

**TOWN OF CHARLOTTE
SELECTBOARD
DECEMBER 13, 2010**

APPROVED

MEMBERS PRESENT: Charles Russell, Jenny Cole, John Owen, Winslow Ladue, Ed Stone.

OTHERS: Gordon Brown, Dana Farley, David Marshall, Kate Lampton, Mary Mead, Jane Lawlis, John Limanek, Thompson Limanek, Francis Foster, Tim McCulloch, Mary Volk, David Krolick, Dorothy Pellett, John Howe, Vince Crockenberg, Nancy Sabin, Ellie Russell, Chris Davis, Ian Pomerville, Josh Flores, Stephen Brooks, Theresa Hudziak, Greg Duggan, Mary Lou Kete, Laura Crandall, Marty Illick, Phil Huff, Beth Merritt, Jon Davis, Catherine Hughes, Ed Sulva, Jules Polk, Robin Pierce, Bob Hyams, Nancy Wood, Charlotte News; and others.

Call to Order

Charles Russell, Chair, called the meeting to order at 6:05 p.m.

West Charlotte Waste Water Committee – presentation of evaluation and options

David Marshall, Vince Crockenberg, Winslow Ladue and Dana Farley, West Charlotte Waste Water Committee members, handed out copies of a West Charlotte Waste Water Study Area survey, dated October 2010, and reviewed survey results. Mr. Marshall said that survey respondents did not show a significant level of interest in utilizing a municipal waste water disposal system.

There was discussion regarding a planning exercise, exploration of recovering Town costs for the existing system, and use of the Burns property. Mr. Marshall asked the Selectboard to allow the committee to continue work to create a master collection system plan, how the existing system could be expanded, identify potential users, and flesh out policy issues for Selectboard consideration related to possible future issues, such as failed private septic systems within the West Village area. Ms. Farley clarified that the committee could explore policies related to the Town role and how to mesh septic capacity with the Town Plan as a goal.

Mr. Owen asked if the committee could determine what septic capacity there is on the Burns property and what this Town resource could be used for. Mr. Marshall explained the Town could end up with a true mixed use West Village area. A question is how to encourage expanding commercial use.

There was further discussion regarding how the committee calculated costs of a disposal system price to provide services for the whole area. Mr. Marshall explained that the known cost of the original disposal system was used as a base and an inflation factor was applied. Of the total 5,000 gpd there was 3,500 gpd of unused capacity at this time. A question was how to best share that resource, or to expand the existing capacity to 6,500 gpd, said Mr. Marshall. Mr. Ladue asked if the committee should go ahead with a master

plan. The committee would look at likely future needs of the Town, and how use impacts the environment, such as surface water. Some capacity should be reserved for Town use, suggested Mr. Ladue.

Mr. Stone suggested that the committee should focus on septic solutions beyond the Burns property. For example, there was capacity on the Sabin property that could be used for any failed systems in that area.

The committee would continue working on identified issues and would report back to the Selectboard in the spring.

Adjustments to Agenda:

Add: Flea Market discussion.

Public Comments

None.

Minutes of November 22, 2010

MOTION by Ms. Cole, seconded by Mr. Ladue, to approve the minutes of November 22, 2010 as written with edits/corrections.

VOTE: 5 ayes; motion carried.

Charlotte Conservation Fund – discussion only

Town Treasurer’s Memo

Mr. Russell briefly reviewed a Town Treasurer’s Memo related to Charlotte Conservation Fund uses, contributions, and benefits to the general population. Ms. Mead, Charlotte Town Treasurer, stated she had no additional comment regarding the memo.

Determining next year’s contribution into the fund

There was lengthy discussion regarding Conservation Fund contribution options that included a zero amount, one cent on the municipal tax rate, or two cents on the municipal tax rate; a Selectboard suggestion to add a contribution into the Town budget as a line item for Town Meeting discussion versus as a municipal tax rate item; a question of how much reserve to carry forward; consider a yearly contribution versus a Selectboard a set period of time (Ms. Wood pointed out the first contribution was set as ‘up to’ two cents on the municipal tax rate for a 10 year period); and the Conservation Commission’s process for identifying and funding projects, and prospective conservation projects.

