

Minutes of the meeting of the Old Laperle Farm Property Committee, 11/10/2016 (Approved)

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

- A. Meeting called to order at 7:01 PM
- B. No additions to the agenda
- C. No public comment at this time
- D. Minutes of the 8/9/2016 meeting approved. Motion: Stout, Second: Morey. All in favor.
- E. Discussion of wastewater capacity of the site with Amy Macrellis.

Amy and Seth had conducted testing of the site earlier in the fall, focusing on 4 areas: near the previously identified leach field site, around the existing structure, near the likely construction site (near the proposed EMSLI building), and in the northwest corner of the property. Results showed an additional capacity of 1400-1500 gallons/day, assuming pre-treatment (adding to 2400 gallons/day with pre-treatment identified by the EMSLI study) in the area around the previously identified leach field site.

420 gallons of additional capacity was identified around the house site. This is sufficient for a 3 bedroom home, or a moderately sized office building.

No other readily viable sites were identified. Amy opined that it would be technically possible to add more capacity at other sites on the property that were tested, but it would be difficult and expensive.

There was discussion of whether an agreement could be reached to get additional capacity on the land owned by Fairmont Farm adjacent to the leach field site. While this land was not tested, it is believed to be suitable for wastewater treatment. This subject was put off pending further investigation of the proposed uses and wastewater needs, to determine if additional capacity will truly be needed.

Andy Shapiro presented his work budgeting the water needs of various uses of the property based on the updated capacity. This looked at senior housing, additional housing (low income and/or market rate), community space with community meals and meals on wheels program, and office space. The group discussed these uses and the water needs that would go with them. Amy suggested that the group contact the DEC regional engineer for guidance on how to plan for the wastewater needs, since DEC would need to approve the system.

The group discussed how the development could be arranged. A need to conduct an additional site visit to look closely at where the EMSLI development is proposed and what additional sites would be available was identified. Seth planned to stake out the site with Ross Hazel. Given interest from other committee members, this will be warned as a public meeting in case a quorum attends.

Discussion of next steps.

- Some discussion for the need for master planning, so Seth will investigate the possibility of pursuing a VHCB grant to study feasibility of the work.
- Andy to contact DEC to discuss wastewater capacity questions.
- Someone needs to write up group's work for the town report (not assigned), and the group needs to provide recommendations to the select board.

Meeting adjourned at 8:47 pm. Motion: Stout, Second: Sullivan, In favor: All.