

1 **Town of Richmond**
2 **Selectboard Meeting**
3 **Minutes of December 4, 2023**
4

5 **Members Present:** Bard Hill, David Sander, Jay Furr, Jeff Forward, Lisa Miller
6

7 **Absent:** None
8

9 **Staff Present:** Josh Arneson, Town Manager; Duncan Wardwell, Assistant to the Town
10 Manager; Keith Osborne, Town Planner
11

12 **Others Present:** Meeting was recorded by MMCTV, Andrew Bessette, Becky Vigneault,
13 Bonny Steuer, Brad Elliott, Cara LaBounty, Carolyn Marshall, Christy Witters, Connie
14 van Eeghen, Daniel Wolfson, Denise Barnard, Diane Mariano, Donna Saks, Fran
15 Thomas, Gillian Grefé, Greg, Gretchen Paulsen, Ian Bender, Ian Stokes, Irwin Langer,
16 Janet Morris, Jeanne Adams, Jeanne Agner, John Linn, Jon Kart, Julie Thorpe, Judy
17 Rosovsky, June Heston, Kate Kreider, Kit Emery, Kristen, Kyle Hartsfield, Lane
18 Marshall, Laurie Dana, Marcy Harding, Martha Laing, Martha Nye, Mary Claire Carroll,
19 Melissa Wolaver, Nancy Zimny, Patty Brushett, Pennie Rand, Robert Lowe, Rod, Sheri
20 Lynn, Stefani Hartsfield, Susan Wells, Tess Storrs, Virginia Clarke
21

22 **MMCTV Video:** https://youtu.be/59rwGg8ypxs?si=z1_5lZ_XXTKQNq6C
23

24 **Call to Order:** 7:00 pm
25

26 **Welcome by:** Furr
27

28 **Public Comment:**
29

30 Laing provided an update on the book and bake sale that happened at the Library this
31 weekend. Laing stated that a lot of visitors were also going to the Friday Food Affair, so
32 it was a community weekend. Furr summarized that the Friday Food Affair had 119
33 meals and will be doing it again on December 15 and every other week to start.
34

35 **Additions or Deletions to Agenda:** None
36

37 **Items for Presentation or Discussion with those present.**
38

39 **Consideration of amending the 2024 Casella Solid Waste Transfer Station price list**
40 **to include large lithium batteries**

41 Timestamp: 0:03

42 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3a_Richmon](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3a_Richmond_VT_Drop_Off_Price_List_3_with_lithium_bateries.pdf)
43 [d VT Drop Off Price List 3 with lithium bateries.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3a_Richmond_VT_Drop_Off_Price_List_3_with_lithium_bateries.pdf)
44

45 People who participated in discussion: Furr, Arneson, Hill, Forward, Sander
46

47 Furr reviewed that the Town voted on the 2024 prices for everything else at the October 4
48 meeting, but this is an additional item that they would need to amend. Arneson
49 summarized that this is for 18 volts or larger lithium batteries like car batteries, electric
50 bike batteries. Arneson stated that the \$20 covers their processing piece. Hill stated that

51 this presumably goes to recycling and reuse of lithium. Arneson confirmed that it's a
52 recycling program.

53

54 *Sander moved to amend the 2024 Casella Solid Waste Transfer Station price list to*
55 *include a \$20 charge for lithium batteries over 18 volts. Hill seconded.*

56 *Roll Call Vote: Forward, Furr, Hill, Miller, Sander in favor. Motion approved.*

57

58 **Consideration of approval of applying for a Vermont Outdoor Recreation Economic**
59 **Collaborative (VOREC) grant**

60 Timestamp: 0:06

61 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3b1_VOREC](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3b1_VOREC_Gratn_Applicaiton_-_Richmond_New_Playground_-_Draft.pdf)
62 [_Gratn_Applicaiton - Richmond New Playground - Draft.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3b1_VOREC_Gratn_Applicaiton_-_Richmond_New_Playground_-_Draft.pdf)

