

Minutes of the Old Laperle Farm Property Committee, March 22, 2016 Meeting (Approved)

Members Present: Ginny Callan, Louise Frazier, Seth Gardner, Bob Morey, Andy Shapiro, Ray Stout, Zach Sullivan:

Members Absent: None

- A. Meeting called to order 7:09 pm.
- B. No additions to the agenda
- C. No public comment at this time
- D. Committee Organization:
Seth Gardner elected chair.
Motion: Bob Morey, Second: Louise Frazier.
In favor: G. Callan, L. Frazier, B. Morey, A. Shapiro, R. Stout, Z. Sullivan
Opposed: None
Abstained: S. Gardner
- E. Background:
Seth Gardner provided background on the purchase.

Discussion:

- Disposition of the structure currently on the property needs to be determined
 - Saving house may not be cost-effective
 - Historic preservation grants may be available
- Possible conflicting uses of the land will need to be investigated
- Septic capacity needs to be determined
 - EMSL study determined that the land could support 23 to 27 bedrooms
 - Previous study may have examined a limited area of the property: a more complete assessment of septic capacity is needed to determine scope of options
 - Hydrologic study of the land is available on the town website
- Any new development will require its own water source. This will likely need to be a public water supply.
 - Committee members believe that finding water will likely be easy
 - If the land is a significant water source this will be a benefit to the town and the fire district
- Master planning to consider all possible uses of the property was suggested.
 - Planning Commission has a master planning grant. Because this land falls within the proposed village boundary, using this to help with planning for this property may be a viable use of this funding.

Priorities:

The group determined that determining septic capacity should be the first priority, as this will determine the scope of options that can be considered. Bob Morey and Andy Shapiro to look into finding engineering firms that can do this kind of work, with a focus on finding a firm that will consider innovative/forward thinking approaches. Seth Gardner to bring possibility of conducting a study to the select board.

Next meeting to be conducted on-site at the existing house on the property for committee to examine the structure.

Next Meeting to be held Monday, April 4, 7pm.

F. Meeting Adjourned 8:22 pm

Motion: Ginny Callan. Second: Bob Morey

In favor: G. Callan, L. Frazier, B. Morey, A. Shapiro, R. Stout, Z. Sullivan, S. Gardner

Opposed: None

Abstained: None