

**NORWICH PLANNING COMMISSION  
AFFORDABLE HOUSING SUBCOMMITTEE**

**Agenda**

**Monday, July 17, 2023 START TIME 6:30 pm**

Zoom Meeting Info:

<https://us02web.zoom.us/j/88071589319>

Phone: 833 548 0282 US Toll-free

Meeting ID: 880 7158 9319

1. Approve agenda
2. Comments from the public
3. Approve June 19, 2023 AHSC Meeting Minutes
4. Proposed Vermont Community Development Program grant application, New Boston Road parcel.
  - a. Update
  - b. Discuss grant
  - c. Possible vote to transmit cover memo, with background attachments.
5. Adjourn

Enclosures:

AHSC Minutes, June 19, 2023  
Draft Memo re New Boston Road Property  
New Boston Road Parcel Map 1  
New Boston Road Parcel Map 2

**Norwich Affordable Housing Subcommittee Meeting**  
**Monday June 19<sup>th</sup> 2023**

**Draft Minutes**

**Attendees:**

Committee members: Jeff Lubell (Chair), Brian Loeb, Jeff Goodrich, Creigh Moffett, Paul Manganiello  
Public: Chipper Ashley, Jon Felde, Paul Etkind, Benge Ambrogio (guest)

1. **Approved agenda:** Paul moved, Brian seconded, passed 5-0
2. **Approved 5/15/23 minutes:** Brian moved, Paul seconded; passed 3-0-1
3. **Comments from the public:** none
4. **Had a public discussion with a presentation by invited guest, Benge Ambrogio.** Benge is the CFO of the Episcopal diocese of NH. Among other responsibilities, he advises the Church on property and housing issues related to land owned by the diocese and individual churches. He has worked with the diocese for 5 years during which he has been involved with 4 projects in New Hampshire:
  - a. Grovetown -- developed 4 apartments from their parish hall.
  - b. Woodsville, similar project, developed 4 housing units.
  - c. Newport, a church with a house on the lot developed 2 units. It was a clergy residence and church and community offices. Diocese lent money to refurbish apartment to rent out. They hired a rental manager.
  - d. Portsmouth, planning to work with nonprofits or others to build a sizable number of units on a 3-4 acre lot; may be dedicated affordable units. Church challenged community development organizations to help develop an approach.

Lessons learned:

- #1 no cookie cutter approach
- #2 not necessarily a revenue stream
- #3 low "hanging fruit": clergy residences, or parish halls
- #4 when they see opportunities, it's important to pursue them
- #5 advice to churches: don't try to manage property on your own
- #6 hasn't felt the need to form a 501(c)(3)

5. **Memo re New Boston Road property.** Following discussion of the status of the town-owned property on New Boston Road that also includes the town garage, and a few changes made to the memo based on subcommittee member feedback, a motion was made to approve a memo to the planning commission that Jeff Lubell composed requesting action by the Planning Commission to move forward the process of applying for a VCDP Planning Grant to develop below-market housing on the northern part of parcel. Specifically, the memo requests that the planning commission endorse the

recommendation of the subcommittee to move forward with the application and forward the request to the Selectboard to get on their agenda to get the Selectboard's feedback. Brian moved to approve the memo and send it to the planning commission, Creigh seconded and the motion passed 4-0. (Jeff Goodrich had left the meeting before the vote due to connection issues.)

Next meeting (virtual): July 17<sup>th</sup> 2023, 6:30 PM

Submitted: Paul Manganiello

**M E M O R A N D U M**

To: Jaan Laaspere, Chair, Norwich Planning Commission

From: Norwich Affordable Housing Subcommittee

Re: Vermont Community Development Program Planning Grant for New Boston Road Parcel

Date: July 17, 2023

We understand that this item is tentatively scheduled to be included in the agenda for the July 26 Selectboard meeting. In a July 10 email, Selectboard Chair Marcia Calloway requested information in writing about our request. We have prepared this memo to answer her questions and ensure the Selectboard has the information needed to provide feedback and ultimately make a decision about whether to proceed with this planning grant application. We appreciate you forwarding these materials to the Selectboard along with whatever input from the Planning Commission you and the Commission wish to include.

**What actions do we seek from the Selectboard?** We are seeking (a) input and guidance at the July 26 Selectboard meeting and then (b) a formal decision in early September on whether to proceed with submitting a planning grant application so that we can meet the upcoming grant submission deadline of September 12.