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64 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3b2_2023_V](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3b2_2023_VOREC_BUdget_Worksheet_Richmond_New_Playground_v2.pdf)
65 [OREC BUdget Worksheet Richmond New Playground v2.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3b2_2023_VOREC_BUdget_Worksheet_Richmond_New_Playground_v2.pdf)

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67 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3b3_2023_V](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3b3_2023_VOREC_WorkPlan_Richmond_New_Playground.pdf)
68 [OREC WorkPlan Richmond New Playground.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3b3_2023_VOREC_WorkPlan_Richmond_New_Playground.pdf)

69

70 People who participated in discussion: Furr, Lynn, Kreider, Forward, Miller, Agner, Hill

71

72 Lynn reviewed that the Recreation Committee had met with the new Volunteers Green
73 and Browns Court Project Committee. Lynn stated that they're looking at ARPA funding
74 to make improvements in the three different parks and they're still focused on how to
75 raise funding for a new playground. Lynn summarized that the grant is due December 15,
76 and they pick and announce grantees around February of 2024. Lynn stated that this
77 application would look to replace the 30-year-old playground at Volunteers Green with
78 improved access for children of all different ages and physical development. Lynn stated
79 that the playground's estimated to be about \$200,000 with \$100,000 from the proposed
80 grant and \$100,000 out of the ARPA funds. Lynn reviewed that 10% of the budget is
81 available for covering administrative costs. Lynn reviewed the application details and
82 stated that they received emails and public comments about trying to make the structure
83 with more natural materials and minimizing the amount of damage for the next flood.
84 Forward suggested getting letters of support from Huntington and Bolton Selectboards.
85 Forward suggested that the extra \$10,000 of administrative costs might be well spent for
86 a project manager. Kreider stated an inspector's opinion that the current playground is
87 not re-usable because it's in such an old condition. Agner confirmed that not a thing
88 could be saved except for perhaps the swings.

89

90 *Forward moved to approve the application to the VOREC Community Grant Program for*
91 *new playground equipment at Volunteers' Green with an estimated project total of*
92 *\$210,000 and to approve the use of ARPA funds for the \$100,000 matching funds and to*
93 *appoint Josh Arneson as the duly authorized representative and grant manager. Hill*
94 *seconded.*

95 *Roll Call Vote: Forward, Furr, Hill, Miller, Sander in favor. Motion approved.*

