

LUPC Meeting June 1, 2020 5:30 PM

Online - Zoom

Commissioners Present: Christina Brown, Fred Hancock, Linda Sibley, Trip Barnes, Joan Malkin, Christine Todd, Richard Toole, Ben Robinson, Doug Sederholm, Kathy Newman

Staff Present: Adam Turner, Lucy Morrison, Sheri Caseau, Mike Mauro, Bill Veno, Christine Flynn, Dan Doyle

Others: Brook Katzen, Geoghan Coogan, Geoff Rose, Phil Silverman, Dan Seidman, Tatum Carreiro

1. LITTLE HOUSE CAFÉ - TIS (C.R. 1-2010-M) MODIFICATION REVIEW

Present for the Applicant: Geoghan Coogan

Adam Turner presented the staff report and reviewed the proposed modifications to the Certificate of Occupancy.

Geoghan Coogan stated that the Applicants are looking to remove the condition that requires them to install the technologically advanced system, and allow the existing Title V system (installed in 2016) to remain, and to connect to the Town sewer as soon as that connection is available.

Escrow account is fully established and funded, still required to pay the cost of the connection when it becomes available.

There was some discussion about the type of referral, whether it should be considered a concurrence review or a modification. The project was remanded to the Town in 2010 without concurrence.

Linda Sibley stated that this seems reasonable. Joan Malkin asked about the nitrogen load.

Sheri Caseau stated a 31-seat restaurant that serves alcohol is 35 gallons per seat, and noted that this is on a small piece of land. The Tashmoo watershed has a low threshold, it is likely that the maximum allowed by the policy would be about 2-3 kg N per year.

Joan Malkin would like to hear more about the plans for the sewer, are they subject to town votes, has the money been appropriated, etc. Sheri stated that the Town is in the process of completing a CWMP.

Christina Brown asked what was the water quality policy was at that time of approval in 2010? Sheri said that the policy was much less stringent.

Fred Hancock stated as he remembered, the nitrogen exceeded the policy in 2010, and he agrees with Joan's concerns regarding the sewer installation. He suggested extending the 10-year term to 12 or 13 years and requested more evidence from Sheri.

Linda stated that she agreed with Fred's suggestion to extend the term.

Joan reminded Commissioners that the purpose of this meeting is to determine if the modification rises to the level that requires a public hearing, and she does not think that there is enough information to make that decision.

Sheri presented the nitrogen calculations. The allowable load for this property is 0.38 kg/year. The building alone (not including any run-off) is 11.14 kg/year.

Linda moved to recommend to the full Commission that this requires a public hearing. Fred seconded. Joan clarified the motion by saying that the Commission's approval is required to amend the agreement, and the recommendation is that the Commission hold a public hearing before deciding whether or not the requested amendment, or some other amendment, is appropriate. Linda agreed to the amendment motion, and Fred seconded again.

Voting in Favor: Linda Sibley, Christina Brown, Fred Hancock, Joan Malkin, Christine Todd, Kathy Newman.

Abstentions: Ben Robinson, Richard Toole, Trip Barnes.

Motion passed 6-0-3.

Doug Sederholm noted that the applicant could modify the proposal before the full Commission meeting.