

**NORWICH PLANNING COMMISSION**  
**AGENDA**  
**Thursday March 4, 2021**  
**NOTE DATE & START TIME 6:30pm**

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Topic: Planning Commission

Time: March 4, 2021 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/85037446838>  
877 853 5257 US Toll-free  
888 475 4499 US  
  
Toll-free Meeting ID: 850 3744 6838

1. Approve Agenda
2. Meeting Objectives:
  - i) Appoint Planning Commission Member to Article 36 Energy Task Force
  - ii) PC members questions and thoughts on wastewater issues
  - iii) Continued discussion with Planning Director on wastewater
  - iv) Update from Tom Candon (MSC Board Chair) on wastewater
3. Comments from the Public [5 mins]
4. Review and approve Minutes January 28, 2020 [5 mins]
5. Announcements, Reports, Updates & Correspondence [5 mins]
  - i) Correspondence
  - ii) Updates
6. Appoint Planning Commission Member to Article 36 Energy Task Force [10 mins]
7. PC members questions and thoughts on wastewater issues [20 mins]
8. Continued discussion with Planning Director on wastewater issues [25 mins]
9. Update from Tom Candon (MSC Board Chair) on wastewater [10 mins]
10. Other Business [5 mins]
11. Future Meeting Schedule & Agendas [5 mins]
12. Comments from the Public [15 mins]
13. Adjourn

**Future Meetings:**

**TBD**

**NORWICH PLANNING COMMISSION**  
**Thursday January 28, 2021, 6:30pm**

**DRAFT MINUTES**

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Zoom Meeting

<https://us02web.zoom.us/j/87406704359>

Meeting ID: 874 0670 4359

Members Present: Melissa Horwitz (C), Brian Loeb, Jaci Allen, Jeff Lubell, Leah Romano, Ernie Ciccotelli  
Public Present: Stuart Richards, Linda Cook, Roger Arnold, Claudette Brochu  
Staff: Rod Francis

**Meeting Opened:** 6:33pm

**1. Approve Agenda:**

Allen moved and Lubell seconded a motion to approve the Agenda. Motion carried 6 – 0.

**2. Meeting Objectives:**

- Discuss approaches to a wastewater needs assessment.
- Discuss process and policies for the Planning Commission

**3. Public Comment:** None

**4. Review and approve Minutes December 10, 2020:**

Allen moved and Romano seconded a motion to approve the minutes of December 10, 2020 as amended (Linda Cook was present). Motion carried 6 – 0.

**5. Announcements, Reports, Updates & Correspondence:**

- Correspondence: none
- Updates: none

**6. Discuss approaches to a wastewater needs assessment:**

Francis introduced the material provided in the packet which comprised outtakes from two wastewater studies from Vermont communities. To set the context he related how as measured by land area less than two percent of Vermont is serviced by wastewater treatment facilities, and that less than 55 percent of all housing units in Vermont are connected to wastewater treatment facilities. The lowest level of access in the country.

The excerpted material from the wastewater studies illustrated:

- the scope of standard wastewater assessment studies
- how surveys were used to establish current conditions and future needs
- how on-site wastewater [septic] permits were reviewed
- how communities established different priorities
- how public buildings may be a focal point of such an assessment

Commissioners discussed whether Norwich was ready to explore the needs for such a study by undertaking an online survey of village property owners and adjacent areas.

The meeting discussed the current status of work exploring solutions to the failed on-site wastewater system at Marion Cross School (MCS) and the proposal to establish a forced main (pumped) connection from MCS to Hartford connecting a number of properties on Route 5 South in Norwich. No agreement has been reached.

Francis outlined for the meeting the current known status of studies undertaken for Hartford to assess the impact of extending wastewater service to part of Norwich, the range of planning and grant administration actions that have yet to be undertaken by Hartford or the Town of Norwich and other issues not yet addressed.

Stuart Richards informed the meeting that the public records of the MCS school board include three or four letters from Pathways Consulting LLC who are under contract with MCS to study options for solving their wastewater problem. These documents provide progress reports on exploring wastewater option for MCS,

including the option of connecting to Hartford. He also mentioned the Norwich 2005 Wastewater Study which he summarized as reporting little enthusiasm for a municipal wastewater system.

Roger Arnold observed the scope of work that still needed to be done of the issue of wastewater provision in Norwich. Asking what professional support would be needed to bring more people to the table. He suggested that if, as a community, Norwich identifies itself as a place that wants to address affordable housing in the context of the broader Upper Valley region there must be state resources (funding) to facilitate dialogue between stakeholders.

Lubell identified three things for the Planning Commission to do:

1. engage with MCS at the next level of conversation around the question of connecting to the Hartford municipal wastewater system with regard to timing and cost, and possible design options
2. verify that the Route 5 S corridor could connect to the Hartford system, confirm existing property owners interest and if there are people in and around the village that may also have an interest in joining any system
3. structured analysis of all the issues (ideally using an outside consultant) and making sustained focused presentation exploring opportunities as a way of furthering the conversation

Allen suggested that commission should remember that Hartford is not the only option, and that we should explore all the options

Brochu informed the meeting she had last spoken with Tom Candon (MCS Board Chair) on the wastewater issue early Fall

Lubell agreed to invite Tom Candon to next commission meeting

Commissioners should get material to Allen for creating a presentation on wastewater no later than February 25

**7. Update from the Affordable Housing Committee:**

Lubell reported that the subcommittee has concluded its search for possible public land and identified a possible site near the corner of Bragg Hill Road and Beaver Meadow Road (the site of the brick oven). This could potentially accommodate two to four housing units. Preliminary investigations suggest some potential (while acknowledging the need for public process and more discussion). The subcommittee is also investigating how to advocate for reform of state wastewater regulations that would allow more housing in more locations.

