

Meeting Date/Time: February 23, 2016; 6:00 pm

Members present: Julie McClintock; Sally Hoyt; Carson Stuart; Steve Bevington; Tom Grizzle; Phil Post; Jean Yarnell; Ed Harrison (Council liaison)

Members absent: Stefan Klakovich

Staff: Chris Roberts; Chris Jensen; Judy Johnson; Sue Burke

Guests: Cameron Rice; Eric Chupp; Alena Callimanis; Martha Mersereau; Everett Gupton; Scott Kovens

Agenda Item	Discussion points	Motions/Votes	Action
Meeting called to order	Ms. McClintock called the meeting to order.	N/A	Meeting began at 6:03 pm in Meeting Room B at the Town Library. A quorum was present.
Introductions	Ms. McClintock welcomed guests to the meeting and asked everyone to introduce themselves.	N/A	N/A
Announcements	Legislative Update Information Meeting with Advisory Boards will be held on April 5 <sup>th</sup> at 6:30 pm in the Council Chambers. Ms. McClintock attended the program on coal ash disposal co-hosted by the League of Women Voters and the Southern Environmental Law Center. Ms. McClintock noted that she received a copy of a letter from NC DEQ to Lance Norris about the coal ash on the Police Dept. property and its proximity to the Bolin Creek greenway. Ms. Hoyt announced that construction is starting on the stream daylighting project at Battle Ln. and Country Club Rd.	N/A	N/A
Agenda Review	Ms. McClintock suggested that agenda items #5 (stormwater outreach) and #7 (Board member terms) move to the top of the agenda.	N/A	N/A
Petitions	Ms. McClintock suggested that Ms. Mersereau's and Ms. Callimanis's petitions about the proposed Merin Rd. SUP application be heard during that discussion.	N/A	N/A
Approval of Meeting Notes from January 26, 2016	None	A motion to approve the January 26, 2016 meeting notes was made by Mr. Post and seconded by Ms. Yarnell. It passed unanimously.	N/A
<b>BOARD BUSINESS</b>			
Board member terms and business vacancy	Three Board members' terms expire June 30, 2016 – Steve Bevington (Residential); Stefan Klakovich (Residential); and Phil Post (Business). All are eligible for reappointment and are encouraged to submit their	N/A	N/A

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Board member terms and business vacancy (cont.)	<p>applications. Mr. Post noted that he would miss some meetings this summer because of other plans.</p> <p>There is an additional Business vacancy as a result of Ms. Drostin's resignation. Ms. McClintock reported that Chad Pickens, Manager at the Great Outdoor Provision Company in Eastgate, was interested in applying for the Business vacancy.</p>		
Stormwater outreach to the community	<p>Ms. McClintock suggested that the Stormwater Advisory Board consider hosting a program or a series of programs about stormwater topics of interest. Examples of topics included:</p> <ul style="list-style-type: none"> <li>• how the stormwater fees are used</li> <li>• why stormwater is important</li> <li>• climate change</li> <li>• new technologies</li> </ul> <p>Mr. Post suggested that the fees could be displayed via a pie chart and posted on the website along with accomplishments.</p>	N/A	N/A
State legislative environmental rule changes	<p>Mr. Harrison and Mr. Bevington attended a presentation by Erin Wynia, NC League of Municipalities, to the Triangle J COG's Water Resources Advisory Committee.</p> <p>Staff forwarded an email to Board members about the upcoming Chapel Hill Joint Advisory Boards Information Meeting - "Overview of Legislative Updates Meeting" to be held on Tuesday, April 5, 2016 at 6:30 pm in the Council chambers.</p> <p>Ms. Hoyt noted that the Jordan stormwater rules remain in effect for state agencies.</p>	N/A	N/A
Merin Rd. Special Use Permit (SUP)	<p>Ms. McClintock remarked that this application was discussed at last month's Board meeting and the Board developed recommendations to forward to the Town Council. Mr. Chupp and Mr. Kovens, the applicants, and Mr. Rice, their engineer, are present tonight.</p> <p>At the advice of the Town Attorney, Mr. Post requested to be recused from the discussion because he was representing a neighboring property owner.</p> <p>Mr. Harrison, the Council liaison to the Stormwater Advisory Board, stated that this SUP application is before the Town Council. Mr. Harrison is disclosing his attendance at tonight's meeting and is an interested party to the Board's discussion.</p>	<p>Mr. Stuart made a motion to recuse Mr. Post, which was seconded by Mr. Grizzle. The motion passed unanimously.</p>	N/A

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Merin Rd. Special Use Permit (SUP)	<p>Mr. Chupp noted that part of their presentation included responses to concerns raised by downstream residents and requested that Ms. Mersereau and Ms. Callimanis be heard first.</p> <p>Ms. McClintock reported that the applicant hosted a site visit. Town staff, residents from Billabong Ln. adjacent to the site, and Board members were invited; Ms. McClintock and Mr. Stuart attended. Ms. McClintock found the site visit to be very helpful. She reported that (1) Areas along sections that drop off into a steep ravine will not be disturbed, and (2) Mr. Chupp indicated that the project would be phased – infrastructure will be constructed first – but the site would not be cleared like Burch Kove.</p> <p>Mr. Chupp reiterated that they are receptive to including a phasing requirement as a stipulation and are willing to meet with Town staff to come up with a reasonable number of lots to be disturbed within each drainage area. Mr. Kovens noted that this would include laydown areas.</p> <p>Alena Callimanis – Presented photos of what is happening now along the stream from the site down to Bolin Creek (please see attachment). Ms. Callimanis concluded her presentation with several recommendations:</p> <ol style="list-style-type: none"> <li>1. Study the impacts of this development on downstream culverts</li> <li>2. Evaluate the cumulative impacts of upstream development on Bolin Creek and downstream properties and infrastructure</li> <li>3. Include maintenance and repair of downstream infrastructure in evaluating this project</li> <li>4. Identify tree areas to be maintained to maintain absorption</li> </ol> <p>Martha Mersereau – Ms. Mersereau sent an email identifying new concerns (forwarded to the Board as part of this meeting's agenda). Ms. Mersereau made the following points:</p> <ul style="list-style-type: none"> <li>• At last month's meeting, Ms. Mersereau noted that one of the proposed basins is near the Glenbrooke pond. The proposed basin appears to be near the property line and Ms. Mersereau asked whether there was sufficient room allocated to reach the proposed basin to perform maintenance.</li> </ul>		

