

CHARLOTTE SELECTBOARD MEETING
Monday, October 10, 2022
Charlotte Town Hall 159 Ferry Road and via teleconference

APPROVED

SELECTBOARD MEMBERS; In person: James Faulkner, Chair, Frank Tenney, Vice Chair (joined meeting at 6:45 pm), Louise McCarren,

Remotes: Matthew Krasnow

Absent: Lewis Mudge

ADMINISTRATION: Dean Bloch, Town Administrator (*in person*)

OTHERS:

In person: Robin Reid, Dottie Waller, Andy Hale, Peter Richardson, Jessie Bradley, Alex Dobbs, Chris Boffa, Lynn Hale

Remote: Nancy Faulkner, Paul Plante, Rebecca Foster, Chea Evans, Deidre Holmes, Junior Lewis, Mary Mead, Katherine Lampton, Marc Richter

AGENDA ITEMS:

- 6:30 PM Adjustments to the agenda
- 6:31 PM Approve warrants to pay bills
- 6:35 PM Opening of bids for Town Garage & discuss review process
- 6:50 PM Minutes: August 15, September 26, September 27, October 4
- 6:55 PM Committee requests for unbudgeted expenditures (time allotted if needed)
- 7:00 PM Public comment
- 7:05 PM Interviews for board vacancies, and possible appointments to fill vacancies:
 - Peter Richardson, for a seat on Charlotte Park & Wildlife Refuge Oversight Committee with a term ending 4/30/25
 - Robin Reid, for a seat on the Recreation Commission with a term ending 4/30/24
 - Alex Dobbs, for a seat on the Recreation Commission with a term ending 4/30/24
- 7:20 PM Presentations on proposed FY24 budgets
 - Charlotte Land Trust and Conservation Fund (7:20 PM – 7:30 PM)
 - Charlotte Little League (7:30 PM – 7:40 PM)
- 7:40 PM Regulating cannabis cultivation
- 7:50 PM Selectboard updates
- 8:00 PM Adjournment

James Faulkner called the meeting to order at 6:30 p.m.

Adjustments to the agenda

None

Approve warrants to pay bills

Warrants were signed.

Opening of bids for Town Garage & discuss review process

James Faulkner stated that there were two bids that were received for the Town Garage. These bids do not include the landscaping.

Bid from Naylor & Breen Builders Inc. out of Brandon, VT with a total building cost of \$3,795,222.00.

Bid from Farrington's Construction out of Shelburne, VT with a total building cost of \$3,796,754.00.

Dean Bloch stated that the bids will be put into a spreadsheet for comparison purposes. He also stated that both companies stated that they had ideas for reducing the costs and would be open to discussion.

Minutes: August 15, September 26, September 27, October 4

MOTION by Louise McCarren, seconded by James Faulkner, to approve the Selectboard meeting minutes for August 15, 2022, with edits. VOTE: 3 ayes, 0 nays, (2 absent); Motion Carried.

Minutes for September 26, September 27 and October 4 will be voted on at the next meeting.

Committee requests for unbudgeted expenditures (time allotted if needed)

None

(Frank Tenney arrived at the meeting at this time.)

Selectboard Updates

James Faulkner stated that there are three Selectboard updates that could be discussed at this time since the meeting is ahead of schedule and public comment needs to occur at the time it's scheduled for and not before. James Faulkner stated that he met with Junior Lewis and they went up and down Ferry Road for the study that was done by CCRPC and they reviewed the detailed report. Junior Lewis is ordering the necessary signs.

James Faulkner stated that he also spoke with Junior Lewis in regard to the school zone at CCS which entails the updated signs there and the painting on the asphalt. That project is in motion as well. The hopes are to get this done ASAP since it involves the asphalt painting of "school zone" and crosswalks.

James Faulkner stated that there was a meeting with the Greenbush residents and that is also in process. There have been conversation that have taken place with CCRPC to help to navigate the appropriate solution and steps taken to mitigate the safety issues on Greenbush Road. James Faulkner stated that the hopes are to have town meeting in person this year and it will take place on a Saturday. Matthew Krasnow offered to head up the task of communicating with the school to see if town meeting could take place there this year.

Louise McCarren raised a concern with bicyclers' riding habits and safety concerns and suggested working on this issue for next year. Perhaps a conversation with the folks that run the biking trips.

Robin Reid suggested speed carts for Greenbush Road as to help those that are unaware of their speed to slow down and to provide a way to not inconvenience those that are following the speed limit with the speed bumps.

Dean Bloch stated that the alarm for the pump station went off last week and is being looked at. There may be a need for a new pump. When the septic company, P&P Septic, was cleaning the filters they recommended that three of tanks should be pumped before the winter.

