

**Town of Charlotte  
Selectboard Meeting  
September 14, 2009**

*Approved October 12, 2009*

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

Administration: Dean Bloch, selectboard assistant

Others: Jonathan Freese, Robbie Stanley, Hugh Lewis Jr., Joan Braun, Mark Moser, Ted Braun, Sallie Mack, Andrew Thurber, David Mullin, Alan Matson, Larry Hamilton, Maura O'Day, Francs Footer, Trafton Crandall, Marty Illick, John Jumanch, Laurie Thompson, Patrice Machavern, David Conard, Jon Binhammer, Stephen C. Brooks

**1. Call to order**

Mr. Russell called the meeting to order at 6:55

**2. Adjustments to agenda**

None

**3. Public Discussion**

None

**4. Striping on Ferry Road. *Potential action: approve striping from Greenbush Road to the train station driveway***

There was discussion about the width of the lanes as well as where the white lines will be drawn. The State of Vermont is responsible for painting the center line. The town is responsible for the white lines. The board also discussed bike lanes and which side(s) they will be on. There was general consensus that striping should be 10 foot wide vehicle lanes with pedestrian lanes on both sides of the road.

**5. Traffic calming on Greenbush Road. *Discussion only***

There was discussion about lowering the speed limit on Greenbush Road. The residents of the road were concerned about children and pets. The possible solutions raised included speed bumps, speed tables, better patrolling of the road, and lowering of the speed limits. The cost of a patrolling officer was discussed. There was also a discussion about the livability of the village as a community.

The board decided to have a patrolling officer on Greenbush Road.

**6. Alan Matson – Request for Highway Access Permit to move driveway at 349 Lane's Lane. *Potential action: approve permit***

Ms. Cole said her only concern is to make sure the driveway does not cross the property line. Mr. Matson said he would check the property line before he starts the project

**MOTION** by Ms. Cole to approve the highway access permit HAP 0904 for Alan Matson on Lane's Lane with the condition that the property boundary be identified.

**SECONDED** by Mr. Ladue

**VOTE:** 5 ayes 0 nays

**7. Jon Binhammer of the Nature Conservancy – discussion regarding the Town's conveyance of a conservation easement on the Burns property.**  
*Discussion only*

The condition and location of the forest was discussed. The Nature Conservancy said they would be unwilling to hold a conservation easement if a through road were included in the easement area. The future of the land was discussed. Larry Hamilton brought up the point that the Nature Conservancy has a better track record of land stewardship than the Town of Charlotte. The Nature Conservancy is unable to maintain the forest but would be happy to assist the town in maintaining the forest. The board will discuss this at a later date.

**8. Burns property – designation of open space for subdivision. Discussion only.**

The requirement is to set open space for 50% of the parcel. The board discussed whether to look at all 54 acres now or only part of the land. The board will revisit this issue.

**9. Interview Laurie Thompson for appointment to Trails Committee for two-year term**

Mr. Ladue asked what spectrum of trails the Trails Committee should oversee, such as bicycle paths along the road. Ms. Thompson said it was for the town so decide. Mr. Stone asked about ancient roads. Ms. Thompson said she does not believe this should be left up to the trails committee.

**MOTION** by Ed Stone to appoint Laurie Thompson to the trails committee for a two year term.

**SECONDED** by Frank Thornton

**VOTE:** 5 ayes 0 nays, MOTION carried

**10. Pease Mountain Stewardship Plan. Potential action: approve plan**

There was discussion about where to post rules and regulation for the trail. The issue was raised by Patrice Machavern about hunters using the trails if they are not posted. The

school board also requested that the landowners retain the right to close the sections of the trail that lie on their property. The board will discuss this once the terms are clearer.

**11. Thompson's Point Lot 9 and half of Lot 8 @ 2696 Thompson's Point Road – terminate lease to Adam Kalkin and enter into new lease with BCS Real Estate Holdings, Inc. *Potential Action: approve new lease***

**MOTION** by Charles Russell to approve termination of a lease and a new lease for Thompson's point Lot 9 and half of lot 8 @ 2629 Thompson's point road. The lease would be with BCS Real Estate Inc.

**SECONDED** by Winslow Ladue

**VOTE:** 5 ayes 0 nays, MOTION carried

**12. Brush-hogging Town land. *Potential Action: accept brush hogging of specified Town parcels by Mack Farms in lieu of agricultural lease payment.***

The price and location of brush-hogging projects was discussed. Which trees to be cut re: size, type was also discussed. The board will make a site visit prior to the next meeting.

**13. Waitsfield and Champlain Valley Telecom – petition for placement of cable within Hills Point Road right of way. *Potential action: approve petition***

They would place a new cable to replace an existing one that is defective. Ms. Cole asked what the difference is between the services provided by the cable and a fiber optic line.

**MOTION** by Ed Stone to approve the petition from Waitsfield and Champlain Valley Telecom for use of the Hills Point Road right of way to replace approx. 1500 ft of defective cable with 25x cable from 481 Hills Point road to 941 Hills Point road on the west side of Hills Point Road serving approximately 11 customers. Once approved, the chair, Charles Russell will be the one to sign the petition.

**SECONDED** by Winslow Ladue.

**VOTE:** 5 ayes 0 nays, motion carried

**14. Stephen Davis – request for waiver of fees for affordable housing (all permits for PUD and zoning permits for four single family dwellings)**

The board discussed how affordable the dwellings will be and the amount of waivers they have already given to this project.

**MOTION** by Ed Stone to give Steven Davis a \$550 wavier for sketch and wastewater fees for affordable housing units.

Seconded by Winslow Ladue

**VOTE:** 4 ayes 1 nay (Thornton), MOTION carried

15. Minutes 8/10/09, 8/17/09, 8/24/09

**MOTION** by Ed Stone to approve Minutes as corrected from 8/10/09

**VOTE:** 5 ayes 0 nays; Motion carried

**MOTION** by Ed Stone to approve Minutes as corrected from 8/17/09

**SECONDED** by Mr. Ladue

**VOTE:** 5 ayes 0 nays; MOTION carried

**MOTION** by Ed Stone to approve minutes as corrected from 8/24/09

**SECONDED** by Jenny Cole

**VOTE:** 5 ayes 0 nays, MOTION carried

16. Motion by Ed Stone seconded by Winslow Ladue to go into executive session.

The selectboard went into executive session at 9:40 PM to discuss litigation issues. The Selectboard came out of Executive Session at 10:28 PM. No action was taken.

**MOTION** by Ed Stone to adjourn. Seconded by Winslow Ladue.

**VOTE:** 5 ayes 0 nays, MOTION carried.

Respectfully Submitted,

Christopher St. Martin  
Recording Secretary