

## **Starksboro Selectboard Meeting**

**June 6, 2017**

Selectboard members Present: Peter Marsh, Tony Porter, Koran Cousino, Keegan Tierney

Others present: Tom Estey, Celine Coon, Bill Coon, Celina Aiguier, Dennis Casey, Jeffrey Keeney, Mitch Horner, Kevin Audy, Valli Audy, Ann Brush, Jean Tuffs, Lin White, John Adsit, Gretchen Adsit, Phil Farr, Harvey Farr, Kurt Kling, Penny Bennett, Ben Emmons

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

**Bills/Orders:** K. Cousino made a motion to approve bills and orders. K. Tierney seconded. Voted and approved.

**Minutes:** K. Tierney moved to approve the minutes of the May 16, 2017 meeting. P. Marsh seconded. Voted and approved.

### **As our first act of business the Selectboard moved to add the following agenda item:**

**Visitors Business: Celine Coon, Starksboro Town Treasurer, Brookside Trailer Park Discussion:** Celine Coon reported that she spoke with Mary Jackman from the Addison County Community Trust (ACCT) about the new Brookside Trailer Park sign that had been defaced. M. Jackman has organized a meeting, coordinated with the help of CVOEO, to discuss this issue and other issues of resident's concerns. Meeting to be held at Robinson School on June 27th at 6:00 pm. Residents from Brookside will be invited. M. Jackman requested a representative from the Selectboard to attend as well. K. Cousino and P. Marsh will attend this meeting. She will mention this meeting to Peter Ryersbach who is a member of Restorative Justice to see if he can attend the meeting.

### **Road Foreman's report:**

T. Estey reported that the roller was put on the back of the grader. He also mentioned that they received a letter from the Vermont Department of Public Safety (VTDPS) stating that the FEMA grant given to Starksboro for the bridge on Ben Roberts Road has been received and the project is complete. He also mentioned they received a Category 8 grant of \$8000.00 dollars to grade roads near rivers. T. said he received information from Telecom that a landowner would like to move poles on Rounds road. T. Porter spoke with the landowner and they will talk about moving these poles at a later Selectboard meeting.

### **Visitors Business: John Adsit, Gretchen Adsit, Phil Farr, Harvey Farr, Penny Bennett, Ben Emmons,**

**Landowners, Reclassifying roads:** The landowners on Brown Hill and Mason Hill attended the meeting to discuss reclassifying these class IV roads to either a trail or to be thrown up. T. Porter gave an overview of what a trail status means versus a road that is thrown up. He clarified that if a road is classified as a trail the town still has a right of way and it can be used by the public but it is no longer maintained by the town and cannot be used by motorized vehicles. It was also explained that these roads can be gated. Per discussion it was clarified that landowners could use motorized vehicles on the trail if it is written into the policy. If the road is thrown up the town does not maintain it and they no longer have the right of way. The Board explained that the next step in the process is to have a public informational meeting regarding reclassifying these roads. The public information meeting may include both roads or there may need to be two separate meetings. The date for the public meeting(s) will be decided at the next Selectboard meeting on June 20.

**Celine Coon, Starksboro Town Treasurer, Payroll change:** C. Coon mentioned she is creating a change to the way the town does the payroll schedule. She is working on a draft policy and would like it to go into effect in July. Once the draft is created it will be brought to the board for discussion.

**Bill Coon, Purchase and Sale Agreement of Gravel Pit Land:** B. Coon presented a document to the Select Board outlining his concerns regarding several sections of the purchase and sale agreement. B. Coon felt that based on the high value of retaining the land as a gravel resource (blasting of material) and/or solar site it was in the best interest of the town to terminate the contract. B. Coon's concerns were:

-The contract extension was signed by the town and not Kerry Kurt. The contract explicitly says, it must be signed in 14 days.

-The cost of legal fees, permits and labor to the town will far exceed the \$1000 that K. Kurt is supposed to cover based on the contract.

-The town is only required to apply for permits based on the contract, B. Coon feels that any additional requirements to obtain these permits should be the responsibility of K. Kurt. There was concern about the burden of obtaining an Act 250 amendment, a wastewater and stormwater permit as well as DRB approval.

-The town was not made aware of impending foreclosure on the property when they voted to convey the parcel to K.Kurt.

Jeff Keeney also echoed the concern about the legality of the unsigned contract extension. Dennis Casey asked the board whether or not they would have voted to sell the land if they had known about the impending foreclosure on the property? B. Coon formally asked that the Select board terminate the contract with K. Kurt based on the concerns he presented.

The Board discussed each of these concerns. Per their discussion, no action was taken at this time.

#### **New Business:**

- **Emergency Mitigation Plan:** No updates at this time.
- **Development Review Board Appointments:** S. Jefferies is working on this but was not at the meeting to give an update.
- **Robinson School Property:** The School Superintendent and the School Board will be coming to the June 20 Selectboard meeting to discuss the 13 acres next to Robinson School.
- **Act 250 permit for Land Sale of Gravel Pit Land:** K. Tierney is working on the Act 250 Permit. Per discussion a survey map revision is also needed for the contract. P. Marsh volunteered to work on this piece.
- **Selectboard Project List:** The Board reviewed and discussed the list. Board members are actively working on these projects.

#### **Old Business**

- **Green Lantern Solar Proposal:** Two properties that are being considered for the arrays have pending situations that need to be clarified before decisions can be made on them. These include the land at the gravel pit that has a purchase agreement set to expire June 30th and the town leased land next to Robinson school which is now part of a land transfer due to the newly consolidated school district. The School Superintendent and School board will be coming to the June 20 Selectboard meeting to discuss the 13 acres next to Robinson. T. Porter will do a title search on the 13 acres next to Robinson to verify who owns this piece of property.
  - **Judith Bryant Pottery Studio Lease:** T. Porter stated he has been unable to reach James Carroll (attorney) to review the lease. After discussion it was agreed that T. Porter will try again to reach J. Carroll about the lease question. He will also ask J. Carroll if he can recommend another attorney who can review this request if he is unable to do so. If T. Porter does not receive an answer by June 20 the Board agreed to seek assistance from another attorney.
  - **Major Maintenance Planning:** T. Porter and P. Marsh looked at the Firehouse roof this week. They noticed a few things that need to be fixed on the roof. T. Porter also mentioned the roof over the vault in the town building needs to be looked at. C. Coon mentioned there are still funds for maintenance. P. Marsh and K. Tierney volunteered to look at the roof over the vault to see if maintenance is needed. K. Cousino made a motion to get two bids for the roofs (if maintenance needed) before the fiscal year end. K. Tierney seconded. Approved. P. Marsh mentioned to Mitch Horner, who was in the meeting, that they had discussed him making a roof over the heat pump on the Town Office Building to keep off the snow and ice. M. Horner let P. Marsh know he can do this.
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- **Agenda Items for June 20, 2017:**
  - Green Lantern Solar Proposal
  - Reclassifying Mason Hill North/South, Brown Hill
  - Judith Bryant Studio Lease
  - Robinson School Property
  - Development Review Board Appointments
  - Emergency Mitigation Plan
  - Purchase and Sale Agreement Gravel Pit Land

The next meeting will be on June 20, 2017

The meeting was adjourned at 9:05 PM

Minutes submitted by Celina Aiguier