Town Administrator's Report for Selectboard Meeting on May 9, 2016

VT Cares Champ Ride Fundraiser
The fundraiser is to take place on June 11—there are no other bicycle/running/fundraising events scheduled on this date or this weekend. The event has been held for over 10 years, without any problems. Three routes come through Charlotte. The 32 mile route comes south on Spear Street to Baptist Corner, then west on Hinesburg Road, Church Hill Road and Ferry Road, and north on Greenbush Road. The 67 mile and 100 mile routes come south on Spear Street, into Ferrisburg and Monkton, and back (north) on Greenbush Road. It's not clear what provision will be made or directions provided on the 32 mile route for riders crossing Route 7 from Church Hill Road to Ferry Road (or whether any are needed, since the stop light provides traffic control).

Burns Property Agricultural Lease
The three parties that submitted lease proposals for the Burns property were contacted after the April 11th Selectboard meeting, at which it was decided that cropping other than for hay would not be allowed. One party revised his proposal, and the two others are keeping theirs the same. Their proposals are summarized as follows:

Fortin: in exchange of being able to hay the Burns property meadow and a payment to him of $650, he will brush-hog all parcels included in the town's brush-hog bid request.

Preston: in exchange of being able to hay the Burns property meadow, he will brush-hog the swale and the wastewater system mound.

Mack: in exchange of being able to hay the Burns property meadow, he will pay the town $750.

To compare the value of the lease proposals, it's necessary to look at the brush-hogging bids, since one of the lease proposals includes brush-hogging all parcels, and one included brush-hogging one of the parcels. The lowest brush-hogging bid was $2,235 (Knowles).

So, the value of the lease proposals should be calculated in terms of the savings to the town from the cost brush-hogging, in addition to any lease payment:

Fortin: $2,235 - $650 = $1,585 (savings from cost of brush-hogging all parcels)
Preston: $120 (savings from cost of brush-hogging Burns property mound & swale)
Mack: $750 (lease payment)

So Fortin's proposal results in the greatest value to the town.

Brush-hogging Bid
If the Selectboard approves Fortin's lease proposal, a brush-hogging contractor is not needed. If the Selectboard approves a different lease proposal, Knowles submitted the lowest bid ($2,235).

Charlotte Park & Wildlife Management Plan
This had been discussed at the last meeting. The purpose of this agenda item is approve the edits and the direction that the Park Oversight Committee is taking—recognizing there will be an opportunity for reviewing/approving a final document.

Request by VELCO to apply herbicides in the Park
VELCO has an easement for the transmission line that runs through the Charlotte Park & Wildlife Refuge. Every few years VELCO requests the ability to use herbicides to control vegetation within the easement. The Park Oversight Committee has discussed the request, and indicated that it is acceptable.

Town Hall Landcaping
Jenny Cole, Sue Smith and Jessie Bradley will lead the site visit at 6:15 pm, and they will have recommendations to be discussed and perhaps approved at 7:50 pm.

Salary Administration Policy—update
My understanding is that, based on the brief discussion during Selectboard Updates at the Selectboard meeting on April 25, there will be some suggestions for possible amendments to the policy.

Lane's Lane—expansion of the municipal wastewater service area
As was briefly discussed at the last meeting, the Thompson's Point Wastewater Advisory Committee has been discussing adding Lots 201—208 on Lane's Lane to the wastewater service area. The original design and permit for the system included these lots—but they were not included in service area—actually, they're specifically excluded as described in Section 302 of the Thompson's Point Wastewater Disposal System Ordinance—possibly because some of these lots' wastewater disposal systems had been recently constructed, and/or these lots were allowed to be occupied on a year-round basis (until the camps sold), whereas the municipal wastewater system allows only seasonal occupancy. However, it's my understanding it was always intended that these lots would be eventually connected.

There are several steps involved with expanding the service area—in short, these steps are:

- Amend the Indirect Discharge Permit with the state
- Determine how to fund the project initially—e.g. use the Maintenance and Rehabilitation Fund or a bank loan
- Establish a repayment schedule (by the camp owners/leaseholders)
- Put the project out to bid; and construct the extension and hook-ups to the camps
- Amend the ordinance to include Lots 201—208 in the service area

I have taken some preliminary steps to gather information that would enable the project to move forward, if the Selectboard decides to do so.

- The system operator and engineer have provided estimates of the construction, engineering and permitting costs for the expansion—it is roughly $65,000 combined. The expansion would serve seven camps, since Lots 207 and 208 are combined. So the cost would be approximately $9,285 for each camp owner.

- I have asked the Town Attorney to review the ordinance and leases to determine the Town's authority to require the camps to hook-up (if there are any that are resistant—though my understanding is several owners have indicated they would be happy to hook up), and how these should be amended.

If the Selectboard wants to proceed, the next step would be to submit an application to amend the Indirect Discharge Permit—this will likely cost $1,995. (This should be paid from the Maintenance and Rehabilitation Fund).

Kessler Settlement Agreement

This is related to the appeal of the Zoning Board's denial of the appeal of the Zoning Administrator's denial of Certificate of Occupancy for a two-family dwelling. In 2015 we asked the Superior Court to put the proceeding in abeyance while the Planning Commission and Selectboard consider an amendment to the Land Use Regulations that would allow two-family dwellings in historic structures with the same density as a single-family dwelling (i.e. 5 acres, or less if it's on a pre-existing lot).

In January, 2016, the Selectboard decided to not put this on the ballot for Town Meeting—so, the Kesslers re-activated the appeal. However, we have the ability to again request that the Court suspend the proceeding—but only if the Selectboard intends to "move forward in good faith and with reasonable diligence to consider the proposed amendment." The purpose of this agenda item is to vote on the Amended Agreement and authorize a member to sign.