

Farnham Taskforce II Committee

Minutes

Monday, March 13, 2017

Members Present:

Will Stevens, Karen Shackett, Linda Oaks, Ruth Bernstein, Kathleen Brisson

Absent: Ben Haigh, Sandy Witherell

1. Called to Order at 7pm.
2. Reviewed minutes: Karen moved, Linda seconded, to accept minutes with corrections. Motion passed.
3. Updated on areas of study:
 - **Maps**– Studied and discussed map that was presented at Town Meeting:
 - Pointed out new growth areas that have more potential in village residential designation
 - Identified potential spots for possible assisted living facility
 - Generated idea of a new zoning area—possibly “Nature”, “Park” or “Conserved” for particular areas that have limited development potential, ie. Swamp, ledge area along 22A from Valley property to Main Street.
 - Indicated waste water connection process for potential building lots from north and south of plant. South would require pumps and north could be hooked up at property owner’s expense
 - Solar potential areas discussed from previous study
 - Map to be hung in town office to generate public interest and education
 - **Comments/findings from walks of property lines**
 - Discussed difficulty for development of ravines and ledge at the corner of 22A and Main Street; considered potential for nature/park area.
 - Ledge areas north of Waste Water plant could have potential for building; surprisingly quiet and private.
 - In-town lots could be ½ acre
 - Discussed potential use or sale of field barn; noted Osprey nest location in barn
 - Members encouraged to walk or re-walk property to generate further observations and discussion points
 - **Property Lines of Waste Water plot:**
 - Unusual lines of tax map boundaries not known.
 - Discussion of need for more logical property lines allocating proper area needed for plant operations and potential expansion
 - Eric suggested solar consideration near plant
 - **Comments from Town Meeting discussed:**
 - Idea that proceeds from sale will go to lower bond debt on Waste Water facility.
 - One townsperson against sale of property

- Other business
 - Solar Discussion: If Acorn project goes through in town, the town will participate, so need for use of Farnham property for such would not be needed.
 - Solar can reduce value/tax base of Farnham Property land
 - VT Land Trust and Nature Conservancy contacted –supportive but not interested unless town is interested in selling Agricultural land for a conservation easement to prevent future development (emails enclosed)
 - Discussion of combining lots with other interested parties (ie. Shacketts and MacIntyres)
 - Reviewed Task Force’s commitment to make suggestions to Select Board that have been thoroughly researched and that we believe can be carried out by current and/or future boards
 - Witness and/or Expert Input to consider:
 - Realtors, developers, Addison County Community Trust, Habitat for Humanity, Benson Senior Living housing, Lincoln Weathervane Senior Housing Project, Greg Borah, Rob Albers, Eastview, Mark Young, Mike Audet (see Next Steps)
 - Community Engagement:
 - Ideas to get the public out to walk/ride through the property to generate interest and ideas for potential use.
 - Coordinate with school end of year picnic/treasure hunt and hike or hay ride
 - Initiate a spring nature walk
- Next Steps:
 - Karen and Ruth to contact Loren Wood and school regarding potential end of year/educational picnic/hayride through property
 - Ruth to contact Lincoln Weathervane Senior Housing
 - Linda to contact Benson Senior Living, Eastview about senior living and Sandy Witherell about affordable housing
 - Will to contact Mike Audet about Orwell’s research on Sr. Housing
 - Kathleen to:
 - Create facebook webpage for Farnham Property Task Force to generate publicity for our mission and events. She will also add a link to town’s webpage and coordinate with Julie to disseminate current activity/events in the town newsletter.
 - Contact Amey Ryan and Peter Demong (realtors) to fish for market information in Shoreham and gather ideas/names for developers.
 - Research “Barn People” to see if they still buy barns.

Meeting adjourned at 8:40 pm.

Next meeting scheduled for Monday, April 10th at 7 p.m. (Linda gone until early May)

Respectfully submitted,
Kathleen Brisson