

**TOWN OF CHARLOTTE  
SELECTBOARD MEETINGS  
JANUARY 8, 2007**

***DRAFT***

**MEMBERS PRESENT:** Charles Russell, Acting Chairperson; Jenny Cole, Ed Stone, Frank Thornton (Absent: Eleanor Russell).

**ADMINISTRATION:** Dean Bloch, Selectboard Assistant.

**OTHERS:** Roy Jones, Daniel Jones, Winslow Ladue, Larry Becker, Josie Leavitt, Stephen Brooks, Martha Perkins, Robert Chutter, John Hammer, Charlotte News, and others.

**1. CALL TO ORDER**

Mr. Russell, Interim Chairperson, called the meeting to order at 7:02 p.m.

**2. ADJUSTMENTS TO THE AGENDA**

Add; Thompson's Point leases to Discussion of Articles for Town Meeting.

**3. PUBLIC DISCUSSION**

None.

**4. FLEA MARKET LEASE**

Daniel Jones and Roy Jones appeared before the Board.

Daniel Jones signed a Flea Market Lease and paid a fee to the Town of \$2,000. Mr. Jones said that he would like Roy Jones on the lease as well.

Mr. Stone pointed out that Mary Conlin's name was still on the lease document. Mr. Bloch explained the document was last year's lease. Ms. Conlin was the original lease holder. The document would be amended to reflect the new lease holder and fee.

**MOTION by Mr. Stone, seconded by Mr. Thornton, to approve a Flea Market Lease to Daniel Jones and Roy Jones for a period of one year; 04/01/2007 to 10/31/2007, as amended.**

**VOTE: 4 ayes, 1 absent (Ms. Russell); motion carried.**

**5. WINSLOW LADUE – GROUNDWATER MAPPING**

Winslow Ladue explained that the Planning Commission Chair had requested ground water mapping for planning purposes. Larry Becker, State of Vermont geologist, was invited to discuss a potential collaboration with the Town.

Mr. Ladue said a 1984 letter was found from the Town to the State asking for ground water mapping and a letter in response from the state that mapping would be done. It was never done.

Mr. Becker handed out copies for a Groundwater Resource and Recharge Area Mapping Pilot Plan, dated 10/17/2006, for geological mapping and wells. Towns provided \$6,000 seed money and the state applied for grant money to pay for the program. Locate water well information was reported by well drillers to the state. The state looks at surface and depth geology. The information is useful to derive mapping, identify potential aquifers, load yields, protection buffers, resources, and resource sites. It was important to understand how different surface materials would affect ground water.

Mr. Becker explained the three phased of a pilot program, which was the result of a 2003 Governor's Report Study Committee. A first step is mapping, which provides the next step for "planning level" aids to towns. Mapping was done on a priority based on need and where field geologists were available. Federal funding for a November application would be awarded in January.

Mr. Becker explained that the Public Trust Doctrine was a controversial issue. There is on-going discussions.

Mr. Stone asked if the Study Committee minutes of meetings were available for review. Mr. Becker replied that audio CD's of the meetings were available.

There was further discussion regarding the advantage to the Town for the mapping (potential to identify higher yield areas, location of wells and at what depth go to); the use of ground water resource maps for future Town planning; and the identification of low yield areas that could indicate the need for Town supplied water if it was in a density growth area, or the need for larger lots. Mr. Becker said the information could be used to identify water protection areas, or where the Town could invest in future wells.

Mr. Stone asked if the Flea Market Town well could be outfitted with a public hydrant. Mr. Ladue asked if it would be serving more than 25 people per day. If so, then would be a public supply. The school was already a public water supply site.

Ms. Cole asked what the total cost was for mapping. Mr. Becker replied \$25,000 and included \$6,000 Town seed money. Mr. Bloch suggested that funding could come from the "Consultant's" line item. Groundwater mapping would be useful for planning and in discussing village development. Well logs can be sketchy. How is information obtained, asked Mr. Bloch. Mr. Becker explained that state flood geologist gathered information on site.

