

Salisbury Planning Commission
Minutes of April 5, 2021--DRAFT

Members present: Ariell Slater, Morgan Cate, Barrie Bailey, Deb Brighton

Also: Lynnette Claudon and Cristin Ashmankas from Agency of Natural Resources

The meeting began at 7:00 with a presentation on community wastewater options by Lynnette Claudon who heads up the Village Wastewater Solutions Initiative for the Agency of Natural Resources. She shared examples of community systems and how they were funded. A copy of her presentation is on the town website under the minutes for this meeting.

She was joined by Cristin Ashankas who specializes in innovative alternative wastewater systems. We had asked if we had options for wastewater treatment, or if we realistically needed to look for traditional in-ground disposal. Although innovative options exist, and more are being tested, both Lynnette and Cristin indicated that a soil-based system would be less expensive.

Morgan and Barrie expressed particular concern about the lake. Barrie said that more and more summer camps were being converted to year-round use and she worried about the ability of the old septic systems to handle the wastewater. Cristin explained that conversion from a summer camp to a dwelling (lived in for more than 180 days) would require a state wastewater permit. However, the existing small lots may not be adequate for building an optimal system. And, each system has an isolation area—an envelope in which no new systems are allowed – which may include neighboring property and limit future development. Morgan asked if, absent a community wastewater system, development at the Lake is basically maxed out. Cristin indicated that this could be true.

Morgan wondered about possibilities for a community system around the lake. Lynnette said that a community system is an easier sell for new development than for existing development in which people have already invested in private systems. He then suggested that there might be a new development, such as an assisted living facility, to act as a catalyst for a new system which existing houses could then tap into. If so, what would be the first step? Would we need an engineering study and cost estimate in order to effectively determine the interest of existing homeowners? Or would we survey before investing in an engineering study. Lynnette pointed to the workbook her program had developed, and the examples of other towns.

The minutes of the March 15 meeting were approved by consensus.

The commission discussed the boundaries for the village center and authorized Ariell and Deb to draft the application for the Village Center designation.

Homework assignments:

Everyone: 1. Add comments about changes needed in the town plan by next meeting

2. List things that happen in the village and email it to all

Barrie 1. Email results of sidewalk study to all

2. Conservation commission to update its section in the plan

Ariell and Deb: work on village center application

Next regularly scheduled meeting Monday, May 3.

The meeting was adjourned by consensus at 9:03.

Submitted by Deb Brighton