

Minutes of the meeting of the Old Laperle Farm Property Committee, 8/9/2016 (APPROVED)

Present: Ginny Callan, Seth Gardner, Louise Frazier, Zach Sullivan, Ray Stout

Absent: Bob Morey, Andy Shapiro

Members of the public: Michelle McFadden, Ross Hazen

- A. Meeting called to order at 7:08 pm
- B. No additions to the agenda
- C. Michelle McFadden introduced herself, commented that she does have an interest in the possible vote on the structure.
- D. Minutes

Motion: Callan, Second: Stout In favor: All

- E. Amy Macrellis wanted to know where we were interested in developing. Seth commented that we were really looking to figure out the wastewater capacity first.

Amy presented maps with information on soil types (which would cause issues if development would be subject to Act 250 review)

Dufresne report says 2800 gallons per day (70 gallons/person/day)

Amy thinks it might be possible to get another 500 gallons (~7 people – 4 units)

To do additional testing, put together a program for DEC, check levels during spring snow-melt.

Could do 2 or 3 more test pits at the northeast corner (43B soil), some by the house. Flat area by Fountain's is probably the lowest priority (44B soil).

Seth to talk to Selectboard for backhoe rental (likely ~\$ 350), arrange to have Amy look at the soils to get better estimates. Amy to get Seth a cost estimate, they should try to get this done in the next couple of months.

- F. Michelle (former architectural historian – worked with NPS, State Preservation Office, Advisory Council on Historic Preservation)

Commented that we don't have a lot historic buildings in the village. Commented that "poverty is often the friend of preservation." Recommended leaving it for as long as possible. Commented that it's not worth moving a historic building.

Also suggested that if we did get rid of it, carefully document the existing building (all 4 elevations), replace with something that respects this.

Recommends holding for 2 years (bridge will be done, sidewalks will be done).

General consensus that there wasn't a need to make any decisions quickly.

- G. Ray discussed possibility of a planning grant. East Montpelier got one last year, so it's less likely that we would receive it (Bruce thinks that we tend to get one every two years), but they do favor applications that build on an existing grant. Deadline to apply is October 31<sup>st</sup>. It is a significant undertaking to apply for this.

Seth commented that we might want to put this off, since we'll continue to make decisions throughout the year, will have a better idea of what we'll need to ask for money for in a year. May also want to put some things on the town warning.

Next meeting time is on hold, pending soil testing.

- H. Adjourn: Motion: Stout, Second: Callan. In favor, all.