

**TOWN OF CHARLOTTE  
SELECTBOARD MEETINGS  
JUNE 11, 2007**

***APPROVED***

**MEMBERS PRESENT:** Charles Russell, Chairperson; Jenny Cole, Winslow Ladue, Ed Stone, Frank Thornton (arrived 7:10 p.m.).

**ADMINISTRATION:** Dean Bloch, Selectboard Clerk.

**OTHERS:** Kristian Zoeller, Andrea Grayson, Jim Huntington, Tom Blake, Gary Warner, Paula Warner, Carrie Spear, Drew Chace, Darrilyn Peters, Carol L. Clay, Charles Gluck, Trina Bianchi, Michael Russell, Frances Russell, Tom Bates, Martha Perkins, Robert Chutter, Jack Pilla, Alice Trageser, Mary Cheney, Brook Scatchard, Gary Franklin, Marty Illick, Ellie Russell, John Hammer, Charlotte News; Rachel Gill, the Charlotte Citizen; and others.

**1. CALL TO ORDER**

Mr. Russell called the meeting to order at 7:02 p.m.

**2. ADJUSTMENT TO ADENDA**

None.

**3. PUBLIC DISCUSSION**

None.

**4. MINUTES**

**MOTION by Ms. Cole, seconded by Mr. Stone, to approve the minutes of 05/14/2007 as written, with corrections/additions as follows:**

**Page 2, 2<sup>nd</sup> paragraph, 3<sup>rd</sup> sentence, change to read “VELCO would try to comply with the Town road limits of....”**

**Page 4, 2<sup>nd</sup> paragraph, 2<sup>nd</sup> sentence, change the spelling of the work “assigation” to “assassination”; delete “4. Minutes”;**

**Page 6, 1<sup>st</sup> sentence, add “Mike Benjamin”, agenda item #8, globally correct the word “turbines”;**

**Page 8, Agenda item #9, 3<sup>rd</sup> paragraph 3<sup>rd</sup> sentence, correct the spelling of “Robin’s”.**

**VOTE: 4 ayes, 1 absent (Mr. Thornton); motion carried.**

**MOTION by Ms. Cole, seconded by Mr. Ladue, to approve the minutes of 05/21/2007 as written, with corrections/additions.**

**VOTE: 4 ayes, 1 absent (Mr. Thornton); motion carried.**

**5. AMERICAN TOWER- HEARING FOR HIGHWAY ACCESS PERMIT AT 3245 SPEAR STREET (HAP-07-06)**

**MOTION by Mr. Thornton, seconded by Mr. Ladue, to open the Public Hearing regarding a Highway Access Permit (HAP-07-06) request by American Tower, located at 3245 Spear Street.**

**VOTE: 5 ayes; motion carried.**

Kristian Zoeller, American Towers representative, explained a request for an access permit to bring in equipment and replacement of existing culverts at the start of the road and at the tower. Stone would be added to the existing roadway for compaction.

Mr. Bloch said that the Charlotte Road Commissioner has reviewed the application, and recommended a 15" diameter culvert 30' long in place of the proposed 24" diameter. Mr. Zoeller said that American Towers used a standard 24" culvert size for projects.

**MOTION by Mr. Thornton, seconded by Mr. Ladue, to close the Public Hearing.**

**VOTE: 5 ayes; motion carried.**

**MOTION by Mr. Thornton, seconded by Mr. Ladue, to approve a request by American Towers for a Highway Access Permit at 3245 Spear Street, HAP-07-06, with the modification that a 15" diameter and 30" long culvert used in place of a 24" diameter culvert as shown on the Site Plan.**

**VOTE: 5 ayes; motion carried.**

**6. JAMES HUNTINGTON AND ANTHONY BLAKE – HEARING FOR TWO HIGHWAY ACCESS PERMITS AT 770 ORCHARD ROAD (HAP-07-07 & HAP-07-08)**

**MOTION by Mr. Stone, seconded by Mr. Ladue, to open a hearing for two Highway Access Permits requested by James Huntington and Anthony Blake, at 770 Orchard Road, HAP-07-07 and HAP-07-08.**

**VOTE: 5 ayes; motion carried.**

James Huntington and Anthony Blake appeared before the Board. Mr. Huntington explained that the original plan was to have one access. However, due to the location of the proposed septic field it made sense to have two short road accesses. Clearances were within what the Town was looking for.