The Board thanked Mr. Ladue and Mr. Becker for their information.

#### **6. JOSIE LEAVITT – REQUEST FOR PUBLIC SEWER FOR FERRY ROAD**

Josie Leavitt, resident, reviewed a request to hook up the Flying Pig building to the municipal septic that currently serves the Charlotte Fire Station, Town Hall, etc. The Flying Pig building is limited to 45 gpd septic output. Interested parties in the building have been restaurants and that would require more than 45 gpd.

Mr. Thornton pointed out that if the request was granted then there would be others that would also ask to hook on.

Ms. Leavitt stated that it would be for a commercial use only. Mr. Thornton said that the Village was all commercially zoned. There would be no limit to the requests.

There was further discussion regarding other buildings in the Village, such as on the other side of the Library, Burns property septic capacity (how to allow a use that could include reserved capacity); a current on-going analysis study by Civil Engineer Associates of the Burns property capacity; a planning process to gather information and costs (it was noted that the Thompson's Point waste water system cost \$1 million).

**7. CLARIFICATION OF AMENDMENTS OF THE MOTOR VEHICLE AND TRAFFIC REGULATION ORDINANCE TO REDUCE SPEED LIMITS ON GREENBUSH ROAD AND MOUNT PHILO ROAD**

**MOTION by Mr. Stone, seconded by Ms. Cole, to approve Amendments to the Charlotte Motor Vehicle and Traffic Regulation Ordinance as written affecting Green Bush Road and Mount Philo Road, dated 01/08/2007.**

**DISCUSSION:**

**Mr. Thornton stated that he would not support the amendments.**

**Mr. Bloch pointed out that the amendments also included Section 1.d, Lake Road, which did not change the speed limit.**

**AMENDMENT TO THE MOTION by Mr. Stone, seconded by Ms. Cole, to include Section 1.d, Lake Road.**

**VOTE: 3 ayes, 1 nay (Mr. Thornton), 1 absent (Ms. Russell); motion carried.**

The Selectboard members signed the document.

Mr. Thornton said that the Board had signed an undated document and questioned language lowering the speed limit to 45 mph. The ordinance as voted reads "recommended at 40 mph", said Mr. Thornton. Mr. Russell said that the amendment corrected a typo on the southern portion of Green Bush Road. (see attached document)

**8. DISCUSSION OF ARTICLES FOR TOWN MEETING**

**A) THORP BARN**

Martha Perkins and Robert Chutter, Thorp Barn Committee representatives, appeared before the Board. Ms. Perkins handed out copies of a Memo to the Selectboard, dated 01/08/2007, regarding a proposed article for funding a Thorp Barn Restoration Project.

Ms. Cole reported a potential meeting was scheduled for Wednesday, 01/10/2007, with Clark Hinsdale III to discuss park access to the trails. There is money for park trails and the potential Varney Farm access from the Varney Fund. One part of the project is how the Thorp Barn would tie into the Varney Farm and trails.

Ms. Perkins showed a proposed road design, an existing Route 7 curb cut that would be eliminated, a location of a new proposed curb cut that is state approved to replace the existing curb cut, and a small parking area (for horse trailers) on a Site Map. The parking area would also be used for handicap parking, special events, agricultural vehicles, and park maintenance vehicles, said Ms. Perkins.

Ms. Perkins said that the committee was seeking \$12,500 from the Town budget. The road project was estimated at \$10-15,000. Mr. Stone suggested that if the road was part of a Town project and was considered a Town road then the funding should come from the Town Highway budget.

Ms. Cole asked if the road would link to the Varney house as well.

Ms. Cole suggested that the committee check to make sure the proposed curb cut was state approved. Mr. Stone asked if the state knew what the curb cut would be used for.

The deadline for presenting an article for Town meeting is 01/22/2007, said Mr. Stone.

