

# 1705 VT Route 128

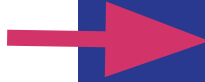


“Pigeon Property”  
Town of Westford, Vermont



# How did we get here?

1. The Town has been engaged with the property for many years.
2. The owners are maintaining the property at their cost.
3. Initial offer wasn't accepted
4. Negotiation in executive sessions (1 V.S.A. § 313)
5. Offer accepted in early September.



- 2021-22: VT 128 1705 Project:
  - Planning Commission, VCDP, VRC, CCRPC & GMHforH
  - Initial brownfield cleanup & environmental studies
  - Concept site plans
- Wastewater Alternatives Committee (WAC)
  - Engaged David Tudhope for septic design
  - Re-engaged Vermont River Conservancy(VRC) & BRELLA
- Purchase & Sale agreement
  - Negotiation & Legal review in executive sessions

# Potential Benefits of Ownership

The Selectboard, with resident input, controls the destiny of the property

- Septic design pending permit for 490gpd
  - Library & Town Office share a 90gpd system
  - Multiple stages of pretreatment for environmental safety
- Space for Town Office expansion or replacement
- Potential for reuse of the current “Pigeon House” and/or garage
- Parking for Town Common & events
- Public access to the Browns River
  - In collaboration with Vermont River Conservancy
- Town control of Common Stormwater discharge/culvert



# Potential Challenges of Ownership

- Reduction of Grand List & housing inventory
- Environmental challenges
- Future costs of ownership are to be determined
  - Brownfield (hazardous waste) cleanup
    - Grants & federal funds may be available if we qualify & are awarded
  - Renovating or Removing the house (TBD)
  - Archaeologically significant site. UVM sitework will be required



# Purchase Funding Breakdown

|                                 |                  |
|---------------------------------|------------------|
| <b>Total Purchase Price</b>     | <b>\$300,000</b> |
| ARPA (Community Wastewater)     | \$150,000        |
| Unassigned General Fund Balance | \$150,000        |

## Why a floor vote?

- Mailing ballots is time consuming & expensive
- Advisory article does not require Australian Ballot
- No article passed to require all articles by Australian Ballot

## What is Unassigned General Fund Balance?

- Accumulated unspent tax dollars
- Not voted to be placed in any special Reserve Fund
- No Statute governs. Advisory article vote is recommended

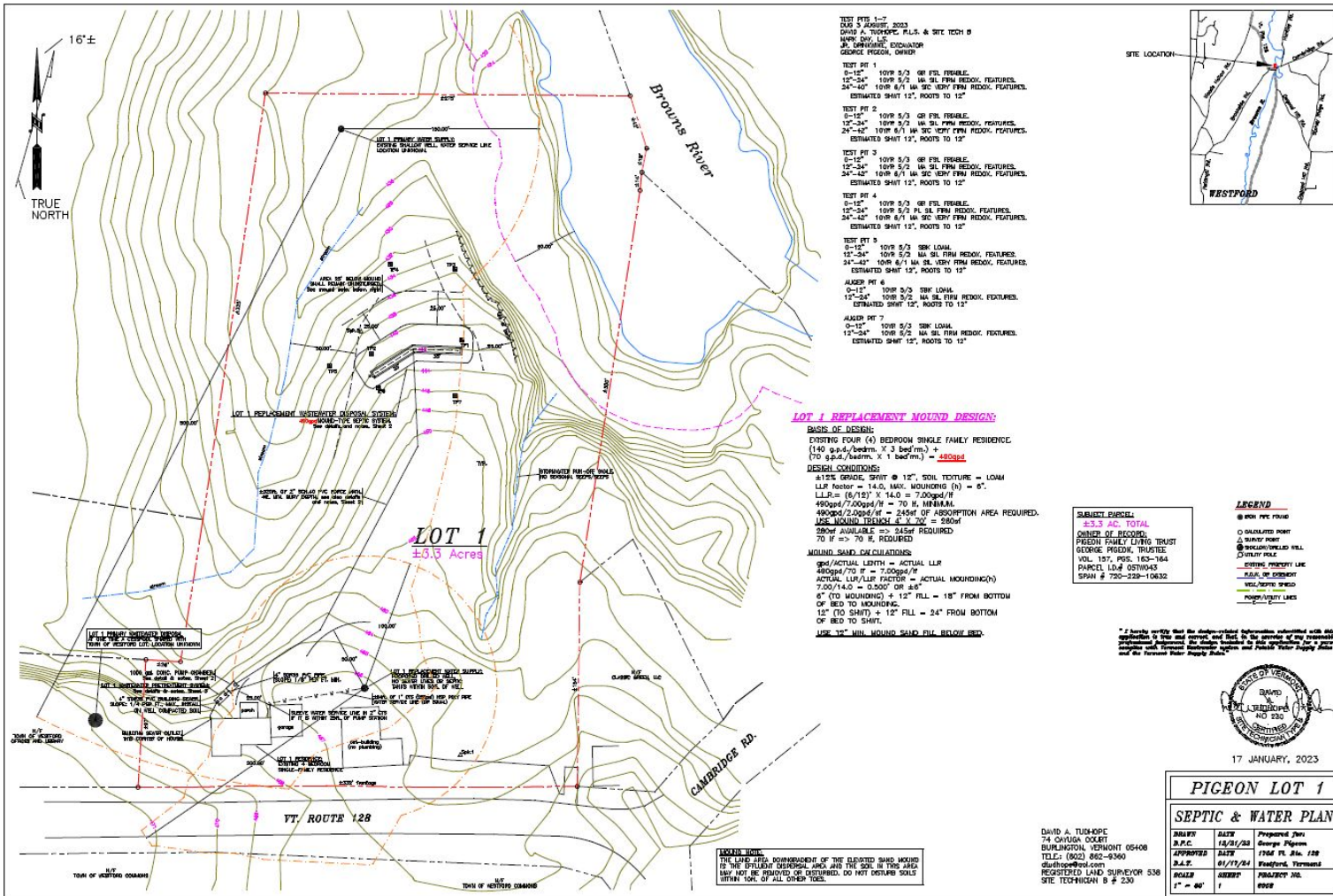
## How is that different than a Reserve Fund?