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Merin Rd. Special Use Permit (SUP) (cont.)	<ul style="list-style-type: none"> <li>The decision about Merin Rd. should not be made in isolation. The Merin Rd. project will add to current problems.</li> <li>There should be a study required to evaluate the stream impacts from Merin Rd. to Bolin Creek.</li> <li>The post-development peak rate requirement is not working.</li> <li>Model the stormwater impacts to demonstrate that the runoff will not increase damage to infrastructure downstream.</li> </ul> <p>Cameron Rice, Advanced Civil Design, engineer for Merin Rd. project – has prepared three presentations in response to the Board's recommendations; Ms. Mersereau's comments; and Ms. Callimanis's comments.</p> <p>Response to Stormwater Advisory Board: The Board made four recommendations concerning steep slopes; stormwater management; and erosion control.</p> <p>Steep Slopes – An onsite meeting was held to walk the site and observe the steep slope areas. The applicant updated the steep slope exhibit, which reduced the amount of steep slopes. There is approximately 1,847 sq. ft. of steep slopes on the site of which the applicant is proposing to disturb approximately 1,414 sq. ft.</p> <p>Stormwater Management – the Board recommended that the last sentence in Stipulation #35 be deleted. The applicant has agreed to the deletion.</p> <p>Erosion and Sediment Control – The applicant is agreeable to a phased grading plan and offered weekly walk-throughs of the site with Town and erosion control staff, Friends of Bolin Creek representative, and interested neighborhood representatives. This was done with a previous project and it worked well.</p> <p>A Board member liked the idea of weekly walks instead of waiting until a failure occurred.</p> <p>Sediment basins sized for the 25-yr. storm – The applicant does not believe it will be helpful or address the Board's concerns. There will be additional storage above the 10-yr. design required for erosion control because the sediment basins will become the permanent stormwater controls. The sediment basins will have baffles and skimmers. Typically, silt fence issues are the source of sediment.</p>		

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Merin Rd. Special Use Permit (SUP) (cont.)	<p>The applicant requests that the Board revise and affirm its recommendations to the Council.</p> <p>Discussion:</p> <p>The applicant clarified that the phased grading was applicable to the lot construction, not the infrastructure.</p> <p>A Board member asked how the lots would be stabilized. Was sod being used? The applicant responded that sod would be used on the lots except during the summer. The applicant further stated that there would be multiple erosion and sediment controls on each lot. Each lot will have silt fence, which in turn will drain to the sediment basins. Because the permanent stormwater basins are sized based on impervious area, the sediment basins will be larger than required by erosion and sediment control.</p> <p>Response to Ms. Mersereau – Mr. Rice prepared responses to Ms. Mersereau’s concerns and will send a copy of his presentation to Town staff for distribution to the Board.</p> <p>The applicant noted that the Winmore bridge is located in a floodplain and there are flooding accounts from 50 years ago.</p> <p>The applicant also stated that the Merin Rd. application is not requesting a rezoning and is not proposing the maximum number of units permitted.</p> <p>Discussion:</p> <p>A board member asked if the lots on the east side were draining to Merin Rd. The applicant responded that they were graded to the interior streets, which will go to the basins.</p> <p>A Board member said that at the site visit, it was mentioned that a swale would be added along the base of the slope that bordered the Billabong properties. The applicant responded that the road slopes toward the rear and they will have a swale to collect the runoff and convey it to the basin.</p> <p>The plantings for the basins will be appropriate for the type of structure built.</p> <p>A Board member followed up on Ms. Mersereau’s concern about maintenance access to the western basin. The applicant answered that there will be the sanitary sewer easement along that side of the project</p>		

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Merin Rd. Special Use Permit (SUP) (cont.)	<p>site. Maintenance access will “piggy-back” on the sewer easement to provide access to the dam.</p> <p>A Board member noted that there is interest in minimizing the volume of the basins by employing innovative measures such as permeable surfaces and encouraged the applicant to look at opportunities for pilot projects. The applicant responded that they are happy to look at that.</p> <p>A Board member asked about the road widths. The applicant responded that the roads were 25 feet front-to-front.</p> <p>A Board member asked which subwatershed the project was located in. Staff responded that it is located in the Upper Bolin Creek subwatershed.</p> <p>Ms. McClintock noted that this item would be going back to Council on April 11 and asked staff if the Board could firm up its recommendations at the March meeting. The staff responded that the Board could continue its discussion and review its recommendations at the March meeting.</p> <p>A Board member asked whether the Orange County erosion control staff would be available to participate in the weekly walks. The applicant stated that he will verify availability with county staff.</p>		
ADJOURNMENT	N/A	A motion to adjourn was made by Mr. Stuart and seconded by Mr. Grizzle. It passed unanimously.	Meeting adjourned at 7:56 pm.