

**CHARLOTTE SELECTBOARD MEETING  
JANUARY 26, 2009**

**MINUTES**

APPROVED

**BOARD MEMBERS PRESENT:** Ed Stone, Charles Russell, Winslow Ladue, Frank Thornton, Jenny Cole

**ADMINISTRATION PRESENT:** Dean Bloch, Mary Meade, Gloria Warden.

**OTHERS PRESENT:** Walter Gates,

**CALL TO ORDER**

Chairman Russell called the meeting to order at 6:30 p.m.

**ADJUSTMENTS TO AGENDA**

Add Thompson's Point lease, Thorpe barn and Humane Society contract.

**VLCT INCENTIVE PROGRAM REWARD**

Gloria reviewed the program with the board. The town was awarded a certificate for receiving the highest score of all towns participating in the program. A refund of \$2,048 was returned to the town safety and health issues that were completed. It was suggested that of the \$2,048 returned to the town that \$998 be divided among the employees for tasks successfully completed.

A motion was made by Jenny Cole to approve the distribution of funds from the Vt. League of Cities and Towns Incentive Program as outlined with the addition of \$100 for Gloria Warden as coordinator and a subtraction of \$100 to be posted to the General Fund; the motion was seconded by Ed Stone and Passed.

**FLEA MARKET LEASE**

The annual cost of the lease will remain the same as last year at \$2,500.

A motion was made by Ed Stone to approve the lease; the motion was seconded by Jenny Cole and Passed

It was noted that a certificate of insurance is necessary and that is renewed annually in July. There is no storage or overnight parking of vehicles on the property, there is no parking allowed on Route 7, the drive has been re-grade to prevent erosion.

Winslow Ladue made a motion to authorize Charles Russell to sign the lease as presented; the motion was seconded by Jenny Cole and Passed.

**THOMPSONS POINT LEASE**

A motion was made by Jenny Cole to approve the renewal of Thompsons Point Lot 198 Lease; the motion was seconded by Winslow Ladue and Passed.

A motion was made by Jenny Cole to authorize Charles Russell to sign the lease as presented, the motion was seconded by Winslow Ladue and Passed.

**HUMANE SOCIETY CONTRACT**

The 2009 Animal Control Agreement was presented to the Board. The agreement states that the fee will be \$50 per each dog and \$10 per each cat that is dealt with by Animal Control.

A motion was made by Jenny Cole to approve the agreement as presented and to authorize Charles Russell to sign the agreement, Winslow Ladue seconded the motion, the motion was Passed.

**CERTIFICATE OF HIGHWAY MILEAGE**

It is proposed to amend the town highway map which was last amended in 1966. Walter Gates discussed several of the private roads in town and researched old minutes to see if changes were made and found none. Jenny noted that in looking at prior maps to see if they had measured all the way to the end and it was not clear if this had been done. In the 1966 revision there was an add on to the end of the point and it was questioned why this was done. It was noted that some of the lots do not have right of way to some of the private road as in lot 15 which is the furthest away. Frank commented that at one point the road stopped at the Pease property. Both lots have shared access to the road and lot 16 shares the driveway with lot 15. It was determined that the Board needs further information and clarification on this situation and this will be discussed again at the February Board Meeting.

**AJOURNMENT OF SELECT BOARD – MOVE TO LIQUOR CONTROL BOARD**

At 7:20 p.m. Ed Stone moved to adjourn from the Select Board Meeting and Call to Order as Liquor Control Board, the motion was seconded by Winslow Ladue and Passed.

**LIQUOR CONTROL BOARD**

A motion was made by Ed Stone to approve the renewal of a second class liquor license for Point Bay Marina and also for Tenney Enterprises, additionally for Tenney Enterprises renewal of the tobacco license, the motion was seconded by Winslow Ladue and Passed

**ADJOURNMENT OF LIQUOR CONTROL BOARD – MOVE TO SELECT BOARD**

At 7:25 p.m. a motion was made by Ed Stone to adjourn the Liquor Control Board and to reconvene as Select Board, the motion was seconded by Winslow Ladue and Passed.

