

## Farnham Taskforce II Committee

### Minutes

Monday, February 13, 2017

Members Present:

Will Stevens, Karen Shackett, Linda Oaks, Ben Haigh, Ruth Bernstein, Sandy Witherell  
Kathleen Brisson

1. Called to Order at 7pm.
2. Reviewed minutes: Linda moved, Karen seconded, to accept minutes. Motion passed.
  - a. Minutes to be distributed via email to members in advance of meetings.(Kathleen)
  - b. Approved Minutes to be posted on Town website. Announcement of regular monthly meetings publicly posted.(Kathleen)
3. Updated on areas of study:
  - **Maps**– Ben presented maps with soil/zoning/parcel overlays of the whole town owned Farnham Property.
    - Soils were studied.
    - Green (AR-25 “Ag. Land”) portion approximately 174 acres with 92 acres swamp
    - Yellow (LDR) approximately 30 acres
    - Blue (VC) approximately 22 acres (less Waste Water site/plot)
    - Orange (VR) approximately 81 acres with 63 for potential “development”

Ben will fine tune the maps to zero in on the 260 ft. topographical marker as a benchmark to show more detail for next meeting, including acreage as currently mapped, conservation, Ag, and development potential.

- **Zoning Bylaw** reviewed– Sandy outlined the different zones and their potentials.
  - Village Residential (Orange) area would have flood plain limitations— about 63 acres of potential development.
    - Zoning of Village Residential would be ½ acre lots unless a Planned Urban Development is sought.
    - Waste Water hookups would likely run directly to plant unless right near Main Street connections.
  - Village Commercial (Blue) area would need to be walked in order to understand potential use. Will and Sandy to conduct walk within the next week.
  - Low Density Residential (Yellow) area could have houses but buyer would bear expense if desiring to hook on to municipal sewer.
  - Swamp Area: Discussion of alternatives of use of swamp: potential to conserve/preserve with Nature Conservancy, Wildlife or other groups or continue town ownership. (Sandy to research into this potential)

- Boundary lines may need adjusting with Planning Commission to maximize feasible use of different areas.
- Waste Water plant and operation site may need to be re-surveyed to better outline boundaries. (Linda and Kathleen to investigate further with Larry Provost and Eric Leonard)
- **Waste Water capacity**—Linda reported on her findings from Eric Leonard
  - Waste Water has a maximum of 35,000 gallons per day.
  - Currently, it is running at 8,800 gpd, about 35% capacity.
  - Enough capacity to accommodate residential development –could double its current use.
  - Once use reaches 80%, additional add-ons would be needed.
  - Some residences may be responsible for the cost of additional hookups if beyond current outlay of system.
- **Survey**—Ruth presented draft of an information collection survey
  - Task Force discussed thoughts and ideas of the initial outreach to townspeople at upcoming Town Meeting.
    - All agreed that we want to set the pace.
    - Karen and Ben will get map of Farnham Property with boundaries and zoning legend to display at Town Meeting to inform citizens of what the town owns.
    - Will will bring up the general topic at Town Meeting to generate some public discussion and cite our goals as a Task Force.

Next Steps:

- Will and Sandy will walk/ski the property lines and let others know the time and date.
- Karen and Ben to get map for Town Meeting display.
- Ben to further fine-tune maps for next meeting.
- Linda and Kathleen to talk to Eric and Larry about property lines of Waste Water and find survey of plot.

Meeting adjourned at 8:30 pm.

Next meeting scheduled for Monday, March 13<sup>th</sup> at 7 p.m.

Respectfully submitted,  
Kathleen Brisson