Ms. Lampton reviewed prospective conservation projects that totaled \$1.3 million to conserve 991 acres in various stages of discussion. That has been revised to an amount of \$960,000 to conserve 856 acres in a 1-5 year range. The commission strongly recommends continuing contributions, and suggested a penny with an understanding the commission could come before the Selectboard with a two cent request.

Ms. Farley said regarding the public access issue noted in the memo, or lack there of, access is only one part of an open space agreement and is parcel specific. There are

different reasons why land is conserved, such as space just for a wildlife corridor, for agriculture, etc.

Ms. Kete, resident, reviewed two points from the memo that included understanding a return on the Town's investment and what benefits the Town received in return for that investment. Questions included how fair market values for the property being conserved are determined, and how the Conservation Commission can make decisions more transparent related to how our tax money is used, said Ms. Kete. Mr. Russell replied that the value of land requires an appraisal using IRS guidelines. For example, the Bean Farm conservation project approval included a condition that within 60 days of closing the Town would receive a trail easement, explained Mr. Russell.

Ms. Lampton suggested that the Conservation Commission could set up an educational format, or form, so that the Town was comfortable with what the commission was doing. A seminar could be arranged regarding the appraisal process.

Ms. Lawlis suggested an article in the Charlotte News.

Ms. Mead said it would be helpful to see the Bean Farm appraisal and the funding allocation of the various entities involved. The Town would like to see how the dollar amount was arrived at, said Ms. Mead.

Mr. Limanek, Trails Committee member, explained that the Conservation Commission brought the last project information to the Trails Committee, the Recreation Committee for input and it was a good process. All the pieces were there – what the leverage was, the Charlotte portion of the total, and the terms.

Ms. Illick said that the Town Treasurer's Conservation Fund presentation in the Town Report was well done.

Mr. Russell pointed out an issue was if the Town voters have a say on the fund contribution. A solid dollar amount could be put in.

Budget Review – discussion only

Town Clerk

Ms. Mead handed out copies of a proposed Town budget for Selectboard review.

Mr. Brooks asked why the Town was paying for an audit of the Fire/Rescue Department, which was a private corporation. Ms. Mead clarified that it was an audit of Town funds appropriated for the Fire and Rescue departments.

Mr. Stone asked for a level funded Town budget.

Library

Theresa Hudziak and Beth Merritt, Library committee members, reviewed a proposed library budget that included increased hours of operation and staff.

There was discussion regarding library usage tracked via circulation and traffic; youth summer programs and special presentations (Mr. Brooks suggested that the library assess a fee of \$10-15 for the programs to cover costs, with a scholarship for those in needs of assistance); and a Selectboard request for a level funded budget.

Lewis Creek Association

Ms. Illick, Charlotte's Lewis Creek Association representative, handed out copies of related activities for 2010-2011, dated 12/13/2010, for Selectboard review. Charlotte's annual contribution has been \$600. Ms. Illick suggested adding a Lewis Creek Association link to the Town website for access to reports and maps.

Energy Committee – budget and update on energy improvements to Town Hall

Catherine Hughes, Energy Committee representative, reviewed a proposed budget. The committee was researching grants for funding Town improvements.

Mr. Russell suggested a level funded budget of \$5,000.

Constable

Josh Flores, Charlotte Constable, reported a level funded budget of \$3,000. The Town needs a discussion on what the Town wants regarding future police coverage.

There was discussion regarding a current Shelburne Police contract for traffic patrols, State Police coverage and constable duties.

Fire and Rescue

Chris Davis, Ian Pomerville, Jan Davis and Josh Flores, Fire/Rescue representatives, appeared before the Selectboard and reviewed proposed level funded Rescue, Fire and EMT budgets.

There was discussion regarding District 3 paramedic requirements, mutual aid contracts entered into in order to be licensed, a suggestion for the Selectboard and Fire/Rescue representatives to hold discussion with the Town of Hinesburg to hire Charlotte for coverage as a backup service versus as a primary service; and the Fire/Rescue Capital Improvements Budget projection

Conservation Commission

Mr. Hyams, Conservation Commission representative, reviewed a level funded Conservation Commission budget.