**SELECT BOARD RECONVENE**

**THORP BARN**

A proposal was presented from Jan Lewandoski regarding restoration of the Thorp barn. The proposal outlined the dimensions of the barn, the maintenance that needs to be done and how it would need to be completed, and the costs to complete the project.

Jenny Cole to make a motion authorized the distribution of \$250 to evaluate the barn including the steps and process; the motion was seconded by Winslow Ladue and was Passed. No Vote – Ed Stone

A motion was made by Winslow Ladue to approve the minutes of December 11, 2008; Jenny Cole seconded the motion. Winslow Ladue withdrew his motion.

A motion was made by Winslow Ladue to approve the minutes of January 5, 2009 as amended, the motion was seconded by Jenny Cole and Passed.

**REVIEW OF 2009-2010 BUDGET FOR TOWN REPORT**

Mary Meade was present to clarify and answer questions from the board regarding the budget. It was agreed to change the line Unanticipated Expense to Miscellaneous Expense and to take lines Town Party and Volunteer Holiday Party and roll into the Miscellaneous Expense Line, as these are anticipated expenses. The line for School Fields and Gym was increased from \$5,000 to \$10,000 simply due to increases in supplies and fees. Beach Security was dropped to 0 from \$500. These changes decrease the bottom line of the budget from a total of \$2,441,027 to a new total of \$2,432,517 causing a net decrease of \$8,510.

A motion was made by Winslow Ladue to apply \$3,500 to the repair/improvement fund for the Senior Center; the motion was seconded by Ed Stone and was Passed.

There were no changes to the Library budget; it remains as previously agreed upon. The map contract (under listers) is at \$2,000 down \$500 from last year.

Mary Meade discussed the Highway budget with the Board, funding is currently at 85%. It was discussed whether the paving dollars should be reduced as this is partially based on state funding. The VLCT does not have accurate numbers at this point. There was a question as to the amount of the retreatment line, which is at \$235,000. It was decided that the highway line will remain as is, and in the summer the board will have to determine what can be done with the roads once state and/or federal funds are definite.

The Donation Committee determined that they wanted to give to organizations that have a impact on a larger number of Charlotte residents which is reason that some organizations had been given donations in the past are not budgeted for this year.

A motion was made by Ed Stone to approve the 2009-2010 budget as amended; the motion was seconded by Jenny Cole and Passed.

**ARTICLES FOR WARNING**

The articles were reviewed by the board, one article will be added – Article 11, Australian Ballot – Adoption of the Land Use Regulations as approved by the Board.

Winslow Ladue discussed a potential additional option to promote affordable housing for the town. Development rights from town owned land not planned for development, and/or development rights donated from privately owned land, would be made available as grants from the town for use on existing lots to increase density for affordable homes. The Selectboard would administer these grants for development rights on an annual basis, which would allow for increases in density and therefore drop land cost making affordable housing more attractive. One of more pieces of property or projects would be supported a year with the grants of development rights. The ability to transfer development rights is already in place. There are about 11-15 potential building units worth of development lots that might be available on town owned land for such use.

Dean Bloch noted that the current land use regulation allows for increased densities for affordable housing and suggested that additional development rights might not increase the number of projects; and private property owners would need to go through a zoning process. Frank Thornton said that he did not want to burden future selectboards by placing limitations on town lands.

It was discussed as to whether Article 7 should remain on the Warning or should it be an advisory issue? The town would have to give development rights away, perhaps to the Land Trust or Conservation Board because the town cannot own the rights. It was decided to re-write this as an advisory item. The Warning will go to the town attorney for final review.

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**WHISKEY BAY ACCESS IMPROVEMENT**

Junior Lewis has volunteered to improve the access to Whiskey Bay. This would include adding stones to smooth the approach to the water, using shale and grays stones and work on the drainage so that it is correctly draining. This will make the moving of fishing shanty's and traffic movement safer.

A motion was made by Ed Stone to approve Junior Lewis' proposal for improving the access to Whiskey Bay as noted, the motion was seconded by Frank Thornton and Passed.

The Board signed Bills and Warrants.

**ADJOURNMENT**

A motion was made by Ed Stone to adjourn the meeting at 8:40 p.m.; the motion was seconded by Jenny Cole and Passed.

Respectfully submitted,

Melodie Gingrow