

**Town Of Charlotte
Selectboard Meeting
Minutes of November 23, 2009**

Approved on December 21, 2009

Selectboard Members Present: Charles Russell, Ed Stone, Jenny Cole, Winslow Ladue, Frank Thornton

Administration Present: Dean Bloch

Others Present: Kay Gault, Hugh Lewis Jr., Stephen Brooks, Ellie Russell, Carlie Krolick, Trafton Crandall, Howard Verman, Holly Sullivan, Bill Fraser Harris, Deb Stone, Peter Mittelstadt, Debra and Joe Korejwa, Judy Laberge, Liz Fotouhi, Matt Fotouhi, George Rohrbaugh, Carolyn Greene, Joe Nusbaum, Allan Jordan, Marty Illick, Rebecca Pfeiffer, Jonathan, Fairbank

Charles Russell called the meeting to order at 7:03

There are no changes to the agenda.

Public Comment: Moe Harvey stated he read in the paper that Cowboy's replacement requested \$2,500 - \$10,000 increase and does not think he should be given extra funding. Charles Russell noted that the Shelburne Police Chief is coming to the December 14th meeting.

Stephen Brooks noted concerns regarding Dean editing the draft report from David Raphael from East Charlotte Planning. He requested that the Board members comment. Charles and Winslow both stated that they would need to know the nature of the edits. Ed questioned Dean on the edits. Dean stated that he recommends edits, and they will come to the Selectboard if the Planning Commission approves them. It was further explained that the Planning Commission approved the edits and the [red-lined version] was sent to the public.

Minutes: Winslow Ladue motioned to accept Oct. 20 minutes with no changes, Ed Stone seconded – all in favor. Ed motioned to accept Oct. 26 minutes with no changes, Winslow Ladue seconded – all in favor. Ed Stone motioned to approve Nov. 9 minutes as amended, Winslow Ladue seconded – all in favor.

David Perrin asked if minutes were available to the public. Dean explained that people can get a hard copy if requested.

Budget Review:

Town Clerk (Revenues) – Mary Mead gave a brief explanation of each line item noting slight increases in a few areas such as Cemetery and Recording; all other areas were to remain the same. **(Town Clerk)** – noted that the Assistant Clerk was removed. Requesting \$1,800 for computer upgrades. Going through each line item, most areas remained the same with others seeing slight variations. There was discussion about how employee benefits, retirement and health insurance was calculated. **(Town Hall)** – \$7,200 for maintenance should be increased to \$10,000 to include new windows and painting. All other line items were defined, again with slight variations to some.

Listers – Kay Gault noted that everything is the same except for a 5% increase in the computer servicing. There was a brief discussion about putting GIS on the website.

Conservation – Bob Hyam noted that the major accomplishment for last year was the progress that was made on the map. Next year's focus will be on the water shed analysis and the town trail initiative. Charles Russell questioned the Ed/Tech Support line item. Bob explained that would be for any analysis that needs to be done and finishing the map. CCS was also questioned and Bob noted that was for the habitat map, speakers, audubon, grant for bird habitat and mentioned that this was going to become part of 5th grade curriculum.

Bob asked the Selectboard what they would like to see from Conservation. Items mentioned were management practices for hay land, information to new landowners

about changes in habitat and a wildlife/conservation action plan. Bob also noted that a Conservation Commission Mission Statement was being worked on.

Road Commissioner – Hugh Lewis Jr. mentioned that the lease on the shale pit is expiring July 12, 2010. Noted there was 7.9 miles of road to do. Charles Russell questioned how many cubic yards were remaining and Hugh noted that he has the rights to whatever is left. It is enough to finish the 7.9 miles, but not much else. Hugh also stated that we could get the lease for another 2 -3 years, but it has been sold for development rights.

Possible completion time was questioned and Hugh stated that 25.16 miles has been completed in 10 years and that the remaining 7.9 can be done in 3 years. He also noted that the current budget would get 1.5 – 2 miles.

A brief discussion took place regarding plowing and sanding at the Town Hall and the Senior Center. Also mentioned was marking and removal of dead trees.

Recreation - Deb Stone stated that the Spring Soccer program is currently run by the Board of Directors and they would like the Selectboard to take it over.

League Fees was added to the budget as a new line item. This is used when space needs to be rented because the gym cannot be used.

The soccer program and the lacrosse program were discussed regarding the competitiveness and Deb explained that some of the higher grades got very competitive and were separated from the lower grades. She noted that there are usually about 100 kids that participate in the soccer program and that everyone gets to play.

Carly Crowlick and Bill Fraser-Harris spoke about the beach budget. An increase to Beach Maintenance was discussed for playground and fencing upgrades.

The water problem was discussed and Carly asked if this would be funded from Recreation or the General Fund. Charles Russell asked the Board if this should be done this year or next and all members agreed to this year.

Stephen Brooks suggested the Recreation Committee consider paving the parking lot and Susie Hodgson commented on the tennis nets.

Energy Committee – discuss goals, composition, authority and terms of committee, possible budget, and grant application – Ann Bijour and Susie Hodgson

There are currently 7 active members and 2 member vacancies. They have held 5 meetings since they last met with the Selectboard and their main focus at this time is the school.

The process of appointing members was discussed and it was suggested that they be staggered. It was stated that 7 members would be okay and the other 2 can be added later if necessary.

It was noted that the budget for this is currently under Conservation.

Susie noted that the grant application is due Dec. 8 and Marty Illick stated that it is the Federal Letter of Intent that is due at that time.

There was discussion about putting the cost of the windows in the grant application, putting it in the retrofit category.

