

Town of Colchester
Open Space Advisory Committee
Monday, July 10, 2017
Colchester Town Hall 6:00 PM
Regular Meeting Minutes

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COLCHESTER, VT
2017 JUL 17 PM 8:15
Rosemary
Gale Furnon
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TOWN CLERK

Members Present: Chairman Nick Norton, Vice-Chairman William Hochholzer, Ted Fuini, Liaison Rosemary Coyle, Town Staff Jay Gigliotti

Members Absent: Mary Stevens

Others Present: Sandra DeRosa

1. **Call Meeting to Order:** Chairman Nick Norton called the 7/10/17 OSAC Meeting to order at 6:00pm
2. **Citizens Comments:** None
3. **Approval of the May 8, 2017 Regular Meeting Minutes**

William Hochholzer motioned to approve the 5/8/17 meeting minutes as written. Seconded by Ted Fuini. All Members voted in favor. Motion Carried

4. **Open Space:**

A. Potential Open Space Land

Jay Gigliotti explained the Colchester Planning & Zoning Department had been contacted regarding a 3.90 acre property, located on Comstock Bridge Road, as a potential open space acquisition. The property is located on the southern side of Comstock Bridge Road, in the area of Dickinson Road and is bounded by the Salmon River to the South, then Comstock Bridge Road, #21 & #31 Comstock Bridge Road and River Road to the North. The property is the former site of a Grist/Paper Mill and still contains the remnants of the frame for the primary mill building.

Planning & Zoning Department Staff met with the property owners to discuss the property. The preservation of the property as open space is highly desirable as the property includes approx. 1,600 feet of frontage along the Salmon River. The primary issue is whether the past uses on the property resulted in any environmental contamination. The property owners have had a Phase I Environmental Site Assessment (ESA) completed on the property and have provided a copy of this Phase I ESA to staff for their review.

The Phase I ESA states the mill was operated on the subject property from approx. 1854 through 1938. Over the course of the operations, the mill was burnt down and rebuilt on two (2) separate occasions. The 1938 Hurricane washed out the mill's water supply and waterpower system dam on the river. The dam and the power systems were never reconstructed and the mill never conducted operations again.

The mill initially was a Grist & Saw Mill and shortly after mill operations commenced, production changed to Paper and Paper Products such as cardboard used for lithographing & tickets. In the later years of operations, the Mill produced fishing line and tennis racquet trimming cord. It was also quite common for mills of the same time period, operating in this area, to supplement their income by producing alternate products then normal. Items such as creosote or cola tar soaked railroad ties for the Airline Railroad and charcoal for local mills, homes and other furnaces. The Phase I indicates the production of these materials often resulted in environmental contamination.

that it was very common for mills in the area, in the same time period to produce supplemental products such as railroad ties for the airline railroad and charcoal for heating furnaces.

The Phase I ESA determined the likelihood exists for the site to contain environmental contamination based on the previous uses conducted at the site. The Phase I ESA recommends to conduct the following activities in order to determine the existence and levels of potential contamination on the site:

- excavate a series of shallow test pits at Area of Potential Concerns, collect soil samples and test for a list of site-specific contaminants.
- Installation of Groundwater Monitoring Wells
- Groundwater sampling, testing and evaluation

These recommendations of the Phase I ESA are consistent with the testing that would be done within a Phase II Environmental Site Assessment.

The Open Space Advisory Committee also discussed the costs associated with the removal of the remaining steel frame of the mill structure which currently still exists on the property. Assuming that the structure must be demolished, the town would also need to know how much the demo would cost and what, if any, are the environmental restraints associated with the frame demolition. Discussion also followed regarding any remediation that might have to occur should the Phase II testing indicate the presence of environmental contamination.

During Planning & Zoning Department Staff's meeting with the property owners, the majority of the discussion centered around the Phase II and how to fund it. The property owners stated they do not have the funds to complete a Phase II. The Town may be able to apply for a grant to fund the Phase II, however, the town must first be entered into a purchase and sale agreement or contract with the property owners to acquire the property, before a grant application can be submitted. Discussion followed regarding the Phase II testing and how/ who could fund it.

William Hochholzer motioned to support the P&Z Dept's staff's communications with the property owner's and to continue to explore options to fund the Phase II Environmental Site Assessment and Demolition/removal of the remaining mill building frame still existing on the property. Seconded by Ted Fuini. All Members Voted in Favor. Motion Carried

B. Update on Collection of Open Space Fees

Jay Gigliotti explained the new development on Old Hebron Road, next to the recreation complex, is continuing to move forward. All of the 2-Family units have been constructed, 17 in total. He explained that the development was approved with the requirement of a Fee in Lieu of Open Space Land and that each lot that was developed paid a portion of the fee when the permit was issued and then again when the Certificate of Occupancy is issued. Currently, every unit has paid the first part of their open space fee and the P&Z Dept is now collecting the 2nd part of the open space fee, each time a certificate of occupancy is issued on the lot. Jay Gigliotti stated that he hopes to have collected all of the open space fees by the end of the year.

5. Any Other Business Deemed Necessary: None

6. Adjournment

Ted Fuini motioned to adjourn the July 10, 2017 meeting of the Open Space Advisory Committee, seconded by William Hochholzer. All members voted in Favor. Motion Carried.

Chairman Nick Norton adjourned the July 10, 2017 OSAC meeting at 6:24pm

Respectfully Submitted,

Jay Gigliotti 