

**CHARLOTTE SELECTBOARD
MINUTES OF MEETING
TOWN HALL
NOVEMBER 14, 2016**

APPROVED

SELECTBOARD MEMBERS: Lane Morrison, Chair; Carrie Spear, Fritz Tegatz, Matthew Krasnow, Jacob Spell (arrived 6:10 p.m.).

ADMINISTRATION: Dean Bloch, Town Administrator.

OTHERS: Gerald Bouchard, Bruno Murphy, David Marshall, Christina Booher, Liam Michael Lazar, Murphy, Bud Shriner, Dan Pflaster, Cali Griswold, Amos Baebe, Susan Ohonian, Chris Biffa, Cherry Walker, Mary VanVleck, Chris Davis, Jenny Cole, Frank Tenney, Sue Smith, Mary Mead, Josh Flore, Mark Dillenbeck, Peter Joslin, Betsy Tegatz, Robert Mack, Brian Thompson, John Hammer, Charlotte News; and others.

5:00 PM SITE VISIT on Higbee Road for an application for a Highway Access Permit for a driveway adjacent to 430 Higbee Road to serve an approved building lot

ITEMS TAKEN UP:

- 6:00 PM Potential village wastewater system—review of policy issues
- 7:05 PM Michael and Barbara McGinnis—request for a Highway Access Permit for a driveway on Higbee Road to serve an approved building lot
- 7:10 PM Letter to Vermont Transportation Board regarding transportation policy associated with hazardous material storage and crossings 7:20 PM Accept Grant from the Dept. of Forests, Parks and Recreation for Commemorative Tree Planting
- 7:25 PM Budget Review 7:25 PM—Board of Listers 7:35 PM—Trails Committee 7:45 PM—Animal Control Officer 7:55 PM—Constable 8:05 PM—Charlotte Little League 8:15 PM—Conservation Commission 8:25 PM—Cemetery Commission 8:40 PM—Planning & Zoning
- 8:50 PM Planning & Zoning staff hours Change approved weekly hours for Town Planner from 30 to 35 beginning January 1, 2017; Change approved weekly hours for Zoning Administrator from 25 to 28 beginning January 1, 2017
- 9:00 PM Approve proposal for Thorpe Barn repair
- 9:05 PM Documents for Hinsdale/Preston project—Grant of Executory Interest; Grant of Trail Easement
- 9:10 PM Selectboard updates
- 9:20 PM Minutes: October 24, 2016

CALL TO ORDER

Mr. Morrison, Chair, called the meeting to order at 6:07 p.m.

POTENTIAL VILLAGE WASTEWATER SYSTEM—REVIEW OF POLICY ISSUES

David Marshall, Village Wastewater Committee member, reviewed that public policy decisions needed to be made regarding expanding the current Town septic capacity from 5,000 gpd up to 6,500 gpd, which could be done without rebuilding the system, and determining what fees were required to administer the costs.

There was discussion regarding current septic use of 3,000 gpd by the Town Hall, Library, Senior Center and CVFRS; a committee recommendation to reserve 4,000 gpd of the proposed 6,500 gpd; Selectboard concerns that the state could change the septic rules again with associated costs; a suggestion that the town could charge itself whatever fee was needed to administer the costs; differences between an Indirect Discharge program for septic systems over 6,500 gpd versus small scale septic systems; and first steps that included determining if the Town system would be expanded and then identify a septic gpd reserve for Town use, or a future use.

Mr. Krasnow asked if use should be metered, or established as an amount for “a three-bedroom house” regardless of how much capacity is used.

Mr. Spell asked if a proposed ordinance would include septic capacity for commercial uses in the Village. Mr. Tegatz said that should be a Town vote.

Mr. Marshall said that the state rules have become more flexible related to expanding capacity 6,500 pd, or the state could change the rules to the other way. The Town should do the expansion and have it on the books, and once it is in place then the state can’t take it away. The Town voters were asked at the last Town Meeting “should we study this” and the answer was yes. From a public policy standpoint we need to have the answers up front so voters can make an educated decision, said Mr. Marshall.

Ms. Spear asked if a vote would be ready for the 2017 March Town Meeting. Mr. Morrison replied that it might not be practical by March.