- **July 26 Meeting:** We seek guidance from the Selectboard about whether they would consider submitting a planning grant to the Vermont Community Development Program (VCDP) to help investigate the possibility of developing below-market housing on the northern edge of the town-owned parcel on New Boston road that includes the town garage and transfer station. If the Selectboard expresses interest in considering this request, we will prepare a full application and budget and hold a public hearing about the proposed planning grant application in August or early September.
- **Early September:** We will come back before the Selectboard, after a public hearing has been held, and present our recommendation on whether to proceed with the planning grant in light of the input provided during the public hearing. Assuming we recommend proceeding with the grant application, we will present a specific grant application for the Selectboard to review and approval, including a final budget.

**What is the budget needed?** We anticipate asking the Selectboard to approve the use of \$6,000 of town funds as a match for a \$60,000 grant request to the VCDP though the final amounts may be refined as we firm up the budget. The town's contribution could come from a number of different sources, including the ARPA funds, the local surplus created through the expenditure of ARPA funds, a town account used for matching federal or state grants, or the affordable housing revolving fund. The funds will be used for site planning to assess the suitability of the site for housing and (assuming the site is determined to be suitable) develop a specific plan about where to site it and how many units to develop. This will include testing to verify the water and wastewater capacity of the site, a public process to provide input into site planning, and other pre-development work to be specified in the final proposal.

**What is the best way to address questions and concerns about the feasibility and desirability of developing below-market housing in the specified location?**

There are a number of important questions and concerns that need to be addressed before a decision can be made on whether to proceed with developing below-market housing on this site. In the subcommittee's view, the best way to answer these questions is to proceed with the two-step process that we outlined in our June 19, 2022 memo to the Planning Commission:

**Step 1:** Apply for and implement a planning grant to determine the preliminary suitability of the site for below-market housing. This will answer questions about water quality, on-site wastewater capacity, slopes and other natural constraints, and regulatory concerns (such as the impact on site placement of the communications tower and the visibility of that tower from the proposed development site). It will also provide guidance to inform the design, number of units and affordability of any proposed housing on the site and provide the public with opportunities for input about the desirability and design of the proposed development. The Two Rivers-Ottawa Regional Council (TRORC) has agreed to administer the grant on behalf of Norwich, should it be awarded.

**Step 2:** Assuming that below-market housing is determined to be feasible on the site, we would work with TRORC and the Green Mountain Economic Development Corporation to pursue state or federal funding for environmental assessments that will help determine whether there are environmental contaminants on the northern portion of the property that will affect the suitability of the site for development. If there are minor contaminants, this process would provide the opportunity to seek funding to remove them and provide the town with legal protection under the state's BRELLA program. Please see our June 19, 2023 memo to the Planning Commission for more details about this process.

According to the TRORC, step 2 can only take place after there is a viable site plan. And we need the planning grant to develop a site plan. This is the reason for proceeding in the order noted above.

**Submitting the planning grant application does not obligate the town to develop housing on the site. It simply provides a cost-effective process for gathering the information that the town needs to make an informed decision.** If housing is determined to not be viable or desirable on the site, we will consider and report on alternative potential uses for the property when implementing the planning grant.

**For more information, see the following attachments:**

- A. **June 19, 2023 memo** – this describes the affordable housing subcommittee's recommendation to proceed with a VCDP grant application and addresses the concerns raised in late 2022 by the Selectboard
- B. **October 8, 2021 memo** – this describes the results of the subcommittee's review of land owned by the town or fire district to assess the potential for affordable housing.
- C. **Parcel map**

## MEMORANDUM

To: Norwich Planning Commission

From: Norwich Affordable Housing Subcommittee

Re: Vermont Community Development Program Planning Grant for New Boston Road Parcel

Date: June 19, 2023

We are writing to update the Planning Commission on the status of our work addressing the concerns raised by the Selectboard when we first brought this planning grant proposal to their attention in the Fall of 2022. We have identified solutions to their concerns that we hope will allow the Selectboard to endorse this grant application and allow it to be submitted to the Vermont Community Development Program. Accordingly, we request that the Planning Commission endorse our recommendations and forward them to the Selectboard for decision.

