

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

APPROVED

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

ADMINISTRATOR: Dean Bloch.

OTHERS: Ellie Russell, Josh Flore, Karen Frost, Michael Frost, Robin Reid, Carrie Spear, Cedar Cowles, John Hammer, Charlotte News; and others.

1. CALL TO ORDER

Mr. Russell called the meeting to order at 7:03 p.m.

2. ADJUSTMENT TO ADENDA

None.

3. PUBLIC DISCUSSION

Mr. Bloch thanked the Selectboard members for attending a Chittenden County Regional Planning Committee meeting (09/10/2007) held at the Charlotte Town Hall.

Mr. Ladue asked if the Town had a policy for a private use of public property by a for-profit entity. For example, scuba diving lessons held at Whiskey Bay by a for-profit company has come up in a Recreation Committee meeting. Mr. Russell replied that if there was a policy it would be found in the Town ordinances.

Ms. Russell, resident, said that in the past there was a project to develop a policy related to use of public buildings.

Mr. Russell noted that if a private event was held then the Town insurance company would need to be notified. Regarding a policy, the Recreation Committee could forward a recommendation.

4. MINUTES OF AUGUST 27, 2007

MOTION by Mr. Ladue, seconded by Ms. Cole, to approve the Selectboard minutes of 08/27/2007 as written, with the following corrections/additions:

Page 1, under Others; globally correct the name of Peter “Demick”;

Page 3, 5th paragraph, add as the first sentence: “Mr. Ladue asked whether the Vermont Land Trust and the Preservation Trust would be amenable to a delay of the development of the north and eastern portions of the Burns property.”

Page 5, last paragraph, 1st sentence; replace the word “proposed” with “existing”;

Page 12, under C, Emergency Management Coordinator, 2 paragraph, 2nd sentence, change to read "...position would work well with the Fire..."; 2nd sentence, change to read "Mr. Ladue would recommend..."

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

5. CARRIE SPEAR – TRACTOR PARADE ON OCTOBER 14TH FROM 1:30 -2:30 PM – Request to be considered a “town event” and to close Spear Street from Nichols Farm to Hinesburg Road, and close Hinesburg Road from Spear Street to Valley View

Carrie Spear, resident and event organizer, explained that the 7th Annual Tractor Parade would be held October 14th.

MOTION by Mr. Stone, seconded by Mr. Ladue, to grant a request by Carrie Spear for a Tractor Parade, and to consider the parade as a “town event”, and to close Spear Street from Nichols Farm to Hinesburg Road, and close Hinesburg Road from Spear Street to Valley View.

DISCUSSION:

Mr. Ladue asked for clarification of the meaning of the Tractor Parade as a town event. Ms. Spear explained that if an event was considered a town event, then the Town would provide insurance coverage for the day of the event.

Ms. Spear briefly reviewed a history of the Tractor Parade as a celebration of agriculture in Charlotte. The event has grown to 100 tractors last year. This year’s parade would include a small farmer’s market, a toy farm show hosted by Steve Denton at his barn, a soccer game at the school in the morning, a Crop Walk starting at David Nichols in the afternoon, and a chicken pie supper in the evening. A barn dance is being considered for a future parade addition. There was no cost to the Town for the parade. The Charlotte Fire Department would handle closing the roads. The tractor staging area was at David Nichols. There will be a marching band this year. Throwing candy is not allowed for safety reasons.

Mr. Ladue asked if the event organizers had considered alternate plans if traffic in the area increased in the future that could conflict with closing the roads. Ms. Spear replied yes. The event could start at the Bean Farm and end at the Nichols. There have been no complaints so far.

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

6. JOSH FLORE – Interview for First Constable

Josh Flore, Charlotte resident and First Constable candidate, said that he had review of the Town of Charlotte First Constable duties as outlined in the Selectboard packet.

Mr. Flore reviewed his education and law enforcement qualifications.

Mr. Stone noted that Cowboy Lewis, the First Constable, has resigned his position, but would like to continue to open and close the gates to the Plouffe Lane Town trails and Town Beach.

There was lengthy discussion regarding potential limited duties and role of a First Constable versus full law enforcement powers (Mr. Flore said he expected to start slowly on an on-call basis through the Shelburne Dispatch); continuing to utilize the Sheriff's department for traffic control; compensation (to be determined); and if a time sheet would be required (Cowboy Lewis submitted a weekly time sheet).

The Board thanked Mr. Flore for coming in.

7. BURNS PROPERTY – Next Steps

Mr. Russell reviewed options regarding the Burns Property Affordable Housing project as follows:

1. To defer any action on the proposal
2. Build three affordable units in the north meadow
3. Re-open the community planning process

Mr. Stone pointed out that Paul Bruhn, Preservation Trust, and Gill Livingston, Vermont Land Trust, had said that the planning process could be delayed.

Michael Frost asked for clarification regarding an option to re-open the community planning process. Mr. Stone briefly reviewed a discussion between the Selectboard, Gill Livingston and Paul Bruhn at the last Selectboard meeting. If the public hearing process regarding the project were re-opened then the Town could accept new information. It was suggested to have an outside consultant mediate/facilitate a public planning process to build on the planning already done.

