

Starksboro Selectboard

Minutes of 1/7/19

Unapproved

Board members present: Koran Cousino, Eric Cota, Greg Hahr, Nancy Boss, Keegan Tierney

Others present: Rebecca Elder, Susan Klaiber, Dan Nugent, Brad Boss, Jeff Keeney, Bill Coon

The Board of Civil Authority and Board of Abatement meetings took place at 5:30 p.m., which the Selectboard participated in. Separate minutes of that meeting are available on the town website and at the town clerk's office. Present for those meetings: Peter Ryersbach, Donna Lescoe, Norman Cota, Amy McCormick, Charles Webber, Bill Coon, Ben Campbell.

The Selectboard meeting was called to order at 5:56 p.m. by Chair Koran Cousino.

Changes/Additions to the agenda:

- Review mail
- Review and sign legal decision in re: K. Bell

No visitor's business.

Jerusalem Community Center Committee discussion

Susan Klaiber attended to hear feedback from the Selectboard on the information presented on Dec. X, 2019 regarding the proposal from the committee.

Dan Nugent, Jeff Keeney, and Brad Boss were present from the Planning Commission (PC) and Development Review Board (DRB).

K. Tierney stated that he thinks there is a need to do more groundwork on the funding aspect of the project. He is not comfortable with the amount of nearly \$900K going to the town on a warning. That is a large amount to spend on a building that is used infrequently by the Town. In the context of other proposals put forward to the voters such as the Mt. Abe bond, an ask of this amount is not likely to pass.

K.Cousino asked about the tax impact numbers again. S. Klaiber stated the project would be roughly \$55 on \$100K property valuation over 10 years, assuming a bond or loan of \$899K.

S. Klaiber said the committee will need to know what direction the Selectboard wants to go in. She offered some historical reminders: two goals of the project were handicapped accessibility and making the facility available for year-round use. The Friends of Jerusalem Schoolhouse had also come to the SB with a different type of plan. Their suggestion was to tear off and do a new addition that was insulated, etc. In the meantime, the fire station structure continues deteriorating and thus that got added into this project. The group didn't think that was going to be necessary 5 years ago.

Dan Nugent, chair of the DRB and member of the PC stated there are issues regarding zoning that need to be addressed before going further. The group should start with parking issues that need to be addressed, design standards for the high-density district and potentially incompatible mixed uses. For example: a social gathering in the community space is taking place and then an emergency occurs needs attention. There's no parking to accommodate the required spaces for the emergency services crew. Parking on the road makes the road too narrow for emergency vehicles.

K. Tierney stated that the SB and PC will put together a letter to the JCC committee about what the concerns are. We have hit a new phase in the research and will see what is possible within the town's rules.

E. Cota said there needs to be more research. From a fireman's point of view, if there's parking on the street and you have 8-10 cars there, it would make it too narrow for safe operation of the fire truck. He would like to see more information on the parking.

Bill Coon said that similar to the Mt. Abe proposed renovations, once changes begin you must bring everything up to code.

Jeff Keeney also noted that waiving zoning rules for any project can be precedent setting. Parking on the road is a safety concern and that is why the zoning bylaws have specific standards for all projects.

N. Boss said having a community space adjoining an emergency fire department space raises a lot of questions.

S. Klaiber said she is concerned that she's just hearing this now. The Committee fulfilled the charge. It sounds like there needs to be more research.

K. Cousino and R. Elder will draft further guidance for the committee and how to move forward and what the Selectboard requests for information.

S. Klaiber stated it would be helpful to have additional conversations with the committee and the fire department as well as other town officials.

Brad Boss (PC) said it would be more appealing to see the Jerusalem Schoolhouse as a stand-alone project and put the emergency services elsewhere.

S. Klaiber said that's been discussed over the years; finding another space for that would be more expensive.

The Selectboard will follow up with a letter to the committee. Discussions to continue at a later date.

Jerusalem Schoolhouse maintenance request:

Peter Marsh was the contact for shutting off the water, etc. for the winter. SB needs to call Champlain Valley and request for the water to be turned off and pipes drained. Koran Cousino or Eric Cota will call.

Budget planning

Auditor Robert Turner joined the discussion by phone. He reviewed the redesigned road inventory projection spreadsheet with the board. He recommends reviewing with Tony Porter to ensure the list is accurate and time for replacement as accurate as possible. There is a "pinch point" that needs to be evaluated.

K. Cousino asked if this is due to replacing things more quickly or underfunding the reserves. R. Turner said there may have been some purchases there were made earlier/later than previously projected. The expenses for equipment have gone up more than anticipated costs. Over 8 years, many changes can happen. E. Cota thinks the estimates may be low. The board will invite T. Porter to the next meeting to discuss in further detail.

Town Report preparation

The board will need to prepare for 1/21 meeting to have the draft articles and warnings ready to review. Dan Dubenetsky will attend to review with the board and prepare for town meeting.

Animal Control

Motion: Keegan Tierney moved and Greg Hahr seconded a to enter executive session to deliberate concerning in re: Bell Dog Notice of Violation and to consider the advice of counsel preparatory to the issuance of a decision the premature disclosure of which will be to the disadvantage of the Town of Starksboro and its citizens.

Motion carried.

Motion: Keegan Tierney moved to exit Executive Session. Eric Cota second.

Motion carried.

Action resulting from discussion in executive session:

Motion: Nancy Boss moved to approve the decision on the Findings of Fact and Conclusions of Law re: Joseph and Marjorie Trombley and Kenneth Bell. Eric Cota second.

Motion carried.

Final decision will be mailed and send via certified mail to Joseph and Marjorie Trombley and Kenneth Bell. As requested, K. Bell will also be contacted via phone to pick up a copy of correspondence at the town office.

Starksboro Amended Bylaws – Final Approval

The Selectboard has considered the proposed amended Starksboro Land Use and Development Regulations and Zoning Bylaws as presented by the Planning Commission. The PC held a public hearing on October 17, 2019 and the Selectboard held a second public hearing on December 17, 2019. Based on the public hearings, the Selectboard now makes formal approval of the amended Bylaws.

Motion: Greg Hahr moved to approve the amended Starksboro Zoning Bylaws as presented to the Selectboard. Nancy Boss second.

Motion carried.

The approved Bylaws will become effective 21 days from this vote. A petition from 5% of the registered voters of Starksboro can be presented within 20 days to the town clerk to request a town wide vote.

Warrants/Bills

Motion: Keegan Tierney moved and Greg Hahr seconded the motion to approve the warrants for orders and bills as presented by the Treasurer.

Motion carried.

Review of Minutes:

Minutes of 12/17/19

Motion: Keegan Tierney moved and Greg Hahr seconded the motion to approve the minutes of 12/17/19.

Motion carried.

Minutes of 12/26/19

Motion: Keegan Tierney moved and Nancy Boss seconded the motion to approve the minutes of 12/26/19.

Motion carried.

Minutes of 1/1/20

Motion: Eric Cota moved and Nancy Boss seconded the motion to approve the minutes of 1/1/20.

Motion carried.

Mail review:

- Current Use funds – information from the State.
- Updated health care costs
- Health officer training opportunity
- Starksboro Preschool is asking for an increased appropriation to \$6000 from \$4,500.
- Reappraisal information – not needed at this time; file information for future.
- Meetinghouse – same appropriate request for \$3000
- Certification of mileage – motion needed.

Motion: Keegan Tierney moved and Greg Hahr seconded the motion to authorize the board to sign the certification.

Motion carried.

Motion to adjourn: Keegan Tierney moved and Greg Hahr second.

Motion carried.

Respectfully submitted,

Rebecca Elder, SB Assistant