**What is this about?** The Affordable Housing Subcommittee recommends that the Town of Norwich submit an application for a \$60,000 planning grant to the Vermont Community Development Program to investigate the feasibility of developing below-market housing on the northern part of the parcel on New Boston Road that includes the transfer station. The Two Rivers-Ottawa Regional Council (TRORC) has agreed to administer the grant on behalf of Norwich, should it be awarded.

**When is a decision needed?** **The next deadline for submitting a grant application is September 12, 2023.** In order to meet this deadline, we will need an initial discussion with, and then a decision by, the Selectboard by these dates:

1. **First, the Subcommittee and Planning Commission need guidance as soon as possible, but ideally before July 22, as to whether the Selectboard is generally comfortable with the idea of submitting this grant application.** This will give the Subcommittee and the Planning Commission the guidance needed to prepare the grant application and to schedule the required public hearing about the proposal. To meet the September 12 submission date, **the public hearing must be noticed no later than August 23 and held no later than September 7.**
2. **Second, a Selectboard vote to approve the application must be held no later than September 11 so that the application (if approved) can be submitted by September 12.**

Please note that these are the last possible dates to make the September 12 submission deadline. Ideally, things would happen sooner so that we do not risk missing the deadline. The next application date is Feb. 6, 2024, though the Feb. submission date ended up being canceled in 2023; if this happens again, the next deadline would be April 9, 2024. We are advised that it can take several rounds to be approved, which argues in favor of an early submission.

**What is required from the Town to submit the application?** There are three main requirements:

- A public hearing on the grant application must be held no later than September 7. This hearing could be held by the Planning Commission, in conjunction with the Affordable Housing Subcommittee, or they could choose to delegate it to the Subcommittee.
- The Selectboard must approve the application for submission.
- The town must agree to provide a 10% match of \$6,000.

**What will the grant do?** The grant will provide funds for site planning to determine whether the development of below-market housing is feasible on the site, where exactly the housing would go, whether the site is likely to have adequate septic and water capacity, what other regulatory constraints apply, and how many units the site can hold. The grant would cover public outreach to get input from the public about the proposed site plan. It would also cover the expenses associated with subdividing the parcel, should a decision be made to move forward with the housing development.

We anticipate that all of the units will be permanently affordable to the targeted income group. The final mix of incomes will be determined during the planning grant process. A requirement of the planning grant process is that at least half of the units be aimed at families with incomes below 80% of the median income (currently \$67,200 for a family of 3 or \$74,650 for a family of 4).

**How have the Selectboard's prior comments been addressed?** When we discussed this issue in the Fall of 2022, Selectboard members raised two issues: (a) concerns about buried trash at the site and (b) environmental justice concerns regarding the proximity of the site to the town garage and transfer station. We have worked hard to address these concerns and believe we workable solutions to both of them:

1. **Concerns about buried trash.** Per Jeff Goodrich, the former landfill site was south and not north of the current transfer station. No one we have spoken with has any recollection of a landfill site north of the current entrance to the property from New Boston Road. We have spoken with Neil Fulton who described finding some buried trash bags north of this entrance, but he agreed that no buried trash bags have been found in the far northern corner of the site that we are targeting for possible development. Out of an abundance of caution, however, we have identified a way to test for and address the possibility that there is buried trash near our site that we recommend be followed before a final decision is made to site housing on the site. The process would generally work as follows:
  - a. First, Norwich would apply for and execute the planning grant to determine if housing is feasible on this location and exactly where it would be located.
  - b. Assuming below-market housing is feasible, we would work with TRORC to identify a path forward for conducting environmental assessments to assess whether there are environmental concerns with the site. This process has five main components:
    - i. Norwich is not eligible on its own to apply for assessment and remediation funding because it would be the responsible party for any environmental problems found on the site. Accordingly, as a first step, we would identify a prospective purchaser for the property, which would be eligible for funding for assessment and remediation. One organization that has done this before is the Green Mountain Economic Development Corporation. We have spoken with them and believe that if development were determined to be desirable and feasible on this site they would be open to considering this role.
    - ii. The next step is assessment: first a Phase 1 and then a Phase 2 Environmental Assessment. The Phase 1 looks at the historical records, while a Phase 2

Assessment involves physical inspection of the site.