- Reserve funds are voted for specific, defined purposes
  - Use of Reserve funds for other than defined purpose requires non-advisory vote ([24 V.S.A. § 2804](#))
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# Milestones

- Purchase & Sales Agreement
  - Legal review
  - Negotiation
- BRELLA
  - Application approved 10/21/2024
- Advisory Article Vote
  - 10/22/2024
- Initial Project Development
  - Public information
  - Project manager & Scope of work
  - Site plan
- Closing
  - Estimated April 1, 2025





TEST PIT 1  
 0'-15" 10/9 5/3 GR FTL FEASIBLE.  
 15'-24" 10/9 5/2 MA SL FIRM BEDD. FEATURES.  
 24'-42" 10/9 6/1 MA SEC VERY FIRM BEDD. FEATURES.  
 ESTIMATED SHAFT 12", ROOTS TO 12"

TEST PIT 2  
 0'-15" 10/9 5/3 GR FTL FEASIBLE.  
 15'-24" 10/9 5/2 MA SL FIRM BEDD. FEATURES.  
 24'-42" 10/9 6/1 MA SEC VERY FIRM BEDD. FEATURES.  
 ESTIMATED SHAFT 12", ROOTS TO 12"

TEST PIT 3  
 0'-15" 10/9 5/3 GR FTL FEASIBLE.  
 15'-24" 10/9 5/2 MA SL FIRM BEDD. FEATURES.  
 24'-42" 10/9 6/1 MA SEC VERY FIRM BEDD. FEATURES.  
 ESTIMATED SHAFT 12", ROOTS TO 12"

TEST PIT 4  
 0'-15" 10/9 5/3 GR FTL FEASIBLE.  
 15'-24" 10/9 5/2 MA SL FIRM BEDD. FEATURES.  
 24'-42" 10/9 6/1 MA SEC VERY FIRM BEDD. FEATURES.  
 ESTIMATED SHAFT 12", ROOTS TO 12"

TEST PIT 5  
 0'-12" 10/9 5/3 SBK LOAM.  
 12'-24" 10/9 5/2 MA SL FIRM BEDD. FEATURES.  
 24'-42" 10/9 6/1 MA SL VERY FIRM BEDD. FEATURES.  
 ESTIMATED SHAFT 12", ROOTS TO 12"

ALGER PIT 6  
 0'-15" 10/9 5/3 SBK LOAM.  
 12'-24" 10/9 5/2 MA SL FIRM BEDD. FEATURES.  
 ESTIMATED SHAFT 12", ROOTS TO 12"

