

Town of Starksboro
Jerusalem Community Center Committee
Minutes
November 26, 2018
(Unapproved)

Present: Susan Klaiber, Luke McCarthy, Megan Nedzinski, Greg Orvis, Greg Cousino, Alan Quittner

Unable to attend: Tom Estey

Others Present: Jeff Dunham – ExOfficio Member

Visitors: Mark Benz

The meeting was called to order by Chair Susan Klaiber at 6:09 p.m.

Visitors Business: Greg O. invited Mark Benz, a Lincoln resident, to share his experiences with fundraising for Burnham Hall activities. He shared a brief history of Burnham Hall in Lincoln. Walter Burnham’s vision in the early 1900’s was to provide for a community center and a trust to help maintain it. Burnham’s focus always remained on the community and especially the children of Lincoln. 501(c)(3) non-profit status was obtained for Burnham Hall and has been a crucial step in order to obtain many grants throughout the years. Marks’s recommendations are to: network in order to help with the grant writing process, as well as selling the historical importance of the building and the details for the project. Mark pointed out that federal grants are sometimes more easily obtainable than state grants and shared that Burnham Hall obtained grants from the VT Community Development Program, the VT Arts Council, the Patrick Foundation, and the Fieldstone Foundation. These will be great places to start looking into grant opportunities for JCCC.

Minutes: The 10/29/18 minutes were reviewed.

Motion: Alan Q. made a motion to approve the minutes of 10/29/18, seconded by Luke M.

Vote: All in favor

Survey and well update: Susan K. shared information that Tom E. and Luke M. have found what appears to be the well. Luke M. confirms that he was able to dig down enough to find evidence of what would be consistent with that of a well. He states that there were several 4” by 4” timbers that he unearthed, but is unsure how much further down it will have to be dug to hit the well.

Megan N. received a draft survey plat from Barnard and Gervais; she forwarded to Jeff D. who contacted Rob at Barnard and Gervais and was able to obtain a CAD file of the draft plat. Using this file, Jeff was able to plot various positions for the Fire Station building. There is a possibility that the project might not meet the set-back requirements of Starksboro’s Zoning Regulations. There was a brief discussion about the difference between a variance and a waiver,

if one is needed from neighbors to meet setbacks. Jeff D. suggested that we should look to obtain a waiver from the J-Store, as that would be the easiest route to go. Jeff D. reiterated that a 20' setback is very tight and would like to see the Board ask for more. Megan N. suggested that a waiver for the front of the building versus the back should also be considered.

Fire Station building requirements: Luke M. asked Greg C. about how the Fire Department would feel if the driveway leaving the station was angled in such a way as to only be able to travel “easterly” when leaving the station. There was a discussion about the minimum turning radius that would be required for fire apparatus to be able to safely turn onto Jerusalem Road. Megan N. asked what the physical size requirements for the fire station would be? It was determined from previous meeting minutes that a 32' by 50' building with an eave height minimum of 16' is what has been requested. Alan Q. asked Greg C. if this is enough space to accommodate fire apparatus for the future and if so, will the fire department want something different before construction starts. Greg C. will discuss with Fire Department at their next meeting.

Next steps in moving forward: Megan N. reminded the committee that its role is in fact finding but also reiterated that estimates for construction, etc. will be needed in order to quantify the group's requests. Susan K. suggested that the committee should be ready to have solid numbers and facts for town meeting 2020. Megan N. said that we should wait to go to the town with a solid plan versus just different scenarios. Alan Q. suggested that the fire station could be positioned parallel with the school house and Jeff D. explained that setbacks could be the issue with going that route. Megan N. made a suggestion that Zoning Administrator Rebecca Elder look at the proposal and zoning regulations before any more of this type of planning is done. Susan K. and Megan N. will look into doing a zoning code review before meeting with the Zoning Administrator.

Grant Opportunities:

Susan K. reported that she had a long phone conversation with Lisa Ryan of the Vermont Preservation Trust. It was determined that the Jerusalem Schoolhouse project is eligible to apply for matching grants to help fund both the building structural assessment and the environmental assessment. Susan prepared a request, the Selectboard approved submission of the request at their November 13 meeting and it was submitted to the Preservation Trust on November 19, 2018. A response is anticipated in the near future. The timing of other grant requests to funders such as Vermont Arts Council and Division of Historic Preservation was also discussed.

Volunteers:

Susan K. reported on a meeting she had with Peg Casey to discuss Peg's coordination of volunteers for the Town Center project a few years ago. Very helpful information was obtained that will help to develop support for the JCC project, including the importance of developing awareness of the Schoolhouse and its current and future availability to the public for activities such as birthday parties, baby showers, musical events and other activities of interest to the public.

Community Survey:

The continued desire for a community survey was discussed. All committee members will send suggestions for survey questions to Luke M. who volunteered to compile for consideration at the next meeting.

Items for next meeting:

- Further discussion about the land survey and location of the fire station
- Questions for the fire department in regards to turning radius' and opinions on one way travel on to Jerusalem Road
- An update on the zoning and code review
- Consideration of questions for community survey

The next meeting will be held on Monday, December 17, at 6:00 pm at the Town Clerk's office.

Motion: Motion was made by Greg O. to adjourn, seconded by Alan Q.

Vote: All in favor.

Meeting adjourned at 8:22.