**8. Discuss process and policies for the Planning Commission:** Deferred

**9. Other Business:** None

**10. Future Meeting Schedule & Agendas**

- Discussion of processes and policies for the Planning Commission (including term limits)

**11. Public Comment:** None

**Meeting adjourned: 8:28pm**

**Future Meetings:**

**Thursday, March 4, 6:30pm Regular Meeting**

Respectfully submitted,

Rod Francis

# Addressing the Future of Wastewater in Norwich

Planning Commission Discussion

DRAFT March 4, 2021

# Guiding Principles

- ▶ Wastewater is a complex topic.
- ▶ There's more than one solution to wastewater issues.
- ▶ Time needs to be invested in education to make good decisions.
- ▶ An effective outcome requires an effective process.
- ▶ We're all in this together.

*This draft compiles initial input on formulating an effective response to resolving wastewater questions in front of the Town.*

# Contents

- ▶ Some Historical Perspective
  - ▶ 1967 Norwich Town Plan
  - ▶ Then and Now-2005 vs Today
  - ▶ 2020 Town Plan Wastewater Action Items
  - ▶ Marion Cross Wastewater Issue
- ▶ Process Recommendations
- ▶ Focus Area: Policy Questions
- ▶ Next Steps

# Wastewater Isn't a New Issue

## Excerpts from the 1967 Norwich Town Plan:

- ▶ “...the Plan must provide space for about 900 new families in addition to approximately 600 here now. Some residents today live in the compact village and others in the rural areas. As the historic village grew it became necessary to have a public water supply system and for this purpose the Norwich Water Supply Company Inc. was established. A Fire District was organized to provide protection and services needed by a closely populated community. The District is now making preliminary studies for a system of sanitary sewers and a treatment plant.
- ▶ The village area shown on the Plan covers roughly 1000 acres. It now has about 300 families, approximately half of the Town's population. If this area were to be fully developed, it could easily hold 450-500 new families, even allowing for an average of one family per acre of newly developed land. People who are looking for the convenience of village living will choose this area. The present zoning within the Fire District allows for lots as small as 8000 square feet. It is probable that many families in the village area will want more room, with most of the lots containing a half acre to one acre. In any case this density will necessitate public water supply and sewer services. The village area shown on the Plan is a practical, efficient and economical one to be served with these utilities.”

# Then and Now: 2005 Vs. Today

2005 Sewer Committee Report Sample Findings (p.1 of 2):	Observations:
1. Area serviced by the study <ul style="list-style-type: none"> <li>a. Central village; land bounded by I-91, Rte 5 South, Rt 10A and the Hartford town line; and River Rd from Lewiston to the Rte 5 junction</li> </ul>	Similar geographic area
2. Overview of existing use <ul style="list-style-type: none"> <li>a. Primarily single-family standalone homes and few condominiums, apartments, or commercial properties</li> <li>b. Vast majority of septic systems on-site and individual. A handful of community on-site systems for residential and commercial users. No municipal sewage disposal</li> </ul>	Same situation applies. Negligible or no new condos, apartments, or commercial properties
3. VT officials stated Town doesn't have a problem with current system <ul style="list-style-type: none"> <li>a. The number of failed systems are few and no environmental reason to change</li> <li>b. Two recommendations: educate residents on appropriate maintenance procedures for on-site sept disposal and improve storm water drainage</li> </ul>	System issue at Marion Cross. Other septic issues since 2005? Any education of residents on appropriate procedures? Improvements to storm water drainage adequate?
4. Groundwater quality study not completed, as no problems identified. <ul style="list-style-type: none"> <li>a. Rough cost estimate to complete ground water study ~\$14,000</li> </ul>	Would a ground water study be a good investment in 2021?



# Then and Now: 2005 Vs. Today

2005 Sewer Committee Report Sample Findings (p.2 of 2):	Observations:
5. Single site systems remain a means of on-site disposal which can facilitate growth in the Village and rural areas, where soils allow. Community systems are possible and could provide increased density.	Any new developments in community systems? Where are these systems feasible in Norwich?
6. Constructing our own treatment facility is not a viable option due to high costs and permitting difficulties. Tying into Hanover or Hartford systems is theoretically possible.	What process should be followed to explore a potential tie in?
7. The estimated capital cost for sewer and water for Rte 5 South and River Road, plus the Village including Hawk Pine and Hopson Rd could be \$25,117,719 (not including financing) based on various assumptions and limited engineering review. Funding sources beyond Norwich taxpayers appear to be limited.	This estimate encompasses a wider geographical area than contemplated in recent times. Available State and Federal grants have specific criteria for success
8. Phasing implementation of a sewer hook up is commonly done and usually possible. It can serve to lessen the impact over time.	Still applicable?