96

97 **Discussion of speed study methodology**

98 Timestamp: 0:23

99

100 People who participated in discussion: Furr, Arneson, Sander, Hill, Forward, Sander,
101 Kart, LaBounty, Thorpe, Rand, Barnard, Wells, Mariano
102
103 Furr reviewed the safety issues associated with Hinesburg Rd, Cochran Rd, Kenyon Rd,
104 and elsewhere. Furr stated that tonight's topic has to do with the speed limit. Furr
105 reviewed the restrictions from what a town can do to write legal speeding tickets. Furr
106 summarized the process of a speed study. Furr stated that this is dictated by a standard
107 industry document called the Manual on Uniform Traffic Control Devices (MUTCD)
108 which might be updated later this year. Arneson reviewed that speed studies also look at
109 roadway classification, geometry, pedestrian/bicycle activities, land use, and other things
110 on the road. Hill stated that towns seeking to change speed limits go through the Agency
111 of Transportation Road Speed Approval Committee for approval. Hill stated that the
112 United States transportation system is intended and designed to move vehicles as quickly
113 as possible from point A to point B. Forward summarized that the deaths of pedestrians
114 in this country is going up by ~50% over the past few years because cars are bigger and
115 faster. Sander summarized a ticket might not be enforceable if a speed limit was 45 mph,
116 changed to 40mph, somebody gets a ticket, it goes to court, the actual legal speed limit is
117 now 50mph because it defaults to State standard.
118
119 Hill stated that they contemplate reducing speed limits. Furr summarized that speed
120 limits are only one of several possible means of speed enforcement. Furr stated that they
121 are very interested in any legal means they can find to lower the speeds. Kart stated that
122 people drive faster because they feel they have a wide road and painting lines down the
123 sides of the roads gives the impression that the road is narrower and can slow things
124 down. Forward stated that in Sweden or Norway or someplace they're painting
125 crosswalks that look three dimensional. LaBounty stated that for over five years she has
126 asked to do stripes on the side of all the roads, drivers should look at the line on the right-
127 hand side of the road as a safety thing. Thorpe stated that she has lived on Hinesburg Rd
128 for 21 years now and has not seen this level of speed and that dump trucks are the worst
129 offenders. Thorpe reviewed the need to get a speed sign for the 40mph on the east side
130 coming around the corner. Sander stated that in the last three years, accidents, incidents,
131 fatalities, and injuries have gone up, but the number of miles driven has gone down. Hill
132 reviewed examples of distracted driving. Rand stated that the people of the Town need to
133 hear that the Selectboard is trying to do something about the speed limit. LaBounty
134 asked for pricing on the line striping for the roads that are in Town.
135
136 Arneson confirmed that they are working with CCRPC on a corridor study on the 25mph
137 sections of Cochran Rd, looking into a shared use path, and finishing up a speed study on
138 the portion of Huntington Rd by the cemetery and around the corner by the Farr farm.
139 Forward stated that at next Monday's budget meeting, it could be a discussion of what
140 roads might be striped. Furr suggested looking at the cost of temporary speed tables to
141 asphalt tables. Barnard stated that people do not use Rt 2 anymore because they get stuck
142 in traffic so there is an additional amount of traffic on Cochran Rd. Wells stated that the
143 Transportation Committee expects a report back from the contractors through CCRPC by
144 spring which will address a lot of the safety issues for Cochran Rd. Wells also stated that
145 she chairs a subcommittee for Share the Road which is an educational process on safe
146 ways of driving and biking and walking. Mariano asked about analyzing the data from
147 the speed collecting signs. Furr summarized the process for downloading the data from
148 speed signs. Furr invited people to come to the budgeting meeting next week to advocate
149 for spending money on this.

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Consideration of making an appointment to the Andrews Community Forest

Committee

Timestamp: 1:05

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3d1_ACFC_Bradford_Elliott.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3d2_Section_of_Draft_Minutes_from_11-27-23_ACFC_Meeting.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3d3_Formatted_version_of_the_transcript_of_11-27-23_ACFC_Meeting.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3d4_RCC_Consideration_of_Bradford_Elliott.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3d5_RTC_Consideration_of_Bradford_Elliott.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3d6_Letters_Regarding_Elliotts_Application_included_in_ACFC_packet.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3d7_Additional_Letters_Regarding_Elliotts_Application.pdf

People who participated in discussion: Furr, Stokes, Elliott, Hill, Forward, Miller, Zimny, Emery, Heston, Stokes, Wolfson

Furr reviewed the appointments to the Andrews Community Forest Committee. Stokes confirmed and clarified the process for recommendations from the Conservation and Trails Committees. Elliott expressed his interest in the Andrews Community Forest Committee and his experiences with the Conservation Commission, Planning Commission, drafting the management plan, and the Richmond Land Trust. Elliot stated that he joined others such as past Selectboard member John Kart to express concerns about committee processes, the divergence of its proposals from Town policies, legal mandates, and abundant scientific knowledge. Hill stated that he received a handful of emails that were strong supporters, a handful of emails and communications that are staunchly opposed and virtually nothing in the middle. Elliott stated that a lot of the letters against him came from prior members of the Committee with difficult engagement in that dialogue. Elliott stated that the other ACFC co-chair Daniel Schmidt said things about inclusiveness and trying to draw more people in from the community experts in these various fields to help break that polarization. Forward stated that he is confident Elliott will have constructive dialogue with people that he may not agree with. Miller stated that a good chair is most careful with recognizing people and showing people the lanes. Furr stated that the chance to come together as a town and meet people you wouldn't necessarily meet can inform all of our decision. Furr summarized the Diversity, Equity Inclusion resolution the Town adopted which means looking out for everybody and that's the challenge to any Town committee not just the ACFC.

