

**TOWN OF CHARLOTTE  
SELECTBOARD MEETINGS  
December 10, 2007**

***APPROVED***

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

**ADMINISTRATOR:** Dean Bloch.

**OTHERS:** Ellie Russell, Christopher Laberge, Robert Mack Jr., David Miskell, Mike Munson, Ron Miller, Junior Lewis, Sylvia Knight, Mark Moser, Spin Richardson, Louis Laberge, Carrie Spear, Deb Stone, Jack Clemmons, Ken Waller, Paul Arthaud, Richard St George, Ker Walker, Raymond Curtis Jr, Linda Hamilton, John Owen, John Hammer, Charlotte News, and others.

**1. CALL TO ORDER**

Mr. Russell called the meeting to order at 7:01 p.m.

**2. ADJUSTMENT TO AGENDA**

None.

**3. PUBLIC DISCUSSION**

None.

**4. MINUTES**

**MOTION** by Mr. Stone, seconded by Ms. Cole, to approve the minutes of 11/26/2007 as written with the following corrections:

Page 5, delete the sentence "Ms. Cole asked if there is an area..."; Paragraph 5, 4<sup>th</sup> sentence, correct the spelling of "evidence"; last paragraph, 2nd sentence, change to read: "...property with potential trail..."

**VOTE:** unanimous; motion carried.

**5. VLCT LEADER PROGRAM**

Christopher Laberge, Senior Loss Control consultant, presented the Town of Charlotte with a \$1,250 VLCT insurance financial incentive check for a successful health and safety program. Mr. Laberge thanked the Town and Gloria Warden for their efforts.

Mr. Russell accepted a \$1,250 check from Mr. Laberge.

**MOTION** by Mr. Russell, seconded by Mr. Ladue, to thank Gloria Warden for her hard work on behalf of the Town.

**VOTE:** unanimous; motion carried.

**6. WEST CHARLOTTE VILLAGE WASTEWATER PLANNING - Discussion**

Mick Munson, consultant, handed out copies of a West Village Wastewater Planning proposal, dated 12/10/2007, for Board review. Mr. Munson reviewed that his role would continue as a facilitator.

There was lengthy discussion related to 11 proposed next steps as outlined in Mr. Munson's West Charlotte Village Wastewater Planning report, and a budget associated with the steps.

David Miskell, resident, asked if the consultant had looked at the Old Lantern, the east side of the Burns property, or the Lavellette agricultural area for potential septic capacity. Mr. Bloch replied that the Lavellette area was not raised as a possibility for capacity yet. Mr. Miskell said that it was intensely looked at in prior years. There is not much other land with septic capacity available.

In response to a question regarding a definition of the West Village boundaries, Mr. Russell said that the railroad tracks were considered to be the west boundary. There was a question of how far north on Greenbush Road it went.

Mr. Munson said that if the land use pattern was known, then the wastewater treatment flows and capacity could be determined. When potential reserves were identified then we can expand the definition of what is the West Village.

Spin Richards asked if the new Town Plan allowed increased density. Mr. Bloch replied that the Town Plan doesn't allow for increased density in the West Village.

Ron Miller, Conservation Commission member, said that steps #4 and 6 make sense. Would the process be an open and public process and would you solicit ideas, asked Mr. Miller. Mr. Munson replied that it is open for discussion. Ideas would be collected on a flip chart (at public hearings) and would be prioritized at a separate meeting. Mr. Miller said that there may be competing visions of what the West Village is. Mr. Munson explained that there were built-in scenarios in the process and they would be prioritized. First they would be identified and then evaluated to come to a consensus, said Mr. Munson. Mr. Ladue suggested doing before flows and after flows.

Mr. Munson suggested seeking written submissions through the local papers.

Ms. Cole suggested consideration of other uses and things beyond wastewater, such as traffic, parking, etc, that could be possible in a given area.

John Owen asked that once Step 11 was reached would it then be a Selectboard decision, or a Town vote. Mr. Munson replied that part of Step 10 was figuring out what happens. It could be a call for other specifications. Ultimately it is the Selectboard and Town residents that are a part of the process at the end.