# Fast Forward: 2020 Town Plan Wastewater Action Items

1. Consider how to address barriers to development related to limitations on septic capacity, including a review of the findings of the 2005 study conducted by the Norwich Sewer Committee, given current challenges and changes in wastewater management.
2. Study implications of improved wastewater management for the economic vitality of village area.

*To Do: Develop a work plan to address these action items*

# Current Situation: Marion Cross School

- ▶ Marion Cross septic issue became acute ~3 years ago.
  - ▶ A Fall 2020 decision was made to truck Marion Cross sewage off site during winter until a permanent solution is available
  - ▶ Tracy Hall has been trucking out sewage as long as anyone can recall
- ▶ Ideas for moving the location of the MCS septic system or hooking up to either Hartford or Hanover municipal sewer systems are being explored
  - ▶ School board chair attended SB meeting in Sept 2019 to review MCS wastewater solutions
  - ▶ Selectboard has asked PC for recommendations on how Town should proceed
- ▶ Norwich School District met with Hartford Selectboard in Feb 2021 to respond to a Town of Hartford staff recommendation to cease discussion of a Memorandum of Understanding (MOU) between Norwich School District and Hartford on a connection to Hartford wastewater systems
  - ▶ Town of Hartford Selectboard indicated that if any dialogue were to continue it would need to be with the Town of Norwich and the expectation of an intermunicipal agreement

# Recent Analysis and Documentation on Marion Cross Wastewater Issue

- ▶ [MCS Conceptual Alternatives Evaluation August 31, 2018](#) by Pathways Consulting
- ▶ [MCS Septic Needs Update August 18, 2019](#) by Pathways Consulting
- ▶ [MCS Conceptual Alternatives Evaluation Update November 4, 2019](#) by Pathways Consulting
- ▶ [Hydrogeologic Evaluation of a Failed Wastewater Disposal System and the Overall Norwich Town Green](#) by Lincoln Applied Geology
- ▶ The following documents were provided to members of the Hartford Selectboard for their meeting of February 9, 2021, in response to questions about continuing discussions regarding the potential for a wastewater connection between the Marion Cross School and three existing businesses along Route 5 and the Hartford wastewater system.
  - ▶ [Letter to Members of the Hartford Selectboard](#) February 6, 2021
  - ▶ [Norwich School District Response to Hartford DPW](#) February 7, 2021
  - ▶ [Norwich School District-Town of Hartford Correspondence](#) November 17, 2020
  - ▶ [Town of Hartford Selectboard Meeting](#) February 9, 2021

# Addressing the Future of Wastewater: Process Recommendations

- ▶ Define current scenario and stakeholders
- ▶ Review existing documentation and summaries
- ▶ Proceed with Village and adjacent area wastewater study
- ▶ Identify funding options and requirements
- ▶ Link to town policies and land use regulations rewrite
- ▶ Describe outstanding issues and potential solutions
- ▶ Recommend roles and responsibilities
- ▶ Develop methods and schedule for public input
- ▶ Oversee procurement and execution of any technical studies

# Focus Area: Policy Questions

Policy questions must be addressed in order to contemplate a sewer option, e.g.

- ▶ What are the implications for town governance?
- ▶ What town policies touch these issues?
- ▶ What aspects of town governance are required to opine on these issues or make changes?

# Next Steps

- ▶ Planning Commission recommendation to the Selectboard on whether or not to pursue an intermunicipal agreement with Hartford for the proposed MCS/high flow limited access solution.
- ▶ Planning Commission recommendation to the Selectboard on Norwich conducting a formal wastewater study.

## Is Norwich Ready to Pursue an Inter-Municipal Agreement with Hartford for Receiving Norwich Wastewater?

For some years it has been apparent that the on-site wastewater system (septic) for Marion Cross School (MCS) has been malfunctioning. The system leachfield is the village green, which hosts the annual town fair and a small ice rink. <sup>1</sup> The MCS wastewater problem was identified in the 2020 town plan in the context of wider questions regarding whether wastewater capacity was limiting the viability and opportunity for expansion of existing village businesses and institutions. One of the plan action items is to 'update' the 2005 Septic Study and explore the issue.

MCS retained Pathways Consulting to develop an alternatives analysis which included investigating if the existing system could be repaired or replaced in-situ. The alternatives analysis has explored leachfields on neighboring lands, other school properties for treatment, and pumping wastewater to a neighboring municipal system with available capacity.

One alternative has been actively advanced by MCS. That alternative calls for a forcemain that would link MCS, Hanover Coop properties, King Arthur Baking and Foggs Lumber to the existing Hartford system at Olcott Drive, and then on to the Hartford sewage treatment facility.

As early as August 2019 NSD board members and Pathways Consulting met with officials from the Agency of Commerce and Community Development (ACCD), Agency of Natural Resources (ANR) and USDA-RD (rural development) to describe the project and [explore funding opportunities](#).

Various descriptions of this project explain it as a way to attract maximum grant funding while meeting the ongoing wastewater challenges of MCS and King Arthur Baking; a private high-flow wastewater producer

(Hanover Coop repair shop is included, but it not a major wastewater producer, Hanover Coop also owns the Farmers Market site, Foggs flow data is unknown). The project has been described as an economic development project that would also resolve the MCS wastewater management problem.

