

**CHARLOTTE SELECTBOARD
MINUTES OF MEETING
TOWN HALL
September 9, 2019**

APPROVED

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

ADMINISTRATION: Dean Bloch, Town Administrator

OTHERS: Scooter MacMillan, Juliann Phelps, Phil Barone, Krissi Najarian, Mike Wool, Martha Wool, Ben Mason, VCAM

AGENDA ITEM:

5:15 PM Site visit: Thompson's Point—meet at the intersection of Thompson's Point Road and Deer Point Road
6:00 PM Adjustments to the agenda
6:01 PM Recreation Commission mission statement
6:30 PM Repurposing of old playground equipment from the Town Beach
6:45 PM Improving accessibility of entrance to Town Hall
7:00 PM Public Comment
7:05 PM Select contractor for Monkton Road Engineering
7:15 PM Short-term rentals—discussion about whether the Town should regulate
7:30 PM Thompson's Point Association—authorization to apply for Conditional Use Review and for a Zoning Permit to construct a water treatment & storage facility
7:45 PM Tractor Parade•Appoint committee members•Traffic management plan and road closures•Designation as "Town event"
8:00 PM Plan for meeting with all town committees to discuss the budget process and open meeting law requirements
8:10 PM Amend the Motor Vehicle and Traffic Regulation Ordinance to create a 40 mph speed limit on Church Hill Road from the northerly intersection with Route 7, extending southerly to Hinesburg Road
8:15 PM Plan next site visits to Town properties
8:20 PM Minutes: August 26, 2019
8:25 PM Selectboard updates
8:30 PM Zoning permit issue (possible executive session)
8:55 PM Approve warrants to pay bills
9:00 PM Adjournment

CALL TO ORDER

Vice Chair Frank Tenney called the meeting to order at 6:11p.m.

Adjustments to the agenda

Dean Bloch said the Town Plan Warning needs to be signed, and the Zoning Permit application fee waiver needs to be motioned. The Tractor Parade item will be moved to Sept. 23.

Recreation Commission mission statement

MOTION by Fritz, seconded by Louise, to enter into Executive Session to discuss a personnel issue. VOTE: 4 ayes (Matt Krasnow absent); all in favor; motion carried.

MOTION by Frank, seconded by Fritz, to exit Executive Session. VOTE: 4 ayes (Matt Krasnow absent); all in favor; motion carried.

No action was taken.

Repurposing of old playground equipment from the Town Beach

Louise McCarren to follow up

Improving accessibility of entrance to Town Hall

Dean said he did not know the specifics and that Matt Krasnow was going to look into it. There is some question as to whether the doors into Town Hall are easy to enter for those in a wheelchair. Dean to check with VLCT regarding ADA compliance.

Minutes: August 26, 2019

MOTION by Carrie, seconded by Louise, to approve the Selectboard meeting minutes of August 26, 2019 as amended. VOTE: 4 ayes (Matt Krasnow absent); all in favor; motion carried.

Site visit to Thompson's Point at the intersection of Thompson's Point Road and Deer Point Road recap

Brush hogging around the perimeters of the hayfields is not part of the current bid but it needs to be done. Frank asked if it should be added in the next round of bidding. Fritz said some of it is leased out. Conditions of the lease should be that it has to be mowed, he said. Louise said the longer it is left the harder it is to do. Across from The Old Lantern on Greenbush Road needs mowing. Dean mentioned the trail areas that need to be mowed. Dean said he will ask the lessee to see if they are haying it, or whether to have Adam Brush hog it. It is a five-year lease and the Town is one year in. Dean to follow up. Carrie Spear suggested a site visit at the Burns property next. She mentioned the beach as well.

Louise said she checked on the wedding and the beach area is immaculate, and the tents are down. It went well. The Recreation Department is working on a full policy. The SB needs to decide whether they want to have events at the beach.

MOTION by Louise, seconded by Fritz, to waive the application fee for the library Zoning Permit of \$350. VOTE: 4 ayes (Matt Krasnow absent); all in favor; motion carried.

Public Comment

None

Select contractor for Monkton Road Engineering

Dean, Junior and Fritz met with Ashley Bishop from VTRANS to talk about the scope of the contract. The proposal had a lot of bells and whistles that are not needed. Dean checked with Dubois and King about this and they said their contract would allow for some flexibility with what's needed and not needed. Dean said if there is a gray area, they agreed not to charge for what is not necessary. They can be selected as the contractor and then work together with the Town to get an appropriate contract in place.

