

**Town of Richmond
Selectboard Meeting
Minutes of June 15, 2026**

Members Present:

Caitlin Filkins, Bard Hill, Greg Rabideau, David Sander, Adam Wood

Absent: None

Staff Present: Josh Arneson, Town Manager; Duncan Wardwell, Deputy Town Manager;

Others Present: Recorded by MMCTV Erin Wagg, Andrew Bessette, Ash Kreider, Cara LaBounty, Connie van Eeghen, Danny Peet, David Rugh, Jean Haskin, Katharan Blofson, Kirk Peterson, Mary Houle, Paige Kaleita, Pete O'Neil

MMCTV Video: https://youtu.be/3s-GrgDePaY?si=O8LA_gI7kFiU7dq7

Call to Order: 7:05 PM

Welcome by: Wood

Public Comment:

Houle asked the Selectboard to limit the signs they have on the front lawn. Wagg stated that she appreciates all the volunteers in Town.

Additions, Deletions or Modifications to Agenda: None

Items for Presentation or Discussion with those present

Reminder of the special meeting to receive public feedback on the draft Andrews Community Forest Management Plan at 7pm on Monday, June 29, 2026 at the Richmond Town Center

Timestamp: 0:02

Arneson confirmed that this is not a decision making meeting as the Selectboard is only receiving feedback. He does not anticipate a large crowd as there are Zoom options as well. Wood stated that the draft Management Plan is on the Town website: (<https://www.richmondvt.gov/boards-meetings/andrews-community-forest>)

Consideration of approving SP&F Attorneys to enter an appearance in the Brooks'

appeal to the Vermont Superior Court Environmental Division of zoning permit ZO2025-75 issued to Jay McCormick to amend a prior permit for a driveway for 1330 Jericho Rd., possible executive session

Timestamp: 0:03

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/3b1_26-06-08_Notify_of_Appeal_to_Environmental_Division.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/3b2_26-06-08_Motion_to_Stay_Permits_and_Certs_of_Occupancy_Pending_Appeal.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/3b3_26-05-08_DRB_Final_Decision.pdf

Wood stated that the Town is not on either side of the appeal between the permit holder and the appellant. Town Attorney, David Rugh, confirmed that this is an abutters appeal of a zoning permit to build a driveway. Rugh stated that the attorneys won't take a large role unless there is a challenge to the Town's regulations. Rugh estimated the cost of quarterly status conferences and phone calls with the council at around \$1,000 for 18 months of monitoring. Rugh confirmed that if there is a significant development then he would let the Selectboard know.

Rabideau moved to approve SP&F Attorneys to enter an appearance in the Brooks' appeal to the Vermont Superior Court Environmental Division of zoning permit ZO2025-75 issued to Jay McCormick to amend a prior permit for a driveway for 1330 Jericho Rd. Hill seconded.

Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.

Discussion of goals and projects for the Selectboard for the next year

Timestamp: 0:10

Wood reviewed that previous discussions focused on the infrastructure, mostly the Town Center building, and a broader goal in the Town Plan, for housing. The Housing Committee needs a couple of weeks before they present to the Selectboard. Wood suggested signing a master service agreement for a contractor to deal with the brick issues around the building.

Consideration of waiving the \$65 permit fee for a play structure at the Richmond Congregational Church

Timestamp: 0:15

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/3d1_waiver_request_Church_Play_Structure.pdf

[https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/3d2_Zoning Permit_Application_for_20_Church_Street_Richmond_Congregational_Church_.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/3d2_Zoning_Permit_Application_for_20_Church_Street_Richmond_Congregational_Church_.pdf)

Rabideau recused himself as a member of a working committee to put the playground together. Peterson, from the Congregational Church, summarized the play structure and installation that meets all the safety and setback requirements. The Church is asking for a permit waiver as they are fundraising to afford the play structure.

*Filkins moved to waive the \$65 Zoning Permit fee for a new play structure at the Richmond Congregational Church. Hill seconded.
Roll Call Vote: Filkins, Hill, Sander, Wood in favor. Rabideau recused. Motion approved.*

Consideration of approving a request from Mount Mansfield Community Television (MMCTV) to place a sign on the Town Center lawn to promote their VinylPthon to support the new WRUJ radio station

Timestamp: 0:18

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/3e_WRUJ_Vinyl_Fundraiser_Sign_Request.pdf

Blofson, from MMCTV, summarized that the fundraiser will help purchase the antenna for WRUJ. Blofson stated that the sign is a standing sandwich board ~20” by 36” and they will take the sign down after the event.

