



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

Thursday, September 23, 2021

7:00 PM

Virtual Meeting

1 Virtual Meeting Orientation

The Staff Liaison provided a basic orientation to the virtual meeting format.

2 Opening

The meeting was called to order at approximately 7:20 pm.

3 Roll Call

Other Attendees: Lorissa Zhou (Youth Council Liaison); Joe Dye, Michael Stevenson, Whitney St. Charles, George Retschle (Applicant Team for 150 E. Rosemary St. project); Edward Marshall, Michael Dupree, John Morris, Doug Frederick (Booker Creek Preservation Alliance); John Richardson (Staff Liaison)

Present 7 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, Julie Gras-Najjar, E. Thomas Henkel, Julie McClintock, Bruce Sinclair, and Lucy Vanderkamp

Absent 3 - Grace Elliott, Marirosa Molina, and Noel Myers

4 Approval of Agenda

A motion was made by Member Sinclair, seconded by Member Vanderkamp, that the agenda be approved as proposed. The motion carried by the following vote:

Aye: 7 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, Julie Gras-Najjar, E. Thomas Henkel, Julie McClintock, Bruce Sinclair, and Lucy Vanderkamp

5 Announcements

None.

6 Petitions

None.

7 Approval of Minutes

a) Review Draft Action Minutes[\[TMP-3697\]](#)

A motion was made by Member Henkel, seconded by Vice-Chair Tucker, that the draft Action Minutes for June 8, 2021 be approved. The motion carried by the following vote:

Aye: 7 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, Julie Gras-Najjar, E. Thomas Henkel, Julie McClintock, Bruce Sinclair, and Lucy Vanderkamp

8 Updates from the Chair

None.

9 Updates from the Planning Commission Champion

None.

10 Old Business

a) *None*

11 New Business**a) Conditional Zoning - 150 E Rosemary Street**[\[TMP-3667\]](#)

The applicant presented an overview of the project, including information about the Board's development review criteria. Board members asked clarifying questions about stormwater management, net parking counts, all-electric design, ground source heat pumps, biofuels vs. natural gas, solar wall/light shelves, window operability, ventilation and air "cleaning" for connected spaces and offices, and anticipated bio-safety level.

The applicant said they would go back to the design team to ask about ground source heat pumps and solar light shelves, noting that a field would require a large land area (15-20 acres) that isn't feasible here. The applicant also noted that window operability creates climate control challenges. Regarding bio-safety levels, the applicant stated that most lab work is not likely to require high levels of ventilation and they anticipate nothing higher than bio-safety level 2.

A member of the public, Anthony Henage, asked the applicant about the reasoning for not providing solar and not achieving net-zero waste. The applicant indicated that once a building goes above two stories, the ratio of rooftop space to floor area--in addition to rooftop equipment, particularly for a lab--makes an investment in solar more of a gesture than a true impact on the

building's overall energy demand. Regarding zero waste, the applicant noted that this will not be feasible with a lab environment, particularly where specialized materials will likely require specific disposal methods.

A motion was made by Member Gras-Najjar, seconded by Member Sinclair, that the Council approve with the special considerations below, the application for 150 E. Rosemary St.

SPECIAL CONSIDERATIONS:

1. Use biofuel instead of natural gas for heating the building
2. Incorporate plans for using fresh air and other ventilation throughout the building
3. Use rainwater capture for rainwater reuse in the building for nonpotable water needs

The motion carried by the following vote:

Aye: 7 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, Julie Gras-Najjar, E. Thomas Henkel, Julie McClintock, Bruce Sinclair, and Lucy Vanderkamp

- b)** Presentation from Booker Creek Preservation Alliance re:
Booker Creek Watershed Proposed Flood Storage Projects

[\[TMP-3696\]](#)

(Lorissa Zhou left the meeting.)

Members of the Booker Creek Neighborhoods Preservation Alliance presented on their interests and recommendations regarding the Town's proposed flood storage projects for the Booker Creek watershed.

Prior to the start of the presentation, the Chair announced that the Council passed a resolution on 9/22 to form a Working Group that will focus on this topic and the interests that have been raised. The Chair also noted that Member Noel Myers will represent the ESAB as part of the Working Group, and that the first meeting is expected to take place on or before October 20th.

(Julie Gras-Najjar left the meeting.)

Member McClintock recommended that this work be part of the Environmental Stewardship Advisory Board's work going forward.

A motion was made by Member Henkel, seconded and amended to add

proviso #5 by Member McClintock, that the Environmental Stewardship Advisory Board endorse the Booker Creek Neighborhood Preservation Alliance's petition shown on slide 50 of the presentation, with the added interest of having the ESAB be involved in further discussions of this matter (see text below), and that the petition be shared with the Town Council.

PETITION

- "1. Permanently remove all 6 neighborhood stormwater basins from the Town's stormwater plan (approved)
 2. Insist that the BCNPA (Booker Creek Neighborhoods Preservation Alliance) is represented on the Mayor's Working Group
 3. Then, adopt a comprehensive green infrastructure policy & strategy to mitigate stormwater, preserve all neighborhood forests, and build climate resilience
 4. To develop that policy, create an independent Green Infrastructure Task Force of neighborhood representatives, green infrastructure, forestry, climate change, and stormwater experts to develop a comprehensive set of green infrastructure programs that will mitigate stormwater, preserve our forests, & combat climate change"
- (#5 below added by Member McClintock, and accepted by Member Henkel prior to a vote on the motion.)
5. The Environmental Stewardship Advisory Board would like to be part of the ongoing conversations and make contributions to the green infrastructure work.

The motion carried by the following vote, below. Members Sinclair and Vanderkamp voted no, stating that they would have wanted more time to consider and discuss the petition. Member Sinclair also expressed an interest to write the ESAB's own petition.

Following the vote, the Chair raised the interest that this item be added to the next agenda (October 12) for further discussion and possible additional input for Council.

Aye: 4 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, E. Thomas Henkel, and Julie McClintock

Nay: 2 - Bruce Sinclair, and Lucy Vanderkamp

Excused: 1 - Julie Gras-Najjar

12 Staff Updates/Reports

None.

13 Adjournment

A motion was made by Member Henkel, seconded by Vice-Chair Tucker, that the meeting be adjourned. The motion carried by the following vote:

Aye: 6 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, E. Thomas Henkel, Julie McClintock, Bruce Sinclair, and Lucy Vanderkamp

Excused: 1 - Julie Gras-Najjar

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 for more information on the above referenced applications.

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