

FIRE/RESCUE Property Project Committee

Meeting minutes, February 3, 2020

Present: Lee Krohn, Chair, Selectboard member Mike Ashooh, Catherine Collette, Doug Merrill, Fire Chief Jerry Ouimet, Rescue Chief Jacob Leopold; also Bob Bouchard for Pizzagalli Properties, Water Quality Superintendent Chris Robinson, Selectboard member Jaime Heins

The meeting was called to order at 7:00 P.M.

Motion by Merrill to approve the agenda; seconded by Ouimet and approved 4-0-1, Ashooh abstaining per new understanding that Selectboard members are non-voting participants when on other Town committees.

Motion by Merrill to approve the minutes of the 11/18/19 meeting; seconded by Ouimet and approved 4-0-1, Ashooh abstained.

Public comment: none.

Bouchard offered updates on site analyses. A Phase 1 environmental site assessment was conducted. It confirmed the presence of some petroleum contamination on the Healthy Living portion of the lot (Lot 6), but none was found on the Town portion (Lot 6A). Further work will continue on lot 6 to clarify areas and quantities found and to be remediated.

Robinson offered an update on the sewer line on RT 7 that would serve these and other development projects on the corridor. Questions and concerns have been raised regarding pipe size and slope, as engineering calculations indicate that this sewer main may be at or over capacity. Until we are sure, no 'capacity to serve' letters can be issued, which in turn holds up any permit application submittals to Town and State. Given the array of known and prospective developments in this area, and the Town's desire to encourage (re)development in this area, Krohn had asked Robinson to engage consulting assistance to analyze actual flows to determine actual conditions. Aldrich & Elliot have been retained to do this work, and flow meters were installed last Friday for this purpose. It requires two weeks of actual monitoring, and then measured flows can be compared with calculated flows to understand actual conditions with greater certainty. The analytical report should be in hand by the end of February. If problems are found, we will need to determine an appropriate solution at that time. The question, as always, will be how to pay for any improvements needed. The Town does not have a 'bank' from which funds can be drawn, as allocation fees are dedicated to old debt, not new capacity. Developments requiring infrastructure improvements to serve their needs typically pay for these. This sewer main serves all along RT 7 from Rice Lumber north on both sides of the road, and including Longmeadow Drive neighborhoods. Pipes were replaced when the RT 7 widening project was done, but at the same size as had existed then. Robinson will keep us informed. Leopold arrived at this time.

Regarding traffic access onto RT 7, VTrans has reviewed reviewed both projects and determined that no additional improvements are needed to the intersection. We will also seek additional signal preemptors for traffic control by emergency vehicles.

Preparing for eventual submittal of applications to the DRB, Bouchard had notices submitted to all Town department heads. The DRB wants simultaneous review of adjoining proposals: the subdivision of lot 6 for Healthy Living and Fire/Rescue, these two development projects, and subdivision of lots 4 and 5 at

Rice Lumber as well. Meetings are scheduled with staff and SNRCC. The question was raised whether Healthy Living would consider a form-based code development approach, given the Town's emphasis on that along this corridor. There were concerns whether a single lot could be developed under form-based code within a larger, previously-approved PUD; whether having demolished buildings as required in that PUD approval would delay or prevent a form-based approach; and whether other design requirements in form-based code would interfere with Healthy Living's desired building design. It was suggested that Bouchard encourage his client to (re)consider a form-based approach to the Healthy Living project.

Updated site plans were reviewed. Discussion ensued regarding various aspects of site planning, timing of application submittals, the wastewater analysis, and other related matters.

With no other business, motion by Merrill to adjourn at 8:10 P.M.; seconded by Collette and approved 4-0-1, Ashooh abstained.

Respectfully submitted by Lee Krohn.