There was further discussion regarding a septic system related to hookup fees and user fees to pay for the system versus a taxpayer supported system, and identifying policy issues.

MOTION by Mr. Krasnow, seconded by Ms. Spear, to approve submittal of a State of Vermont Wastewater application by the Town of Charlotte for the maximum amount of the allowable 6,499 gpd for a small scale wastewater system.

DISCUSSION:

Ms. Booher asked what the vote count was to approve a wastewater study. Ms. Spear said that it was a 94-63 floor vote at Town Meeting.

Ms. Booher asked if a municipal septic system would ever be a cost to the tax payers. For example, will there be maintenance costs passed onto the tax payer, asked Ms. Booher. Mr. Tegatz explained that there will be no cost to the tax payer since the users of the system would pay the fees.

Mr. Krasnow said that an ordinance has not been written yet. The Town would pay for its share of the system maintenance. For example, the Thompson's Point wastewater system users pay an annual amount for maintenance and repairs. Currently more than half of the municipal septic system capacity is used by the Town, said Mr. Krasnow. Mr. Marshall clarified that the cost would be prorated based on use.

VOTE: 4 ayes, 1 nay (Mr. Spell); motion carried.

The following points were discussed:

- Potential users who can tie into the system if the voters approve the expansion, and whether it should be a residential, or commercial use
- Identifying that West Village residential lots that may have failed systems, which use 420 gpd flows
- Draft ordinance language that protects well water
- That retail shops require 15 gpd per employee versus 420 gpd for a house, a restaurant/pub requires 30 gpd per seat (Mr. Marshall said it is a 'wet' use at 1,000 gpd for 33 seats)
- State rules that require a 'best fit' fix for addressing failed systems, which could mean siting a system on a property and that has associated costs, such as a pre-treatment system
- The Wastewater Committee report that the Town's engineered capacity indicates that there is a "permit-able" 15,000 gpd of expandable capability
- A suggestion that a Town system could be used for natural growth in the village, or for a short list of businesses (Little Garden Market, Children's Center, a corner garage)
- Authorizing a 3,000 gpd reserve

Mr. Spell and Ms Spear spoke in support of an informational campaign prior to the 2017 March Town Meeting in order to educate the Town Voters in advance.

NEXT STEPS:

Authorize the Selectboard to put in place a municipal wastewater system provided that –

- there is no cost to the tax payers
- Proposed Town Meeting articles to gage interest for residential and/or commercial usage
- Establish a reserve capacity
- Charge the Wastewater Committee to draft an FAQ to present to the voters at the 2017 March Town Meeting.

The Selectboard thanked Mr. Marshall for his input.

ADJUSTMENTS TO THE AGENDA

Trails Committee budget was moved to the November 28th Selectboard meeting agenda.

PUBLIC COMMENT

Michael Lazar, resident, read a signed petition of opposition to a proposed event barn to be located at 276 Mt. Philo Road, and handed the petition to the Selectboard.

MICHAEL AND BARBARA MCGINNIS—REQUEST FOR A HIGHWAY ACCESS PERMIT FOR A DRIVEWAY ON HIGBEE ROAD TO SERVE AN APPROVED BUILDING LOT

Liam Murphy, Michael and Barbara McGinnis' representative, reviewed that a highway access permit for a 2-lot subdivision that had been approved by the Selectboard in 2014 was not constructed. The 2 year time limit has expired. The McGinnis' are seeking to renew the application for the same access permit with no changes, said Mr. Murphy.

MOTION by Mr. Spell, seconded by Mr. Tegatz, to approve a Highway Access Permit, HAP-16-03, request by Michael and Barbara McGinnis for a driveway on Hibgee Road to serve an approved building lot.

DISCUSSION:

Mr. Tegatz reported that a site visit was conducted this date. Mr. Bloch and Mr. Tegatz were present. A letter from a neighbor was received regarding placement of a culvert and water flows that washes out his driveway. Mr. Tegatz read that a culvert was required for migrating amphibians. It is a legal lot and has a 50' right-of-way.

Mr. Murphy explained that there has been no construction on the lot to date other than brush hogging a 5' wide path along the right-of-way. The applicants feel bad for the letter writer, but the water flow wasn't due to any activity on the lot. The culvert will be 30' long and 2' in diameter, said Mr. Murphy.

