

Laperle Farm Committee Meeting Minutes

October 8, 2018

Members Present: Seth Gardner, Ginny Callan, Ray Stout, Zach Sullivan, Andy Shapiro (Arrived after meeting started)

- A. Meeting called to order at 7:12 pm. No additions to the agenda, no public comment at this time.

Minutes of the July 23, 2018 meeting approved. Motion: Callan, Second: Stout, In favor: Gardner, Callan, Stout, Sullivan; Opposed: None; Absent: Shapiro

- B. EMSLI Update.

Ross Hazel and Renee Carpenter gave an update on EMSLI's activities. EMSLI in contact with Housing Foundation Inc. (HFI). EMSLI started talking to HFI approximately 1 year ago. HFI was the requestor of the letter supporting EMSLI moving forward. HFI has been requesting documentation from HFI, but do not know the true status (ie do not know how many additional requests there will be, and if the documentation being submitted is adequate).

HFI would be the developer if EMSLI can move forward, and they are one of the organizations who are able to draw down the tax credits for affordable housing.

Seth raised the need for progress reports from EMSLI. EMSLI will provide its next update in January, unless they get information from HFI earlier.

- C. Discussion of Potential Purchase of the Hodgeman Parcel

Seth Gardner updated the committee on a potential land purchase impacting the property. The town was approached by the owner of an additional parcel of land abutting the Laperle Farm property to see if the town wanted to purchase it. The property has some potential as a source of additional capacity, but is unlikely to have other uses. Most of the land is either steep or has flooding concerns, and the primary buildable area is also the one area where a septic system could be placed. The town had declined to purchase the property at the prior select board meeting.

The committee discussed whether to recommend that the town purchase the property. Purchasing the land could add flexibility to the uses for the area with the current structure, though plans for that area are not solid at this time. Some committee members felt that it was likely not urgent for the town to purchase the land at this time. The committee did not make a recommendation regarding this parcel.

D. Discussion of Access to the site east of the brook

The group discussed whether to begin the process of going to VTrans to get an access point to the 46 acre portion of the property approved. There is one obvious access point, and it will otherwise be difficult to access the property.

Ray Stout made a motion to make a recommendation to the select board to pursue options with VTrans to provide access to the property from Route 2. Seconded by Ginny Callan, all in favor.

E. Discussion of options for the building site section

The group discussed proposals for the demolition of the existing structure. All agreed that the costs quoted for the work were more than the town was prepared to pay for the work. There are likely people who would be interested in salvaging the timbers in the house. Seth recommended posting advertisements seeking someone who was interested in doing this, and Ginny recommended approaching the ReStore as well.

The group's first choice is to have someone re-use the building materials, but if this is not possible the structure will be donated to the fire department to be used for training.

The group discussed potential new uses for the building site with Jean Vissering, who had drawn up multiple potential options for the site. No decisions were made regarding use of the site, but the committee will likely continue working with Jean on this part of the planning.

F. No Other Business

G. Meeting Adjourned 8:26 pm. Motion: Stout, Second: Callan, In favor: All