

## Selectboard Minutes 6-3-19

Called to Order: 7:05pm

Present: David Sander, Bard Hill, Christy Witters, Katie Mather, Roger Brown, Josh Arneson, Jessica Draper, Mary Houle, Rod West, Gretchen Paulsen, Scott Nickerson, Marcy Harding, Matt Leonetti, Erin Wagg, Alise Certa, Gary Bressor, Lars Whitman, Alison Anand, Logan Hegg, Shannon Dufour-Martinez, Josi Kytte, Brendan O'Reilly, Joy Reap, Bob Reap, John Beeman, Mike Stromme, Erin Farr, Marie Thomas, Fran Thomas, Gabe Firman, Lauck Parke, Virginia Clarke, Bruce LaBounty

Agenda Changes: Christy asked to add discussion of a rain barrel to the end of the agenda

Public Comment: Mary Houle stated that her land on either side of Cochran Road is not accessible whatsoever to the public. She also stated that she found it insulting that someone at the trails committee meeting suggested putting a trail through the cemetery. She also stated she was not okay with the message regarding abortion that was posted to front porch forum via a NOFA employee email account. Gary Bressor responded that there was an apology from the person who posted the message the following day for using the improper email.

Tree Removal Hearing: Roger Brown moved to enter the public hearing. Seconded by Christy Witters. All were in favor, so moved. Matt Leonetti, the tree warden, spoke about why he felt the tree should remain and that it should not be taken down for one street light. Various options were discussed as moving the location, replacing the tree, and why it cannot be attached to the church itself. Matt closed the discussion by stating that he would work with the historical society on options, but wasn't at this time willing to allow for the tree to be removed. Roger Brown moved to close the public hearing. Seconded by Katie Mather. All were in favor, so moved.

CSWD Re-Use Follow Up: Josh provided the letter explaining the denial vote on the CSWD budget to be signed by the board. Roger Brown moved to approve the letter. Seconded by Katie Mather. All were in favor, so moved. Logan Hegg introduced himself as the representative to the CSWD board, and provided an update that he and Sarah Reeves had been in communication about potential re-use options for the county. He also stated that he had offered to serve on the executive committee of the CWSD board. Mary mentioned potential zoning restrictions on their buildings. Jess and Logan said they would follow up on that.

Gabe Firman re: Planning Commission: Gabe explained that he was coming before the selectboard to express frustration with the planning commission's speed of adopting zoning regulation changes. He said that he felt the creamery was a larger endeavor and his request should not have taken a back seat to that project. Discussion ensued about the legal process of adoption and the powers of the selectboard over the planning commission. Many in attendance felt that working with the planning commission would be better than directing them to act a certain way. Gabe mentioned many times that he was asking for a timeline, and there did not

seem to be a way to achieve a set schedule. The members of the planning commission who were present felt that they would be willing to continue discussions regarding the district in question at subcommittee meetings and regular commission meetings.

Tax Stabilization Re: Creamery: Brendan and Josi discussed that tax stabilization had always been a possibility in their mind, but hadn't considered it until now because the value was so low. Katie Mather mentioned that the request was to stabilize at \$125,000 assessed value but when the town voted the assessed value was \$351,000ish. More clarification was discussed about the value at the time of the vote. Christy said she didn't remember discussing tax stabilization during the interim zoning committee meetings, but she did remember that it was adopted before there was a known buyer. Josi said it was similar to the 30% parking reserve not being documented, but being agreed to in meetings. Bard read the article language aloud, and said that at the time we were focused on commercial uses and that's now being requested to change. Mary Houle said that she felt the project should move forward, but felt that \$125,000 was insulting because we have already made other allowances. Discussion ensued about what the current and upcoming assessments were and what amount of taxes this would actually be. If the assessment remains at the \$1,051,400.00 the town portion of taxes would be about \$7000. Brendan discussed the need for residential development. Rod said he felt this was an after the fact request. Gary said he thought that the undeveloped portion could be eligible for stabilization, but not the built portion. Roger said he didn't see any documentation of a set commitment from the town, and felt the town had given compromises. He noted that the education portion could not be abated. Josi said that there was not a commitment in writing, and they were too focused on cleanup to address this back then. Roger said he would assume you would have asked during original discussions. Bard pointed out that we have community members whose houses are put to tax sale and cannot stabilize them, and the board has to represent everyone. He said that market rate rents with a lower tax would bake in profits. Bard said that if they had allowed a residential development in that parcel they would have had people lined up to work with us and that we need to determine how this negotiation can move forward. Roger said that between almost \$800,000 in grants and zoning compromises it's surprising that they are requesting this and hard to justify. Bard moved to create a subcommittee comprising of 2 selectmen, 2 planning commissioners, Josh, Jess and Buttermilk folks to continue the discussion. Seconded by Katie Mather. All were in favor, so moved.

Parking Bonus: Virginia Clarke explained how the planning commission had reached a point where they were negotiating a public parking bonus with Buttermilk, but needed the selectboard approval to move forward because it would require an exchange of land. Much discussion ensued about the base parking required, and who would use the parking. It was decided to discuss density bonuses in the joint subcommittee.

West Main Utility Extension Bond: Josh explained that the legal bonding authority was still intact, but there could be political ramifications that the selectboard could consider and that the bond bank may look at the project differently. Joy Reap said she felt this was out of left field to

reconsider the bond at this point. She said the water and sewer commission had already made it clear that the extension would not cost the existing users whatsoever. She said that Gary Bressor's comments about not wanting the town to change were targeted and offensive, especially when he has developments planned and partially completed projects himself. Rod West clarified that the bond vote is the consent of the town to financially back the water and sewer commission and that the new users would be paying it. Discussion ensued about how the article was presented and marketed by the town versus townspeople. It was decided to discuss the issue when and if the grant is approved for the extension.

Local Motion Survey: Very brief discussion of how it would apply to the streetscape grant.

MMCTV for PC Meetings: Roger Brown moved to extend the planning commission taping through the end of Fiscal Year 2020. Seconded by Katie Mather. All were in favor, so moved.

Harriet Riggs Day: Roger Brown moved to resolve June 4th 2019 as Harriet Riggs Day in honor of her 100th birthday. Seconded by Christy Witters. All were in favor, so moved.

Paving and Email Accounts were table until the next meeting.

COP Program: Roger moved to approve Josh as authorized official. Seconded by Bard. All were in favor, so moved.

P3: Christy gave a brief update about the new 3-acre stormwater rule and that the town is looking into public-private partnerships for compliance with the new rule.

Ethics: The members signed the ethics policy agreement forms individually.

Rain Barrel: Christy mentioned that she is working on rain barrel installation at the downspout in front of the post office. She also mentioned an erosion control workshop happening in Richmond on 6/12.

Minutes: Christy moved to approve the minutes of 5-20-19. Seconded by Roger. All were in favor, so moved.

Executive Session:

Christy moved to find that premature public knowledge about the appointment or employment or evaluation of a public officer or employee would cause the Town or person to suffer a substantial disadvantage. Seconded by Katie. All were in favor. So moved.

Christy moved that they enter into executive session to discuss the appointment or employment or evaluation of a public officer or employee under the provisions of 1 VSA 313(a)(3) of the

Vermont State Statutes and to invite the town manager Josh Arneson into the executive session. Seconded by Katie. All were in favor. So moved.

The selectboard entered executive session at 11:30pm. Bard Hill moved to exit executive session at 11:45pm. Seconded by Christy Witters. All were in favor, so moved.

Bard Hill moved to adjourn. Seconded by Roger Brown. All were in favor. Adjourned 11:45pm.