

**TOWN OF CHARLOTTE
SELECTBOARD MEETINGS
JUNE 16, 2008**

Approved

MEMBERS PRESENT: Charles Russell, Chairperson; Jenny Cole, Winslow Ladue, Ed Stone, Frank Thornton.

ADMINISTRATION: Dean Bloch.

OTHERS: none.

6:00 p.m. Site Visit at Association Way for GMP request to replace two poles and add a third

1. CALL TO ORDER

Mr. Russell called the Selectboard meeting to order at 7:05 p.m.

2. APPROVAL OF AGENDA

Additions: Junk Yard Renewal.

3. PUBLIC DISCUSSION

None.

4. MINUTES: MAY 12, JUNE 2

MOTION by Ms. Cole, seconded by Mr. Winslow, to approve the minutes of 05/12/2008 as written, with corrections as amended by Ms. Cole and as follows:

Page 3, under discussion regarding museum business, change to read "...the Town museum at Thorp Barn."

VOTE: 5 ayes; motion carried.

MOTION by Mr. Ladue, seconded by Ms. Cole, to approve the minutes of 06/02/2008 as written with the following corrections/additions:

Page 5, under license agreement, add "...Board members requested that Ms. Cole follow up on concerns regarding the feasibility of a VELCO substation on Ferry Road."

Correct the name "Jane Lawlis" to the heading "Others".

VOTE: 5 ayes; motion carried.

5. GREEN MOUNTAIN POWER (GMP) PETITIONS FOR NORTH GREENBUSH ROAD AND ASSOCIATION WAY

Mr. Russell reviewed that Selectboard members conducted a site visit at Association Way related to a Green Mountain Power petition for north Greenbush Road and Association Way.

MOTION by Mr. Thornton, seconded by Mr. Stone, to approve a Green Mountain Power petition for North Greenbush Road and Association Way as presented.

DISCUSSION:

Ms. Cole suggested changing the singular word “pole” to plural “poles” in the proposed petition language. The change could be made now, or at a future time.

Mr. Russell said the change could be made now and the change initialed on the document.

VOTE as amended: 5 ayes; motion carried.

The Selectboard members signed the Green Mountain Power petition document as amended.

6. GREEN MOUNTAIN POWER LICENSE AGREEMENT FOR POLE GUY AND ANCHOR IN CHARLOTTE PARK

MOTION by Mr. Stone, seconded by Mr. Thornton, to approve a Green Mountain Power license agreement for pole guy and anchor in Charlotte Park.

VOTE: 5 ayes; motion carried.

7. PLANNING AND ZONING FEES –Review and accept proposed increases

Mr. Bloch reviewed Land Use, building permit fees and Zoning fees. Subdivision fees have remained the same for the last 15 years. Septic system, telecommunication and highway access fees would remain the same as current.

There was discussion regarding the following:

- Building permit fees proposed as a flat fee of \$1,000 for up to 4 bedrooms, \$1,500 for 5 or more bedrooms, and \$500 for mobile homes.
- A separate fee for accessory apartments.

MOTION by Mr. Stone, seconded by Mr. Ladue, to accept proposed increases to Planning and Zoning fees.

DISCUSSION:

Mr. Bloch noted a correction of a typo in the Subdivision – Major fee. Also, Zoning fees for mobile homes – appeals and Conditional Use were proposed as one flat fee versus different fees as in the past.

Mr. Russell suggested that appeal fees could be waived upon request to the Selectboard as it was in the old provisions.

Add: a provision to waive appeal fees upon request to the Selectboard for affordable housing projects. Change Telecommunication application fees from \$1,000 to \$2,000.

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

8. RENEW SPENCER HARRIS’ CONTRACT FOR REVIEW OF WASTEWATER DISPOSAL APPLICATIONS

MOTION by Mr. Stone, seconded by Ms. Cole, to renew Spencer Harris’ contract for review of Wastewater Disposal applications.

DISCUSSION:

Mr. Bloch clarified that the one year contract was for \$70 per hour. Mr. Harris' travel time was a chargeable item.

VOTE: 5 ayes; motion carried.

9. REAPPOINT JEFF McDONALD AS TOWN REPRESENTATIVE TO CCMPO

MOTION by Mr. Stone, seconded by Mr. Ladue, to reappoint Jeff McDonald as the Town representative to the CCMPO for a two year term.

VOTE: 5 ayes; motion carried.

10. REAPPOINT JIM DONAVAN AS ALTERNATE REPRESENTATIVE TO CCMPO

MOTION by Mr. Ladue, seconded by Ms. Cole, to reappoint Jim Donovan as alternate representative to the CCMPO for a two year term.

VOTE: 5 ayes; motion carried.

11. ACCEPT FIRE POND AGREEMENT AND ROADWAY AGREEMENT FROM CHAMPLAIN VALLEY CO-HOUSING

Mr. Russell reviewed a proposal to accept a Fire Pond Agreement and a Roadway Agreement from Champlain Valley Co-housing.

Mr. Ladue asked if the agreements had been reviewed by the Town Attorney. Mr. Bloch replied yes.

Mr. Stone asked if the agreements included a trail easement approval. Mr. Bloch explained two parts to the process for accepting the trail, which was done during the subdivision process and approval of the easement. The exact location of the trail hasn't been determined at this time. The Town has a trail easement and the trail itself could be place where we want with discussions with Champlain Valley Co-housing. The trail would go from Route 7 to Greenbush Road.

MOTION by Mr. Ladue, seconded by Ms. Cole, to accept a Fire Pond Agreement and a Roadway agreement between the Town of Charlotte and Champlain Valley Co-housing.

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

12. JUNK YARD CERTIFICATE RENEWAL

Mr. Russell reported that upon review it was discovered that the Junk Yard certificate granted to J and A Auto was not transferable.

Mr. Ladue expressed concern regarding environmental impacts by junk yards. Junk yards were not managed by the State of Vermont. New Hampshire has a self-certification booklet that could be used as a model. Language is general and there are references to noxious chemicals/substances and public health risks. Options included granting a license to individual businesses and provide a copy of the New Hampshire booklet as "good

practices”; offer a license and request business owners to report back; or some variation of the above.

Mr. Thornton asked what authority the Town had to enforce compliance. Mr. Ladue replied that the local Board of Health could review practices on the basis of avoiding health hazards. A junk yard certification/license could be granted for 3, or 5 years, which is decided by the Selectboard. Three years would be preferable, said Mr. Ladue.

The Board would add a public hearing regarding junk yard certification/monitoring to a future meeting to gather public input.

13. EXECUTIVE SESSION

MOTION by Mr. Stone, seconded by Mr. Ladue, to recess the regular meeting and enter Executive Session for the purpose of discussing Real Estate Negotiation Matters, and to invite the Selectboard Clerk to attend.

VOTE: 5 ayes; motion carried.

The meeting was recessed and the Board entered Executive Session at 8:10 p.m.

MOTION by , seconded by , to adjourn Executive Session and to reconvene the meeting.

VOTE:

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

14. BILL AND WARRANTS

The Selectboard signed Bills and Warrants as presented.

15. ADJOURNMENT

MOTION by , seconded by , to adjourn the meeting.

VOTE:

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.