

Minutes of the Old Laperle Farm Property Committee, 5/16/2017 (Approved)

Members Present – Ray Stout, Bob Morey, Seth Gardner, Ginny Callan, Zach Sullivan, Andy Shapiro

Public Present – Ross Hazel, Renee Carpenter, Michelle McFadden, Steve Connor, John Connor

- A. 7:03 pm meeting called to order
- B. Additions to the agenda: Added agenda item to discuss getting an estimate of the cost of renovating or removing the existing structure on the property.
Moved approval of minutes to the end of the meeting to all discussion with John and Steve Connor to happen take the beginning of the meeting.
- C. Discussion of estimates for disposition of the existing structure: There was a short discussion with John and Steve Connor regarding what would be needed to get an estimate of the cost of either renovating or removing the structure. They will need to see the building in order to be able to give an estimate.
- D. No public comment
- E. Discussion with Steve and John Connor regarding potential building costs and challenges to development:

The group discussed the prior proposals and feasibility of developing the site with the Connors. They identified the following challenges for the project:

- Septic will be expensive
- A large building will require a sprinkler system
- Water (and being on a private water system) could be an issue
- Site work will be expensive

Excluding these 4 elements, they put a wild guess at the cost at \$200 per square foot, which would come to a total of \$7.2 million (\$300,000 per unit) for something similar to the EMSLI proposal. Septic, sprinklers, water, site work, professional fees (and potential need to go through Act 250 review), and a commercial kitchen would all add to that estimated cost.

The group discussed the need for sprinklers and whether this would be required with a number of smaller buildings rather than a single large one. Steve suggested looking at the Hollister Hill project in Marshfield to see if they needed sprinklers.

The group discussed alternative design options. The Connors recommended that a single corridor building with units on each side is generally most efficient, and they also recommended separating the garages from the building.

The group discussed the phasing of the project and ownership models. There was some discussion of conducting the project in phases to spread the costs out, but the infrastructure costs would be fixed and would have to come at the beginning. Steve Connor commented that the ownership model is potentially the most difficult part.

Next Steps:

Seth commented that real numbers are needed for the design work (road, septic, water). Andy estimated soft costs (permitting and design work) at potentially 8% to 15% of a project like this, which would come to around a minimum of \$600,000. The following companies were identified as potentially being able to give estimates on infrastructure:

- Clearwater Filtration – Water
- Stone Environmental – Septic
- Dubois & King or Wilson Engineering – Road Engineering

Seth will talk to Amy at Stone Environmental about septic work, the Connors will look at the sprinkler threshold, and Andy will look at who can do preliminary design work and will talk to Ryan Case about potentially coming to talk to the group about innovative septic system designs.

- F. Approval of Minutes: Minutes of the April 18, 2017 meeting approved. Motion, Shapiro, Second, Callan
- G. Other business: pre-approval was received on the VHCB grant.
- H. Meeting adjourned, 8:30 pm – Motion: Morey, Second: Shapiro