

May 5, 2016

PC Members Present: Jean Vissering (Chair), Julie Potter, Scott Hess, Jack Pauly, Mark Lane, Kim Watson, Norman Hill

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Clerk), Bob Morey, Michelle McFadden, Louise Frazier, Melissa Bessett, Bob Watson, Amy Macrellis, Eric Vorwald, Carl Etnier

**Call to order:** 7:00pm

**Changes to Agenda** – None

**Public Comment** – None

**East Montpelier Village Master Plan: Discussion on Village Wastewater Potential Options for the Future with Amy Macrellis of Stone Environmental**

Introductions were conducted by the Chair. Amy Macrellis of Stone Environmental reviewed the Village Wastewater Study and it appears that all available options were looked at. She noted that the committee appeared to have a few very knowledgeable members so make sure to keep them involved as the town moves forward. She had some examples of what other towns have done or are doing:

- Warren
  - They knew they had issues in their village and didn't do anything
  - Flooding caused extensive damage
  - With extreme need, they had legislative assistance, community involvement and studies showing village wells were contaminated with coliform bacteria
  - Ended up with a 30,000 gallon community system under the recreation field, plus a small 2,000 gallon system
  - With 95 village properties, 6 are on the small system, 85% of the rest are hooked up to the big system
- Caution: systems over 6,500 gallons are regulated by indirect discharge rules – permitting and upgrading (future growth) are difficult
- Peacham
  - Wanted a cafe in town so received Planning Advance grant money for a feasibility study
  - Having it on private property is more expensive, so town is on the lookout for property to purchase
  - Very narrow goal, keep a few people on the project
- Westford
  - Not many suitable properties in the village for septic
  - Are testing the town-owned properties first, received a MPG to test the soils for capacity
  - Re-zoned the village center
  - Form-based development

Possible places in town for wastewater system (10,000 – 15,000 gallon capacity):

- Cassani property
- Above town clerk's office (O'Vitt)
- Fire station lot
- Fairmont property beside Furniture Barn
- Land near EMES
- Area behind Lylehaven Farm
- Keep an eye on these properties/areas and have informal conversations

Cost of testing

- Have specific areas in mind
- Backhoe is \$80-100 per hour, expert (like Amy) is \$50-100 per hour

Activities you can have above a leach field:

- Careful coordination is needed
- Parking lot
- Solar array
- Recreation field – no giant lawnmowers
- No farming/heavy equipment

Optional systems:

- Large footprint, low infiltration
- Spray treated waste

What can be supported by 31,000 gallons per day noted in the 2008 study:

- Existing uses, no growth

Capacity for cafe/restaurant (seats or meals per day):

- Restaurant serving 2 meals per day = 30 gallons per day per seat
- Restaurant serving 3 meals per day = 45 gallons per day per seat
- 30 seats = 900 gallons per day – 1/8 of an acre would be needed
- Takeout wouldn't have a restriction

Optimum size for centralized system:

- Land is the limiting factor
- Must meet stringent phosphorus limits

Financing:

- Many options depending on the priorities of the town
- Users will pay for the operating costs

Centralized versus de-centralized systems:

- Make sure to include the purchase of the land in the cost
- Include connection costs

Advanced treatment permits in VT:

- Very few new community systems have been done in the last 15 years
- Waterbury made a substantial upgrade to their existing surface water discharge system

Amy's last suggestion was to get the Wastewater Committee back together to continue working on a solution.

### **East Montpelier Village Master Plan: Discussion on Community Engagement Event**

2 events have been planned:

- July 2016
  - Invite public to the PC meeting on 7/21 from 6-7pm
  - Hold it in the fire station as it has more room
  - Review maps and the feasibility study
  - Open house format, move tables out, if possible
  - Receive feedback
- September 11, 2016
  - RallyDay-type activities – more active
  - Individual events
    - History walk
    - Music & ice cream
    - Touch a truck/tractor
    - Farmers market
    - Walk around Old LaPerle Farm property
  - Saturday 3-6pm

### **East Montpelier Village Master Plan: Review of Draft Business Survey**

The PC suggested adding how many employees the business has. The PC will survey all the businesses in the village in paper and in person, with a telephone follow-up. A farm will be considered a business if they have a store on premises. The deadline will be 2 weeks after the surveys are mailed out.

### **Review Draft Revisions to Planning Commission's Rules of Procedure**

The PC agrees with the language in Section 6.1 regarding the quorum. Regarding executive session, the PC operates under the Open Meeting Law, so the Rules of Procedure will include a copy of the Open Meeting Law as an Appendix

**Motion: I move to accept the Planning Commission Rules of Procedure as presented with the addition in Section 5.5 of the word (attached) and the attachment of the Open Meeting Law from state statute as Appendix 1.** Made: Ms. Potter, second: Mr. Hill

**Vote on Motion:** Passed 7-0

### **Announcement: Vermont Planners Association Spring Workshop: The Future of Rural Vermont: Challenges and Choices May 13, 2016, 9am-3pm, Harness House, Springfield, VT**

Let Bruce know if interested in going. Eric Vorwald is one of the speakers.

### **Update on the Public Service Board's Certificate of Public Good Proceedings on the BDE East Montpelier Lazar Solar, LLC Application for a 500kW Solar Array on the Cassani Property at the South End of East Montpelier Village**

Mr. Sances has withdrawn his opposition. The state legislature is working on a new bill giving towns more power in solar projects.

**Update on East Montpelier Old LaPerle Farm Property Committee**

The next meeting is Monday, May 9. The committee will be talking about getting some experts to help with wastewater. They will also be refining their process and goals. The PC recommended that this process be done through the Wastewater Committee.

**Update on East Montpelier Capital Improvement Committee**

No update. Next meeting is scheduled for June 2016.

**ZA Report**

19 new permits in 2016

**DRB Report**

- Next meeting is May 17 to re-open the Orchard Valley hearing
  - Approved a setback waiver for Onne/Malachowski
  - Approved the Town Park N Ride
  - Recessed the Orchard Valley School conditional use hearing for a site visit on 5/17 at 6:30pm

**Review Minutes**

April 21, 2016

**Motion: I move to approve the minutes as amended.** Made: Mr. Hess, second: Mr. Lane

**Vote on Motion:** Passed 7-0

**Motion to Adjourn.** Made: Mr. Lane, second: Mr. Hill. Passed unanimously. Meeting adjourned at 9:25 p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*