There are 5 possible categories and we can submit 3 applications now; these would require a 10% match.

Ed Stone suggested that only the present application be submitted for now and the others should wait.

Adding solar for the Town Hall and Library was also discussed. This would be a \$60,000 project and the Town would need \$6,000.

Stephen Brooks suggested a motion to just give them the \$6,000.

Winslow Ladue motioned to go forward with the current proposal and adding the windows, with a match not to exceed \$5,000, Frank Thornton seconded – Ed Stone opposed.

Winslow Ladue motioned that Charles Russell be authorized to sign the proposal, Frank Thornton seconded – Ed Stone opposed.

Flood Hazard Map – request FEMA to include the LaPlatte River and portion of Mud Hollow Brook on Digital Flood Insurance Rate Map as an approximate Zone A

– Marty Illick and Rebecca Pfeiffer (Vt Dept of Conservation/River Mgmt Program)

Discussing 50 square miles of the LaPlatte water shed.

Lewis Creek was mapped by FEMA.

Hinesburg has mapped the LaPlatte.

Marty defined/described the map to the audience.

Rebecca defined inundation vs. erosion.

Stephen Brooks asked if this presents unfavorable impacts to landowners. The impacts would be that building is prohibited per Town rules.

Allan Jordan noted that the current Town regulations call for a 100' setback from the center of the stream bed. He then questioned what is the advantage and/or purpose of FEMA flood insurance.

Dean explained that the map is to point out hazard and high risk areas. Regulatory impacts are restricted development and procedures for existing structures. FEMA requires flood insurance on structures if you have a federally backed mortgage on the property. If the map is adopted, flood insurance will be required.

Allan stated that it was not the Town that requested this map to be done.

The DEC wants flood hazards communicated to homeowners.

FEMA has minimum standards in place for building in flood hazard areas.

Charles Russell asked Dean why are we discussing adopting this map?

Dave Perrin stated that he has lived on the LaPlatte for 39 years. He cannot square the boundaries where they are on the map and where he thinks they should be. He used Boardman's house as an example. He then asked how the map was developed.

Rebecca explained that Rob used hydrology (rain); looking at how much is absorbed, how much is run-off, how much goes in the stream channel and what is the new stream channel after the rain.

Stephen Brooks noted that homeowners going back to FEMA is not feasible. He stated that when the lines move, it takes away property rights without compensation.

Ed Stone asked the audience who was in favor and who was not – the majority was not in favor.

Marty cautioned to make decisions based on information, not gut reaction and stated that this information is being brought to the Town for discussion.

It was noted that someone who wants to build would need to do very costly mapping – with the map in place, this is already done.

Charles Russell asked if this would automatically restrict landowners.

Dean noted that FEMA can change the lines.

It was noted that the map is required by FEMA and the State.

Winslow Ladue asked if we now have an obligation to accept/adopt the map now that it has been created. The answer was that it will affect homeowners flood insurance.

Charles Russell suggested that there is not enough information at this time.

Jonathan Fairbanks asked if Lewis Creek was classified by FEMA. Marty answered yes, and the lake edge, but the map being looked at was an older map.

It was stated that the Town should not accept Lewis Creek and then not accept the LaPlatte.

Liz Fotouhi stated that this seems like over-kill. She has never seen a hazard and asked why we needed this now. In her opinion, you should pay for flood zone mapping if you want to build. She stated that it is not possible for the water to get as high in her back yard as the map suggests and she thinks this is unnecessary.

This would be a financial burden to the Town and the taxpayers.

Allan Jordan stated that the 500 year flood in 1927 caused no major damage. He also noted that it cost \$3,000 to have engineers look at his property and at that rate would cost the Town \$200,000. The engineers stated that his property is not in a flood zone.

David Spidell lives on the river (east side of Spear St) and said that he is very happy to see this map and now knows that he should purchase flood insurance. He asked when he should purchase the insurance. It was explained that flood insurance can be purchased at any time; however now would be at a lesser low-risk rate. If the property was sold, the new owner would get the same rate.

Debbie Korejwa asked if flood insurance would be required if this map was adopted. It was explained only if the property is in the flood plane. If it is close to the line, it would need to be looked at by an engineer and the bank.

Stephen Brooks noted that everyone is saying no to the map.

Winslow Ladue questioned "A Zone" and read the Town regulation regarding an A Zone map. Rebecca gave definitions of the different types of A Zone maps, noting that it is based on measurements.

It was noted that this map needs a letter from the Selectboard to FEMA to be added and made official.

The Chittenden county map is coming out in the spring and edits could/would be on that map.

Ellie Russell noted that due to the change in conditions, the predictions are for more rainfall.

Peter Mittelstadt commented on the FEMA website and mentioned a Q&A about flood insurance.

It was suggested that restrictions on property owners and the affects on insurance be placed on a future agenda.

Dale Hyerstay had questions about erosion. Rebecca explained it is a separation process and this is what causes the flood damage. She explained that inundation is looked at by FEMA and erosion is looked at by the DEC. She defined erosion and what it's based on. It was noted that erosion is regulated the same way as is the flood plane and Towns can regulate as they see fit.

Judy LaBerge asked about her shooting range that is all on the flood plane according to the map and asked about the regulations on this. The answer was that it would be up to the Town.

Stephen Brooks asked if one option is to decide that we'll think about it.

There will be another discussion regarding this in January.

Town Volunteers Holiday Party – the party will be on December 19.

Ed Stone motioned to adjourn at 10:27, Winslow Ladue seconded.

Minutes submitted by Sarah Guilmette