

**Wolcott Selectboard Meeting
Minutes
August 17, 2016**

Members Present: Belinda Clegg, Bessie Martin, Richard Lee, Eric Furs, Kim Gravel
Members Absent: None
Town Employees: Tom Martin, Skip Patten, Mark Foster, Maxfield English, Jim Robert
Public: Seth Jensen, Corey Love, Mary Harris
Reporter: None
Correspondent: Val Mason

Belinda called the meeting to order at 6:02 p.m.

Amendments to the Agenda:

- **Request for payment Extension**
- **Sign Monthly Payroll Orders**

Alyssa Martin – Continued Discussion for Tax Stabilization: Alyssa did not attend tonight’s meeting, but mailed a letter to the Selectboard thanking them for their time and withdrew her previous proposal. She suggested that the Board construct a plan to encompass all new and existing business inviting new business to come to Wolcott and existing businesses a chance to expand. Discussion. The Board decided that although they can put tax stabilization before the voters on an individual business basis, the Zoning and Planning Commission controls the growth and expansion of all businesses in town.

Skip Patten

- **Pinnacle Lane and Reed Road Classification:** Skip explained to the Board that he did do a walk through on both roads with Rob Moore and Jim Ryan and he is still waiting for Rob’s report to present to the Board.
- **Roadside Mowing, Cutting brush, West Hill and Town Hill, Petition Order to Place Poles – Cross Road and Required Training:** After much research Skip informed the Board that the mower that will work best for the town will take two to three weeks to order. Discussion on hiring out the mowing for the remainder of this season. Skip received two bids; one is from a business located in Plainfield for \$97 per hour and the other is a local bid, Claude Cross who is currently working part-time for the highway department submitted a bid for \$85 per hour. Skip stated that his mowing will not interfere with his current employment. The cost to rent is \$2800 per week. Discussion. Motion by Belinda to hire Claude Cross to mow for the town for the remainder of the season with a maximum of 100 hours with the understanding that if he needs more time it will be discussed at the next Selectboard meeting. Seconded by Bessie. Voting: 5 in favor, 0 against. Claude will be put on the agenda for September regarding full time employment with the road crew. Complaints from residents were discussed next regarding the resurfacing of West Hill and Town Hill and complaints regarding roads in general. Several people have complained of flat tires from the new gravel. Skip explained that the gravel is State approved and chloride was applied properly. He said that it has been a dry summer which affects the chloride and in his professional opinion the gravel is not the reason for the few flat tires that have occurred out of the many vehicles that travel the roads. Discussion. An excel spreadsheet will be created to log complaints. Any resident who calls in will have their complaint received, that it will be passed on to the road foreman to check out and will have

their call returned, if Skip, in his professional opinion feels that there is not an issue, the resident who files the complaint will be offered to be placed on the agenda for the next Board meeting. Skip is still waiting to hear back from Jeff Smith of Verizon regarding the Petition Order to place poles on the Cross Road. Skip and Belinda will attend the required training of 60 minutes of alcohol and 60 minutes of controlled substances for commercial motor vehicle operators to fulfill the DOT 49 CFR. Skip next asked the Board regarding a raise. Belinda stated that she had been waiting to hear back from Eric regarding this personnel issue. Motion by Belinda to enter into executive session at 6:41 p.m. Seconded by Richard. Voting: 5 in favor, 0 against. The Board came out of executive session at 6:55 p.m. Motion by Eric to give Skip a 2% increase to his hourly rate beginning today, August 17, 2016. Seconded by Kim. Voting: 4 in favor, 1 against. (Belinda) Mark then asked the Board regarding his raise. He will be put on the agenda for the next Board meeting.

