

Minutes of the Old Laperle Farm Property Committee, 8/29/2017 (Unapproved)

Members Present: Ginny Callan, Seth Gardner, Zach Sullivan, Bob Morey, Andy Shapiro

Public and Presenters: Paul Dettman, Ryan Case, Ross Hazel, Michelle McFadden

- A. Meeting called to order at 7:05 pm
- B. Changes to the agenda: approval of the minutes changed to the end of the meeting.
- C. No public comment at this time
- D. Approval of minutes moved to the end.
- E. Discussion of Paul Dettman's Proposal

The group discussed whether the proposal could be completed with the amount of money available. Paul's primary concern was around the cost and timing of getting a good wastewater treatment cost estimate. Stone is extremely busy at the moment, so it may be difficult to get an estimate from them in a timely manner. It may be necessary to find someone else to provide this estimate.

The group discussed the need for a market assessment. Paul commented that Eileen Peltier will be talking to John Ryan about potentially doing this work. Paul believes that this conversation will take place in mid-September.

The group determined that because the proposal is incomplete at this time pending confirmation of who can produce the wastewater treatment cost estimate and the market study. The group will need to meet again once these pieces have been confirmed to decide on moving forward.

- F. Discussion with Ryan Case re: alternative wastewater treatment capability

The group discussed potential alternative septic systems and ways of getting the enough capacity for the size building that we're looking to build. Ryan commented that in addition to identifying the primary wastewater treatment site we would need to identify a backup site of equal capacity. Generally the state is looking for two equivalent sites – Ryan was unsure of whether they would be open to a proposed backup using a different system (ie using a conventional system for the primary system, with plans to install a Presby system on the slope if the primary system fails).

Ryan also commented that the number of gallons of water per person or bedroom is usually up for negotiation. If a building will be using high-efficiency water systems, or if there is good evidence that this building will have fewer residents per bedroom than are used in the current planning assumptions (ie if Downstreet has fewer residents per bedroom in existing housing than the planning assumption) the amount of wastewater treatment capacity needed will be lower. This is an avenue that the group (and likely whoever estimates the cost of the septic system) will need to explore.

The group also discussed the possibility of using alternative systems. Ryan proposed looking at things like bioclear trickling filters or textile filters. Both would require minimal maintenance when installed. The group also discussed the possibility of using constructed wetland. This option is under consideration by the state, but is not yet approved. This option would not require maintenance once built, but would still require a leach field – the constructed wetland would be a pre-treatment system (an alternative to a filter system), but does not do all of the wastewater treatment.

Ryan also mentioned that a Presby system might be a viable option, especially because it could be installed on a slope.

Cost of any system using pre-treatment would be significant. Ryan estimated based on other projects that he has worked on that it would be in the \$300,000-\$400,000 range.

The group discussed whether it might be better to plan to use a more conventional system, especially given the cost of an alternative one. The viability of this would depend on the actual water treatment needs of the project once efficiency measures are considered.

G. Next Steps

Seth will talk to Richard Hall about securing an option to use some of his land for an alternative septic site.

Andy will talk to John Ryan about the market study.

Paul Dettman will follow up with Stone Environmental to determine if they can do the septic cost estimate, and will follow up with the committee once he has better estimates of the work to be done under the VHCB grant.

The next meeting will be scheduled once Paul has cost estimates for the group to consider.

H. Minutes of the 7/25 meeting approved as amended. Motion: Callan, Second: Morey, In favor: All

I. Meeting adjourned at 8:26 pm. Motion: Callan, Second: Morey, In favor: All