Dr. Clemmons pointed out that you can't separate the water supply issues from waste water issues. Deeper well drilling has improved the water supply. It may be time to think

of municipal water and municipal wastewater systems. Not too long ago there was a water shortage and I think there still is in the West Village.

Mr. Miskell suggested sending out a short survey to West Village landowners first, in terms of growth in the West Village. Ninety percent of the West Village residents don't want anything to happen, commented Mr. Miskell.

Mark Moser, resident, noted that a West Village Committee assembled a report for the Burns Committee regarding the Burns property. Rather than a need for affordable housing there were two points noted: open land maintenance and Village infrastructure and septic. Capacity replacement was needed. There was a problem related to water quality and supply in the West Village. There is a concern for the aquifer and increased density related to increased development. The prime use of the Burns property and/or the Old Lantern is the development of water and septic before developing (housing) the Burns property or the Village. Mr. Russell said that the Burns Committee addressed that through an MOU with an entity. Through the Town Plan we had to address septic capacity development first at the Burns property.

Mr. Moser said the Committee didn't consider in-fill development. Many thought the village was built out. Also, with the water issues we felt that we couldn't bring in commercial uses that would use water resources. Some village residences are 100 years old and the septic and water systems are saturated. Those systems are bound to fail. Spin Richardson said that the Town should look at two large parcels not mentioned so far – the Laboeuf parcel and behind the Fire Station. There was some septic capacity approved on the Mack Farm, noted Mr. Richardson.

Sylvia Knight, Conservation Commission representation and a West Village resident, said that Dr. Clemmons was correct to point out that the amount and quality of the water supply was not known. Lynrick Acres relies on one well on the Burns property. The water supply from that well was not always reliable and now and then I have to rely on my artesian well, stated Ms. Knight.

Mr. Ladue said that Charlotte made a grant application for a ground water study that was accepted by the state. It is now going through the federal review process. The study would map high yielding and low yielding wells.

There was further discussion regarding zoning regulations that should dictate what can be allowed regarding development; differentiating between public versus private needs; identifying boundaries of the West Village; options that included selling the rights to use capacity, or the Town could invest in a system and "sell" capacity on the basis of gallons per day; how to address future septic needs that could include a study of the existing soils map; and a suggestion to have a regional engineer assign a likelihood of failure of existing systems and then to use that number to establish a reserve. Mr. Ladue suggested applying for a state funded planning grant for an engineering study.

Mr. Bloch asked how easy it would be to identify failing, or failed systems. Mr. Munson replied that a parcel-by-parcel study was not envisioned. Using soils data would be useful. It would be a minimum of a month to do a study of failed systems. A survey feeds into Steps 3 and 4. It points to a need to identify a working area, said Mr. Munson.

There was a suggestion to identify a West Village study boundary south of Mack's farm and north to the railroad underpass. A next step would be to add a survey, which would push the timeline back a month. Mr. Munson said that a survey was not built into the budget and needs to be discussed with the Town.

## **7. BUDGET REVIEW**

### **CONSERVATION COMMISSION**

There was discussion regarding a proposed Conservation Commission budget that was level funded. Ms. Hamilton explained that an increase to the budget was due to the need to hire a technical ecological consultant(s).

Mr. Russell asked for clarification regarding a Conservation Action Plan. Ms. Hamilton replied that it arose out of a Planning Commission meeting last February regarding the state's programs for local conservation efforts.

Mr. Ladue asked if the budget as proposed would result in a new map. Ms. Hamilton replied yes. The database behind the map would include different features and functions going on. Prioritizing would be a good idea. The map and areas delineated need to be looked at in context, said Ms. Hamilton.

The Board thanked Ms. Hamilton, Ms. Knight and Mr. Miller for their presentation.

### **RECREATION DEPARTMENT**

Deb Stone, Recreation Director, explained that a Driver's Education program was added to the budget as per the Selectboard request. I think that we can reach a higher fundraising goal. Expenses need to be reassessed.