Since August 2019 NSD has been negotiating the potential for, and contents of, a Memorandum of Understanding (MOU) with the Town of Hartford to govern specific project elements including permitting, design, implementation, operation and maintenance of any extension to the Hartford sewer system. At a recent Town of Hartford Selectboard meeting NSD was informed that before the MOU could be finalized the Town of Norwich would need to sign an Inter-Municipal Agreement with Hartford.

**This memorandum identifies key public policy decisions that will need to be considered by the Planning Commission so that it can advise the Selectboard on if, and how to proceed on the issue of an inter-municipal agreement.** In the process of identifying these policy issues multiple challenges are called out concerning grant eligibility, Town of Norwich governance structures and management capacity and system design attributes. In addition, other issues have been identified including consistency between Town of Norwich and Town of Hartford town plans; these plans with the TRORC plan, state policies and land use permitting.

Lastly, at this point it is far from clear that the Town of Hartford is interested in entering into any agreement with Norwich to receive its wastewater. Hartford has their own decision-making process to pursue if and when more information is available.

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<sup>1</sup> The system is commonly said to have 'failed' although it is not recorded as such in the [DEC database](#).



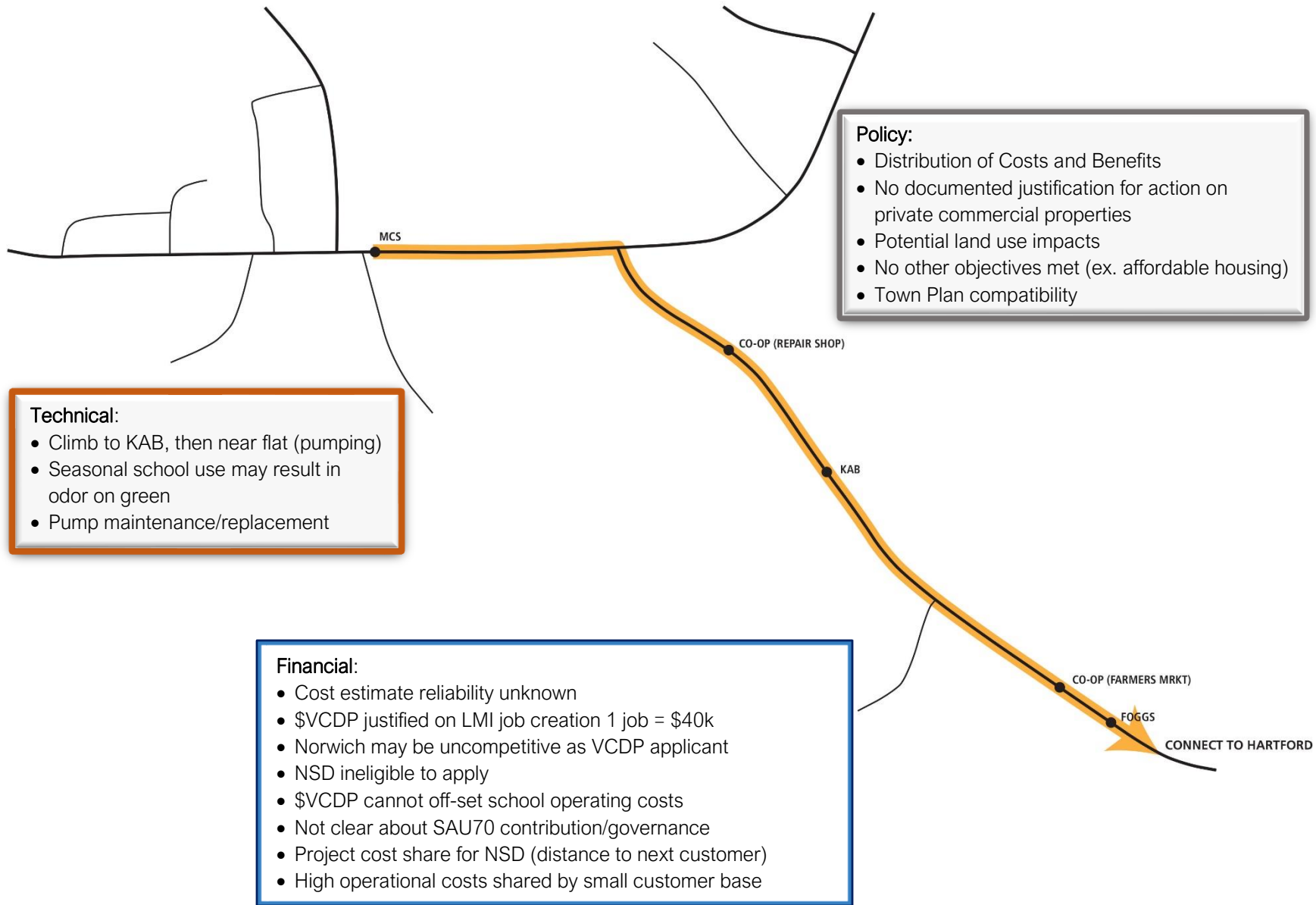


Fig 1: MCS/high flow limited access solution

## MCS/high flow limited access solution

This solution has been pursued by NSD in conjunction with Pathways Consulting. Work to date includes organizing 'funder meetings' with state and federal officials and extensive communication with the Town of Hartford on the design, funding model and operations as part of arriving at an [MOU](#). NSD has been developing a project concept and seeking agreement from the Town of Hartford prior to engaging with the Town of Norwich. Hartford has indicated that any agreement would need to be between the two towns. The funding sources NSD has identified require the town to be the applicant.

