

Minutes of the East Montpelier Selectboard

June 4, 2018 Public Hearing and Meeting

SB Attendance: Chair Seth Gardner, Gene Troia, Amy Willis; Town Administrator Bruce Johnson

Public Attendance: Norman Hill, Erik Esselstyn, Ed Deegan, Ross Hazel, Julie Potter, Doug Newton, Guthrie Perry

Selectboard Public Hearing Pursuant to 24 V.S.A. §§4385 on the Proposed 2018 East Montpelier Town Plan

Chair Gardner opened the hearing at 6:42 p.m.

Mr. Esselstyn asked how the proposed plan dealt with a variety of issues centered on village centers, zoning for the rural lifestyle, and wastewater treatment options. Planning Commissioner Hill provided insights into how the plan melds the need for residential and commercial development opportunities with the town's basic desire to remain a center for agricultural activities. The availability of wastewater treatment capacity remains a concern with no clear answers.

Chair Gardner solicited further comment. The audience praised the plan and the effort put forth by the Planning Commission.

Chair Gardner closed the hearing at 7:01 p.m.

June 4, 2018 Selectboard Meeting

Chair Gardner called the meeting to order at 7:01 p.m.

Additions to Agenda:

- **Authorization of Amendment for the VTrans Structures Grant Funding the Quaker Road Culvert Replacement Project**

Review of Minutes

Chair Gardner presented the draft minutes of the May 21, 2018 board meeting for consideration.

Motion: To approve the May 21, 2018 East Montpelier Selectboard minutes as amended. Made: Mr. Troia; second: Ms. Willis. Passed unanimously.

Public Comment: None

Consideration of Adoption of 2018 Town Plan

Selectboard members discussed the overwhelmingly positive feedback received on the plan. Although the two board hearings were sparsely attended, the March Planning Commission hearing drew a crowd, elicited helpful suggestions, and resulted in constructive tweaks to an already excellent document.

Motion: To adopt the 2018 East Montpelier Town Plan. Made by Mr. Troia; second by Ms. Willis. Passed unanimously.

Update on Old LaPerle Farm Property Committee

Chair Gardner, who also serves as the chair of the Old LaPerle Farm Property Committee, gave the board an update on the recent actions of the committee. Letters will be forthcoming to the board recommending: (1) support for the use of a portion of the property for the East Montpelier Senior Living Initiative's proposed senior housing project; and, (2) the removal of the old farmhouse coupled with the conversion, at least in the near term, of the farmhouse area into a pleasant landscaped public gathering area.

Consideration of Boundary Adjust to Benefit Park 'n Ride Facility

Norman and Claire LaPerle have agreed to trade a small portion, located directly behind the park 'n ride facility, of their 160 VT Rte. 14 N property to the town in return for an equal amount of land located behind the LaPerle house. This trade will resolve an encroachment onto the LaPerles' property by the eastern slope of the park 'n ride. The trade will require a formal boundary adjustment, which in turn requires a town zoning permit.

Motion: To authorize Chair Gardner to sign the application for the boundary adjustment with the LaPerle family. Made by Mr. Troia; second by Ms. Willis. Passed unanimously. Chair Gardner signed the application.

Consideration of Notice of Intent to Participate in the FY2019 Municipal Roads Grants-in-Aid Program

This is the second year of an Agency of Natural Resources program to funnel money to towns for road drainage improvement projects. Last year the town received funding for three small erosion control projects on Snow Hill Road, Center Road, and Sanders Circle. This year the town is eligible for \$9,200 in state funding. Road Foreman Perry will work with the Central VT Regional Planning Commission to determine the sites for this year. To participate in the program the board needs to submit a letter of intent signed by board members.

Motion: To participate in the FY2019 Municipal Roads Grants-in-Aid program. Made by Mr. Troia; second by Ms. Willis. Passed unanimously. Board members signed the letter.

Consideration of Grant Amendment Application for EM Village Sidewalk Project

The original sidewalk project grant, a VTrans Bicycle and Pedestrian Program grant received in 2012, was based on a cost estimate developed during a scoping study in 2011. The updated cost estimate for the project, now expected to be constructed in 2019, shows a projected shortfall of between \$150,000 and \$200,000. The methodology for receiving more funding requires a formal application through the Bicycle and Pedestrian Program. The application, which needs to be submitted by June 22, 2018, is currently under development. The program has changed its cost share provision since the original 2012 grant, moving to an 80/20 split from 90/10. If the town receives the desired amendment, it will be responsible for upwards of \$40,000 in addition to the initial \$49,000 cost share. The board needs to both authorize the amendment application and issue a letter of support

for the application. Board members discussed the need for the additional funding and reviewed a draft letter of support.

