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**CHARLOTTE SELECTBOARD
MINUTES OF MEETING
TOWN HALL
JUNE 17, 2013**

APPROVED

ITEMS TAKEN UP:

- 3:30 PM Site visit at Mount Philo Inn, 27 Inn Road, to view proposed sign
- 4:00 PM David Garbose, Mount Philo Inn—request to locate sign in Mount Philo Road right-of-way. *Action under consideration: approve*
- 4:30 PM Electrical repairs at the Town Hall, Library and Senior Center, as required by the Vermont League of Cities and Towns. *Action under consideration: approve hiring JFS Electric, Inc. at an estimated cost of \$512.50*
- 4:40 PM Contract with Denton Construction for replacement of windows and town hall repairs. *Action under consideration: approve*
- 5:50 PM Other Business—Quinlan Schoolhouse roof

MINUTES:

SELECTBOARD MEMBERS: Charles Russell, Chair; Ellie Russell, John Owen, Winslow Ladue.

STAFF: Dean Bloch

OTHERS: David Garbose, Hugh Lewis, Jr., Ed Cafferty, Bonnie Christie, Bob Chutter

SITE VISIT

A site visit occurred at the Mount Philo Inn at 3:30 PM for the purpose of examining the location of the proposed sign. Charles Russell, Ellie Russell, Hugh Lewis, Jr., Dean Bloch and David Garbose were present.

CALL TO ORDER

Mr. Russell, Selectboard Chair, called the meeting to order at 4:00 PM.

DAVID GARBOSE, MOUNT PHILO INN

MOTION by Mr. Ladue, seconded by Ms. Russell, to approve the request for locating a 20 square foot sign within the Mount Philo Road right-of-way.

Mr. Russell noted the road has a 4 rod right-of-way, rather than 3 rods as was thought. He said the existing large trees are probably in the right-of-way. Mr. Garbose agreed.

47 Mr. Ladue asked where the historical sign was located. Mr. Garbose said it was located
48 in the road right-of-way.

49
50 Mr. Ladue said the proposed sign is larger than what's allowed in the Land Use
51 Regulations, and closer to the road than allowed.

52
53 Ms. Russell said the Land Use Regulations say no signs are allowed in the road right-of-
54 way.

55
56 Mr. Russell said that Mr. Garbose is trying to get people who are already looking for it;
57 he's not trying to draw people in that are just driving by.

58
59 Mr. Garbose said he's going with Duker Bower's experience (at the Inn at Mount Philo)
60 and professionals.

61
62 Mr. Owen asked whether Mr. Garbose had talked with his designer about what's allowed
63 in the Regulations? Mr. Garbose said yes, and his designer advised him to go larger. But
64 he said he can go back to the designer.

65
66 Mr. Owen said he's not in favor of making an exception for one person. So if the
67 Selectboard is going to allow it, he said they will need to change the rules, so the same
68 things apply to everybody.

69
70 Mr. Russell asked whether Mr. Garbose might be able to use the state's business
71 directory signs? Mr. Garbose said he thinks those are ugly.

72
73 Mr. Russell said the Selectboard could potentially reduce the width of the road right-of-
74 way. Mr. Lewis said he didn't that was a good idea.

75
76 Mr. Ladue said he would consider approving a six square-foot sign at 25 feet from the
77 road centerline.

78
79 **MOTION by Mr. Ladue, to amend the original motion, to allow the sign to be no**
80 **closer than 25 feet from the centerline, and six square feet in size. Ms. Russell did**
81 **not second the proposed amendment.**

82
83 **VOTE ON THE ORIGINAL MOTION: 0 ayes, 4 nays; motion failed.**

84
85 **ELECTRICAL REPAIRS AT THE TOWN HALL, LIBRARY AND SENIOR**
86 **CENTER**

87
88 **MOTION by Mr. Owen, seconded by Mr. Ladue, to approve hiring JFS Electric,**
89 **Inc. at an estimated cost of \$512.50**

90
91 Mr. Bloch provided some background regarding the inspection by the Vermont League of
92 Cities and Towns for risk management.

93 Mr. Ladue asked whether the Town should go out to bid? Mr. Bloch said that for a
94 relatively small amount, it is hard to get contractors to respond in a timely manner, and
95 the contractor that the estimate was obtained from has been very good to work with.
96 Also, the Chair of the Board of Auditors indicated that a bid process would not be
97 expected at this cost level.
98

99 **MOTION by Mr. Owen, to amend the original motion, to hire JFS Electric, Inc. at a**
100 **cost not exceed \$550. Mr. Ladue seconded motion. Mr. Ladue also added that Mr.**
101 **Russell and Mr. Bloch are to authorize payment upon completion of the work.**
102 **VOTE: 4 ayes; motion carried.**
103

104 **CONTRACT WITH DENTON CONSTRUCTION**

105 **MOTION by Mr. Owen, seconded by Ms. Russell, to approve the contract with**
106 **Denton Construction.**
107

108 Mr. Russell suggested adding “and approved by the Town” at the end of the first sentence
109 within the paragraph with heading of “Payment Schedule”.
110

111 Mr. Ladue suggested amending the motion to authorize Mr. Russell to sign the contract.
112

113 **MOTION by Mr. Owen, seconded by Ms. Russell, to amend the original motion as**
114 **suggested by Mr. Russell and Mr. Ladue**
115 **VOTE: 4 ayes; motion carried.**
116

117 **OTHER BUSINESS**

118 Mr. Chutter said the roof of the Quinlan Schoolhouse needs to be replaced—the
119 committee hopes to continue to use wood shingles. Mr. Chutter asked if the Selectboard
120 would be able to cover the cost. Mr. Owen suggested that Mr. Chutter obtain two or
121 three cost estimates, and then come back to the Selectboard. Mr. Russell suggested that
122 the Vermont League of Cities and Towns be contacted to determine whether insurance
123 might cover a portion of the cost.
124

124 **NO ACTION.**
125

126 **ADJOURNMENT**

127 **MOTION by Ms. Russell, seconded by Mr. Ladue, to adjourn the meeting.**
128 **VOTE: 4 ayes; motion carried.**
129

130 The meeting was adjourned at 5:15 PM.
131

132 Minutes respectfully submitted, Dean Bloch
133