

**Town of Moretown  
Office of the SELECT BOARD**

**DRAFT** – Notice of unapproved minutes of the 6/20/16 Selectboard meeting

Board members present were: John Hoogenboom, Michelle Beard, Rae Washburn arrived at 6:40

Guests included: Steve Young, Dick Valentinetti, David Russo, JB Weir, Tom Badowski, Jonathan Siegel, Karen Horn, Rube Scharges, Dara Torre, Carl Wimble

**Public Comment:**

**Steve Young** – Steve came in tonight to thank the board for addressing the health issue at one of the Common units. Steve told that Dick Valentinetti and Mike Lorraine did an inspection of Gallagher’s unit earlier today. He observed Mr. Gallagher taking four bags of trash out over the weekend, and the odor is slightly better, but encouraged the board to have a follow up inspection in a week or so. He would also like Gallagher to get a letter documenting the process and for Dick to follow up with a statement of what Chad Barrett witnessed last week during a visit about a bear/bird feeder.

**Reports, Communication, Announcements –**

**Jane Dimotsis – road intersection maintenance** – The town received a call last week from Jane, saying that the town was encroaching on her property doing intersection maintenance. Cheryl passed Jane’s message along to Martin, but the board doesn’t have an update. Further discussion was tabled until the next meeting. In the meantime, John will call Jane and find out exactly what the issues/location in question is.

**Mad River Planning District Steering Committee** – John reported discussion at the meeting about the future of the Mad River Valley (MRV); and the MRV’s association with the Chamber of Commerce. There will be ongoing discussion.

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**Dick Valentinetti re: health issue at a Common condo unit** – Dick told of an inspection of Dale Gallagher’s unit earlier today, saying that the place had been cleaned up some, and there was not a lot of odor compared to last week. Dick is thinking of perhaps a weekly “progress” inspection. Dick did speak with the town’s attorney Ron Shems, who basically said it is up to the town to write a health order if need be, that would outline exactly what Dale needs to do. If the problem persists, there is a legal process for public health issues that can be done to clean the place up at Dale’s expense.

Discussion followed about agencies available that might offer Dale help, and perhaps he just doesn’t know where to find help. Dick would be glad to pass any information he can get along to Dale. Another inspection in a week.

**Landscaping in the area between the school and the town office** - Rae suggested forming a landscaping plan to further beautify the area, perhaps with more tree plantings.

**Retaining wall failure at Pam Nelson Cobb Hill property** – Rae reported going to Pam Nelson’s property on Cobb Hill with Martin, where a retaining wall made of tires has become unstable. Martin is going to price blocks to replace the tires.

**OLD BUSINESS:**

**Municipal parking lot maintenance needs** – Rae reported that he, Duane Pierson, Clark Amadon, Martin Cameron and Ray Daigle met for a maintenance needs inspection. He said we really need to move quickly on the repairs. A request for proposal went out last week to install temporary pavement near the bus lane and sidewalk area within the parking lot, basically a shim and overlay. There will be a mandatory site visit on Thursday, June 23<sup>rd</sup> and bids are due by 4:00 pm on 6/29/16. Rae hopes to schedule a special meeting of the board to choose a contractor before the next meeting on 7/5.

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**Screening at the sand pile area** – John said the price of the trees for the screening will be \$50 each. It needs to be decided where and how many trees will be planted.

**7:00 pm. – Zoning public hearing –**

Guests: Carl Wimble, JB Weir, Tom Badowski, David Russo, Jon Siegel, Karen Horn, Rube Scharges, Dara Torre

John read aloud an overview of the amendments to the zoning regulations from the vote warning and read the articles to be voted on August 9<sup>th</sup>.

