

Greensboro Selectboard

October 14, 2015

Meeting Minutes

SELECTBOARD MEMBERS PRESENT: Susan Wood, Peter Romans, Ernest Machia, Marsha Gadoury, Sean Thomson

SELECTBOARD MEMBERS ABSENT: None.

OTHERS PRESENT: June Cook, Josh Karp, Valdine Hall, Dennis Pudvah, Tim Hall, Naomi Ranz-Schleifer, Charlie McAteer, Lily McAteer, Anne Harbison, Linda Ely, Tom Anastasio, Gina Jenkins, Joe Wood, David Maunsell

CALLED TO ORDER: 6:30 PM

MINUTES

Minutes unanimously approved as written from the September 23, 2015 meeting.

PUBLIC CONCERNS

- 1. Greensboro Performing Arts Center Trust's Theater Project – *David Maunsell.*** David told the Board that the project has turned out to be much larger in scope than most residents thought it would be, and many are concerned. He added that residents couldn't take part in the planning of the project, never voted on the project, yet the project claims to be a public institution, built for the good of the public.

Sue said the theater building is a private development that went through the town's Development Review Board and the State's Act 250 process, with opportunities for the public to weigh in. Peter said that the DRB had open, public meetings and more people should have been involved in this public process from the beginning. He added that very few residents have come before the Board to express concerns about the theater's construction.

David expressed frustration that GFACT has done little to inform the public about the theater's planning and construction. More public input should have been sought, and still should be sought.

Sue told David that his concerns are not within the purview of the Selectboard, and that the Board meeting was not the appropriate forum for his concerns.
- 2. Jasper Hill Farm / Development on Country Club Rd. – *Tom Anastasio.*** Tom told the Board that as abutting landowners, they received a note from the Vermont Land Trust about Jasper Hill Farm's agricultural development on the former Lacy Smith property. JHF will be constructing a barn for 120 cows and a cheese house. Tom said he wants to fully understand the scope of the project, but is not sure where to go for information, and is concerned about the apparent lack of a process. Discussion; while agricultural projects are generally exempt from zoning regulations, applicants are required to inform the zoning administrator about the scope of their project.

ROADS

1. Issues on Town Roads.

- Speed Limit, Overlook Rd. A resident is concerned about speeding on the road and has been placing items in the road to slow down traffic; Dan has asked the resident to not do this. Discussion; no action was taken by the Board.
- Widening T.H. #8 at Ramsay Farm. Peter reported that residents have contacted him about widening the narrow section of road in front of Jim Ramsay's barn.
- Widening North Shore Rd. There is a narrow stretch on North Shore Rd which has concerned Peter Gebbie over the years, as he often travels the road using large farm equipment. Dan noted he's widened the road somewhat, but further widening has not been possible due to a utility pole.
- Collier Rd. / Town Truck Turnaround. There are a few fence posts that make it difficult for the road crew to turn around on this dead-end town road. Dan has asked the property owners to take down the posts for the winter, but they have been reluctant; Dan and Peter will meet with them and figure out a solution.
- Entrance to Old Schoolhouse Rd. Ernie reported this area is rough; it will be patched by the road crew.

2. Craftsbury Outdoor Center – Improving Class IV Road. Peter reported that the Center asked permission to improve a short section of Class IV town road at the top of Hanks Hill, to improve access to their ski trail. Peter made the following motion:

The Board approves the Craftsbury Outdoor Center working on approximately 200' of Class IV road at the top of Hanks Hill to improve their ski trail. An experienced operator will do the work.

Sean seconded the motion, which carried unanimously.

3. Driveway Plowing Contract. The current contract expires May 1, 2016; a new contract will be put out to bid covering the period from Nov. 1, 2016 – May 1, 2019.

According to Valdine, there are often complaints that plowing should commence at less than five inches of snow; discussion of changing the plowing threshold from five to four inches. It was noted that the contract's price will increase as the snow threshold decreases.

It was agreed that the current number of drives in the contract, 460, should be increased to 500. Marsha made the following motion:

The threshold for plowing will be changed from five inches to four inches.

Discussion; the motion did not receive a second. Peter made the following motion:

The terms of the 2016 - 2019 driveway plowing contract will remain the same, except the number of drives will be increased to 500.

Marsha seconded the motion, which carried unanimously.

4. NVDA Traffic Study in Greensboro Bend. Has not been completed yet.

TOWN CLERK – Valdine Hall

- 1. Budget Review.** The Board reviewed and discussed the FY 2016 budget, Y.T.D.
- 2. Budget Committee FY 2017.** The Board unanimously agreed that the budget committee will consist of Valdine, Marsha, and Sue.

ONGOING BUSINESS

- 1. Class IV Road Ordinance (Draft) – Update.** VLCT is still reviewing the document.
- 2. Stop-Work Order, GPACK Theater Project.** The town attorney's opinion is that the project is in compliance and that it would not be appropriate for the zoning administrator to issue a stop-work order.
- 3. Circus Smirkus Bond Allocation.** The Board reviewed and signed the Bond Allocation document.
- 4. Mowing Town Properties.** Bids will be opened at the next Board meeting.
- 5. Temporary Signage Policy.** Tabled, as new case law is still being reviewed.
- 6. Sale of Old Firehouse.** The sale has fallen through, and the property will soon be put back on the market. The Board discussed the poor appearance of the building and agreed that it needs to be addressed. Discussion of painting and/or re-siding the building.

