

**Charlotte Town Meeting
Minutes**

**Tuesday, March 7, 2006, 9:00 AM
Charlotte Central School Gymnasium**

SELECT BOARD
MEMBERS PRESENT:

Chairman Eleanor Russell
Jennifer Steele Cole
Charles Russell
Ed Stone
Francis Thornton

OTHERS: various townspeople (see clerk records)

The meeting was called to order at 9:06 AM.

The items to be discussed and voted on were as follows:

Article 1: To hear the reports of the Town officers and to act upon the same.

Tina Flood moved Article 1; it was seconded.

Nancy Wood wanted to get comments about the ancient road issue from the Selectboard and the Trails Committee about the public process needed to resolve this issue. Chair Russell said the board is aware of the legislation going through the process now and they are watching it closely. It will be a major issue for several years. The Selectboard will look at these roads one at a time, and hopefully the board will get full involvement from the public to discern how to categorize the roads. Mike Russell from the Trails Committee said the committee couldn't speak to the process; their role is to make recommendations. Class 4 roads are one of the public assets that can be potentially useful. Their status is unclear.

Dave Miskell asked the Selectboard if there is money in the budget for the surveying and legal costs to follow the Class 4 roads issue. Chair Russell said there is a small amount of discretionary money in the budget.

Vote on Article 1: To hear the reports of the Town officers and to act upon the same.

Vote: Ayes have it.

Article 2: Will the Town vote to have property taxes payable on or before November 15, 2006 and to have payments made to the Town Treasurer under 32 VSA § 4773?

Tina Flood moved Article 2; it was seconded.

Vote on Article 2: Will the Town vote to have property taxes payable on or before November 15, 2006 and to have payments made to the Town Treasurer under 32 VSA § 4773?

Vote: Ayes have it.

Article 3: Will the town adopt the Selectboard's budget of \$2,343,928 for the fiscal year July 1, 2006 to June 30, 2007 less anticipated revenues?

Tina Flood moved Article 3; it was seconded.

Chair Russell moved to add \$600 to the donation section for a donation to the Lewis Creek Association. It had been seconded (Primary amendment to the main motion).

Chair Russell said the Selectboard did not include the item in the annual budget because there was confusion regarding whether they could or not. By the time it was figured out, it was too late to change the budget. Tina Flood asked why the \$600 amount, it used to be \$500. Chair Russell said the Lewis Creek Association requested \$600 this year.

Marty Illick said the Lewis Creek Association puts in a report in the towns annual report, it is on page 39 this year. Their annual budget runs around \$40,000/year. Getting the financial support from the 5 towns leverages a lot of funds.

Amendment: Chair Russell would like to propose the following amendment: **"Will the town adopt the Selectboard's budget of \$2,344,528 for the fiscal year July 1, 2006 to June 30, 2007 less anticipated revenues?"**

It has been seconded.

Vote on Amendment:

"Will the town adopt the Selectboard's budget of \$2,344,528 for the fiscal year July 1, 2006 to June 30, 2007 less anticipated revenues?"

Vote: Ayes have it. Amendment passes.

Dr. Richardson asked about the line item "special investigations". Chair Russell said this is not a new item; it is a levee from the city of Burlington for the Chittenden unit of Special Investigations. IT is a unit that deals with sexual abuse and serious child abuse. This is Charlotte's share of support for that unit.

Graham Destakasi asked about the \$150 gravel upgrade. Chair Russell said this is a continuation of a program to upgrade several roads. The sub-base needs to be replaced; there is a long-term plan to have all the gravel roads upgraded over the next 5 years to make it less expensive to maintain. Junior Lewis said they started with money that was left over in the budget. They are trying to rebuild the dirt roads that were not originally built to withstand the weight that exists today. They are taking the top layer off, putting in a layer of shale, and putting fresh gravel on top. They have built up 11 miles of road so far and have not had any trouble. Bonnie Destakasi asked which roads were repaired. They have done ¾ of Guineau Road, all of One Mile Road, Whalley Road, Lake Road between Converse Bay and Thompson's Point Road, Dorset Street. Junior Lewis said in the spring, cars were sinking into the mud and getting stuck in the old version of the roads but potholes are still a problem.

Dan Rosen asked about the maintenance of the lands – it is getting costly. The Selectboard needs to pay attention to this in the future. Endora Frazier asked about other line items. Charles Russell said the increase in the revenue and expenses for intramural activities and the senior center pays for itself. They do not cost the taxpayers any money.

