

Ordinance Committee Meeting

Draft Minutes

November 28, 2018

Present: Councilors Cahan, Ferrante, Hemphill, King, Kuhn,

Staff: Wastewater Superintendent Pete Clark, Deputy Fire Chief Jay Hallett, Town Manager Nathan Poore (by phone)

1. Approve previous meeting minutes

October minutes were approved as written.

2. Continued discussion about fire pits.

Hallett said so far, the current system is working well. Complaints are coming into the Fire Department and they are addressing them at the individual level. He didn't think it would be bad idea to have formal, documented rules around the fire pits, since they are becoming more popular.

The committee discussed whether an ordinance is warranted at this point. They wondered if there were concerns about health, nuisance, etc. Hemphill wondered about requiring fire pits to have a burn permit. Kuhn thought those permits were more for large scale burns. The Fire Department is concerned about pits being too close to decks, houses or trees. From what they have seen it hasn't been a problem.

Kuhn was good with the department developing resources and guidelines to hand out to people about fire pits. Hallett agreed; it can be really simple.

The committee agreed to turn this issue over to staff and requested that staff draft guidelines and informational materials to provide to residents about fire pits.

3. Discussion about the Sewer Ordinance and amendments proposed within the past year.

4. Discussion about sewer fee structure.

Clark discussed the history of the proposed amendments to the sewer ordinance. The goal is to amend the way fees are collected from users to make it more equitable. He discussed both connection and usage fees.

The CDC observed that there are two major issues: exemptions and connection fees.

Poore discussed the equity proposal. It would modernize the system and would allow them to charge smaller size units less than large size units.

The committee supported the proposed equity buy-in fee for residential homes. They agreed to ending it at the 3-bedroom level. They discussed the jumps between levels 1 and 2. Kuhn felt they should assume there is a washer in all units.

The committee wanted to see a three-tier system: 1 bedroom, 2 bedrooms, and 3 bedrooms.

The committee discussed eliminating the exemption. Poore suggested the expense of building the system is no different than building a septic system, and the connection fee should be built in to the cost of each home. There is no reason why someone shouldn't have to pay the connection fee. At this point, the developers get an exemption to the connection fee, and turn over their system to the Town, which adds further liability to the system and costs to the other users. In response to Kuhn, Clark said he is not familiar with any other towns that have an exemption. Poore said if there were an instance where a

developer built an addition to the public system that created a public benefit, there are other tools the Council could use, a credit enhancement agreement for example, to credit the developer for that.

Clark discussed his proposal for commercial connection fees, which is based on the number and type of fixtures. This methodology mirrors the usage billing, as opposed to basing connections on lot size. The committee supported this proposal.

5. Other business

6. Discussion about topics for future meetings

- Update from Conservation Commission re pesticides (applicator registration system, education and awareness campaign and proposed budget)
- Airbnb discussion
- Discuss need for lighting regulations (trespass and nuisance to abutting property owners)

Kuhn will attend the Conservation Commission meeting next week about the pesticide ordinance. She will explain that the Council wants to educate the public and build support before they go forward with an ordinance. Ferrante supported an ordinance targeted on specific materials instead of a more global ban. The committee felt the education program won't need to be too long, 6-12 months, with the Council working on the ordinance in the later 6 months.

The committee decided to postpone the Airbnb and lighting regulation discussions until they have settled some of these other items.

7. Next meeting date

The committee will meet again on Wednesday, January 23, from 12-2 pm.

Meeting adjourned 2:06pm.