

Selectboard members present: Peter Marsh, Mathew Norris, Susan Jefferies (Chair)

Others present: Tom Estey, James Holtzman, David Wetmore

The meeting was called to order at 5:30 pm.

Minutes: P. Marsh moved to approve the minutes of the October 6, 2015 meeting. M. Norris seconded. Voted and approved.

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

Town Garage Construction Update: Willis Engineering has included a requirement for additional drainage at the garage and salt shed sites. This was not included in the original bid, so will be an additional cost. Parent Construction will provide an estimate. The trench drain will not be included in the garage, which will reduce the cost. There will be a separate garage construction meeting to review the excavation plan for the salt shed. Things are still pretty much on schedule.

Road Foreman's Report: The road crew has been working on Ben Roberts road.

Visitor's Business: James Holtzman of Clean Energy Design Group presented a proposal to install solar panels at Starksboro's capped landfill. This project would create energy that would be purchased by municipal users within Vermont, and would be funded by investors interested in receiving the tax incentive. The benefit to Starksboro would be lease revenue on land that is currently unused. The initial proposal is for a 20 year lease with a 5 year option to renew.

There was discussion about the project, including who would maintain the system, the requirement for three phase power, the size of the system, and the type of units to be installed. CEDG would find the investors and the municipalities to purchase the power. An upgrade to three phase power is included in the pricing. It takes about 4 to 5 acres for a 1+ megawatt system. The panels to be installed would be using a string inverter with optimizers. J. Holtzman said that his group would contract with a reputable regional or local firm for ongoing maintenance.

In order to proceed, the Selectboard would need to sign a nonbinding letter of intent. J. Holtzman will provide the LOI for review at the next Selectboard meeting.

New Business: David Wetmore reviewed the amended zoning bylaws, noting that this is actually a major rewrite. Several sections were reviewed in detail. The Planning Commission is holding a public hearing on Thursday, November 5 at 7:00 pm to receive public comment regarding the proposed changes.

Old Business:

- **Purchase and Sale Agreement for Land at Gravel Pit** – The attorney for Kerry Kurt asked to amend the agreement to require a survey of the new property line only, rather than the entire parcel. The Selectboard agreed to this change. S. Jefferies will initial the changes and return the agreement.
- **Costs of Renovations to Community Center** – P. Marsh provided an updated schedule of renovation costs based on discussion at the October 6 Selectboard meeting. S. Jefferies moved to accept the

revised schedule. M. Norris seconded. Voted and approved. A copy of the schedule is attached to these minutes. P. Marsh will reimburse the town \$322 for expenses paid by the town.

- **Park and Ride Shelter Ramp** – The shelter has been completed but does not have a ramp for access. The area used for storage also would be more accessible with a ramp. P. Marsh would be willing to construct ramps. Labor would be approximately 10 hours or less. The Community Garden would reimburse the town for the cost of materials, which is about \$200.
- **Electrical Repairs for Community Center** – S. Jefferies will call an electrician regarding repairs to exterior and interior lights, and relocating a light switch.

Agenda Items for Next Meeting:

- Letter of Intent for Clean Energy Design Group
- Garage Construction Update

November meetings will be on the 3rd and 17th. M. Norris will not be available for those meetings.

Meeting adjourned at 8:15 pm.

Respectfully submitted,
Susan Jefferies