Larry Hamilton asked about the electrical items listed under miscellaneous. He would like to point out the costs would be going down if they were using incandescent bulbs.

Tina Flood asked about the money that is given to Fire and Rescue – at what point should the town manage it. Chair Russell said the Selectboard has increased its ties over the past few years; there is now a Selectboard member that sits on their board. That's a question that we all need to think about.

Walter Judge said other towns in Chittenden County have been keeping their budget increase down to 4 or 5 per cent; Charlotte's is 20 per cent. Chair Russell said there are several major items driving the increase this year. Gravel roads are \$150,000; \$80,000 for Fire and Rescue for staffing; increased cost of employee benefits. Mr. Judge said there is \$50,000 for legal expenses this year. Chair Russell said this is the best guess of what it will cost this year. There are more legal issues; land use issues; VELCO.

Dr. Bernstein asked if all the money Fire and Rescue is getting accounted for on the income side? Ray Curtis (president of Charlotte Fire and Rescue) said the Barrows Trust is not in the record. It was used last year for the shortfall for EMT payroll. It is not earmarked for anything this year, but it is assumed it will be used for EMT payroll again. They also have a small fund for Christmas parties, etc. This year it ended with \$900. There is no resolution with the Barrows Trust yet; it is an ongoing issue and attorneys are involved. They do not get good information from the trustees. They earned around \$13,000 for the entire year last year - on a million dollar trust fund. It is an issue they are continuing to pursue.

Amendment: Dr. Richardson would like to amend Article 3: "**Will the town adopt the Selectboard's budget of \$2,194,528 for the fiscal year July 1, 2006 to June 30, 2007 less anticipated revenues?**"

It has been seconded.

Dr. Richardson took \$150,000 out of the Selectboard budget; he would like to see the town run on that amount of money.

Chair Russell said the Selectboard would like guidance as to where the cuts should be made. They could discontinue the EMT service, or not upgrade the gravel roads.

Martha Perkins thinks it is a bold thing to reduce the budget by \$150,000. It's a little willy-nilly. The Selectboard has worked a lot trying to figure this budget out - but they've done it. She would like the town to consider all the work that has gone into this budget.

Shirley Bean lives on a road that they would like to improve in the future. Right now, the road is frozen. The road is full of ruts because of the thaw in January. When the spring thaw comes, there are bad holes that cars will have to go through. She would like to encourage the town to think about the people that live on these roads – they need to go in and out every day.

Marty Illick is not going to support the motion because the number put forth was arbitrary. The Selectboard has done a good job looking at all the different departments in the town; she thinks if she would try and negotiate a change, she would go to Selectboard meetings and be involved in the process. Do not try to remove \$150,000 in an arbitrary fashion.

Tina Flood said she is in favor of Dr. Richardson's motion. She lives on Lime Kiln Road – it is miserable. But her taxes have doubled in less than 10 years. People are saying they cannot continue to live here because the taxes are prohibitive. At some point, we need to convince the Selectboard and the School Board that there has to be fiscal responsibility. Tough choices need to be made.

Walter Judge supports Dr. Richardson's amendment. A 20 per cent increase is intolerable. It is the Selectboard's job to present a reasonable increase.

Elizabeth Bassett would like to speak to the 2 largest increases. She worked on the Rescue Squad for 8 years – it isn't easy. You make a huge commitment when you agree to stay at home for 12 hours. If Charlotte is out of service because there's no money to pay for EMT's and you need to call 911, you may have to wait for St. Mike's or Vergennes – it will be a long wait. Make the commitment with money or with your time. As for the roads, we now have large cars and huge amounts of traffics. Putting your head in the sand won't help. She would encourage the town to not support the amendment.

Dan Rosen said the key issue is the neighbors and the community. Things are getting out of control for working people without ample amounts of disposable income. Within our own budgets, we have to sometimes say we can't afford it. Charlotte never says no, however.

Walter Payne said the municipal budget amounts to 15 per cent of the taxes. This year, this will amount to a rate of 25 cents. What are the rates for adjoining towns? He believes Shelburne was 60 cents; when he worked down in Middlebury, it was around 80 cents. Charles Russell said most of the other towns have more infrastructures – paved roads, fire and rescue, etc. Ed Stone said a few years ago the town instructed the Selectboard to add \$110,000 into the budget to tend to the roads. In 5 years, it will cost 25 or 30 per cent more.