- iii. If any environmental problems are identified, the next step would be remediation. Funding is available from Vermont for this purpose for entities not determined to be responsible for causing the problem, which is why we need the prospective purchaser.
  - iv. If no remediation is needed, or is remediation is determined to be needed and then completed, the site would then need to be subdivided to include the area targeted by the Phase 2 assessment, and formally conveyed to the prospective purchaser. At this point, a certificate of completion would be provided under Vermont's BRELLA program indicating that the site is determined to be safe for future development.
  - v. The purchaser would then return the site to the town for future development.
- c. While this process is cumbersome, it has the advantage of ensuring that the site is safe for future residents, providing funding for assessment and clean-up, if needed, and providing, through the BRELLA program, legal protection for the town against future claims. The evidence that we're aware of suggests the site is not on a landfill and that any buried trash in the vicinity is a minor issue that can be addressed through a modest clean-up effort. If we're right, and the town wants to proceed with housing, we'll then have the green light to do so. If we're wrong, and there a larger problem there than we are aware of, the town retains the ability to change its mind and prepare to use the land in another way, such as for solar panels.
2. **Environmental Justice Concerns.** Several members of the Selectboard raised the concern that people entering the site would have to pass by the town garage and transfer station. We plan to implement several approaches to address this issue. First, we will aim to site the development in the far north corner of the site, as far away as possible from the garage and transfer station, and orient it in such a way that residents experience the woods around them, with minimal or no view of the garage or transfer station. Second, during the planning grant we will investigate the feasibility of entering the site through entrances that do not involve passing by the town garage. For example, the entrance to the site could be placed further north on New Boston Road, near the right of way for Olcott Road or the site could be accessed from Union Village road and then Olcott Road. In either case, the site would not feel like it is particularly close to the garage or the transfer station. These solutions, if determined to be feasible, would require agreements with one or more adjoining land owners.

If you have any questions, please reach out to the Subcommittee chair, Jeff Lubell, at [jefflubell@yahoo.com](mailto:jefflubell@yahoo.com). Thank you for considering this request.



# Memo

To: Norwich Planning Commission

From: Affordable Housing Subcommittee

Date: October 8, 2021

Re: Use of Publicly Owned Land in Norwich to Develop Homes that Will Rent or Sell at Below-Market Levels

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In the first half of 2021, the Affordable Housing Subcommittee conducted a review of land owned by the town of Norwich and the Norwich Fire District to identify parcels that could potentially be used to develop housing that would rent or sell at below-market levels (below-market homes). This memo summarizes the findings and recommendations of the Subcommittee based on this review.

## Goals

- Identify publicly owned land that could be used to support the development of homes that rent or sell at below-market levels.
- Facilitate the long-term affordability of these homes through deed restrictions or other mechanisms.

## Summary of Recommendations

The high cost of land is a major barrier to the development of below-market housing in Norwich. By identifying parcels of publicly owned land suitable for development, the Town could address this serious barrier and facilitate the development of more affordable housing options in Norwich. Many towns and cities regionally and around the U.S. have used publicly owned land to successfully develop below-market housing; Gile Hill in Hanover is a nearby example.

As reflected in the attached description of notable properties identified during our review, the subcommittee has identified a number of properties owned by the Town of Norwich or the Norwich Fire District with the potential for development of below-market homes. At this time, the subcommittee recommends follow-up action on two of these properties:

1. SPAN: 450-142-12272 – This is a 24+/- acre parcel owned by the Town that houses, in the southern section, the Department of Public Works and the transfer station. The northern portion of this property could potentially be used to develop housing that rents or sells at below-market levels without interfering with the continued operations of the DPW and the

transfer station.

2. SPAN: 450-142-11592 and 450-142-12882 – The Norwich Fire District owns a considerable amount of property along Beaver Meadow Road. While much of this land may be challenging to develop, it is likely that there are several individual home sites along the road that could be used for single-family homes or duplexes.

With information provided by the Director of Planning and Zoning, the subcommittee has conducted an initial investigation of these properties and determined that they hold some promise for the future development of affordable homes. However, further investigation is needed to assess and confirm the development potential of the properties.

Accordingly, the subcommittee seeks authorization to move forward with further investigation of these properties through a combination of internal assessment and the services of one or more consultants.

Through a Q&A format, this memo briefly summarizes our thoughts about how these properties could be used to address Norwich housing challenges.

