

Selectboard Minutes 10-7-19

Present: David Sander, Bard Hill, Christy Witters, Katie Mather, Roger Brown, Josh Arneson, Jessica Draper, Connie Bona, Rosy Metcalfe, Larry Smith, Gennette Carr, Craig Eilers, Jeff Forward, Dave Healy, Laurie Dana, Chris Cole, Mary Houle, Laura King, Ted King, Brenda O'Reilly, Virginia Clarke, Cathleen Gent, Greg Elias, John Johnston

Called to Order: 7:09pm

Public Comment: NA

Agenda: Christy asked to add an agenda discussion regarding lighting in the town center to a future agenda. Bard added to consider crosswalk signaling in other areas than upper Bridge.

Bard would like to add discussion of an upcoming meeting to the Transportation Committee item.

Bard moved to find that premature general public knowledge of the Selectboard's discussion of a labor relations agreement with employees of the Richmond Police Department and consideration of attorney-client communications, would clearly place the Town at a substantial disadvantage. Seconded by Christy Witters. All in favor, except for Roger. Roger voted no. So moved.

Bard moved that they enter into executive session to discuss a legal matter under the provisions of 1 VSA 313(a)(1) of the Vermont State Statutes and to invite the Town Manager, Josh Arneson, Town Finance Director, Connie Bona, Larry Smith from Vermont League of Cities and Towns, and Craig Eilers from Eilers Financial Services, into the executive session. Seconded by Christy Witters. All in favor, except Roger. Roger voted no. So moved.

Mary asked if this was negotiations or health care costs. Bard said it was essentially both.

The selectboard entered executive session at 7:15pm. Roger Brown moved to exit executive session at 8:18pm. Seconded by Christy Witters. All were in favor, so moved.

Roger moved to designate himself and Bard to discuss health insurance options and allocate up to \$4200 in potential brokerage fees with David as an alternate. Seconded by David. All were in favor, so moved.

RootedVT Road Closure Request: The event hosts gave an overview of the 2019 event in August. They are requesting a similar schedule and closure for 8/2/2020 for Cochran Road from 7:30am to 8:30am. Katie moved to approve the request. Seconded by Christy. All but Roger were in favor, Roger abstained. So moved.

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Transportation Committee: Cathleen Gent and Chris Cole were present to discuss membership for the new transportation committee. The members that asked to be on are Chris Cole, Cathleen, Jon Kart, Erik Filkorn, a WSBA member, and potentially two planning commission members. Chris explained the plans for grant funding for multi-modal transportation planning. Jeff Forward said that the energy committee is also focused on transportation, and offered Ian Stokes as a possible member of interest. Christy said that she appreciates the effort because it is a big undertaking that the selectboard and staff struggle to manage on their own. Bard mentioned the meeting on Thursday with CCRPC regarding some transportation items. Roger moved to approve the membership. Seconded by Bard. All were in favor, so moved.

Town Center/Library Building Proposals: Christy said that the committee has been meeting regularly for the last few months and they currently have proposals for the library HVAC. Jeff explained that two proposals came in, one from Engineering Services and one from Breadloaf. The committee is suggesting that Breadloaf be selected. Laurie explained that the cost could come from Library reserve funds. Roger moved to accept the proposal. Seconded by Bard. All were in favor, so moved. Jeff proposed doing an energy audit on the Town Center building. The selectboard supported the idea. Christy said that another facet of this work is the uses for the upstairs of the building. She explained that many organizations have presented about utilizing space. Christy said the next building committee meeting will be dedicated to visioning for those uses.

Jolina Court: There will be a ribbon cutting at 10am on Wednesday. Brendan gave an overview of the planned event.

Katie handed out a sheet detailing the choices that the Selectboard has regarding commercial residential split, per building ratio, and lot coverage.

Roger handed out a document from the Fire Department detailing their needs for fire codes.

Options from the document:

- 1) 50/50 per building with at least first floor commercial
- 2) 50/50 per building with all commercial having to be above grade and include first floor
- 3) 50/50 per building with all commercial above grade on any floor
- 4) 50/50 per building with any floor being commercial or residential as long as it meets fire code
- 5) 50/50 for the whole site with first floor commercial in every building
- 6) 50/50 for the whole site with at least one floor commercial on any above grade floor
- 7) 50/50 for the whole site with at least one commercial floor on any floor
- 8) No ratio, just first floor commercial
- 9) No ratio, just one floor commercial on any above grade floor

Lot Coverage Options:

- 1) 80% of developable acreage
- 2) 80% of parcel acreage

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Katie stated she is leaning toward options 5-6 which are per site.

Brendan offered to show the master plan.

Christy asked him to hold off so it does not confuse the process by looking at a master plan rather than focusing on the zoning.

Brendan would like the ratios nixed but keep the residential unit max the same which would force them to build more commercial once they max out the residential.

Bard suggests a change to maximum of 50% residential on the site.

