

Minutes of Lost Lake Sewer Committee
November 29, 2010

Attendance: John Giger, Tom Orcutt, Carol Quinn, Michelle Collette, Mark Dupell, and Rene Swezey, Angela Garger

Meeting called to order: 7:35pm

New Business

A. Buildable Lots Discussion/Workshop

1. State use codes – not for legal purposes
 - a. buildable
 - b. potential buildable
 - c. not buildable
2. Title V - currently controls density to some extent
 - a. If a sewer system is built it could create more buildable lots
 - b. How will the number of lots be determined and who will determine that?
 - c. When initiated the sewer system was not to encourage more development in the lost lake area. It was to address and take care of the existing homes
3. Some questions need to be answered:
 - a. Can the financial model be set up so that if you want to have the option at some point in the future of building on your lot than you have to pay betterments at that time?
 - i. It seems that there would have to be away for future residences to “buy in”
 - b. How would the grandfather clause affect the number of buildable lots?
 - c. Will future building be allowed?
 - d. Could future building be restricted?
 - e. Could existing properties be added to?
 - f. We will probably need to seek the advice of the Town Council to assist with answering the above questions.
4. The Board of Health frequently has residents from the Lost Lake Area with failed systems.
 - a. Would people with variances for their septic systems be required to hook up?
 - i. Tom noted that there are town variances and state variances to Title V.
 - b. Resident’s with Innovative alternative systems would be required to hook up if the sewer goes to their area
 - c. Tom and Carol met with Ira about variances for septic and sewer system issues. Ira said that until the design and construction stage is confirmed that the Board of Health will have to operate as usual.
 - i. Ira asked if we could supply him with a best guest schedule of the design and construction phase.

5. It was suggested that Dan Wolfe come to our next meeting to share information with regards to Title V systems
6. How would betterments be determined for land owners that do not pay property taxes?
 - a. I.e. Grotonwoods? Conservation Trust?

B. Project Cost Sharing

1. How much is the property owner going to pay and how much will go to the tax base – what percentage.
 2. Carol provided a list of benefits to the town and benefits to the homeowner.
- C. Appeal hearing is next week for USDA Income Survey. Mark, Michelle, Rosemary, Tom and Carol will attend.**

Meeting Adjourned: 8:55pm

Committee Signatures