Charlie Proust felt it is wrong to say we can't amend the budget because we didn't go to the Selectboard meetings. He felt a 10 per cent increase in budget is reasonable; he also thought it would be reasonable to cut the legal expense in half. Junior Lewis is one of the best budgeters of all time; he would do well with less money. But it is unfair to say that you can't make amendments on the budget if you didn't go to the Selectboard meetings.

Karen Proust asked if the Selectboard could translate the budget increase into a dollar impact. Chair Russell said one cent on the tax rate is roughly \$65,000 value. If the roads and Fire & Rescue (F&R) were taken away, the general increase would be 6.7%.

Ray Curtis said F&R are out of service 3.4% of the time. The state allows them to be out of service 5% of the time or they will lose their license. Right now 21 volunteers for Rescue come from outside of Charlotte; 15 people are from Charlotte. If they can't keep the ambulance in service, they lose the right to operate the ambulance.

Mary LaKeen from Roscoe Road would like to thank the Selectboard for all the hard work; unfortunately she has to support the amendment. She feels that it doesn't mean we can't do anything for the roads or the EMT's. We just need to put our thinking caps on a little harder.

Paul Jefferson wanted to comment on the dramatic improvement on Roscoe Road. It is a fundamental matter of safety. He is impressed by the importance of the project.

Nancy Wood said on a \$400,000 property, the increase amounts to \$139.20. If we were asked to contribute directly to the Rescue Squad, we would probably give at least that much. She couldn't support a reduction of \$150,000 knowing how that would have such a huge impact on the services the town desires. Charlotte comes in around 13 or 14 in the county out of 21 districts for the tax rate. Pretty much in the middle.

Dr. Richardson said the reason he made the motion so the town would come up with the priorities. The function of the government is to provide roads and EMT's. The function of the Selectboard is to look at all the little stuff the town is doing – maintaining ballparks, etc. Do we need to pay for all this?

Tom Powell said \$50,000 is not all that is budgeted for legal. Has the Selectboard considered putting this out to bid? It is one of those items that benefits from having a bidding opportunity. Chair Russell said they have not considered putting it out to bid. They certainly can consider it.

Mrs. Jefferson made a request to cease debate. There is a second.

Vote on Amendment:

“Will the town adopt the Selectboard's budget of \$2,194,528 for the fiscal year July 1, 2006 to June 30, 2007 less anticipated revenues?”

Vote: Nays: 121, Ayes: 102. Nays have it. Amendment fails.

Request to cease debate on Article 3, Vote: 145 in favor, 54 opposed. Motion carries.

Vote on Article 3: Will the town adopt the Selectboard's budget of \$2,344,528 for the fiscal year July 1, 2006 to June 30, 2007 less anticipated revenues?

Vote: Ayes have it.

Article 4: Will the town vote to authorize the Selectboard to borrow money by issuance of bonds or notes not in excess of anticipated revenues for the next fiscal year?

Tina Flood moved Article 4; it was seconded.

Vote on Article 4: Will the town vote to authorize the Select board to borrow money by issuance of bonds or notes not in excess of anticipated revenues for the next fiscal year?

Vote: Ayes have it.

Article 5: Will the Town vote to authorize the Selectboard to increase the municipal tax rate by no more than two cents per year for a period of ten years to maintain a Conservation Fund?

Tina Flood moved Article 5; it was seconded.

Frances Foster (President of the Charlotte Land Trust) presented a PowerPoint presentation on Charlotte and the Charlotte Conservation Fund. \$502,000 from Charlotte helped to conserve 785 acres, and leveraged a total of \$1,962,500 for land conservation.

Chair Russell said this is not an increase, it maintains the two cents we have had over the last 2 years. Nancy Wood said that was a beautiful presentation. She felt that the fund was not receiving much interest; will it be generating more cash along the way? Chair Russell said at the last town meeting, the direction was to continue doing it the way the Selectboard has been doing it.

Amendment: Mike Russell would like to propose the following amendment: **“Will the Town vote to authorize the Selectboard to increase the municipal tax rate by no more than two cents per year for a period of ten years to maintain an Affordable Housing and Conservation Fund?”**

The moderator said he would rule the amendment out of order because they are not related.

Mike Russell said he didn't feel the legislature would agree that Affordable Housing and Conservation Fund were not related. The moderator felt that such a discussion would need to be warned; however, the town could overrule the moderator's decision. It would require 2 members of the body that would like to appeal.

Motion to appeal: It has been seconded.

Vote on appeal of ruling: Ayes have it. (In favor of moderators ruling).