Bard asked if the Board would entertain 100% residential or 100% commercial buildings?

Katie suggested that there not be any 100% residential buildings.

Bard stated that this moves us to option 6.

Brendan said that he would like to keep an option open to have a building 100% residential, to allow him flexibility to have a heavy commercial building followed by a 100% residential.

Katie expressed that Brendan is talking about the ability to get more commercial now when he has always been talking about the difficulty in getting residential.

Brendan stated he'd really rather have no ratios.

Katie stated they could then build a 100% residential building 2 with no more buildings.

Virginia stated the Planning Commission was trying to keep the buildings traditional to Bridge St. with ground floor commercial. Also stated a site ratio is difficult to fully realize.

Chris stated the Planning Commission was looking at option 8.

Bard says he's okay with option 8.

Virginia clarified that street level commercial is required and they may have more. There is no ratio. This is a slight modification to option 8.

David moved on to lot coverage.

Katie stated it looks like even if we gave 80% of total lot area coverage, with setbacks and wetlands, the total lot coverage would be far less than 80%.

Jess clarified that there is probably 2 acres of wetlands and wetland buffer on the parcel.

Bard, let's leave it at 80% of total acreage.

All agreed and Katie will dig into it more with Jess.

Katie moved on to flood plain. She mentioned the floodplain is covered with a rare and sensitive plant, the Silver Maple Ostrich Fern Floodplain Forest. They can still get to 142 parking spots which covers average need for residential and commercial even without using the floodplain for parking. It is unclear if there are regulations prohibiting development because of the Silver Maple Ostrich Fern Floodplain Forest. Jess is looking into this. Suggest tabling this for now and getting more information.

Christy noted storm water treatment has not been developed for this site. Designing stormwater treatment involves avoiding wetlands and their buffers. The design of the development needs to proceed along with stormwater design. She is concerned that ACT 250 may be a challenge with

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impervious in floodplain and near the wetlands.

Brendan stated he agreed with Christy. He would like to avoid the wetland areas and keep the development up higher too. He would like to conserve the floodplain and does want to pick the right areas to develop.

Bard, we made at least one decision and we need to do more work on the lot coverage.

Jess will look through the fire department letter and report back on what should go into the zoning.

Bard noted the letter requires roof access to be 32 feet at least in one location. When the Fire Department was here initially they stated that roof access from inside was fine. Need to clarify.

Chris asked if we could contract with Jess to have her continue to help with Planning Commission work in the interim. David, asked Josh to work with Jess on an arrangement.

Budget Status Review: Josh gave an overview of the FY2020 quarter 1 actuals. Josh said he thinks we are on track for the first quarter expenses.

Bridge St Upgrades Info Sheet: Josh provided a new draft for the bond vote information sheet. Bard suggested to add a clarifying statement that the income sensitivity changes will result in loss of forgiveness and cost much more. Bard also suggested more strongly stating the need for the upgrade and stating the town's willingness to work with the community and businesses to mitigate disruption. Roger moved to approve the document with the proposed edits.

Youth Project: Katie provided an update about how the project is going. New funding sources have been secured. They also were able to get Jericho and Underhill included in the project. The results will be available this winter. She explained that the results will indicate proposed programming.

VOSHA: Josh and Roger gave an overview of the informal conference with VOSHA, and that our fines were significantly reduced.

Municipal Planning Grant: The grant was applied for multi-modal transportation planning.

Stormwater Grants: These grants were not applied for due to unlikely award.

Speed Limits: Will be revisited in the spring

Public Parking Permits: Jess explained that her and Pete have started working on this option for residential tenants that have no or limited parking in the village center.

Budget Meetings: Roger moved to approve 10/15, 11/12, and 12/9 as budget meetings at 7pm in the town center. Seconded by Katie. All were in favor, so moved.

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Purchase Orders:

3846 for Upper Bridge Engineering: Roger moved to approve, seconded by Bard, all were in favor, so moved.

3774 Dodge Durango Police Cruiser, Roger moved to approve, seconded by Katie, all were in favor, so moved

3843 for School Taxes Payment, Roger moved to approve, seconded by Bard, all in favor, so moved.

3577 to Reynolds for Fire Department Equipment, Roger moved to approve, seconded by Bard, all in favor, so moved.

3847 for Dumptruck payment, Roger moved to approve, seconded by Bard, all in favor, so moved.

3840 for Grader Payment, Roger moved to approve, seconded by Bard, all in favor, so moved.

3841 for Firetruck payment, Roger moved to approve, seconded by Bard, all in favor, so moved.

David read a letter from Hale and Hearty thanking the town for the appropriation

Roger moved to approve the minutes of 9-16-19, seconded by Christy. All were in favor, so moved.

Next Agenda Items:

Bridge ST Lighting

Jolina Zoning

Crosswalk Lighting

Roger moved to adjourn 10:27pm. Seconded by Christy. All were in favor, so moved.