

1 Richmond Planning Commission

2 Regular Meeting

3 Wednesday, June 3, 2015

4 Approved Minutes

5 **Members Present:** Brian Tellstone, Sean Foley, Bruce LaBounty (Chair), Marc Hughes, Lauck
6 Parke

7 **Absent:** Mark Fausel (Vice Chair), Joy Reap,

8 **Others Present:** Geoff Urbanik, Town Manager; Kendall Chamberlin, Water Resources
9 Department; Clare Rock (Town Planner/Staff to the DRB)

10
11 **Public Comment**

12 No Comments

13
14 **Initial Discussion & Review of the Utilities and Facilities section of Town Plan** - Guests

15 Geoffrey Urbanik, Town Manager and Kendall Chamberlin, Water Resources Department

16
17 Clare Rock referenced the state requirements for the Utilities and Facilities Section of the Town
18 Plan and stated the guest we not asked to give a presentation at this evenings meeting. Instead it was
19 envisioned as a conversation between the guests and the Commission so the PC may gain a greater
20 understanding of current conditions and future needs. Geoff Urbanik started the conversation by
21 providing the following the information and discussion followed.

22
23 The Town doesn't do any kind of water and sewer annual report specifically and the reporting for
24 water contamination is similar for wastewater. The municipal system is limited to roughly 320
25 connections and expansion is limited by geography.

26
27 Current the budget is \$800,000 and there is some old infrastructure, such as old iron and steel lines
28 which still need to be replaced. The municipal well has a high yield and there is plenty of treatment
29 capacity. There are no concerns on exceeding phosphorus limits.

30
31 A new water storage tank will triple water storage size and expansion into Gateway would only take
32 a little of the new water capacity. There is lots of information is in the West Main Expansion Report
33 about the projected usage. This investigation did not include a build out study of potential new
34 users.

35
36 The Town system can handle development growth but currently there is little area for new growth.
37 The easiest area to expand the system would be to go out to Thompson Road and to the Farr fields.
38 Could we add another 1/3 number of houses? Yes, but there is a cost to add new users. Currently the
39 last development on the system in that direction is Mann and Machine. There are private line that go
40 out to Peggy Farr's', and to the end of Thompson Road. In the other directions the system goes to
41 the cemetery on Cochran Road, and out to the fire station on East Main and to the apartments on
42 West Main (Bormann property) and up to the schools.

43
44 Currently there is limited developable land within the service area of the current system. The Town
45 could accommodate any type of development, including commercial, but breweries have proven to
46 be a little tricky due to their BOD's (regarding the strength of the waste.) The Town can currently
47 treat 600lbs of BOD's, if breweries were paying the real cost of dealing with their BODs they
48 would pay considerably more, which would make it cost prohibitive. Currently the system charges
49 are based upon everyone paying a little piece. Breweries produce 6,000 times the waste of a
50 residential user.

51
52 Regarding East Main, the problem with extending under the highway along Route 2 is the total cost
53 would be on the backs of each property owner. Compared to the Gateway where there is a cluster of

1 income eligible residents who are eligible to receive low interest loans. The cost would be \$1
2 million to take the system out the Gateway where 10-13 properties would benefit.

3
4 In the Church Street development, the developer installed the system and then gave it over to the
5 town. In 1998 it was extended down Cochran Road. The system isn't saying no to expansion.
6 The Town has a single water source but it's vulnerable – so if any major expansion was planned
7 then we should look at an alternative water source. The water house is vulnerable to flooding and
8 the pipes under the bridge is a vulnerability. Ideally the Town would like to bury the pipes under the
9 river. With the new water tank we'll have 5-7 days' worth of water storage.

10
11 Regarding frozen pipes, most of the frozen pipes were service lines, which are the responsibility of
12 the property owner, this winter was the first time this was a major issue.

13
14 Regarding rates, Northfields rates are high, statewide Richmond rates are not the highest. Recent
15 changes in the rates means now everybody is a standard unit. Now it's more of an even base from
16 home to home. But multi-unit apartments felt the increase. Allocation and hook on fees are low
17 compared to other towns. For so long the system was being subsidized. For too long the system
18 used the reserve fund. It's a misconception that it's expensive because for too long users were not
19 paying the real cost of using the system. The Town was gifted with this infrastructure at the same
20 time the highway interstate was built.

21
22 Regarding stormwater, the Town has separated most lines, just a little bit left on West Main which
23 still need to be separated. Other towns are MS4 communities, which are required to separate their
24 storm water for water quality. Under the new EPA agreement the Town will have to meet certain
25 requirements to meet roadside ditching requirements for run off. The Town could be blindsided on
26 what options are required to meet future requirements. The big questions is weather a level of
27 phosphorus will be acceptable. Some towns have 2 separate streams, such as South Burlington
28 which has a separate utility to handle storm water. Currently in Richmond storm water goes straight
29 to the river, it doesn't go into the municipal system. Currently you cannot dump storm water into
30 treatment system because the system would overflow in big rain events. So you have to keep them
31 separate.

32
33 The Town is not sure what the options will be under the upcoming EPA Clean Water Rules, we'll
34 need to watch the clean water bill and also may have to wait to see what other small towns will do.
35 The floodplain is not the place to treat stormwater. The only advantage we have is that we currently
36 have minimal infrastructure. How big is the stormwater issue? On a scale of 1 to 10 is about a 3 or 4
37 but the town still not sure of what we're facing.

38
39 Regarding spreading sludge on farm fields - its big dollars. Currently Richmond's sludge goes to a
40 facility in NY at \$90 a ton, through Chittenden Solid Waste. It's expensive to spread effluent, Essex
41 can spread it on Farr's field. It's not cost effective to do this.

42
43
44
45 **Zoning Technical changes**

46 The PC discussed the following proposed changes as outlined in the List of technical Changes,
47 dated April 2015:

48 Signs and exemptions - Yes to adding h) to 5.7.1.

49 Accessory dwellings – yes to making the change

50
51 **Administrative Items**

1
2 Approve Meeting Minutes – May 6, 2015 & May 20, 2015:
3 Foley made a motion to approve the May 6 minutes, seconded by Parke, all in favor. So voted.
4 The May 20 minutes were not approved due to a lack of quorum who were present at that meeting.
5
6 Mail and staff updates:
7 Rock provided the following updates: The Town received the 45-day notice by GMP for the solar
8 field off Governor Peck; the Town received a tree grant to replace trees on West Main and at the
9 Post Office; Town Plan update.
10
11 Parke will miss the meetings from June 20 thru September.
12
13 The PC Chair will be sitting in on the second round of ZA interviews.
14
15 Items for next meeting’s agenda: Code of Ethics
16
17 **Adjourn**
18 Tellstone made a motion to adjourn, seconded by Parke, all in favor. So voted.
19
20 The meeting ending at 9:10PM
21
22 Respectfully submitted by Clare Rock, Town Planner/Staff to the DRB
23