MOTION by Fritz, seconded by Louise, to select Dubois and King as the contractor for Monkton Road Engineering. VOTE: 4 ayes (Matt Krasnow absent); all in favor; motion carried.

Selectboard Updates

There was a meeting with the State Police. Louise said she and Dean talked with them about security in Charlotte. They have more hours available if needed. The Selectboard discussed mutual aid from other towns. Michael Wool said this is an important issue. He said a relationship with a local police barracks would be beneficial rather than having to dial 911 for all matters. Carrie said there is an 878 number for the Williston State Police. Louise mentioned 911 calls are sometimes directed to the New York 911 dispatch from the lake.

Short-term rentals—discussion about whether the Town should regulate

Fritz said most of the regulations he has read center around how municipalities collect fees. Michael Wool said he has lived in Charlotte for 45 years and there is a difficult balance with what can be done with a property and maintaining the quality of a neighborhood. He said short term rentals (AirBnB stays) are a problem for him. He said he pays high property taxes and does not like the high traffic, cigarette butts and drunken individuals. He spoke about other communities implementing a 90 day rental ordinance. Minimum stays of 90 days cut down on the turnover. He mentioned the strain on water and septic systems as well with the large numbers of people in and out of the Hill Point rentals.

Michael said some people across the nation have appealed their property taxes due to degradation of property due to rentals. The SB needs some hearings and a draft ordinance, he said. Louise said the Town has the authority to create an ordinance. The key is the minimum number of nights and if the ordinance would even go through. After the SB ordinance is in place there is still an appeal period, Fritz said. It would have to be a change in the regulations. Frank said it could be considered a non-conforming use and be put through a conditional use process like a bed and breakfast.

Michael proposed a fine to stop homeowners from renting. Carrie asked who would enforce that. This would be a Planning and Zoning issue.

Dean said many camps on Thompson's Point are rented a week at a time. Louise said the SB would need a full range of public input. It was mentioned that the issue was brought to the PC two years ago. Dean said he would look for those minutes. They were from May 2017, Mr. Wool said. Fritz suggested a separate committee to collect information to present to the SB. Michael said the Town Planner should talk to the Town Planner in Asheville, NC where they have imposed fines that reach almost a million dollars.

Michael suggested Charlotte publicize their efforts because they could be the first in Vermont to lay down ordinances or bylaws about short term home stays.

Dean said the SB should appoint the committee after the minutes and other research is completed and a legal opinion from the Town Attorney is heard.

Thompson's Point Association—authorization to apply for Conditional Use Review and for a Zoning Permit to construct a water treatment & storage facility

MOTION by Louise, seconded by Carrie, to authorize the Thompson's Point Association to apply for Conditional Use Review and for a Zoning Permit to construct a water treatment & storage facility. VOTE: 4 ayes (Matt Krasnow absent); all in favor; motion carried.

Amend the Motor Vehicle and Traffic Regulation Ordinance to create a 40 mph speed limit on Church Hill Road from the northerly intersection with Route 7, extending southerly to Hinesburg Road

Signed. It was approved via a motion and vote at the Selectboard meeting on August 26th.

Plan next site visits to Town properties

Site visits to the Burns property and to the beach are planned to look at driftwood and to check the stairs. Louise said there is a large amount of space where the baseball diamond is and they should look at the possibilities.

More Selectboard updates

Dean said he went to the Reset property hearings and they were found in contempt. There will be a decision that will require them to remove or shield their lights. If they don't comply, the Town has the right to remove them.

Plan for meeting with all town committees to discuss the budget process and open meeting law requirements

Scheduled for Monday, Sept. 16 at 6:00 PM.

Zoning permit issue (possible executive session)

Frank said he has not seen the requested paperwork regarding more specifics regarding the Zoning permit in the letter that went to the Burns. Zoning regulations state it has to be

in the same footprint. Frank requested verification of location. They did get a permit to put it within ten feet. Dean asked where we are in the process. Frank said it is a fact-finding mission. Frank is offering to look at the situation. Phil Barone was present to say the pool is a different size. The appeal period has passed, Frank said.

ADJOURNMENT

MOTION by Fritz, seconded by Louise, to go adjourn. VOTE: 4 ayes (Matt Krasnow absent); all in favor; motion carried.

The Selectboard meeting was adjourned at 8:30 p.m.

Minutes respectfully submitted, Lynn Monty, Recording Secretary.