In response to Board questions, Mr. Blake said that the 50' yard setbacks were in compliance as per the Planning Commission. There were two parcels, one of 8.26-acres and the other at 2.24 acres, which would be combined to one lot for subdivision purposes. The houses were not fully designed at this point, but once they were then we could say exactly where the driveways would be. The concerns of the neighbors were taken into consideration.

Mr. Stone said it was pre-mature to consider the driveway access when a final location has not been identified.

The Board noted that neighbor testimony and specific driveway locations were needed.

## PUBLIC COMMENT

Gary Warner, 793 Orchard Road, pointed out the location of his house in relation to the two proposed driveways. Mr. Warner asked that the access be moved 30-40' to the south so that headlights wouldn't shine into his windows.

David Miskell, resident, suggested that the current approval policy should be changed to allow highway access permits to be reviewed through the Planning Commission process. There is confusion where the houses might be located, and the applicants will have to go back before the Planning Commission.

There was discussion regarding proposed screening/plantings to shield car lights; who would be responsible for paying for landscaping/screening; confusion in the approval process (Mr. Bloch said that as per the HAP regulations, applicants must get a HAP permit first and then go before the Planning Commission for final approval. The Selectboard could change the policy if they so choose.); and options that included keeping the access as proposed with landscaping to screen headlights, or move to the access 30-50' to the south.

Mr. Huntington said that if the access entrances were moved he would like a range within +/- 40'.

**MOTION by Mr. Thornton, seconded by Mr. Ladue, to close a public hearing regarding a request by James Huntington and Anthony Blake for two Highway Access Permits.**

**VOTE: 5 ayes; motion carried.**

## **7. CONTINUATION OF PUBLIC HEARING TO ADD MEANDER STREET TO THE TOWN HIGHWAY MAP**

Mr. Russell noted that the Board had conducted a site visit on 06/09/2007.

Mary Cheney said that she had a survey done by Stuart Morrow.

Mary Cheney, resident, stated that she had Stuart Morrow create a survey map of the possible location of Meander Street. She knew that she had a Class IV road through her property. Mr. Morrow used the chains and rods measurements from Town records to plot the road onto a map using new computer technology. The location may not be exact.

There was lengthy discussion regarding distances between a known point beginning easterly of the highway and 30 rods north of the bridge at Leavenworth Mills; the road bed that went along the creek for six miles +/- (it was noted that the other end of the road was not pin pointed); if the Town recorded that the road had been discontinued or relocated (Mr. Thornton said that the Town had not thrown up the road); and confusion of where exactly the road was located.

Ms. Cheney said that a 1993 survey mentioned the ancient road. A research of the deeds had no mention of a road across the land or the creek. The location of the road should be

found through the legal record. I don't think Brooks (Scatchard) has the training or knowledge to say where a road might be. I have concerns that the Charlotte Trails Committee wants to keep Meander Street to add to the Town trail network. My property consists of two parcels bisected by a road and the creek. Ms. Cheney said she would be happy to submit the (Morrow) map, but would recommend that the Town do their own survey.

Mark Allegretti said that the A. Johnson Lumber Company property has logging roads throughout the property. There is concern that an ancient road might be mistaken for a logging road.

Mary Illick said that the Town has an easement with a 100' setback that was a no cut zone. It is an isolated link. The Board should look at the easement document to see what was enabled.

Ms. Cole said that following the site visit it was easy to see how difficult it was to locate the road and how it has been altered over time. I don't feel that the Town should go to the expense of mapping the road if there could be a trail easement instead. The Town could work with the property owners.

