

DRAFT Minutes

Members Attending: Vince Crockenberg, Dana Farley and Dave Marshall

Others Attending: Winslow Ladue

1. Summary of 1/20/2011 meeting with Planning Committee

All thought the meeting went well and the Planning Committee supported the expansion of the West Charlotte Septic system to private users.

Concern was expressed about costs and connects logistics.

One member commented that by not allowing the town septic to be used by others the Town was thwarting the implementation of the town plan for compact development in the West Charlotte Village.

2. Article for the Charlotte News

General discussion about the article, Vince offered to coordinate the writing of the text.
Winslow agreed to work on a map

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1. Review of draft survey
2. Article for Charlotte News – Vince to work up text – Winslow to make map
3. Review of amount of reserve to save for failed systems and new connections

Winslow reviewed existing information from earlier work

- a. Identified lots adjacent to the proposed phase 1 area
- b. Identified lots that may have need to address failed systems based on survey results and town records. Created color system

Color	Why	Existing Flows in GPD	# of Connections
Red	Town records say may need to connect	1400	2
Yellow	Town records say possible	1750	4
Orange	Survey said wanted to connect	1990	4
TOTAL		5140	9

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Report Recommendations

- General discussion about how much to recommend.
- Ranged from qualitative to semi quantitative

Town Meeting Questions

- Agreed to questions – Vince to follow up with printing
- Winslow agreed to bring card table if needed, map and take notes
- David to provide easel and map

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1. Town Meeting Review

A summary of public comments included:

Notes from Town meeting

Martha Perkins - Congratulations, consider a sewer district. Include the future cost of replacement. Think long range, Selectboard needs to plan.

Clark Hinsdale - Consider CCS septic which does not meet standards and may need a replacement system.

? - Should require low flow toilets and fixtures for new connections

Steven Brooks - Surprised about the report, considering the limited capacity, what about 200, 300 or 500 years in the future.

Marty Illick - Thanks, Needs more information, what is the build out capacity, How much septic is there?

Spin Richardson - OBS is not problem as they have their own system, Do not allow a discount, on site options are available to the most of the population in West Charlotte, Crazy to give up the capacity.

Summary of survey results - 85 surveys returned

Q1 Should a portion of the unused capacity of the existing municipal wastewater system be made available for private use – at some cost to the user – to support the goal of concentrated development in the West Village Center? 53 yes, 26 no, 2 ?, 4 blank

Q2 If you answered Yes to questions 1, which uses should have priority access to the unused wastewater capacity of the municipal system? Rate each of the following on a scale of 1 (low) to 10 (high)

40 responded with numbers, 17 responded with “X’s”

Question 2 with number responses	# replies	Ave Response	Rank
2a. Failed wastewater systems	37	6.4	3
2b. Expansion of existing commercial uses	39	6.8	2
2c. Expansion of existing residential uses	33	5.7	6
2d. Adaptive reuses of existing buildings	35	7.5	1
2e. New commercial uses	36	6.4	3
2f. New residential uses	29	4.2	7
2g. Affordable housing	36	5.8	5
2h. Senior housing	37	6.0	4
2i. Other			

Question 2 with "X" responses	# X's	
2a. Failed wastewater systems	9	2
2b. Expansion of existing commercial uses	9	2
2c. Expansion of existing residential uses	3	6
2d. Adaptive reuses of existing buildings	8	3
2e. New commercial uses	7	4
2f. New residential uses	5	5
2g. Affordable housing	9	2
2h. Senior housing	10	1
2i. Other		

Combined Ranking	Score	Rank
2a. Failed wastewater systems	5	2
2b. Expansion of existing commercial uses	4	1
2c. Expansion of existing residential uses	12	4
2d. Adaptive reuses of existing buildings	4	1
2e. New commercial uses	7	3
2f. New residential uses	12	4
2g. Affordable housing	7	3
2h. Senior housing	5	2
2i. Other		

Q3 The full pro-rata cost to new users to reimburse the Town for constructing the existing system would be \$25/gallon (\$125,000/5000 gallons) or \$11,250 for a 15-seat café' and \$10,500 for a three bedroom house – over and above any new construction cost fully paid for by the property owners. To support implementation of the Town Plan, should the Town charge private users less than 100 percent of the pro-rated portions of the \$125,000 it cost to build the municipal system in 2002? 22 yes, 43 no, 4 ?, 16 blank

2. Follow-up topics - CCS Septic

- i. David to contact Rick Hamlin about the system
- ii. Winslow to contact the IDR program
- iii. May contact school depending on findings

3. Next Steps

3/22/11 – Public Meeting

Follow-up to article in paper – Dana, Vince and David to present

Winslow to post meeting notices

Dana to look into a planning grant

Paper target dates

4/4/11 – Deliver document pieces to all

4/11/11 – First draft

4/25/11 – Discussion of draft

5/2/11 – Draft report to Selectboard

5/9/11 – Meeting with Selectboard to discuss Draft report

5/16/11 – Follow up on Selectboard comments

June final report

4. Report Engineering

Dave mentioned the plans would at least include the conceptual design for the layout of the proposed extensions to the gravity system to the east and west of the present system. Additional information was needed on the western end of the system to determine if houses already had pump stations as this would help determine if a gravity or pressure system would be the best alternative. Grades and design work was not complete at this time.

Meet with Planning Commission: is scheduled for 1/20/2011 at 8:30 PM.

Initial thought on an outline could include:

1. Documents reviewed
2. Maps created
3. Engineering Analysis completed
4. Written Survey Results
5. Interview Results
6. Current Observations
7. Request for Advice from Planning Commission

Next Meeting Draft Agenda Topics 1 /25/2011

1. Agenda
2. Minutes
3. Results of Planning Commission Meeting
4. Other Updates

Next Meeting Dates

3/22/11, 4/12/11, 4/26/11, 5/10/11, 5/24/11