Motion: To authorize Chair Gardner to sign a letter of support for a 2018 VTrans Bicycle and Pedestrian Grant Program application to secure the necessary funding for the construction of the EM Village sidewalk project. Made by Ms. Willis; second by Mr. Troia. Passed unanimously. Chair Gardner signed the letter of support.

Motion: To authorize TA Johnson to sign and submit a 2018 VTrans Bicycle and Pedestrian Grant Program application for an amendment in the amount of \$200,000 to the original 2012 VTrans Bicycle and Pedestrian grant. Made by Mr. Troia; second by Ms. Willis. Passed unanimously.

Open and Review Contractor Bids for Quaker Road Culvert Replacement Project

Five bids were received for the culvert replacement project, which does not include the cost of the culvert, which the town will provide:

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| Gravel Construction Co., Inc. | \$107,492.00 |
| Lamoille Construction, Inc. | \$122,285.40 |
| Dubois Construction, Inc. | \$125,344.80 |
| Duranleau Construction Corp. | \$131,066.40 |
| Austin Construction, Inc. | \$145,908.50 |

Board members, Road Foreman Perry, and engineering consultant Doug Newton discussed the results. All five firms have done work in the area and are considered reputable. The board decided to go with the low bid.

Motion: To accept the Gravel Construction Co., Inc. \$107,492.00 construction bid for the Quaker Road Culvert Replacement project. Made by Mr. Troia; second by Ms. Willis. Passed unanimously.

Authorization of Amendment for the VTrans Structures Grant Funding the Quaker Road Culvert Replacement Project

As expected the bids for the Quaker Road culvert replacement project came in well above the original cost estimate. The cost of the 61-foot culvert is also higher than estimated. Earlier in the year the town had notified VTrans that there would be a need for an amendment to the structures grant received in 2016. The grant is for a total of \$85,000, well short of the currently projected \$130,000 total cost, including design, permitting, right-of-way, culvert, and construction.

Motion: To authorize TA Johnson to sign and submit the amendment request for FY2017 VTrans Structures Grant BC1773. Made by Mr. Troia; second by Ms. Willis. Passed unanimously.

Appointments

Motion: To appoint Lindy Johnson, Paul Erlbaum, Sue Racanelli, Sandal Cate, Ann Stanton, Jeanne Malachowski, and Kate Rader to the East Montpelier Funding Request Study

Committee and Rebecca Schrader to the East Montpelier Revolving Loan Advisory Committee.
Made by Mr. Troia; second by Ms. Willis. Passed unanimously.

Warrants

Members signed the warrant.

Other Business

Town Administrator Report:

- NEMRC Assessment Data Offering Update:
 - NEMRC has created online access to the town’s assessment data and provided a link to the data to CAI Technologies to be included with our new webmap service development. The board will decide whether to allow public access to this data option when the webmap service is operational.
- Listers Lodging of Preliminary Grand List Update:
 - The grand list was “lodged” on May 31st, which opened the annual 2-week window for property owners to grieve assessments. The listers will hold grievance hearings on June 14, 2018. The preliminary list shows an increase of almost \$40,000 over last year’s as billed grand list (reflecting an increase of \$4,000,000 in assessed value). This is the largest year-over-year gain in 7 years and should help moderate the 2018/19 tax rate.
- Update on Smith Lawsuit Against Town and City of Montpelier:
 - Montpelier has filed a motion to dismiss.
- Development of Summer Selectboard Meeting Schedule:
 - Board members decided to shift the July meeting schedule to the 2nd and 4th Mondays (July 9 & 23) to avoid conflicts with the Fourth of July. The board also decided to cancel the September 3rd (Labor Day) and 17th regular meetings in favor of one special meeting on September 10th.
- Meeting Schedule:

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| ○ June 18 th | 6:30 pm | Regular Selectboard meeting |
| ○ July 9 th | 6:30 pm | “Special” regular Selectboard meeting |
| ○ July 23 rd | 6:30 pm | “Special” regular Selectboard meeting |

Zoning Administrator Report:

- 5 new permit applications since the May 21st board meeting; 19 total in 2018 to this point.
- The next DRB meeting is scheduled for June 5, 2018. There will be a hearing for a proposed 2-lot subdivision of a Fairmont Dairy, LLC parcel located between VT Rte. 14 S and the Plainfield town line.

Motion: To adjourn. Made by Ms. Willis; second by Mr. Troia. Passed unanimously.
Meeting adjourned 8:20 p.m.

Respectfully submitted by Bruce Johnson, Town Administrator

Approved: June 18, 2018 East Montpelier Selectboard meeting