The pursuit of this solution has wide-ranging policy implications for the town. The key public policy question for Norwich, like any public entity, is what is the distribution of costs versus benefits? *Who pays the costs? Who receives a benefit?* For the town to pursue grant opportunities it must answer these questions. There is a significant community benefit in moving MCS to a dependable wastewater system. Beyond that community benefit only three private businesses stand to benefit. At least eight other properties along Route 5 S have been excluded. **Municipal wastewater service would change the development potential and value of those three commercial properties relative to properties in the village and on Route 5 S.**

Key recommendations from the 2020 Town Plan include ensuring the village remains a viable commercial and cultural focus of the town and that new land use regulations encourage a variety of housing types located close to schools, employment and services. **Any proposal that raises the possibility of serving some lands with municipal wastewater and not others will need to demonstrate how that would be consistent with town policies.**

NSD has not sought meaningful public participation in their process to-date, which would include consideration of costs versus benefits and future land use impacts. Now that NSD is requesting town involvement, public participation and answering those questions cannot be avoided. **The Town is obligated to consider the impact any decision(s) they make on the community as a whole** ('good government'). The potential funding sources identified by NSD (VCDP, ANR and USDA-RD) have eligibility and process criteria that require thorough public engagement, and evidence of public support and consistency with town policies.

Pressure for land use changes will come with provision of sewer. This proposed project raises policy and governance questions for both Norwich and Hartford, because the project has the potential to change land use patterns in Norwich and changes the service area of the Hartford wastewater system. In addition to a review of Norwich land use regulations, compatibility with Hartford's Town Plan and Growth Center commitments and the TRORC Regional Plan Interchange Policy would also need to be confirmed.

### Suggested Public Funding Sources

The MCS/limited access solution identifies three possible public sources of support, the ACCD VCDP, the ANR CWSRF Program and USDA-RD.

ACCD administers VCDP, the Vermont system for dispersing US Housing and Urban Development (HUD) Community Development Block Grants (CDBG) for all of Vermont except for the City of Burlington. Applications to VCDP must meet national objectives (established by HUD, see [VCDP Program Guide](#) page 13) and state objectives (see VCDP Program Guide page 15). Only municipalities are eligible to apply, school districts or private entities are not. Under

*Distribution of costs and benefits?  
Will anybody be disadvantaged by this decision?*

*What do we know about the needs of the private property owners?*

*Does the 2020 Plan support this initiative now?*

*Are potential land-use impacts consistent with the 2020 Plan?*

*Can MCS use VCDP funds for their share of project costs?*

the Federal Act enabling CDBG “public education costs” are not an eligible activity (see VCDP Program Guide page 13). **This means that VCDP funds could not be used to pay for any portion of the wastewater system that solely serves MSC.** In the limited access solution being proposed that would encompass all system components between MSC and the next proposed connection on Route 5 S.

While VCDP does not work to directly offset MCS costs, it could be used to fund the portion of the system that would serve the three private businesses. Through VCDP a Vermont municipality could qualify for “Area Wide Benefit” if 51 percent or more of the population qualified as LMI. Only 24% of households in Norwich qualify as LMI. **The Norwich household income profile excludes it from consideration for area-wide benefit.**

If not able to show an area-wide benefit, a VCDP application must demonstrate a benefit to at least one of three state objectives, housing, employment, public facilities in support of housing or economic development activities, or where there is a threat to public health and safety (see VCDP Program Guide page 15). In earlier discussions with VCDP staff NSD suggested this project could meet the employment objective. The identified benefit was the creation of 25 Low to Moderate Income (LMI) jobs in the project area. King Arthur Baking (KAB) was suggested as the likely provider of these LMI jobs. VCDP uses a formula of \$40,000 per documented LMI job created (25x\$40k = \$1m maximum grant amount). **If less than 25 documented jobs are created and maintained then the grant amount is reduced according to the formula.**

*Will there be 25 LMI jobs?*

We do not have any information about the business plans of the Hanover Coop, KAB and Foggs. The proposal has not documented which of these establishments would add what type of LMI jobs, or how many. These details are important because it falls to the grant recipient (town) to document the creation of each LMI qualifying job and maintain detailed payroll records over the life of the grant to ensure eligibility. This task involves expense for the grant recipient. Norwich does not have experience with a grant of this complexity and currently lacks senior staff (Finance Director) and systems to handle it. While it is possible that another member of the consortium could take on these grant administration tasks these responsibilities have not been discussed and any failure in documenting eligibility remains the responsibility of the grant-holder. NSD or SAU70 are not likely to assume this task if they cannot use VCDP funds to offset public education costs (see above).

*Can Norwich administer the grant?*

The VCDP includes a policy that requires a duly adopted municipal plan.

