

Question: What is the budget for this work?

Answer: The maximum budget is \$35,000.

Question: What is the anticipated date for the awarding of the project?

Answer: Firms will be notified of the Selectboard's decision on or before October 9, 2025.

Question: The RFP mentions that The Town is working with other consultants on evaluations that will inform the work the those awarded the feasibility study project. Is there a timeline when the evaluations are expected to be completed?

Answer: The Town expects to have a report on well and septic capacity for the property by mid-October. On September 16th, the Town selected consultants for historic resource assessment services. Timelines for those deliverables are not yet established, but the goal is to complete them as soon as possible.

Question: What is the scope of work and which firms are carrying out the additional site assessments to ascertain the development capacity and infrastructure needs of the subject parcel?

Answer: The scope of work for the contract to be issued pursuant to this RFP is outlined in section 5 of the RFP. The scopes of work for the other contractors who will be engaged in this project are as follows:

- a. Waite-Heindel Environmental Management is evaluating the suitability of the site to support on-site well and septic systems, evaluating natural resource constraints that will impact well and septic development, and will provide a range of options for the number of living units that could be supported on the site.
- b. A historic architecture consultant will be engaged by the Town to advise on design considerations to make future development compatible with surrounding historic architectural resources.
- c. An archaeological consultant will be engaged by the Town to advise on development restrictions related to archaeological resources.

- d. The Town will engage a professional engineer to prepare a FEMA elevation study to demonstrate that proposed building footprints are outside of the floodplain.
- e. A Qualified Environmental Professional will be engaged by the regional planning commission on behalf of the Town, to undertake a brownfield assessment for the property.

Question: Will the additional site assessments be paid for by the CDBG grant?

Answer: Most of the assessments will be paid for with CDBG grant money. The brownfield assessment is being paid for with funds from a different grant (through the regional planning commission).

Question: With whom will the consultant interact when questions arise during the feasibility assessment or when guidance is needed?

Answer: Sarah Wraight, the Project Coordinator, will be the primary point of contact. Sarah will facilitate dialogue or meetings with Selectboard as needed.

Question: Have any Environmental Site Assessments been done? If so, did they suggest any environmental contaminants that will require the development and implementation of a Corrective Action Plan in order for development to proceed?

Answer: No environmental site assessment has been completed for this property. The Town is in the process of securing financial and technical assistance to complete a Phase I and subsequent assessment as needed.

Question: Is there a property survey of the subject parcel that can be used by the consultants?

Answer: Yes, the Town Office has plat maps for this parcel.

Question: Does the Town have an estimated number of homes/apartments that it desires to have developed on this site?

Answer: As noted in the Request for Proposals, the Town has not made any decisions about the number, type, size, or locations of units to be developed.

Question: Is the only ingress and egress for vehicles via the existing cul-de-sac of Taylor Meadow Road? Is the Town receptive to a street to facilitate vehicular flow?

Answer: There are 2 existing access points for this parcel: the Taylor Meadow access road, and the entrance to the Town Hall / Municipal Park and Ride. The Town has not made any decisions about the creation of interior access roads; this will need to be considered and discussed as part of this feasibility study.

Question: Per CDBG regulations, this feasibility study assumes that at least 51% of the people eventually housed in the project area will be low- or moderate-income. How is moderate income defined?

Answer: CDBG requires that at least 51% of the individuals served are persons of low- or moderate-income who are at or below 80% area median income (by county).