*Filkins moved to approve the placement of a sandwich board sign on the Town Center Lawn from June 16 – 21, 2026 to promote MMCTV’s VinylPthon to support the new WRUJ radio station. Sander seconded.
Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.*

Consideration of accepting a Boundary Line Agreement with Oliver and Carroll regarding a property boundary at Browns Court

Timestamp: 0:22

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/3f1_26-06-09_Browns_Court_Boundary_Line_Agr_with_Oliver-Carroll_for_Area_A_updated.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/3f2_RICM0253-BROWNS_COURT_ATHLETIC_FIELD-DRAFT_PLAT_12-23-25.pdf

Arneson highlighted that by agreeing that the eastern side of the triangle is the boundary

so everything on the eastern side is the Town's. This provides a clear establishment of the entry into the Browns Court parking lot. Arneson met with the property owners and a surveyor and the Carrolls were satisfied with those boundaries with some simple small edits on the language as far as northeast and southeast. Sander reviewed that this formalizes the boundary lines where people really thought they were.

Sander moved to accept the Boundary Line Agreement with Oliver and Carroll regarding a property boundary at Browns Court and to name Town Manager Josh Arneson as the duly authorized representative. Filkins seconded.
Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.

Discussion of a request to develop a Town owned strip of land off of Mary Dr. to rural road standards, including review of road maintenance agreement, and consideration of request to convey the strip of land to the owner of a property which the road will serve

Timestamp: 0:27

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/3g1_Lot_K_Transfer.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/3g2_Roadway_Maintenance_Agreement_clean_5_28_2026_3_4_1_.pdf

[https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/3g3_SH.2 - PLAN PROFILE_4-16-2026_1_.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/3g3_SH.2_PLAN_PROFILE_4-16-2026_1_.pdf)

Wood reviewed that this has been an ongoing discussion with Danny Peet. There is an existing road but to develop an additional house, the road would need to be improved to rural road standards. There were a bunch of options proposed where Peet and the homeowners would come to a maintenance agreement of the road. Peet summarized that Lot 12 is where he is trying to develop. Peet stated that Lot K is owned by the Town because previously the Planning Commission wanted to keep future access to further development. The grade shaded is what entails the shared roadway maintenance agreement. Peet stated that the Town does not want to keep Lot K so he is proposing to buy it. Kreider and van Eeghen confirmed that as neighbors, they are conceptually fine with the proposal as long as they see the final plans before they sign it. Houle stated that the Selectboard should see the paperwork first too. Wood reviewed that the Town does not want to retain ownership and maintain it to rural road standards.

Wood stated that it is up to the Selectboard to negotiate the amount of the \$1,000 Peet had proposed. Arneson estimated that the attorney's fees for review of the sale and getting the paperwork together is ~\$2,000. LaBounty offered \$10,000 for Lot K. LaBounty stated she knows the value of access to a building block, and it is not fair to

anybody else in Town to give away the asset for attorney's fees. Wood reviewed that the Selectboard previously discussed retaining ownership of Lot K and permit Peet to make improvements. Hill observed that Lot 12 cannot be developed until the road gets upgraded, so it has a lower value if the road standards are not improved. Rabideau stated that if the Town has an asset, they want to get rid of then they should have some notion of its actual value. Rabideau suggested doing more homework before finalizing a motion. Kaleita suggested taking the difference between the current value and subtracting the value of what it was worth when given to the Town. Filkins stated that she is not comfortable with selling it for the cost of attorney's fees. Filkins illustrated they have a market value of \$10,000 but they do not have an appraisal because there are not comparables. Arneson stated that he thinks the DRB is going to want to know how Peet is going to improve the lot before approval. Hill stated that they should know the value of a non-improvable lot and road compared to an improvable lot/road. Peet stated that he is fine with the Selectboard sleeping on the topic as he is not prepared to offer \$10,000.

Consideration of approving the following installations at/near the intersection of Thompson Rd., Huntington Rd., Bridge St. and Cochran Rd. 1) yield sign next to southbound lane on Bridge St.; 2) Rectangular Rapid Flashing Beacon at crosswalk across Huntington Rd. at the intersection; 3) radar speed feedback sign in the 25 mph zone for the traffic traveling east on Huntington Rd. approaching the intersection

Timestamp: 1:15

The Selectboard, Town Manager Josh Arneson, Road Foreman Pete Gosselin and Richmond residents (LaBounty, Wagg) debated the specifics of the installations at/near the intersection of Thompson Rd., Huntington Rd., Bridge St. and Cochran Rd. After a lengthy discussion, the following motion was made.

Filkins moved to approve the following installations at/near the intersection of Thompson Rd, Huntington Rd, Bridge St, and Cochran Rd: 1) a right turn arrow and flashing beacon and "yield when leaving traveled lane" sign on the Bridge St approach to replace the existing sign and a left turn curved arrow on the Huntington Rd approach to replace the existing arrow and leave the road signs with a flashing beacon; 2) a rectangular rapid flashing beacon at crosswalk at Huntington Rd at the intersection; 3) a radar speed feedback sign in the 25 mph zone for the traffic traveling east on Huntington Road approaching the intersection at a location described as before Farr Rd after 25 mph sign just as the fence starts where solar will work. Sander seconded.

Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.

Discussion of potential changes to the speed humps on Cochran Rd.

Timestamp: 2:01

219 https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/3i_Burlington_Speed_Tables_design.pdf

222 Wood stated that he received a bunch of feedback from residents who say they appreciate
223 the speed humps and do not want them built so people can go faster. Hill stated that if
224 the goal is to get a car through quickly then the speed humps should be made speed
225 tables, but pedestrians want cars to slow down as much as possible. LaBounty stated that
226 this started as a pilot project on Cochran Rd. LaBounty stated that CCRPC observed the
227 current speed humps require you to do 15 mph instead of 25 mph. LaBounty stated that
228 vehicles are being damaged when traveling at the legally posted speed limit. LaBounty
229 observed the speed tables on Pine St in Burlington work well. Rabideau summarized his
230 impression that those speed tables cost a lot of money with a ramp on either side, the
231 table, different colored paints, and different textures.

233 Rabideau observed the vulnerable areas at the Dugway Rd end and suggested putting a 15
234 mph signpost at the hump. Wood stated that they would not have to change the speed
235 limit, but it would be an advisory speed similar to a yellow sign around a sharp corner.
236 Arneson confirmed that the CCRPC engineer mentioned a 15 or 20 mph advisory sign
237 without changing the Ordinance. The CCRPC engineer also confirmed that the current
238 speed humps are legal devices at 25 mph. Rabideau stated that they need to find actual
239 construction numbers for the speed tables. LaBounty observed that Cochran Rd is a truck
240 route.

242 Wagg suggested rumble strips in place of the speed humps as there are a lot of trailers
243 which have difficulty with speed humps. Wagg observed that rumble strips are bad for
244 bikes so they should be put in the middle of the road. Arneson stated that he thought
245 rumble strips were used in higher speed locations, but we would confirm with the road
246 engineer. Arneson observed there would be noise issues for people's houses next to the
247 rumble strips.

249 LaBounty suggested trying one speed table on each end of Town to get feedback. Sander
250 stated that he would like to see cautionary speed signs in green or yellow. Arneson
251 illustrated an advisory speed sign on Hinesburg Rd. Wood summarized that at the last
252 meeting with Chittenden County boards and councils, everyone has speed problems and
253 they have not found anything that works. South Burlington issued twice as many tickets,
254 and it had no impact. If it is a safety issue, then slowing people down is the goal.

256 Filkins stated that she is not a fan of the speed humps. Filkins suggested exploring a
257 speed table that would have the same type of effect. Gosselin confirmed that the current
258 humps are accurate to the diagram presented (3" high and 12' wide). Gosselin thinks
259 they should add an advisory plaque of 15 mph on those humps. Sander is open to
260 replacing the humps with tables. Hill stated that it is a reasonable idea to pilot one speed
261 table and see the subjective experiences. Wood observed that there would be added costs

and limits on where they can place them with driveways. Filkins stated that she would like to see data from monitor signs placed before the speed humps and in the middle of Cochran Rd. Wood stated that they should put it at the hump they might replace with enough time to record speed data.

Update on need to replace the wastewater service line for the Richmond Free Library

Timestamp: 2:30

Arneson explained the clogging and deformity issues of the service line. Arneson confirmed they are putting out an RFP with an estimated \$15,000 to likely come out of the Town Center Reserve fund. Bridge St might have to close for a day to get this done. There will be an update going forward.

Consideration of approving First and Third Class Liquor Licenses and an Outside Consumption Permit for Stone Corral

Timestamp: 2:33

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/3k1_Stone_Corral_1st_class.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/3k2_Stone_Corral_3rd_class.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/3k3_Stone_Corral_outside_Consumption_Permit.pdf

Wood reviewed the differences between a first and third class license (also found at <https://liquorcontrol.vermont.gov/which-license/restaurant-bar>)

*Sander moved to approve First and Third Class Liquor Licenses and an Outside Consumption Permit for Stone Corral. Filkins seconded.
Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.*

Review code of ethics

Timestamp: 2:34

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2026/06/31_CodeofEthics_03-17-2025.pdf

Arneson reviewed that each Committee is supposed to review the Code of Ethics in a public meeting. It is also a reminder for individuals to read the Code of Ethics and sign

the Acknowledgement Form annually between June 1 and August 31. Every member is also required to complete the video training every 3 years. Arneson previewed the sections of the Code of Ethics. Filkins observed that they have done a great job in the last year of recusing themselves even if there is a question. Arneson stated that all Committees have been sent an email about getting this done. There will be an update to the Selectboard in late August.