### **Why is it important to identify publicly owned land for affordable housing?**

The high cost of land is one of the biggest contributors to high housing prices. By making publicly owned land available at no cost (or at below-market levels), the town could reduce the cost of newly constructed homes, allowing them to be rented or sold at below-market levels.

### **What are the assets and limitations of SPAN: 450-142-12272 for affordable homes?**

There are three main assets to this 24+ acre property that would make it a good site for affordable homes:

1. It includes a large northern section that is not used by the DPW or transfer station that would provide land to construct affordable homes.
2. It is relatively close to the village center.
3. It is likely that the soils near the DPW and the transfer station are well drained and will accommodate on-site wastewater disposal.

The chief limitations of the property appear to include:

1. Vermont Agency of Natural Resources records document that a 0.5 acre landfill existed on this 24-acre property. Before proceeding with any residential development, it will be important to assess and understand this issue to ensure that the property can be safely developed for residential use. Presumably, housing would be located on a portion of the property that would not be affected by the landfill, but it would nevertheless be important to fully understand what regulatory processes might apply to a development site proximate to existing development and the former landfill site.

One of the Subcommittee members remembers coming to the landfill as a child, which she identifies as being located at the southern tip of the property, south of the current transfer station. The great distance between this location and the proposed development site

substantially reduces the chances that it might interfere with the ability to develop housing on the northern section of the parcel.

2. A communication tower serving Town needs.

3. Slope, wetland, and other regulatory considerations.

As with all parcels in the Town, current subdivision and zoning regulations also provide limitations on what may be developed on this parcel.

Through the limited engagement of consultants to assist with assessing site feasibility for development of this parcel at below market-rate housing, the Affordable Housing Subcommittee could assess its development potential and provide a clearer understanding of what types of development, and how many units, could practically be developed on this parcel. If the assessment confirms that the property could support multifamily or townhome construction, the resulting economies of scale could help to reduce construction costs, further contributing to the affordability of the property's rents or sales prices.

**What are the assets and limitations of SPAN 450-142-11592 and 450-142-12882 for affordable homes?**

These two SPANs cover more than 800 acres owned by First District along Beaver Meadow Road. While much of this land is wet or sloped and would be difficult to development, we believe it is likely that individual home sites could be developed as single-family or duplex homes.

The watershed for these lands formed the historic source of surface water supply for the Village, but the Town committed to gravel packed wells on Route 5 north for its potable water supply some decades ago. We understand that the Fire District views the lands along Beaver Meadow Road as a potential backup location for future water supply, if needed. We have structured our recommendation so as to reduce the possibility of interfering with this potential future use.

To reduce the impact on forest blocks and ensure the development does not interfere with possible future development of a surface water supply, we recommend that a handful of sites be identified close to the road that could each support the development of single-family, duplex or triples homes. While these sites would be located on an excellent road, their distance from the center of town means it is unlikely that state or federal funding will be available to reduce project costs. However, by making the land available at no or low-cost, and using duplex construction, the per-unit costs of the homes could be reduced, allowing them to be sold or rented at below-market levels. If multiple sites are identified and construction pursued at several sites simultaneously (or in rapid succession), it may be possible to take advantage of economies of scale.

**What work is needed to assess and advance the potential for development of the properties as affordable homes?**

As described in the Appendix to Attachment B, there are site considerations that need to be assessed more fully before concluding which properties may be developed. At a minimum, it will be important to understand existing conditions at the DPW/Transfer Station site relative to the potential for one or more drilled wells up-gradient from developed areas and consider any additional safety constraints that apply to new development given the presence of a former landfill on another part of the property. Additionally, as sites are further investigated, hydrological and wetland evaluations will be needed.

The subcommittee recommends that preliminary technical assessments be conducted at this time to confirm the development potential of the properties. Should those assessments confirm the properties' development potential, the next step would be for the Subcommittee to create a set of procedures for constructing the homes and ensuring they remain affordable over time. The Subcommittee recommendations would be shared with the Planning Commission.

#### **How will the Town ensure the homes remain affordable?**

The ongoing affordability of the homes would be maintained through legally binding covenants. The covenants could specify, for example, that the homes must be rented at below-market levels to families meeting certain income limitations. Alternatively, the homes could be sold through a shared equity arrangement that balances the home purchasers' ability to build wealth with the Town interest in preserving the affordability of the homes to future purchasers.