There was brief discussion regarding dog bags supplied at the Mt Philo State Park. Mr. Hyams pointed out that he personally paid for the bags. Ms. Cole, Mr. Owen and Mr. Ladue spoke in support of reimbursing Mr. Hyams for the purchase.

(The Selectboard Chair called a break from 9:30 p.m. to 9:32 p.m.)

Grants for affordable housing from Charlotte Housing Trust Fund – action under consideration: approval of one feasibility grant and one construction grant

Ms. Russell noted that the grants were on the behalf of Nancy Sabin and Peter Engel.

MOTION by Mr. Stone, seconded by Mr. Owen, to approve a feasibility grant of up to \$5,000 contingent upon a signed agreement by Mr. Spencer that he intends to convey the necessary density; and approve a construction grant of up to \$10,000 contingent on successful determination of feasibility and the acquisition of the necessary permits.

DISCUSSION:

Mr. Brooks suggested making the signed agreement with Mr. Spencer as a general condition of the guidelines. Ms. Sabin asked the Selectboard to approve the motion as presented.

Mr. Brooks asked how the conveyance is made. Ms. Russell replied that there was a mechanism in place.

VOTE: 5 ayes; motion carried.

Ms. Russell explained that she will return in January to discuss policy and minimum income requirements.

Appeal by Gregg and Elizabeth Beldock (Docket No. 173-10-10 Vtec) of W W-138-1018 issued to Randolph and Page Frantz – action under consideration: authorize Town Attorney to enter an appearance to monitor

No action was taken.

Thompson's Point Lots 138 and 139 at 301 Deer Point Road – action under consideration: terminate existing lease and approve new 20 year lease to Nancy Bates, Barbara Gallagher, Susan Dzyacky, Bruce Biddle and Phyllis Biddle, Trustees of the Barbara F. Biddle Family Irrevocable Trust dated December 22, 1994, conditioned on formalizing parking arrangements

No action was taken.

Thompson's Point Lots 105 at 598 Flat Rock Road – action under consideration: approve new 20 year lease to Jeanne Thompson and William Thompson

MOTION by Mr. Stone, seconded by Mr. Owen, to approve a new 20 lease to Jeanne Thompson and William Thompson , Thompson's Point Lot 105 Flat Rock Road.

VOTE: 5 ayes, motion carried.

Thompson's Point Lots 194-197 at 1108 North Shore Road – action under consideration: approve new 20 year lease to Carolyn R, Carolyn S. and William Coleburn

MOTION by Mr. Stone, seconded by Mr. Owen, to approve a new 20 year lease to Carolyn R, Carolyn S. and William Coleburn for Thompson's Point Lots 194-197 at 1108 North Shore Road.

VOTE: 5 ayes; motion carried.

Selectboard Updates – discussion only

Flea Market update

Mr. Russell reviewed options for the future use of the Flea Market as per a Burns Committee report that included a flea market, an agricultural products market, or a horse trailer parking area for trail access. Commercial uses were not encouraged along Route 7.

Ms. Cole asked if a letter was sent to Mr. Jones. Mr. Bloch said a phone call was made and a letter would follow.

Pease Mountain

Mr. Bloch said that Pease Mountain discussion would be added to the January agenda.

Selectboard Budget

Mr. Stone suggested using Seven Days to post Town legal notices.

There was discussion regarding current Traffic Enforcement line item expenses versus revenues. Mr. Stone suggested an increase in summer enforcement and decreased winter patrols.

Mr. Brooks asked the Selectboard to initiate a community spirit award modeled on Frank Thornton. Frank should be the first recipient, stated Mr. Brooks. Mr. Stone and Ms. Cole volunteered to explore formation of a Thornton Award.

Approval of Bills and Warrants

The Selectboard signed Bills and Warrants as presented.

Adjournment

MOTION by Mr. Stone, seconded by Mr. Ladue, to adjourn the meeting.

VOTE: 5 ayes; motion carried.

The meeting was adjourned at 10:38 p.m.

Respectfully submitted, Kathlyn L. Furr, Recording Secretary