

Minutes of the East Montpelier Selectboard

October 1, 2018 Selectboard Meeting

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

Public Attendance: Britt Haselton, VT Land Trust; Richard Hall, Fairmont Farm; Greg Western, Cross VT Trail; EM Recreation Board members Jack Zeilenga and Paul Winters (by speakerphone); Rob Townsend, American Consulting Engineers & Surveyors; Julie Potter, Planning Commission

Chair Gardner called the meeting to order at 6:30 p.m.

Additions to Agenda:

- **Consideration of October 2017 Wind Storm FEMA Grant Agreement & Financial Report Forms**

Minutes:

Chair Gardner presented the draft minutes of the September 10, 2018 board meeting.

Motion: To approve the September 10, 2018 minutes as presented. Made by Mr. Troia; second by Ms. Willis. Passed unanimously.

Public Comment: None

Discussion with VT Land Trust on Fairmont Dairy IV Project

VT Land Trust's Britt Haselton and Fairmont Farm's Richard Hall presented a proposed land conservation project involving the 200 acres and farm buildings at the main Lylehaven Farm location situated south and west of VT Rte. 14 S. This is the second land conservation project between Fairmont Farm and VT Land Trust dealing with the former Rappaport/Lylehaven Farm properties. Like the first project, which was completed in August/September 2017, this one will include a trails easement benefitting the Cross VT Trail that will take the trail from the town-owned Benton property on US Rte. 2 nearly all the way to the old train station trailhead on the northeast side of VT Rte. 14 S.

This is simply an introduction of the proposal to the Selectboard. The next step will be to have an appraisal done and then, next spring, start the process to receive funding from the VT Housing and Conservation Board. At that time VLT will request letters of support from both the Selectboard and the Planning Commission. If the project progresses, there will also likely be a formal application to the town through the Conservation Fund Advisory Committee for an allocation of \$6,000 or so from the town's Conservation Fund to assist with the trails easement purchase.

Discussion with Recreation Board on Rec Field Project

Recreation Board Vice-chair Paul Winters, participating by speakerphone, presented an update on the drainage and aesthetic rehabilitation project planned for the town's recreation field entrance area. The town did not receive the applied-for \$8,370.84 VT Recreational Facilities Program grant funding for the project. Engineering Consultant Rob Townsend provided a cost estimate for the Cadillac version of the project: \$30-35,000 for outside contractors to handle all elements of the proposal. Board

members quickly vetoed that level of expenditure, but encouraged the team to seek alternative paths forward for the project. Cost savings could be found through using the town road crew and equipment as much as possible, and enlisting volunteers for appropriate activities (downed tree clean-up, etc.).

Concerns still exist regarding exactly how to successfully shunt the ponding surface water into the relatively flat Vincent Flats Road drainage ditch along and south of the recreation field. Mr. Townsend will further investigate the existing drainage infrastructure and future possibilities with Road Foreman Guthrie Perry. Recreation Board members will continue to scout around for less expensive options for tree removal and clearing the poison ivy-infested fence area.

Discussion on the project will be continued at the October 15th board meeting. Road Foreman Perry will be in attendance. The intent is to complete the project, to the extent possible, during the post-soccer season, pre-winter period beginning October 21st.

Consideration of VLCT PACIF Membership Renewal

The renewal application for continued membership in VLCT PACIF, which provides the town's property, liability, and workers' compensation insurance coverages along with loss control services, employee assistance programs, and equipment grants, is due by October 12, 2018.

Motion: To authorize TA Johnson to complete and submit the application for the 2019 renewal of the town's membership in VLCT PACIF. Made by Mr. Troia; second by Ms. Willis. Passed unanimously.

Discussion on 2019 Draft VLCT Municipal Policy

The board continued its review of the draft policy. Board member Carl Etnier, who was unable to attend this meeting, will serve as the town's delegate to the October 3rd VLCT annual meeting. At its September 10, 2018 meeting the board authorized Mr. Etnier to investigate, and possibly oppose at the meeting, certain policy statements of concern to members. After a brief discussion the board decided to stick with its previous determinations.

Consideration of Amendment to EM Village Sidewalk Project Grant Agreement

VTrans recently awarded the town a \$200,000 80/20 FY2019 Bicycle & Pedestrian Program grant to cover the expected cost increases of the EM Village sidewalk project. As part of the agreement VTrans is also capping the value of the grant it gave the town earlier in the year to construct the cross-US Rte. 2 culvert necessary for the sidewalk project. The town is no longer responsible for the culvert – VTrans will do the job, so the intent is to decrease the grant award to match the expenses the town has already absorbed plus a cushion to hold the town harmless (dropping the amount from \$604,500 to \$130,000). The net effect is an agreement showing a decrease in award to the town of \$314,500.