#### **Additional Consideration about Fire District Property**

We understand that the Fire District is considering putting much of the land that it owns into conservation. Until the potential of this land for the development of below-market homes can be assessed, the Affordable Housing Subcommittee strongly recommends that this action be deferred. While it's likely that the bulk of the land owned by the Fire District is difficult to develop, it is important to first ensure that any developable sites are identified and repurposed for below-market homes, before the remainder is conserved.

## **Notable Properties from the Affordable Housing Subcommittee's Review of Publicly Owned Land (September 2021).**

This document describes a number of properties that the Subcommittee found notable in its review of the possible use of publicly owned land for affordable homes, including two properties that the Subcommittee recommends be pursued for possible development in order to advance the Town interest in increasing the diversity and affordability of the housing stock.

### **Methods**

Director of Planning and Zoning, Rod Francis, conducted an inventory of land owned by the Town and the Fire District and prepared lists and maps of these properties. The Subcommittee considered the properties that seemed to be potential candidates for the development of affordable homes. (For example, we excluded from consideration cemeteries and areas identified as important natural resources from publicly available mapping.) A list of properties reviewed by the Subcommittee is available upon request.

The Subcommittee also received helpful input from Brie Swenson; members of the Norwich Conservation Commission; Michael Goodrich and staff of the Norwich Fire District and members of the public who attended Affordable Housing Subcommittee meetings during the course of the review. The conclusions reached by the Subcommittee represent the views of the Subcommittee alone, however.

### **Notable Properties**

The Subcommittee identified a number of sites that could potentially be used for the development of below-market homes. As reflected in the accompanying memo, the Subcommittee recommends action at this time on the two properties described below.

*Sites the Subcommittee recommends be pursued for possible construction of affordable homes*

1. SPAN: 450-142-12272 – This is a 24+ acre parcel owned by the town of Norwich that houses, in the southern section, the Department of Public Works and the transfer station. Below-market homes could potentially be developed on the northern portion of the land without interfering with the current uses. Potential development would need to take into consideration a communications tower that is presently housed on the northern portion of the property, as well as significant slopes. Access to the northern portion of the property could be achieved through the existing entrance to the property on New Boston Road, but depending on where the development is located on the property, other access points may be needed. It appears that a portion of this property may previously have been used as the Town dump. This issue should be probed fully to ensure the ultimate location of any development is safe for residential use. The Subcommittee has not formally studied the potential of the property to house a septic system, but the septic potential is believed to be good proximate to the DPW complex.
2. SPANs: 450-142-11592 and 450-142-12882 – These SPANs cover more than 800 acres of land owned by the First District to which the Town has development rights. The Subcommittee envisions the identification of one or more home sites in disparate locations along Beaver Meadow Road that could be used to construct single-family or duplex homes.

*Potential sites the subcommittee recommends not be pursued at this time:*

While we do not recommend any action on these sites at this time, the Subcommittee notes the development potential of these sites in the event the top choices do not end up being practical or the Town decides it wants to pursue additional options for below-market homes:

1. **Barrett Memorial Park.** This site is well located near other residential development close to the center of town. Depending on the wastewater capacity of the site, it could potentially house three duplexes or more. Despite the property's development potential, the subcommittee recommends no action at this time due to: (a) its current recreational use and (b) a deed restriction imposed by the individual who donated the land specifying that if the property were to cease being used as a playground, it would revert back to the donor. It appears that the descendants of the donor would need to agree to release the Town of the restriction and the Town would need to vote on the shift in use.
2. **Huntley Meadow.** This is a 27-acre property that is currently used for a variety of recreational uses, including fields and tennis courts. Given the mostly flat terrain, the prime location close to the center of town and the likelihood of good soils for septic systems, this property has considerable potential for the development of housing. Since the property is large, it is likely the property could continue to accommodate substantial recreational uses, even if a small portion of the property is used for the development of affordable homes. Despite the property's development potential, the Subcommittee recommends no action at this time due to: (a) its current recreational use and (b) the likelihood of opposition to development of even a small portion of this property.
3. **Old orchard between Main Street and the Milton Frye Nature Area.** This area is extremely well located close to the center of town and could potentially hold several homes. The soils on this property are generally poor for wastewater disposal and include a great deal of ledge, but wastewater capacity could potentially be identified for a limited number of homes. It is presently conserved, so the town would need to exercise its power of eminent domain to access it. Given the challenges associated with eminent domain, the Subcommittee has not prioritized this property for further investigation at this time.