Discussion:

- Section 3.9 Special Events – No discussion
- Section 4.1 Access and Frontage Requirements – No discussion
- Section 4.5 Height and Setback Requirements – No discussion
- Section 4.11 Protection of Streams, Streambanks and Wetlands – Suggested changes; Add B (4) exemption back in (landscaping associated with residential uses).
- Section 4.15 Erosion and Sediment Control and Stormwater Management – Applicability - making the regulation applicable for all development requiring a **conditional use** permit subject to the provisions.....; (B) Application Requirements - the following information shall be presented at the discretion of the DRB.....
- Section 5.2 Conditional Use Review – No discussion
- Articles 6 and 7 – Subdivision – Carl doesn't think we have a subdivision problem in Moretown and provided examples of "shall" statements throughout the document, along with what he thinks the cost consequences would be to people who are doing minor subdividing, such as the need for surveys and site plan. Carl considers the proposal to be a boiler plate of Fayston's subdivision regulations, bringing up several similar points as to: protection of historic structures; wildlife; slopes; open land and ridgelines.

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Other points of interest:

- There was discussion about having a “trigger” for subdivisions applications that might allow approval by the Zoning Administrator (as is now) if certain zoning criteria’s are met and the number of lots is less than five, similar to what triggers Act 250 review of subdivisions. There is no such clause in the regulations as currently written. All applications would be DRB reviewed.
- Discussion about “waive” or “vary” subdivision review standards by the DRB could be requested, which is not the same as a variance.
- The difference between minor and major subdivisions was discussed.
- DRB review would be needed for boundary adjustments (lot line adjustments), which is currently not ordinarily the case.
- Certificate of Compliance could be required by the DRB.
- A Performance Guarantee where infrastructure is needed in the form of a Letter of Credit (escrow) could be a condition of approval by the DRB, and the DRB would specify the time period for the infrastructure to be complete.
- The subdivision regulations as written, take a marginable amount of authority for approval of applications away from the Zoning Administrator and place’s the review and approval upon the DRB.

Discussion continued until about 8:40 at which time it was decided that the Planning Commission (PC) and JB will do their best to address concerns heard tonight. JB will make some changes and pass that information along to the PC. It is unclear at this time whether or not those changes will be considered “substantial”, which would postpone the regulation adoption process.

- Section 9.2 Definitions – there was no discussion

***All of the proposed zoning amendments can be found on the town website at [moretownvt.org](http://moretownvt.org), as can the articles to be voted on at a special meeting 8/9/16.***

Tom Badowski left suggests for added language to Tables.  
The public hearing ended at 8:39.

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**8:40 pm. – Public Hearing - Speed limit reduction for Gallagher Acres** – John read the public hearing notice aloud which indicates the speed limit on Gallagher Acres (0.49 mile) will be reduced from 35 mph to 15 mph. The decision to make the speed reduction follows: the increase in homes being built in the development; requests for the speed limit reduction; a traffic survey done by the Central Vermont Regional Planning Commission; and to ensure the safety of the development residents.

John moved to adopt the speed limit ordinance change to Gallagher Acres (Middle Road) 0.49 miles to 15 mph. Michelle seconded. All were in favor.

The ordinance will become effective in 60 days, barring no petition is filed in opposition.

#### **New Business:**

**Town office furniture** – John, Michelle and Rae approved the purchase of furniture for the town office as proposed by Exerus Business Furniture. Magee Office Products and Integrated Interior Solutions also provided product information. The furnishings total was \$19,671, but there will be an insurance claim submitted that will pay for about \$9,400 of the cost to replace the furniture that was lost during tropical storm Irene. The pricing was via a State contract. Also to be submitted to our insurance will be a claim to reimburse the town for replacing 84 sq ft of vault space – about \$17,000. Insurance will also pay for the move from Kaiser Drive to the new town office.

#### **Warrant were approved as follows:**

**P/R – 16031** – e-ck# 2197-2206 and ck# 17841-17843

**A/P – 16032** – ck# 17844-17856

**A/P – 16033** – ck# 17857-17884

Warrant and check numbers were verified as being consecutive with the last.

Rae moved; seconded by Michelle to adjourn the meeting at 8:45 pm.