

## **Selectboard Meeting Monday, September 22, 2025**

**Present:** Seth Gardner, Scott Hess, Carl Etnier

**Present via Zoom:** Kim Watson (Planning Commission) David Delcore (Times Argus) Ginny Callan, Paul Erlbaum, Steve Miracle, Renée Carpenter

**Also Present:** Clarice Cutler, (Planning Commission) Brian Voigt, (CVRPC), Glenn Weyant, Guthrie Perry

The meeting was called to order at 6:30 PM.

Additions to the Agenda:

Act on the recommendation of a new Planning Commissioner

Act on the resignation of Selectboard member.

**Public Comment:** None.

**Motion:** Accept minutes of September 8, 2025. Made: Mr. Hess. Second: Mr. Etnier. Results: 3-0. The motion passed unanimously.

**Discuss FLU (Future Land Use) Mapping and Act 181:** Brian Voigt, Senior Planner of the Central Vermont Regional Planning Commission (CVRPC), reviewed the background and makeup of Act 181. Mr. Voigt explained what the “road rule” was (a single-family residence with a driveway longer than 800 feet will require further review. The length of 2,000 ft is applicable to multiple housing units. This only applies to Tier II and Tier III designations). He reviewed the Tiered Framework and Process Considerations. Mr. Voigt noted that the CVRPC needs to know what the town’s preference for Tier 1A or 1B is by December 9. Ms. Carpenter asked a question regarding the definition of administrative capacity. Mr. Voigt noted that this means that the town staff has the ability to review permits. Mr. Gardner confirmed that the town has capacity and advised that this would apply to subdivisions of less than 50 units on less than 10 acres of land. Mr. Etnier asked whether the State would continue to handle Wastewater Permits. Mr. Voigt responded that state permits are still required, even if Act 250 is not triggered. Mr. Gardner suggested that the Selectboard view the maps to ensure they are properly informed.

Mr. Voigt clarified that only local zoning regulations would be followed if we chose Tier 1B. Mr. McCall noted that zoning regulations would need to be reviewed carefully. Ms. Watson said that there are some hamlets that have already been designated as growth centers. The Selectboard would like the Planning Commission to review the town maps for possible areas of residential housing growth. Mr. Voigt said that the hamlets are probably not going to qualify due to infrastructure issues.

Continuing the conversation, Mr. Voigt reviewed the various Land Use types and emphasized that the FLU map is not a zoning map. Existing designations will remain (village center) as long

as they are continued in the FLU map. Mr. Gardner charged the Planning Commission with making a recommendation and reviewing the CVRPC maps

**Funding Study Request Committee Kickoff:** Ginny Callan and Paul Erlbaum were present to discuss the Funding Study Request Committee. They were asked to limit funding requests to \$25,000 or less. Larger requests are placed on the Warning for Australian Ballot. Applications have been sent to community groups by the Town Administrator. Applications will be returned directly to the Funding Study Request Committee.

**Road Foreman Update:**

**Truck Update:** Mr. Perry says there is a truck at the shop that will require about \$40,000 worth of repairs and it's not worth the repairs. There is a truck that is available to be built in the spring. If we don't purchase a truck now, it will be another two years before one is available. We can use the "spare" truck to get through the winter until the new truck is ready.

**Motion: To authorize the Town Administrator to sign all documentation required for the purchase of a new Freightliner M2 106 Plus from Viking Cives of Vermont as presented, in the amount of \$243,800.** Made: Hess. Second: Mr. Etnier. Results: 3-0. The motion passed unanimously.

Excavator Update: The Komatsu excavator that we've been renting is working out well. The purchase price is \$195,900. The only downside is that a trailer is needed to move it. The cost for that is about \$22,000. We are currently hiring someone else to move the equipment, which is relatively inexpensive.

**Motion: To authorize the purchase of the Komatsu PC183USLC-11 as presented and authorize the Town Administrator to sign any purchase documents required.** Made: Mr. Etnier. Second: Mr. Hess. Results: 3-0. The motion passed unanimously.

Mr. Perry reported that the project tracker is working well. Some of the signage issues have been addressed. The five-day work week starts this week. Culvert work is occurring on North Street in the mornings this week. Mr. Perry explained the reason for keeping the gravel pile in the village. There was also a brief town garage construction update.

**Monthly Financial Report:** The Treasurer's monthly written report was provided.

**Motion: Authorize the SB Chair to sign the Sullivan & Powers Engagement Letter for a single audit on FEMA expenditures.** Made: Mr Hess Second: Mr. Etnier. Results: 3-0. The motion passed unanimously.

**Motion: Authorize the Delinquent Tax Collector and the Selectboard Chair to sign the tax sale engagement letter from the delinquent tax attorney.** Made: Mr. Etnier. Second: Mr. Hess. Results: 3-0. The motion passed unanimously.

Warrants dated September 22, 2025, were signed by those present.

**Act on the recommendation of a new Planning Commissioner:** The Planning Commission has unanimously recommended that Alexander Rob be appointed to the Commission's vacant seat.

**Motion: To appoint Alexander Rob to the Planning Commission's vacant seat until the 2026 Town Meeting election.** Made: Mr. Hess. Second: Mr. Etnier. Results: 3-0. The motion passed unanimously.

**Accept the resignation of Selectboard member**

**Motion To accept the resignation of Zoe Christiansen effective immediately.** Made: Mr. Etnier. Results: 3-0. The motion passed unanimously.

The Selectboard asked the Town Administrator to advertise the vacancy. The board thanked Zoe for her work and wishes her well. The Town Administrator was directed to begin the recruitment process, with an application deadline of October 17, so that interviews can take place at the October 20 Selectboard meeting.

Town Administrator Report:

- Horn of the Moon Road culvert work is expected to be completed this week
- The Sodom Pond culvert work begins construction this week. Notification has been made that this road will be closed.
- Reminder that the Tax Appeal Hearing is scheduled for 9/23 at 6:30 PM
- There was a brief overview of progress on the town garage project. Meetings are held every Tuesday morning.
- The hearing for the CDBG-DR grant is scheduled for 9/25 at 2:00 PM.
- The investment options for the bond were given to the Selectboard to review. The Treasurer has currently placed funds in Option 1.

Mr. Etnier suggested that meetings begin at 5:30 PM starting on November 3. This will be discussed at a future meeting.

**Motion: To adjourn.** Made: Mr. Hess. Second: Mr. Etnier. Results 3-0. The motion passed unanimously. The meeting adjourned at 8:17 PM.

Respectfully submitted,

Rosie Laquerre, Board Recorder