The plan must identify the municipality’s community development needs including housing and economic development as well as the needs of low and moderate-income persons and the activities to be undertaken to meet such needs. A project must be consistent with the applicable plan (Program Guide page12)

*Is the 2020 Plan specific enough on the needs of the LMI population?*

The 2020 Norwich plan identifies the need to update land use regulations with particular emphasis on increasing the diversity of housing types (stock) and the diversity of households living in Norwich. **The plan does not describe the needs of LMI persons or list activities directed at meeting their needs.**

Setting aside those concerns, a Norwich VCDP application may not be very competitive based on the town’s demographic profile and the demonstrated need.

The US Department of Agriculture Rural Development ([USDA-RD](#)) program also targets communities and households that qualify as LMI offering both loans and grants Median household income in Norwich is \$121, 563, which is 163% of the statewide nonmetropolitan median household income of \$74,600. Communities are ineligible for USDA-RD grants when the median household income of the population to be served is above 90% of the statewide nonmetropolitan median household income<sup>2</sup>. Communities are ineligible for USDA-RD loans when the median household income of the population to be served is above 100% of the statewide nonmetropolitan median household income<sup>3</sup>. **The median household income of Norwich makes it ineligible to apply for USDA-RD grants or loans.**

*Can Norwich use  
USDA-RD grants or  
loans?*

ANR Department of Environmental Conservation (DEC) operates the Clean Water Revolving Loan Fund (CWSRF) which provides planning loans (0 percent/5 to 15 years), final design loans (0 percent/5 to 15 years) and municipal constriction loans 2 percent annual administrative fees/20 to 30 years). These funds are allocated annually according to program priorities.

The MCS/limited access proposal as currently understood is not eligible for the funding programs NSD and Pathways Consulting identified (VCDP, USDA-RD and ANR). Currently we do not have information to confirm that the three businesses meet eligibility requirements, or that their current wastewater systems are negatively impacting their current operations.<sup>4</sup> It is difficult to predict if the DEC CWSRF program would be able to support such a project.

#### Technical Concerns

The Hartford DPW Director identified several design challenges posed by the MCS/limited access proposal. These challenges are linked to the seasonal nature of the MCS operation, the terrain any extension of the Hartford system would encounter and the distance between properties serviced.

MCS lies at an elevation of 522 feet, there is a drop of 36 feet to the Hanover Coop repair shop (former Car Store) at 486 feet. From there the elevation rises at an average of three percent to 526 feet at KAB and then increases more gently to 552 feet at Foggs and 556 feet at the town line. The system as proposed would cover 1.3 miles and will depend on multiple pump stations to operate.

The schools use pattern is specific to when school is in session. Due to the low rate of waste production during summer months, the Green could suffer from odor given off from untreated wastewater sitting unpumped at the lowest point.

The pump stations are expensive capital items, have a limited-service life and are items that require frequent specialized maintenance. The pumps are electric and consume considerable amounts of power, an ongoing cost burden.

If KAB (a food producer) is part of the system it has specific characteristics that frequently require pre-treatment and special consideration with regard to management of waste in a force main system.

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<sup>2</sup> [CFR §3570.63 \(6\)](#)

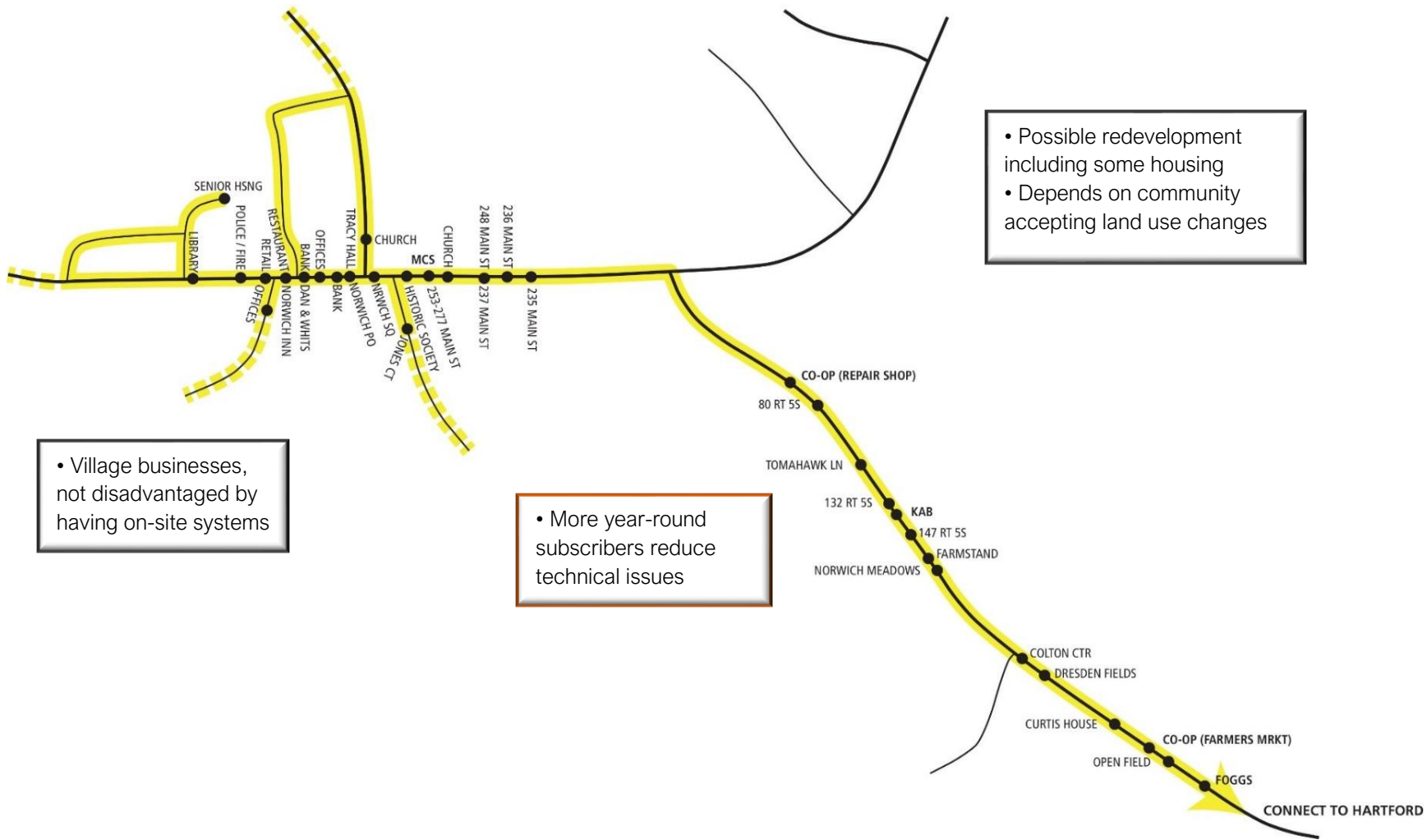
<sup>3</sup> [CFR §1942.17 \(C\) \(ii\)](#)

