

**CHARLOTTE SELECTBOARD  
MINUTES OF MEETING  
TOWN HALL  
July 8, 2019**

**APPROVED**

**SELECTBOARD MEMBERS:** Chair Matthew Krasnow, Vice Chair Frank Tenney, Fritz Tegatz, Louise McCarren, Carrie Spear

**ADMINISTRATION:** Dean Bloch, Town Administrator

**OTHERS:** Lars Cartwright, Juliann Phelps (Charlotte News), Bud Shriner, Bill Stuono, G.A. Bouchard, Megan Price, Peter Joslin, Andrea Regan, Diana McCargo, Peter Swift, Wade Rankin, Grant McCargo, Leslie Carew, Tad Cooke, Christina Booher, Marty Illick, Lane Morrison, James Faulkner

**AGENDA ITEMS:**

5:45 PM Site visit: at Senior Center for sign relocation  
6:00 PM Adjustments to the agenda  
6:01 PM Senior Center sign relocation and replacement  
6:10 PM Town Meeting voting process—discussion  
6:20 PM Thompson’s Point lease for Lot 41 at 137 Association Way:•Terminate lease to Andrew Price, Individually & as Trustee of the Benjamin F. Price Trust & Jeffrey Price, Individually and as Trustee of the Benjamin F. Price Trust•Approve new lease to Vermont Mokki, LLC  
6:30 PM Interview for Planning Commission vacancy; for term ending April 30, 2022  
7:00 PM Public Comment  
7:05 PM Open bids for village wastewater system maintenance  
7:10 PM Accessory agricultural uses—follow-up on Act 143; discussion of possible thresholds for regulation  
8:00 PM Make appointment to the Planning Commission for term ending April 30, 2022  
8:15 PM Process for reviewing applications for Zoning Administrator and interviewing applicants  
8:20 PM Plan site visits to Town properties  
8:25 PM Minutes: June 24, 2019  
8:30 PM Selectboard updates  
8:40 PM Discuss process for employee annual reviews  
8:55 PM Approve warrants to pay bills  
9:00 PM Adjournment

**CALL TO ORDER**

Chair Matthew Krasnow called the meeting to order at 6:02 p.m.

**Adjustments to the agenda**

Add cleaning contract and landscaping at Charlotte Solar project to the agenda.

**Senior Center sign relocation and replacement**

Lane Morrison said the current sign has deteriorated beyond repair and the Senior Center would like to replace it and move it closer to the road. The sign is 55 inches high and off the right-of-way. The fire department will have better visibility with the new design. The funds for this project will come out of the Senior Center maintenance budget. The sign will be 12 feet from the edge of the pavement and no wider than the current sign with metal posts.

**MOTION by Louise to approve the sign as discussed.**

**Fritz said the sign is not in the town right-of-way so the SB doesn't need to vote.**

**MOTION withdrawn.**

**MOTION by Fritz to have no objections to the new sign.**

**The Pipistrelle Trust—proposed Highway Access Permit HAP-19-01 for new access at property with current address of 1030 Hinesburg Road; access to be on Guinea Road approximately 0.1 mile south of Hinesburg Road**

**MOTION by Frank, seconded by Matt, to approve proposed Highway Access Permit HAP-19-01 for new access at property with current address of 1030 Hinesburg Road, with the access to be on Guinea Road approximately 0.1 mile south of Hinesburg Road as indicated in the plan submitted with the application, with the following conditions: the access will adhere to the VTrans B-71 Standard, the Town's Driveway Standards, a culvert will be installed as recommended by the Road Commissioner, and the existing driveway will be removed.**

**VOTE: 5 ayes; motion carried.**

**Town Meeting voting process—discussion**

How charters work was discussed. Matt said charters are vessels for provisions for each town. Louise McCarren raised concerns about the Town Meeting schedule—"Other Business" is at the end when most people have left. Important motions are passed with no advance notice, and by a very small number of residents. Perhaps "Other Business" should be at the beginning when more people are present. Christina Booher suggested talking with the Town Moderator for matters concerning Town Meeting scheduling. It was suggested the SB ask for motions in writing in advance, or solicit advisory motions in advance to be brought up at Town Meeting. Moving Town Meeting to Saturday is a possibility. The best days for Town Meeting were discussed. Lane Morrison said he has witnessed changes in days over the years and no matter what day it is held attendance is low. Matt said having CCS students witness the process is important. Carrie Spear and Bill Stuono both mentioned entertainment and food would draw more people.