Amendment: Mike Russell would like to propose the following amendment: **“Will the Town vote to authorize the Selectboard to increase the municipal tax rate by no more than two cents per year for a period of two years to maintain a Conservation Fund?”**

Mike Russell said the paltry record of providing Affordable Housing is holding up land conservation in Charlotte right now.

Valerie Prior wondered if it would be possible to suggest that the Selectboard bring the addition of Affordable Housing onto the Conservation Fund as an item for warning on next years' meeting. Charles Russell said he didn't know whether the board could expand the criteria after the fact. Chair Russell wondered if the article could be approved this year and add on the amendment for next year at town meeting. Shirley Bean wanted to know how much has already been conserved, and how much does the Conservation Committee hope to preserve. Frances Foster said currently Charlotte has 26,000 acres in town. If you include Mt. Philo and Pease Mountain, we have about 5300 acres of conserved land. Without those 2 parcels, you have about 5000 acres of conserved land. They estimate that they could conserve another 1000 acres in the next 10 years. In almost every case where conservation money has been spent, it is not taking money off the tax roles. Only 15 or 20 acres became town land out of money from the Conservation Fund.

Marty Illick (speaking for the study committee looking at two cents on the tax rate) said it had been a very successful 10 years, but there is more work to be done. It has done what was required for the last 10 years, and it is needed for another 10 years. The conclusion is that Affordable Housing needs to be dealt with separately and carefully, and needs to be taken action as a town. They may be interrelated, but the study suggested the need for separate funds.

Bob Ulrich would like Frances Foster to reiterate the uses of these town lands once they have been set aside. They serve multiple purposes to the town. Frances said 9 of the properties are local family farms, 5 include significant wildlife habitat resources, 6 have trail easements or some public access on the property.

Dan Rosen said there is logic to the amendment and has supported it. It gives the town 2 years to think about how to proceed. Charles Russell said the town could vote for 2 years or 10 years today, and then for a different length of time next year. This does not bind the town to that specific timeframe.

Larry Hamilton wanted to speak against limiting the Conservation Fund for 2 years. It is an insufficient amount of time to do this work. Keep the funds separate.

Mike Russell asked how the Conservation Fund was negotiating 4 deals over the past 2 years when the fund was to be terminated. The reputation of Charlotte and the difficulty people in town have to develop their land is a huge impediment.

Martha Perkins said there is an organization called the VT Conservation and Housing Board. They give money to conservation projects and affordable housing projects. They make significant contributions to Affordable Housing. But

she feels it should be done separately in Charlotte because Affordable Housing can be done in so many ways. Lets leave it as 10 years so they have time to do the adequate planning.

Call the question, it was seconded.

Vote on Amendment:

“Will the Town vote to authorize the Selectboard to increase the municipal tax rate by no more than two cents per year for a period of two years to maintain a Conservation Fund?”

Vote: Nos have it. Amendment to article 5 fails.

Call the question, it was seconded.

Vote on Article 5: Will the Town vote to authorize the Selectboard to increase the municipal tax rate by no more than two cents per year for a period of ten years to maintain a Conservation Fund?

Vote: Ayes have it. Article 5 passes.

Article 6: Will the Town vote to authorize the Selectboard to increase the municipal tax rate by two and one half cents for deposit in the Fire and Rescue Capital Reserve Fund?

Tina Flood moved Article 6; it was seconded.

Chair Russell hoped the town understood the purpose of the fund. Typically it has been 3 cents; last year it was two and one half cents. The Selectboard believes two and one half cents will meet the town’s needs for a reasonable future. It is on page 53 in the town report. Two cents would not provide adequate income for their desired purchases.

Chris Davis (Fire Chief) would like to say that many of the people in the room were part of the body that established this fund in 1996 or 1997. The idea was to lessen the impact of the larger items. Last year, the department took delivery on the new pumper that replaced a 24-year-old truck that is still in service. They are being conservative about the replacement cycles on the expensive vehicles. Here, they’re trying to design them with features that allow for a longer life. Every year they meet with the Selectboard to review the capital budget. The Selectboard has been tremendously helpful in running the numbers. The capital budget is a work in progress; it’s adjusted as the needs change. The intent is to level the impact on the taxpayer over the years rather than have the taxpayers get hit with spikes when vehicles are needed. It is specialized equipment.

Tina Flood wanted to know if this is an increase to the budget, or replacing what’s in the budget. Chair Russell said it continues what is in the budget. It protects the town from the need to borrow money when the time comes to purchase vehicles, as Charlotte has done in the past.

