

**Town of Hinesburg**  
**Development Review Board Meeting Minutes**  
**September 20, 2022**  
*Draft*

**Members Present:** Dennis Place, Dick Jordan (via Zoom), Ted Bloomhardt, John Lyman, Branden Martin, Mike Webb (via Zoom after 7:20PM).

**Members Absent:** Jonathan Slason

**DRB Staff:** Mitch Cypes (Development Review Coordinator).

**Applicants:**

- **Town Wastewater Treatment Facility:** Wayne Elliott, Merrick Gillies (via Zoom)
- **Haystack Crossing/Black Rock Construction:** Ben Avery (Applicant); Mike Buscher (Designer for Applicant); David Marshall (Engineer for Applicant).

**Public Present (via Zoom):** Barbara Forauer, Merrily Lovell, Bob Hyams.

Dennis P. **called the meeting to order at approximately 7:05 PM.**

**1. Agenda Changes:** None.

**2. Review minutes of the September 6, 2022 meeting:**

Dennis P. **made a motion, and John L. seconded, to approve the September 6, 2022 minutes as written. The motion passed 4-0** with Dick J. abstaining.

Mike W. joined the meeting.

**3. Town Wastewater Treatment Facility – 08-01-05.000** – Site Plan and Conditional Use for development in a floodplain on a 26.05-acre parcel located on Lagoon Road. *Continued from the September 6, 2022 meeting.*

Dennis P. recused himself from this discussion. Dick J. would take over as chair.

Wayne E. said the project includes conditional use and site plan. He would start with the conditional use for development in a floodplain and explained how the top of the berms around the lagoons are at elevations 329 and 330, which is much higher than the 100-year base flood elevation (BFE) of 323 and 324. Unfortunately, the lagoons are listed in the floodplain. The area where the new wastewater treatment facility in lagoon #1 will be located is at elevation 329 to 330, which is well above the BFE. The plant has to be operational to a 25-year storm event and protected from a 100-year storm event. He spoke of how extensive modeling would have been required to obtain a LOMA, which would have been costly, which is why they are back applying for this approval. Wayne E. said the existing structures will remain untouched. He said that the ground is still settling and the final elevations are still changing. Ted B. asked for and was provided a clarification of the storm event flood elevations.

John L. asked about the construction schedule. Originally the construction was to begin this fall, but delays due to COVID, delays with State permitting, more time needed with the settlement and supply chain issues, they are now hoping to begin construction in the spring. The construction will take at least 18 to 24 months before the plant could be operational. Some of the equipment will take a year to receive after ordering.

Wayne E. stated and showed the following:

- The existing buildings and access will remain.
- The sludge lagoon on the southwest portion of the site will be taken out of service and regraded.
- The front entrance the Public would see entering the site is the control building, which has the parking. The control building will be a slab on grade and where the operation staff would generally be working. It includes a mechanical room, a lab and a garage bay.
- The next building moving to the east is the filter UV building. This entirely concrete structure will have a bottom 8-feet below grade. It will hold process equipment. The entrance will be on grade.
- Next going east is the sludge holding tanks. These will be about 3-feet above grade and have a concrete cover.
- Next is the headworks building and primary treatment area with three tanks below grade and two tanks above grade. This is where the sewage enters the facility. North of this is the three open tanks the tops of which will be 10-feet above grade, where the sequential batch reactors will be.
- The operators wanted a drive around the facility for deliveries, for chemical placement and sludge removal.
- The area to the north and east, which was not filled, was shown. This area can not be filled without possibly causing settlement problems for the plant.
- There is a stormwater treatment (gravel wetland) proposed to the northeast in lagoon #3A and one smaller treatment on the southwest portion of the site.
- They need to have the plant operational before they can remove the lagoons. The southern portion of lagoon #2 needs to maintain its depth to provide cover to the inlet pipes. Prior to restoration of lagoons #2 and #3A, the sludge has to be removed.
- They are leaving lagoon #3B intact for now and may remove in the future if funding is available. The sludge removal for lagoon #1 cost a lot more than what was expected and there was more sludge than expected. In addition, fewer companies are taking sludge. The sludge is being brought to a company in Quebec. Ted B. asked, and Wayne E. confirmed that the lagoons had to be used until the plant is operational, in 2024 at the earliest. Dick J. asked what happens to the sludge. Wayne E. said that it is dewatered on site from 2% to about 25% and that it is used for landfill cover.
- Dick J. asked and Wayne E confirmed that the new facility can process as much, if not more, wastes than all the existing lagoons. Wayne E. said that the old lagoons were set up in many towns, they required few operators, and would process waste in 30 to 60 days. The proposed sequential batch reactor, which is a technology that has been in Vermont for 20 plus years, needs a retention time of 4 to 6 hours. It also is more efficient and provides better quality treatment with less phosphate and chlorine discharge. The negative is that it requires more operator attention. Mitch C. added that it had to do more to be able to satisfy the newer State requirements.
- Dick J. asked how often the sludge had to be removed. In the new facility sludge will be thickened to 2½% and then taken to Burlington by agreement for more processing. The proposed use is not large enough to warrant the larger dewatering equipment. It is better to pay to have another municipality further treat the sludge.
- Wayne explained where the lights are located and are for safety and the operators' purposes, especially if the operators need to work at night. Dick J. asked and Wayne E. confirmed that the proposed exterior lights within the facility will work on a switch and have motion sensors. The proposed two lights in the parking area will be on all the time. John L. asked if there are extended hours, which Wayne E. said 'no'. Dick J. compared these to street lights.
- They are asking for flexibility (a waiver) with the landscaping. They do plan to place landscaping by the control building for the Public, but they need the other areas clear for the use of the facility. They are trying to keep the facility as being low maintenance. Dick J. asked about vegetating the disturbed areas being restored to the floodplain. Wayne E. said that these areas will be restored, mulched and seeded to prevent erosion. He added that these areas will not be visible to the Public.

