

**Town of Winhall Selectboard
Meeting Minutes for Wednesday, December 20, 2017**

PRESENT: Bill Schwartz, Stuart Coleman, Dave Glabach; Lucia Wing (Secretary); Scott Bushee (Facilities); Trevor Dryden (Highway)

ALSO IN ATTENDANCE: Tami Blanchard, Jerry Driscoll & Marcel Gisquet (WPC), Tom Maneggia

CALL TO ORDER:

Schwartz called the regular meeting to order at 5:00 PM at the Town Hall.

Included were additional agenda items: Access Permit; Library Maintenance & Parking; and Street Lights in Bondville; *motion by Coleman; seconded by Schwartz; unanimous.*

PUBLIC COMMENTS: (None)

PUBLIC HEARING: AMENDMENTS TO WINHALL ZONING REGULATIONS & ZONING MAP:

The Selectboard opened the public hearing at 5:05 PM to consider adopting the proposed amendments to the Winhall Zoning Regulations and Official Zoning Map. The proposed Regulations would be officially approved or rejected by vote of the Municipality by Australian Ballot at Town Meeting on March 6, 2018. Gisquet gave a brief overview of the amendments and recent changes to the Zoning Regulations as a result of the Planning Commission's public hearing on November 28, 2017.

Questions, comments, and input included: Dave Glabach commented on future lighting in the proposed expanded commercial zone including lights on a timing device; Gisquet responded that lighting was covered in the performance standards as well as being part of the site plan and conditional use approval processes. A question was- what effect would the commercial zone have on property assessments? Gisquet responded- use dictated assessment; discussion followed. Tom Maneggia talked about enforcement of the new Regulations. Gisquet responded both the Zoning Board of Adjustment and Zoning Administrator would enforce the Regulations; discussion followed. Gisquet and the Selectboard next reviewed the Articles submitted to the Town Administrator for inclusion in the Town Warning. The Articles had been reviewed and edited by the both the VLCT and Windham Regional Commission. Gisquet added that an informational hearing on February 20, 2018 would be scheduled; a letter explaining the changes to the Zoning Regulations, Official Map, and expansion of the commercial and village zone boundaries would also be sent to the Winhall check list prior to Town Meeting Day. After further review, *Coleman made the motion to adopt the amended Zoning Regulations and Official Zoning Map as submitted for Australian Ballot vote on Town Meeting Day; seconded by Glabach; unanimous.*

LIBRARY MAINTENANCE & PARKING: DISCUSSION:

Next the Selectboard discussed the maintenance and parking at the Winhall Library. Currently Homestead took care of all maintenance including mowing, plowing, sanding, grading, and landscaping. Homestead had been maintaining the Library grounds for many years and not charging the Town of Winhall. They used the Town parking lot, which was a public parking lot, for their employees. Discussion followed about expanding the parking lot which Homestead was willing to do. However, first, they would contact the Library Committee for their input and permission as part of a good neighbor policy. Glabach voiced his concerns about insurance and liability issues; the Selectboard assured him there were no insurance or liability issues for the Town. Glabach stated he felt that a written agreement with Homestead should contain specific language of exactly what Homestead intended to do at the Library. Tami Blanchard commented she had found an invoice for \$670 for gravel in rebuilding the parking area after Hurricane Irene; the Town had reimbursed Homestead for their work. Scott Bushee responded that he was fine with the ongoing agreement with Homestead to park cars in the Town

parking lot, which was a public lot (anybody could park their cars there), and continue maintaining the Library grounds at no cost to the Town.

After further review, *Coleman made the motion for Homestead to continue parking in the Town public parking lot when not needed for Library functions; expand the parking lot if given permission and a formal plan by the Library Committee; and voluntarily continue to maintain the Library grounds; seconded by Schwartz; passed. (Glabach abstained from the vote.)*

OLD TOWN HALL: CONSTRUCTION UPDATE:

The Selectboard commented that Martello Brothers had still not signed the contract with the Town of Winhall; Coleman would look into it the following day. Coleman also reported he had attended the elevator meeting in Brattleboro relative to improvements to the Old Town Hall; the Elevator Board was still in negotiations.

POLICE REPORT:(No report)

HIGHWAY REPORT:

1) Dryden reported that the new Town backhoe would arrive shortly; the new Town plow had been delivered and was working great; the old Town Hall vault door had been stored in the 4-bay garage; the Selectboard would get information, photos, and specs to the Town Administrator for advertisement on Craig's List. Dryden submitted paperwork for signatures for the new Town plow. *Coleman made the motion authorizing Dryden to sign the paperwork as Highway Foreman for the Town of Winhall; seconded by Glabach; unanimous.*

2) Conversation continued relative to a renter on the Access Road requesting installation of a mirror on a utility pole for safe driveway egress. The renter also requested a blind driveway sign; Dryden would contact Stratton about approving and installing a sign. The renter would have to contact the utility company for permission and install the mirror himself. The Town of Winhall was not liable. Schwartz reported that he had responded to the renter with an email outlining the details above.

3) After review, the Selectboard approved the final Access Permit for James Chenard on Kendall Farm Road; *motion by Coleman; seconded by Glabach; unanimous.*

TRANSFER STATION REPORT:

Bushee reported he had received two estimates for construction of the proposed electronics building; one from Northland for \$38,600 and the second from VMS for \$36,000. Coleman added he had spoken with Matt Beck for his opinion; Beck suggested installing a plate for added bracing to the trusses which would then comply to State requirements. Discussion followed about moving the old salt shed over to where the new structure was located on the Transfer Station side, or keeping the old salt shed, fixing it up, and using it for additional salt storage and build a new electronic building. After further review, *Coleman made the motion to award VMS the contract for the new electronic building for \$36,000 and make it door ready; seconded by Schwartz; unanimous.* Discussion followed about the office roof. Payment for the salt shed and electronic building could be taken out of this year's budget.

BONDVILLE STREET LIGHTS:

Coleman reported that CVPS had upgraded the four (4) street lights in Bondville with LED lights; they also fixed the street light at the Library; Coleman commented it was now much brighter in the Village.

FACILITIES REPORT: (No report)

BUDGET FY 18/19:

After review, the Selectboard approved the budget FY 18/19 as presented; *motion by Coleman; seconded by Glabach; unanimous.*

WARRANTS & PAYROLL:

After review, the Selectboard approved payroll/warrant #12/20/17 as presented; *motion by Coleman; seconded by Glabach; unanimous.*

APPROVAL OF PAST MEETING MINUTES:

After review, the Selectboard approved the minutes of December 6, 2017 as presented; *motion by Coleman; seconded by Glabach; unanimous.*

As there was no other business, the meeting was adjourned at 6:15 PM; *motion by Glabach; seconded by Coleman; unanimous.*

Lucia Wing, Secretary
Winhall Selectboard

William Schwartz, Chair

Stuart Coleman, Vice-Chair

Dave Glabach, Member