Dan Pflaster, neighbor, said he and another neighbor have concerns regarding water flows that are due to the situation. He is concerned regarding the proposed culvert placement. There is quite a bit of water when it rains or there is a high melt season. His culvert takes water down through a wetland area. The engineering design of the proposed driveway and culvert north of his culvert wouldn't necessarily take water flowing through the McGinnis' to the south. It would flow over his driveway instead, stated Mr. Pflaster.

Mr. Pflaster said that he and Dean Bloch walked the area this evening. There are wooden pallets placed so that you can walk over the water and is not where the culvert is proposed, said Mr. Pflaster.

Mr. Pflaster pointed out water flows, his house, Rachel's house, an existing culvert that takes water into a marshy area, and proposed culvert location on a site map.

Mr. Tegatz said that the contour map shows that the McGinnis' lot is uphill from Mr. Pflaster's property. The proposed culvert is placed at a natural low point according to the contour map, said Mr. Tegatz.

Mr. Murphy pointed out that anything outside of the proposed driveway access is out of the Selectboard's jurisdiction. Approval of an access is the Selectboard's jurisdiction, and the Planning Commission reviewed the design. This is installing a culvert in the Town's right-of-way and that is all the applicant is asking to do, said Mr. Murphy.

Mr. Pflaster said the expiration of the original permit gives him the right to discuss the placement of the proposed culvert. The Selectboard focus is on the right-of-way and he is asking the Selectboard to take action on the design, said Mr. Pflaster. Mr. Morrison said that the Selectboard is only reviewing a culvert in the right-of-way.

Mr. Pflaster said he is an engineer by profession, and that the culvert location is not the low point and water does not collection there.

Mr. Murphy pointed out that this is still a valid subdivision – the Plat is recorded. McGinnis' didn't put the culvert or curb cut in. There is a wetlands permit. The culvert isn't for water flow, it is for amphibians to use. The driveway and culvert are engineered to allow water to flow under the proposed driveway. It is not designed to increase the water flow. The 800' driveway would block water flow downhill except for one culvert for the animals. The only activity to date is cutting a 4-6' wide path to show where a driveway would go, reiterated Mr. Murphy.

Mr. Pflaster said that design would force the through that one hole and potentially go across his driveway. Mr. Morrison said he was not saying there wasn't an issue. The Selectboard has a say since the culvert would be in the Town right-of-way. Mr. Pflaster and the neighbor should go back to the Planning Commission, suggested Mr. Morrison.

Mr. Pflaster said he is suggesting while concerned about the culvert tonight. His and Rachel's concerns express tonight. Should look at the driveway if possible.

Mr. Murphy said that the property down hill has to accept uphill flows and there is a proper action to ask the Planning Commission to reconsider the design. If the concern does occur he has recourse, but not to the Selectboard, said Mr. Murphy.

VOTE: 5 ayes; motion carried.

LETTER TO VERMONT TRANSPORTATION BOARD REGARDING TRANSPORTATION POLICY ASSOCIATED WITH HAZARDOUS MATERIAL STORAGE AND CROSSINGS

Mr. Bloch reviewed that a draft letter to the Vermont Transportation Board has been edited and includes comments by Chris Davis and Lydia Clemmons.

Mr. Davis said that the Vermont Transportation Board will report back to the legislature regarding rail upgrades, future rail expansions, and truck traffic issues.

MOTION by Mr. Krasnow, seconded by Ms. Spear, to authorize the Charlotte Selectboard Chair to sign a letter to the Vermont Transportation Board regarding transportation policies associated with hazardous material storage and rail crossings on behalf of the Town of Charlotte and the Charlotte Selectboard.

DISCUSSION:

Ms. Booher expressed concerns regarding increased rail traffic, increased rail freight weights and vibrations that affect her house and foundation. Is there any way to address those concerns, asked Ms. Booher. Mr. Bloch read a section of the draft letter related to “financial impacts on property owners and property....” Vibrations and noise could be added, suggested Mr. Bloch.

Mr. Spell asked if the Town Administrator could speak to the \$30 million rail funding supported by Senator Leahy and Congressman Welch. Mr. Bloch explained that it is a federal rail plan. This is a letter to the Vermont Transportation Board. He has not been in touch with Senator Leahy or Congressman Welch. When his office does receive information that affects the Town it comes to him as Town Administrator, or is general information, said Mr. Bloch.