Vote on Article 6: Will the Town vote to authorize the Selectboard to increase the municipal tax rate by two and one half cents for deposit in the Fire and Rescue Capital Reserve Fund?

Vote: Ayes have it. Article 6 passes.

Article 7: Will the Town vote pursuant to 32 VSA § 3840 to exempt property owned by the Friendship Lodge #24 F& AM located on Church Hill Road from education and municipal property taxes for a period of five years commencing with FY 06/07?

Tina Flood moved Article 7; it was seconded.

Mr. Lang said they are a non-profit organization, but he’s not sure if they’re a 501c3, as was asked by a member of the audience.

Vote on Article 7: Will the Town vote pursuant to 32 VSA § 3840 to exempt property owned by the Friendship Lodge #24 F& AM located on Church Hill Road from education and municipal property taxes for a period of five years commencing with FY 06/07?

Vote: Ayes have it. Article 7 passes.

Article 8: Will the Town vote pursuant to 32 VSA § 3840 to exempt property owned by Charlotte Grange 398 from education and municipal taxes for a period of five years commencing with FY06/07?

Craig Reynolds moved Article 8; it was seconded.

Vote on Article 8: Will the Town vote pursuant to 32 VSA § 3840 to exempt property owned by Charlotte Grange 398 from education and municipal taxes for a period of five years commencing with FY06/07?

Vote: Ayes have it. Article 8 passes.

Article 9: Will the Town vote to raise \$10,000 by taxes in FY 2007 for deposit in the Improvement and Repair Reserve Fund?

Tina Flood moved Article 9; it was seconded.

Chair Russell said the Selectboard put \$10,000 in the fund last year, and they are requesting it again this year. They plan on painting the Senior Center and the Library and this will use a substantial amount of that money.

Sylvia Knight wanted to know if this means we are taking \$10,000 out of the funds already raised by the taxes being collected. Chair Russell said there is \$10,000 in the fund now; it will be spent on the painting projects. This will replenish the fund. Chair Russell said it would add a fraction of a cent from taxes.

Jim Donovan asked if this was in addition to the budget approved in Article 3. Chair Russell said yes. It was not put in the budget because it now can be put in the fund and kept from year to year for future use.

Dr. Bernstein said it is a small amount, but the taxes are going up 20%. The Selectboard could find this money somewhere. But he will support the article.

Nancy Wood said page 30 in the annual Report lists this as a specific item. One of the concerns from the audit was that there was a deficit last year of \$24,000. How can this be insured not to happen again? The moderator ruled that comment out of order.

Ed Stone said he agreed with Dr. Bernstein on this one; it can be a budget item each year. But they do run out of money – he agrees it can be taken out for the year.

Dan Rosen said there's always logic to spend money. As a town, we have not acquired the discipline to stop and scrimp, and figure out how to do that. He suggested voting no on this article.

Chair Russell said the money for the painting is in the fund now. But there needs to be money in the fund for unanticipated expenses.

Vote on Article 9: Will the Town vote to raise \$10,000 by taxes in FY 2007 for deposit in the Improvement and Repair Reserve Fund?

Vote: Nays: 109, Ayes: 62. Article 9 fails.

Article 10: Shall the voters of the Town of Charlotte instruct the Governor and our State Representatives and Senators to oppose any use of the State Education Fund for purposes that are outside the law's original intent to "make payments to school districts and supervisory unions for the support of education"; the shifting of existing State General Fund expense obligations to the Education Fund; and the reduction of any existing State General Fund revenue support to the Education Fund? Advisory motion only.

Tina Flood moved Article 10; it was seconded.

Chair Russell said the Selectboard approved this as a warning. Act 60 created the Education Fund in order to make education equally available across the state. Our legislature has threatened on some occasions to use the fund for other purposes. The Vermont League of Cities and Towns asked the Selectboard to tell the legislature these funds should only be used for education purposes.

Tina Flood said her recollection was that there was a strong commitment to make it for education only. We need to hold them to that commitment.

Shirley Bean wishes the town luck. They have tried for years to keep the legislature from grabbing the highway department fund. They will do exactly what they want to do with the Education Fund to satisfy the General Fund. Where is the money from the lotteries? It is supposed to be going into the Education Fund.

An audience member was concerned about restricting the fund since the teacher's retirement fund is under funded. Nancy Wood said she gets passionate about taxes. Act 60 and Act 68 took over the property tax in the state of Vermont. That means the Education Fund includes all that property tax. There are other funds that are supposed to go into the Education Fund. This is a slippery slope. The state has always funded the teacher's retirement fund.