Mr. Ladue said he didn't believe a survey is needed. An alternate could be to do portions of the road way versus all of it. I was late getting to the site visit and wasn't able to catch up with everyone. The meets and bounds from the records could be put on a map. I did walk the property and was impressed how the description matched the topography and creek bed. The creek issue may be easily decided.

Mr. Thornton said that when he did the road mapping he based the road bed on true north and plotted it out on graph paper. He didn't have a computer program back then. The road fit right along Lewis Creek as it exists now.

Mr. Russell suggested a survey to find the west end for minimal money. One option is to throw up the road.

Brooks Scatchard said that he agreed with Mr. Ladue. From the Leavenworth Bridge the roadway follows the river contours pretty well and is graded out. We could pin the starting point on that end, GPS the other end, and then map it out. There is a possibility of it being on other side of creek, which is a well defined flood plain area. There is an obvious cut in bank on the south side of river at the Leavenworth Bridge. There is some evidence of a road there.

Mr. Allegretti pointed out that Janey Cohen lives on the Leavenworth side. That would put the road through her living room. If cost of a survey was a factor, then maybe the effort should go to getting trails and work with the property owners, suggested Mr. Allegretti. Mr. Ladue said that if the Town owns the right-of-way and someone put a house in the middle of it then the right-of-way could be moved.

Mr. Stone suggested closing the public hearing. He would like to see the road go away and work with landowners and Trails Committee. Mr. Russell noted that several of the landowners are not present at the meeting. By closing the hearing that would force the Board to make a decision without input from those absent landowners.

Ms. Illick asked the Board to take more comprehensive look at the issue. There was the Vermont Land Trust easement, and a Town easement on the A. Johnson land which was primarily for wildlife habitat. An assessment of the Trails Committee is to put connectivity in the trail system. Currently the Class III road is used by bikers, horseback riders, walkers, etc. The Town shouldn't be cutting trees and creating a trail through the forest, said Ms. Illick.

Ms. Cole asked for clarification of the trail easements. Mr. Allegretti said there was a 100' easement along the creek and on the A. Johnson land. Ms. Illick reiterated that the 100' easement is a no cut zone. Mr. Allegretti said a question is what is the proper use of the A. Johnson easement. The Town spent a lot of money on the easements. It makes sense to postpone a decision on Meander Street.

Mr. Thornton stated that the road exists and has been there 200 years before the easements. Conservation easements weren't necessary because the road is a legal right-of-way.

Gary Franklin, Trail Committee representative, said that other issues related to conservation and use of the Vermont Land Trust land will be relevant whether or not the Board classified Meander Street as a road. A real issue to consider is giving up the road on good faith, or give it up in exchanging for something (trails). For example in the situation with Spear Gervia and McGuire Pent the Town gave up something for an easement. In this case, it is not clear there are easements possible due to multiple landowners. A compromise could be some combination of parts as a Class IV road or portions as trail, suggested Mr. Franklin. Ms. Cheney said to avoid a dispute the Town should do a survey. As per Mr. Franklin's suggestion, would it be a Class IV road on my property, or a trail.

Mr. Stone said that for trails the issue is acquiring permits or permission in bits from property owners. We could spend \$10,000 per road for surveys. Mr. Stone spoke in support to thrown up the road and then work with property owners on trail easements. The A Johnson easement was for a wildlife corridor. The Selectboard has a list of Class IV roads to review and this was the first road.

Ellie Russell stated that Meander Street is a Class IV road. The question is if it should be put on the State Highway Map, or not. If we don't put it on the state map we close off any possibility of retaining the roads. The Town should hear from the neighbors.

**MOTION by Mr. Stone, seconded by Ms. Cole, to continue the Public Hearing regarding Meander Street to the next Selectboard meeting scheduled for 07/16/2007 at 7:00 p.m.**

**VOTE: 5 ayes; motion carried.**

**8. THORP BARN COMMITTEE**

Martha Perkins reviewed an e-mail memo sent to Dorothy Hill and Alice Traigesh regarding proposed Thorp Barn uses.

Mr. Russell reviewed proposed historic preservation designs and a fact sheet. There was concern regarding a final vision.

