

TOWN OF HINESBURG VT
SELECTBOARD MEETING MINUTES
February 23, 2015
- DRAFT -

Attending The Meeting: Jon Trefry, Phil Pouech, Mike Bissonette, Andrea Morgante, Rocky Martin, Brooke Denis, Erik Bailey, Dan Jacobs, Brett Grabowski, Joe Duncan, Chuck Reiss.

Meeting called to order at 7:00 p.m.

There were no public comments or changes to the posted agenda.

Consider Resident's Request for Plumbing Cost Reimbursement

Mike B recused himself from this issue as he and Brooke have the same employer.

Brooke Denis, resident of Lyman Meadow's was present to explain to the Board why she is seeking reimbursement for the \$955 bill received from Falcon Plumbing for the work done under the premise that the Town's work on the Lyman Meadows pumps (and corresponding stirring up of sediment in the storage tank) created the issue. Brooke said after the well pump was replaced she continued to have pressure problems, no hot water and minimal pressure for cold water.

Rocky said when the well pump failed on Sunday they opened the valve on the fire protection side of the storage tank to allow water to flow into the domestic. The pump was replaced on Monday. There was some sediment in the well that was pumped into the water supply, this problem was in conjunction with below 0 temps causing frozen pipe problems. Rocky said he did check the inlet side of the water pressure at Brooke's unit.

Rocky said yearly maintenance on the units include flushing and cleaning as was done on Brooke's unit at this time.

Brooke said she has the unit maintained and checked routinely but it was not flushed.

Andrea asked if the Town carries insurance to address costs associated with problems with the water system. Rocky will check if there is any insurance coverage.

The Board took no action on this and will discuss the problem again after hearing back from Rocky.

Consider Approving the Stormwater Agreement and Easement with the Creekside Community Association.

Dan Jacobs was present to represent Creekside Community Association.

The developer of Creekside recently transferred ownership of the stormwater detention pond to the association. The stormwater agreement, drafted in 2013, formalizes the Town's ability to discharge stormwater from its facilities to the pond (which is already occurring), and establishes the Town's obligation to pay a proportionate share of State stormwater permit fees based upon that discharge. The agreement has been reviewed by the Town Attorney, who also drafted the corresponding easement. The date on the agreement (2013) will need to be changed when the parties agree and sign.

Jon moved to approve the stormwater agreement with the Creekside Community Association, with the necessary change of date from 2013 to 2015 to reflect when the agreement is signed. Second by Mike B. Dan said the association has taken care of the required maintenance, hired an engineer for inspection and handles the permit renewal and can continue to be responsible for those tasks.

The Board is looking to change the agreement to include the fact that the Creekside Community Association will be responsible for the annual inspection and permit renewal and hire an engineer for the 3 year inspection as well as scheduling maintenance as needed.

Dan said he will need to bring the revised agreement to the Creekside Community Board for approval.

Jon withdrew his motion with the approval of Mike B, and the revisions will be sent to the Town Attorney for a new permit to be written

Discuss Potential Public Infrastructure Density Bonuses for Hinesburg Center Phase II

Brett Grabowski, Milot/Hinesburg Center LLC, was present to review his proposal seeking a pair of public infrastructure density bonuses for his proposed Hinesburg Center Phase II development. The application is currently in the sketch plan review portion of the process. Based upon the Town's zoning regulations, a developer may receive additional density bonuses ("incentives") in exchange for public infrastructure construction or improvements (or contributions to). The regulations call for an applicant's consultation with the Selectboard when public infrastructure density bonuses are sought.

The proposed improvements – construction of the playground, sidewalks, and associated landscaping – are for Lot 1, adjacent to the Phase II site and the developer's prior pair of projects.

Andrea said she feels it is premature to discuss density bonuses before developing a site plan to address all needs identified by staff.

Jon likes the idea of working on lot 1 but said the \$40,000 figure seems like a small amount of money for the benefit received.

Phil said the concept meets the regulation but he is not sure about the details.

Chuck Reiss said lot 1 has not had public input regarding giving a bonus density on lot 1. To pay for density bonuses may not be the best for an individual project. He is not sure staff should be making proposals when the Town has had no input.

The Board was not in agreement on what the value should be and where it comes from and noted the Town is not ready for a project on lot 1.

Rocky will relay the points raised by the Board to Alex so he may respond.

Discussion and Possible Decision on Nanofiltration for Water Treatment

An article was published in the 2/19/15 edition of *The Citizen*. The week prior, the *Burlington Free Press* published a story regarding the conversation at the meeting. A call for feedback has been in the past two Weekly Reports. A Front Porch Forum post soliciting feedback was sent out. To date, the correspondence or feedback received has been minimal and generally supportive.