Mr. Russell asked if salary comes out of program revenues. Mr. Stone replied yes, and anything left over.

Ms. Krolick said that a proposed equipment storage shed would require an expense line item. That could be added to next year's budget. Mr. Russell suggested that the Recreation Committee forward a proposal.

The Board thanked Ms. Stone and Ms. Krolick for their reports.

### **TRAILS COMMITTEE**

Gary Franklin, Trails Committee representative, handed out copies of a trails map and a proposed budget.

Mr. Franklin reviewed expenses for mowing the trails at the Old Town Dump, which was done on a volunteer basis previously. Work in the woods trails would continue on a volunteer basis. General funds of \$1,500 were requested to put interpretative signs along the trails and to create a town-wide trail pamphlet. Improvements to two areas of road were proposed. Mr. Stone said he understood that the mowing expense would come under the Town budget with a bid process.

Mr. Ladue asked if there was a cost associated with trails announcements published in the Charlotte News. Mr. Franklin replied yes. It is like advertising.

Mr. Stone asked that work performed by Junior Lewis be billed separately with the information given to the Town Clerk. The cost would come out of the Trails Committee budget. Junior would need to submit paperwork so expenses could be tracked.

There was further discussion regarding trail connections as shown on the trails map; easements and connector points, such as Mount Philo (shown as a blue star on the map); a future Route 7 underpass that was proposed in the Route 7 reconstruction project that would connect trails on the west side of Route 7 with trails on the east side; and three proposed road crossing on a trail easement and road side improvements located along State Park Road and Mount Philo Road (shown as a red dotted line on the trails map).

Mr. Thornton said that one crossing versus two crossings could be done on the north side of the State Park Road.

Ms. Cole said that safety issues related to trails should be considered when discussing the beach and other areas, such as the Knowles Farms and Spear Street. Ferry Road is treacherous. Spear Street is mostly used for biking.

The Selectboard asked Mr. Franklin to come back at a future Board meeting for further discussion.

#### FIRE AND RESCUE DEPARTMENTS

Paul Arthaud, Dick St George, Ker Walker, and Raymond Curtis Jr, reviewed a proposed Article for March Town Meeting related to an \$180,000 four-wheel drive tanker. Other budget items included health benefits for \$17,500, workmen's comp for \$33,000, and estimated expenses for electricity, heating and apparatus fuel.

Mr. Stone asked what steps were taken to cut down energy consumption. Mr. Curtis explained energy conservation that included the installation of motion lights, fluorescent lighting and lowering thermostat temperatures (63 degrees at the station).

There was discussion regarding a proposal to install a ventilation system for apparatus at an estimated cost of \$15,000 utilizing existing funds; year-to-date EMT payroll that was at 36 percent of the budget (Mr. Curtis explained that it should be at 41.6 percent but the payroll ran one pay period behind); fixed hourly salaries for three full-time EMT positions and per diem salaries level funded at \$222,000 that included health benefits and

overtime; and the number of transport trips per year (Mr. Curtis reported that there were 300 transport trips per year).

Ms. Cole asked for clarification of a feasibility study for sharing emergency services. Mr. Arthaud replied that it was the committee's opinion that a complete understanding could not be achieved without a pilot test. The Board asked that more information be presented before a pilot test was considered.

The Board thanked the Fire and Rescue personnel for their reports.

#### **8. PRELIMINARY DISCUSSION OF TOWN MEETING ARTICLES**

Mr. Russell explained that in order for an article request to be considered a petition signed by 5% of the registered voters must be submitted. Potential Articles were a Fire Truck, emergency generator for \$10,000 (it was suggested to include the cost of wire connectors), and a voting machine.

The next meeting to review the Town Plan was scheduled for Monday 12/17/2007 at 4:30 p.m., budget discussions, and access permit at 8:30 p.m.

#### **9. BILLS AND WARRANTS**

The Selectboard signed Bills and Warrants as presented.

#### **10. ADJOURNMENT**

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

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

The meeting was adjourned at 9:50 p.m.

Respectfully submitted, Kathlyn L. 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.*