

I - Call to Order

PC Members attending- Dennis Casey, Chair, Norm Cota, Jeff Keeney, Hugh Johnson, and Dan Nugent

Others present- Mary Jackman (ACCT), Dave Wetmore

7:00 PM –Dennis called the PC meeting to order. Dave took minutes.

II- Minutes

3/16/2017- Dan moved as presented, Norm 2nds. 5-yes and 0-no

4/6/2017 minutes review- Quorum not present review next meeting

III- Visitors Business and Adjustments to agenda

No visitors

IV- PC Business

Mobile Home Park discussion w/Mary Jackman-

Dennis introduced and welcomed Mary.

Mary- acknowledged that ACCT (Addison County Community Trust) has not been a great communicator. She hopes that has changed. ACCT manages 9 mobile home parks in Addison County. Mary shared that they are working with a consultant to develop and prioritize a plan of work to improve park infrastructure. She agreed that Starksboro parks need a great deal of work and noted that ACCT is very short staffed. On Monday Mary will be working with a consultant on water leak detection. Lazy Brook and Hillside are using far too much water. Parks have water flow meters, but individual homes do not.

Presently- Lazy Brook lot rent is \$246/month and has 3 vacancies. Hillside rent is \$279/month and has 4 vacancies. Brookside rent is \$349/month and has 1 vacancy.

Eviction process- Mary has been working w/ delinquent tax collector, as taxes must be paid. The Trust’s goal is to get the vacancy rates eliminated as the success of any Park is based on paying tenants and full occupancy. Mary admitted that past management practices have created the problem. Tenants who owe \$1000 or more starts the eviction process.

Community outreach- Mary has started a quarterly newsletter. They have also hired a community outreach person who is working on a grant to work on community/park relations. ACCT has tried “meet and greet” events with little success. Later this year ACCT is having CVEO facilitate some events with the hope of establishing better relations with park residents. Dave shared that in the past, getting the children involved (i.e. Orton Grant) lead to parent involvement. Most recently ACCT has demolished 6 homes in the Starksboro parks. Brookside is by far the most difficult Park for Mary. Tenants within the Park do not work well together. PC members were surprised by that comment. Most recently ACCT had been working to trap and rehome feral cats. Success was low and trap vandalism was high.

PC questions-

Why do Park rents vary? Lot rents are determined by Park expenses.

What kind of lot vacancy rates does ACCT experience? Usually not very high, the problem is usually associated with non-payment. New mobile homes are required to have an engineered slab under them, older home are not.

What new projects are taking place? New well in Brookside in the past 5-years. On-going leak detection. There is grant \$ available for 3 net zero homes. Problem is that most of these homes cost \$150,000. Dave asked about ACCT's philosophy related to the net zero homes, because they don't feel all that mobile? Mary stated that in order to remain classified as a mobile home park, at least 2 conventional homes must remain. Dave expressed that net zero home have not been what PC had envisioned in the Parks.

Are there Park managers? Yes, Lazy Brook and Hillside has Pat Ryan.

Dennis- spoke of the UVM student outreach project that took place 10+/- years ago. Meet and greet and picnic style gatherings were held with little participation from park residents.

Dave-asked about the drug activity associated with Hillside. Mary is aware of this problem and expressed it is very difficult to control. Criminal violations can be a reason to evict but a specific process must be followed which requires timely procedures.

How many students from the parks? Unknown

Is there a limit on occupancy? Unknown but even if there was it would be difficult to monitor.

Is the goal to have full occupancy? Yes due largely to expense of lot rent.

Dennis- shared the history of resident occupancy in the parks, it was stepping stone to more permanent home ownership. Additionally the sizes of the homes in the parks were often less that 40-ft long and 8-10-ft wide. The longer and wider homes of today cause all sorts of difficulty both in excessive lot coverage, as well as fire and rescue. Dennis shared past concerns related to student performance. PC would like to see ACCT consider leaving some lots vacant to allow for recreational and other opportunities that could improve resident quality of life. Mary stated that was not likely to happen. Dave expressed that improvements to the parks that allow for a better quality of life is key to making change. People need to feel invested. Somehow cleaning up and infrastructure improvements is required. If these things don't help what will? The generational cycle must be broken.

Can the State Fire Marshall conduct inspections? These are private homes and the State will not regulate.

Does the Trust have good septic records? No. Dave noted that the Town has had septic regulations since 1983 and does have some septic records, especially in Brookside.

Mary- what's the story with Mathew Norris' land in front of Brookside. PC explained recent efforts to permit storage units.

What is ACCT's animal policy? The policy is 1 pet/household. Pet must be on a leach outside and pet cannot be more than 40 lbs.

Mary- announced that Larry Shepard has volunteered to paint he Brookside sign.

Mary- asked what PC would like from ACCT? PC expressed interest in the Trust's long range infrastructure plans, notification of resident outreach efforts (PC may like to participate) and to be included on the quarterly newsletter distribution list. The newsletter can be sent to Dave and he will forward.

PC thanked Mary for attending. All thought that the conversation was productive and PC expressed that they would like to continue work toward improving Park resident life in Starksboro. Mary left at 8:40 PM.

V- Other

Community survey results- Dave shared that approx. 210 surveys had been returned. This is a good % of return. Dave copied and scanned the ones he picked up with the drop boxes. They are available for PC review. He has forwarded to Brandy. She will assemble results and provide a summary that can be posted to the website for all to review. Dave will contact Brandy to determine when she wants to meet on survey results and next steps.

Posting to Gazette- Dave shared a short article that he has drafted for May Gazette. PC reviewed and approved submission.

Energy Committee- Jeff shared that he had discussed with Digger Fasey the work that needs to be done. Digger has 10-12 people who are willing to help. Dave stated that if this group needs to be a formal committee appointed by the Selectboard then it could take a while. It might be easier to form an energy working group that should include 1 or 2 PC members. Jeff suggested sending him the following that he would pass to Digger:

1. The community assessment portion of the Town Plan related to energy.
2. The ACRPC workshop handouts on Act 174.

Dave will contact ACRPC regarding ACT 174 planning.

Conservation Commission- PC asked Dave to invite a representative from CC to meet w/ PC at next meeting May 4th.

Front Porch Forum- PC discussed how the site could be used to keep residents informed of PC activities. PC felt that FPF could be used to highlight PC activities and refer to website for full agenda.

VI- Adjournment

Norm moved to adjourn at 9:35 PM, Hugh 2nds. Motion to adjourn 5- yes, 0-no.