Ms. Perkins read a draft Thorp Barn Committee Mission Statement, Vision Statement and Purpose. The Thorp Barn Committee was seeking Selectboard support and approval.

Mr. Stone spoke in support of the Mission Statement, but noted that the proposed access road has faults. The Thorp Barn Committee needs to gather and understand the neighbors positions and input, which needs to be considered.

Mr. Ladue said that from the viewpoint of a Charlotte resident he felt that the Mission Statement is premature. A question is does Charlotte want to have a museum at this location. Ms. Cole said that there may be better uses for the Thorp Barn, but a museum would have the least impact to the neighbors. Mr. Russell said that a museum isn't open every day.

Mr. Chutter said that the committee thought a museum was a reasonable approach. We didn't think the neighbors would object. Something should be done with the barn, or let it fall down. We have spent time and money to shore up the barn foundation, pointed out Mr. Chutter. Mr. Russell asked if it is a public building. Mr. Chutter reviewed requirement of a public building that must have ADA access, a sprinkler system, and fire extinguishers. Mr. Thornton stated that it is a historic building.

There was a discussion regarding definitions of a publicly owned building versus public buildings.

There was a discussion regarding the following Fact Sheet points:

- #5, "Thorp Barn Museum" name;
- Differences between the 1792 barn and the existing footprint;
- A proposal to keep the exterior the same and the interior the same except for lighting and exhibits.
- "Conveyances" should be changed to "a vehicle" as one piece of farm equipment;
- Clarification of Thorp Barn Museum hours of operation;
- Exterior electricity and motion detectors (lighting) - needs more discussion regarding security;
- Signage;
- The barn would be locked when not in use;
- Parking for no more than ten cars for people who can't walk, or for visitors.

Dorothy Hill expressed concern regarding Fact Sheet item #10, museum opening by appointment from May to October for public/private visits. What constitutes a private visit, asked Ms. Hill. Ms. Perkins explained that the Preservation Trust sponsors bus trips, and other visitors might be from historical societies, UVM students, or Middlebury students.

Ms. Cole said that private visits were not advertised. For example, Texas Tech students contacted the Town regarding a research project at the Barn. Ms. Perkins clarified that it is not event, or food served – it is just a visit. The Thorp family may come to town and want to visit the site.

Mr. Russell suggested that the number of trips per day could be limited as a condition of approval. Ms. Traigesh said that Saturday would be the most frequent day open. Ms. Hill said she would like to know that there are limits. Right now it is limit-less.

Mr. Thornton explained that the Charlotte Museum is open Sundays from 1:00 p.m.-4:00 p.m. and if we get two people that is a lot. The Historical Society gets 30-10 people at meetings, depending on the speaker. Once or twice a year we have someone call to visit for 10-15 minutes.

Mr. Ladue said the Town was given a barn and now farm implements. It is premature to accept farm equipment before there is a plan in place. Ms. Cole replied that the farm equipment is an opportunity to acquire “exhibits” of farm life and that helps to guide what happens (at the barn).

Ms. Hill asked for clarification of hours of operation, days open, parking, administration, security issues, and parking lots. An access on Route 7 is a concern to the neighbors.

Mr. Russell explained that the Varney parking lot would be available for parking horse trailers, or visitors could park at Varney to walk the trails and then to the barn.

Ms. Hill said that she objected to the proposed 10 parking spaces near the barn (item #10). Ms. Perkins said the Vermont Land Trust wanted to see where proposed parking lot by barn. Existing access off Route 7 is dangerous. Mr. Ladue said there is a right-of-way on Snowdrift Lane, so why put another one.

Ms. Hill stated that Snowdrift Lane is my driveway. Ms. Hill explained that the Trails Committee had a potential ancient road trail going up my road and through my yard until recently. It is not clear if a Class IV road is determined. A proposed right-of-way conveyance to the Town went around my 6.5 acre property, but it is not clear if the right-of-way was conveyed when park was created, said Ms. Hill. David Miskell said a right-of-way was voted by the committee and went to Green Bush Road when Demeter Park was established. Mr. Russell said that the Town talked to Clark Hinsdale III regarding access to the Varney Farm. Mr. Miskell replied that Mr. Hinsdale was agreeable to the Varney Farm access and the Town should talk to him again. Ms. Hill stated that when the

conveyance of the Varney Farm to Clark Hinsdale happened it is not fact that access to the barn is included.