ALGER PIT 7  
 0'-15" 10/9 5/3 SBK LOAM.  
 12'-24" 10/9 5/2 MA SL FIRM BEDD. FEATURES.  
 ESTIMATED SHAFT 12", ROOTS TO 12"

**LOT 1 REPLACEMENT MOUND DESIGN:**

**BASIS OF DESIGN:**  
 DRAINING FOUR (4) BEDROOM SINGLE FAMILY RESIDENCE.  
 1160 sq-ft./bedrm. x 3 bedrm. = 3480sq-ft.  
 (70 sq-ft./bedrm. x 3 bedrm.) = 210sq-ft.

**DESIGN CONDITIONS:**  
 ±1.5% GRADE, SPLIT @ 12", SOIL TEXTURE = LOAM  
 L/R Factor = 14.0, MAX. MOUNDING (h) = 6".  
 L/LR = (6/15) x 14.0 = 7.00sq-ft./ft.  
 490sq-ft./7.00sq-ft./ft = 70 ft. MIN. M.L.M.  
 490sq-ft./7.00sq-ft./ft = 245ft OF ABSORPTION AREA REQUIRED.  
**USE MOUND DESIGN @ 7.00 = 245ft.**  
 245ft AVAILABLE => 245ft REQUIRED  
 70 ft => 70 ft, REQUIRED

**MOUND SAID CALCULATIONS:**  
 960/ACTUAL L/R = ACTUAL L/R  
 480sq-ft./70 ft = 7.00sq-ft./ft.  
 ACTUAL L/R/L/R FACTOR = ACTUAL MOUNDING(h)  
 7.00/14.0 = 0.500" OR 6"  
 6" (TO MOUNDING) + 12" FILL = 18" FROM BOTTOM  
 OF BED TO MOUNDING.  
 12" (TO SHAFT) + 12" FILL = 24" FROM BOTTOM  
 OF BED TO SHAFT.  
**USE 12" MIN. MOUND SAID FILL BELOW BED.**

**SUBMITTAL PACKAGE:**  
 ±1.5% M.L. TOTAL  
 OWNER OF RECORD:  
 PIGEON FAMILY TRUST  
 GEORGE MCGINN, TRUSTEE  
 VOL. 157, PGS. 163-164  
 PARCEL ID# 0510W43  
 SPIN# # 750-328-10632

**LEGEND**  
 ● BORN PVT FOUND  
 ○ CALCULATED POINT  
 ○ SURVEY POINT  
 ● MOUNDING/SHALL HILL  
 ○ DRAINAGE POLE  
 ○ EXISTING PROPERTY LINE  
 ——— B.M. OR CORNER  
 ——— WALL/NEIGHB SPEED  
 ——— POWER/UTILITY LINES

\* I hereby certify that the design-related information submitted with this application is true and correct, and that I am a duly Licensed Professional Engineer and duly Licensed Professional Surveyor and Public Water Supply Agent and the Foreman Water Supply Agent.



17 JANUARY, 2023

**PIGEON LOT 1**

**SEPTIC & WATER PLAN**

|          |          |                       |
|----------|----------|-----------------------|
| DATE     | DATE     | Prepared By           |
| D.P.C.   | 12/21/23 | George Pigeon         |
| APPROVED | DATE     | 1704 PL. No. 138      |
| D.P.C.   | 01/17/24 | Paula Pigeon, Vermont |
| SCALE    | AS SHOWN | PLANS/SECTION         |
| 1" = 40' |          | 0/000                 |

DAVID A. TUDHOPE  
 74 OXGATA CIRCLE  
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 david@pseol.com  
 REGISTERED LAND SURVEYOR 638  
 SITE TECHNICIAN B # 230

**LOCAL SOILS:**  
 THE LOCAL SOILS UNDERPINNING OF THE DEPICTED MOUND MOUNDING IS THE FULLER GENERAL AREA AND THE SOIL IN THIS AREA MAY NOT BE IDENTICAL OR IDENTIFIED. DO NOT DISTURB SOILS WITHIN 100' OF ALL OTHER TILES.

**\* NOT A FINAL DESIGN**

**FOR REFERENCE ONLY**

\*Initial Septic & Water plan  
 David Tudhope,  
 Engineer  
 1/17/2024