

Moretown VT Select Board Meeting

August 18, 2025

Minutes

-draft-

Members Present: Mike Brown, Robin Campbell, Tom Martin (Chair), Callie Streeter (Vice-Chair), Don Wexler

Staff Present: Carol Chamberlin, Zoning Administrator; Cory Stephenson, Library Director

Guests Present: Sam Jackson (GMVS), Sarah Nussbaum, Cale Roberge, Rae Washburn III, Louisa Wilson

Call to Order: The meeting was called to order by Tom at 6:00 pm. The meeting was held in person in the John Hogenboom Meeting Room and online via Zoom.

Public Comment:

No comments were offered.

GHR Enterprises (salvage yard):

Tom reminded the Board of the Town's limited scope for permitting, and then outlined concerns which had been expressed regarding the appearance of the salvage yard fencing, noting that the Board is looking for consistent maintenance of the fence. Cale Roberge explained that efforts are made to fix the fence as needed in a timely manner, that he is hesitant to paint over graffiti and provide a new blank 'canvas' for additional graffiti, and that he has installed some screening on the entrance gate in order to mitigate the impact of the view of the interior salvage yard space. There was some discussion regarding the possible planting of vegetated buffer, and Cale explained that the drop off from the road side and the creek running along the eastern end of the property would make impractical the use of anything other than what is currently in place for screening. Board members thanked Cale for coming in, and explained that they support the business being there, but wanted some assurance that the importance of the appearance was understood.

FEMA Update:

Rae Washburn provided the following updates:

- 2023 Event
 - All box culverts on Ward Brook and Jones Brook Roads have been installed
 - A large percentage of the FEMA funds available for the completed work have been received
 - Several additional invoices are ready for submission to FEMA
 - Some projects still need to be completed
 - Ward Brook/Hog Hollow culvert
 - Permit work is underway
 - Vehicle access will need to be closed for up to a week, notification of landowners and emergency services will be needed
 - October 1 deadline for stream work may lead to this work not being scheduled until next year
 - River Road
 - Survey complete, no plan or cost estimate in place yet
 - Some funding has been received, which should cover the engineering work necessary
 - Lover's Lane

- FEMA personnel changes have led to the project being reviewed again by FEMA staff
 - Difficult to decide on which project to pursue until funding availability/amount is known
- 2024 Event
 - All projects are in for review by FEMA, some have been obligated
 - \$3M spent so far, with approximately \$130K confirmed to be covered
 - There will be more work to be completed/billed for this event, likely not until next year

Callie provided a reminder regarding spotty hydroseeding on Herring Brook Road; Rae explained that the work is guaranteed, the dry weather may be delaying the growth of the seeding, and that the contractor will reseed the area if deemed necessary.

Green Mountain Valley School Event/Race:

Sam Jackson of GMVS outlined the route planned for the school's adventure orientation event, which runs through the Town Forest, and then has a biking leg from the South Hill intersection with Moretown Mountain Road up the Mountain Road and across Devil's Washbowl. The course participants will be in small groups. It was suggested that Sam reach out to Chris Stephenson to ensure that there are no conflicts with Recreation Committee activities. Otherwise, Board members had no concerns regarding the event and no further questions.

Library/Town Hall Update:

Don provided some background information regarding the design development and community outreach work which has been completed, and then Cory provided a slide presentation of the project, which it was agreed will be posted to the web site. The presentation covered Project Overview and Goals, Design Review and Budget, Funding, and Next Steps.

Tom suggested that the Board offer support for an application for a Village Trust Initiative, one of the funding sources proposed for this work, and also proposed reviewing any updated progress on funding in January, in order to present information at Town Meeting in 2026.

MOTION: *Tom moved to have the Board support a Village Trust Initiative application for the Town Hall work being proposed. The motion was seconded by Callie, and passed unanimously.*

Old Business:

It was reviewed that the Kenneth Ward property on South Hill Road being offered to the Town has been determined to not be suitable as a turnaround location for the Road Crew, and Mike agreed to contact the property owner and let him know that the Town is not interested in acquiring the property.

Tom provided an update on the proposed drainage solution at the Elementary School, explaining that the Road Crew has cleaned up the overgrown area around the culvert, and that Kingsbury has provided an outline of an alternative solution. The new proposal is for extending the swale to a point where a manhole will be put in place, through which the runoff will be directed to an existing underground drainage pipe. Tom explained that Ray Daigle and Lisa Estler have suggested that the cost of this solution, which is \$12,736 as proposed by Kingsbury, be divided evenly between the Town and the School District.

MOTION: *Tom moved to approve an expense of \$6,368 for Kingsbury to complete the water mitigation work as outlined. The motion was seconded by Mike, and passed unanimously.*

Reports and Communications:

Callie asked about the status of CDL licensing for Road Crew members; Tom noted he would follow up on this with Martin.

Don reported that facilities work is continuing, and that approval is needed for the lower of two bids received for washing the front face and south side of the Town Hall. JC Soft Wash has bid \$800; Don confirmed that all necessary insurance is held by this company. The expenditure was approved.

Don indicated that there is a person who is able to clean the Town Garage bathroom and office space 4 – 5 times each month, at a monthly rate of \$200. This person has insurance coverage, and it was agreed that Don should get the necessary paperwork going in order to establish an agreement.

Don noted that the sidewalk outside the Town Office building is shifting, and that this should be addressed.

Don indicated that several matters related to the History Center should be reviewed. Mike noted that he will review the deed language in preparation for further discussion.

Don raised the matter of signage needed at the gravel pit. Mike explained that he is not sure he has a solution in terms of suitable language, and it was agreed that the Board will continue to consider options for finding a balance between use of the site for river access and the safety needs related to Road Crew's operations.

Administrative Matters:

Errors and Omissions Report: Tom outlined the changes included in the report related to contiguous lots, as explained to him by the Garret Cousino, who serves as the Town's lister.

MOTION: *Tom moved to approve the Errors and Omissions Report as presented. The motion was seconded by Don, and passed unanimously.*

Salvage Yard Certificate of Approval for Location: There was agreement on approval of the certificate for GHR Enterprises.

MOTION: *Tom moved to approve the Certificate of Approval for Location for GHR Enterprises for a period of two years. The motion was seconded by Callie, and passed unanimously.*

Warrants: The following warrants were approved and signed: AP Warrant #25043 in the amount of \$103,868.77; Payroll Warrant #25042 in the amount of \$13,323.08

Minutes: The minutes of August 4, 2025 were approved.

It was agreed to review the Town's Purchasing Policy at the September 15th Selectboard meeting.

Cory Stephenson had provided communication informing the Board of their being a new Library substitute who will be working when needed.

Executive Session:

MOTION: *A motion to find that premature general public knowledge would clearly place the public body or person involved at a substantial disadvantage per 1 VSA §313(a)(1) passed unanimously.*

MOTION: *A motion to enter Executive Session for the purpose of discussing a potential contract per 1 VSA §313(a)(1)(A) passed unanimously.*

The meeting entered Executive Session at 7:33 pm and returned to open session at 7:46 pm.
No further action was taken.

Adjourn: The meeting adjourned at 7:47 pm.

Respectfully Submitted,

Carol Chamberlin