Motion: To authorize TA Johnson to sign and submit Grant Agreement CA0338 Amendment 3 for the East Montpelier STP BIKE(63) & NH CULV(54) & STP BP18(16) transportation project. Made by Mr. Gardner; second by Ms. Willis. Passed unanimously.

Consideration of October 2017 Wind Storm FEMA Grant Agreement & Financial Report Forms

FEMA has approved project worksheets from the October 2017 wind storm totaling \$13,395.67 for direct clean-up expenses plus a 5% administration cost add-on of \$669.78. The town will eventually receive 92.5% of the \$13,395.67 plus 100% of the \$669.78. This first round of awards covers only the FEMA 75% share of the damage (\$10,046.75) and 60% of the administration award (\$401.87). The remaining damage allotment (the 17.5% state share; \$2,344.24) and the final 40% of the administration element (\$267.91) will be paid out at a later date.

Motion: To authorize TA Johnson to sign and submit the FEMA grant agreement and the associated financial reports. Made by Mr. Troia; second by Ms. Willis. Passed unanimously.

Discussion on EM Village Sidewalk Project Waterline Issues

TA Johnson presented a request from Charlene Hedges, representing the Crystal Springs Water Company, for the board to produce a formal written version of the agreement reached between Deane Hedges and the board regarding a potential town contribution toward the cost of upgrading the Crystal Springs waterline in EM Village along the east side of the US Rte. 2/VT Rte. 14 corridor. By consensus the board decided to allow the May 7, 2018 board minutes to stand as the written acknowledgement of the agreement. Chair Gardner reiterated the board's intent to live up to its end of the agreement once the company completes the upgrade to an 8" line.

Consideration of Real Estate Proposal for Hodgeman Parcel

The board reviewed the unfavorable results from a recent septic capacity evaluation of the Hodgeman parcel abutting the town-owned Old LaPerle Farm property. The board by consensus decided not to pursue acquisition of the property at this time.

Appointments

➤ Recreation Board

- Cristin O'Donnell is moving to Calais and has resigned her seat on the Recreation Board. The board has recommended Kate Bean as a replacement.
- **Motion: To accept Ms. O'Donnell's resignation and appoint Kate Bean to a truncated three-year term (through March 2021) on the Recreation Board.** Made by Mr. Troia; second by Mr. Gardner. Passed unanimously.

➤ Green Up Day Coordinator

- Chris Racanelli is willing to serve another term as Green Up Day coordinator. He is, however, hoping to find someone to serve as co-coordinator with an eye toward having that person take over the post in the near future.
- **Motion: To appoint Chris Racanelli as the town's 2019 Green Up Day coordinator.** Made by Mr. Troia; second by Mr. Gardner. Passed unanimously.

Access Permits

➤ 18-038: Isaak, 663 Guyette Road

- Lauren Isaak is proposing a two-lot subdivision, essentially carving off her home lot for sale and retaining a 14-acre undeveloped lot for her own use. Road Foreman Perry recommends approving her request for a curb cut on Guyette to serve the new lot.

- **Motion: To approve Access Application 18-038 for a new residential curb cut on Guyette Road.** Made by Mr. Troia; second by Ms. Willis. Passed unanimously.
- **18-040: Antonovich, 2570 North Street**
 - The Antonovich family is proposing a 3-lot subdivision of the 51-acre lot they own near the North Street/Sparrow Farm Road intersection. The two new 3-acre building lots at the north end of the property would be served by one curb cut location. Road Foreman Perry recommends approval.
 - **Motion: To approve Access Application 18-040 for a new multi-residential curb cut on North Street.** Made by Mr. Gardner; second by Ms. Willis. Passed unanimously.

Members signed both permits.

Warrants

Members signed warrant.

Other Business

Town Administrator Report:

- The new CAI Technologies web map service is up and running. There is easy public access from the home page of the town website: <https://eastmontpeliervt.org>.
- Meeting Schedule:
 - October 3-4 VLCT Town Fair
 - October 15th 6:30 pm Regular Selectboard meeting
 - October 26th 8:30 am 2018 State Government Municipal Day at National Life
 - November 5th 6:30 pm Regular Selectboard meeting

Zoning Administrator Report:

- 7 new zoning permit applications have been submitted since the September 10th board meeting. There have been 44 total applications so far this year.
- The next DRB meeting is on October 2nd. Four hearings are scheduled:
 - Continuation of Carriveau site plan review of auto sales/service use at 2952 US Rte. 2;
 - Final plan review of Isaak 2-lot subdivision at 630 Guyette Road;
 - Final plan review of Antonovich 3-lot subdivision of 2570 North Street; and,
 - Preliminary plan review of O'Hare 4-lot subdivision of 835 Dodge Road.

Motion: To adjourn. Made by Ms. Willis; second by Mr. Troia. Passed unanimously.
Meeting adjourned 8:58 p.m.

Respectfully submitted by Bruce Johnson, Town Administrator

Approved: October 15, 2018 East Montpelier Selectboard meeting