*Several additional properties of note:*

1. **Portion of Huntley Meadow.** There is a small property on the east side of Beaver Meadow Road, directly north of the American Legion, that is owned by the Town and not used for recreation. We understand the property was under several feet of water in the 2011 and 2017 major flooding events. While it might be possible to build the development high enough so that it could sustain flooding at this level, the extra cost of raising the development could neutralize the cost advantage of providing free land. Accordingly, we do not recommend that development on this parcel be pursued.
2. **SPAN: 450-142-12675** – This 27+ acre site houses the well that supplies water for the homes served by the water district. Given this, it would be extremely important to investigate carefully any residential use to ensure it does not affect the safety of the water supply. At the same time, the property is believed to have excellent septic potential and is accessible via a state road. If a

remote portion of the property could be identified that would not interfere with water safety, this might be worth investigating further in the future. Given the issues related to water safety and limitations on development included in both an agreement with the State and the Town zoning rules, the Subcommittee has not prioritized this property for further investigation at this time.

3. **SPAN: 450-142-12659** – This long sliver of town-owned property (6+ acres) is between River Road and the Connecticut river. Currently leased for agricultural use, it is likely that this property has excellent soils for wastewater disposal, which could potentially be helpful for supporting nearby development. However, the property is conserved and its use for wastewater disposal is not permitted under the conservation agreement. We thus do not recommend that development on this parcel be pursued, at least not at this time.

#### **Appendix: Site Considerations**

1. On-Site Wastewater Disposal: Wastewater System and Potable Water Supply Rules (Rules) effective April 12, 2019 require 140 gallons per bedroom for the first three bedrooms in any home and 70 gallons per bedroom thereafter. A duplex with three bedrooms each requires wastewater capacity of 420 gallons per home or 840 gallons total.
2. Hydrological Evaluation: The rules require hydrological evaluation by a Licensed Designer for more than 1,000 gallons per day (gpd) and a qualified hydrologist for flows of more than 2,000 gpd. Additionally, flows of 6,500 gpd or more change the regulatory process and require additional site evaluation. A site with four or more three-bedroom units will require analysis by a qualified hydrologist. The 6,500 gpd limitation would allow approximately 15 units with three bedrooms each (or 23 units with two bedrooms each).
3. Wetlands: State rules require wetland assessments for development and classification by the District Ecologist when wetlands exist (Class III wetlands include a 50-foot buffer for permitting).
4. Site Planning: Site planning would be a useful conceptual step to determine the viability of parcels under consideration.
5. Permit Assessment: With conceptual knowledge of proposed development, a permit assessment would be appropriate at local, State, and possibly federal levels. This will be particularly important for projects with more than nine units, which will require consideration of the ten criteria in Act 250.
6. Transfer Station Assessment: It will be important to understand subsurface water quality for the DPW/Transfer Station site with regard to water quality and supply. Permit information on file with the State under WW-3-0594 and WW-3-0594-01 indicate a non-potable water supply near the DPW entrance serving a storage tank and fire hydrant. The DPW water supply appears to be a surface water spring east of the DPW building. It will also be important to understand whether any regulatory constraints or safety issues apply to residential development given the presence of a former landfill site on another portion of the property



# Vermont Parcel Program

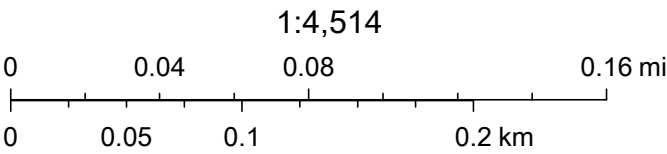


6/5/2021, 10:08:28 AM

VT Parcels

VCGI Color Imagery Service

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



VCGI, Esri Community Maps Contributors, VCGI, BuildingFootprintUSA, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



Quick E911 Tools..



Location of existing tower w/ 180' tower perimeter



Degrees Minutes Seconds (GCS WGS 1981) ▲

Lat: 43° 44' 5.43672" N  
Lon: 72° 18' 33.40218" W



1500

SIS | PSD