



# TOWN OF CHAPEL HILL

## Environmental Stewardship Advisory Board

### Meeting Minutes

Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

Chair Mary Metcalf  
Vice-Chair Adrienne Tucker  
Grace Elliott  
Julie Gras-najjar  
E. Thomas Henkel

Julie McClintock  
Marirosa Molina  
Noel Myers  
Bruce Sinclair  
Lucy T Vanderkamp

---

**Tuesday, March 30, 2021**

**7:00 PM**

**Virtual Meeting**

---

#### **1 Virtual Meeting Orientation**

The staff liaison oriented everyone to the virtual meeting format.

#### **2 Opening**

The information below is a summary of the meeting activities. For more details, a recording of the meeting will be posted at this website:

<https://chapelhill.legistar.com/Calendar.aspx>.

The meeting opened at 7:34 pm.

#### **3 Roll Call**

Other Attendees: Michael Parker (Council Liaison), Melissa McCullough (Planning Board Champion), Ashley Saulpaugh, Bill Derks, Brian Ficker (University Place Applicant Team), Chris Robert, Ernest Odei-Larbi (Stormwater Staff), Scott Clark, Angie Steele (Technical Support Staff), John Richardson (Staff Liaison)

**Present**      9 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, Grace Elliott, Julie Gras-Najjar, E. Thomas Henkel, Julie McClintock, Marirosa Molina, Bruce Sinclair, and Lucy Vanderkamp

**Absent**        1 - Noel Myers

#### **4 Approval of Agenda**

A motion was made by Member Henkel, seconded by Member Gras-Najjar, that the agenda be approved as proposed. The motion carried by the following vote:

**Aye:**            9 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, Grace Elliott, Julie Gras-Najjar, E. Thomas Henkel, Julie McClintock, Marirosa Molina, Bruce Sinclair, and Lucy Vanderkamp

#### **5 Announcements**

None.

## **6 Petitions**

None.

## **7 Approval of Minutes**

Draft Action Minutes

[\[21-0244\]](#)

A motion was made by Member Henkel, seconded by Member Vanderkamp, that the March 18, 2021 Draft Action Minutes be approved as amended. The motion carried by the following vote:

**Aye:** 9 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, Grace Elliott, Julie Gras-Najjar, E. Thomas Henkel, Julie McClintock, Marirosa Molina, Bruce Sinclair, and Lucy Vanderkamp

## **8 Old Business**

### **a) University Place Special Use Permit Modification**

[\[21-0243\]](#)

The applicant team provided a presentation. The Board then asked a series of clarifying questions covering topics like: apartment ownership, pricing, height, student vs. market; stormwater treatment and storage; all-electric design; rooftop solar, rentals and solar; bike/ped infrastructure and connections; tree size and canopy coverage; impervious surface area; rainwater capture and reuse; and space for the Chapel Hill Farmers Market.

There were no public comments for this item. Due to internet issues, Member Julie Gras-Najjar left the meeting and quickly returned around 8:40 pm.

A motion was made by Member Sinclair, seconded by Member Henkel, that the University Place Special Use Permit be recommended for approval by Council with the following conditions and special considerations:

Conditions:

- Present more detail about: energy consumption, types of energy used, rainwater and stormwater
- Meet with the Stormwater Management Utility Advisory Board
- Utilize solar energy to reduce greenhouse gas emissions
- Due to heat and environmental health concerns, plant only natural vegetation and if an artificial turf is used, avoid crumb rubber base

- Support the increase in tree canopy and encourage a higher percentage than the proposed 20%, which is below the 30% standard
- Upon termination of leases, explore opportunities for additional green spaces
- Support the decrease in impervious surface and encourage a lower percentage than the proposed 75%, which is above the 70% standard
- Place reflective surfaces on roofs before installing solar
- Install rooftop rainwater capture for irrigation and non-potable water use and to reduce stormwater impacts

Special Considerations:

- Build structured parking to reduce impervious surface and increase area for tree planting
- Install stormwater retention tanks to moderate runoff
- Suggest that Council ask for additional detail about the multi-family units (e.g., mix of unit types, parking, amenities, appliance types)

The motion carried by the following vote with members voting against citing the following reasons:

- Adrienne Tucker: acknowledged that this is a difficult lot to build on, but would like to see more from the applicant regarding sustainable design.
- Marirosa Molina: expressed concern that the project is in the floodplain and that the applicant isn't doing enough to meet the minimum requirements for tree canopy and impervious surface.
- Julie McClintock: acknowledged that this is a difficult place to build, but would like to see something more cutting edge regarding sustainable design.

**Aye:** 6 - Chair Mary Metcalf, Grace Elliott, Julie Gras-Najjar, E. Thomas Henkel, Bruce Sinclair, and Lucy Vanderkamp

**Nay:** 3 - Vice-Chair Adrienne Tucker, Julie McClintock, and Marirosa Molina

**b) Develop Top Priorities for 2020-2025 to Share with Council**[\[21-0203\]](#)

A motion was made by Member Vanderkamp, seconded by Member Molina, that the following priorities be approved and shared with Council:

1. Continue making energy efficiency and solar a priority, and work with the Town to develop incentives for buildings and energy efficiency
2. Work to increase resident outreach, education, and input to Council regarding development proposals, and general topics of interest to the Board
3. Continue making stormwater review a priority in development projects
4. Work with applicants to stress the importance of projects that include resource reuse (e.g., rainwater capture, green infrastructure, sustainability issues)

The motion carried by the following vote:

**Aye:** 9 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, Grace Elliott, Julie Gras-Najjar, E. Thomas Henkel, Julie McClintock, Marirosa Molina, Bruce Sinclair, and Lucy Vanderkamp

**9 New Business**

*None.*

**10 Adjournment**

A motion was made by Member Henkel, seconded by Member Gras-Najjar, that the meeting be adjourned. The motion carried by the following vote and the meeting was closed at 9:38 pm:

**Aye:** 9 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, Grace Elliott, Julie Gras-Najjar, E. Thomas Henkel, Julie McClintock, Marirosa Molina, Bruce Sinclair, and Lucy Vanderkamp

*Next meeting: April 13, 2021*

*Order of Consideration of Agenda Items:*

- 1. Staff Presentation*
- 2. Applicant's Presentation*
- 3. Public Comment*
- 4. Board Discussion*
- 5. Motion*
- 6. Restatement of Motion by Chair*
- 7. Vote*
- 8. Announcement of Vote by Chair*

*Public Charge: The Advisory Body pledges its respect to the public. The Body asks the public to conduct themselves in a respectful, courteous manner, both with the Body and with fellow members of the public. Should any member of the Body or any member of the public fail to observe this charge at any time, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until a genuine commitment to this public charge is observed.*

*Unless otherwise noted, please contact the Planning Department at 919-968-2728; [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org) for more information on the above referenced applications.*

*See the Advisory Boards page <http://www.townofchapelhill.org/boards> for background information on this Board.*