or subcommittee to discuss future plans.

The agenda for the next meeting will include: goals/priorities, and addressing Goal #1 - Initiate a Noise Planning Committee/Commission that survives the CNAPC Noise Subcommittee using already established panels in communities and/or statutory definitions as in 5 V.S.A. chapters 15 and 17 as models

Following the report, Mr. Maille moved to add Linda Brakel to the Noise Sub-Committee. Mr. Clemins seconded. Motion passed unanimously.

5. Overview of Scope of Work for the Airport’s Land Use/Reuse Study:

Mr. Chamberlin said that one thing that is going on that makes things more complex is that the Airport has initiated another study: their second of 5-year Re-Use Plans. They have hired a consultant for this study. The aim of the study is to provide a map and plan of what they will do with the acquired lands in the next 5 years. Options could include keeping the lands as a buffer, or using some of the for Airport uses. The consultant will be in the area from time to time, and Mr. Chamberlin suggested inviting him to come to the CNAPC at least twice (February and May) to respond to questions from the Committee. Between February and May, RSG will maintain contact with the consultant to let CNAPC’s thoughts be known and to find some common ground. Mr. Conner added that the consultant is excited to get the results of the public workshop that CNAPC did last year.

Mr. Maille noted that the last Re-Use Plan was done in 2009 and was to be updated so there was a new 5-year plan. He asked when that would expire. Ms. Forde said she didn’t believe there is an expiration date, but they can have the consultant speak directly to that.

Mr. Maille noted there are still some homes in the area where homes were demolished and people who don’t want to give up those homes. He questioned how you would re-zone those lands to support a goal of aviation use/purposes.

Mr. Conner said his understanding is that a Re-Use Plan is for land that the Airport owns at that time. The Master Plan can look at a larger picture. He felt it is a good question to pose to the Airport consultant as to what happens when the Airport doesn’t own all the land.

Ms. Harrington noted that any Airport plan would have to go first to the Planning Commission for any zoning changes. Mr. Conner added that it would be up to the Planning Commission and ultimately to the City Council to decide what is appropriate zoning for those lands.

Ms. Nowak asked what the process would be for the Airport to put in a building on any of that land. Mr. Conner noted that the west side of Airport Drive is zoned R-4 (residential). Any change to that zoning could happen in 2 ways: it could be initiated by the city or it could be by request of the property owner. The Planning Commission would then decide whether to undertake the request. If they did, there would be a full public process. If the Planning Commission selected some zoning change, they would hold a public hearing. They could then pass on the request to the City Council which would also hold a public process.

Mr. Chamberlin felt that the Airport's consultant could probably answer some of the questions posed tonight. He felt that CNAPC should facilitate the development of a neighborhood land use transportation plan (including improvements such as new streets, closure of streets, pathways, etc.). It would be up to his group to figure out the costs of these improvements and other details. He then showed an overhead view of the neighborhood with the Airport's acquired properties indicated.

Mr. Chamberlin said that CNAPC's next steps from now until May should be to recommend and endorse short and long-term improvement strategies that fall into three categories:

- a. Transportation
- b. Civic improvements
- c. Neighborhood land use (to include communications with the Airport)

Mr. Chamberlin said that at the next meeting he will come back with very specific ideas regarding transportation (e.g., where street lights should go, where improvements should go, who is responsible for getting things done, how much it will cost, and where the money will come from).

(Ms. Nowak noted for the record that there were 3 City Councilors present in the room).

Mr. Chamberlin then outlined some ideas relating to each of the 3 major categories of improvements as follows:

1. Transportation:
 - a. Traffic calming
 - b. Bus shelters/bus stops
 - c. Sidewalks, crosswalks, paths
 - d. Safe connections to Williston Rd. and Jaycees Park
 - e. Airport Drive Extension
 - f. Future scenarios for city streets within the former 65 dNI area

2. Civic Improvements:
 - a. Street lighting
 - b. New trees/gardens
 - c. Public art, vistas to Airport and/or mountains
 - d. A community center

3. Neighborhood Land Use:
 - a. Zoning changes (front porches, accessory apartments)
 - b. Mutually beneficial re-use of Airport acquired lands
 - c. Stormwater management (Centennial Brook Watershed)
 - d. Communications

Mr. Chamberlin then showed a possible calendar with proposed topics for various meetings.

Ms. Nowak noted that the City Council has on its agenda for Monday night a discussion regarding street lights, crosswalks, etc. That information can come back to CNAPC. Mr. Conner said he would brief CNAPC on the City Council discussion.

Ms. Harrington felt the land use discussion should be moved into April as it could be very intense.

Ms. Lane asked about a public meeting at Chamberlin. Mr. Maille said the Committee has a lot to do before it can go to the public. Ms. Lane suggested telling the public that such a meeting will be happening and to give people information before it happens.

Members then agreed on the following meeting schedule:

Thursday, 18 February; Wednesday, 16 March; Thursday, 14 April; Community Meeting on 28 April; Wednesday, 11 May; Thursday, 26 May; Community Meeting on 8 June; Wednesday, 15 June, final CNAPC meeting.

6. Other Business:

As there was no further business to come before the Committee, Mr. Maille moved to adjourn. Mr. Schlenter seconded. Motion passed unanimously, and the meeting was adjourned at 8:00 p.m.