

## **Town of Shaftsbury**

Sewer Feasibility Study Committee

5:00 PM, Thursday, May 9, 2024

In person at Cole Hall and remotely via Zoom

### 1. Call to Order

The meeting came to order at 5 p.m. Present were Mike Cichanowski, Gail Tiffany, Eamon Mulligan, Lille West (who came a little later), and Dave Mance (via Zoom). Also present was town administrator Paula Iken, Art Whitman (via Zoom), and Jen Holley, webmaster and Zoom coordinator.

### 2. Conflict of Interest Statement

### 3. Organization

#### • Nomination Chair

Mr. Cichanowski nominated Dave Mance to be chair. He assented. Ms. Tiffany seconded the motion, which passed 4-0-0.

#### • Nomination Vice Chair

Mr. Mance nominated Ms. Tiffany to be Vice Chair. Mr. Cichanowski seconded the motion, which passed 4-0-0.

### 4. Review of tasks

Mr. Mance said he listened to the recording of the last meeting. He asked the group for their reactions to the discussion at that meeting regarding the scope of the study – should it be the four corners only, or more of the village?

Ms. Tiffany recommended concentrating on the Town-owned properties, because she assumed it would be the Town which would maintain the system. Otherwise designing an administrative system would be required and that is more than she thought she was agreeing to when she agreed to join the committee.

Mr. Mance described the four corners area as a number of privately owned properties that at present have no replacement septic potential and seem likely candidates for the proposed system. He suggested the area of study should be from the RR tracks on the north, the PO on the west, and Church St. and Buck Hill Rd. on the south.

Mr. Cichanowski said he thought it would be huge lift to persuade the Cleveland Avenue residents to hook up to the system. But saying so, he thought maybe we could ask the consultant for a big and a small plan, each of which could serve as an off-the-shelf plan that could be implemented should funding become available. The small plan would make use of the Town-owned land; the big plan of other possible disposal sites. But he thought until we know more, it would be hard to set a firm course for Dufresne.

Mr. Mance said he thought the study budget could cover the Town-owned land and, additionally, possibly areas considered in need of septic replacement (to be mapped using existing desk-based resources). Mr. Mance will contact Kristin Hawkins at Dufresne to learn how much direction her team needs from the committee. He'd also like to learn from her what the committee's timeline is, in Dufresne's point of view.

Ms. West offered a big-picture thought: that by adding sewer capacity, the Town could encourage growth and an enhanced tax base.

Mr. Cichanowski wondered whether a community septic could support greater density in the four corners area, and maybe serve as a foundation for later expansion.

Mr. Mance noted that the Broomhall's lot is for sale. Mr. Mulligan wondered whether the owners of that property could be approached regarding an easement for future use for septic.

Mr. Whitman wondered whether the committee could explore soils on the Howard property. Mr. Mance said the majority of that lot is either ledge or heavy soil. It appears the area around the house is sand and gravel. The Lear property is also largely shallow to bedrock, he said. Mr. Mance said that when the soils aren't favorable, it is hard to get density.

Regarding the old Stanley Tools site, Mr. Mance noted that the system at one time supported 500 employees. Ms. West suggested the owner might be interested in donating some part of the list price for a tax benefit, perhaps making the septic a possibility for the community. Mr. Mance wondered whether the committee could ask Dufresne to do a records search of what the approved capacity of the system was. Mr. Mance said he thinks the old Stanley plant is about 200,000 s.f. in size.

6. Schedule next meeting

7. Other Business

8. Review of Action Items

Mr. Mance will contact Ms. Hawkins at Dufresne and share his findings with all. After the committee has had a chance to digest that information, he will set up another meeting. Mr. Cichanowski reminded all that other committees are waiting to hear from the sewer committee. Mr. Mance will reach out to Martha Cornwell of the CCDC and Economic Development committees.

Mr. Cichanowski said Thursdays seem to work for a meeting day.

9. Adjournment

Mr. Cichanowski moved to adjourn at 5:45 p.m.