

**East Montpelier Selectboard Meeting APPROVED (08/06/18) MINUTES
July 23, 2018 at the Town Office**

Selectboard (SB) members present: Carl Etnier (recording secretary), Seth Gardner, Kim Swasey; Bruce Johnson (town and zoning administrator).

Others present: Paul Winters (Recreation Board)

A. CALL TO ORDER

Chair Seth Gardner called the meeting to order at 6:36 p.m. with another member present. The board began with items for which a quorum was not needed.

Additions to the agenda

None

Public comment

None

B. CONSIDERATION OF DEEDS FOR BOUNDARY ADJUSTMENT WITH LAPERLE FAMILY TO BENEFIT PARK AND RIDE FACILITY

A third SB member arrived during this discussion, giving the Selectboard a quorum.

The deal to trade 0.063 acres of land with the LaPerle family to secure ownership of the small triangle of land behind the Park and Ride Facility is nearing a conclusion. The only step remaining is to complete dueling quit claim deeds.

Motion: I move to find that the boundary adjustment with the LaPerle Family, on 3035 US Route 2, to benefit the park and ride facility is a highway project (per V.S.A. 19 section 501(4)) and therefore exempt from notice requirements (V.S.A. 24 section 1061), and to authorize the Town Administrator to sign the quit claim deed. Made: Mr. Etnier. Second: Ms. Swasey. 3-0.

C. CONSIDERATION OF GRANT APPLICATION FOR PROPOSED RECREATION FIELD ENTRANCE/PARKING LOT AREA IMPROVEMENT PROJECT

Recreation Board vice-chair Paul Winters presented the grant application to the Vermont Recreational Facilities Grant Program, due July 31. He reported that the Recreation Board had consulted with the state workers administering the grant program and were told that the program is used to fund smaller projects, under \$25,000. Therefore they propose to apply for funding for all the work around the entrance to the recreation field except the drainage work, which is likely to cost more than the grant program is willing to pay. This initial part of the project is most important to making the area more safe and useable.

Funds are awarded in the fall. The Recreation Board like to complete the project before snow falls.

Mr. Winter will arrange a site visit with Rob Townsend, civil engineer at American Consulting Engineers and Surveyors, Inc., to talk about the options for tackling the drainage issues, perhaps August 20.

Motion: I move to submit the application for the recreation field/parking lot area improvement project to the Vermont Recreational Facilities Grant Program. Made: Mr. Etnier. Second: Ms. Swasey. 3-0.

Motion: I move to authorize chair Seth Gardner to sign the letter of support committing the town to its 50% match, up to \$8,370.84, for the application to the Vermont Recreational Facilities Grant Program. Made: Ms. Swasey. Second: Mr. Etnier. 3-0.

D. MINUTES

Motion: I move to approve the minutes of July 9, 2018 as submitted. Made: Ms. Swasey. Second: Mr. Etnier. 3-0.

E. DISCUSSION ON OPTIONS TO DEAL WITH PENDING EXPIRATION OF VHCB FEASIBILITY STUDY GRANT FOR LAPERLE FARM PROPERTY

The Vermont Housing and Conservation Board (VHCB) granted the town a \$10,000 feasibility study grant in June 2017 for the evaluation of the LaPerle farm property as a location for senior/multigenerational housing. The grant was contingent on the town securing a minimum of 6,000 gallons per day septic capacity, enough to make the proposed 30 units of housing possible. The search for septic capacity is essentially at an end with dispiriting results – no new capacity was found in the area near the LaPerle septic site. Some potential capacity was found on another parcel, in a location a half-mile away, which would be costly to take advantage of.

The grant is about to expire, and there seems little reason for the town to push forward at this time. VHCB often has grants, in whole or in part, relinquished back to the entity. There are no negative consequences – the town will be fully eligible in the future if it chooses to pursue VHCB funding again.

The board reviewed a draft letter and agreed on sending it to VHCB; the letter includes a reimbursement request for \$1,690 for the wastewater study.

The East Montpelier Senior Living Initiative is interested in pursuing a residential project on the land, with the 4,500 gallons per day of septic capacity that has been found on the site.

The Old LaPerle Farm Property Committee has recommended removing the house on the property, selling the materials, and cleaning up the landscape around it, with the work being done by August 2019. They have not recommended a specific use for the site; a new municipal building remains an interesting possibility.

The SB discussed making the parcel more inviting for recreation, while the town plans future uses. Issues include parking for easy access to most of the land, possibly a pedestrian bridge over Sodom Pond Brook. Mr. Gardner, who chairs the committee, will ask the committee to reconvene soon and discuss recreation possibilities.

Motion: I move to authorize the Selectboard Chair to sign the letter to VHCB relinquishing the feasibility study grant and requesting reimbursement for the wastewater study. Made: Mr. Etnier. Second: Ms. Swasey. 3-0.

F. OTHER BUSINESS

There have been various suggestions about changing the frequency of the joint meetings of the Selectboards of Calais and East Montpelier with the board of the East Montpelier Fire Department (EMFD). The meetings are, by written agreement, scheduled in April, July, October, and January, with an additional budget meeting in December.

By joint agreement, the January meeting has not been held in a number of years. EMFD has proposed dropping the October meeting. The SB is OK with a schedule of April, August, and December, as moving the July meeting to August would give time for financial reports from the previous fiscal year to be finalized. Mr. Johnson will contact Calais to check on their wishes.

G. ADJOURNMENT

Motion: I move to adjourn. Made: Ms. Swasey. Second: Mr. Etnier 3-0.

The meeting adjourned at 7:58 pm.