

Grafton Planning Commission

Regular Monthly Meeting

Tuesday February 21, 2023 7:00 PM

Grafton Town Hall 2nd Floor (Not ADA Compliant Please provide notice should access or assistance to the meeting be required.)

February 21, 2020 Minutes

Members present: Eric Stevens, Matt Siano, Ron Pilette, Seth Pajcic, Lester Schwalb

1. 7:03 Call to Order.
2. The agenda was approved.
3. The January 20,2023 Meeting Minutes were approved.
4. Re: T&B Discussion of the Wastewater Plan. T&B at somewhat of a dead end. There is a company in MA, that uses the greenhouse system. The company was called "Living Machine," (which is a trademark name, and there aren't many companies doing it.) They are biodigesting in tanks rather than in the ground, and getting plants to cleanse and use the water. T&B wasn't sure that we could get government funding for it. But, there is one that was installed in 2001 in Sharon. There is a fact sheet from EPA, plants absorb the solids, biological production of dissolved oxygen and wastewater, at the end you have clean water that you can use for flushing. U Mass uses it and the whole system is a closed system. Possibly it could be used in Grafton. Taking the liquid that otherwise would go to the septic and using it for irrigation of greenhouses or flushing toilets. Q: what degree of labor per gallon of water flow-through. We need to know how much labor for different sizes of systems. Comment: if we could get other towns here to put in a similar system, we could possibly share labor with them. Also, we need to get information about construction of greenhouses. Other issue is the use. Although Grafton doesn't have agriculture now, farmland will likely become more valuable again as food prices go up. We thought that T&B perhaps didn't understand the system and so didn't have much to say about it and was skeptical. We may have to lobby for it. Must find out about the pricing. Sharon's system was expensive. Some VT places have sprayed it in the woods. Killington used to make snow with it! There are commercial products available of solid waste fertilizer—as long as the heavy metals are not in it, it is very useful.
5. Flood Hazard Mitigation Plan. We need to circulate the report, explaining the amendment and including the comments. Only one substantial change: the alteration from 1'-2' for new construction. If there are no further changes, Morgan will e-mail it to the surrounding towns. The Plan was approved for sending out the report along with the amendments. Brief discussion of Chester's change of zoning and development regulations.
6. Responses from the Grafton News Town Plan Question. One response was received. It was lengthy and a serious reflection, well thought-out. We will ask more questions in Grafton News. Ask by saying that we appreciate all of the responses that we have gathered so far and are looking for additional responses. We can ask some additional questions: what kinds of new businesses, if any, would you like to see in Grafton? Would you like to see an extension of the trail system in Grafton? Would you like a farmer's market in Grafton? Re: idea of having more events at Grafton Ponds. Act 250 limits the number of events that can be held at Grafton Ponds.

The original wording says that Windham Foundation will do one event (???), and that wording has stuck. Can't it be revised? The terms that they settled on came from their wanting to appease the person who was concerned at the time that the document was made. Act 250 carries over to whomever buys the property. Brief discussion of possibly improving the marketing of the town. Brief discussion of kinds of economic development. Comment re: not excluding light manufacturing making the town viable. There has been light manufacturing in town and in the area. Could be included as a possibility as long as the business is environmentally responsible.

7. Maps. Installing them will take a couple of hours. Agreed to meet over the weekend with plan to install them.
8. Seth is running unopposed for Select Board, so he will leave his position on the PC. Lester is completing his 1 year interim assignment. He would like to stay on for another 3 years to fill out a standard 4 year term. He also asked to attend more often by Zoom. The committee appears to be ok with the Zoom request. The term timing needed more study and discussion at the Select Board. Not wanting to be awkward or unwieldy for the PC, he completely understands that this may not be appropriate. The committee discussed the impact of its member's current terms as part of the "time line calendar " on various PC projects that are on deck for the next several or so years. We realize that we will need one or even two new members and agreed that we should talk to our neighbors and fellow residents about joining the PC

The next PC meeting is scheduled for March 21,2023 at the Town Hall second floor.

9. No Public Comment
10. Meeting was adjourned at 8:45