Mr. Russell read a proposed 60' right-of-way, Plat II, Site Plan, dated August 2004, by Stuart Morrow was discussed with access to the Thorp barn for special events. Continued discussion is needed.

Ms. Hill said that similar uses of barns are done at Shelburne Farms in a good way. They have carriage rides, an artist in residence, etc. At a Charlotte scale do we need to duplicate that, asked Ms. Hill. Route 7 is a very busy and dangerous road. There are many barns around Vermont that could do what is envisioned for the Thorp Barn, stated Ms. Hill.

Ms. Cole asked at what use or level of use would (Ms. Hill) find acceptable, or would restrictions be acceptable if (a museum) is the use. Ms. Hill replied that something on a scale with the Charlotte Museum, which was two parking spaces and open a few days per year.

Ms. Hill stated that the Charlotte Senior Center budget has doubled and she sees the same for the barn. There have been costs associated with stabilization of the barn and putting in electricity.

The Board suggested to schedule the Thorp Barn issue at the July 23, 2007 Selectboard meeting and a site visit to explore other access points.

Mr. Miskell asked if the Conservation Fund has any say on the Detmer property. Ms. Cole replied that the Vermont Housing Authority and Vermont Land Trust has the authority.

#### **9. MUNICIPAL DELEGATION OF WASTE WATER PERMITTING**

Mr. Ladue reported that he spoke with Christine Thompson, Vermont State Division Director, regarding the issue of a Municipal Delegation of Waste Water Permitting. He was able to obtain two copies of the state rules. The new rules containing the requirements for the application of the Waste Water Delegation are to be adopted around 07/18/2007. Outstanding needs include provisions for inspections and electronic recording systems to be maintained by the state. I would like to know the whole picture prior to submitting the application, said Mr. Ladue.

Mr. Ladue said that Mr. Stone had suggested inviting the engineer firms to the Selectboard meeting. Mr. Stone said he would like to have Spencer Harris as the Town engineer, but would also like to hear from the engineers.

Mr. Thornton spoke in support of maintaining town control. Mr. Russell said that if Charlotte keeps control then we need a person that the Town, can rely on. Mr. Harris is fair.

Mr. Miskell spoke in support of state control versus town control. With the state (developers) know the rules and can follow the rules to get a permit. That keeps it from becoming a local political process. We have seen the Planning Commission playing games already.

Mr. Ladue said he had questions regarding expectations and requirements for inspections. The engineer inspects and writes letters to the state and town. A question is what are the requirements for the Town. Mr. Ladue would ask Roger Thompson at the state for clarification. The Environmental Notice Bulletin was another concern, said Mr. Ladue.

In response to questions from Mr. Miskell, Mr. Ladue explained that on minor projects (one system) the state has a standard of 90 percent of applications reviewed within 30 days of receiving the application. State applications were reviewed by a state specialist. The state will continue to provide Waste Water permits, ACT 250 permits and preliminary jurisdiction permits whether town takes over control, or not. A question is it administratively complete, and if it is technically complete. The Town is essentially doing reviews now.

Mr. Miskell said that Mr. Harris doesn't review septic designs. It might take him longer than an extra two hours to conduct a review. Mr. Ladue replied that the task could be delegated to the engineers and the Town would look at all the soils. There was an appeal process if there were discrepancies. If the Town selects Mr. Harris to oversee the process would that address (Mr. Miskell's) concerns, asked Mr. Ladue.

#### **10. PLOUFFE LANE PARK – TRAIL OPENING CELEBRATION**

Mr. Russell reviewed that a Plouffe Lane Park opening celebration is scheduled for Sunday 06/17/2007. Traffic safety and a plan for traffic control has been discussed and addresses neighbors concerns. It has been suggested to hire a sheriff for traffic control at the opening.

