

East Montpelier Selectboard Meeting APPROVED (09/09/19) MINUTES
August 19, 2019 at the Town Office

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

Others present: Leslie Drown, Lauren Oates (Development Review Board candidates); Ty Rolland.

A. CALL TO ORDER

Chair Seth Gardner called the meeting to order at 6:34 p.m.

Additions to the agenda

None.

Review of Minutes

Motion: I move to approve the minutes of August 5, 2019 as submitted. Made: Mr. Etnier. Second: Ms. Willis. 5-0.

Public comment

None

B. CONVERSATION WITH DEVELOPMENT REVIEW BOARD (DRB) CANDIDATES

Leslie Drown and Lauren Oates came in to discuss their interest in the vacancy on the DRB created by the resignation of Alice Dworkin.

The selectboard was duly impressed with both candidates. Ultimately, the SB decided to appoint the candidate who is relatively new to town and is applying to get involved in town governance for the first time.

Motion: I move to appoint Lauren Oates to the DRB. Made: Mr. Troia. Second: Ms. Swasey. 5-0.

C. CONSIDERATION OF EMFD CAPITAL RESERVE FUND USE FOR REPLACEMENT OF RESCUE 4 (AN AMBULANCE)

The East Montpelier Fire Department (EMFD) is requesting the use of up to \$30,000 from the EMFD capital reserve fund to purchase a used ambulance from Williston to replace Rescue 4. Toby Talbot, EMFD president and deputy chief, wrote explaining why the department deems replacement necessary. Ty Rolland, EMFD chief, explained more in person and answered questions. The SB is convinced this is a fiscally prudent expenditure. Under the terms of the joint agreement between the Town of Calais, the Town of East Montpelier, and EMFD, the Calais SB must also approve the purchase, and they have already done so.

Both Mr. Talbot and Mr. Rolland said they would consider in the future whether to recommend a power cot and power loading system for the newly purchased ambulance, an expenditure of \$47,000. The SB will consider that proposal if and when it comes.

Motion: I move to approve use of up to \$30,000 from the EMFD capital reserve funds for purchase and commissioning of a used 2010 F450 4x4 ambulance from the Williston Fire Department. Made: Mr. Troia. Second: Ms. Willis. 5-0.

Mr. Troia raised concerns about a cloud of smoke he saw coming from Rescue 3 last week. Mr. Rolland said they would keep an eye on it.

D. DISCUSSION ON FUTURE CAPITAL PROJECTS QUESTIONNAIRE

The Capital Improvement Committee annually requests town entities to list potential projects to allow the committee to properly plan for the projects; possible projects for the board to include:

Potential Town Garage Upgrades

A committee has been set up to study the situation and determine a potential project scope. The first meeting is scheduled for September 30, 3 p.m. at the town garage.

Potential Town Office Upgrades

The last major work on the town office was done in the mid-1980s, at which time it was expected that the town would gain 15 years of usage before having to consider a new office concept. At this point, the SB plans to keep using the current office at least until the bond on the village emergency services facility is paid off, in 2030. It is planning work to improve the building's efficiency, security, and comfort levels, as well as to extend its life.

Cacicio Heating is developing an estimate for a multi-zone heat pump heating/cooling system. As a cooling system, it would replace the current, ailing wall-mounted air conditioner. As a heating system, it is expected to extend the life of the furnace, since the furnace would only kick in on colder days. The goal is to have the system installed to provide cooling by the summer of 2020.

Repair work is still needed on rotting clapboards on the back side of the town office. The SB authorized Mr. Johnson to engage a carpenter to do that work.

The SB has identified a generator for the town office as a priority in the Hazard Mitigation Plan. It would be set to automatically kick in during a power outage. The SB discussed fuel choice--propane vs. diesel--as well as sizing the generator to run everything in the office except the heat pump, with the idea that the furnace could provide all the heating needs during the time the generator was running. Mr. Johnson will get quotes from local distributors.

