

**Subject:** RE: Bombardier Meadow Preserve

**From:** Mark Martin <Markm@vhcb.org>

**Date:** 4/5/2021, 9:46 AM

**To:** Lou Borie <borie@gmavt.net>, Lou Borie <borie@madriver.com>

**CC:** "Robinson, Jess" <Jess.Robinson@vermont.gov>

Good morning Lou,

I actually took last Friday off work and rode my road bike from Barre to Richmond and back and checked out the meadow on the way. I saw no evidence of disturbance from last year's use as a temporary parking area. While VHCB would not allow this to become a permanent use of the meadow, we are appreciative of the work RLT and the Town are doing to provide more parking and understand this takes time. VHCB approves the temporary use of the meadow for parking in the summer of 2021, with the condition that the field be closed should RLT determine continued use as a parking area would be detrimental to the site.

Please let me know if you need more than this email for an approval.

Best,

Mark

-----Original Message-----

From: Lou Borie <[borie@gmavt.net](mailto:borie@gmavt.net)>

Sent: Monday, April 5, 2021 9:06 AM

To: Lou Borie <[borie@madriver.com](mailto:borie@madriver.com)>; Mark Martin <[Markm@vhcb.org](mailto:Markm@vhcb.org)>

Cc: Robinson, Jess <[Jess.Robinson@vermont.gov](mailto:Jess.Robinson@vermont.gov)>

Subject: Re: Bombardier Meadow Preserve

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Good Morning Mark - The Town of Richmond has again requested that Richmond Land Trust allow temporary parking in the Bombardier Meadow this season, similar to last year's temporary parking. The RLT Board has voted to approve parking for 20 cars in the field from May 1 to October 1, subject to VHCB approval. I am writing to request permission from VHCB, pursuant to Section III. 5. of the Bombardier Meadow easement (attached). I am also attaching a photo of last year's parking. RLT reserves the right to close the parking at any time the condition of the field is not suitable.

For context, last year's parking on grass in the meadow was very successful in alleviating a shortage of recreational parking in the area, which led to many cars parked in the road right of way, creating serious safety issues. When RLT opened up the field for parking, the Town closed the adjacent road right of way to address this safety issue.

This winter the Town appointed a Parking Advisory Committee (PAC) to examine the shortage of recreational parking throughout the Town and recommend solutions to the Select Board. The PAC (of which I am a member) is making its recommendations to the Select Board tonight. The Committee is recommending four new seasonal parking areas in town, totaling 90 spaces, as well as the expansion/improvement of several existing parking areas. Several of these new or improved parking areas are in the vicinity of Bombardier Meadow. Most of these new areas could be made available in the several months, after all necessary approvals have been granted. We are hoping that the Select Board will decide to pursue some or all of these ideas and that this new parking will begin to address the need for recreational parking this summer.

One of the recommendations of the PAC is to allow for temporary parking in Bombardier Meadow again this season. The Committee is hopeful that if its recommendations for new parking areas are approved, parking in Bombardier Meadow will not be necessary in the future. But it is important to have this option available for this coming season.

Please let me know if you need any additional information to review this request. See the thread below, which includes a review by Jess Robinson, state archeologist. I would also be glad to meet you on site if that would be helpful.

Thanks and hope you are enjoying the Spring weather!

Lou

On 7/30/2020 3:55 PM, Lou Borie wrote:

Thanks very much Mark.

Lou

Sent from my iPhone

On Jul 30, 2020, at 1:43 PM, Mark Martin <Markm@vhcb.org> wrote:

Thanks Lou and Jess,

Based on this information and the condition the parking area would be closed due to any potential damaging environmental or human caused situation, as well as the determination the State Archaeologist provided stating the use should have no negative affect on the adjacent cultural resource, approves the temporary parking area use at Bombardier Meadow.

Please let me know if you have any questions or additional comments.

Best,

Mark

-----Original Message-----

From: Lou Borie <borie@gmavt.net>

Sent: Thursday, July 30, 2020 12:39 PM

To: Robinson, Jess <Jess.Robinson@vermont.gov>; Mark Martin <Markm@vhcb.org>

Cc: Jeremy Hoff <jhoff@stackpolefrench.com>

Subject: Re: Bombardier Meadow Preserve

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Hi Mark - Thanks so much for the quick response and for your generally favorable feedback.

We are proposing a temporary parking area 130 feet by 55 feet in size in the same general location as the proposed parking area shown on plan.

The parking area would be delineated with temporary metal stakes and ropes and would have a maximum capacity of 25 cars.

We also would reserve the right to close the parking area if ground conditions were not favorable -- e.g. if the ground became saturated with rain such that parking could cause permanent damage.

I can work up a site plan if that would be helpful, but my day is kind of packed so it wouldn't be until the end of the day.

Please let me know if you need anything else.

Thanks again.