The system proposed would be purchased directly from Industrial Services Incorporated (ISI) in St. George with funds from the class action MTBE settlement. The cost of the system is estimated at \$185,000. The Board, at a prior meeting, voted to apply the total settlement award (nearly \$404,000) to the project. The remaining \$219,000 would be applied to other aspects.

Phil moved the Board vote to select nanofiltration as the water treatment method, with the system to be purchased from Industrial Services Incorporated (ISI) of St. George, VT, with MTBE legal settlement funds. Second by Mike B.

Andrea said she did get comments from some people who feel there is no problem with the water and are not in favor of additional expenses for treatment when we have a good product.

Motion voted and approved with 4 yes votes.

Consider Authorizing the Execution of State Drinking Water Revolving Loan Fund (SRF) Documents

The Town is being asked to “close” the planning loan in order to roll that loan (\$136,915) into the larger SRF construction loan for the water supply and treatment project.

Jon moved to authorize the execution of the following documents related to the Town of Hinesburg’s \$136,915 SRF Planning Loan from the Vermont Agency of Natural Resources:

- Resolution and certificate
- Tax Certificate
- Loan Agreement
- 2015 Water Planning Note.

Motion second by Mike B and approved with 4 yes votes.

Consider Approving Water Main Extension Permit for Snyder Construction (Green Street)

The affordable housing project proposed by Snyder Construction for Green Street requires an extension of the water main to serve the 20+ units to be built. The Selectboard is the entity with the authority to grant or deny permits to extend the water and wastewater mains, per the respective adopted ordinances.

Andrea moved the Board approve the water main extension permit for Snyder Construction for the Green Street project, with the conditions attached. (see attachment to these minutes) Second by Phil and approved with 4 yes votes.

Andrea noted this is not an extension of the service area.

Consider Appointing a CCRPC TAC representative

The Town is currently without a representative on the regional planning commission’s Transportation Advisory Committee (TAC). The TAC, among its many tasks, assists with compilation and evaluation of the transportation improvement program for the county (which ties in to State and Federal funding for projects).

Membership of the TAC is currently comprised of local government managers and administrators, public works directors, and planners, along with representatives of other interested entities (CCTA, VTrans, the business community, the bike and pedestrian community, etc.). Meetings are the first Tuesday of each month, at 9 a.m. generally. The motion proposes appointing the administrator, who is the Town's CCRPC alternate, as the Town's TAC representative.

Jon moved the Board appoint the Town Administrator as Hinesburg's representative to the CCRPC TAC. Second by Phil and approved with 4 yes votes.

Town Administrator's Report

- a. **Water/Wastewater Infrastructure and Land Use** – Amanda Lafferty of Stitzel Page and Fletcher is looking into the various actual and potential legal questions. The Board may want to consider a special meeting in March (perhaps between Town Meeting and the 3/16 meeting?) to discuss this further, and apart from other agenda items.
- b. **FEMA/December storm update** – A meeting with the FEMA folks has been scheduled for Thursday, March 12th. Teachers Tree Service should conclude its work within the next week or so.
- c. **Animal Control Ordinance** – The ordinance was amended in October of 2012, but still needs to be signed. The Board members signed the ordinance.
- d. **Blackrock/Haystack** – The DRB closed the sketch plan review hearing process on 2/17. It has 45 days to deliberate and render a decision. The folks from Blackrock have requested time on the next Selectboard agenda, and have been scheduled for the 3/16 meeting.

Selectboard Items

Mike B said given the memo received by the Board from the Town Attorney, he proposes the Selectboard invite the three parties (Town of Hinesburg, RGH, and Hannaford) to a meeting to discuss common goals in hopes of coming up with a solution.

This will be checked with the Town Attorney to find out if it is allowed.

Warrants

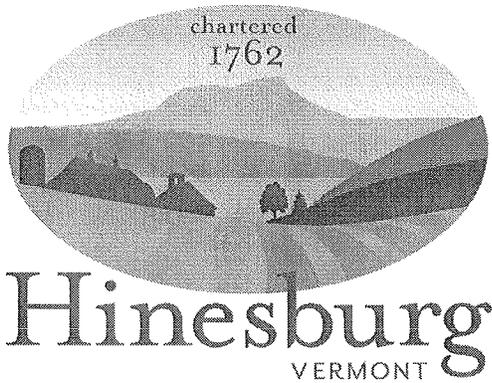
Phil moved the Board vote to approve the warrants, including payroll, as submitted by the Town Treasurer. Second by Mike B and approved with 4 yes votes.