Public comment

Dottie Waller stated that she read the comments in the Charlotte News on the topic of safety concerns on Greenbush Rd. She attended a Selectboard meeting a year ago in regard to the traffic on Mt. Philo Road and Hinesburg Road and she had asked about a comprehensive study in regard to speeding in the town of Charlotte as a whole. She feels that all of the roads have issues and choosing and picking ones to address versus addressing them all isn't the correct way to go about doing it. Reducing the speed limits in general would be a starting point. It seems as nothing is being done for the town as a whole.

Louise McCarren stated that the bottom line is it comes back to enforcement and the town currently doesn't have the resources in her opinion.

James Faulkner stated that there is a study going on in east Charlotte and west Charlotte. There has been a study done on Ferry Rd as well. It's an incorrect and likely uninformed statement to say nothing is being done about the safety of the roads in the town of Charlotte.

Interviews for board vacancies, and possible appointments to fill vacancies:

• Peter Richardson, for a seat on Charlotte Park & Wildlife Refuge Oversight Committee with a term ending 4/30/25

Peter Richardson stated that he has an interest in having a seat on the Charlotte Park & Wildlife Refuge Oversight Committee. He has volunteered over the past two years.

• Robin Reid, for a seat on the Recreation Commission with a term ending 4/30/24

Louise McCarren asked Robin Reid if she had visions or ideas as to where the Recreation Commission is going in the future. Robin Reid stated that she feels like it's a transitional time as people are getting use to having a Recreational Director from a Recreational Coordinator. She stated that she could be useful with this transitional time. Areas of importance are increasing public comment and protecting the current resources by managing and maintaining them. She has a good relationship with the school with all of the substitute teaching that she does and she has also helped with the ski program.

• Alex Dobbs, for a seat on the Recreation Commission with a term ending 4/30/24

Alex Dobbs wasn't present at this time of the meeting. James Faulkner stated his application states that he has an interest in a seat on the Recreation Commission. He has 15 years of experience in business and politics. While attending Tufts University he took an elective class in

environmental issues which impacted him deeply. He has been a member of the Rugby community in VT since 2018 as well as a member of an equestrian community. He's an avid runner and hiker. Dean Bloch stated that Alex Dobbs has stated that if it wasn't recreation, he was also interested in the Clean Water Advisory Committee, which is a committee at Chittenden County Regional Planning that focuses on cleaning water issues for the county.

Dean Bloch stated that there are two open positions on the Recreation Commission and four applicants. Two of which spoke at the last meeting, Sayuri Koerner and Elisa Miller. There is one open position on the Charlotte Park & Wildlife Refuge Oversight Committee.

MOTION by Matthew Krasnow, seconded by Louise McCarren, to appoint Peter Richardson to the Charlotte Park & Wildlife Refuge Oversight Committee with a term ending 4/30/25. VOTE: 4 ayes, 0 nays, (1 absent); Motion Carried.

Matthew Krasnow stated that Sayuri Koerner was most recently the Assistant Town Clerk Treasurer and her knowledge with the financials of the town would be really helpful for Nicole Conley when it comes to budgeting the recreation department.

MOTION by Matthew Krasnow, seconded by James Faulkner, to appoint Sayuri Koerner to the Recreation Commission for the remainder of the term ending 4/30/24. VOTE: 4 ayes, 0 nays, (1 absent); Motion Carried.

Frank Tenney stated that Robin Reid's experience from the past will be good for the recreation commission. Louise McCarren stated that Robin Reid helped out at the town beach all summer. Matthew Krasnow concurred that Robin Reid's work at the beach was vital this past summer. He also said that the Recreation Commission is working on creating subcommittees that will be comprised of less than a quorum of the Commission so that they can meet more frequently in the hopes of accomplishing more between their monthly meetings. He went on to state that he has hopes that Robin Reid would volunteer on the subcommittees in her area of expertise. There will be a subcommittee that looks at the long term vision of the beach and master plan of which

Robin Reid had expressed interest in. Due to this he's looking to have Elisa Miller as the other person on the Recreation Commission at this time.

Robin Reid stated that she doesn't want to be on several other subcommittees, she would rather be a conduit for other people in the public that she doesn't feel are being served by these programs. She feels that the resources need attention as well.

Jessie Bradley stated that she was on the Recreation Committee for nearly 40 years. The Recreation Committee is larger than sports and Robin Reid would help fill the gaps needed.

Alex Dobbs stated that he has some experience in politics in messaging, strategy, and execution of large scale projects. He went on to state that he could be useful in getting messages out and structuring and executing projects. He has 15 years of experience in advertising and media. Louise McCarren stated that Alex Dobb's skills would be useful to the town and if not with the Recreation Committee perhaps in another area of need.

MOTION by Louise McCarren, seconded by Frank Tenney, to appoint Robin Reid to the Recreation Commission for the remainder of the term ending 4/30/24. VOTE: 3 ayes, 0 nays, 1 abstention (Krasnow), (1 absent); Motion Carried.

