

Townshend Planning Commission

Minutes June 27, 2007

Meeting called to order by Art Monette, Chair, at 7:15 PM
Members present, Lyman, Garfield, Sleeper, and Evans
Member of the public: Amon DeWitt

Minutes from June 13th meeting unavailable
Mail:

- Act 250 application for land use permit proposed Otis Health Care storage barn Requires response before July 17th if hearing is requested.
- Letter dated June 20 from Resource Engineering Group Inc addressed to April Hensel, Dist. 2 Environmental Commission replying to questions raised on stormwater drainage from Otis Health Care proposed storage barn, wetlands identification, and no need for lighting, ventilation or heating in proposed barn.
- Letter dated June 25 from Resource Engineering to Dist. Environmental with revised plan showing storage barn has been moved so that it is “a minimum of 25 feet from the adjacent small cross culvert.”
- Land Use Permit, dated June 25, to Otis Health Care for storage barn – no hearing unless requested
- Letter from Amon G. DeWitt bringing to the attention of Planning Commission evidence that Valley Cares Inc. is not following the specifications set forth in their Act 250 permit with reference to surface water and drainage, and screening from Route 35.
- Project Review Sheet asking for permit change to increase lighting at the Otis Health Care parking space adjacent to Route 35 (across from firehouse).
- Wastewater System Permit from ANR for landowner Brian and Carol Young (Camperama) to serve 8 existing RV sites and 8 existing seasonal RV sites.
- Town of Grafton draft of Flood Damage Prevention Regulations, with notice of public hearing on the proposed regulations
- Memo from Selectboard requesting any unpaid bills for this fiscal year no later than June 28th ..

Committee reports:

Evans gave Selectboard at June 18th meeting the specifications materials on CVPS and VELPC upgrade of the Southern Collector Loop and/or Coolidge connector.
WRC – no report

Old business-

Valley Cares stormwater drainage and screening concerns

Discussion with Amon DeWitt on issues raised in his letter i.e. that Valley Cares Act 250 permit calls for (1) a retention pond (dam) which would collect extra water from storms and spring run-off. This would cause the water to be released slowly and not flood neighboring properties. Two such dams have been built, one temporary, one said to be permanent. Both have washed out. Amon believes retention pond should be in place during construction to test whether it will hold another large run-off.

Townshend Planning Commission
Minutes June 27, 2007

Planning Commission is also concerned over the increased water load on the culvert crossing Rt. 35 by Otis parking space. Backups from run-off have already occurred and the problem could be worse when Valley Cares project is completed. Will the town be forced to pay for remedy to this potentially serious problem?

(2) Permit calls for screening from Route 35. Tall pine trees on south side of project have been removed. What are plans for additional screening?

Garfield moved and Lyman seconded that the Planning Commission write a letter to Linda Matteson, Dist. #2 Environmental Commission requesting that the requirements for drainage and screening set forth in Valley Cares Act 250 permit be addressed now rather than later. Motion passed unanimously.

Otis Health Care Storage Barn Act 250 permit

Resource Engineering's letter to Dist. #2 Env. Board shows location has been moved to help downhill runoff of stormwater. Discussion by PC concludes that the drainage system is already overloaded and this addition will not significantly increase the problem. Therefore, no request for hearing will be made by PC.

It was suggested that any PC member wishing to inspect the Valley Cares drainage site accompany Amon DeWitt there immediately following this meeting.

Tiz G. will attend Selectboard on July 2
Motion to adjourn at 8:25 PM.

Next meeting July 11, 2007

Respectfully submitted,
Tiz Garfield, acting Clerk