Karen Frost asked how the MOU incorporates the Village and Burns Property in the planning process. Mr. Russell explained that at first all four quadrants of the Town were examined, and then the process was narrowed down to two properties.

Robin Reid, resident, said the concept of a public process includes the Selectboard and a warned agenda. The Selectboard could advert a big meeting and host a public planning session at a regular Selectboard meeting.

Carrie Spear, resident, asked if it would be easier to do the four quadrants now that we know where septic capacity is. Ms. Russell said that septic needs of the whole village should be folded in with the planning.

Ms. Cole cautioned that we shouldn't lose what has been accomplished already. There was discussion of preserving the Clay Plain Forest and utilizing the Flea Market property as part of a recreational/trail use. If the planning process re-opens then what should be the starting point. Is it three units at the north end of the Burns Property as Phase 1 and Phase 2 as two additional units built at the other end of the property, asked Ms. Cole.

Mr. Frost asked if this was what could hypothetically be done on the property. What happens to the people in Town who have properties that could be developed, but are

limited in use by septic. It is an allocation issue. For example, if the Burns property septic is allocated to an affordable housing project then it should also be offered the Flying Pig, or the commercial properties along Greenbush/Ferry roads that need septic to expand as per the Town Plan. Mr. Russell noted that the MOU agreement was silent regarding septic.

Ms. Reid said that in the facilitated community process already held no one was allowed to advocate for conservation of the Burns Property land. We should use the septic resource and keep the land open.

Mr. Frost suggested that the land could be kept open and use septic to increase housing within the Village. There are parcels in Town that could support housing. Mr. Russell said that the MOU calls for affordable housing. We could look at other properties.

Ms. Cole pointed out that the Burns Property was Town owned property. There might not be as much control if other properties were developed. Mr. Russell replied that if septic allocation was given out then it could be conditioned as perpetually affordable. Ms. Russell stated that the cost of the property was a part of new housing.

There was lengthy discussion regarding a survey of the Town for a Town vision; septic issues that were studied; a vision to facilitate septic for Town needs, for example, allocate septic so that Nancy Sabin could develop an affordable apartment on her property; the need for a facilitator or planner to take the Town's needs/wants into account and incorporate that into an overall plan.

Mr. Stone suggested hiring an independent planner to work with the Selectboard in an open process as a first step. Mr. Ladue suggested contacting UVM and using the process as a student project.

Ms. Frost said that a Village Land Development Master Plan (West Charlotte Village Plan) was done and there were good points included in the plan.

There was further discussion regarding septic demands in the Village core; a challenge to meet a Town Plan vision to grow and yet to retain the agricultural/rural culture; proposed affordable housing utilizing the Burns property, which has been done; finding a planner that could explore/identify in-fill housing within the Village; use the study done by David Marshall to cost out septic, land and buildings to create affordable housing if the Burns Property was not used; identify septic demand; and explore all options before a final decision. Ms. Frost pointed out that the MOU did not specifically say a plan had to be implemented, it just said to think about it.

SUGGESTIONS:

- Find out what the Burns Property could support and what the cost was.
- Andy Broderick was suggested as a resource for a planning discussion.

- Invite Paul Bruhn and Gill Livingston back to gather their input regarding keeping the Burns Property open and to explore expanded affordable housing projects within the Village.
- Hire an outside planning consultant, such as Mike Munson, for a discussion on “how to plan”.

ACTION PLAN:

- A meeting date of October 15, 2007 was set.

8. DISCUSSION ABOUT TOWN PLAN

Mr. Stone asked if the Board was ready to review, or vote, on the proposed new Town Plan with recommendations. If the state statutes were applied to the Town Plan that would complete the state requirements. We said that we didn't want Charlotte treated the same as other towns in Chittenden County regarding housing targets as per the Regional Planning Commission Plan. Mr. Russell clarified that Charlotte did not approve the RPC Plan due to housing target concerns.

Mr. Ladue asked if the Town Plan would include language that supports West Charlotte and East Charlotte Village planning.

9. CHARLOTTE HOUSING FUND – Appointments

Mr. Stone suggested deferring appointments to the Charlotte Housing Fund Committee.

Potential candidates were identified that included Carrie Spears, Karen Frost, David Nichols and John Owens.

10. SEWAGE SPILL PREVENTION PLAN – Thompson's Point Wastewater Committee

Mr. Bloch reported that the a proposed Sewage Spill Prevention Plan for the Thompson's Point Sewage system would be drafted by the Thompson's Point Wastewater Committee. There was an estimate of up to \$1,500 for a large main sewage Village Plan system study to be done by Civil Engineer Associates.

The Selectboard would invite Paul Boisvert to come before the Board.

11. SELECTBOARD UPDATES

None.

12. BILLS AND WARRANTS

The Selectboard signed Bills and Warrants as presented.

13. ADJOURNMENT

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

VOTE: 4yes, 1 absent (Mr. Thornton); motion carried.

The meeting was adjourned at 9:00 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.