**Thompson's Point lease for Lot 41 at 137 Association Way:•Terminate lease to Andrew Price, Individually & as Trustee of the Benjamin F. Price Trust & Jeffrey**

**Price, Individually and as Trustee of the Benjamin F. Price Trust•Approve new lease to Vermont Mokki, LLC**

**MOTION by Fritz, seconded by Carrie, to approve the termination of the lease to Andrew Price, Individually & as Trustee of the Benjamin F. Price Trust & Jeffrey Price, Individually and as Trustee of the Benjamin F. Price Trust Thompson's Point lease for Lot 41 at 137 Association Way and to approve a new lease to Vermont Mokki, LLC. VOTE: 5 ayes; motion carried.**

**Interview for Planning Commission vacancy; for term ending April 30, 2022**

There is one vacancy and two applicants; Bill Stuono and James Faulkner. Decision to be made at 8 p.m. Both Bill and James were present and spoke of their history working with planning commissions and boards.

**Additional Thompsons Point Lease and New Lease**

**Motion by Fritz, seconded by Carrie, to terminate the lease for Robert J. & Suzan Fletcher Berthelette and to approve a new lease for Preston Alexander Graham Revocable Trust and Elizabeth Hardesty for Camp Benediction LLC to the term of the current lease at ½ 116, 117, and ½ 118 at 810 Flatrock Road with permission for the Selectboard Chair to sign. VOTE: 5 ayes; motion carried.**

**Cleaning Contract Discussion**

Matt suggested a two-month trial period for the one contract received to see if the hourly rate suggested would work for the Town. Trial rates are \$35 to \$40 an hour. It was noted that the SB reserves the right to reject any and all bids and to rebid if so desired. It was suggested to ask for new bids and to diversify the advertising and hire an interim cleaner for now. Fritz said \$40 is way above market value.

**MOTION by Fritz, seconded by Carrie, for the Selectboard Chair to pick an interim cleaner at less than \$35 an hour. VOTE: 5 ayes; motion carried.**

**Public Comment**

Megan Price thanked the board for trying to solve the speeding issues near her home. She said conditioned are better with the signs in place. She said to please put the signs in the budget for next year. She also mentioned food is important to have at Town Meeting. She suggested a pre town meeting so people can kick items around prior to the vote. She also suggested putting items on the ballot to give people more choices and reasons to get involved.

Andrea Regan, part owner of Charlotte's health center said she's been trying for 16 months to build a new facility across from the Children's Center. She has come up against two barriers; building cost and septic. She said the Children's Center has offered to partner with the new health center on leasing septic from the town if that is possible. This is to avoid the \$100,000 bill to install their own private off site septic. She said the

wastewater committee has offered recommendations. This would help the town get money back on their septic investment. Both the health center and children's center are struggling to be able to grow, she said. Peter Joslin said it would be a shame if the town cannot make this work somehow. Matt said it is an essential service and their desire to be closer to the center of town is admirable. He said he would secure time at the July 22 meeting to discuss this further.

**Open bids for village wastewater system maintenance**

Moved to later in the meeting. No bidders in attendance.

**Accessory agricultural uses—follow-up on Act 143; discussion of possible thresholds for regulation**

Aaron ran through a Power Point presentation explaining Act 143. He said the state leaves towns to regulate the specifics of the qualifications of an accessory business on a farm. Act 143 went into effect July 21, 2018. The qualifying products have to make up more than 50% of sales and have to come from the site. They can also include recreational and social events. The town can choose to make this stipulation more lenient.

Frank Tenney said ag is exempt from many regulations already in Charlotte and suggested site plan review with accessory businesses for public safety reasons. Aaron said the law states no zoning restrictions can be placed on accessory ag businesses. Aaron said the town's task is to lay out how they will determine if something is an accessory business. Zoning is taken out of the review process. Fritz said public safety is a concern with parking and that site plan review could come in there. Frank said having site plans helps neighbors to know what is going on.

Matt asked if the state is expecting the zoning administrator to audit all of the accessory businesses every year. Aaron said that depends on how strict the town regulations become.

