

**TOWN OF CHARLOTTE
SELECTBOARD MEETINGS
OCTOBER 20, 2008**

Approved

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

ADMINISTRATION: Dean Bloch.

OTHERS: Mary Mead, Ellie Russell, Tim McCullough, Rick Benson, Don Welch, Carrie Spear, Greg Duggan (Charlotte Citizen).

5:30 PM—Site Visit at 920 Lewis Creek Road, Guy Baldwin property

1. CALL TO ORDER AT TOWN HALL

Mr. Russell called the Selectboard meeting to order at 6:30 PM.

2. DISCUSSION OF PERSONNEL ISSUE

Winslow made a motion and Ed seconded the motion: to go into Executive Session to discuss a personnel issue. The motion was approved unanimously. The Board invited Mary Mead to participate in the Executive Session.

At 6:42 PM Ed made a motion and Frank seconded the motion to come out of Executive Session. The motion was approved unanimously.

Ed made a motion and Winslow seconded the motion: to hire Sharon Balaban as a full-time Assistant Town Clerk and Assistant Treasurer. The motion was approved unanimously.

At 6:50 PM Winslow made a motion and Ed seconded the motion to go into Executive Session to discuss a litigation issue. The motion was approved unanimously.

At 6:57 PM Winslow made a motion and Ed seconded the motion to come out of Executive Session. The motion was approved unanimously. No action was taken.

3. ADJUSTMENTS OF AGENDA

None.

4. PUBLIC DISCUSSION

None.

5. SCENIC ROADS PUBLIC HEARING for considering effect of paving 20 foot aprons at covered bridges in East Charlotte

Charles stated that the hearing wasn't warned, so it wouldn't happen at this meeting. Charles also stated that Marty Illick submitted a memo to be considered for the hearing. He asked if other Selectboard members wanted to hold the hearing on November 10th. Other Selectboard members agreed. Winslow asked to include discussion of the Bridge Condition Report and rip-rapping. No other action was taken.

6. MINUTES: OCTOBER 2 AND OCTOBER 16

Action on minutes was deferred.

7. TIM MCCULLOUGH

Mr. McCullough introduced himself as the new President of the Charlotte Volunteer Fire and Rescue Corporation, and Selectboard members introduced themselves. No action was taken.

8. LAKEFRONT HOSPITALITY ASSOCIATES, LLC d/b/a Little Garden market; request for 2nd Class Liquor License

Rick Benson was present representing the applicant

Winslow made a motion and Jenny seconded the motion to adjourn as Selectboard and go into session as the Liquor Control Board. The motion was approved unanimously.

Ed made a motion and Winslow seconded the motion: to approve the application for a 2nd Class Liquor License. The motion was approved unanimously.

9. 2009 TOWN PROPERTY LISTING FOR VLCT INSURANCE

The board came back into session as the Selectboard. A change was noted for the Library building and contents, and the mobile home was removed from the Burns property. Winslow asked about adding the well and water lines on the Burns property. Charles asked about increasing the Thompson's Point wastewater system to around \$100,000, which is similar to the valuation of the wastewater system on the Burns property. Charles suggested checking with the Thompson's Point Association. Winslow suggested checking with VLCT to see what's usual and customary.

Ed made a motion and Winslow seconded the motion: to approve the revised valuations pending review by the Chair and Vice-Chair. The motion was approved unanimously.

10. AFFORDABLE HOUSING TRUST

Don Welch and Carrie Spear were present as, respectively, the applicant and property owner. Ellie Russell was present representing the Affordable Housing Trust Fund Committee.

Mr. Welch and Ms. Spear presented a sketched master plan for a potential 14 lot development that includes the Spear's Store, the parcel to the south of the store which is owned by the Spears, and the parcel to the south of that, which is owned by 2877 Spear Street Associates, LLC.

Ms. Russell indicated that the Committee recommended just looking at Phase 1, which includes renovations to and expansion of the store, and creating 3-5 residential units over the store. Ellie stated that the Committee recommended funding the feasibility grant for Phase 1, as indicated in a letter from John Owen, Committee Chair.

Mr. Welch indicated that the studies to be accomplished include septic engineering, hydrology, and architectural evaluation, which mostly involves figuring out the appropriate number of units within the store building. There could be between three and five units located within the store building once it is renovated and expanded.

Winslow asked Mr. Welch and Ms. Spear to confirm that at least one residential unit will be affordable. Mr. Welch and Ms. Spear confirmed this.

Ed made a motion and Jenny seconded the motion: to approve the application for a feasibility grant for Phase 1 of the project proposed by Stone Hill Partners. The motion was approved unanimously.

11. OFFER TO TOWN OF 7.3 ACRE PARCEL ON LEWIS CREEK ROAD

Charles stated that the Selectboard received a letter from Guy Baldwin offering to donate his property to the Town. Winslow stated that the property yields \$800 in property taxes per year. He also noted that there are some positive aesthetic, wildlife and recreational qualities to the parcel. Others agreed. The board decided to put it on a future agenda to discuss in more detail.

12. SCHEDULE FOR NEXT FEW SELECTBOARD MEETINGS

The board identified the following items for future agendas:

November 3

- Hearing to discontinue the Class IV portion of Baldwin Road
- Police service contract with Shelburne

November 10

- Public hearing for scenic road modification (for paving aprons at bridges)
- Review draft audit

November 24

- Land Use Regulations—public hearing
- Budget Review: Senior Center, Library, Planning & Zoning, Trails

December 8

- Budget Review: Conservation, Recreation, Fire and Rescue,

December 15

- Budget Review: Town Clerk, Road Commissioner, Selectboard

January 5

- Town Plan—1st public hearing
- Land Use Regulations—public hearing if needed
- Review warning for Town Meeting

January 26

- Town Plan—2nd public hearing
- Approve warning for Town Meeting

February 9

- West Charlotte Village planning/wastewater
- Ancient Roads

It was discussed that budget presentations by CCS and CVU are not needed unless there are overlapping objectives or requirements with the Selectboard.

Committees should be told to provide 1 or 2 sentences regarding their goals for the year, and should plan on level funding.

13. VELCO & TETRA-TECH MONITORING

Jenny noted that the Town received a letter recently indicating that VELCO is asking the Public Service Board to discontinue third party monitoring by Tetra-Tech. Jenny and Charles were designated to look into and address the issue.

14. BILL AND WARRANTS

The Selectboard signed Bills and Warrants as presented.

15. ADJOURNMENT

Ed made a motion, seconded by Winslow: to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 10:00 p.m.

Respectfully submitted, Dean Bloch.

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.