Zimny stated that there's been evidence that recreational trails do have an effect on the

200 environment. Zimny stated that outdoor recreation has exploded, a lot of past/present
201 ACFC members are active mountain bikers or outdoor recreationalists of different kinds.
202 Zimny felt that Elliott was the calming measure for the trials and people got angry at him
203 as seen in some of the letters that were written. Zimny stated the same concern for the
204 environment and wildlife even as an outdoor recreationalist. Emery stated that she was
205 on the Richmond Conservation Commission and echoed Zimny's thoughts and support of
206 Elliot. Emery summarized Elliott's community involvement with Town boards and his
207 ability to collaborate with people transparently. Heston stated that putting Elliott on the
208 ACFC will be an opportunity for civic engagement and discourse. Stokes stated that as
209 the co-chair of the ACFC they reviewed the responsibility to serve the many complex
210 issues that comes about from the conservation easement. Stokes summarized that Elliott
211 is a hard worker and wants to know what people are thinking. Wolfson summarized
212 Elliott's ability to ask some challenging questions and collaborative as a team player.

213

214 *Forward moved to appoint Bradford Elliott to the seat on the Andrews Community Forest*
215 *Committee that is recommended by the Conservation Commission which term ends in*
216 *2026. Sander seconded.*

217 *Roll Call Vote follows discussion.*

218

219 Miller stated that the November-December 2023 Vermont Sports magazine has a very
220 interesting article, "Is Access to Vermont Trails At Risk?" that anyone using or managing
221 the forest should read to come away with their own questions.

222

223 *Roll Call Vote: Forward, Furr, Hill, Miller, Sander in favor. Motion approved.*

224

225 **Discussion of possibly using Browns Court for housing development**

226 Timestamp: 1:33

227 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3h_Constanti](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3h_Constantine_Right_of_refusal_Browns_Court.pdf)
228 [ne_Right_of_refusal_Browns_Court.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3h_Constantine_Right_of_refusal_Browns_Court.pdf)

229

230 People who participated in discussion: Barnard, Furr, Hill, Sander, Miller, LaBounty,
231 Forward, Wolaver, Marshall, Carroll, Stockwell, Morris, Saks, Barnard, Nye, Brushett,
232 Clarke

233

234 Barnard requested moving item h) up due to the number of people wanting to listen to
235 this discussion. Furr stated that there were no objections. Hill stated that the Browns
236 Court field is about 150 yards from his property, and he spent more time on that field
237 than many people. Hill summarized the question of affordable housing which the
238 legislature has stated where there's water/sewer it is a different category for expedited
239 development. Hill stated that they have a softball field on Browns Court, and they want to
240 maintain a softball field on Browns Court and use it for things like throwing a frisbee for
241 a dog. Hill stated that the local neighbors have a strong opinion about it but if they
242 believe in things like equity and diversity and affordability, the pressure is on housing
243 somewhere. Hill asked if housing could cohabitate with open space including softball
244 and other field recreation. Furr summarized the organizations in Chittenden County that
245 operate affordable housing and that they are not interested in developing anything where
246 there is not water/sewer with a minimum of 20 units. Furr stated that the deed of that land
247 does not require it to be kept as a recreation field in perpetuity and read the specifics.

248

249 Furr stated that the Selectboard is interested in having a discussion. Hill stated that open

250 recreational space is at a premium other than the floodplain where you can't do anything.
251 Hill stated that they should properly consider things like sidewalks and vehicular traffic
252 on and off the road. Sander stated that he could spend the next hour talking about
253 affordable housing and how it's difficult. Miller stated that the Planning Commission
254 discussed this for affordable housing and wondered if the soil is stable up there. Miller
255 asked if there are any limits on the size of the piece of land that could be built on.