Mr. Davis said it is hard to access the Vermont Rail Council minutes of meetings, and explained TIGER rail funding for 5 rail crossings and rail upgrades. Mr. Spell expressed concern that there is a lack of institutional knowledge. The Town should have a professional administrator that brings information to the Selectboard, stated Mr. Spell.

Mr. Davis asked the Selectboard to provide a list of questions/concerns that he could bring to the rail meetings.

Mr. Spell said that in March 2015, he sat down with Jeannine McCrumb, reached out to Michael Yantachka regarding rail issues. He wants to make sure people in Town have a Town representative. Mr. Morrison said that was why we have a draft letter.

VOTE: 4 ayes, 1 nay (Mr. Spell); motion carried.

ACCEPT GRANT FROM THE DEPT. OF FORESTS, PARKS AND RECREATION FOR COMMEMORATIVE TREE PLANTING

Mark Dillenbeck, Charlotte Tree Warden, explained a proposal for a 25th Anniversary and Celebration to plant a ceremonial tree in the Town using a \$1,000 Communities Caring for Canopy grant. He was working with the Park Oversight Committee on planting disease resistant elm trees at various Park locations, said Mr. Dillenbeck.

MOTION by Mr. Krasnow, seconded by Mr. Spell, to accept a grant from the Department of Forests, Parks and Recreation for a Commemorative Tree planting, and to authorize the Charlotte Selectboard Chair to sign the grant agreement on behalf of the Town of Charlotte.

VOTE: 4 ayes, 1 nay (Mr. Tegatz); motion carried.

Mr. Tegatz explained that he was not opposed to accepting the grant. He has concerns related to some of the federal requirements, such as policies in place for a drug free work area, said Mr. Tegatz.

Mr. Morrison signed the grant agreement document.

BUDGET REVIEW

7:25 PM—Board of Listers

Besty Tegatz, Lister, reviewed a proposed Board of Listers budget. There are two open Lister positions and no applicants, said Ms. Tegatz.

ADDITIONS:

\$4,000 for an open Lister position and \$4,000 for the second open Lister position for a total salary line item of \$30,995.

7:35 PM—Trails Committee

To be presented at the November 28, 2016 Selectboard meeting.

7:45 PM—Animal Control Officer

Cali Griswold, Charlotte Animal Control Officer, presented a level funded budget.

7:55 PM—Constable

Josh Flore, Charlotte Constable, explained that he did not submit pay sheets to the Town. He gives back to the Town by donating his services for coverage at Town Meeting, or the Tractor Parade. He fields about 10 calls per year that he handles over the telephone and it does not take more than 1-2 hours total, said Mr. Flore.

In response to a brief discussion regarding traffic enforcement issues, Mr. Flore said that he is a certified Police Officer for the Town of Shelburne. It would take \$3,000 to equip his motorcycle for summer time speed enforcement. He can issue speeding tickets and has a radar unit, said Mr. Flore.

ADDITIONS/SUGGESTIONS:

- Funding the motorcycle equipment via the Traffic Enforcement line item this year for \$3,000.
- Authorize 3-4 hours per week in the summer calculated at 120 hours x \$17 per hour to add \$1,000 to current salary line item for a total of \$2,000
- Re-evaluate the Constable salary rate utilizing the Palmer method
- Staff to check with VLCT regarding insurance and liability

Mr. Morrison asked staff to have the information for the next Selectboard meeting, and that Mr. Flore should list needs in an email to Mr. Bloch.

8:05 PM—Charlotte Little League

Chris Boffa, Charlotte Little League representative, said that there is no change to the Town contribution of \$10,000.

8:15 PM—Conservation Commission

Amos Baebe, Mary VanVleck reviewed proposed changes to the Conservation Commission operating budget and a proposal to print a commemorative calendar in memory of Larry Hamilton as a fund raiser.

Ms. Mead said to add a \$1,500 expense line item as an offset to calendar sales revenue that will go into the Conservation Commission Reserve fund. Mr. Tegatz said to be sure to document printing bids, quotes and contracts as per the purchasing policy, with a report at the next budget FY2017-2018.