Approval of Minutes, Purchase Orders, and Warrants

Timestamp: 2:36

Minutes:

Sander moved to approve the minutes of June 1, 2026. Rabideau seconded.

Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.

Sander moved to approve the minutes of June 8, 2026. Hill seconded.

Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.

Purchase Orders:

Sander moved to approve purchase order number 5068 to IMS Maintenance Services for concrete for the West Main St. Sidewalk Project in the amount of \$43,509.35. Rabideau seconded.

Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.

Sander moved to approve purchase order number 5069 to Innovative Surface Solutions for chloride for summer dirt road dust control and winter pre-wet in the amount of \$20,000.00. Filkins seconded.

Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.

Rabideau moved to approve purchase order number 5245 to Reynolds and Sons Inc for firefighter boots and helmets in the amount of \$2,764.89 with funds to come from the Fire Department Safety Equipment and Gear Reserve Fund. Sander seconded.

Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.

Sander moved to approve purchase order number 5375 to Hinesburg Sand and Gravel for sand for winter dirt road maintenance in the amount of \$45,000.00. Filkins seconded.

Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.

Sander moved to approve purchase order number 5376 to various vendors for gravel and aggregate for dirt road maintenance in the amount of \$130,000.00. Hill seconded.

Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.

348
349 *Sander moved to approve purchase order number 5599 to MSI Trucking and Sitework*
350 *repairs to Old Jericho Rd. in the amount of \$117,350.00. Rabideau seconded.*
351 *Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.*
352
353 **Warrants:**
354
355 *Sander moved to approve the warrants as presented. Hill seconded.*
356 *Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.*
357
358
359 **Executive Session - Evaluation of an employee**
360
361 Wood stated that it is the end of the fiscal year and time for Arneson's annual review.
362 Arneson summarized that this kicks off the process which will be finalized at a future
363 meeting.
364
365 *Sander moved to find that premature public knowledge about the evaluation of an*
366 *employee would cause the Town or person to suffer a substantial disadvantage. Filkins*
367 *seconded.*
368 *Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.*
369
370 *Sander moved that we enter into executive session to discuss the evaluation of an*
371 *employee under the provisions of 1 VSA 313(a)(3) of the Vermont Statutes and to invite*
372 *Town Manager Josh Arneson into the executive session. Filkins seconded.*
373 *Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.*
374
375 *Filkins moved to exit executive session. Sander seconded.*
376 *Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.*
377
378
379 **Next Meeting Agenda**
380 -Finalize Josh review
381 -Housing Committee update
382 -Cochran Rd speed hump update
383
384
385 **Adjourn**
386
387 *Sander moved to adjourn. Rabideau seconded.*
388 *Roll Call Vote: Filkins, Hill, Rabideau, Sander, Wood in favor. Motion approved.*
389
390 **Meeting adjourned at: 10:12 PM**

391

392 **Chat file from Zoom:**

393 01:27:17 Andrew Bessette: we should extend the crosswalk to the daycare so
394 the kids have a sidewalk to crosswalk. so we do not have a crosswalk to nowhere.

395 01:27:47 Andrew Bessette: can someone read this into the meeting.

396 01:40:52 Jean Haskin: How stupid do you think the drivers ?

397 01:41:04 Andrew Bessette: a 4 way stop solves all the problems.

398 01:41:23 Jean Haskin: Reacted to "a 4 way stop solves all the problems." with 🙄

399 01:51:44 Jean Haskin: A 4 way stop just creates other problems!

400 01:54:35 Andrew Bessette: extend the sidewalk to the daycare centers.

401 02:00:53 Jean Haskin: Put up the speed checker and see how many people are
402 really speeding

403 02:02:41 Jean Haskin: I saw the town truck flying around the curve

404 02:10:04 Andrew Bessette: as you know, I am opposed to speed hump. I would
405 take them out. and have the police patrol that area. Several reports that speed hump
406 causes air pollution why do we want to indanger the homes in that area.

407 02:10:54 Jean Haskin: Those speed humps are awful

408 02:11:12 Jean Haskin: Put in speed tables

409 02:15:19 Jean Haskin: A speed bump target speed is 5-10 mph; a speed hump is
410 15-20 mph. I'd say we have bumps!

411 02:18:57 Jean Haskin: What does the ambulance and fire folks think about the
412 bumps?

413 02:19:23 Jean Haskin: How does it impact their response time?

414 02:22:50 Jean Haskin: A modular rubber speed table costs between \$2000 and
415 \$19000

416 02:25:53 Jean Haskin: But do we really need 3 of them on each end?

417 02:28:10 Jean Haskin: Drive on Zephyr rd in Williston

418 02:31:38 Jean Haskin: Rumble strips placed horizontally across the traffic lane is
419 used in a series to alert drivers to an upcoming change, such as an upcoming stop sign, a
420 sharp curve or sudden slowdown