Mr. Thornton noted that when the park was the Town dump there were cars, trucks and pick ups up and down the road continuously without a problem.

Garry Franklin said that 200 invitations were sent out. He was not sure how much traffic the celebration would generate.

It was noted that an excess parking area (to be staked out) would hold 20 cars. The field needs to be brush hogged.

Mr. Franklin reported that trail clearing and tagging had been done. Maps and trail policies would be handed out. The meadow area should be mowed by Saturday.

Gregg Beldock, Plouffe Lane resident, said that as an individual and developer of the property and grantors of land to Vermont Land Trust, the driveway and access to Plouffe Lane is not a town road. It doesn't meet state road standards, nor does it support two-way traffic. You can't drive over 25 mph. Mr. Russell pointed out this is a one-day event.

There are volunteers and a sheriff to control traffic. Mr. Beldock said with proper monitoring and for one day it is fine.

Dana Ferrell said that there 10 mph speed signs are posted currently.

Mr. Franklin said that the Trails Committee would meet tomorrow and would discuss a plan for controlling access to Plouffe Lane and to direct parking. Also a person could be posted at the gate area from 1:30 - 4:30 p.m. to slow vehicles and direct parking. Additional parking could be done on Carpenter Road.

Mr. Stone suggested having the sheriff available one-half hour before and one-half hour after the event for safety. We would need Selectboard approval for the sheriff expenditure for the event, for the Town Party, and for speeding patrol in town for a few months. The cost was \$32.50 per hour rate and the Town receives revenue for the fines written, except for \$18 per charge.

There was further discussion regarding parking on the Town park property only; no parking allowed on Plouffe Lane; mowing the meadow for excess parking and keeping vehicles inside the fence; and if Mr. Beldock thought a sheriff was necessary. Mr. Beldock said that he would trust Carol and Brooks to stop people and telling them to go slow. In deference to Mr. Stone, he would agree to hire the sheriff. Also, there should be someone at the "Y" to direct people onto park land.

**MOTION by Mr. Stone, seconded by Mr. Ladue, to hire a Chittenden County Sheriff for a period of two months, 20 hours per month, for speed enforcement in Charlotte; or for 40 hours per week.**

**DISCUSSION:**

**Mr. Stone said that costs to the Town would be offset by the fine revenue received. Cost is \$32.50 per hour and to incorporate for the Sunday Plouffe Lane Park Celebration traffic control. The Mt Philo Road, Greenbush Road, and Hinesburg/Charlotte Road would be patrolled.**

**Mr. Ladue asked when the speed enforcement would start. Mr. Stone replied Sunday.**

**There was brief discussion regarding speed limits posted and the process to lower the limits. Mr. Hammer said that if there are speed limits then there must be enforcement in terms of the law.**

**VOTE: 4 ayes, 1 nay (Mr. Thornton); motion carried.**

**12. DISCUSSION OF COMMITTEE APPOINTMENTS**

There was discussion regarding Town committee appointments; when committees were formed; who the decision makers were; that committees should report to the Selectboard in a timely manner; and Selectboard oversight of Town committees.

Mr. Ladue suggested that a charge for each committee should be crafted to include goals, purpose, process and reporting.

Mr. Russell reported that the Charlotte Conservation Commission has forwarded a list of pre-approved candidates for Board consideration.

Following a brief discussion the Board decided to advertise for candidates for the Conservation Commission.

### **13. APPOINTMENTS**

**MOTION by Mr. Stone, seconded by Ms. Cole, to appoint Debbie Fischer and Larry Hamilton to the Charlotte Park and Wildlife Refuge Oversight Committee for a term of one-year for both appointments.**

**VOTE: 5 ayes, motion carried.**

**MOTION by Mr. Stone, seconded by Ms. Cole, to appoint Raven Davis and Jack Pilla to the Charlotte Park and Wildlife Refuge Oversight Committee for a term of two-years for both appointments.**

**VOTE: 5 ayes, motion carried.**

The appointment of an Alternate Representative to the Chittenden County Regional Planning Commission was deferred. The position would be advertised.