<sup>4</sup> Hanover Coop, KAB and Foggs are not listed in ANR database as having failed systems.

Little is known about these technical concerns raised by Hartford, the system operator. It is understandable that many of these details are not known at this time. However, these practical considerations point to the disadvantages of a narrowly tailored solution that involves long pipe runs, substantial capital equipment and only four customers.

**Recommendation**

That the Planning Commission advise the Selectboard this project proposal is not viable and, therefore, Norwich is not ready to seek an inter-municipal agreement with Hartford for receiving wastewater.



• Village businesses, not disadvantaged by having on-site systems

• More year-round subscribers reduce technical issues

• Possible redevelopment including some housing  
 • Depends on community accepting land use changes

Fig 2: Village plus Route 5 S to Hartford

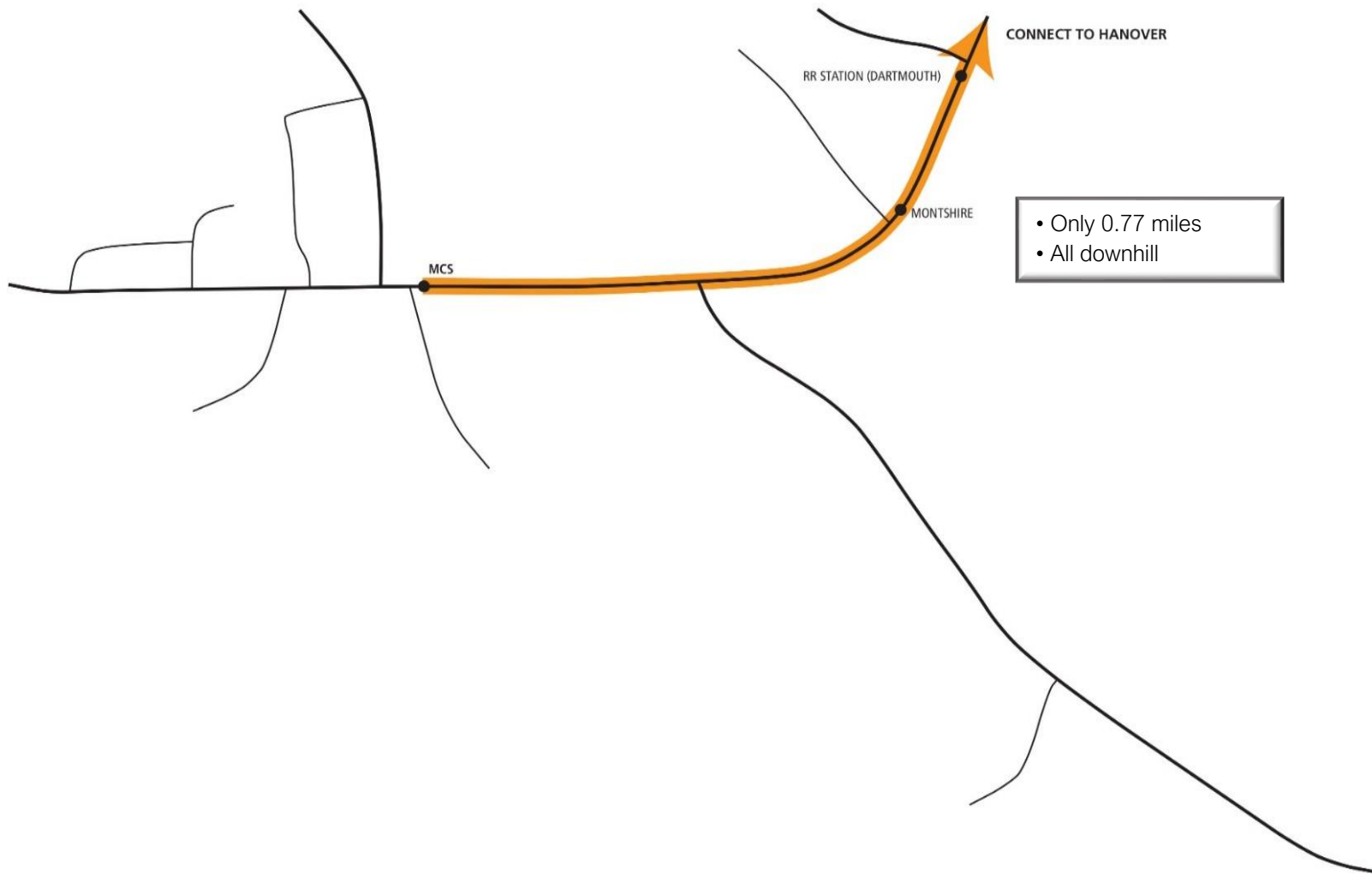


Fig 3: MCS to Hanover

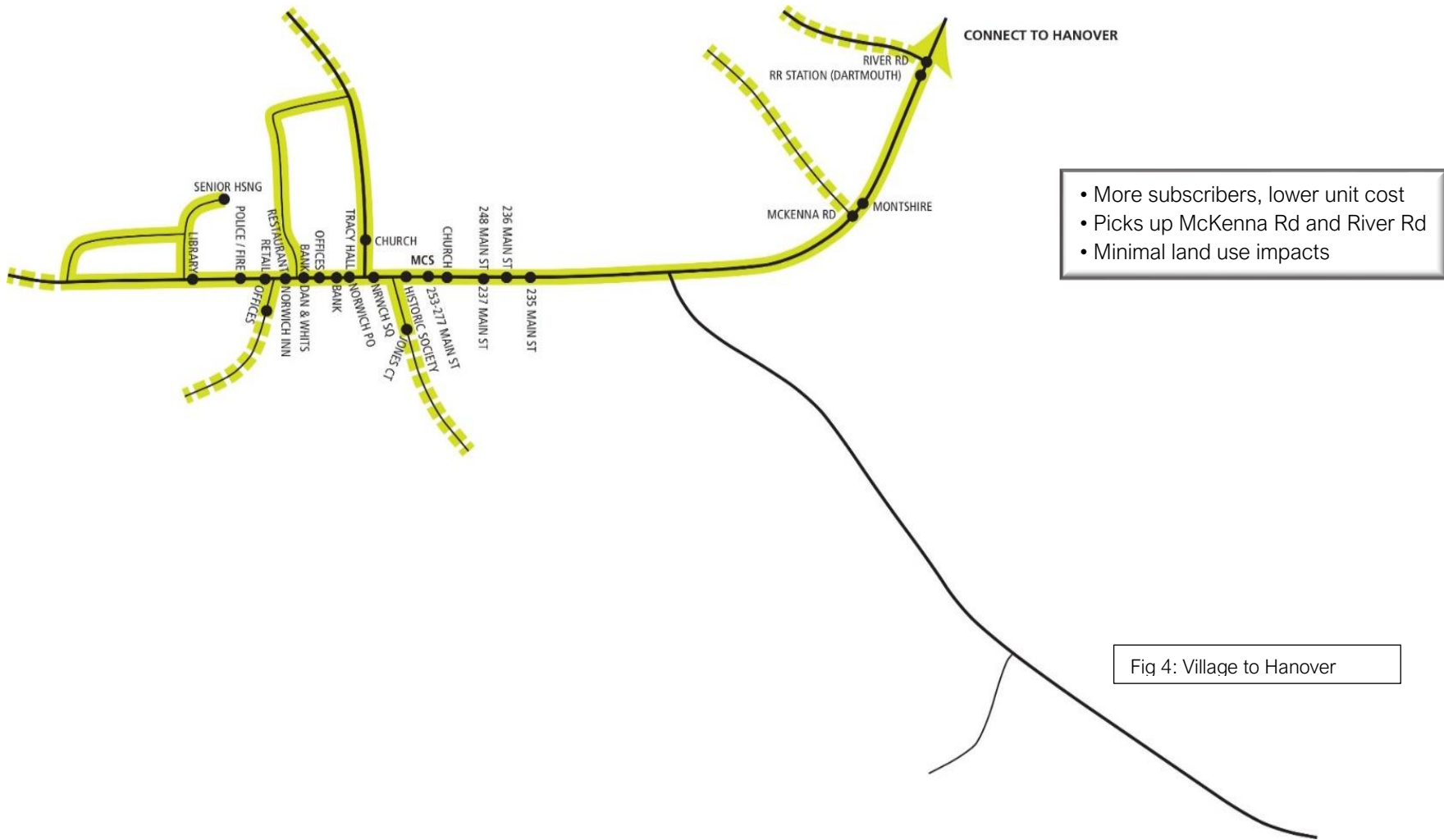


Fig 4: Village to Hanover