Anne Harbison agreed that the old firehouse needs exterior work, and felt this work should be done as soon as possible.

Due to lead paint, any painting or siding removal work must be performed by a lead-certified professional.

Former prospective buyer Tom Anastasio reported that some of the siding is too far gone to be re-painted, adding that he received a \$14,000 bid to cover the firehouse with vinyl siding, repair/paint the roof, and make other small repairs.

Sue felt that this was way too much money to spend on a building that is up for sale; Peter added that any money the town spends on sprucing up the exterior is unlikely to net the town a higher sale price.

Valdine added that the Fire Dept. should have taken better care of the old firehouse, and needs to be encouraged to take good care of the new firehouse.

After further discussion, Marsha made the following motion:

Russ Hislop will be asked to assess the exterior of the old firehouse and provide a scope of work to be done to make the building look better, be it painting and/or siding work. The job should cost under \$5,000.

Sean seconded the motion, which carried unanimously. Marsha and Valdine will discuss the project with Russ.

- 7. New Streetlights.** Peter made the following motion:

The Selectboard will sign a formal agreement with the Hardwick Electric Dept. and Efficiency VT to install new L.E.D. streetlights, at no cost to the town.

Ernie seconded the motion, which carried unanimously.

OTHER BUSINESS

- 1. Snowflake Ridgerunners Club – *Tim Hall, Dennis Pudvah.*** New Club president Tim Hall and former president Dennis Pudvah briefed the Board on their efforts to move part of a snowmachine trail off Bailey-Hazen Rd.

A few years ago, a landowner stopped allowing the club to use their property for their trail, forcing the club to route a short section of trail onto the road. This landowner will allow the trail on their land again for a \$500 fee. Dennis said it's a bad precedent for a landowner to charge for a trail crossing their land, and could create a liability issue for the landowner.

Peter said that the Club assured the Board they would work out a way to get the trail off the road. Dennis said they've worked hard to get permission from other area landowners to host the trail. Despite writing letters back in June 2015, Dennis just heard back from a seasonal resident who may be interested in hosting the trail. However, the resident won't be back in the area until February, and may want to see the trail route in person prior to granting permission. Use of this land would save two road crossings, keeping snowmachines off the road.

The Board granted use of road last winter, but a resident living next to the road complained of excessive snowmachine speed and noise. Sue said it's the Board's responsibility to protect public safety, and that she wouldn't vote for road usage again unless the club can control the speed of the vehicles. Sean added a more responsible ridership is needed in general. Tim said the club can post speed limit signs but has no authority to enforce speed limits.

Sue said that the Board understands the issue and that all concerned can hope the new landowner gives permission to re-route the trail. If not, the Club may have to come back before the Board and ask permission to use the road again. Trails open officially on Dec. 15.

- 2. Moving Recycling.** Discussion of moving the recycling center up to the new fire station. Discussion of increasing the hours and/or pay of the recycling attendant, so that the center is kept cleaner and more organized. It was noted that due to new state regulations, future recycling protocols are unknown, and as such it isn't known what kind of building will be necessary. Discussion of creating a Selectboard recycling liaison.
- 3. Library Trustee.** There is a vacancy for a library trustee. An application was received but the position had not been advertised. An ad will be put in the paper and on the town website, with the appointment made at the next Board meeting.

Anne Harbison expressed concern about conflicts of interest when Selectboard members or their spouses serve on other town boards or committees.

- 4. Selectboard Meetings.** The Board agreed to keep meeting twice each month.
- 5. Refund of Deposit / Withdrawn Offer on Old Firehouse.** Tom Anastasio and Gina Jenkins paid a \$1,000 deposit, and later withdrew their offer due to environmental liability concerns; discussion of refunding the deposit.
The town attorney's opinion is that the town can keep the entire \$1000 deposit. Sue estimated the town had \$300 in legal expenses relating to the withdrawn offer, and proposed that the town pay \$700 back to

Anastasio and Jenkins, or even more if the town's expenses turn out to be lower. This approach would be fair to both the taxpayers and the former prospective buyers.

Tom and Gina feel they are entitled to a refund of the full \$1,000.

Marsha made the following motion:

The Board will enter executive session at 8:40 PM to discuss issues with a real estate contract.

Sean seconded the motion, which carried (M.G., P.R., S.T. in favor; E.M., S.W. against).

The Board left executive session at 8:47 PM.

Marsha made the following motion:

The town will return Tom Anastasio and Gina Jenkins' \$1000 deposit on the old firehouse.

Ernie seconded the motion, which carried unanimously.

ADJOURNED: 8:48 PM

Respectfully Submitted: Josh Karp, Selectboard Clerk