Tom Martin – Discussion of Tax Mapping: Tom explained to the Board that the Listers have been working on digitized mapping for two years with the intention to expand on it. He explained that estimates have been received from a few companies with amounts of \$2000 to \$4000. Tom stated that he would like to attend an informational meeting on the New Statewide Property Parcel Mapping Program that will fund the update and upgrade of their data for one year so that it meets the new state data standard. It is scheduled for October 5, 2016. He explained to the Board that this is a three year project and is an ongoing program to support the Listers continual update and compilation of parcel data and that this will save the town money. Tom will be put on the second Board meeting in October to discuss the meeting.

The Board recessed at 7:01 for the public hearing.

PUBLIC HEARING –

PROPOSED AMENDMENTS TO THE ZONING AND SUBDIVISION REGULATIONS: Maxfield English presented amendment changes to the Zoning and Subdivision Regulations along with the assistance of Jim Robert and Seth Jensen. He outlined the agenda for the hearing and the adoption process. The changes are the expansion of Planned Unit Developments which creates a simpler, more predictable permit review process, more density bonus options, the opportunity to shift development to the most suitable area of a lot and to allow density averaging across multiple parcels. The Zoning District changes are that the commission divided the village district into four areas to reflect neighborhood differences, created “Fisher Bridge Enterprise” district and renamed “rural residential” district to “rural” district. A more simplified review process allows for more “permitted” uses in some areas, an “administrative” site plan approval for small additions to businesses/buildings and more options for home occupations. Lastly, they updated Development Review standards by making them more predictable and easier to understand and to make sure all applicants are treated fairly. Maxfield explained the expanded Planned Unit Developments (PUD), what a PUD is and that PUD’s are optional. He stated that these are also called a “conservation subdivision” which allows for flexibility to design a subdivision in response to the specific characteristics of the land, rather than inflexible dimensional requirements. It removes disincentives to identifying and conserving resources on a property and is a tool for landowners to subdivide small lots, while retaining ownership of much of the balance of their property. He went into detail on how the PUD avoids impacts on natural resources and examples of PUD on multiple parcels. He gave an example I: Contiguous parcels divided by a road and Example II: of non-contiguous parcels. Maxfield discussed Zoning Districts, the current regulations and the proposed amendments. The Rural Residential District is now Rural District, the village areas which currently consist of Wolcott Village and North Wolcott are proposed to become Gateway, School Street and North Wolcott. They are proposing a Village Core and the Fisher Bridge Enterprise. He showed maps of the zoning districts along with

photographs of the districts. The commission has simplified the review process and updated Zoning and Subdivision standards. There was discussion regarding contiguous parcels divided by a road and whether or not it is a subdivision. The Board tabled the vote to be held at the September 7, 2016 Board meeting in order for a legal opinion as well as research into the state statutes regarding this.

The Selectboard meeting was resumed at 7:47 p.m.

Comments from the Community: Corey Love appeared before the Board to ask for an extension on his property taxes. He explained that Casey Love no longer lives at the residence, although the Board did receive an extension request from her as well. The amount is \$2470.97. He stated that he was unaware that the taxes had not been paid. Discussion. Motion by Belinda to keep the overdue taxes in house with an agreement of Corey paying \$250 per month starting in August 2016 with a final payment on or before December 15, 2016 and Casey being billed separately for \$250 per month starting in August 2016 with a final payment on or before December 15, 2016. Seconded by Richard. Voting: 4 in favor, 0 against. (Kim had to leave the meeting early). Belinda will allow Corey to speak to his lawyer before mailing out the agreement to each party.

Approve Minutes of July 20, 2016: Discussion. Motion by Richard to accept the minutes as read with the following corrections: Page 2. In under "Pre-School Lease" the words "per month" will be added to the \$1045. Page 3 under Town Hall Permit, Eric was named for making the motion. Also on Page 3 under "Email – Selectboard member" the word "he" should be replaced with "the Board along with Skip will re-visit the posting in January". Seconded by Belinda. Voting: 4 in favor, 0 against.

