

**TOWN OF CHARLOTTE
SELECTBOARD
MINUTES OF MEETING
JULY 25, 2005**

APPROVED

MEMBERS PRESENT: Eleanor Russell, Chairperson; Jennifer Cole, Charles Russell.

MEMBERS ABSENT: Francis Thornton, Ed Stone,.

ADMINISTRATION: Dean Bloch, Selectboard Assistant.

OTHERS PRESENT: Carrie Spear, Joyce Wallace, R. Avery Hall, Jack Wallace, Dorothy Pellett, John Hammer, Charlotte News; and others.

1. CALL TO ORDER

Ms. Russell, Chairperson, called the meeting to order at 7:00 p.m.

2. ARROCHER HAY, LLC, 2071 GREENBUSH ROAD – APPLICATION FOR HIGHWAY ACCESS PERMIT HAP-05-08

Ms. Russell reported that the Selectboard had conducted a Site Visit at Arrocher Hay, LLC, 2071 Greenbush Road, for an application of a Highway Access permit. A question was what is the safest location for the proposed driveway regarding sight distances. Also, the Town Highway Supervisor comments regarding a Maple tree located at the north corner are on record. It was unclear if a Maple tree is in the Town right-of-way, or not. Ms. Russell asked if the applicant was agreeable to place the driveway access 26' north of an existing telephone pole.

Joyce Wallace, agent, appeared on behalf of the applicant. Ms. Wallace requested a Board decision.

Mr. Russell read the Selectboard minutes of 07/11/05 regarding public hearing testimony on the proposed highway access.

MOTION by Mr. Russell, seconded by Ms. Cole, to close the public Hearing on the Arrocher Hay, LLC application for a Highway Access permit, HAP-05-08.

VOTE: 3 ayes; motion carried.

Ms. Cole expressed concern regarding the steepness of the slope, and the need to cut brush to keep line of sights clear. The Town should have a written document on file from the tree owner giving permission to trim the tree(s).

MOTION by Mr. Russell, seconded by Ms. Cole, to approve a request by Accocher Hay, LLC, 2071 Greenbush Road, for a Highway Access permit, HAP-05-08, for a curb cut directly across from the Freese's driveway/garage, or 150' south of the north boundary, with the following conditions:

- 1. Written permission from Mr. Robert's to trim the Maple tree(s) on the north boundary as necessary; to be filed with the Town.**

2. **The proposed driveway shall meet the Town of Charlotte roadway standards.**

VOTE: 3 ayes; motion carried.

3. **ADJUSTMENT TO AGENDA**

None.

4. **PUBLIC DISCUSSION**

None.

5. **APPROVAL OF MINUTES JULY 11, 2005**

MOTION by Mr. Russell, seconded by Ms. Cole, to approve the Selectboard minutes of 07/11/05 as written, with the following corrections/additions:

Globally correct the name "Thorp".

Page 1, #4, 2nd sentence; delete the words "...but expired".

Page 6, Ms. Cole said that the Board agreed to spend the \$10,100 budgeted.

#9, 1st paragraph, change to read: "...\$4,000 for Park Maintenance, \$3,000 for a park gate, and raking for \$3,100. Spreading chips on the trail would cost \$2,400."; delete "which would leave \$1,000 in the budget."; replace the word "centered" with "available";

Page 7, #12, Summary, end of the year, "\$278,000 over budget";

VELCO discussion "...for proposed new transmission line"; and note that Joe McLean was the Town Counsel; Dean Bloch would contact Verizon regarding removal of the poles, and #11, 2nd paragraph, change to read "Mr. Porter recommended that the Town apply for two grants."

VOTE: 3 ayes, motion carried.

6. **APPROVE INSTALLATION OF SPAM FILTER FOR COMPUTER SERVER IN TOWN OFFICE**

MOTION by Mr. Russell, seconded by Ms. Cole, to approve a proposed installation of a SPAM filter for the computer server in the Town Office, at a cost not to exceed \$990 as presented.

VOTE: 3 ayes; motion carried.

7. **THOMPSON'S POINT – FENCING OF WASTEWATER DISPOSAL SYSTEM AREA**

R. Avery Hall, Advisory Committee representative, reviewed a Civil Engineering Association report regarding recommendations to rectify damage done by accidental plowing of the Town wastewater disposal system area. Stones were brought up, but the 12" level of sand level was not damaged. Mr. Hall suggested placing a set of posts and signage instead of a fence around the mounds. The intent was not to prohibit walkers from the area, but to keep horseback riders and cars off the mounds. It was a question of who should pay for the posts and/or installation. The leaseholder should pay for the damage, said Mr. Hall.

There was discussion regarding restoration of the disturbed area(s); the height of proposed posts and how many (it was determined that posts 4' above ground level set at 100' intervals was sufficient); specifics related to raking stones and what type of seed to plant (Ms. Cole would contact Tom Kenyon); and that the Town would pay for the posts.

Mr. Hall stated that when the Town leased the fields in the future (he) would be happy to walk a lessee over the property and show them where things were.

