

1 **SELECTBOARD MEETING**

2 August 4, 2021

3 Attending the meeting; Merrily Lovell, Maggie Gordon, Dennis Place, Phil Pouech, Todd Odit,
4 Joy Dubin Grossman, Kevin McDonald, Scooter MacMillan, Jeff Lewis, Josh Leckey, Arnold
5 Hayden, Chad Hayden, Wayne Elliot, Erik Bailey, Alex Weinhausen, Emilio Fornator.

6 **Public Hearing – Home Occupation and Contractor Yards**

7 Phil moved to open the Public Hearing for the zoning regulation proposals. Second by Maggie
8 and approved with 4 yes votes.

9 Alex reviewed the proposed changes.

10 Phil asked in regards to pre-existing contractor yards, if these changes are approved what
11 additional changes would be put on pre-existing businesses? Alex said the new regulations have
12 no bearings on those pre-existing businesses based on legal opinion. They will continue to be
13 regulated under section 5.10.

14 Phil noted that in the Vehicle Repair Service section #7 reads; generation or accumulation of
15 motor oil, gasoline, coolant and other hazardous substances will be controlled to minimize
16 health risk. He thinks it could be made really clear to say they are to be appropriately registered
17 with the State and follow the State regulations. Likely these repair services would be a small
18 quantity generator which allows you to collect and bring to appropriate places. Phil suggests in
19 the future there might be a better way to word that section. Alex said the regulations can't
20 amend or change anything required by the State. Hinesburg requirements say the liquids will
21 be handled properly and during the DRB review it would be discussed.

22 Kevin McDonald said the State does not regulate how much oil they can store. What is
23 regulated is the larger business where he would take his oil needing to be registered with the
24 State.

25 Kevin also brought up a problem with #2, repair work being conducted indoors. He noted
26 sometimes the vehicle will not fit in his garage, for example an RV. Alex said the PC did not
27 think about the larger vehicle problem.

28 Dennis suggested to change the wording to minimize the work done outside.

29 Todd said this would be a substantive change and it should go back to the PC.

30 Arnold Hayden asked that contractor yards be allowed to screen materials within a specified
31 time frame as their business depends on being able to do that.

32 Chad asked about the new regulation regarding screening, using fencing and vegetation, of
33 trucks and equipment from adjoining properties and the road. Will that apply to existing yards
34 too? Alex said existing yards are not subject to changes in regulations per State law. Arnold

35 noted Chad had vegetation screening in place and the power company cut it down. Alex said
36 this could be discussed at the DRB at the time.

37 The Board agreed to send this back to the PC to consider the exceptions discussed tonight.

38 Phil moved to close the Public Hearing, second by Maggie and approved with 4 yes votes.

39 **Call to order**

40 Merrily called the Selectboard Meeting to order at 7:41 p.m.

41 **Agenda Additions or Deletions and Public Comment**

42 There were no changes to the agenda and no public comment.

43 **Selectboard Forum**

44 *Action item - Phil said he will be meeting with Erik and Tyler about areas of the sidewalks to
45 address with maintenance.

46 Phil said he has had some discussions regarding the request for a crosswalk on Pond Rd by
47 Annette's Playschool. He will discuss this with Todd and Mike Anthony and suggests the Town
48 put the crosswalk in.

49 *Action item – Merrily will be working with Mike Loner on the retreat.

50 **Approve Minutes of 7/21/21**

51 Phil moved to approve the minutes of 7/21/21 with agreed upon changes. Second by Dennis
52 and approved with 4 yes votes.

53 **Consider Approving Zoning Regulation Amendments**

54 Phil moved to return the potential regulation amendments back to the Planning Commission to
55 consider the two items discussed. Second by Maggie and approved with 4 yes votes.

56 **Approve Clean Water Step II Funding Application Design**

57 Wayne Elliott reviewed the progress and steps to move forward.

58 Phil moved to approve the Step II Clean Water Funding Application in the amount of \$458,200.
59 Second by Maggie and approved with 4 yes votes.

60 **Approve Engineering Services Agreement for Final Design**

61 Phil moved to approve the Engineering Services Agreement with Aldrich and Elliott for Final
62 Design. Second by Maggie and approved with 4 yes votes.

63 Phil moved to authorize the Town Manager to execute the documents associated with the
64 agreement. Second by Maggie and approved with 4 yes votes.

65 **Community Alliance Church Solar Project**

66 Josh Leckey, on behalf of the Community Alliance Church, is requesting “preferred site”
67 designation for the proposed layout. Josh noted the Energy Committee supports the
68 designation.

69 The Church would use 1/3 of the output and 2/3 is available for community use.

70 Phil asked what the off-taker rate will be. Josh said they do not know yet but expect a 10%
71 discount. Phil also asked if this will be a purchase or lease deal. Josh said the Church will be
72 leasing the land to Norwich Technologies. The Church will receive money from the lease as well
73 as being an off-taker.

74 Phil asked about notice to adjoining landowners. Josh said the letters of notice went out July
75 13.

76 Maggie suggested contacting Bee the Change regarding planting pollinator fields in solar fields.

77 Phil moved to approve the site as shown in the Selectboard packet and move forward as a
78 “preferred solar site” in accordance to the PUC regulations contingent on Planning Commission
79 approval. Second by Maggie and approved with 4 yes votes.

80 **Consider Approval of Expired Wastewater and Water Allocations**

81 Todd said all parties were notified but some did not respond. Erik said we can also include a
82 notice with the billing for the first quarter holding fee and if they do not pay, they will be
83 removed from the list.

84 Dennis asked if a certified letter was sent. Todd said that could be done asking them to
85 respond noting if they do want to stay on the list they need to pay.

86 Phil moved to renew the water and wastewater allocations for those presently on the list up
87 until the quarterly is paid. If not paid to remove them from the list by default. Second by
88 Maggie and approved with 4 yes votes.

89 **Consider Approval of Water and Wastewater Pool Allocations**

90 Phil asked Erik if we gained any allocation for water. Erik said we got some back when new
91 projects came on line but we also used more water this year so it balanced out.

92 Phil moved to approve the annual water and wastewater pool allocations as defined in the
93 memo dated 8/4/21. Wastewater; category 1 = 5,000 gpd, category 2 = 10,000 gpd, category 3
94 = 13,265 gpd. Water; category 1 = 7,500 gpd, category 2 = 10,000 gpd, category 3 = 8,825 gpd.
95 Second by Maggie and approved with 4 yes votes.

96 **Town Manager Update**

- 97 • Todd reported the sewer upgrade, because it is a Clean Water Revolving Loan Fund
98 project, is eligible for ARPA funds. However, you can't pay debt with ARPA funds so we
99 can't use that money to pay off the loans being used to finance the project. There is
100 time to work on figuring out how best to use the ARPA funds.
- 101 • The RPC is moving forward with the Richmond Rd path scoping study breaking into
102 segments that could be fundable. Phil brought up the project to change the alignment
103 at Richmond / North / and Texas Hill roads and suggested it get done before winter so
104 we can see how it works.
- 105 • 8/26 labor relations hearing.

106 **Consider Approving Warrants**

107 Phil moved to approve the warrants signed by Merrily and himself, including payroll, as
108 submitted by the Town Treasurer. Second by Maggie and approved with 4 yes votes.

109 **Adjourn**

110 Maggie moved to adjourn at 8:51 p.m., second by Phil and approved with 4 yes votes.