256
257 LaBounty stated she was surprised to see this on the agenda as the Planning Commission
258 had worked on increasing the density of the Village and in that process wanted to
259 maintain existing green spaces like Browns Court. LaBounty summarized that the
260 Selectboard created the Volunteers Green and Browns Court Project Committee to work
261 on spending \$450,000. LaBounty stated that private property owners do not want to sell
262 to affordable housing and affordable housing can't afford the highest rates of water/sewer
263 in Vermont. Furr stated that Browns Court would be a prime place for some recreational
264 uses that would not being allowed elsewhere. Furr stated that it doesn't commit them to
265 any action, it just simply means they're exploring something. Hill summarized that the
266 Housing Committee was talking about this so it illustrates people might have different
267 perspectives. Hill stated that they need recreational spaces, and it is also absolutely clear
268 that many of our police officers and teachers cannot live in Richmond. Hill stated that
269 older folks living in their houses with 2-4 bedrooms don't want to leave Richmond but
270 there's no place to go to that's remotely affordable.

271
272 Hill stated that he is not convinced that Browns Court is the right place for housing but is
273 convinced that conversations about housing are important. Forward stated that they're
274 talking with affordable housing developers and seeing what it takes to engage with the
275 community and understand the issues. Forward summarized the assets of water/sewer
276 and a concise Village district but stated it's going to take conversations with the
277 community. Wolaver summarized the enrichment of Browns Court greenspace for the
278 neighborhood, softball team, and elementary school. Wolaver stated that there was a
279 danger zone for kids walking to school because people leaving Browns Court pull right
280 through the crosswalk so that they can see out onto Browns Trace. Marshall stated that
281 the issue isn't so much studying it, it's the feeling that there's a little bit of secrecy going
282 on in the Town. Marshall stated that 24 units of housing are going to come with 23-30
283 cars so it's going to more than double the traffic that's coming off Browns Court.
284 Marshall worried about what low-income housing on Browns Court might do to property
285 values. Hill disputed the notion that they're trying to do this in secret or hide something.
286 Carroll summarized the constant use of Browns Court as a great resource and expressed
287 concerns about only one entrance/exit in a small, narrow place that sits on the curve of
288 the road. Carroll questioned the space for 24-unit housing plus parking plus softball field
289 with the safety of everybody concerned. Stockwell summarized that there is not much
290 that can be done in Volunteers Green, but he observes a lot of use up at Browns Court.

291
292 Furr summarized that it is on the agenda tonight not because the Town of Richmond
293 Selectboard has made up their mind but to know what people think as they want to come
294 up with a solution. Morris stated that she feels like they're jumping way ahead on the
295 housing issue because they don't even know if this is feasible yet. Morris stated that the
296 Housing Committee can do a traffic and environmental study because it might end up not
297 being a feasible place. Hill summarized the Housing Committee's presentation as
298 somebody should do something here. Forward stated that the Planning Director could
299 take the next steps of trying to investigate a community engagement process about this

300 topic. LaBounty stated that the Selectboard could encourage accessory dwellings like
301 converting garages or converting a five-bedroom home into a duplex. Barnard
302 summarized the process to come up with four pickleball courts for Browns Court.
303 Barnard asked for historical clarification for the field so that the Selectboard can decide
304 about keeping it a green space.

305
306 Hill stated that the person who owns that property has to be interested in creating
307 affordable housing. Nye stated that she is in favor of affordable housing, seniors being
308 active and building a community. Nye asked who will be living in affordable housing.
309 Furr confirmed that they need housing for all types of groups. Brushett wondered if it is
310 even possible to put houses over by the ravine and keep green space. Brushett stated that
311 she'd like to see about housing before pickleball for her age group. Furr stated that they
312 brought the topic up because they got so many questions about it. Clarke summarized the
313 limited bandwidth at the moment on the Housing Committee so if they want to make any
314 progress on the housing issue, they need more members. Clarke confirmed that the
315 Planning Commission is looking into increasing the density of Jolina Ct., expanding the
316 mobile home park, and looking at the Ag-Res district. Furr clarified the point of this
317 discussion is to find options and places for people to live.

318
319 Barnard requested that the Selectboard make a decision to not use Browns Court as
320 housing. Forward stated he was absolutely against that as they do not have enough
321 information to make that decision. Hill observed that the conversation was for feasibility
322 and the people who showed up didn't want anything to change. Hill reviewed the
323 challenge of moving forward with a conversation versus shouting it down at the first
324 meeting.