Pre-School Lease: Belinda informed the Board that the lease agreement is on hold until the School Board meets on August 23, 2014 of which Belinda will attend. The Board will accept their request for the lease to be null and void, if less than six children are registered to attend. Also, the Board wants to review the lease again in December of 2017 not December 2016 which is what the Schoolboard has asked for. In the meantime the OSSU has paid for July and August.

Requests for Tax Payment Extensions:

- Letter from Kerry and Gordon Sulham requesting an extension of Billy Sulham's taxes of which they are taking responsibility. The amount is \$763.70. Discussion. Motion by Eric to accept their request to pay \$300 on August 18, 2016 and the balance by September 2016. Seconded by Richard. Voting 4 in favor, 0 against.
- Letter from Adrian Schultz requesting an extension of her overdue taxes in the amount of \$2630.37. Discussion. The Board will ask Ms. Schultz to appear before the Board at their next meeting to be held September 7, 2016 to discuss. Tabled until September 7, 2016.
- Letter from Pam Hamel who is the administrator of Justin Byrne's estate with a request for an extension to pay the \$1646.75 overdue property taxes by October 15, 2016. Discussion. Motion by Richard to authorize this request. Seconded by Eric. Voting: 4 in favor, 0 against.

Amendments to the Agenda:

- **Request for Tax Payment Extension:** Letter received from Dennis Tribble requesting an extension to pay his overdue taxes in the amount of \$466.36 with an explanation of his situation. He promises to pay \$100 a month starting the second Wednesday of each month until the balance is paid. Motion by Eric to accept this request. Seconded by Richard. Voting: 4 in favor, 0 against.
- **Sign Monthly Payroll Orders:** Signed.

Review Correspondence/Sign:

- **Order Totals for July:** Signed by Eric and Richard.
- **Application for Employment:** Discussion. The Board will continue to keep applications on file.
- **Sign Amended Loan Agreement – Transfer Station:** Signed.
- **Architecture Report on School House:** The Board reviewed the assessment. The committee would like input on uses for the building if it is restored. They are meeting tomorrow night, August 18, 2016 at 6:00 p.m. Someone from the Board will try to attend.
- **Sign – Maintenance Agreement High Risk Rural Road Program:** The program is ready to install signs on the North Wolcott Road which the Board agreed to a while ago. Motion by Belinda to sign the permit agreement. Seconded by Richard. Voting: 4 in favor, 0 against.
- **Email MSI:** An email was received from MSI following up on Tom’s letter from July 22, 2016. The email reads that a construction company may possibly be moving into the east end of the building. He also stated that they have been working on improving the appearance of the buildings to attract other businesses. Conrad Harris is now the building manager, who came to the Town Office to discuss the possibility of MSI hooking onto the town’s septic system. Belinda did check with the State who confirmed that this would work because the town hall septic system is built to handle two hundred people. They only wanted this information to verify that it could be a future possibility.
- **State Government Municipal Day:** Eric read an invitation for September 9, 2016 to attend a day of workshops which starts at 8:45 a.m. and ends at 3:45 p.m. There will be a total of nineteen workshops offered. The Board is to contact Belinda if anyone is interested in participating.
- **LCSD – July Report:** Is on the town’s website and available to review. Belinda informed the Board that she and Bessie met with the department and will discuss their meeting at the Board’s next meeting.
- **VTrans Grant Program:** A follow up letter was received from an AOT Grant Monitoring visit to the Town’s Office. They found that all files were available for review and well organized and thanked the town for this. Belinda and Linda learned that they need to request a Certificate of Good Standing to show that all businesses that the town does business with are in good standing. The fee is \$25 per request.
- **VLCT Town Fair Information:** The Board is invited to this year’s fair which is to be held in Killington. Discussed.

Motion to Adjourn: Motion by Belinda to adjourn the meeting at 8:28 p.m. Seconded by Richard. Voting: 4 in favor, 0 against.

Respectfully submitted by Val Mason.