Dean Bloch stated that there were two other openings: Clean Water Advisory Committee Regional Planning and Chittenden Solid Waste Alternate Representative.

Presentations on proposed FY24 budgets

• Charlotte Land Trust and Conservation Fund (7:20 PM – 7:30 PM)

Katherine Lampton stated that the Charlotte Land Trust is requesting the amount of \$5,000, which has been in the budget annually for many years now. Funding this year has gone to a large farm study which was shared with several boards and commissions in town. In past years the funds have been used for various parts of conservation projects such as ecological assessments and base line documentation report. CLT brings forward a list to the Selectboard of potential projects every 12 to 18 months. There's never any guarantee that these projects will happen but it's a list that helps the Selectboard to see what potential projects are out there and to see how the projects may fit in with the budget. The list doesn't include landowner names. Two projects were presented, Katherine Lampton stated that they represent three different organizations, so is more than just the Charlotte Land Trust. The Conservation Fund balance by year end 2022 will be \$277,833.00.

Matthew Krasnow asked how the Charlotte Land Trust reassesses the long term landscape of Charlotte, because he was wondering about increasing the amount for the Conservation Fund. Katherine Lampton stated that land prices are increasing and the costs of doing projects in town are expensive, so an increase would be appreciated, but she understands there's a balance.

• Charlotte Little League (7:30 PM – 7:40 PM)

Chris Boffa stated that he was present tonight with other board members of the Charlotte Little League. The Little League is a nonprofit program and is separate from the school. There are over 100 children playing and it includes baseball and softball. There are adult leagues that use the fields as well. The bulk of the line item is the mowing. Last year the budget was \$12k and this year the request is for \$13k due to the increase in the mowing fees to \$12,800.00. The mowing is a critical part of sustaining the program. There is a batting cage that James Faulkner inquired about. Mary Mead stated that the town also pays for fertilizing twice a year which is about \$3,700 and she feels the requested budget amount should be for \$16,500.

Regulating cannabis cultivation

James Faulkner stated that this is not something that the Selectboard regulates as it has more to do with the Planning Commission. This is a time for the public to share their opinions.

Andy Hale stated that he feels commercial scale cannabis cultivation should be kept away from resident's homes. If they were to be allowed near resident's homes he feels that it could potentially create negative consequences such as poor water and air quality and character of the neighborhood. As defined by the state of VT and the Cannabis Control Board, growing marijuana is not considered agricultural, it's commercial. He and neighbors are asking the town to prioritize protecting the residents of the town versus the financial interests of these commercial nonagricultural operations.

Matthew Krasnow stated that he thought that commercial activity was regulated for different areas of the town. In rural areas commercial uses aren't a permitted use and consequently it would be a conditional use and would have to go through the DRB for an application. Frank Tenney concurred with Matthew Krasnow, stating if the owners of the property are using the property in a way that's not listed, or if there isn't a permit in place for that use, then there would be a violation if the Zoning Administrator determined that, or it could be applied for as an unlisted use to the DRB under the conditional use approval. Matthew Krasnow stated that he's looking for clarification as his understanding is that the DRB would be the legislative body that holds jurisdiction over the decision, not the Selectboard, and at the same time the ZA would be enforcing any unauthorized uses of land at the commercial scale. It sounds like currently, as a town, there are protections in place for not having commercial scale cannabis production in the rural agricultural district. Those protections aren't necessarily in place in the commercial and industrial areas of the town.

Frank Tenney stated that it would be a determination by the DRB to decide whether the use is consistent with the uses that are in the particular districts. It's currently up to the PC and at this point they have the state authority to create new recommendations for the townspeople to adopt. That would be defining these commercial operations and making a judgement call on where, if anywhere in town, is appropriate to have them which would then have to be approved by the voters before it became a new land use regulation. As well there is a lighting regulation in town. The Selectboard could talk to the town planner but other than that there isn't anything in state statute that allows the Selectboard to regulate this issue. However, the Selectboard does have the chance to look at any regulations that are being proposed by the PC to pass them on to the voters.

Lynn Hale stated that she requests that the Selectboard continues to try and clarify how residents can address this new use and to make sure there is adequate opportunity for input by the town residents.

Alex Dobbs asked if the Selectboard could formulate a resolution and publish or draft a letter and send it to someone at the legislative level of the state. Frank Tenney stated that would be something that the Planning Commission would do.

Adjournment

MOTION by Louise McCarren, seconded by Frank Tenney, to adjourn. VOTE: 4 ayes, 0 nays, (1 absent); Motion Carried.

The meeting was adjourned at 8:00 p.m.

Minutes respectfully submitted, Brooke Milo, Minute Taker. Edits by Dean Bloch.