**MOTION by Mr. Stone, seconded by Mr. Thornton, to appoint the Dean Bloch as the Charlotte Chittenden County Regional Planning Commission Alternate a term of two-years.**

**VOTE: 5 ayes, motion carried.**

### **BEACH SPEED BUMPS**

Ms. Cole suggested installing speed tables at the Town Beach to slow traffic versus speed bumps.

Mr. Stone clarified that speed bumps could cause a car to go off the road. A concern was that someone could sue the Town. Ms. Cole said that the speed limit was 25 mph. A car can't go over a speed bump at 25 mph. Bikers were also a concern.

There was brief discussion regarding alternate traffic calming methods, such as visually narrowing the road way.

**MOTION by Mr. Stone, seconded by Mr. Thornton, that no speed bumps are to be installed at the Town Beach.**

### **DISCUSSION:**

**Mr. Ladue said it is important to have something in addition to the 25 mph speed limit in the area. Is it possible to direct the sheriff to patrol the Beach road, asked Mr. Ladue.**

**Mr. Hammer said that the sheriff should enforce the 25 mph speed limit. A pedestrian crossing sign should be erected as well.**

**FRIENDLY AMENDMENT by Mr. Thornton, to paint cross-walk stripes as well.  
VOTE: 5 ayes; motion carried.**

#### **14. UPDATES – AFFORDABLE HOUSING**

Mr. Russell reported that a meeting was held with John Owen, Affordable Housing Fund Committee. The Town would advertise for committee members.

There was brief discussion regarding a proposal to replace an existing mobile home on the Burns property with three affordable housing units, the cost to develop the project, a proposed septic location, and reducing development costs by providing Town-owned land, septic capacity and water.

Mr. Stone suggested that once the proposed Burns property affordable units were built (one to be built by Habitat for Humanity) and the mobile home removed, the Town should let Habitat for Humanity take over the project and leave the Town out of it.

Mr. Stone stated that there was an architect that would design the affordable housing project pro bono.

Ms. Russell said that Gill Livingston and Paul Bruhn were waiting for an invitation to attend a Selectboard meeting to discuss the MOU.

Mr. Ladue asked for clarification regarding the mechanism to ensure cost affordability and administration. Mr. Stone replied the issues were addressed. The Vermont Land Trust would take the project over. The Town Plan includes back up provisions for Town septic and the Town owns the septic capacity. If the Flea Market shuts down then we have to plan what to do with it. By putting in three affordable housing units we get rid of the mobile home. There is an Affordable Housing Fund Committee appointed that will collect \$40,000 for three years, which will provide funding.

Mr. Thornton stated he had no problem with Habitat for Humanity, but did with the Burlington Housing Authority. The concern was crowding density on a property.

Mr. Ladue said that he would like to read the Civil Engineering Associates septic report.

Mr. Stone said that the Town needed to retain a large part of the septic capacity for the future.

The Selectboard asked staff to invite Gill Livingston and Paul Bruhn to a Board meeting to discuss the MOU.

#### **15. BILL AND WARRANTS**

The Selectboard signed Bills and Warrants as presented.

**16. EXECUTIVE SESSION AND ADJOURNMENT**

**MOTION by Mr. Stone, seconded by Mr. Ladue, to recess the regular meeting and to enter Executive Session for the purpose of discussing Personnel Matters.**

**VOTE: 5 ayes; motion carried.**

The meeting was recessed and the Board entered Executive Session at 10:35 p.m.

The Board adjourned Executive Session and reconvened the meeting at p.m.

**MOTION by Mr. Stone, seconded by Mr. Thornton, to adjourn the meeting.**

**VOTE: 5 ayes; motion carried.**

The meeting was adjourned at p.m.

Respectfully submitted, Kathlyn Furr, Recording Secretary.

*These minutes are subject to correction by the Charlotte Selectboard. Changes, if any, will be recorded in the minutes of the next meeting of the Board.*