Lou

On 7/30/2020 11:01 AM, Robinson, Jess wrote:

Hi Mark, I agree wholeheartedly. I visited the site last night with the board and reviewed the site report and my view is the same as

yours - the depth below surface and the complete lack of modifications of the landform for parking will mean that there will be no effect to the archaeological site from this temporary solution. Moreover, given that the entire landform is archaeologically sensitive, and people were parking wherever they could before it was roped off and now the town proposes gravelling some of the shoulders if an alternative solution is not found, this is a much better solution overall. Let me know if you have any additional questions. Best regards, Jess

Jess Robinson, PhD | State Archaeologist Vermont Division for Historic Preservation  
1 National Life Dr, Davis Bldg, 6th Floor | Montpelier, VT 05620-0501  
802-272-2509 | [jess.robinson@vermont.gov](mailto:jess.robinson@vermont.gov) Tell us how we are doing, Please take our State Plan Survey:  
[https://www.surveymonkey.com/r/VDHP\\_StatePlan](https://www.surveymonkey.com/r/VDHP_StatePlan)

-----Original Message-----

From: Mark Martin <[Markm@vhcb.org](mailto:Markm@vhcb.org)>  
Sent: Thursday, July 30, 2020 10:53 AM  
To: Lou Borie <[borie@gmavt.net](mailto:borie@gmavt.net)>; Robinson, Jess <[Jess.Robinson@vermont.gov](mailto:Jess.Robinson@vermont.gov)>  
Cc: Jeremy Hoff <[jhoff@stackpolefrench.com](mailto:jhoff@stackpolefrench.com)>  
Subject: RE: Bombardier Meadow Preserve

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Hello again Lou,

I've had a chance to review the conservation easement and plan you sent as well as the archaeological site report for VT CH 627. Under Permitted Uses paragraph 5, the easement allows for a 5 space parking lot that may be expanded with VHCB approval. Paragraph 6 allows for the right to conduct temporary community events and the right to have temporary structures for these events.

I think both of these permitted uses would allow for a temporary parking area. What size are you thinking about? The proposed parking area is immediately adjacent to VT CH 627, so the main concern would be possible impact to the prehistoric archaeological site. The site report states fairly extensive (for such a small site) Phase I and Phase II testing that had an intact cultural layer 1.8 meters below surface. I did not see any reference to surface artifacts or features. Jess may have more recent information than what is available to me online, but if this is the case, I don't think allowing vehicles to park on a historically disturbed meadow would have a negative impact to the buried cultural layer.

If you could provide me with more information on the size and scope of parking you had in mind that would be very helpful, and we could possibly wrap this up through email exchanges.

Best,  
Mark

-----Original Message-----

From: Lou Borie <[borie@gmavt.net](mailto:borie@gmavt.net)>  
Sent: Thursday, July 30, 2020 8:48 AM  
To: Mark Martin <[Markm@vhcb.org](mailto:Markm@vhcb.org)>; Robinson, Jess <[Jess.Robinson@vermont.gov](mailto:Jess.Robinson@vermont.gov)>; Karen Freeman <[karen.freeman@vhcb.org](mailto:karen.freeman@vhcb.org)>  
Cc: Jeremy Hoff <[jhoff@stackpolefrench.com](mailto:jhoff@stackpolefrench.com)>  
Subject: Bombardier Meadow Preserve

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Good morning Mark and Karen - I hope this finds you both well and getting some time to enjoy some of the fine summer weather we have been having! I'm writing about an issue regarding

RLT's Bombardier Meadow Preserve which we hope to be able to discuss with you in the next few days.

The area around Bombardier Meadow has become a very popular recreation destination for Richmond residents and many from out of town who come to access the Huntington and Winooski Rivers and the length of Cochran Road for paddling, floating, swimming, fishing, biking, running, and walking.

As with other popular recreation destinations in Vermont this Spring and Summer, the demand for parking has far exceeded the small number of dedicated parking spaces and cars have been parking along the roadside around the perimeter of the meadow, resulting in safety issues along the road and quality of life issues for neighbors.

Recently the Select Board installed temporary parking barriers along the entire length of Cochran Road between the Winooski River and the Huntington River bridges, in an effort to address the concerns of neighbors. This has reduced available parking even further and also effectively prevented some access to the Bombardier Meadow.

Needless to say, this has become a hot button issue in the Town of Richmond, with many Front Porch Forum posts and several Select Board meetings, including a special meeting in the meadow on Tuesday night, devoted to the topic of how to handle the increased traffic and parking issues in this area. We are not alone in this predicament, as a number of other towns in our area (and no doubt throughout Vermont) are dealing with similar issues in this pandemic Summer.

RLT has been working cooperatively with the Town to find solutions to this issue. The Bombardier Meadow easement allows for a five car parking area in the northeast corner of the field (see Conservation Plan and easement attached) which has not been built to date.

We would like to discuss with you a proposal for a temporary solution to the parking issue in this area involving the use of a portion of the Bombardier Meadow for parking on the grass, with no permanent improvements. This would be for a two month period (August - September) to address the severe shortage of parking now while more comprehensive, longer term solutions can be developed with the Town.

Do you have time in the next few days to discuss this with me and RLT Board member Jess Robinson by conference call or Zoom? We are very much hoping to speak with you prior to Monday night's Select Board meeting where this topic will be discussed again. We hope to be able to offer a temporary solution to the Select Board involving Bombardier Meadow, but we need your feedback and concurrence. We can provide more detail about the proposal before or during our conversation.

Sorry for the short time frame, but this has come to a head quite recently and we are trying to respond in a timely manner.

Thank you!

Lou