325
326 **Consideration of approving maintenance to a stormwater pipe on Tilden Ave.**
327 Timestamp: 2:42
328 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3e_Map_of](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3e_Map_of_Tilden_Ave_Culvert_2.pdf)
329 [Tilden Ave Culvert 2.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3e_Map_of_Tilden_Ave_Culvert_2.pdf)

330
331 People who participated in discussion: Furr, Arneson, Sander, Hill, Forward, Witters
332
333 Arneson summarized the stormwater pipe on Tilden Ave that during the July flooding
334 overflowed and ran into the basement and garage. Arneson stated that it is part of a
335 ~100-year-old combined stormwater and sewer system which is strictly stormwater now.
336 Arneson asked if it is the Selectboard's opinion that this is the Town's responsibility to
337 repair this issue. Arneson confirmed a short-term plan this winter that includes a berm
338 that'll allow the water to slow down before it enters into the pipe which will also be
339 cleaned out. Arneson stated that this would need Selectboard approval as well as
340 agreements from the three property owners. Arneson reviewed the long-term plan this
341 spring/summer to get permanent easements from those three property owners and then
342 get an engineered solution which might involve straightening the pipe out. Arneson
343 confirmed that the existing pipe is some sort of cast iron, but some might be clay.

344
345 *Sander moved to recognize that the stormwater pipe located on 102 Tilden Ave., 114*
346 *Tilden Ave., and 149 Browns Ct. is part of a decades old combined sewer and stormwater*
347 *system that was installed by the Town and is still in use by the Town as a stormwater only*
348 *system and to move forward with a short term solution to correct an overflow of this pipe*

349 *and to seek easements from the three property owners to allow for the Town to construct*
350 *a more permanent repair of the pipe. Hill seconded.*

351 *Roll Call Vote follows discussion.*

352

353 Forward stated that the school uncovered a pipe like this that was cement with asbestos in
354 it, so be careful.

355

356 *Roll Call Vote: Forward, Furr, Hill, Miller, Sander in favor. Motion approved.*

357

358 **Consideration of approving a Bond Vote for a renovation for the Richmond Town**
359 **Center**

360 Timestamp: 2:52

361 https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3f_Final_TC
362 [Information Packet 11-28-23.pdf](#)

363

364 People who participated in discussion: Furr, Forward, Miller, Hill, LaBounty

365

366 Furr summarized the work of the Town Center Committee and the informational
367 sessions. Furr stated that the Town Center Committee has presented a compelling case
368 that the status quo is not sustainable. Furr stated that they're asking for approval to hold a
369 bond vote in the amount of \$9,841,603 and if they vote to approve this, it will come back
370 to the December 18 meeting with the bond paperwork for the attorney. Forward stated
371 that the Committee tried very hard to be transparent. Forward confirmed the intent to
372 continue the public outreach process from the time they set the bond vote to Town
373 Meeting and will personally offer tours of the building. Miller stated that every possible
374 savings has been discovered and considered. Forward confirmed that new construction
375 has always come out more expensive than renovations to get a comparable size building.
376 Hill looks forward to a robust conversation at the Town Meeting about this and what
377 happens if they vote against it. Forward confirmed a \$100,000 placeholder for the
378 relocation of tenants and Town staff but will not know the specifics until a construction
379 management team is hired. Arneson stated that people will have time to vote early if
380 they'd like to and they will have additional public outreach and the required public
381 information session within 10 days of the vote. Forward stated that the tax rate would be
382 at \$96 per \$100,000 valuation for the first year. LaBounty asked about the flood
383 mitigation for the building. Forward stated that site work in flood mitigation is about
384 \$1.2 million, about half of that site work is outside of the building and inside the building
385 it's the Post Office that requires most of the work. Forward stated that there would be
386 flood relief valves. LaBounty requested a breakdown for flood resilience. Forward
387 stated that they might be able to get some FEMA mitigation grant money for some of
388 that.