Paul Lendelsohn said we could send a message to our legislature. Progressive taxes hurt the people that can least afford it. He would like to send a message to the governor that the people who make good livings can pay for the extras, but not through the property taxes.

Call the question, it was seconded.

Request to cease debate on Article 10, Vote: Ayes have it.

Vote on Article 10: Shall the voters of the Town of Charlotte instruct the Governor and our State Representatives and Senators to oppose any use of the State Education Fund for purposes that are outside the law's original intent to "make payments to school districts and supervisory unions for the support of education"; the shifting of existing State General Fund expense obligations to the Education Fund; and the reduction of any existing State General Fund revenue support to the Education Fund? Advisory motion only.

Vote: Ayes have it.

Article 11: To transact any other business proper to come before said meeting.

Tina Flood would like to present the following advisory motion. It was seconded.

Advisory Motion:

“.”

Dave Perron would like the Selectboard to investigate making lunch available in the cafeteria. Lunch is being served in the cafeteria, and chili is being served outside. Advisory motion withdrawn.

Debbie Ramsdell (member of the League of Women Voters) is supporting a couple of bills being proposed to the legislature.

Advisory Motion:

“.”

Vote: Ayes have it.

Martha Perkins said she got on the committee for the Thorpe Barn last year. They are in the process of raising \$250,000 to finish the job and to have an antique barn ready to have exhibits and demonstrations there. Stop by the table in the hallway; there is a questionnaire to fill out and some brochures to take with you. Hopefully the whole room will support the project!

Dan Rosen wants to get a couple of microphones from Radio Shack for next year. The moderator said 3 out of 4 were working! Don't want to increase that tax rate.

Dana Farley came to bring the town up to date on the status of the Burns property. It's a gateway to the village as you enter from South Greenbush Road. The town is required to carry out an open community planning process to get peoples input on what should happen with this parcel. The town appointed community members to facilitate the planning process. The town was required to take a look at Affordable Housing; other things that came up included trail linkage. A reasonable next step was to put a face on what Affordable Housing might look there. There will be a vote in November on how the town feels about Affordable Housing on this parcel. There's still a lot of work to do, but they didn't want to lose the opportunity today to bring the town up to date on the status of this natural resource. No decisions have been made, so if anyone has ideas or information that people would want to know before the November vote, now is the time to get the information back to the committee. Perhaps priority would be given to residents of Charlotte for the housing ... how would the town feel about that? Dave Miskell asked about the vote – it would just be a vote on Affordable Housing on a 5-acre parcel of the 55 acres. Dave Miskell suggested coming up with a master plan before the vote, rather than just voting on a segment of the property.

Advisory Motion: Sylvia Knight would like to propose the following advisory motion:

“To have the Burns Property maintained and managed using organic alternatives, as a pesticide-free zone.”

It has been seconded.

Vote: Nays have it.

Dana said the preliminary goal is to meet the needs of 80% of Chittenden County median income. Roughly, that would be \$220,000.

Robin Reid wondered about the vote in November – if it is no, what happens at that point. Dana said if the vote is no, then Affordable Housing will probably not be pursued on that property at that time. However, the process with what to do with the land will still continue.

Advisory Motion: Jim Donovan would like to propose the following advisory motion:

“To have the Selectboard bring to town meeting next year an Affordable Housing Fund, similar to the Conservation Fund”.

It has been seconded.

Vote: Ayes have it.

No further business came forward.

Motion to adjourn. Ayes have it.

Vote by Australian ballot:

Article 12: Shall the Town vote to approve amendments to the Charlotte Zoning Bylaws and Charlotte Subdivision Bylaws, which will be consolidated into unified development bylaws entitled Land Use Regulations for the Town of Charlotte, Vermont, all as approved by the Selectboard on January 30, 2006? (Copies of the amended bylaws are available for review at the Town offices)

Article 13: Shall the Town vote to approve amendments to the Charlotte Zoning Bylaws to allow Contractor's Yard as a conditional use in the Commercial Districts and to amend the Planned Unit Development requirements in the Commercial Districts, as proposed in a petition signed by at least five percent of voters and submitted to the Planning Commission on November 15, 2005 and as approved by the Selectboard on January 9, 2006? (Copies of the amended bylaws are available for review at the Town Offices).

Article 14: To elect Town Officers.