Robert Mack, resident, stated that the item for water quality monitoring needs more detail on how money is spent. Mr. Baebe replied that the committee would provide more detail. Mary Mead receives a proposal, which is put in a contract with details on the invoice, explained Mr. Baebe.

Ms. Mead said that the Lewis Creek line item of \$2,700 needs to have a contract with details on a scope of work. Mr. Baebe said that has been remedied this year.

Mr. Krasnow said that the committee can't legally sign a contract before the Town has approved those dollars. He would like to see the current contract, said Mr. Krasnow. Mr. Baebe said that to date they have invoiced \$400 for invasive control. He didn't expect to spend any more as the state won't give the committee access to that area, said Mr. Baebe.

8:25 PM—Cemetery Commission

Viki Zulkoski and Susan Ohonian, Cemetery Commission members, reviewed proposed FY2017-2018 budget increases.

Ms. Zulkoski narrated a power point presentation related to a ground thermal imaging project that has identified buried bodies and fallen head stones at the West Burying Ground Cemetery. The cemetery has been surveyed and it appears that the cemetery is full. The headstones have been damaged by mowing machines and weed whackers as well, reported Ms. Zulkoski.

Ms. Zulkoski explained a plan to upgrade the existing fence surrounding the West Burying Ground Cemetery, which keeps animals and vandals out.

Mr. Mack said that the existing fence is ugly, but functional. It keeps his cows out of the cemetery. Dirt should be removed from the road side of the fence and dirt should be added to the back side. The Town should maintain the existing chain-link fence, said Mr. Mack. Mr. Shriner asked if it was the farmer's responsibility to keep cows out of the cemetery.

Ms. Booher said that the Town has been receiving complaints regarding rising taxes and this might not be the year to have a large increase in the cemetery budget. It should be an Australian ballot item, suggested Ms. Booher.

Mr. Krasnow noted that the increased cemetery budget could be presented as a separate article at March Town Meeting. The issues could be discussed on Front Porch Forum and newspaper articles, said Mr. Krasnow.

Ms. Zulkoski said that Pete Demick, a Charlotte stone repair expert, has offered to do a one hour tutorial in stone repair. A new burial ground is needed, said Ms. Zulkoski. Ms. Cole suggested that Town property could be used for a new cemetery.

Mr. Spell suggested funding the fence repair and stone repair line items at \$15,000. Ms. Mead noted that a Cemetery Reserve Fund exists and the money should go in that fund. Fund raising efforts could be a priority in Town and it is tax deductible, pointed out Ms. Mead.

PROPOSED BUDGET CHANGES:

- Fence Repair at \$1,600
- Budget line item at \$15,000
- The Cemetery Commission to seek fence repair estimates/quotes as per the Purchasing Policy

8:40 PM—Planning & Zoning

Peter Joslin, Planning Commission representative, and Frank Tenney, Zoning Board of Adjustment representative, reviewed a proposal to redistribute Administrative Assistance hours between the Town Planner and Zoning Administrator, and concerns that engineering septic reviews are billed out less than what it costs. Mr. Joslin said that the costs should be a pass-through to the applicant.

There was discussion regarding the Town fee schedule for septic reviews and a contract with Lamoureux & Dickinson. Mr. Bloch explained there is a flat fee for site visits. The Selectboard didn't want to pass the entire cost onto the applicant. Revenue and expenses are based on the same number of applications. The fee schedule for the applicant hasn't changed, clarified Mr. Bloch.

Mr. Krasnow said that Colchester and Charlotte are the only two Vermont towns that retain control of wastewater versus letting the state have the oversight. It is his personal opinion that everyone should pay for development costs. The state charges a flat fee based on the size of the project, said Mr. Krasnow. Mr. Bloch said that the state charges a three-tier schedule. For example, the state charges \$1,000 for larger projects, said Mr. Bloch. Mr. Joslin said that the Town has a one-size fits all fee.

Mr. Krasnow said that the Town fees total \$5,700 and the engineering firm costs to the Town are \$20,000. If the state took over the septic review process then it would cost the Town zero. A question is it worth \$15,000 if an individual pays for the septic review, or the Town pays for it, said Mr. Krasnow. Mr. Shriner said that the applicant should pay for the entire cost otherwise the taxpayer pays for the development. He didn't agree with Mr. Krasnow's fairness issue argument, said Mr. Shriner.