389

390 *Forward moved to proceed with preparing the paperwork for a bond vote to be held on*
391 *March 5, 2024 in the amount of \$9,841,603 for the renovation of the Town Center. Hill*
392 *seconded.*

393 *Roll Call Vote: Forward, Furr, Hill, Miller, Sander in favor. Motion approved.*

394

395 **Consideration of approval of submitting an application to the FEMA Hazard**
396 **Mitigation Grant Program for the elevation of private home**

397 Timestamp: 3:07

398 https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3g_DRAFT
399 [Application for FEMA Hazard Mitigation Grant Program 65 Esplanade St..pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3g_DRAFT)

400

401 People who participated in discussion: Furr, HartsfieldK, Hill, Forward, HartsfieldS,
402 LaBounty

403

404 Furr summarized the FEMA program that will elevate a house that qualifies as a result of
405 severe flooding where the Town serves as the applicant and the homeowner is
406 responsible for the 25% match in the maintenance agreement. Furr stated that the Town
407 does not bear any financial liability for this, but the Town will have to pay up front and
408 get reimbursed by FEMA. HartsfieldK stated that everything's in the application. Furr
409 confirmed that the total estimated cost of the project is \$222,750. HartsfieldS stated that
410 they were not sure where they would access the 25% from federal money but are open to
411 recommendations. Arneson stated that Stephanie Smith might be connected to the right
412 people. LaBounty confirmed that there is money to help with the 25% but the Town has
413 to go into an agreement with the property owner. LaBounty stated that they should be
414 very cautious about costs not being covered above the base flood elevation. LaBounty
415 stated it could have changed in the last couple of years so make sure you triple check and
416 have it in writing. Furr summarized from the application that there is no basement
417 concrete slab, and the house goes up 1.03 feet. LaBounty stated that you're allowed to
418 calculate the administrative fees, so the Town of Richmond gets reimbursed for staff
419 time. Arneson confirmed that before they submit it, he'll reach out to Stephanie Smith
420 and ask her for some of those specifics.

421

422 *Forward moved to approve submitting an application to the FEMA Hazard Mitigation*
423 *Grant Program for the elevation of the house at 65 Esplanade St. with the understanding*
424 *that the homeowner will be responsible for the 25% financial match and for fulfilling the*
425 *maintenance agreement and to appoint Town Manager Josh Arneson as the duly*
426 *authorized representative and grant manager. Hill seconded.*

427 *Roll Call Vote: Forward, Furr, Hill, Miller, Sander in favor. Motion approved.*

428

429 **Monthly Update from Planning and Zoning**

430 Timestamp: 3:18

431 https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3i_October-
432 [November monthly.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2023/12/3i_October-)

433

434 People who participated in discussion: Furr, Forward, Arneson, LaBounty, Hill, Sander,
435 Clarke

436

437 Forward stated that Osborne (the Director of Planning and Zoning) hasn't been interested
438 in working on the Browns Court project and might need direction from the Selectboard
439 about the possibilities. Arneson stated that Osborne thought that they should do more
440 studies and make sure that the Selectboard was on board. LaBounty asked if Osborne was
441 looking at other ideas and options. Forward stated that he was referring to tonight's
442 Browns Court discussion. LaBounty stated that she was surprised this wasn't said while
443 other people were in the room. Hill suggested bringing it back next week.

444

445 Furr reviewed the details of the Planning and Zoning monthly update provided in packet.

446

447 Hill reviewed that the site plan for the Town Center campus should include the farm

448 access road used for the creamery parcel. Hill stated that the implications for traffic flow
449 related to density have a history of bumping into the Town Center campus. Sander stated
450 that he thought that was to service the agricultural area. Clarke stated that there was no
451 decision but only discussion of use of farm access road as an emergency egress.

452

453 Clarke summarized the work of the Planning Commission and Osborne on housing in the
454 last year. Clarke stated that it's all about housing so to say Osborne should now go and
455 work on this other thing merits some discussion with him and the rest of the Planning
456 Commission. Hill and Furr stated that this should be part of a future agenda item.