#### B) AFFORDABLE HOUSING FUND

John Owen reviewed a revised proposal and funding for small projects for individual home owners that would include renovation and adaptive reuse for affordable housing. The Affordable Housing Committee had considered amounts of \$30,000 per unit with a maximum of \$45,000 for larger projects. An application process would be spelled out in more detail. The committee would work out project selection criteria and priority in terms of what a project was. It was estimated that one or two projects per year would come before the committee. This would enable homeowners to convert space into affordable rental units. They would have to meet criteria, such as existing on-site septic/water, etc.

Mr. Russell asked if funds were granted and later the units went from affordable to market rate would the homeowner have to refund the money. Mr. Owen replied yes, they would have to return the money.

Mr. Thornton asked if the units would it be affordable in perpetuity, and spoke in support of using private funds and not public funds.

Mr. Russell asked if the committee would be able to get an idea of what interest there was before 01/22/2007, and how many projects could be done per year. Mr. Owen replied that a survey would need to be done, which would take more than a few weeks.

Mr. Stone suggested asking for one-half a cent versus one-cent on the tax rate. One-half cent would result in \$35,000-40,000. A one-half cent would keep the Town budget at a reasonable level. Up to \$10,000 per grant could create affordable units for 99 years. There would have an attachment on the property owner's deed. If a property sold the affordability would run with the property. A lease could be set up with the Zoning Officer. The property owner could return the \$10,000 if they wanted to negate the affordable lease, said Mr. Stone. Mr. Owen said the committee started thinking at a lower

amount (\$10,000), but felt a homeowner would need more than \$10,000 to create a livable space. Mr. Stone suggested trying one-half cent for one year.

Robin Reed suggested putting an option on the tax bill like the state does for the wild life fund. Mr. Thornton said that when charity was forced through taxes then it no longer is charity. Fifty-one percent in Town want affordable units, which would force the other 41 percent to pay for it too. If that 51 percent want to put that on the tax rate they could elect to do so, said Mr. Thornton.

Mr. Ladue asked how many affordable units were in Charlotte currently. Mr. Owen replied there were four units.

Mr. Ladue asked how many affordable units the Town wanted, and how many different ways there were for growing the number. Mr. Russell reviewed three strategies that included the proposed Burns property, the Town Zoning Bylaws, and funding.

Mr. Stone said the Town has had projects, but septic issues prevent development. Affordable apartments are different, for example, Nancy Sabin wants money to fit up an apartment.

Amy Demetrowitz asked what is considered an affordable unit. Ms. Reed replied around \$400 per month.

There was discussion regarding values important to the Town, such as open space; what was considered affordable to live in Town; what the benefits were; if a cap of \$10,000 per project was useful or not (Mr. Owen pointed out that it was the job of the committee to look at projects and decide what was feasible or not); if it was possible to subsidize affordable rentals (Mr. Ladue stated that \$10,000 did not have a 99-year life); what amount of money it would take to turn a garage, or other space into a rental unit (Mr. Owen said it would take more than \$10,000 if there was a "shell" to start with); and a question of demand.

Ms. Cole asked if matching funds were required (to qualify for a grant). Mr. Owen replied no.

#### C) BURNS PROPERTY

Amy Demetrowitz appeared before the Board.

There was discussion regarding proposals that included 9 units in three clusters either along the main road, or set off the road; a Planning Commission request for Selectboard comments on Sketch Plan Review proposals related to locations and plans; Burns property neighbor concerns (Mr. Stone said that the neighbors did not want any development of the property); and suggestions to turn the existing mobile home into an affordable unit, or build habitat housing on the Flea Market section, or put the proposed units along Green Bush Road.

Mr. Bloch pointed out the discussion should focus on a potential article for the March Town Meeting.

Mr. Russell pointed out that each unit would require five acres of land. Five units (on the Burns property) would lock up 25 acres permanently, which would be less land that would be required for 9 units.

Mr. Stone spoke in support of three affordable habitat units versus nine units. \$170,000 per unit was not that affordable. With habitat, people put their own sweat equity into the unit and when they sell it they get that equity back. Doing three units now doesn't mean that there couldn't be three more in the future, said Mr. Stone. Mr. Russell said if the Town went in that direction then you are talking about a Master Plan.