Peter Joslin suggested to start by keeping it as simple as possible and allow it to become clearer over time. He said the town should develop its regulations as they go much like the current Land Use Regulations.

VLCT has no guidance yet.

Fritz said the septic limitations in town will prohibit these accessory business.

Philo Ridge Farm representative Tad Cooke spoke about his accessory business. Bags and wallets are made from hides from Philo Ridge Farm cows by a local crafter named Vera Simon-Nobes. Cowhides normally turned into dog treats are given to Vera to make highly sought after leather items. She would like to use hides from other Vermont farms to sell on his farm. Tad explained how only on site goods being allowed could limit local farms by not allowing use of nearby farmers goods. He brought strawberry shortcake and explained where all of its components come from locally. He said if it is from a Vermont

farm it should be part of the 51%. He suggested allowing it to be more permissive to help all Vermont famers. Additional Philo Ridge Farm representatives were there to back up Tad's sentiments. Philo Ridge has been piloting Act 143.

Marty said she would like language sent to the PC for them to review sooner rather than later. Marty spoke of the right to farm language that needs to change.

**Make appointment to the Planning Commission for term ending April 30, 2022**

**MOTION by Fritz, seconded by Carrie, to enter into executive session. VOTE: 5 ayes; motion carried.**

**MOTION by Frank, seconded by Fritz, to come out of executive session. VOTE: 5 ayes; motion carried.**

**MOTION by Louise, seconded by Frank, to appoint James Faulkner to the Planning Commission for term ending April 30, 2022. VOTE: 4 ayes; 1 abstention (Carrie); motion carried.**

**Process for reviewing applications for Zoning Administrator and interviewing applicants**

Four applications were received and the statute indicate that the PC nominates and the SB appoints. It was suggested that a committee be created with people on both boards to review resumes and conduct interviews to streamline the process. Frank, Matt and Carrie volunteered to be on the committee.

**Plan site visits to Town properties**

Town pound. Dean said he is looking into where the access is. It is penciled in for the July 22<sup>nd</sup> meeting.

Carrie mentioned trees and driftwood on the beach and suggested a site visit. Matt mentioned talking to Nicole.

**Minutes: June 24, 2019**

**MOTION by Louise, seconded by Fritz, to approve Selectboard meeting minutes from June 24, 2019 as amended. VOTE: 5 ayes; motion carried.**

**Open bids for village wastewater system maintenance**

The town has used P&P Septic in the past with no contract. This is the first time this work was put out to bid. Three bids were received. Bids were open and read from BP Wastewater, Champlin Associates and Wind River Environmental DBA Hartigan Wastewater. This was added to the July 22 meeting agenda.

**Selectboard updates**

Island Farm and Stockbridge Road properties have both been brush hogged the owners told Matt. He spoke with them and they are not interested in having a public appearance and would like to maintain their privacy. Matt said next steps are to talk about the property issues in the next agenda.

Fritz gave updates on the fire department and the Library. The ReArch contact has been signed. Louise said the person who hit a dog in town has been found. Dean said the front door is damaged due to a weed whacking accident. Carrie said gravestones at East Cemetery are overgrown and need care. Matt said a contractual obligation has come up and suggested ex session to discuss.

**MOTION by Frank, seconded by Fritz, to enter into executive session. VOTE: 5 ayes; motion carried.**

**MOTION by Frank, seconded by Carrie, to come out of executive session. VOTE: 5 ayes; motion carried.**

No action on contractual obligation.

**Discuss process for employee annual reviews**

The process is mandatory and all employees need to be treated the same. Dean suggested maybe the self review is too detailed.

**Charlotte solar issue**

Dean said there was a Public Utility Commission review and there are two unhealthy maples that need to be removed. Carrie said she would go and take a look.

**MOTION by Fritz, seconded by Matt, to appoint Carrie to respond to the Public Utility Commission regarding the tree removal request. VOTE: 5 ayes; motion carried.**

**MOTION by Carrie, seconded by Louise, to adjourn. VOTE: 5 ayes; motion carried.**

**ADJOURNMENT**

The Selectboard meeting was adjourned at 9:50 p.m.

Minutes respectfully submitted, Lynn Monty, Recording Secretary.