457

458 **Approval of Minutes, Purchase Orders, Warrants**

459 Timestamp: 3:30

460

461 **Minutes:**

462

463 *Sander moved to approve the Minutes of 11/20/23. Hill seconded.*

464 *Roll Call Vote: Forward, Furr, Hill, Sander in favor. Miller absent. Motion approved.*

465

466 **Purchase Orders:**

467

468 *Sander moved to amend PO# 4627 for a total of \$18,368.40 to F.W. Webb for July Flood*
469 *Culvert Replacements. Hill seconded.*

470 *Roll Call Vote: Forward, Furr, Hill, Sander in favor. Miller absent. Motion approved.*

471

472 *Sander moved to approve PO# 4840 to VLCT Property and Casualty for Insurance for*
473 *\$53,295.45. Hill seconded.*

474 *Roll Call Vote: Forward, Furr, Hill, Sander in favor. Miller absent. Motion approved.*

475

476 **Warrants:**

477

478 *Sander moved to approve the general warrants on 12/4/2023 as presented. Hill*
479 *seconded.*

480 *Roll Call Vote: Forward, Furr, Hill, Sander in favor. Miller absent. Motion approved.*

481

482 **Next Meeting Agenda**

483 *Budget Meeting Dec 11

484 *Speed sign update

485 *Browns Court discussion

486 *February meeting dates

487

488 **Adjourn**

489

490 *Sander moved to adjourn. Hill seconded.*

491 *Roll Call Vote: Forward, Furr, Hill, Sander in favor. Miller absent. Motion approved.*

492

493 **Meeting adjourned at: 10:34 pm**

494

495 **Chat file from Zoom:**

496 00:45:46 Patty Brushett:I agree

497 00:45:56 Patty Brushett:Thank you Cara

498 00:46:19 Patty Brushett: Yes
499 00:48:07 Patty Brushett: I too would like to see traffic slow down on Hinesburg road
500 00:57:06 Patty Brushett: Sounds like you mentioned checking in with the chief on
501 what can be done sooner than this
502 01:04:53 Cara: What about the speed signs? Did we get our money back?
503 01:34:20 Patty Brushett: Thank you all so much for serving our town with your hard
504 work
505 01:54:22 Patty Brushett: I very much support looking in to this. This is the only
506 property our town owns on the sewer and waterline.
507 Sounds like the first step is to see if this is even a possibility.
508 01:58:22 Bonny Steuer: I strongly support exploring this possibility. We could use
509 more tax payers, kids in our schools, ability to expand the contributors to our awesome
510 community. There's space for both housing and green space on that parcel.
511 02:17:21 MMCTV Erin Wagg: Can you tell me the names of the last two speakers?
512 Jan and ? Thanks
513 02:20:43 Gillian Grefé: Also Martha has her hand up
514 02:31:14 Connie van Eeghen, she/her: Jay, Jeff, Bard: Martha Nye has had her
515 hand up for almost this entire session. Please include her
516 02:34:54 Mary Claire Carroll: We need accessible housing for everyone...not just
517 seniors.
518 02:40:37 Cara: Thank you so much for your comments Virginia!!!!
519 02:42:19 Kristen: It would be great to clarify the process going forward - and
520 the goal of this discussion. This conversation showcases great interest from the
521 community in both addressing affordable housing and supporting public green spaces.
522 I'm unclear on if it's the role of the Housing Committee (or another dedicated forum) for
523 this? Where should the detailed work, documentation, and outlining of next steps live?
524 Just trying to be efficient with limited resources and time - while also balancing
525 community awareness & engagement.
526 02:45:32 Cara: You have someone with their hand up with Martha Nye
527 02:46:19 Mary Claire Carroll: It is not about opposing change. It is making sure
528 the process and the resulting housing is done right and benefits everyone in the
529 community.
530 02:46:54 Martha Nye: Hear, hear, Mary Claire— and Kristen, too.
531 02:47:28 Kristen: Reacted to "It is not about oppo..." with 👍
532 02:56:26 Christy Witters (she/her): It's a 12" red clay pipe.
533 03:21:24 Cara: Good luck Kyle & Stephanie!!!!
534 03:21:38 Kyle Hartsfield: Thank you!