Mr. Owen spoke as a Planning Commission member, and said that the Planning Commission would like to know what a future plan was and that would require a Master Plan. Mr. Stone said that a plan was already done for a cost of \$18,000.

Ms. Reed said there were still unresolved issues despite an advisory vote. The Burns property will be available for future municipal uses. There hasn't been a good time to bring up those future uses outside of housing. There is a level of confusion and the property has not been conveyed yet, pointed out Ms. Reed.

There was brief discussion regarding what criteria would be used to award affordable units (Mr. Thornton said that the units shouldn't be limited to people who only live in Town); the process used for determining the use of the Burns property that included a committee and Memorandum of Understanding (MOU); and concerns that an affordable housing project on 5-acres would have a 55-acre impact on the neighbors and Town.

**D) THOMPSON'S POINT LEASES**

**MOTION by Mr. Thornton, seconded by Mr. Stone, to approve a Thompson's Point Club House lot lease agreement between the Town of Charlotte and the Thompson's Point Club House as presented.**

**FRIENDLY AMENDMENT to authorize the Interim Charlotte Chairperson to sign the lease agreement on behalf of the Town of Charlotte.**

**VOTE: 4 ayes, 1 absent (Ms. Russell); motion carried.**

**MOTION by Mr. Thornton, seconded by Mr. Stone, to approve a Lease Agreement for Lot 152 between the Town of Charlotte and Marshall Horsford, Lydia Hibbard, Linda Radimer, David Horsford, and Kibby Horsford for a twenty-year period, and to authorize the Interim Charlotte Chairperson to sign the lease agreement on behalf of the Town of Charlotte.**

**VOTE: 4 ayes, 1 absent (Ms. Russell); motion carried.**

**E) ROLES AND RESPONSIBILITIES FOR THE THOMPSON'S POINT WASTEWATER ADVISORY COMMITTEE - PROPOSED**

Ms. Cole handed out copies of proposed Thompson's Point Wastewater Advisory Committee Roles and Responsibilities for Board review.

#### **9. PROPOSED BUDGET FOR FY08 - EDITS**

The Selectboard reviewed potential edits for the proposed FY08 budget that included the following:

- Funding for a Ground Water Study (included in the budget)
- East Charlotte Village Planning Consultant line item (page 1) was changed from \$10,000 to \$6,000.
- Library - \$7,000 added back in.
- Schedule meeting with Auditor for 01/22/2007 at 6:00 p.m.

#### **10. APPROVE MINUTES FOR DECEMBER 11, DECEMBER 18**

**MOTION by Ms. Cole, seconded by Mr. Stone, to approve the minutes of 12/11/2006 as written, with the following corrections/additions:**

**Page 2, 5<sup>h</sup> paragraph, change to read: "Mr. Stone asked if the report would include what was in use now and a total capacity for the Town buildings. Mr. Marshall said that could be added to a final report."**

**Page 4, correct the name "Mary Mead";**

**Page 6, change the name "Robert Chutter" to "Randy Broderick".**

**VOTE: 4 ayes, 1 absent (Ms. Russell); motion carried.**

**MOTION by Mr. Stone, seconded by Mr. Thornton, to approve the minutes of 12/18/2006 as written, with the following corrections:**

**Page 2, 1<sup>st</sup> paragraph, 3<sup>rd</sup> sentence, change to read: "...don't want water to follow down the trails.";**

**Page 2, 2<sup>nd</sup> paragraph, replace "(?)" with "Mack Jr";**

**Page 2, 4<sup>th</sup> paragraph, 2d sentence, replace "(?)" with "Mead".**

**VOTE: 4 ayes, 1 absent (Ms. Russell); motion carried.**

#### **11. BILLS AND WARRANTS**

The Selectboard signed Bills and Warrants.

#### **12. ADJOURNMENT**

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

**VOTE: 4 ayes, 1 absent (Ms. Russell); motion carried.**

The meeting was adjourned at 9:50 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.*