Mr. Mack suggested asking Spencer Harris to come back. Mr. Bloch noted that an RFP was just done and Spencer didn't bid on it.

Mr. Joslin said that it would be more equitable as a pass through. If there is a Senior Housing project then it would be more appropriate for the Town to subsidize the cost. Perhaps the Town could model the state fees, said Mr. Joslin.

SUGGESTIONS/NEXT STEPS:

- Explore the state fee system and tweak the Town fee schedule

There was further discussion regarding an increase in salary budget line items related to proposed increases from 30 to 35 hours for the Town Planner and 25 to 28 hours for the Zoning Administrator in the FY2016/2017 budget starting in January, 2017, versus in the FY2017/2018 budget, and to eliminate the administrative assistant position. Mr. Joslin and Mr. Tenney spoke in support of salary increases at 75 hours total in FY2017 and removing an administrative assistant position in FY2018 with the salaries at 75 hours total.

Mr. Mack suggested hiring a consultant to complete the draft Town Plan and freeing up the Town Planner's time.

Ms. Mead pointed out that the Town Planner and Zoning Administrator salary figures are less than what is proposed in the budget. FY2018 is accurate, but FY2017 is not actual, said Ms. Mead.

PLANNING & ZONING STAFF HOURS □ CHANGE APPROVED WEEKLY HOURS FOR TOWN PLANNER FROM 30 TO 35 BEGINNING JANUARY 1, 2017; □ CHANGE APPROVED WEEKLY HOURS FOR ZONING ADMINISTRATOR FROM 25 TO 28 BEGINNING JANUARY 1, 2017

Mr. Bloch reviewed a proposal to increase Daryl Benoit's hours from 30 to 35 hours per week and increase Joe Rheume's hours from 25 to 28 hours per week to reflect the actual hours Daryl is working and to reassign some of Daryl's tasks to the Zoning Administrator, such as the process to warning meeting.

Mr. Spell asked if there was an evaluation in place to make sure the Town Planner and Zoning Administrator are working efficiently. Mr. Bloch reviewed that the previous Town Planner/Zoning Administrator was working 40 hours per week and an Administrative Assistant was working 35 hours per week for a total of 75 hours per week. In a reorganization there were three positions proposed. Currently there are two positions – a Town Planner and a Zoning Administrator, said Mr. Bloch.

Mr. Tenney said that coverage at the Planning/Zoning window is an issue. People come in with questions and staff can't get their work done, said Mr. Tenney.

Mr. Morrison said that the object regarding the increased hours is to give staff the time to accrue vacation time. They are already paid for the hours worked, said Mr. Morrison. Mr. Tegatz asked how that affects benefits. Mr. Bloch replied that Joe doesn't take benefits and there is no change.

MOTION by Mr. Krasnow, seconded by Mr. Tegatz, to approve a change in the weekly hours for the Town Planner from 30 hours per week to 35 hours per week beginning January 1, 2017, and to approve a change in the weekly hours for the Zoning Administrator from 25 hours per week to 28 hours per week beginning January 1, 2017.

DISCUSSION:

Mr. Mack asked what the justification was for the increasing hours. Mr. Morrison replied that nothing in the jobs has changed. It is a total change of 8 hours, said Mr. Morrison.

Mr. Krasnow said that originally the office reorganization was designed to hire a third position.

Ms. Booher stated that Joe and Daryl do a great job. However, the Selectboard should be consistent as possible when addressing work changes. Nicole has asked for increased hours and the Selectboard said that a change in her hours should be voted on at Town Meeting, said Ms. Booher.

Mr. Bloch reiterated that warning hearings takes time and that is what the Zoning Administrator would take over. Mr. Krasnow said that window coverage takes staff time as well. Mr. Bloch explained that there are times when Joe is here and Daryl is off, or vice versa.

Mr. Morrison said that the Town Plan is a monster. Mr. Joslin said that the Planning Commission is addressing public and Selectboard comments. The plan is to get a revised draft to the Selectboard in February, 2017 for a review, and then it would come back to the Planning Commission for revision.