**9. AMENDMENT OF STREET NAMING ORDINANCE TO ADD ROAD FOR WALLACE/HARDY SUBDIVISION – “James Farm Road”
MOTION by Mr. Russell, seconded by Ms. Cole, to add “James Farm Road” to the Street Naming Ordinance for the Wallace/Hardy Subdivision as presented.
DISCUSSION:**

Jack Wallace, applicant, said that the James name has historical significance. The James Place farm was the first farm in the area.

VOTE: 3 ayes; motion carried.

10. APPROVAL OF OPEN SPACE AGREEMENT AND ROADWAY AGREEMENT AND WAIVER FOR WALLACE/HARDY SUBDIVISION

Jack Wallace explained that the Roadway agreement was a basic document from the Town Planner. Mr. Bloch reported that Tim Eustace has reviewed the agreement.

Ms. Cole asked if the road would service more than 7 homes, or 5.

MOTION by Mr. Russell, seconded by Ms. Cole, to approve a Roadway Agreement and waiver for a 9-lot subdivision for Wallace/Hardy, and to authorize the Charlotte Selectboard Chairperson to sign the agreement on behalf of the Town of Charlotte after review by the Town Attorney.

VOTE: 3 ayes; motion carried.

MOTION by Mr. Russell, seconded by Ms. Cole, to approve an Open Space Agreement between the Town of Charlotte and Wallace/Hardy as presented, pending review by the Town Attorney and to authorize the Charlotte Selectboard Chairperson to sign the agreement on behalf of the Town.

DISCUSSION:

Mr. Wallace commented that the proposed document has been reviewed. It is the meets and bounds that require review.

Mr. Russell asked for clarification regarding blanks that appeared on the submitted map. Mr. Bloch said that the map hasn't been filed yet, and the blanks would be filled in later. The Forest Management Plan would be recorded as an attachment, which is referenced.

VOTE: 3 ayes; motion carried.

**11. SELECTBOARD UPDATE
a) ZONING BOARD VACANCY**

Ms. Russell reported that Wade Weathers, Zoning Board of Adjustment member, was moving out of Charlotte. A question was if Mr. Weathers could continue to serve on the ZBA, or if a Charlotte resident should fill the position.

It was the consensus to ask Mr. Weathers if he was willing to continue to serve on the ZBA until a replacement could be appointed, unless Mr. Weathers wants to continue.

B) GREEN MOUNTAIN POWER POLE LOCATION NEAR RR OVERPASS

Ms. Cole reported that GMP would try to do the project without placing a pole in the Charlotte Park. Joe McLean will contact the Green Mountain Power attorney regarding a plan, or proposal. At this time no easement was necessary.

c) BURNS PLANNING

Ms. Russell reported that Dana Farley would schedule a meeting with Gil Livingston, Vermont Land Trust, and Paul Bruhn, Preservation Trust, regarding next steps. Also, Ms. Farley is working with Mr. LeBeouf regarding the start of discussions.

d) FIRE/RESCUE MEETING

A meeting with the Fire and Rescue departments was scheduled for Tuesday, 07/26/05, at the Town Hall. Mr. Stone and Ms. Russell would represent the Charlotte Selectboard.

e) AUBE-HINSDALE

Ms. Aube-Hinsdale has been offered Community Service project as part of a restitution agreement.

f) ZOE'S TACK SHOP

The Zoning Administrator has sent a memo to the Selectboard regarding legal action recommendations. A letter has been sent to Ms. Williams.

g) VERIZON POLES ON MT PHILO ROAD

Mr. Bloch would contact Verizon regarding removal of the poles on Mt Philo Road.

h) ALL HAZARD MITIGATION PLAN

The Town of Charlotte is eligible to apply for a FEMA hazard mitigation grant, which would fund mitigation assistance projects.

i) BIDDLE LEASE ON THOMPSON'S POINT

Mr. Russell said that there was potential for a boundary change on the Town Thompson's Point lease, which would increase Town access to the lake. However, if changes are made that would trigger an ACT 250 review. The State of Vermont considers Thompson's Point as a subdivision.

MOTION by Mr. Russell, seconded by Ms. Cole, to sign the Biddle lease as presented.

VOTE: 3 ayes; motion carried.

j) MUNICIPAL PLANNING GRANT

There is a 09/30/05 deadline to apply for a Municipal Planning Grant. A master plan would be needed for the East Charlotte village. Ms. Farley had reported that the Burns property might be eligible for a grant for a sewer allocation study, or plan. There is some money available for preliminary design work for affordable housing.

11. OTHER BUSINESS

Issues related to a Zoning Administrator memo regarding Hill's Point has been taken care of.

12. BILLS AND WARRANTS

The Selectboard members signed bills and warrants as presented.

13. WORK SESSION

Ms. Russell reviewed that Mr. Russell, Dean Bloch, and Ms. Russell would meet regularly to draft Land Use Regulation changes. Selectboard input and comments should be forwarded to Mr. Bloch.

14. ADJOURNMENT

The Chairperson adjourned the meeting at 9:30 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.