E. CONSIDERATION OF SB LETTER REGARDING PROPOSED FAIRMONT DAIRY CONSERVATION PROJECT WITH VERMONT LAND TRUST

Fairmont Dairy is working with Vermont Land Trust (VLT) to conserve land from the old Lylehaven Farm property. One project has been completed. The second one, including the main farm area, is moving toward a late-September funding review by Vermont Housing and Conservation Board. VLT is requesting a letter from the Selectboard (and also the Planning Commission) detailing its stance on the project. There is also a trails easement component to the conservation project that will likely lead to a conservation fund usage request, but that is not yet before the board.

Mr. Johnson presented a draft letter offering full support for the specific conservation and trail easements while expressing a more generalized concern that the amount of land permanently conserved in East Montpelier could hamper future generations.

Motion: I move to authorize the chair to sign the letter to VLT approving the proposed Fairmont Dairy - Vermont Land Trust conservation project. Made: Mr. Etnier. Second: Ms. Willis. 5-0.

F. DISCUSSION ON EAST MONTPELIER CONSERVATION COMMISSION PROPOSAL

Charles Johnson and Bruce Howlett presented a proposal at the SB's August 5 meeting to create a town conservation commission. Creating the commission would require a town vote. After feedback from the SB and others, they submitted a revised proposal for the SB to consider.

The revised proposal differs in numerous significant ways from the previous one, and SB members have many questions about it. The SB will invite the proposers to come to a future meeting and explain the thinking behind the revisions.

G. APPOINTMENTS

The Recreation Board recommends appointment of Darci Coleman-Graves to the vacant 3-year term through March 2022.

Motion: I move to appoint Darci Coleman-Graves to the vacant 3-year term on the Recreation Board, through March 2022. Made: Mr. Troia. Second: Ms. Swasey. 5-0

H. ACCESS PERMIT

Permit 19-042: Wanzer/Faesy use change at 515 Kelton Road.

The 2018 Faulkner/Guion subdivision of the former Frost property at 445 Kelton Road included an access easement off Kelton Road through new Lot 2 (a 7-acre lot with the existing house) to new Lot 1 (an undeveloped 35-acre parcel with no road frontage). However, prospective buyers of Lot 2 do not like the easement running through the lot. The DRB is considering an amendment to the subdivision to place the access easement on the adjoining Wanzer/Faesy parcel to allow access to Lot 1 on the existing driveway serving the Wanzer/Faesy and Osborne/Liebermann homes. Road Foreman Perry recommends approval.

Motion: I move to approve access permit 19-042. Made: Mr. Etnier. Second: Ms. Willis 5-0.

I. WARRANTS

Signed.

J. OTHER BUSINESS

Town Administrator Report

- The EMFD Codling Road dry hydrant project will be constructed this week.
- FY2020 property tax bills have been sent out.
- The FY2020 Better Roads Grant agreement for the Horn of the Moon project is now fully executed.
- Planning Commission (PC) vacancy: Jay Stewart has stepped down; his term expires Town Meeting Day 2020. As this is an elected position, state law requires a vacancy notice to be posted within 10 days. The PC will evaluate candidates at its September 5 meeting and expects to forward a recommendation to the SB for consideration on September 9.

Meeting Schedule

September 9, 2019	6:30 p.m.	Selectboard special meeting
September 23, 2019	6:30 p.m.	Selectboard special meeting
October 7, 2019	6:30 p.m.	Selectboard regular meeting

Zoning Administrator Report

There have been 6 new applications since the August 5 SB meeting and 44 applications so far in 2019.

The next DRB meeting is September 3, 2019. The four hearings on the docket include setback waivers at 720 Templeton Road and 550 Coburn Road, a change of use for the 50 Packard Road parcel to allow Vermont Country Camper to operate a service and general office adjunct location, and the above-described subdivision revision at 445 Kelton Road.

K. ADJOURNMENT

Motion: I move to adjourn. Made: Ms. Willis. Second: Mr. Troia. 5-0.

The meeting adjourned at 8:24 pm.