Ted B. noted that the areas of seeding and mulching, and proposed seed varieties are shown on plan 'C25'. It was noted that a lot of the landscaping is for the erosion control.

- Wayne E. stated that since the lagoons are considered disturbed area, the project has been designated as having a moderate risk for the State erosion control permitting. He also mentioned the stormwater treatment, which Mitchel C. said is exempted from Town review.
- Dick J. asked when the sludge is removed from lagoons #2 and #3A would the bottoms of the lagoons require fill to be able to regrade to the LaPlatte? Wayne E. said 'no' and that they will be able to provide using the soil on site a gentle grade from this area to the LaPlatte. The only ground material leaving the site would be the sludge. Wayne E. confirmed that the berms for a lagoon will remain in place until the sludge is fully removed. John L. asked about the sludge in lagoon #3B being removed. Wayne E. responded that they would like to remove the sludge, but there may not be sufficient funding. He also said that under all the lagoons is a bentonite liner, so the sludge can't leach into the ground. Mitchel C. asked, and Wayne E. confirmed, that the only outlet for the water in the lagoons is evaporation. Dick J. asked, which Wayne E. responded, that it would take about 6-weeks to remove the sludge from a lagoon.

Dick J. opened the discussion up to the Public. Barbara F. asked if the treated water is discharged to the LaPlatte. Wayne E. responded that the plant would discharge treated effluent the same way as it does now, which is into the LaPlatte at the same location, but with a new pipe. The amount that can be discharged is regulated. He explained that the reason for the project is the new phosphorus and ammonia limits on to Lake Champlain. The new facility has new technologies that can meet these limits, which the existing facility can not. Dick J. asked, which Wayne E. confirmed that the discharged water will be cleaner than that which is discharge currently.

**Dick J. made a motion, seconded by John L., to close the public hearing and direct staff to write conditions of approval. The motion passed 5-0.**

Dennis P. rejoined the Board and resumed the role of chair.

**4. Black Rock Construction/Haystack Crossing, LLC – 16-20-56.500** – Subdivision Final Review – 60 lots, 176 dwelling units, 27,000 square feet of non-residential space (commercial, light industrial), and greenspace. Haystack Road, 76-acre parcel. *Continued from the September 6, 2022 meeting.*

The Board with the Applicant reviewed and discussed draft conclusions and orders for a decision. Dennis P. opened the discussion up to the Public. No additional comments were provided.

**Dennis P. made a motion, seconded by Branden M., to close the public hearing and direct staff to write conditions of approval. The motion passed 6-0.**

**5. News/Announcements/Correspondence:** Mitch C. congratulated Mike W. for becoming a full member. He mentioned that the October 4<sup>th</sup> meeting will have a continuance of Cutting Hill Beef, an expansion of a non-conforming structure application and Hinesburg Center 2, starting with the development in a floodplain application. He mentioned that for October 18<sup>th</sup> there will be a subdivision revision application and two sketch plan applications.

**The meeting adjourned at 9:29 PM.**

Respectfully submitted,

Mitchel Cypes, P.E., Hinesburg Development Review Coordinator