Mr. Tegatz said that he would like the opportunity to discuss a change of hours with Daryl and Joe, and asked to lay the motion aside until the next Selectboard meeting. **VOTE to lay the motion aside: 5 ayes; motion to lay aside carried.**

APPROVE PROPOSAL FOR THORPE BARN REPAIR

MOTION by Ms. Spear, seconded by Mr. Spell, to accept a quote of \$795 by Denton Construction to repair the Thorpe Barn as presented.

DISCUSSION:

Ms. Cole suggested creating a committee for the restoration of the Thorpe Barn. Ms. Spear said that the Selectboard is currently involved in budget discussions. After the budget is completed then a committee could be brought up at Town Meeting, said Ms. Spear.

VOTE: 5 ayes; motion carried.

DOCUMENTS FOR HINSDALE/PRESTON PROJECT—GRANT OF EXECUTORY INTEREST; GRANT OF TRAIL EASEMENT

Mr. Krasnow said that he would like to propose two separate motions.

MOTION by Mr. Krasnow, seconded by Ms. Spear, to approve a grant of Executory Interest related to the Hinsdale/Preston conservation project, and to authorize the Charlotte Selectboard Chair to sign the Arbitration Acknowledgment document on behalf of the Town of Charlotte.

VOTE: 5 ayes; motion carried.

Mr. Krasnow explained that the intent is to conserve a farm and that the Titus farm would continue as a working farm; it is a great value. It is his personal opinion that a trail easement should not be done. He thinks that the land owner could give a trail easement at a future time, said Mr. Krasnow.

Mr. Morrison said that there were three members of the Preston family at the meeting and they were very supportive of a trail easement. Mr. Krasnow said if they want an easement in the future they could pursue it. He has supported a Town Connection Trail from Mt Philo to the Town Beach, for example. We shouldn't ask farmers to give up land for a trail that might take years, or decades to do. It is a burden, stated Mr. Krasnow.

Mr. (Bruno) Murphy suggested that the land owner should be asked to comment on Mr. Krasnow's objections. Land changes hands and what is to say that the next landowner would want it, said Mr. Murphy. Mr. Krasnow replied that could go back to the Trails Committee if the land comes back up for sale. Mr. Bloch said he is not sure what the ramifications would be if there is no trail easement agreement. The Vermont Land Trust and land owner should be advised first, said Mr. Bloch.

Mr. Baebe, Conservation Commission member, stated that the trail easement is a part of the conservation agreement and the cost is nominal now.

Mr. Krasnow asked staff to find out if the conservation easement could move forward without a trail easement.

Mr. Morrison said that he went with Clark Hinsdale and they drove on the land. Clark offered this deal to the Preston's and Clark wanted the trail easement as part of the deal, said Mr. Morrison.

Mr. Krasnow reiterated that it could take decades to achieve a trail. It encumbers the land and impacts farmers, said Mr. Krasnow.

Mr. Shriner asked for a point of order. A sitting Selectboard member should remove the Selectboard "hat" when acting as a neighbor's or his own advocate so that the public knows you are speaking as a private citizen versus as a Selectboard member, said Mr. Shriner. Mr. Krasnow said that yes; he is talking about a project close to his own

neighborhood. He has supported trail easements. This is also in his neighborhood and close to the Mt Philo Park. He is reporting on feedback received from his neighbors on Half Mile Road, said Mr. Krasnow.

Ms. Cole asked if there wasn't a Conservation Fund donation of \$10,000 for the project.

SELECTBOARD UPDATES

Mr. Tegatz reported on the Seguin Bridge project.

MINUTES: October 24, 2016

MOTION by Ms. Spear, seconded by Mr. Tegatz, to approve the Charlotte Selectboard minutes of October 24, 2016, as written, with edits.

- Page 2, line 52 and 54 – replace “Bean Farm” with “Roby/Dike Farm”; line 91 – delete the words “the Repair and Maintenance fund”;

VOTE: 5 ayes; motion carried.

APPROVE WARRANTS TO PAY BILLS

The Selectboard reviewed and signed warrants to pay bills.

ADJOURNMENT

MOTION by Mr. Tegatz, seconded by Ms. Spear, to adjourn the meeting.

VOTE: 5 ayes; motion carried.

The meeting was adjourned at 10:40 p.m.

Minutes respectfully submitted, Kathlyn L. Furr, Recording Secretary.