Minutes

Andrea moved the Board vote to approve the minutes of 2/9. Second by Mike B and approved with 4 yes votes.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,
Valerie Spadaccini, secretary



Department of Buildings and Facilities
Town of Hinesburg
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Hinesburg, VT 05461
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Memo

TO: Selectboard
From: Rocky Martin 
Date: February 20, 2015
RE: Green St Water/Wastewater System Extension Permit
CC: Trevor Lashua, Erik Bailey

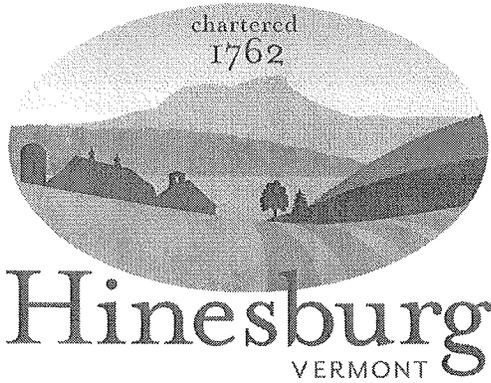
Background Info:

Both Water and Wastewater Ordinances say water and wastewater line extensions need Selectboard approval. We implemented a permit system with conditions for large development projects starting a few years ago with Creekside. A permit for Phase 1 of the Green St project was issued in 2009, recently plans were redeveloped and resubmitted. Attached is that permit with conditions we developed for the new plans. Erik and I have met with developers and their engineers as plans have been developed and have reviewed final plans.

The permit conditions outline how the project should progress, important inspection criteria and warranty period. It has been reviewed by developer and their engineer and accepted.

Recommendation:

Vote to authorize Selectboard to sign the Water/Wastewater System Extension Permit, with conditions, for the Green St project with 23 single family units.



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Town of Hinesburg Water/Wastewater System Extension Permit

Applicant: Snyder Construction Co LLC

Property Location: Charlotte Rd and 116

Water Extension to serve: 23 Single Family Units

Plans developed by; titled: Lamoureux & Dickinson
Green Street Hinesburg Vermont
Dated with Revisions 9/26/14

Permit approved with the following conditions:
See attached page 2

Jonathan S. Trefry

Andrea Morgante

Phil Pouech

Michael Bissonette

Tom Ayer

Date

Town of Hinesburg

Water/Wastewater System Extension Permit

1. Applicant will schedule and hold a pre-construction meeting with developer, contractor, engineer, Water/Wastewater Dept. (Department) and other interested parties. Details of contact information, schedules, materials and testing will be developed at this meeting.
2. Applicant will notify Department 48 hours or 2 Town business days in advance of start date to allow Town personnel to inspect as necessary; all materials and/or construction methods must comply with Department specifications. The scheduling of any connections to existing facilities will require Department approval.
3. Applicant will notify Department 48 hours (2 Town business days) in advance of testing to comply with Notes on sheet 7; Department personnel to witness testing.
4. Applicant to supply Sensus meters, remote readers and appropriate backflow preventer. Meters and remotes to be placed in accessible locations, as specified by Department. Remote readers to be 45" to 60" above finish grade.
5. The Department may hire an engineer to inspect the project during construction; Applicant shall reimburse the Department for any and all costs associated with engineering inspection including independent testing of materials if necessary.
6. At project completion, final inspection will be conducted with Department and any deficiencies noted will be corrected by Applicant.
7. At project completion "As-Built" drawings will be developed and approved by Department; approved copy to be recorded in the land records by Applicant. "As-Built" drawings to include easement areas and clearly outline public and private utilities (6" wastewater service lines installed to be private). 2 copies of "As-Built" drawings required as well as digital files in pdf and dwg formats.
8. Warranty period for water system extension and wastewater connections to be 2 years from project completion. The warranty period shall not commence until any deficiencies noted at final inspection are corrected. Applicant shall pay for any and all labor and material costs to correct any defects. 30 to 60 days before the end of the warranty period, a walk-through will be coordinated by the developer and conducted with the Town's representative(s). The warranty period shall remain open until deficiencies found are corrected to the Town's satisfaction.
9. Wastewater ordinance states roof and foundation drains as well as sump pumps are not allowed to be connected to the sanitary sewer collection system.
10. Any use of Town water including but not limited to waterline or sprinkler system flushing, use of fire hydrants and curbstops for service connections to be coordinated and approved by Department.
11. All disturbed areas will be returned to "as found" condition as soon as possible after all construction is complete; to include seeding and mulching of grassed areas and sidewalk/curbing/paving along 116.
12. Connection fees of \$1000/unit for water and \$1000/unit for wastewater to be paid when building permit is issued. Wastewater Allocation fees will be collected at project completion for any market rate unit(s).