

**Special Selectboard Meeting**

S. Jefferies called the special meeting to order at 4:30 p.m.

Selectboard members present: Peter Marsh, Mathew Norris, Susan Jefferies (Chair)  
Others present: Tom Estey, Bill Coon, Kerry Kurt, Adam Piper, Jim Geier

The group walked around the gravel pit area. T. Estey had previously staked the area planned for the garage and the salt and sand shed. T. Estey also pointed out the pins indicating the property line between Kerry Kurt's farm and the town property.

K. Kurt discussed the area she wants to use for her farm operations and discussed her plans for that area, including winter feeding of cattle and storage of hay bales. There was discussion about fencing, town access, and the material that the town has stored in that area.

Special meeting adjourned at 5:20 pm.

**Selectboard Meeting**

Selectboard members present: Peter Marsh, Mathew Norris, Susan Jefferies (Chair)  
Others present: Tom Estey, Robert Turner, Bill Coon, Dennis Hysko, Marjorie Dickstein, Jan McCleery, Kerry Kurt, Jim Geier, Adam Piper, Steve Kowalski

**Minutes:** M. Norris moved to approve the minutes of the April 7, 2015 meeting. P. Marsh seconded. Voted and approved.

**Bills:** M. Norris moved to instruct the Treasurer to pay the bills as presented. P. Marsh seconded. Voted and approved.

**Mail:**

- **Tour de Farms** - The Selectboard approved the request for the Tour de Farms bicycle ride to use Starksboro roads with the provision that they provide proof of liability insurance naming Starksboro as additional insured.
- **Mowing Bids** – M. Norris moved to accept the bid from Scenic Valley Landscaping to mow town properties during 2015. P. Marsh seconded. Voted and approved. Bids for the ballfield mowing will be referred to the Sports Program. The town will pay up to \$3,200 for ballfield mowing.
- **Ireland Road Maintenance** – Elizabeth Chlodnicki sent a letter to the Selectboard stating that Ireland Road was dangerous during mud season and noting that emergency vehicles might not be able to get to some homes. S. Jefferies will send a letter about road maintenance practices.
- **Audit Letter of Representations** – The Selectboard approved the letter of representation from Telling and Associates for their audit of FY 2014.

**Old Business:**

- **Post Office Repairs** – S. Jefferies will ask Mitch Horner to proceed with the repairs.

- **Community Center Lease** – The lease will be signed effective May 1, 2015 with rent due in advance.

**Road Foreman's Report** – Tree work to clear hanging and leaning trees in the right of way is being done on Big Hollow Road. The new chloride trailer has been delivered.

**Town Garage Committee:** There was discussion about the gravel pit building envelope, the proposed location of the town garage and shed, and the possible lease of approximately 15 acres of town property at the gravel pit to Kerry Kurt. Comments from the discussion included (initials indicate who was speaking):

- AP – Suggested building envelope should include current plans and the flattened area next to the road. The current building plan makes sense and provides a good buffer for the farm.
- KK – We are moving in the right direction jointly to meet everyone's needs. She would like a long term arrangement to make the investment in fencing and other equipment worthwhile.
- AP – Lease arrangements of less than 15 years do not need Vermont Land Trust approval.
- KK – Distributed a draft lease document proposing \$225 per year as a lease rate, with the cost of improvements to the land being considered as the lease payment. There was discussion about the proposed lease terms, and P. Marsh will draft an agreement for further discussion.
- MN – The town should consider selling the property to K. Kurt. The property would then be subject to property tax, and the town would have no further liability.
- AP – He will draft a plan with the building envelope. VLT does not often allow sales of conserved land, but the restrictions on the farm are greater than the town's, so he believes it would be considered.
- BC – What does KK think about the proposed location of the buildings?
- KK – She considers everything (the lease and the building envelope) to be part of the same discussion. Where the buildings are placed is optimal for her farm operations.

May meetings will be on the 5<sup>th</sup> and 19<sup>th</sup>.

Meeting adjourned at 7:45 pm.

Respectfully submitted,  
Susan Jefferies